

## **COMMITTEE OF THE WHOLE SEPTEMBER 15, 2008**

### **SITE DEVELOPMENT FILE DA.08.059** **YORK CATHOLIC DISTRICT SCHOOL BOARD**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.059 (York Catholic District School Board) BE APPROVED, subject to the following conditions:
  - a) that prior to final approval, the final site plan, landscape plan, and building elevations, shall be approved by the Vaughan Development Planning Department; and,
  - b) that prior to final approval, the Owner shall satisfy all engineering and transportation requirements of the Vaughan Engineering Department.

#### **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.08.059) on the subject lands shown on Attachment #1, to permit the development of a new 5674.06 m<sup>2</sup>, 2-storey elementary school, as shown on Attachment #2.

#### **Background - Analysis and Options**

##### **Location**

The 22,654 m<sup>2</sup> subject lands are located east of Weston Road and north of Major Mackenzie Drive, at the southeast corner of Vellore Park Avenue and Venice Gate Drive, as shown on Attachment #1.

##### **Official Plan and Zoning**

The subject lands are designated "Low Density Residential" by OPA #600 and are zoned RD3 Residential Detached Zone Three by By-law 1-88, subject to Exception 9(1223). The proposed site development complies with By-law 1-88 and OPA #600.

##### **Site Plan Review**

The Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations, as shown on Attachments #2, #3 and #4, respectively. The final plans will be approved to the satisfaction of the Development Planning Department.

The Development Planning Department is working with the applicant and the Engineering Department to finalize the grading and servicing plans, stormwater management, access, and on-site vehicular circulation for the proposed school development. All final plans and reports must be approved to the satisfaction of the Engineering Department. A condition of approval is included in the recommendation.

### **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 subject lands do not abut a Regional Road, and therefore, the proposed development is not subject to Regional approval.

### **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #600, 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 Development Planning Department and the Engineering Department.

### **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

### **Report prepared by:**

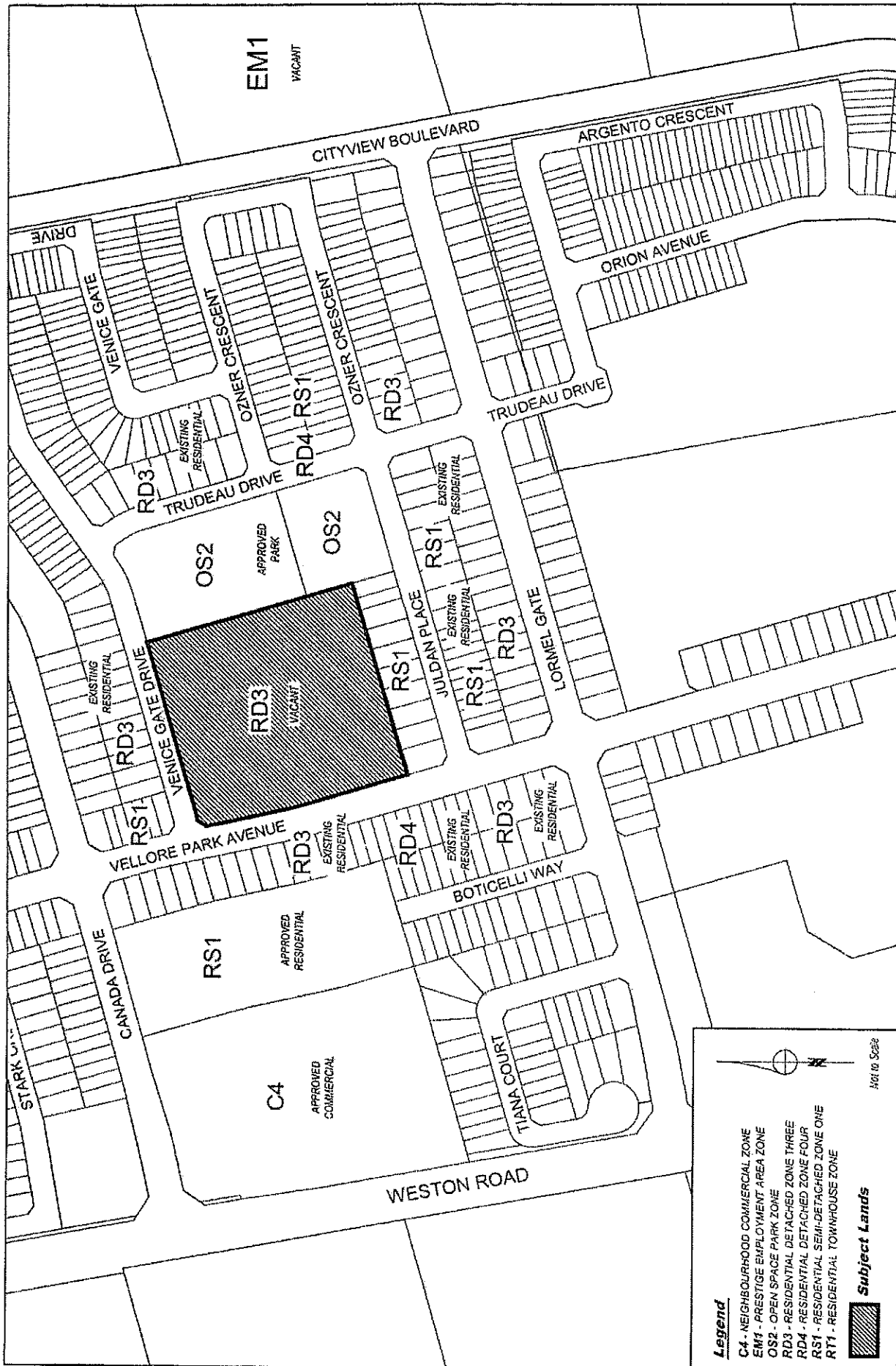
Mary Serino, Planner 1, ext. 8215  
Mauro Peverini, Senior Planner, ext.8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Senior Manager of Development Planning

/CM



**Legend**

- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE



**Subject Lands**

Not to Scale

# Location Map

Part of Lot 23,  
Concession 5

APPLICANT: YORK CATHOLIC  
DISTRICT SCHOOL BOARD

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The City Above Toronto

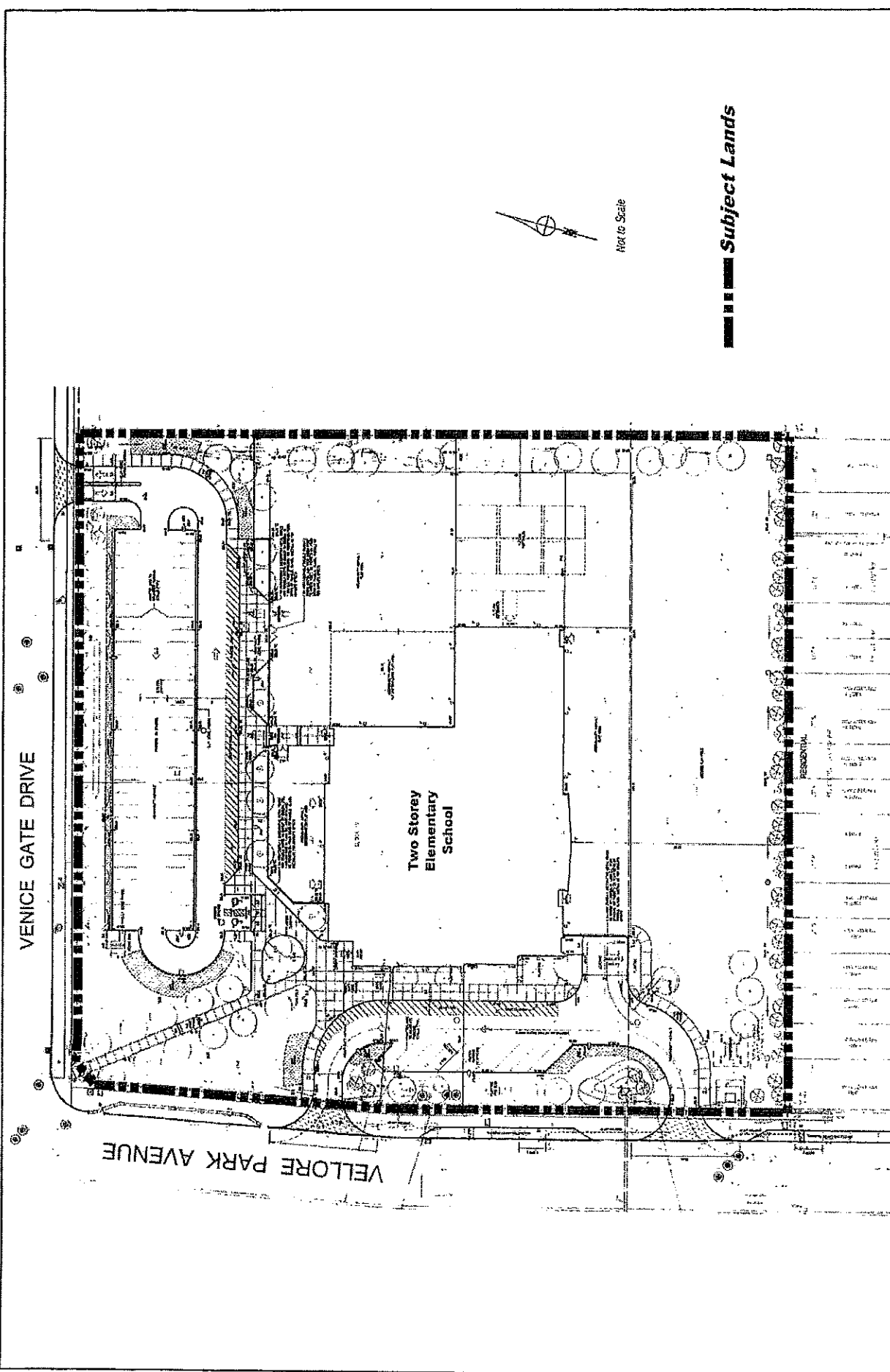
Development Planning Department

# Attachment

FILE No.: DA.08.059

August 28, 2008





■ ■ ■ ■ ■ Subject Lands

North Arrow  
Not to Scale

**Site Plan**

Part of Lot 23,  
Concession 5

APPLICANT: YORK CATHOLIC  
DISTRICT SCHOOL BOARD

PROPERTY ATTACHMENT DA.08.059 01-5



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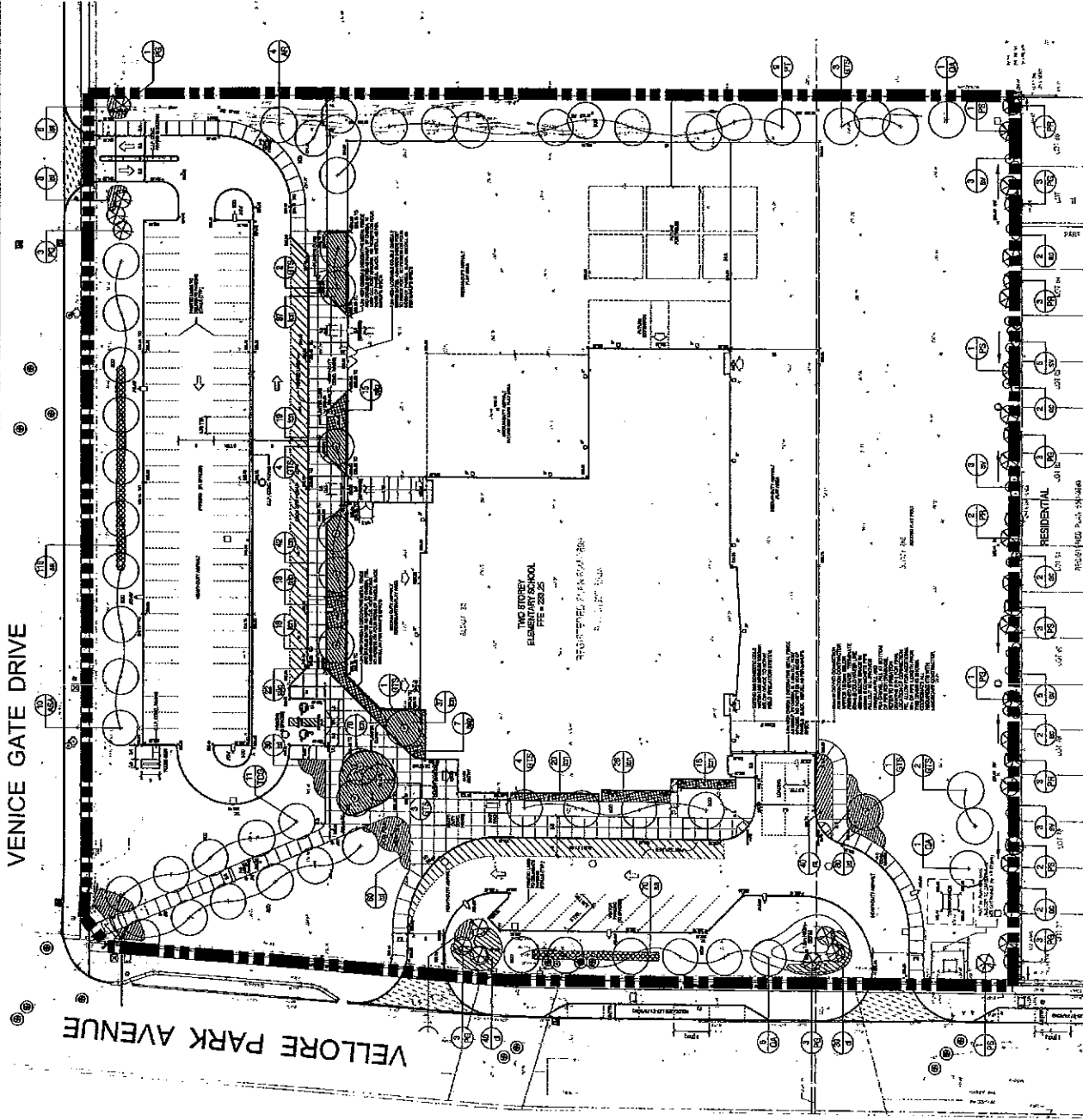
Development Planning Department

**Attachment**

**2**

FILE No.: DA.08.059

August 28, 2008



VENICE GATE DRIVE

VELLORE PARK AVENUE

TWO STOREY  
ELEMENTARY SCHOOL  
PIE # 2325



Not to Scale

■■■■■ Subject Lands

# Landscape Plan

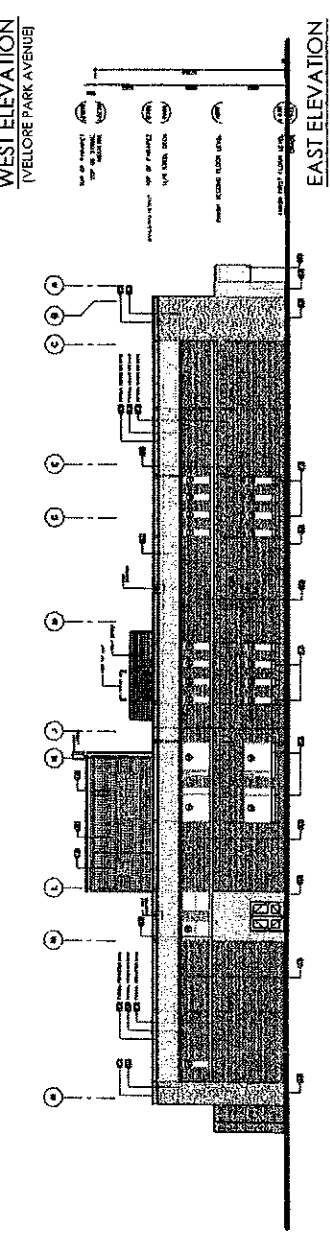
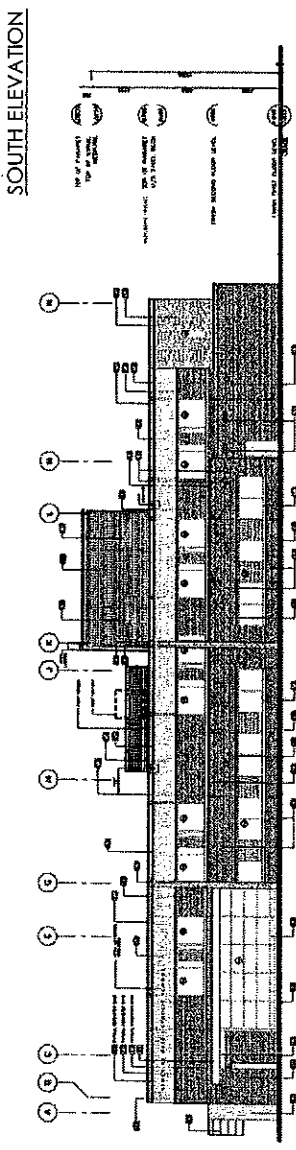
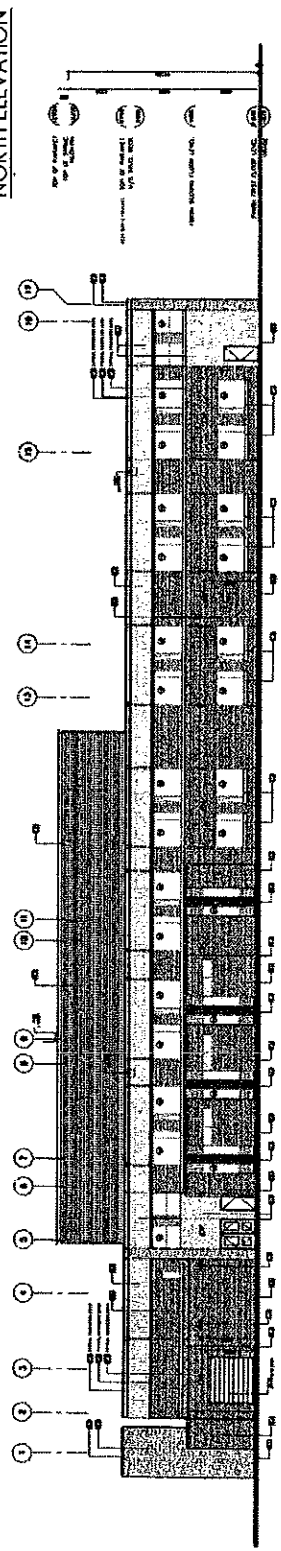
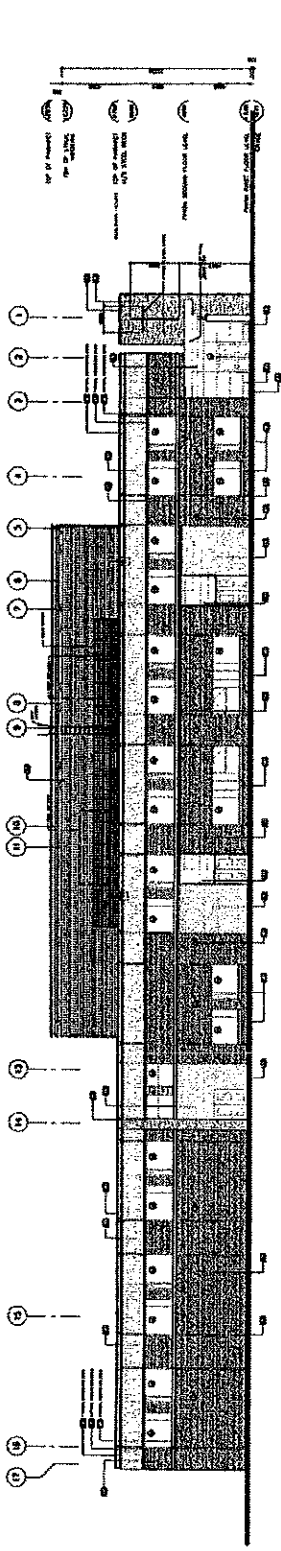
Part of Lot 23,  
Concession 5  
APPLICANT: YORK CATHOLIC  
DISTRICT SCHOOL BOARD  
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Development Planning Department

# Attachment 3

FILE No.: DA.08.059  
September 2, 2008



**Elevations**

Part of Lot 23,  
Concession 5  
 APPLICANT: YORK CATHOLIC  
 DISTRICT SCHOOL BOARD  
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Development Planning Department