

**COMMITTEE OF THE WHOLE   FEBRUARY 18, 2002**

**SITE DEVELOPMENT FILE DA.01.069  
RODRIGUEZ HOLDING CORP./WOODBIDGE PRIVATE SCHOOL**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.069 (Rodriguez Holding Corp./Woodbridge Private School) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - a) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
  - b) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering and Urban Design Departments;
  - c) the final on-site vehicular circulation shall be approved by the Engineering Department;
  - d) the final landscape plan and cost estimate shall be approved by the Urban Design Department;
  - e) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc. and the Planning Department;
  - f) the requirements of the Region of York Transportation and Works Department are satisfied;
  - g) the geotechnical report and all requirements of the Toronto and Region Conservation Authority be met, and any amendments to the plan be made as necessitated by their review;
  - h) the Owner shall submit a detailed tree assessment, and woodlot edge management plan to the satisfaction of the Urban Design Department; and
  - i) the Owner shall provide the City with a Record of Site Condition which has been acknowledged by a Provincial Officer of the Ontario Ministry of Environment, referring to the applicant's request to the Ministry of Environment seeking concurrence on the acceptability of the adoption of Table A criteria and leaving fill with rubble on site.
2. That the site plan agreement contain the following provisions:
  - a) the Owner shall 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;
  - b) the Owner shall enter into an agreement regarding the designated woodlot on the property with the City of Vaughan, pursuant to the provisions of OPA 600 and in accordance with the Woodlot Front-ending Agreement;

- c) that prior to issuance of a building or foundation permit, the provisions of Condition 1(i) above shall be satisfied;
- d) the Owner convey the valleylands to the Toronto and Region Conservation Authority free of all costs and encumbrances; and
- e) the Owner shall make the necessary provisions to connect to the development to full municipal services, when available.

### **Purpose**

On September 4, 2001, the Owner submitted a site development application for a private school, having a total gross floor area of 2208m<sup>2</sup> on the front portion of the subject property, with the rear portion remaining as a woodlot.

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

The site is located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, being Part 2 on Plan 64R-5677 (9909 Pine Valley Drive), in Part of Lot 20, Concession 6, City of Vaughan. The 4.025 ha site has 100.68m frontage on Pine Valley Drive, and 403m depth. The detached dwelling located on the property has recently been relocated. The site is currently vacant and contains approximately 3.5 ha of woodlands and valleylands. The surrounding land uses are:

- North - Rural Residential subdivision (RR Rural Residential Zone)
- South - woodlot (Regional ANSI)/ valleylands (A Agricultural Zone, OS4 Open Space Woodlot Zone, under appeal)
- East - woodlands (Regional ANSI), OS4 (Open Space Woodlot Zone, under appeal)
- West - Pine Valley Drive: Kortright Centre for Conservation (OS2 Open Space Park Zone)

### **Official Plan**

The subject lands are designated "Valleylands" and "Tableland Woodlot" by OPA 600. Section 5.11.1.4i states that the City shall provide for the acquisition of designated woodlots and buffer areas through a front-ending agreement. All landowners developing lands within the Urban Areas of OPA 600 are required to enter into this agreement to facilitate the long term protection of woodlands. The valleyland limits have also been defined and are to be protected.

An area of approximately 0.6ha, located outside of the valleyland and woodland areas, is the area where the private school is proposed to be built. The proposed use conforms to the Official Plan.

### **Zoning**

The subject lands are zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The proposed development is to occur in the A Zone and conforms to the requirements of By-law 1-88 for Institutional Uses. By-law 490-2001, which zones the woodlot portion of the property as OS4 Open Space Woodlot Zone, is under appeal at the Ontario Municipal Board.

### **Site Design**

The school building, having a gross floor area of 2208.6m<sup>2</sup>, is to be situated on the westerly portion of the property fronting on Pine Valley Drive. The parking area for 21 cars, is located to the front (west) and north of the building, and the septic field is to the south of the building. No buildings or structures are proposed in the valleylands or the woodlot in the eastern portion of the property.

## Elevations

The proposal is for a 2208.6m<sup>2</sup> one-storey schoolhouse built into the hill which slopes down from Pine Valley Drive, creating a rear walk-out at grade. The building is proposed to be coloured stucco with metal roofing. The west (front) elevation shows a covered entranceway with a metal canopy and columns and a decorative bell tower.

Staff are generally satisfied with the proposed building elevations. The final elevations shall be to the satisfaction of the Community Planning & Urban Design Departments.

## Access and Traffic

The existing access to the property is to be used for the proposed development. The access consists of a semi-circular drive with two access points onto Pine Valley Drive. The Region of York Transportation and Works Department and the Engineering Department must approve the access points and traffic circulation as a condition of site plan approval.

## Parking

Based on By-law 1-88, parking is to be provided at a ratio of 1.5 spaces/teaching classroom. The required parking is 21 spaces, and the application proposes 21 spaces, including 1 for the physically challenged.

## Servicing/Utilities

The applicant proposes to service the site with private well and septic system for water and sanitary servicing. The Owner has submitted engineering drawings to address servicing details, which must be approved to the satisfaction of the Engineering Department.

Full municipal servicing is not currently available in this area. There will be a provision in the site plan agreement for the site to be connected to full municipal services when they become available in this area.

## Landscaping

The landscape plan consists of a mix of coniferous, deciduous trees and shrubs along the west (front) property line. The final landscape plan and landscape cost estimate must be approved by the Urban Design Department.

## Environmental

There are a number of environmental aspects to be considered, including the woodlot which is a Regional Area of National and Scientific Interest (ANSI), valleylands, and fill material that was placed on the property.

The woodlot is a designated tableland woodlot in OPA 600. Pursuant to these policies, the applicant will be required to enter into a separate agreement with the City dealing with the woodlot.

There are two valley and stream corridors which traverse the property. The main corridor bisects the property (north/south) between the development area and the woodlot, and the second tributary runs through the woodlot further to the east.

The limits of the tableland woodlot and valleylands have been determined to the satisfaction of the City and the TRCA, and the valleylands will be conveyed to the TRCA.

Approximately 4m of fill material has been placed on the property, in the area of the proposed development. In accordance with the City's Contaminated and Potentially Contaminated Sites Policy, the applicant has submitted Phase 1 and 2 Environmental Site Assessment (ESA) reports, and has completed remediation of the fill material which contained exceedences of the Ministry of Environment Guidelines. Geotechnical reports have also been submitted to determine the stability of the fill material.

The fill placed on site has altered to the natural valleylands, which may result in stream bank erosion along the watercourse. A natural channel rehabilitation of the valleylands will be required to maintain the watercourse in its current location.

The Phase 1 and 2 ESA reports, and the remediation process, has been reviewed by the City's peer reviewer. The peer reviewer has advised the City that the applicants have demonstrated that the post remediation condition meets Ministry of Environment Guidelines for Table A (residential parkland, potable) criteria. The peer reviewer recommends that the applicant should seek concurrence from the Ministry of Environment on the adoption of Table A criteria versus Table F background, criteria, and on leaving soil with rubble in site. The conditions reflect the recommendations of the peer reviewer.

The final Geotechnical report and accompanying natural channel rehabilitation must be approved to the satisfaction of the City and the TRCA.

Staff are satisfied that the environmental matters can be adequately addressed through the recommended conditions of approval.

### **Conclusion**

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and can recommend approval of the application subject to conditions.

Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

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

### **Report prepared by:**

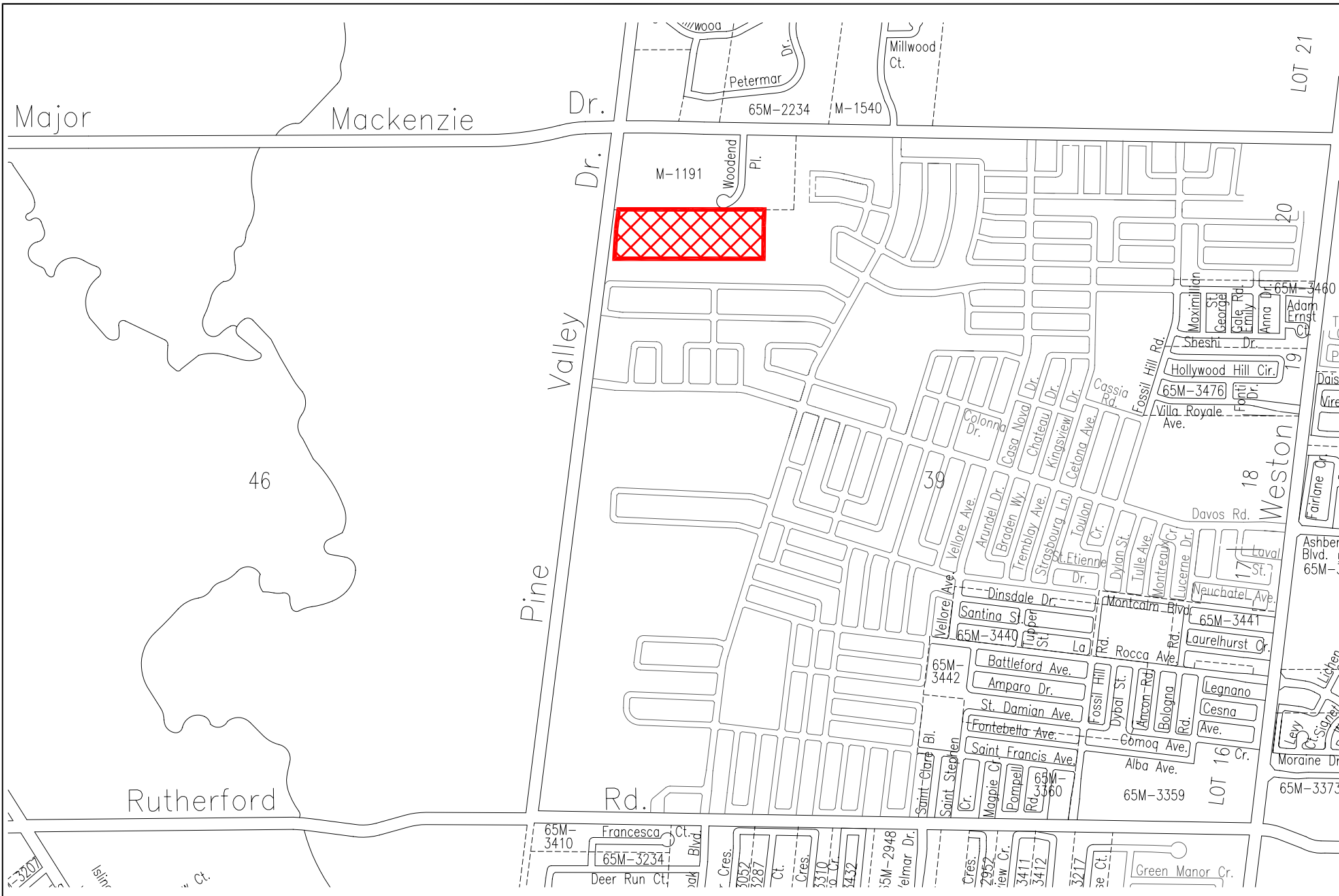
Karen Antonio-Hadcock, Planner 1, ext. 8630  
Eric Taylor, Senior Planner, Environmental, ext. 8214  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

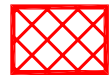
JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
DA.01.069	LOCATION: PART LOT 20, CONC. 6

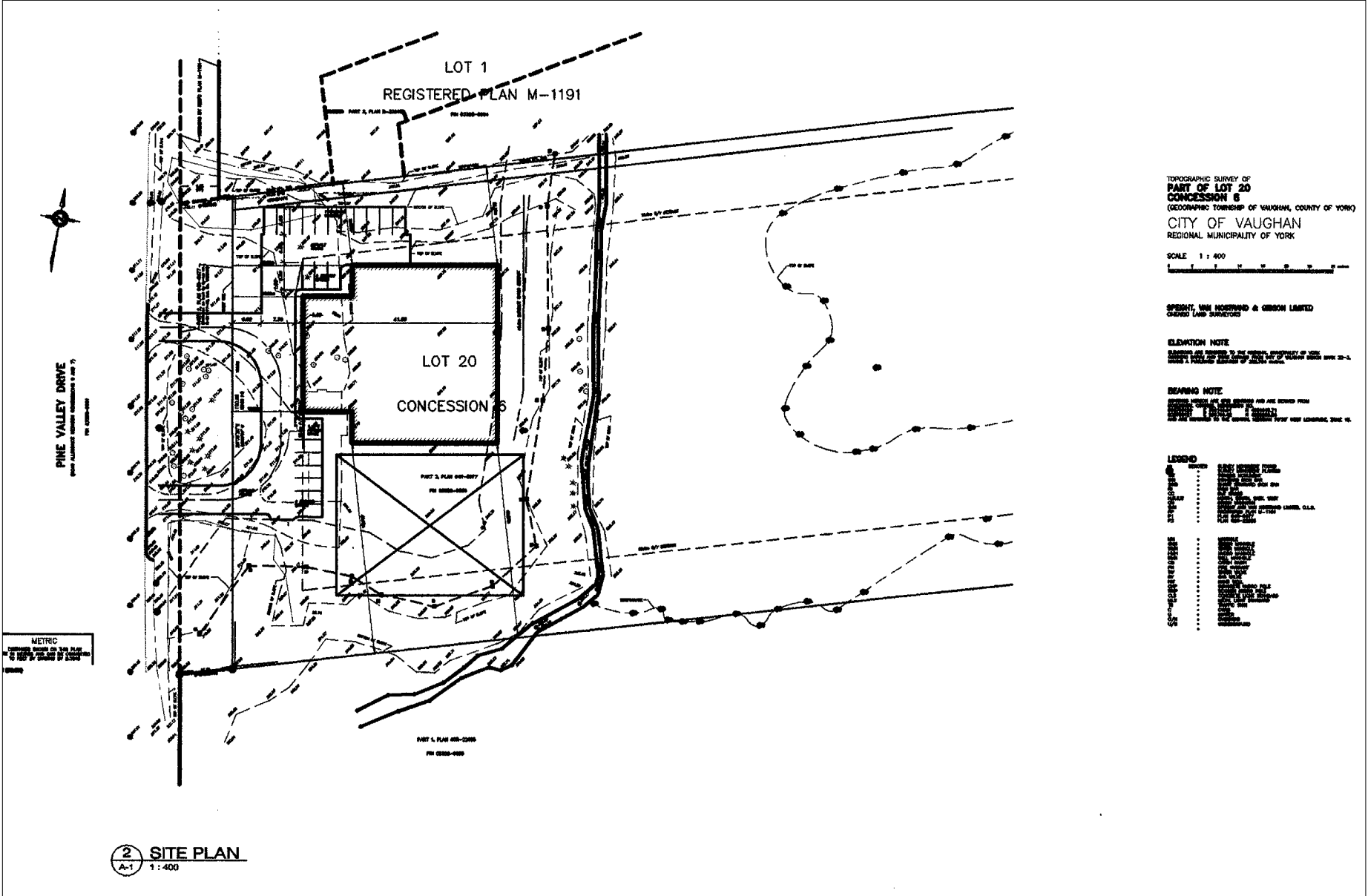


SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
RODRIGUEZ HOLDING CORP.

DATE:	09/13/2001
SCALE:	NOT TO SCALE



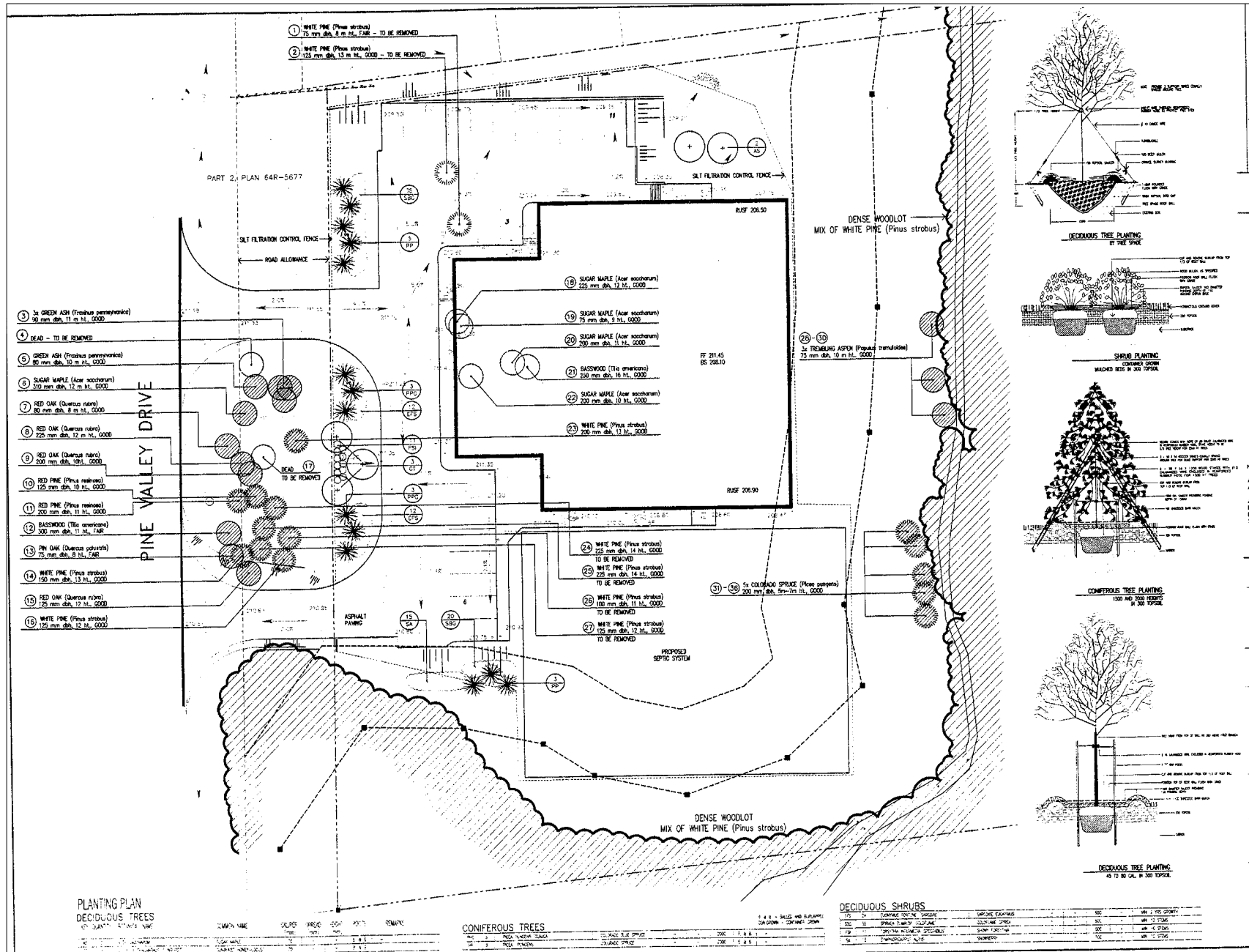
ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:
DA.01.069	LOCATION: PART LOT 20, CONC. 6

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
RODRIGUEZ HOLDING CORP.

DATE:	09/13/2001
SCALE:	NOT TO SCALE



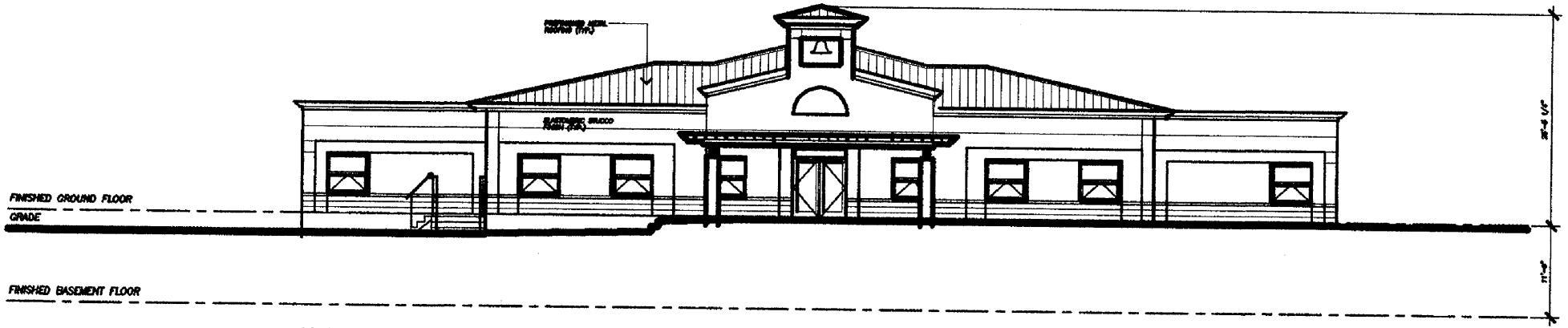
# ATTACHMENT '3' LANDSCAPE PLAN

FILE #: DA.01.069  
REPORT #: PART LOT 20, CONC. 6

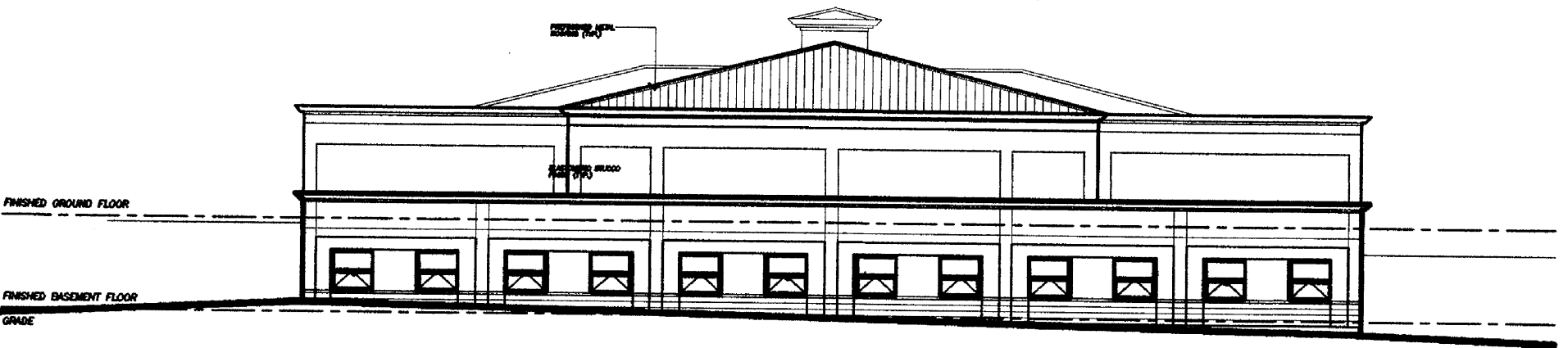
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
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DATE: 09/13/2001  
SCALE: NOT TO SCALE



**WEST ELEVATION ( FRONT )**  
 SCALE - 1/8"=1'-0"



**EAST ELEVATION**  
 SCALE - 1/8"=1'-0"

ATTACHMENT '4' ELEVATIONS	FILE #:	REPORT #:	DATE: 09/13/2001
	DA.01.069	LOCATION: PART LOT 20, CONC. 6	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: RODRIGUEZ HOLDING CORP.