

COMMITTEE OF THE WHOLE MAY 5, 2008

SITE DEVELOPMENT FILE DA.07.074
YORK REGION DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.074 (York Region District School Board) BE APPROVED, subject to the following conditions:
 - a) that prior to final approval, the Owner shall satisfy all requirements of the Development Planning Department, and the Toronto and Region Conservation Authority.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.07.074) to permit the development of a new 4,861.77 m², 2-storey elementary school, as shown on Attachment #3, to replace the existing Kleinburg Public School, as shown on Attachment #2.

Background - Analysis and Options

Location

The 2.99 ha subject lands are located on the east side of Islington Avenue, south of Nashville Road, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Kleinburg Core Area" by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #633. The proposed site development conforms to the Official Plan.

The subject lands are zoned R1 Residential Zone by By-law 1-88. The proposed site development complies with By-law 1-88.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3 to #6.

The Vaughan Engineering Department is satisfied with the servicing, grading and stormwater management plans.

The Toronto and Region Conservation Authority (TRCA) is generally satisfied with the proposed development, subject to the applicant providing additional plans and information in accordance with their February 15, 2008 letter, to the satisfaction of the TRCA.

The proposed development requires 35 parking spaces, whereas the site plan shows 45 parking spaces.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Transportation Services Department has no objections to the proposed site development.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #601, as amended, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for an elementary school is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application. The applicant will be required to satisfy all requirements of the TRCA.

Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Site Plan
4. Elevations
5. Exterior Rendering - West Elevation
6. Landscape Plan

Report prepared by:

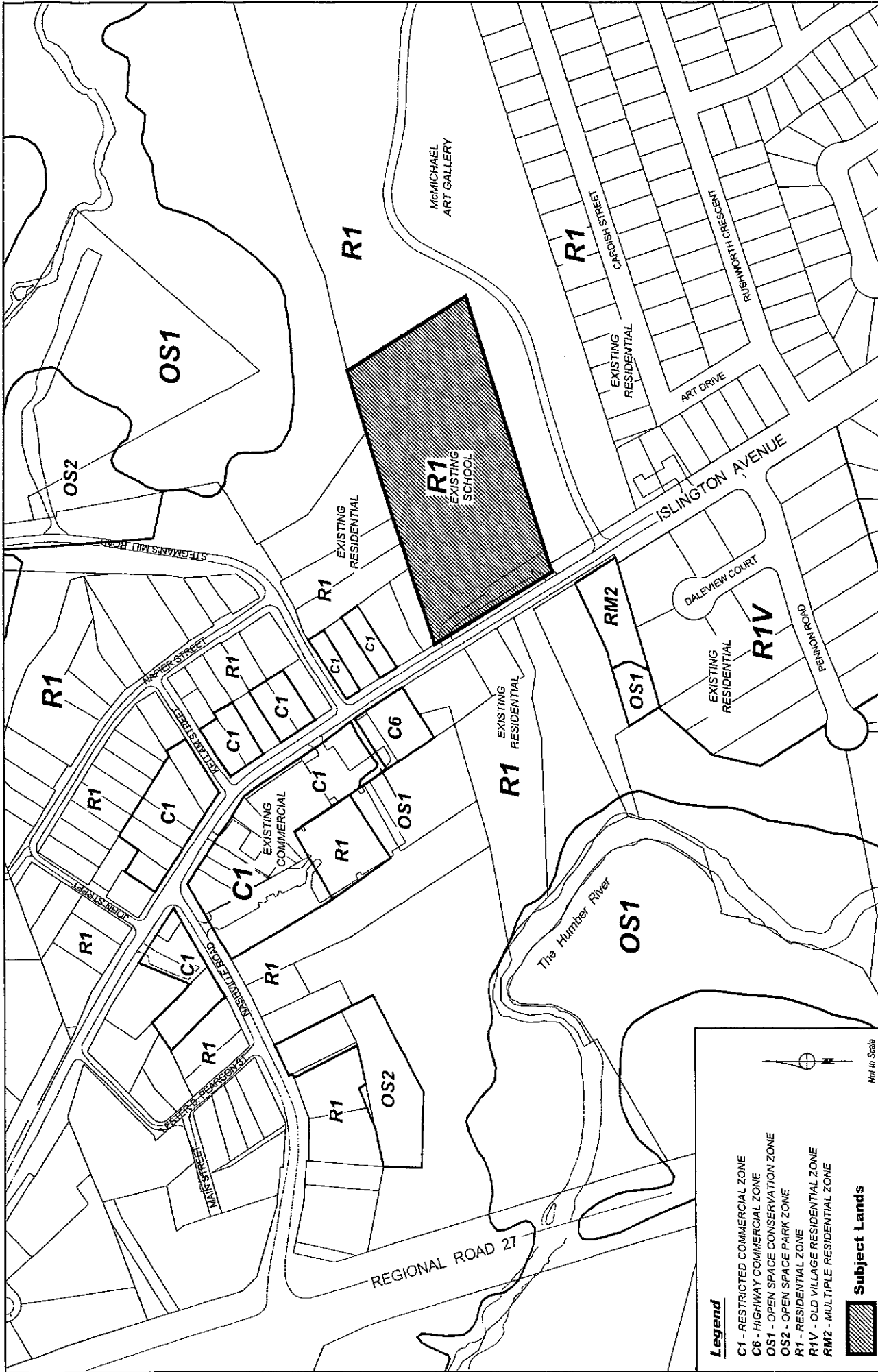
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext.8407

Respectfully submitted,

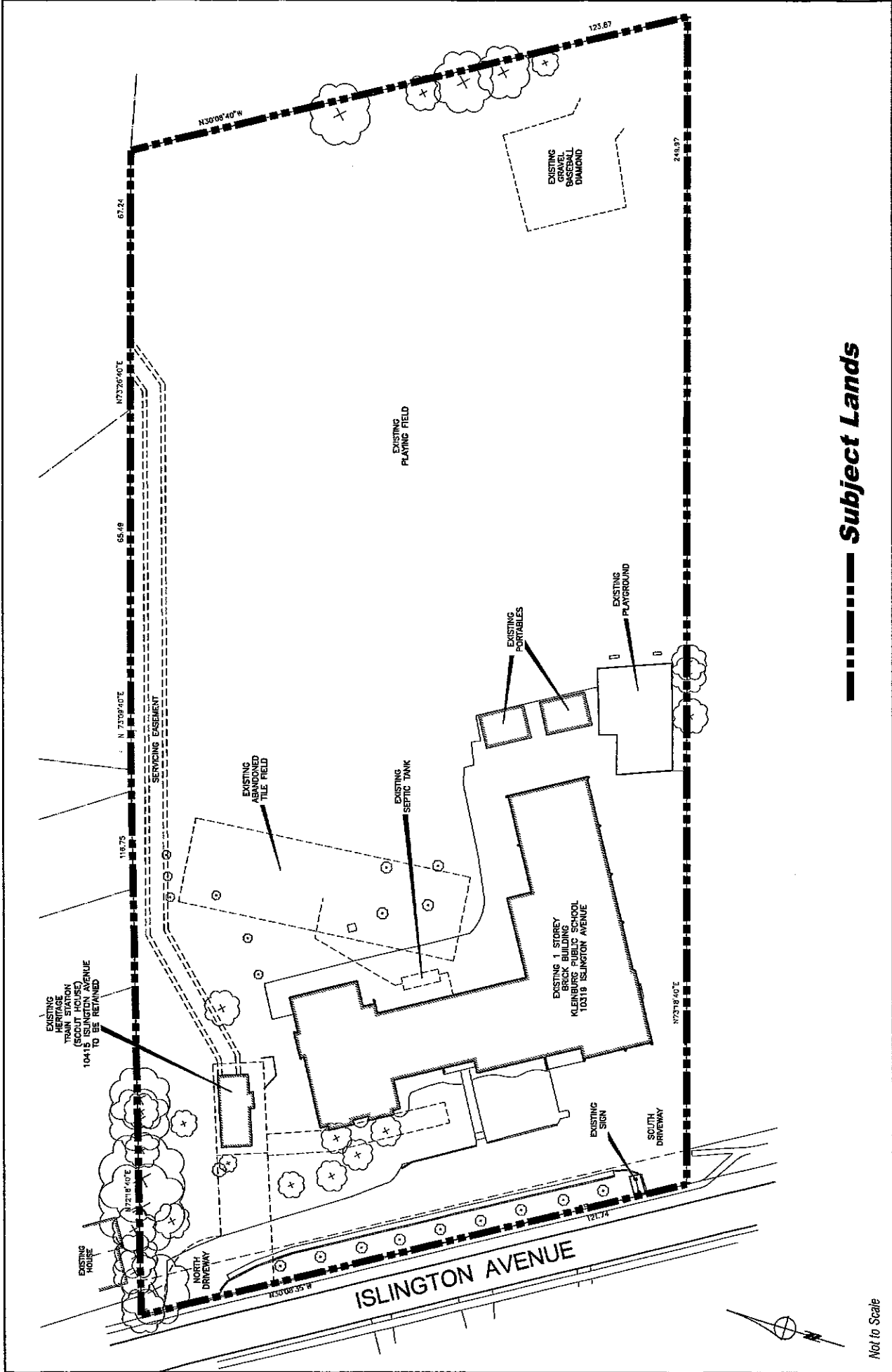
JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Manager of Development Planning

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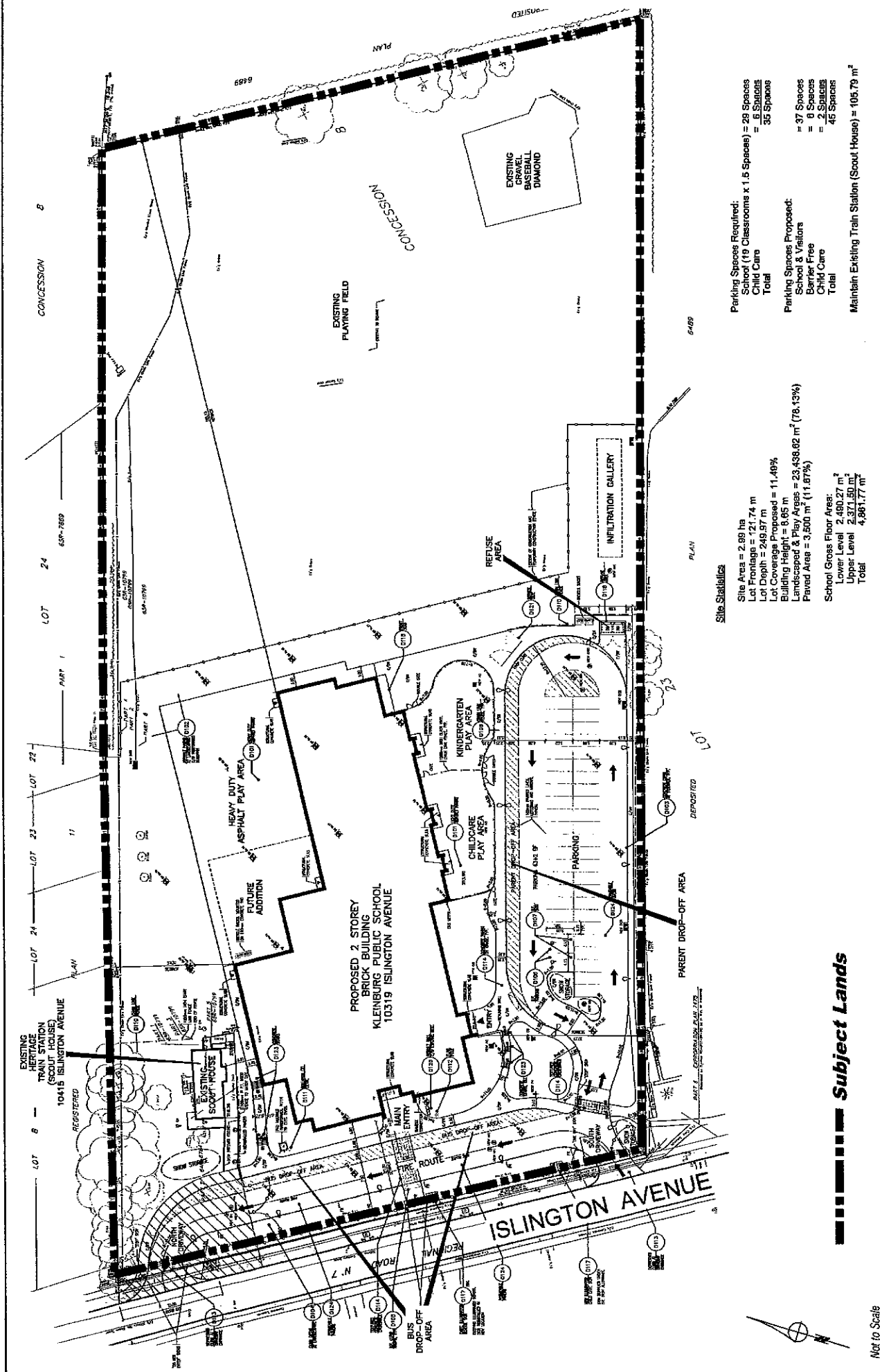


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----- Subject Lands

Not to Scale



PROPOSED 2 STOREY BRICK BUILDING
KLEINBURG PUBLIC SCHOOL
10319 ISLINGTON AVENUE

ISLINGTON AVENUE

Parking Spaces Required:
 School (19 Classrooms x 1.6 Spaces) = 29 Spaces
 Child Care = 6 Spaces
 Total = 35 Spaces

Parking Spaces Proposed:
 School & Visitors = 37 Spaces
 Barrier Free = 2 Spaces
 Child Care = 45 Spaces
 Total = 84 Spaces

Maintain Existing Train Station (Scout House) = 105.79 m²

Site Statistics

Site Area = 2.89 ha
 Lot Frontage = 121.74 m
 Lot Depth = 249.57 m
 Lot Coverage Proposed = 11.49%
 Building Height = 8.65 m
 Landscaped & Play Areas = 23,438.02 m² (78.13%)
 Paved Area = 3,500 m² (11.87%)

School Gross Floor Area:
 Lower Level = 2,480.27 m²
 Upper Level = 2,371.50 m²
 Total = 4,851.77 m²

Subject Lands

Not to Scale

Attachment 3

FILE No.: DA.07.074
 April 10, 2008



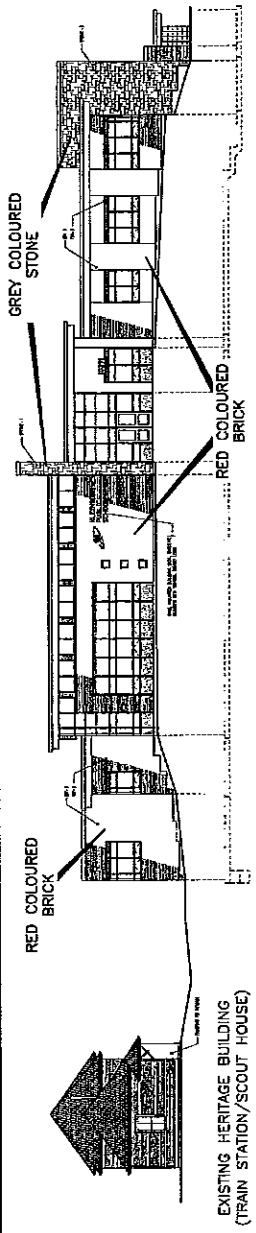
Proposed Site Plan

Part of Lot 23,
 Concession 8

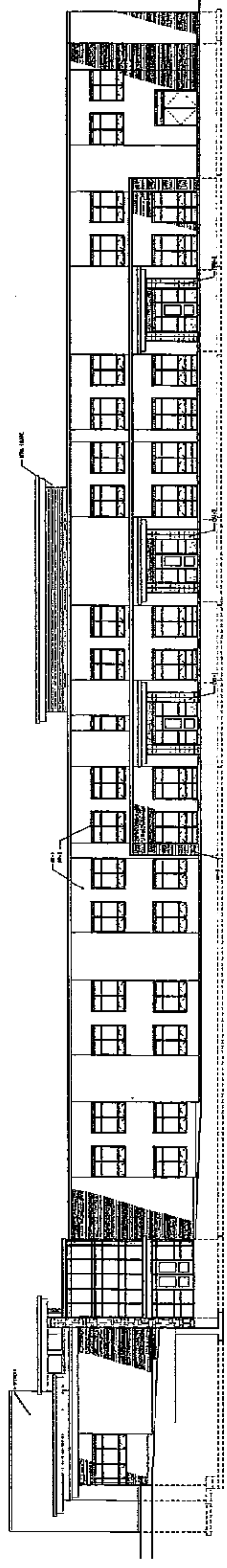
APPLICANT: YORK REGION
 DISTRICT SCHOOL BOARD

Development Planning Department

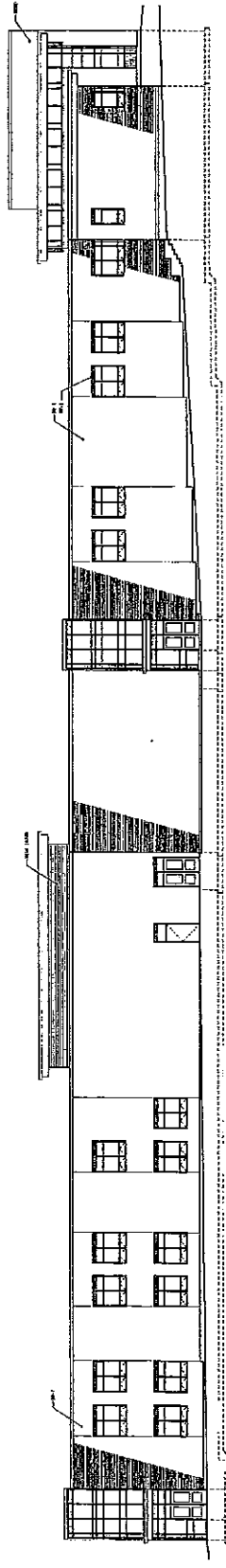
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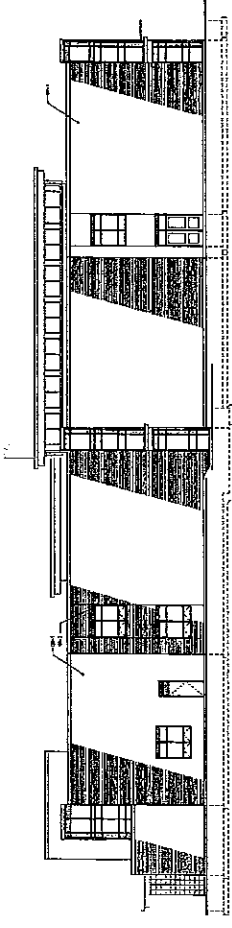
WEST ELEVATION (SLINGTON AVENUE)



SOUTH ELEVATION (FACING McMICHAEL ART GALLERY LANDS)



NORTH ELEVATION



EAST ELEVATION

Elevations

Part of Lot 23,
Concession 8
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DISTRICT SCHOOL BOARD
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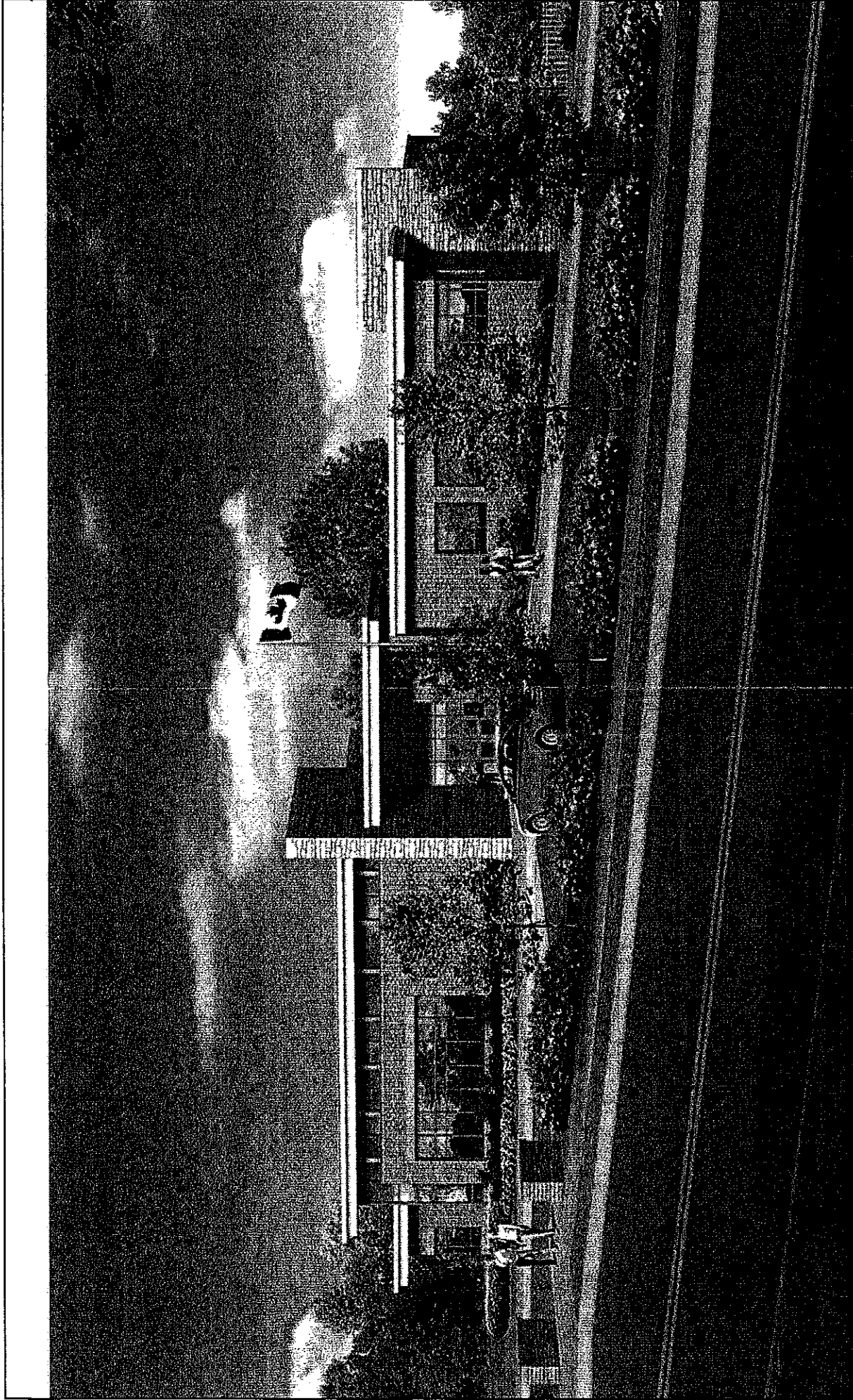
Development Planning Department

Attachment

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Exterior Rendering (West Elevation)

APPLICANT: YORK REGION
DISTRICT SCHOOL BOARD

Part of Lot 23,
Concession 8

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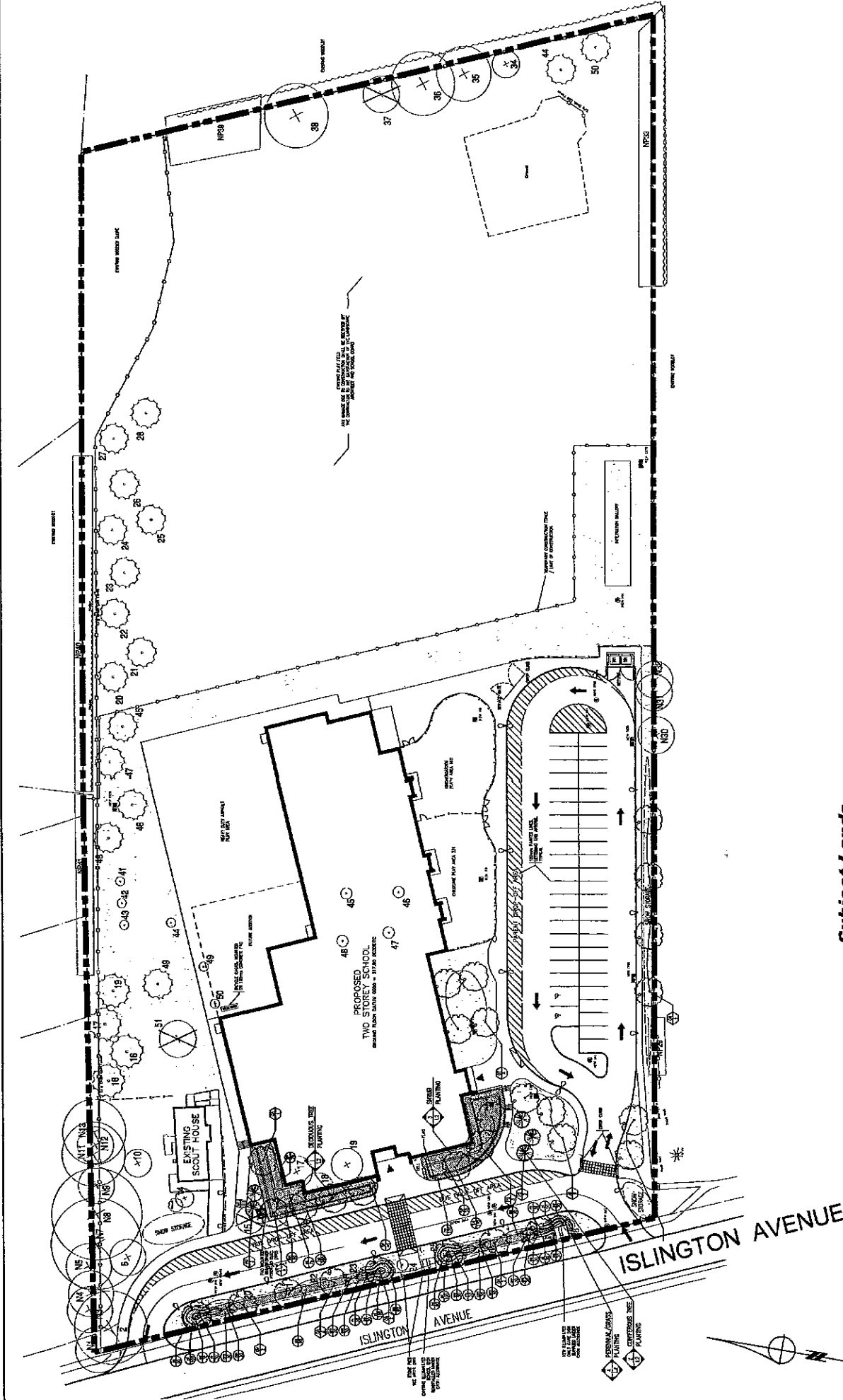
The City Above Toronto

Development Planning Department

Attachment 5

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Attachment 6

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April 10, 2008



Landscape Plan

Part of Lot 23,
Concession 8
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