

**COMMITTEE OF THE WHOLE JUNE 4, 2001**

**SITE DEVELOPMENT APPLICATION  
DUFFHILL PROPERTIES INC.  
FILE: DA.01.013**

**Recommendation**

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.01.013 (Duffhill Properties Inc.) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the site plan agreement:
  - i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
  - ii) the final landscape plan shall be approved by the Urban Design Department;
  - iii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
  - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
  - v) the Owner consult with the Legal Department to explore the possibility of reacquiring Block 23 of Registered Plan 65M-3398 from the City and provide a report to Council on June 11, 2001; and,
  - vi) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.
- b) that the site plan agreement require the Owner to dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.

**Purpose**

On February 7, 2001, the Owner submitted a Site Plan Application to permit a 1-storey private preschool, with the following site statistics:

Building Area	
Ground Floor:	487.7m <sup>2</sup>
<u>Basement:</u>	<u>487.7m<sup>2</sup></u>
Total GFA	975.4m <sup>2</sup>
Lot Area:	0.2ha
Lot Coverage:	24.6%
Landscape Area:	933.95m <sup>2</sup> (47%)
Parking Provided:	18 spaces (including 1 handicap space)
Parking Required:	17 spaces (11 employees x 1.5 classrooms)

## **Background - Analysis and Options**

### Location

- Southwest corner of Dufferin Street and Dufferin Hill Drive (Planning Block 17)
- Block 12, Registered Plan 65M-3398
- Part of Lot 15, Concession 3, City of Vaughan

### Land Use Status

- Designation - "Medium Density Residential/Commercial" by OPA #600
- Zoning - RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1039)

### Site Description

- a vacant rectangular 0.2ha site, with 43m frontage on Dufferin Street and 46m flankage along Dufferin Hill Drive
- the surrounding land uses are:
  - North - Dufferin Hill Drive; residential (RVM1(A) Residential Zone)
  - South - residential (RVM1(A) Residential Zone)
  - East - Dufferin Street; future residential (Planning Block 10)
  - West - residential (RVM1(A) Residential Zone)

### Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600, which permits the proposed institutional use.

### Zoning

The subject lands are zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1039), which permits street townhouse dwellings, as well as home occupation, private home day care and tutoring, church, community centre, public or private school, and public library.

The proposed private preschool is a permitted use in the RVM1(A) Zone. The City's institutional use standards have not been updated to reflect the urban design objectives of the Dufferin Hill Community. Therefore, exceptions are required to permit the buildings closer to the street to enhance the streetscape and landscaping. In doing so, the following variances to the zoning standards are required:

- a minimum front yard along Dufferin Street from 0m (rather than 15m), and an exterior side yard of 3m (rather than 15m) along Dufferin Hill Drive;
- a landscape strip of 0m along Dufferin Street and 3m along Dufferin Hill Drive, (rather than 15m);
- a lot coverage of 25% (rather than 20%);
- a landscape strip along the west property line of 2.0m (rather than 2.4m).

The 0m building setback along Dufferin Street is acceptable to Staff as the building abuts a 5.7m wide City-owned buffer block (Block 23 of Registered Plan 65M-3398). The buffer block was dedicated to the City during the design stage of Block 17, to provide sufficient distance from Dufferin Street for residential development. As the subject lands are being developed for an institutional use, the said buffer block is no longer required. The Owner is currently working with the Legal Department, to discuss the possibility of reacquiring the said Block from the City, to provide additional landscape treatment, which will further enhance the entrance to the Dufferin Hill Community, while providing additional screening of the site from Dufferin Street.

Should the Owner reacquire Block 23 of Registered Plan 65M-3398 from the City, the final site plan, landscape plan and site servicing and grading plans would be amended to include the .02ha block, and the above-noted variances to the zoning standards would be revised accordingly. Should the Owner not reacquire the said block from the City, additional landscape treatment and screening shall be provided within the said block at the Owner's expense, to the satisfaction of the Urban Design Department.

The increased lot coverage to 25% can be accommodated on site; the school is located on the northeast corner of the site, abutting Dufferin Hill Drive and Dufferin Street, providing significant distance between the school and the residential lots to the south and west.

In view of the above, Staff are satisfied the proposed exceptions meet the requirements of the Urban Design Guidelines for the Dufferin Hill Community, and can proceed to the Committee of Adjustment for approval, subject to Council approving the Site Plan.

#### Site Plan

The site plan consists of a 1-storey, 487.7m<sup>2</sup> building. The setbacks and landscape strip widths have been reduced to provide a strong urban streetscape, with 18 parking spaces to the west of the site and a playground area along the south lot line, between the school and the rear yard of the abutting residential lands.

A garbage pick-up area is located at the southwest corner of the site and is screened by a wood panelled enclosure.

Vehicular access to the site is from Dufferin Hill Drive and pedestrians can access the site from the sidewalk connection on Dufferin Hill Drive.

#### Building Elevations

The 1-storey building consists of a charcoal-grey stone façade with light-grey brick accent, pre-finished white metal fascia, dark-grey asphalt shingled peaked roof, off-white decorative roof pitches and glazed windows in aluminium frames. Windows are provided on all four sides of the building. The main access point to the building is on the southwest side of the building, adjacent to the parking lot, and is protected by a canopy cover. An access door on the south side of the building provides direct access to the playground and there is a third door on the north side of the building, providing access to Dufferin Hill Drive.

#### Parking

By-law 1-88 requires a minimum of 17 parking spaces, whereas 18 spaces have been provided, including 1 handicap parking space.

#### Landscaping

The landscape plan consists of deciduous and coniferous trees, shrubs, bushes and planting along the west and south lot lines and around the garbage enclosure. The entrance feature on

the northeast corner consists of a stone wall with matching stone pillars and stone signage feature, and black metal fencing. The landscape plan and site plan have been red-lined to increase parking stall lengths along the west lot line from 5.4m to 6.0m and to replace the concrete sidewalk pavers with unit pavers.

An existing 1.8m high wood privacy fence runs along the west and south property lines. The Urban Design Department advises that should lot grading permit, additional landscape treatment must be provided along the west lot line to provide additional screening and buffering; and, that landscape treatment must be provided along the south lot line of the playground area, adjacent to the 1.8m high wood privacy fence, to provide additional screening of the preschool from the residents to the south.

The landscape plan must be approved to the satisfaction of the Urban Design Department.

The Vaughan Real Estate Department has advised the parkland dedication requirements under the Planning Act were satisfied through the conveyance of land upon registration of the subdivision.

#### Servicing

The Engineering Department advises that the subject lands have access to municipal services, including sanitary and storm sewers and water. The Owner has submitted engineering drawings to address servicing details, which must be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

#### Conclusion

Staff have reviewed the site plan and proposed exceptions to the zoning standards in accordance with OPA #600, By-law 1-88 and the Block 17 Urban Design Guidelines, and have no objections. Exceptions to the Zoning By-law are required and must be approved by the Committee of Adjustment prior to entering into a site plan agreement.

The Owner must consult with the Legal Department to explore the possibility of reacquiring Block 23 of Registered Plan 65M-3398 from the City for the purpose of providing landscape detail and screening for the said institutional use. Should the Owner reacquire the said block, the site plan, landscape plan and site servicing and grading plans will be amended to the satisfaction of the City of Vaughan and the Region of York. Should the Owner not reacquire the said block from the City, additional landscape treatment and screening shall be provided within the said block at the Owner's expense, to the satisfaction of the Urban Design Department.

Therefore, Staff recommends approval of Site Development Application DA.01.013 to facilitate the proposed institutional development, subject to conditions. Should the Committee concur, the Recommendation can be adopted.

#### Attachments

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

**Report Prepared By:** Jason Sheldon, Planner 1, ext. 8320  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

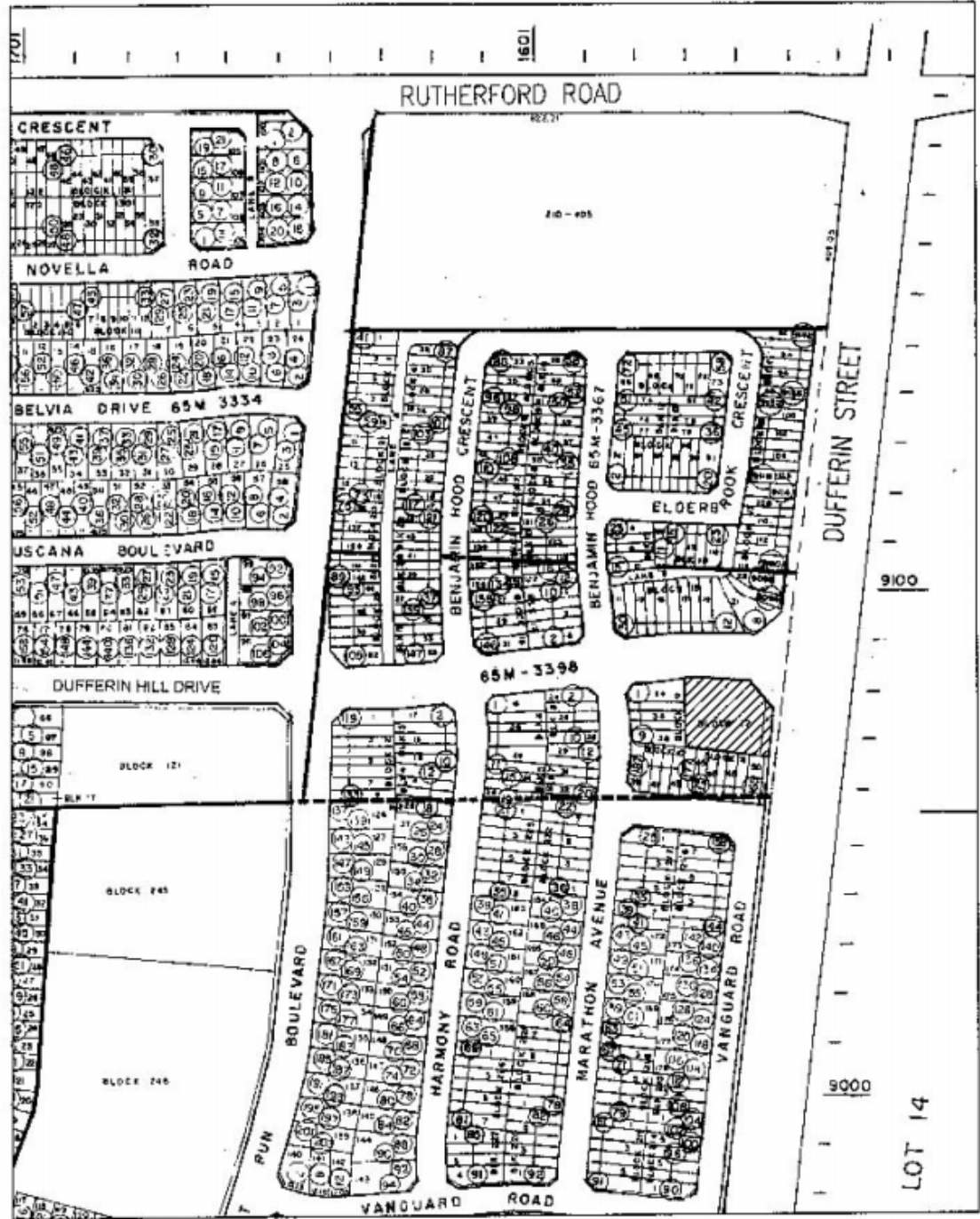
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning


/LG

R\WORKING\sheldonj\Dufferinhillprop.cw.DOC

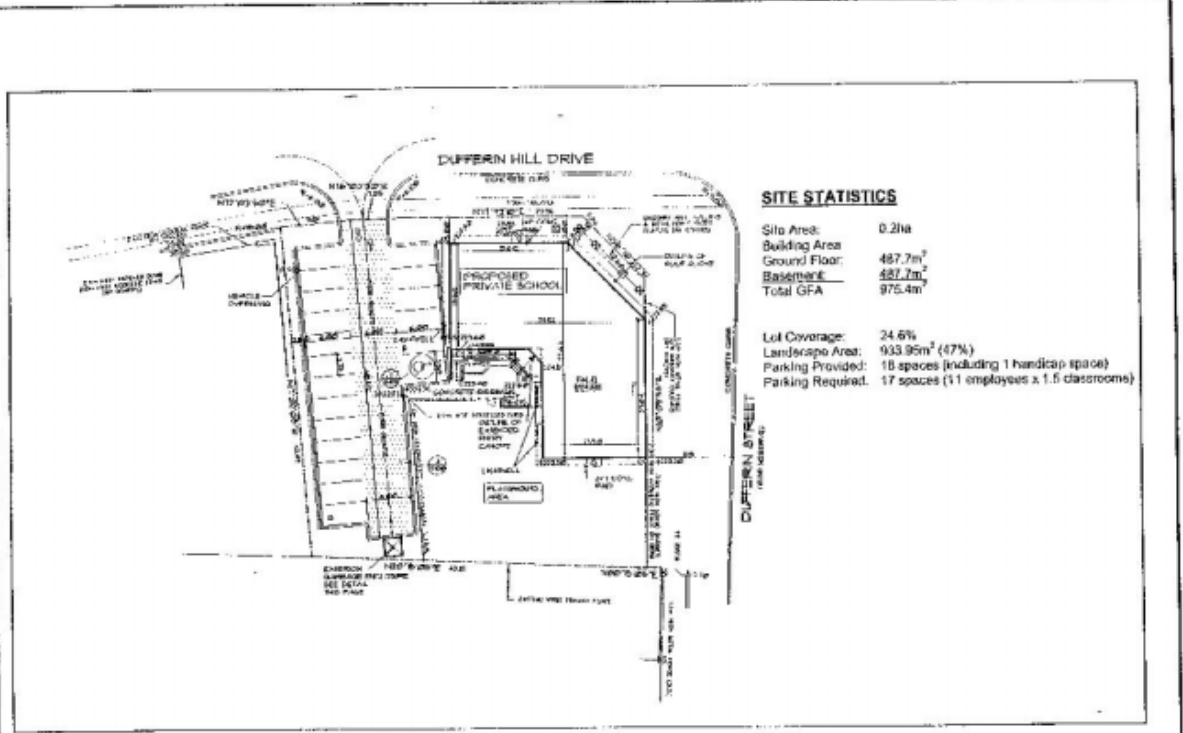


ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
DA.01.013	LOCATION:
	PART LOT 15 CONC. 3

 SUBJECT LANDS  
CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE:	01/02/20
SCALE:	NOT TO SCALE
APPLICANT:	DUFFHILL PROPERTIES INC.



**SITE STATISTICS**

Site Area:	0.2ha
Building Area:	
Ground Floor:	487.7m <sup>2</sup>
Basement:	487.7m <sup>2</sup>
Total GFA:	975.4m <sup>2</sup>
Lot Coverage:	24.6%
Landscape Area:	933.95m <sup>2</sup> (47%)
Parking Provided:	18 spaces (including 1 handicap space)
Parking Required:	17 spaces (11 employees x 1.5 classrooms)

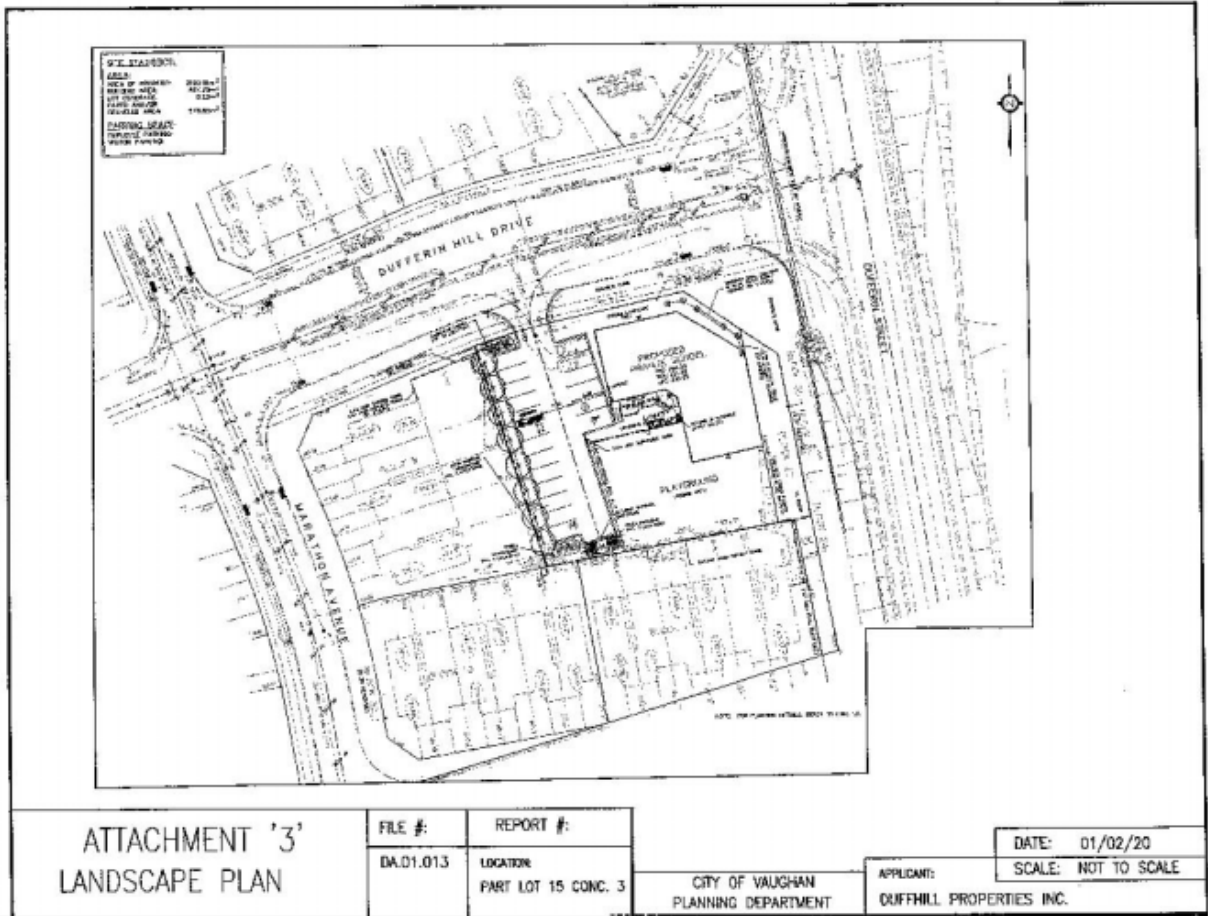
ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:
DA01.013	LOCATION: PART LOT 15 CDNC. 3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
DIFFHILL PROPERTIES INC.

DATE:	01/02/20
SCALE:	NOT TO SCALE



**ATTACHMENT '3'**  
**LANDSCAPE PLAN**

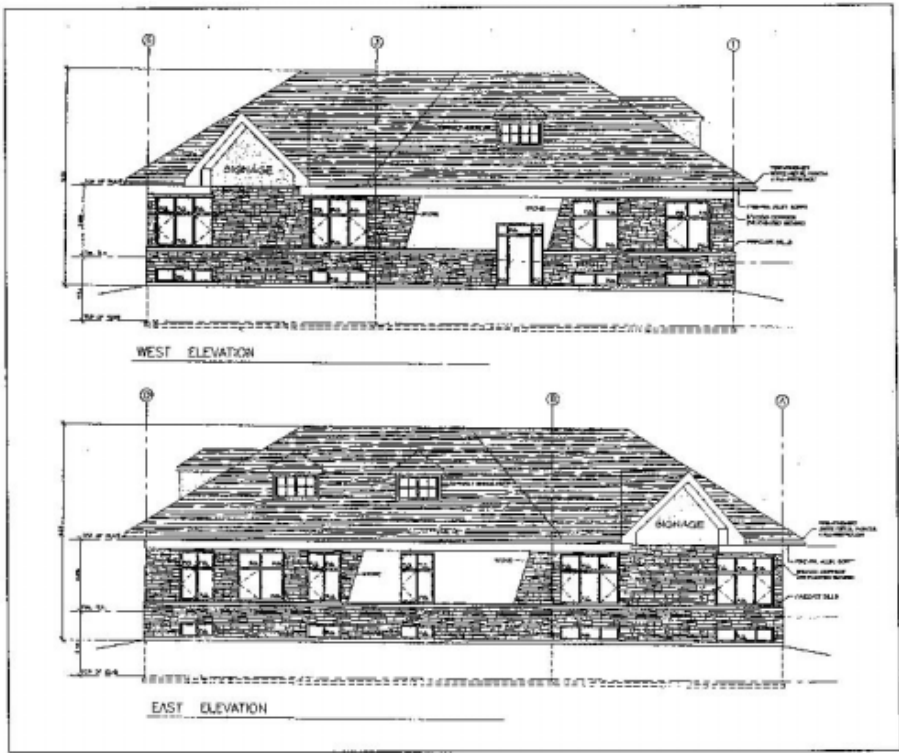
<b>FILE #:</b>	<b>REPORT #:</b>
DA.01.013	LOCATION PART LOT 15 CONC. 3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

**APPLICANT:**  
DUFFHILL PROPERTIES INC.

<b>DATE:</b> 01/02/20
<b>SCALE:</b> NOT TO SCALE





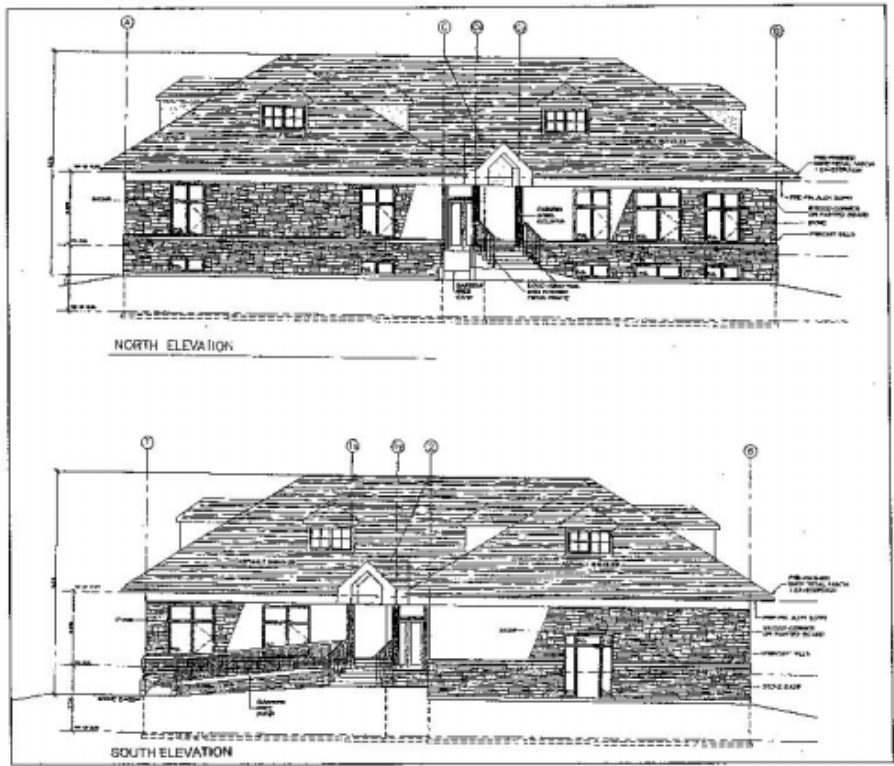
ATTACHMENT '4'  
ELEVATIONS

FILE #:	REPORT #:
DA.01.013	LOCATION: PART LOT 15 CONC. 3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

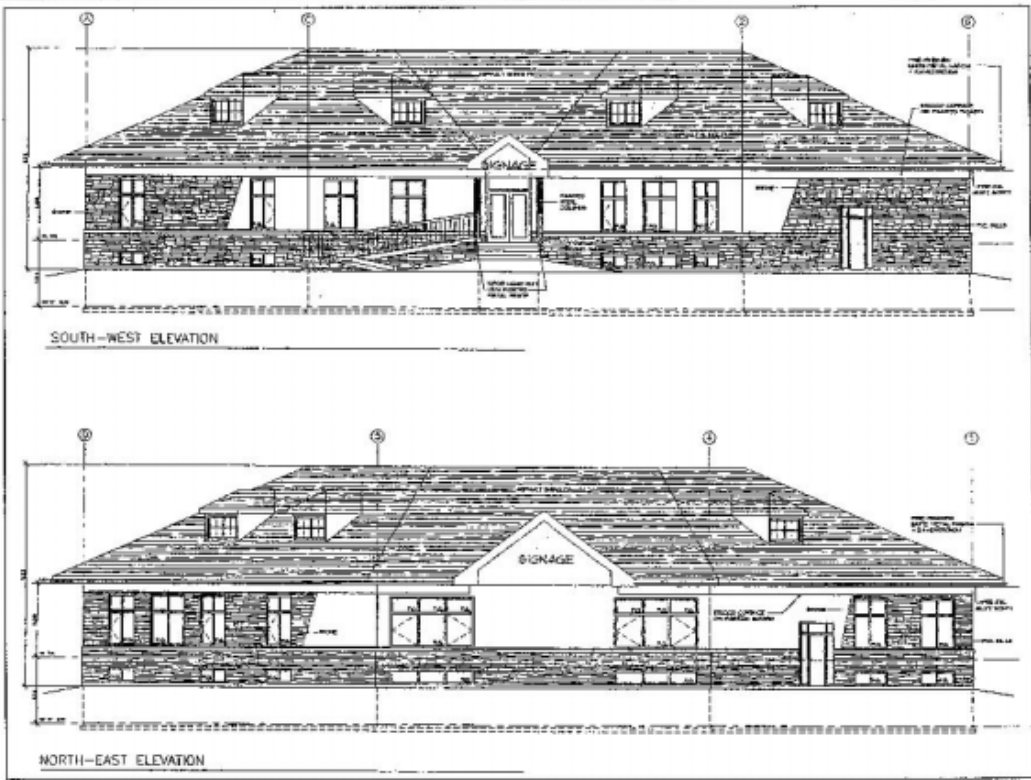
APPLICANT:  
DUFFHILL PROPERTIES INC.

DATE: 01/02/20  
SCALE: NOT TO SCALE



ATTACHMENT '5'  
ELEVATIONS

FILE #:	REPORT #:	DATE:	01/02/20
DA.01.013	LOCATION:	CITY OF VAUGHAN	SCALE: NOT TO SCALE
	PART LOT 15 CONC. 3	PLANNING DEPARTMENT	APPLICANT:
			DUFFHILL PROPERTIES INC.



ATTACHMENT '6'  
ELEVATIONS

FILE #:	REPORT #:
DA.01.013	LOCATION: PART LOT 15 CONC. 3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
DUFFHILL PROPERTIES INC.

DATE: 01/02/20  
SCALE: NOT TO SCALE