

COMMITTEE OF THE WHOLE OCTOBER 4, 2011

**SITE DEVELOPMENT FILE DA.11.077
YORK CATHOLIC DISTRICT SCHOOL BOARD
WARD 3**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.077 (York Catholic District School Board) BE APPROVED, to permit the development of a new 2-storey 5,992 m² Catholic elementary school, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations 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 Development/Transportation 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 site and building design:

- i) external solar shading and high performance glazing along with a highly durable masonry brick, stone and architectural concrete block;
- ii) low flow fixtures, tankless gas fired water heaters, fully modulating low-temperature condensing boilers, and energy recovery wheels on VAV air handlers;
- iii) energy efficient lighting; lighting, controlled through BMS system, and occupancy sensors;
- iv) predominantly native planting material; and,
- v) the design model exceeds the Model National Energy Code for Buildings (MNECB) standards by 40%.

Economic Impact

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

Communications Plan

N/A

Purpose

The York Catholic District School Board has submitted a Site Development Application (DA.11.077) York Catholic District School Board on the subject lands shown on Attachments #1 and #2, to permit the development of a new 5,992m², 2-storey elementary school, as shown on Attachments #3 to #5.

Background - Analysis and Options

Location

The 2.22 ha subject lands are located east of Pine Valley Drive and north of Rutherford Road, specifically 161 Via Campanile, being Blocks 371 and 372 on Registered Plan 65M-3715, within Planning Block 39, 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 with an "Elementary School" overlay. The subject lands are also designated "Parks" by City of Vaughan Official Plan 2010, which was approved by Vaughan Council on September 7, 2010, and is awaiting Region of York approval.

The subject lands are zoned RV3(W/S) Residential Urban Village Zone Three on a Wide and Shallow Lot by Zoning By-law 1-88, as amended by Exception 9(1024). Institutional uses, including schools are permitted in all Residential Zones.

The proposed elementary school conforms to the Official Plans, and complies with the Zoning By-law.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations for the proposed elementary school, as shown on Attachments #3 to #5. The site plan includes 10 future portables located to the east of the proposed elementary school, and west of the sodded play area. The proposed landscaping is predominantly located around the periphery of the site and includes a pedestrian link from Via Campanile to the school. The applicant is to work with the Development Planning Department to ensure the parking area is appropriately screened by sufficient planting within the adjacent landscape strip from the neighbouring residential lots. The final plans must be approved to the satisfaction of the Vaughan Development Planning Department.

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the grading and servicing plans and stormwater management report for the school development. The final plans and report must be approved to the satisfaction of this department.

The Vaughan Parks Development Department advises that the grading along the common property line shared with the park block to the north must match. The final grading plan must also be approved to the satisfaction of this department.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

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.11.077 in accordance with OPA #600, By-law 1-88, the Block 39 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 Development/Transportation Engineering Department, and the Vaughan Parks Development Department, as identified in this report. 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

Report prepared by:

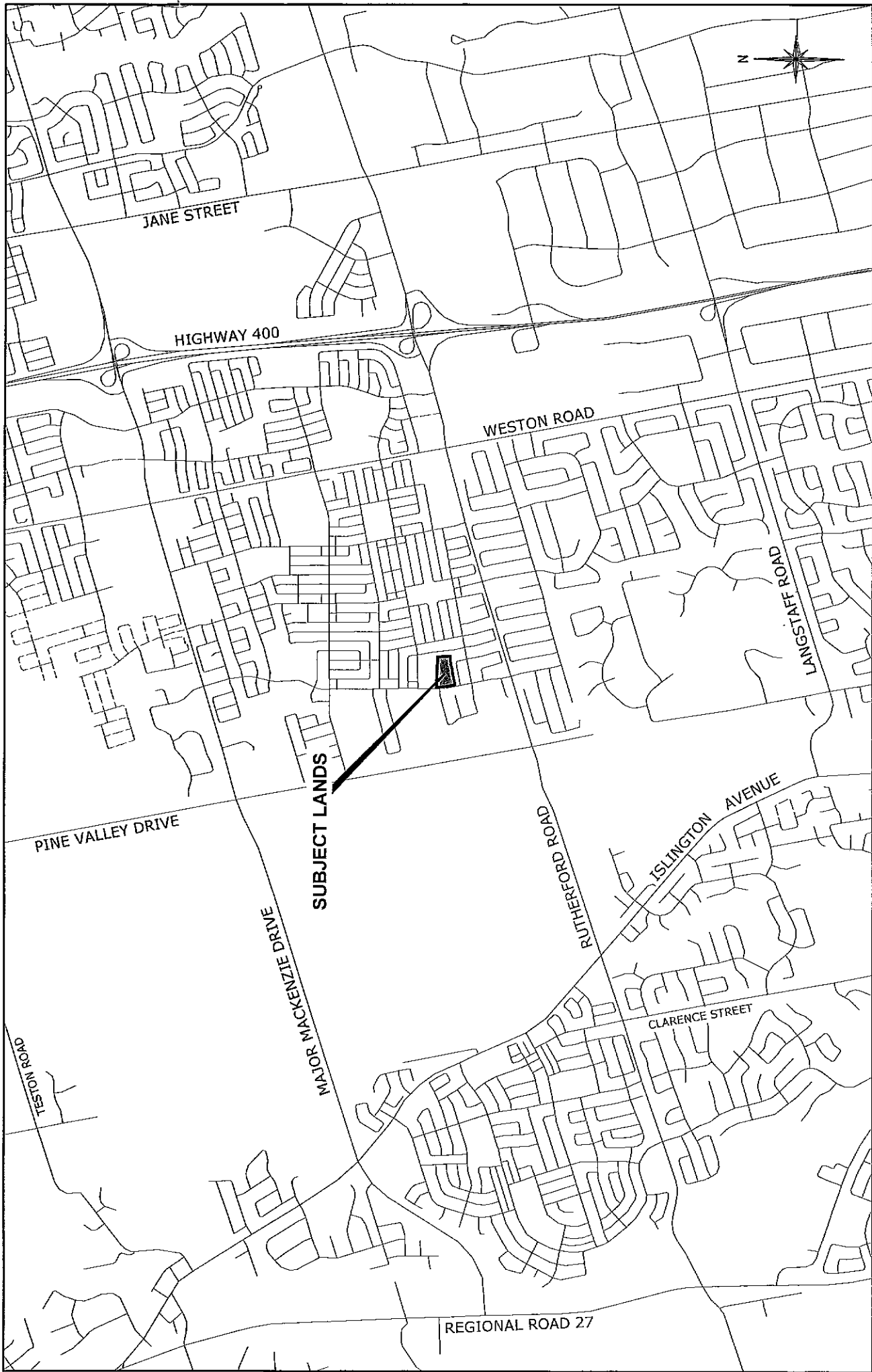
Margaret Holyday, Planner, ext. 8216
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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lots 16 & 17,
Concession 6

Applicant:
York Catholic District School Board

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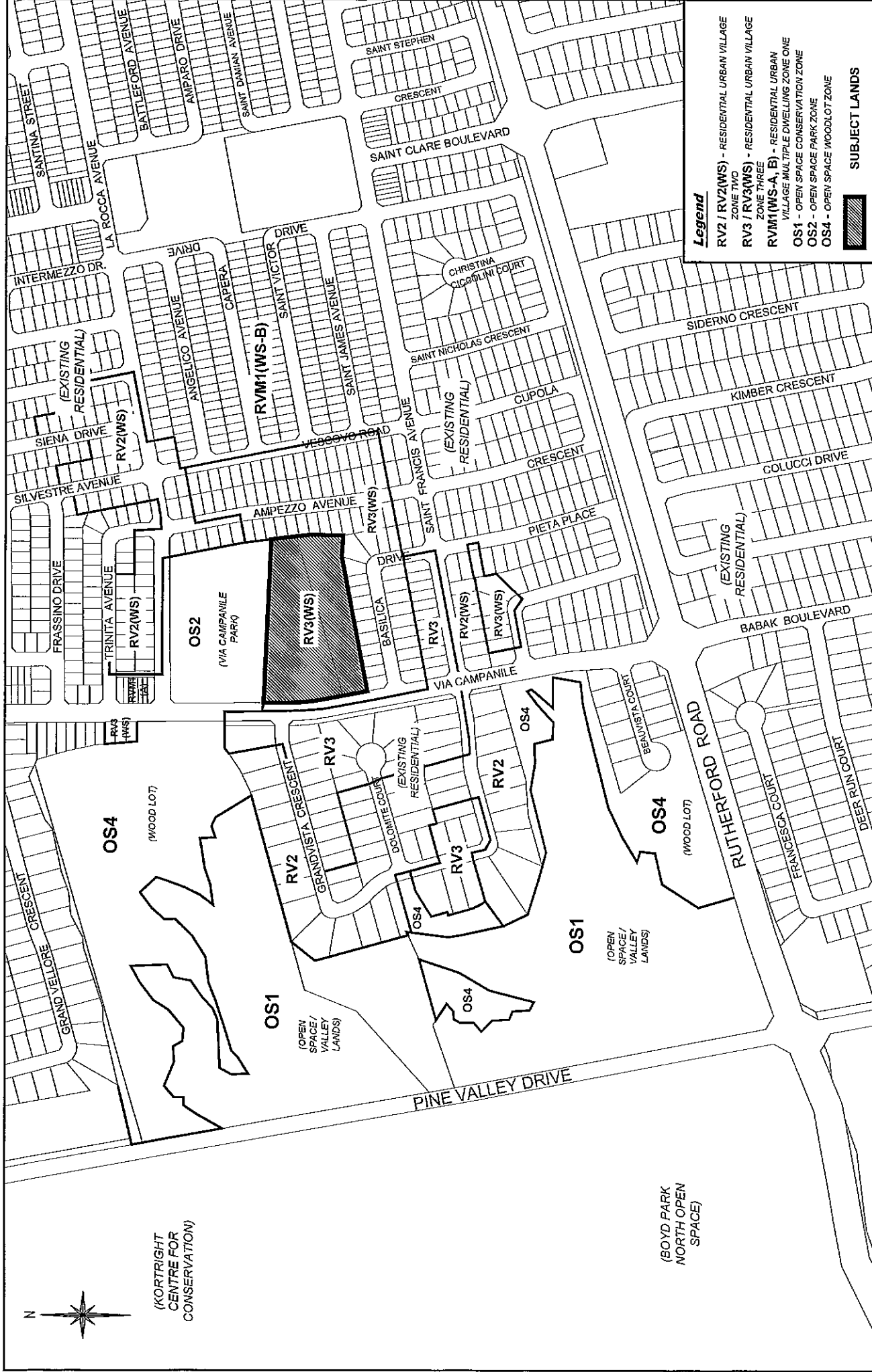
Development Planning Department

Attachment

File: DA.11.077

Not to Scale

Date: October 25, 2011



Legend
 RV2 / RV2(W) - RESIDENTIAL URBAN VILLAGE ZONE TWO
 RV3 / RV3(W) - RESIDENTIAL URBAN VILLAGE ZONE THREE
 RVM1(W-S-A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
 OS1 - OPEN SPACE CONSERVATION ZONE
 OS2 - OPEN SPACE PARK ZONE
 OS4 - OPEN SPACE WOODLOT ZONE
 [Hatched Box] SUBJECT LANDS

Attachment

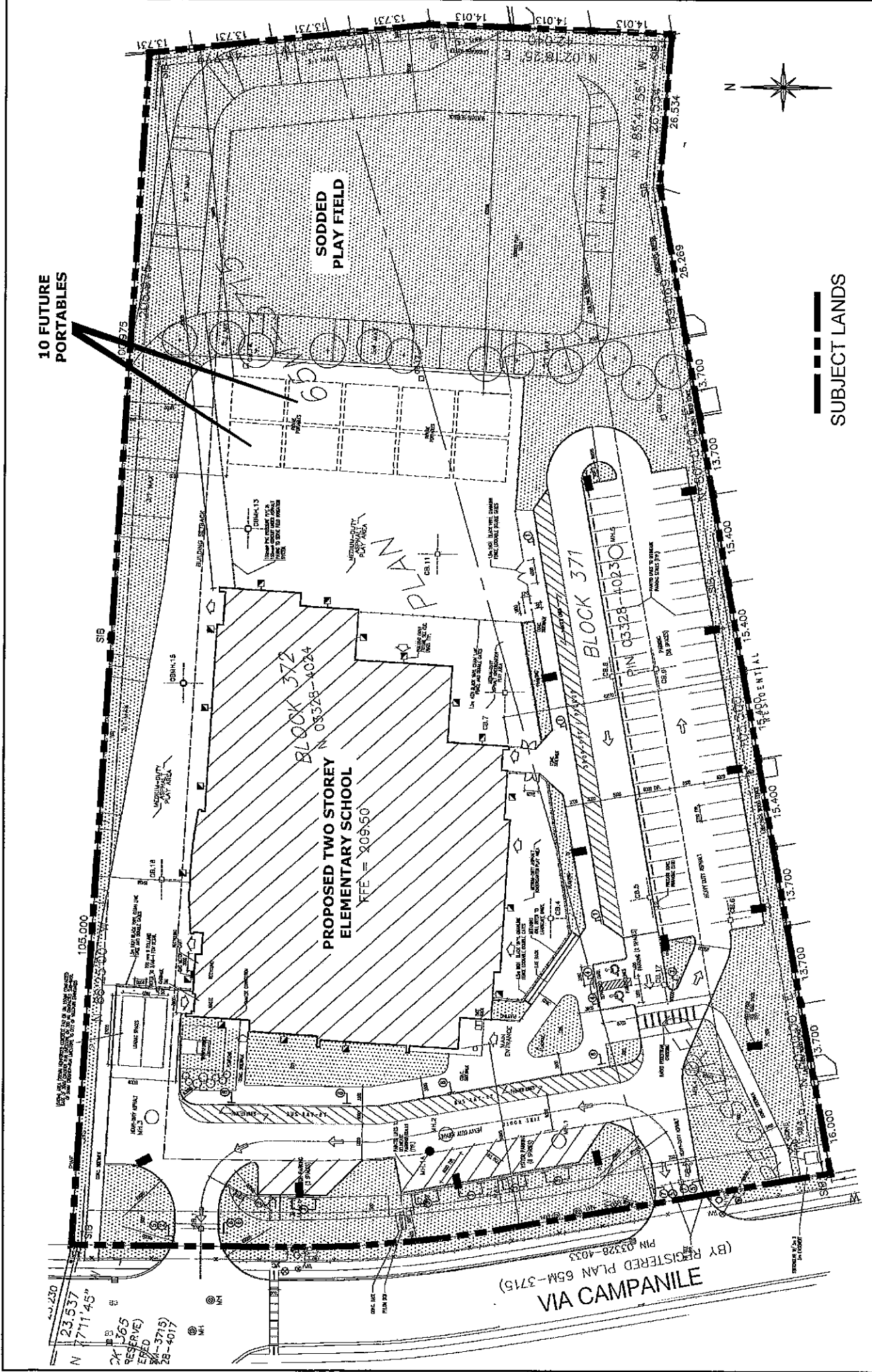
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Location Map

Location: Part of Lots 16 & 17,
 Concession 6

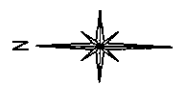
Applicant:
 York Catholic District School Board
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10 FUTURE PORTABLES

SODDED PLAY FIELD

--- SUBJECT LANDS



Site Plan

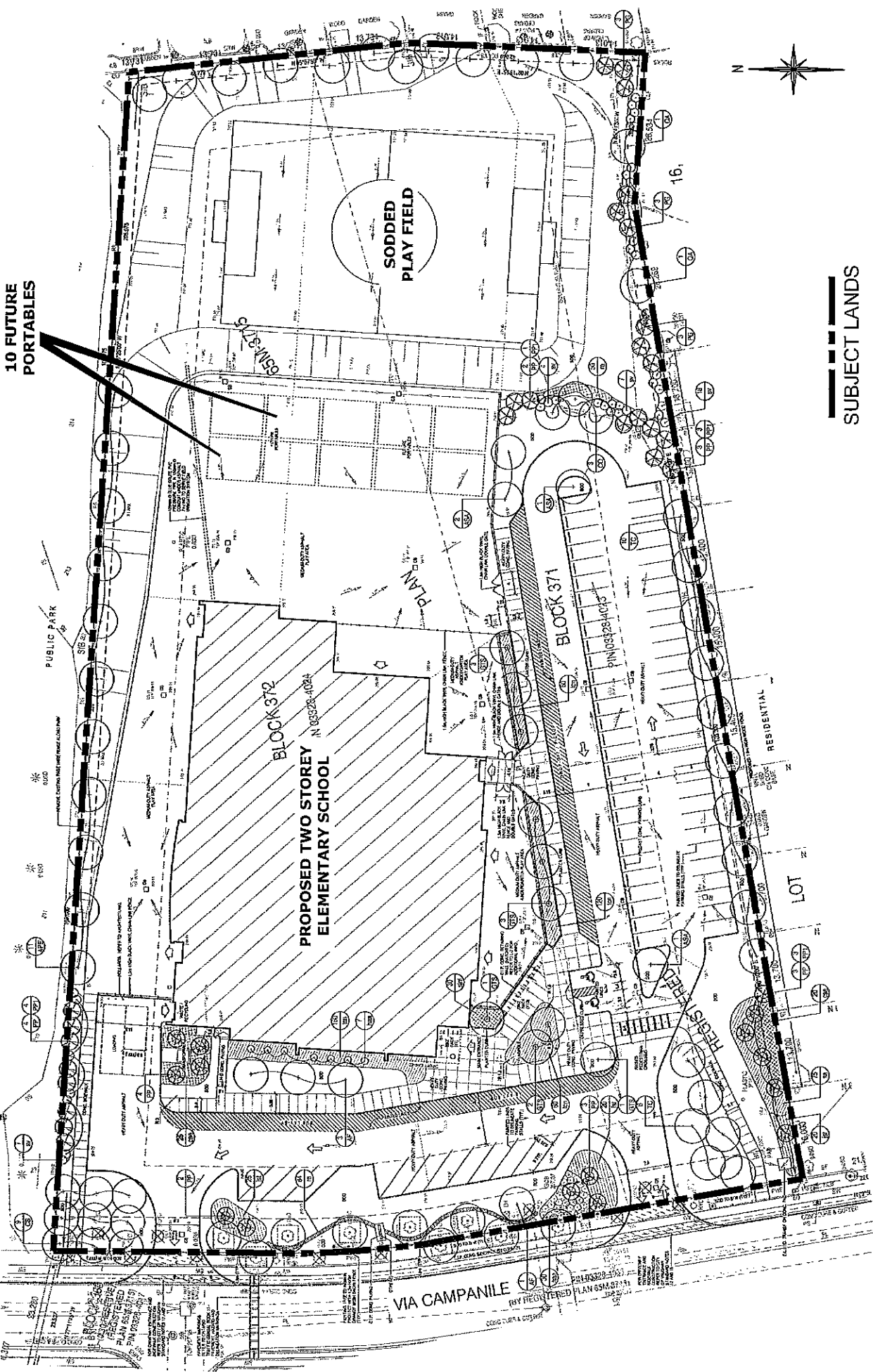
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Applicant:
York Catholic District School Board
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Attachment 3

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Landscape Plan

Location: Part of Lots 16 & 17,
Concession 6

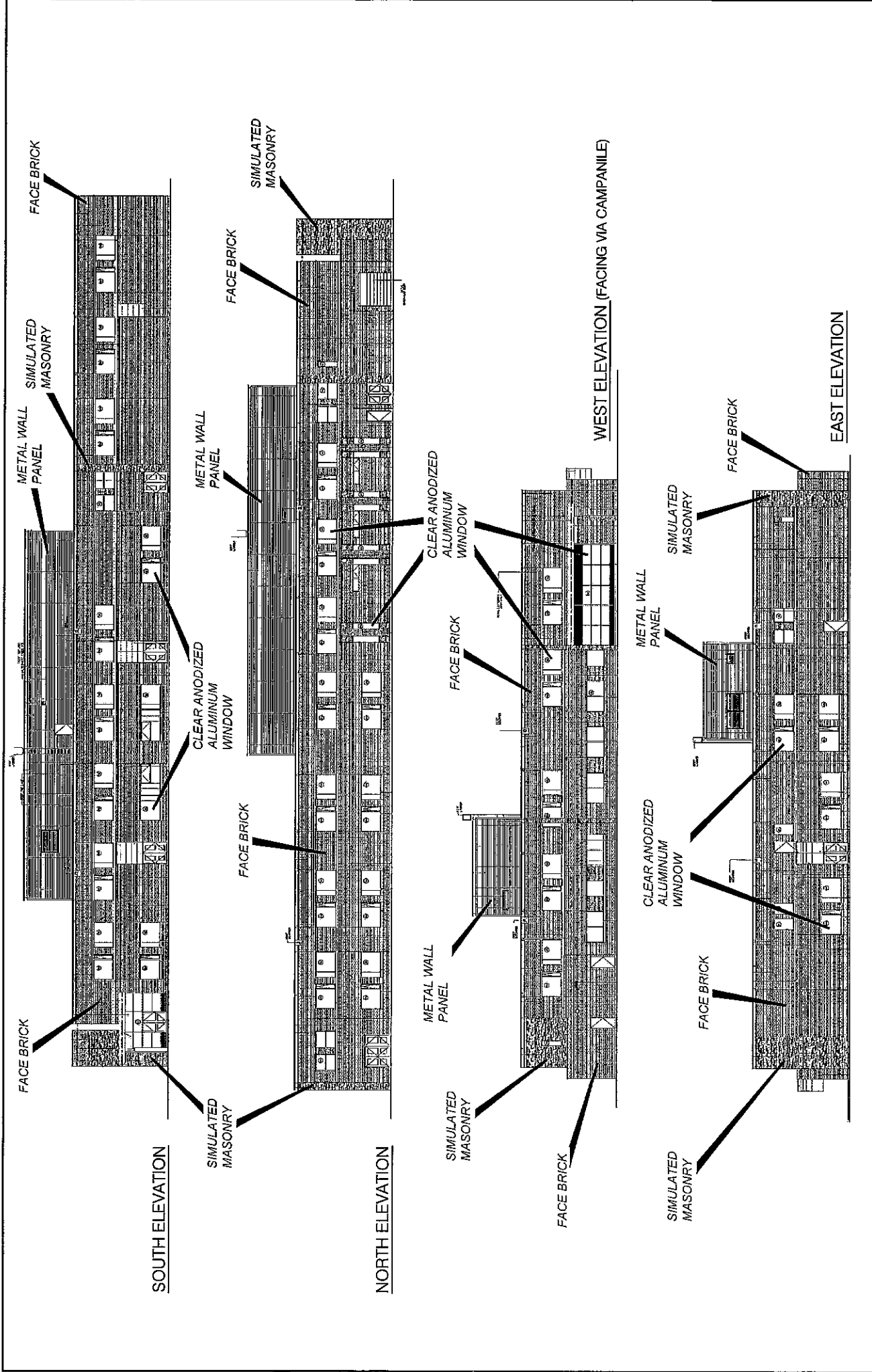
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York Catholic District School Board
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Attachment

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Date: October 25, 2011

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Elevations

Location: Part of Lots 16 & 17,
Concession 6

Applicant:
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