

COMMITTEE OF THE WHOLE FEBRUARY 2, 2010

SITE DEVELOPMENT FILE DA.09.077 YORK REGION DISTRICT SCHOOL BOARD WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.077 (York Region District School Board) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a building permit:
 - i) the final site plan including the revisions to the location of the future portables and walkway, building elevations, and landscape plan to include additional landscape screening in the areas shown on Attachment #4 and as discussed in the report, shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Vaughan Engineering Department and the Vaughan Parks Development Department.

Contribution to Sustainability

The applicant has advised the Vaughan Development Planning Department that the following sustainable features will be provided within the building design:

- i) upgraded roof and wall insulation;
- ii) double glazed Low "E" glass;
- iii) high efficiency boilers;
- iv) variable speed pumps and fans;
- v) heat recovery systems;
- vi) full building automation systems;
- vii) occupancy sensors;
- viii) high efficiency motors; and,
- ix) LED exit lights.

Economic Impact

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

Communications Plan

N/A

Purpose

The York Region District School Board has submitted a Site Development Application (File DA.09.077) on the subject lands shown on Attachments #1 and #2, to permit the development of a new 5591.6 m², 2-storey elementary school, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The 2.48 ha subject lands are located west of Bathurst Street and south of Major Mackenzie Drive, specifically southwest of Thomas Cook Avenue and Chaiwood Court, within Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" with an "Elementary School" overlay by OPA #600 (Carrville Urban Village 2). The proposed site development conforms to the Official Plan.

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88, subject to Exception 9(1244), which permits the proposed elementary school. The final site plan 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 February 28, 2005, Vaughan Council approved Draft Plan of Subdivision File 19T-95044 (Humbold Properties Limited) to facilitate the development of a residential subdivision, including an elementary school block comprised of Block 299 on Registered Plan 65M-3962.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan and building elevations, as shown on Attachments #3, #5 and #6, respectively. The site plan includes 6 future portable buildings located to the north of the proposed school with a 9 m setback from the north property line, whereas By-law 1-88 requires a minimum 15m setback. The applicant has agreed to relocate the future portable buildings closer to the school and 15m from the north property line to comply with By-law 1-88 as shown on Attachments #3 and #4. The Vaughan Development Planning Department is working with the applicant to finalize the landscape plan. The applicant has agreed to add additional landscape screening along the north and west sides of the subject lands adjacent to the residential development, as shown on Attachment #4. The final plans will be approved to the satisfaction of the Vaughan Development Planning Department.

The Vaughan Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the proposed school development. The final plans and report must be approved to the satisfaction of the Vaughan Engineering Department. A condition of approval is included in the recommendation.

The Vaughan Parks Development Department advises that the grading must be changed so that there will be no drainage from the school site onto the City's parkland, and that the future walkway location leading from the school site to the park be determined once the City's park concept has been completed.

The subject lands are located within Planning Block 11 and are subject to Architectural Control. The site plan and elevation plans have been reviewed and approved by the Block 11 Control Architect, being John G. Williams Limited.

Relationship to Vaughan Vision 2020/Strategic Plan

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 Vaughan Development Planning Department has reviewed Site Development File DA.09.077 in accordance with OPA #600, By-law 1-88, the Block 11 Plan, 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. The applicant will be required to satisfy all requirements of the Vaughan Development Planning Department, Vaughan Engineering Department, and the Vaughan Parks Development Department. 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. Landscape Plan
5. Elevations
6. Rendered Elevations

Report prepared by:

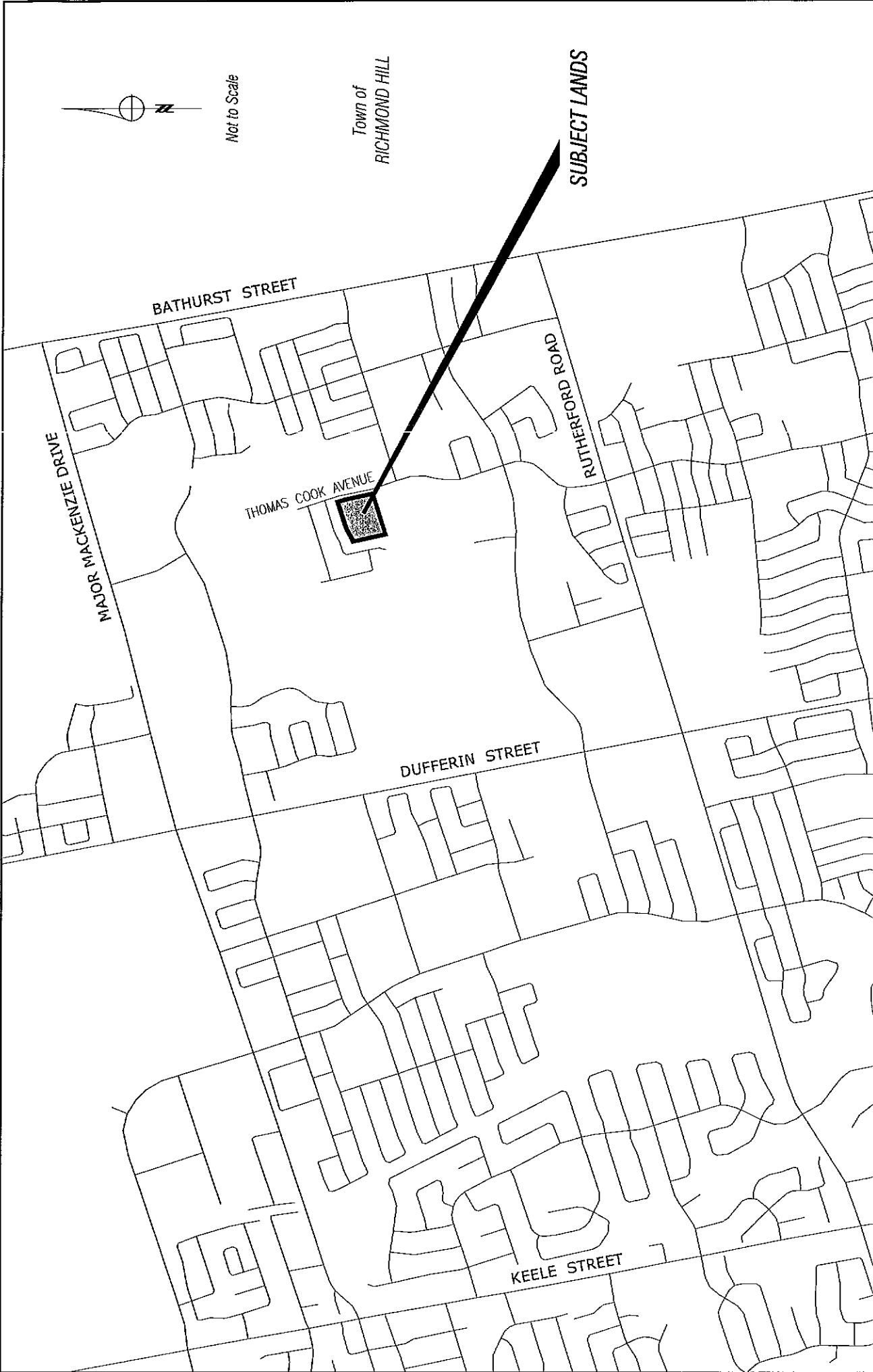
Mary Serino, Planner 1, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lots 18, Concession 2

APPLICANT:
York Region District School Board

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The City Above Toronto

Development Planning Department

Attachment

FILE:
DA.09.077

DATE:
January 12, 2010

1



Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- (H) - HOLDING PROVISION SYMBOL

Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lots 18, Concession 2

APPLICANT:
York Region District School Board

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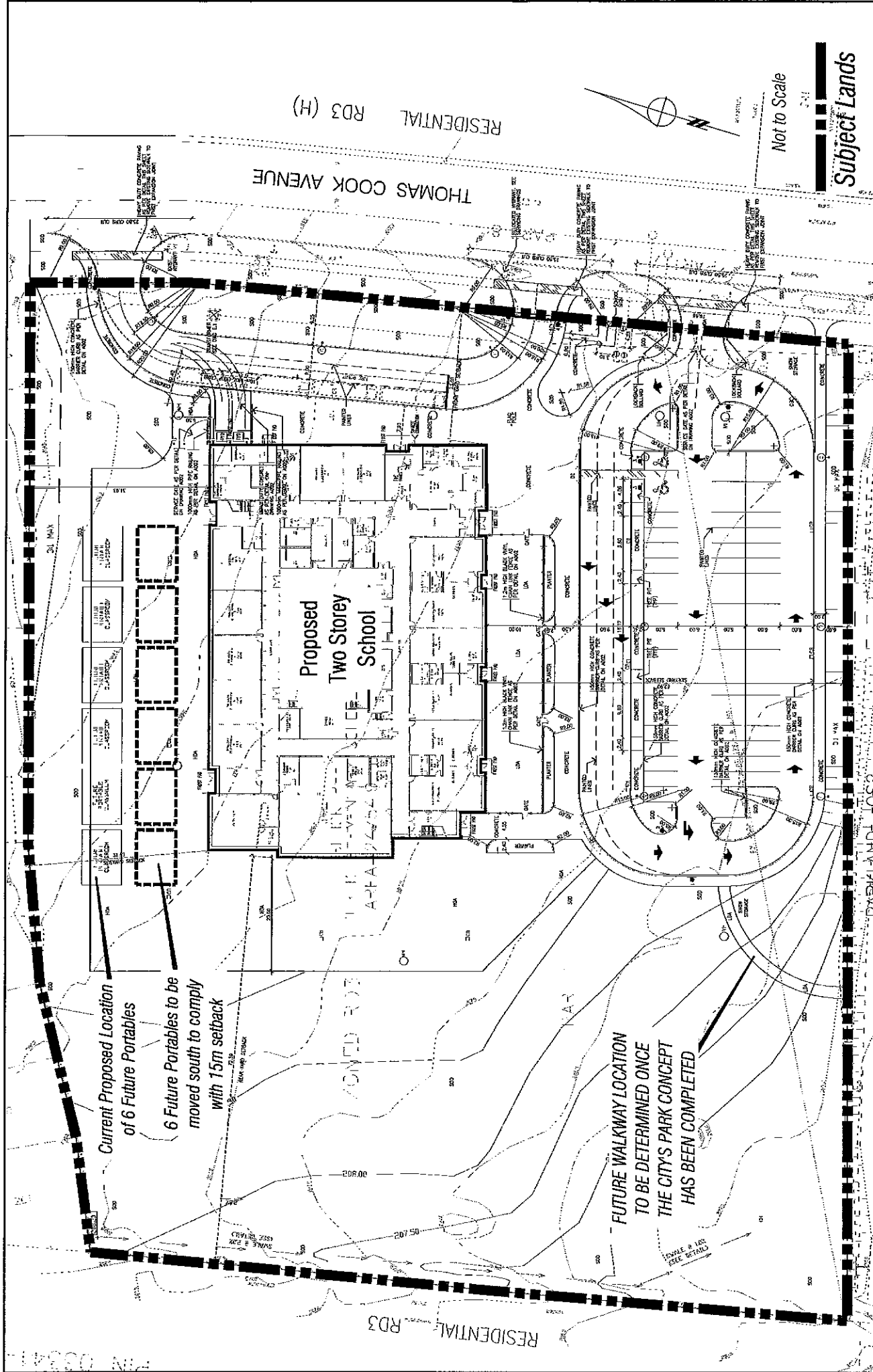
Development Planning Department

Attachment

FILE:
DA.09.077

DATE:
January 12, 2010

2



Current Proposed Location of 6 Future Portables
 6 Future Portables to be moved south to comply with 15m setback

FUTURE WALKWAY LOCATION TO BE DETERMINED ONCE THE CITY'S PARK CONCEPT HAS BEEN COMPLETED

Not to Scale

Subject Lands

Site Plan

LOCATION:
 Part of Lots 18, Concession 2

APPLICANT:
 York Region District School Board
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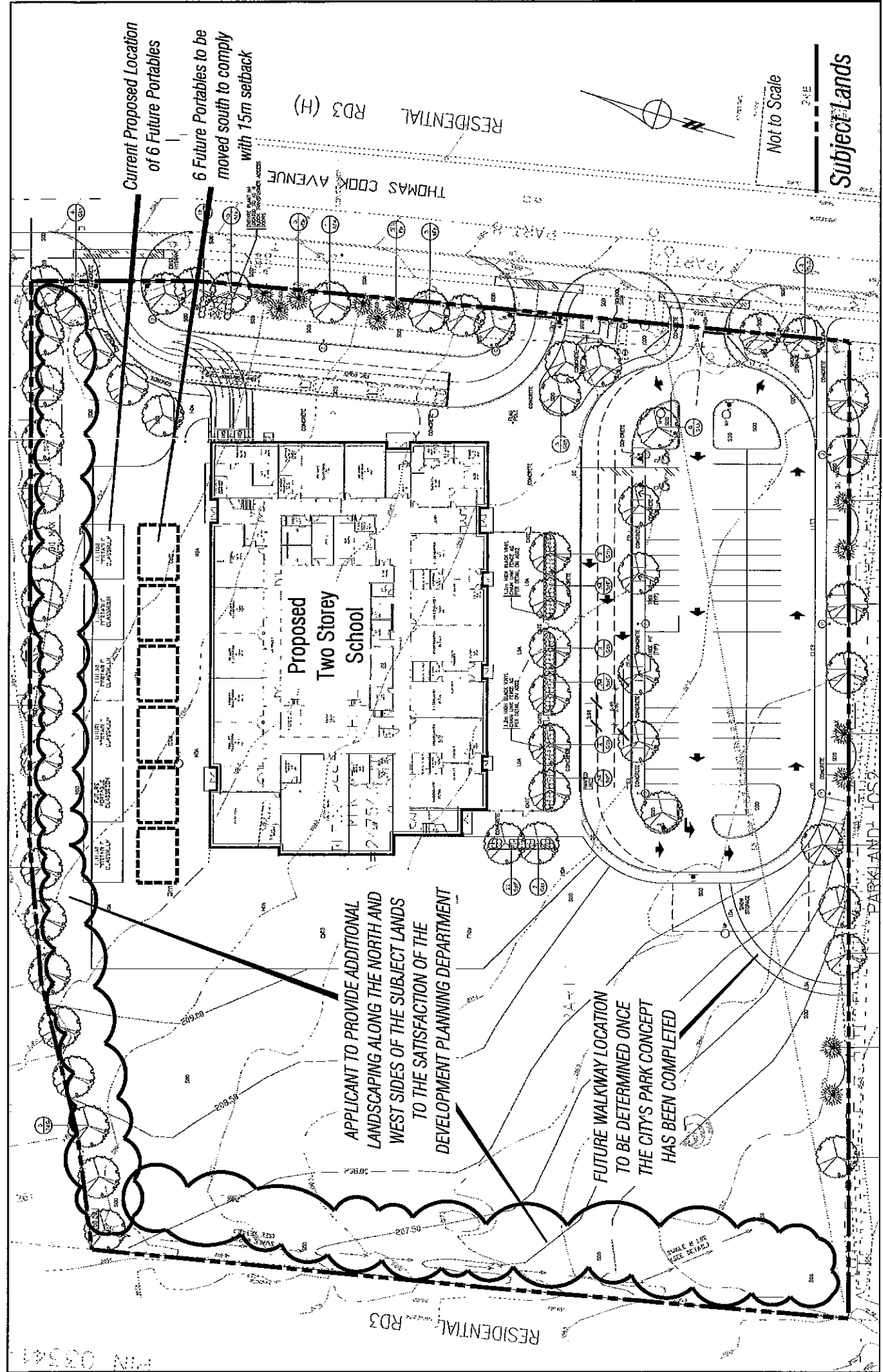


The City Above Toronto
 Development Planning Department

Attachment

FILE: DA.09.077
 DATE: January 12, 2010

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Current Proposed Location of 6 Future Portables

6 Future Portables to be moved south to comply with 15m setback

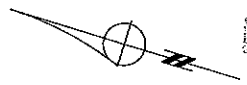
RESIDENTIAL RD3 (H)

THOMAS COOK AVENUE

Proposed Two Storey School

APPLICANT TO PROVIDE ADDITIONAL LANDSCAPING ALONG THE NORTH AND WEST SIDES OF THE SUBJECT LANDS TO THE SATISFACTION OF THE DEVELOPMENT PLANNING DEPARTMENT

FUTURE WALKWAY LOCATION TO BE DETERMINED ONCE THE CITY'S PARK CONCEPT HAS BEEN COMPLETED



Not to Scale

Subject Lands

Landscape Plan

LOCATION:
Part of Lots 18, Concession 2

APPLICANT:
York Region District School Board



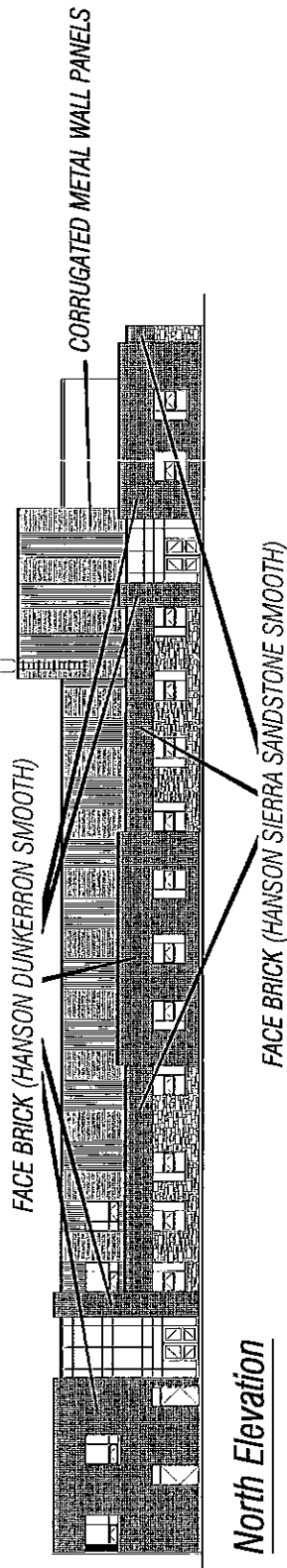
The City Above Toronto
Development Planning Department

Attachment

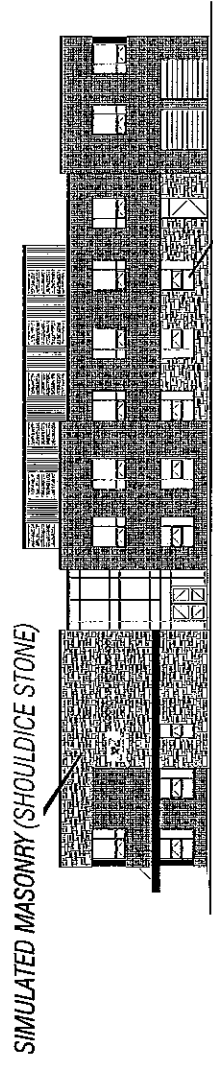
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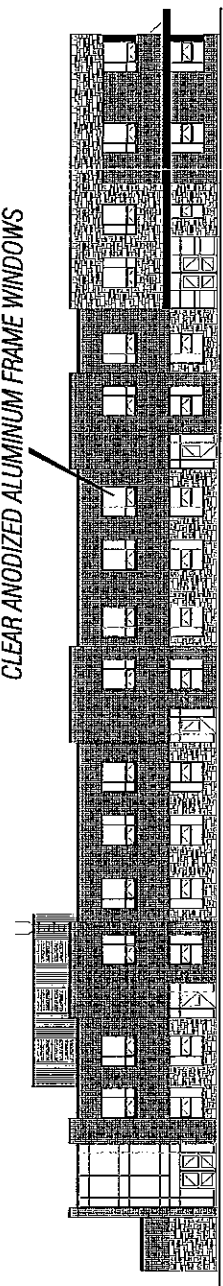
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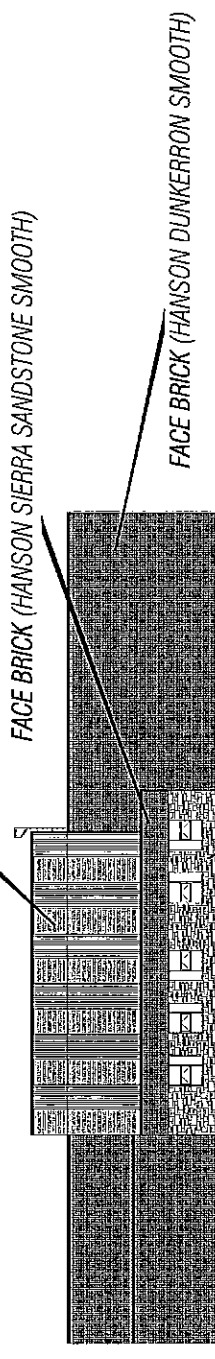
North Elevation



East Elevation (FACING THOMAS COOK AVENUE)



South Elevation



West Elevation

Elevations

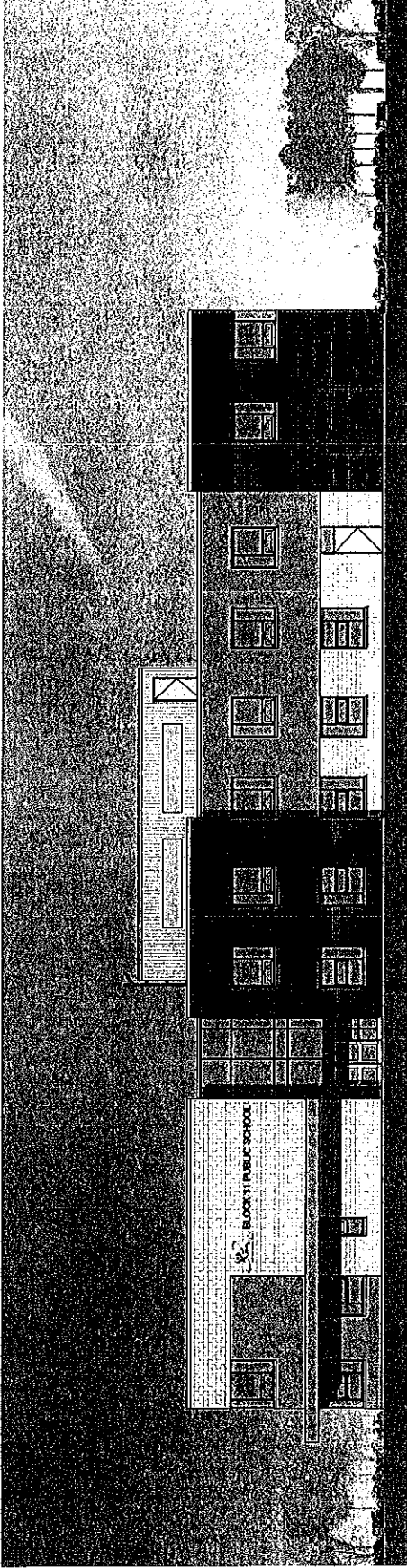
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Part of Lots 18, Concession 2

APPLICANT:
York Region District School Board

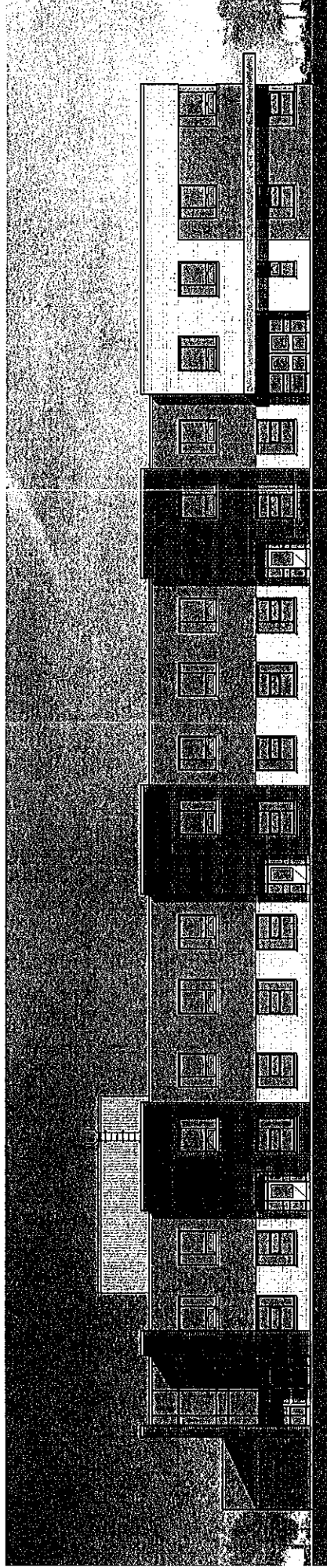
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Development Planning Department



EAST ELEVATION (STREET ELEVATION)



SOUTH ELEVATION (FRONT ELEVATION)

Rendered Elevations

LOCATION:
Part of Lots 18, Concession 2

APPLICANT:
York Region District School Board

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Attachment

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