

COMMITTEE OF THE WHOLE NOVEMBER 10, 2009

**SITE DEVELOPMENT FILE DA.09.068
YORK CATHOLIC DISTRICT SCHOOL BOARD
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.068 (York Catholic District School Board), BE APPROVED, to permit a 2-3 storey elementary school, an associated playing field, and 70 parking spaces, subject to the following conditions:
 - a) that prior to the issuance of a building permit:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans shall be approved by the Vaughan Engineering Department; and,
 - iii) any zoning variances identified through the zoning review shall be addressed by the applicant to comply with By-law 1-88 to the satisfaction of the Vaughan Development Planning Department, or alternatively, the variances shall be approved by the Committee of Adjustment and shall be final and binding.

Contribution to Sustainability

The applicant has advised the City that the following sustainable features will be provided within the site and building design:

- i) the HVAC system has heat recovery capability;
- ii) high efficiency boilers;
- iii) utilize materials with recycled content;
- iv) high efficiency light fixtures;
- v) recycling and waste management is part of the school operations;
- vi) utilize water conserving plumbing fixtures; and,
- vii) 'Certified' level of compliance achieved with 26 LEED credits.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachments #1 and #2 with a 2-3 storey elementary school, an associated playing field, and 70 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands are located on the southwest corner of Peter Rupert Avenue and Golden Forest Road, being Block 166 on Plan 65M-3941, in Part of Lot 18, Concession 3, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600, which permits institutional uses including a school. The proposed elementary school development conforms to the Official Plan.

The property is zoned RD4 Residential Detached Zone Four by By-law 1-88, subject to Exception 9(1234), which permits the proposed school use. The final site plan drawings must comply with By-law 1-88, or alternatively, any required variances must be approved by the Committee of Adjustment and shall be final and binding.

Site History

On June 28, 2004, Council approved Draft Plan of Subdivision File 19T-00V19 (Arband Investments Ltd.) to facilitate the development of a residential subdivision including the school block comprised of Block 166 on Plan 65M-3941.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan as shown on Attachments #3 to #5 inclusive, and will continue to work with the applicant to finalize the details. All final plans must be approved to the satisfaction of the Development Planning Department. A condition of approval in this respect is included in the recommendation.

Servicing

The applicant has submitted site servicing and grading plans for review and approval by the Vaughan Engineering Department. All final plans must be approved to the satisfaction of the Engineering Department. A condition of approval is included in the recommendation.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The subject lands are located internal to the subdivision, and therefore there are no Regional implications.

Conclusion

Site Development File DA.09.068 has been reviewed by the Vaughan Development Planning Department in accordance with the applicable policies of OPA #600, By-law 1-88, the comments from City Departments, and the area context. The Development

Planning Department is generally satisfied that the proposed development of a 2-3 storey 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan
5. Landscape Plan

Report Prepared by:

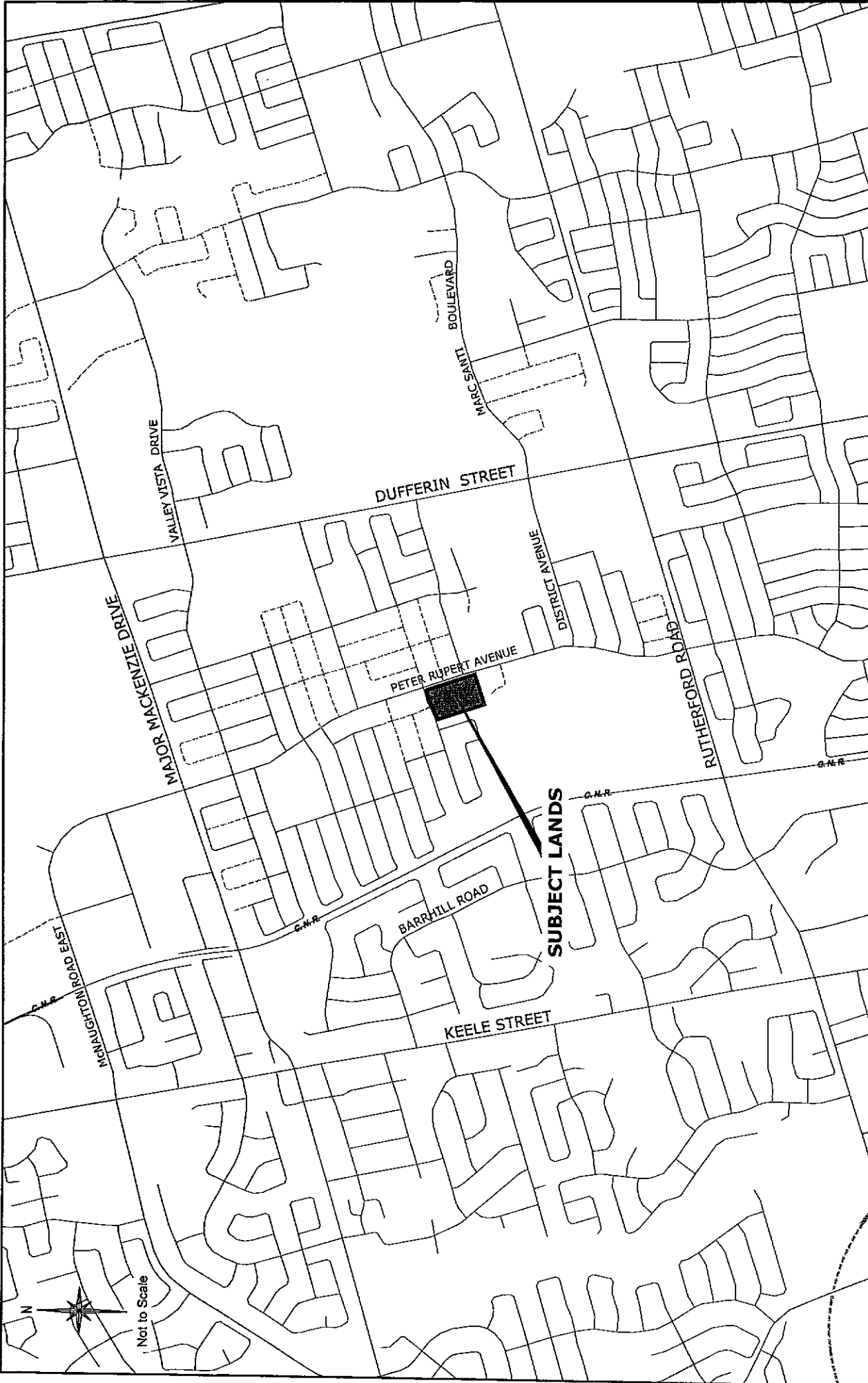
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location:
Part of Lot 18, Concession 3

Applicant:
York Catholic District School Board

N:\DPT\1 ATTACHMENTS\DA\09.09.085.dwg



The City Above Toronto

Development Planning Department

Attachment

File: DA.09.068


Date:
October 9, 2009

1



LEGEND

- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- (H) - HOLDING PROVISION

 SUBJECT LANDS

OS1
(STORM WATER MANAGEMENT POND)

OS5
(EXISTING WOODLOT)

OS5
(EXISTING WOODLOT)

RD4

OS2
(EXISTING PARK)

OS5
(EXISTING WOOD LOT)

RD3(H)
(FUTURE RESIDENTIAL)

RD4

RD3
(FUTURE RESIDENTIAL)

PETER RUPERT AVENUE

RD3
MAVERICK CRESCENT
(EXISTING RESIDENTIAL)
(FUTURE RESIDENTIAL)

RD3
MAURIER BOULEVARD
(EXISTING RESIDENTIAL)

PRINCESS ISABELLA COURT
(FUTURE RESIDENTIAL)

ARBAND AVENUE

CARRIER CRESCENT

SIR SAINTE-DELENE AVENUE

DUFFERIN STREET



Not to Scale

DISTRICT AVENUE
GRAND TRUNK AVENUE

VAN SEINEN DRIVE

ORAL ACRES DRIVE

JACK PINE ROAD

LAUDERDALE DRIVE
(EXISTING RESIDENTIAL)

MARGARITA ROAD
MARGARITA FOREST
RD4

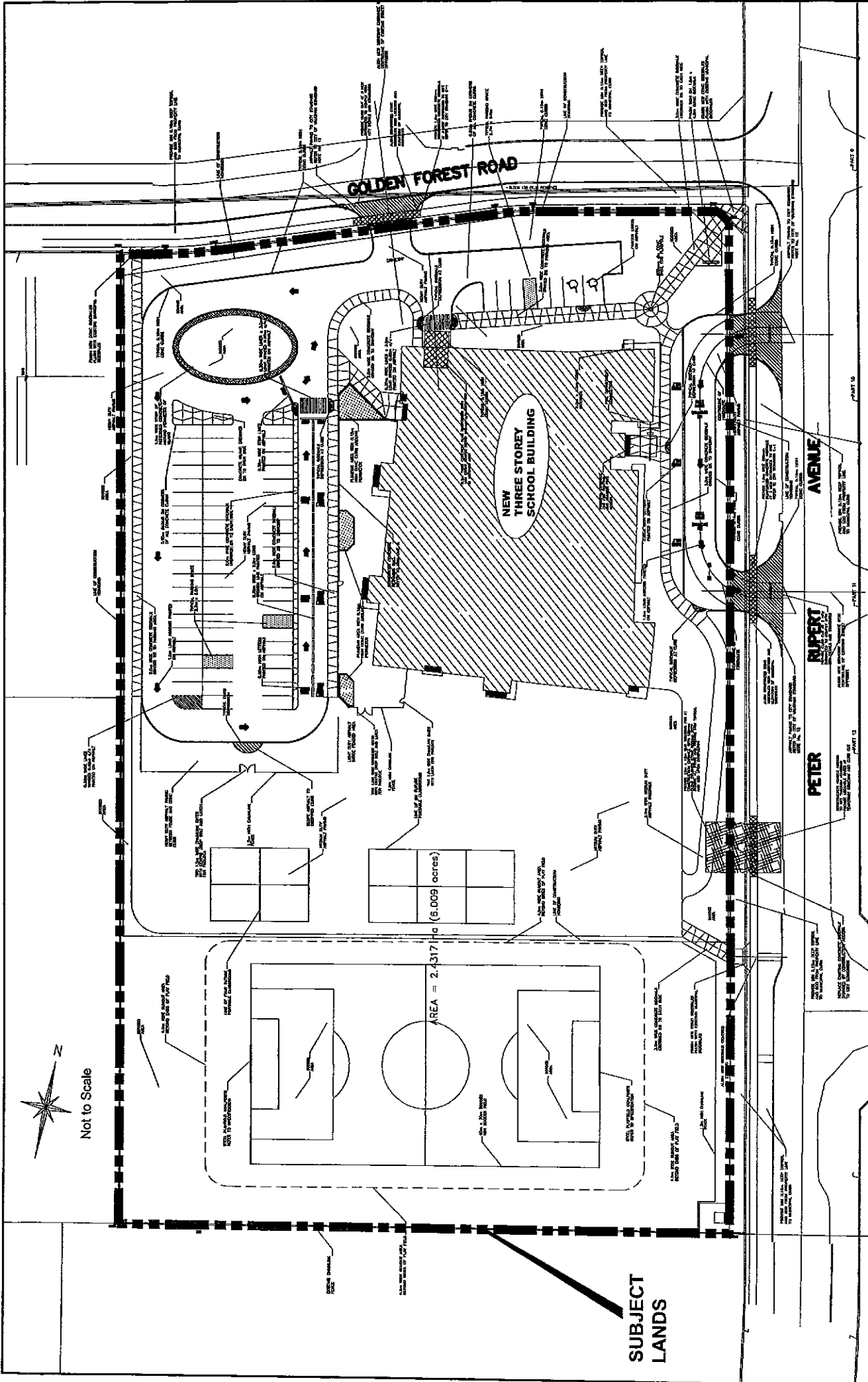
GOLDEN FOREST ROAD
RD4

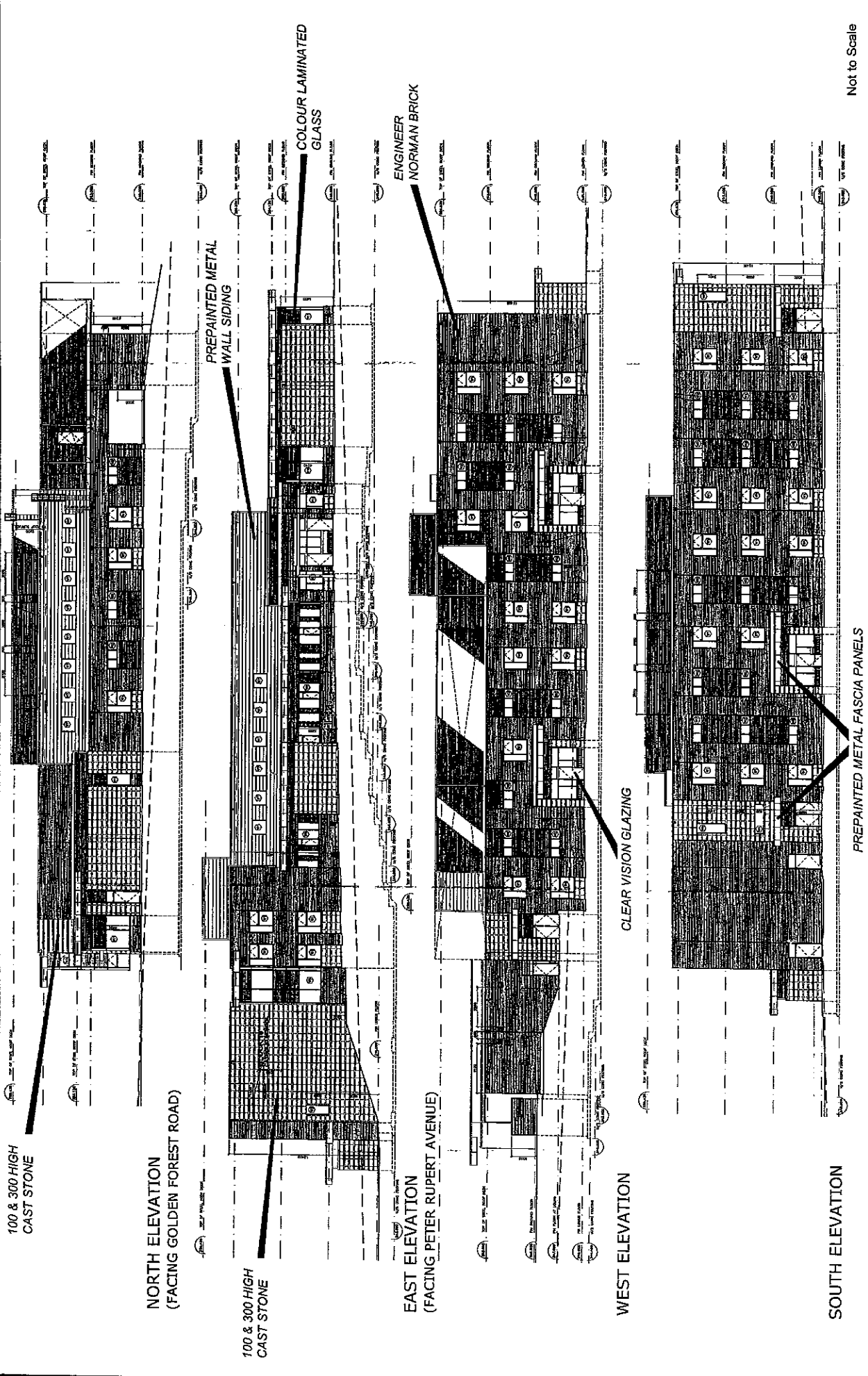
GOLDEN FOREST ROAD
RD3
(EXISTING RESIDENTIAL)

GOLDEN FOREST ROAD
RD3
(H)

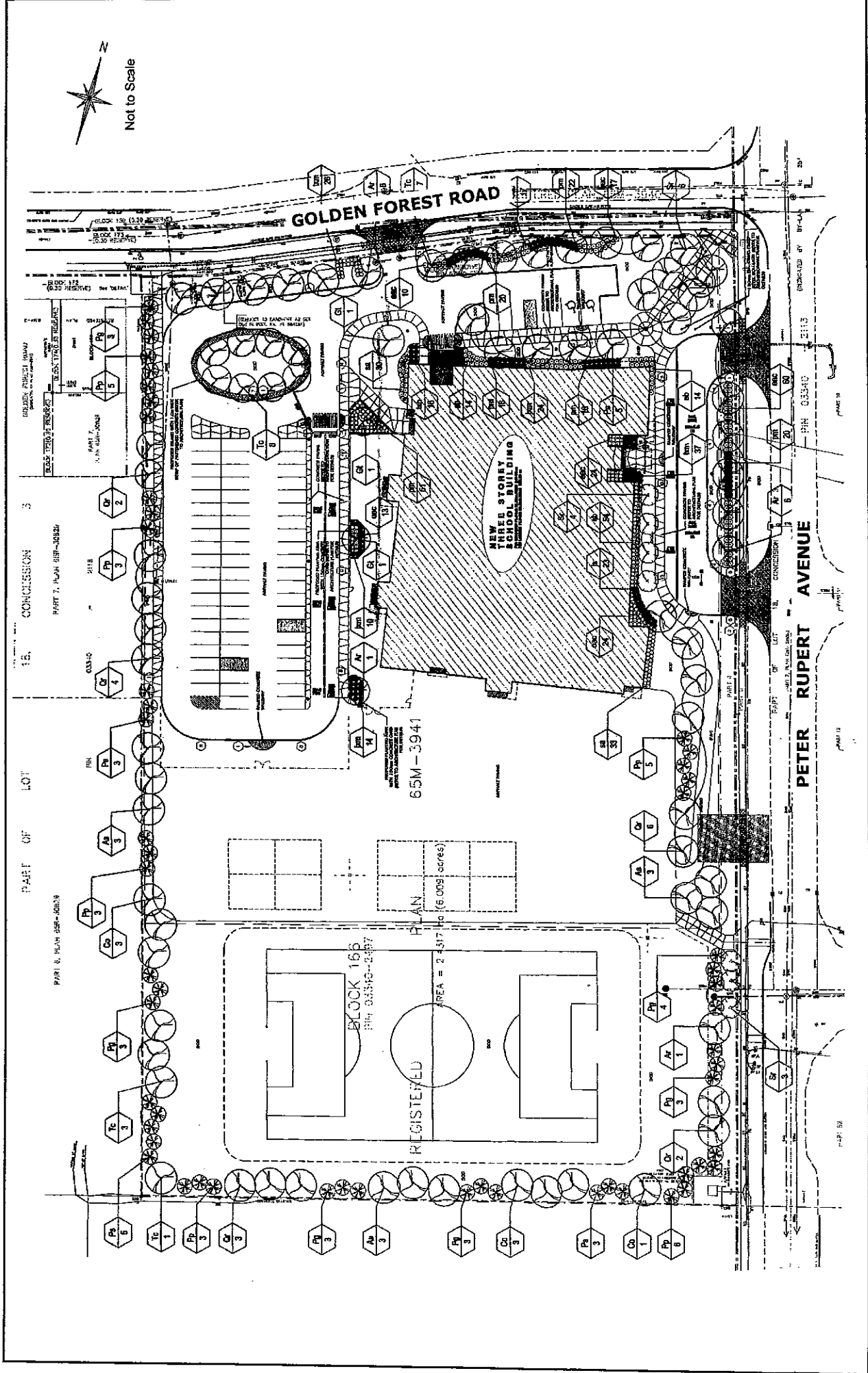
RIDGEFIELD CRESCENT

C.N.R.





Not to Scale



Not to Scale