

COMMITTEE OF THE WHOLE JUNE 17, 2002

SITE DEVELOPMENT FILE DA.02.026 **THORNHILL COUNTRY CLUB**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.026 (Thornhill Country Club) BE APPROVED, provided that prior to the execution of the site plan agreement:

- i) the final site plan and building elevations 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; and,
- iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

Purpose

On March 26, 2002, the Owner submitted a Site Development Application to permit the construction of a one-storey, 892m² maintenance building within the existing golf course.

Background - Analysis and Options

The site is located on the west side of Yonge Street and north of Mill Street (7994 Yonge Street), in Part of Lots 31, 32, and 33, Concession 1, City of Vaughan.

In a letter dated August 15, 2001, the Toronto and Region Conservation Authority provided comments to the applicant regarding the relocation of the maintenance building. The following is a summary of that letter:

- the existing building being used for storage and maintenance is located within the Fill Regulated Area of the Don River and in close proximity to the top of bank associated with the valley wall; and,
- TRCA Staff is in support of the club constructing a new maintenance facility away from the valley corridor and incorporating appropriate environmental mitigation design techniques.

To address the TRCA's concerns, the new location of the maintenance building is outside the Don River valley corridor, adjacent to the 16th fairway. It is sited to maximize the golf club's ability to access all 18 holes and to minimize the number of cart path crossings over the fairways, thereby reducing the risk of staff and member injury.

Official Plan

The subject lands are designated "*Parkway Belt West*" by OPA #210 (Thornhill-Vaughan Community Plan). The "Special Complimentary Use Area" provisions in the Parkway Belt West Plan recognizes the golf course and permits associated buildings and structures. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by By-law 1-88, which permits golf courses. The proposed maintenance building is an accessory component of the golf course to ensure daily operation. The proposed development meets the requirements of the Zoning By-law.

Site Design

The site plan consists of an 892m² maintenance building, including a fuel and equipment cleaning station and 32 staff parking spaces. The building would contain the offices, equipment (i.e. lawnmowers and fertilizer spreaders) and materials (i.e. fertilizers, pesticides and aggregates) required to maintain the golf course.

The building is rectangular in shape and oriented in an east/west direction. The building is situated in an open area within a stand of mature vegetation, which fully screens the building in all directions. The nearest residential zone is 94.42m (308.4ft) directly south of the building.

Three soil bins, including a concrete apron, are located to the west of the building, with the fuel and equipment cleaning station and garbage pick-up area located to the northeast. The offices are located on the east side of the building, with direct access to the parking lot.

The garbage bin is screened by a 1.8m high wood-paneled enclosure, with the container being emptied once every two weeks during the golf season, and once every four weeks during the off-season. The fuel island consists of two above-ground storage tanks (1000L capacity for diesel and unleaded), with refueling occurring once per month and as required during the off-season.

Generally, the materials (i.e. fertilizers, pesticides and aggregates), including equipment servicing and parts delivery required to maintain the golf course, will be delivered as needed between the hours of 8:00 AM and 2:00 PM, Monday through Friday. There are 30 staff working on site from May to September, with 18 staff working from September to May. Staff work between the hours of 6:00 AM and 3:00 PM, Monday to Friday, and 5:30 AM to 10:00 AM on weekends.

Parking/Access

Vehicle access to the maintenance building is located at the southeast corner of the maintenance site, and connects to a 6m wide, two-way access road on Mill Street. The landscaped access road runs along a portion of the south limits of the golf course, parallel to the rear yards of the adjacent residential community.

There are three golf cart path connections leading from the maintenance building area into the golf course, two on the north side and one at the south side of the site.

By-law 1-88 requires 30 parking spaces (3.3 spaces/100m² G.F.A.), whereas 32 spaces, including 1 barrier-free space, are provided. There are 19 parking spaces along the east lot line of the site, with direct access to the offices, with the remaining 13 spaces located along the west lot line.

Building Elevations

The one-storey building, including the pitched roof, is comprised of green steel cladding. The south and west elevations consist of 7 and 2 overhead doors, respectively. The north elevation consists of 7 overhead doors, two staff access doors, and two double-glazed windows in aluminum frames. The east elevation consists of one staff access door with direct access to the parking area.

Landscaping

The landscape plan identifies the stands of mature vegetation on the west, south and north sides of the maintenance building, all of which are to be maintained. Additional landscaping, consisting of a mix of deciduous and coniferous trees, shrubs and bushes, is proposed along the north, south and west elevations, specifically adjacent to the three golf cart paths and the vehicle access point.

Servicing

The Engineering Department is reviewing the servicing proposals to either:

- a) install a holding tank east of the maintenance building with a capacity of 85,000L of water for fire protection of the building, with the potable water being drawn from Mill Street; or,
- b) connect to the municipal water at Thornbank Road through the Donohue Road easement, for fire protection of the building and potable water.

The Owner has submitted site servicing plans in support of options (a) and (b) noted above, including the proposed septic bed directly south of the site. Grading plans and a stormwater management report have also been submitted to address the proposed storm water management pond directly north of the site, which must be approved by the Engineering Department.

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

Conclusion

Staff has reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have found the proposal to conform. The maintenance facility is accessory to the golf course, and is located in an open area within a stand of mature vegetation, which fully screens the building in all directions. The facility is located 94.4 m from the nearest residence to the south. Staff consider the proposed elevations and landscaping to be satisfactory.

Therefore, Staff recommends approval of the Site Development Application to facilitate the proposed maintenance facility within the existing golf course, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Landscape Plan (maintenance building)

Report prepared by:

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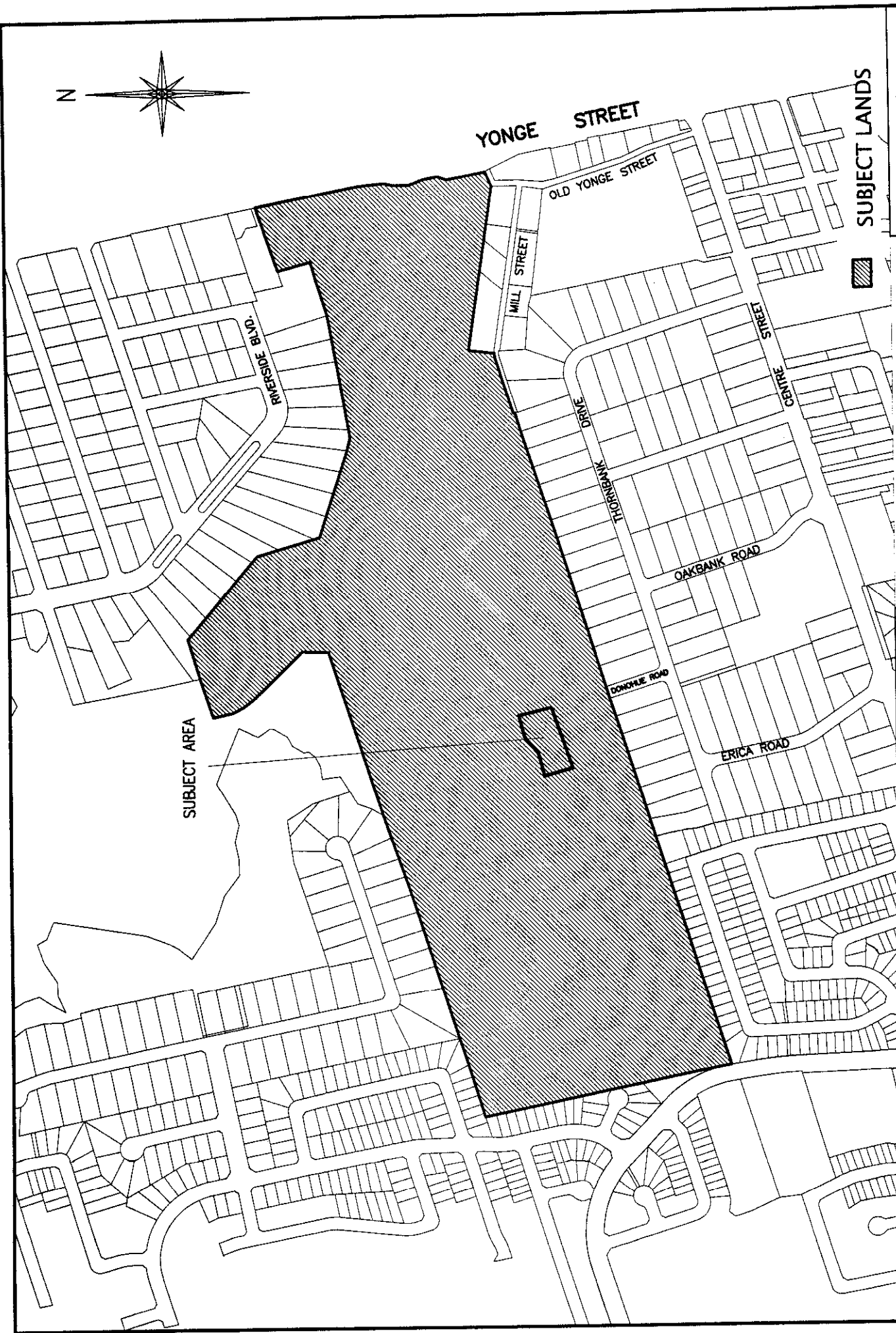
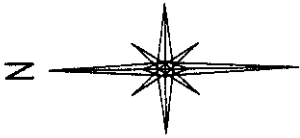
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP

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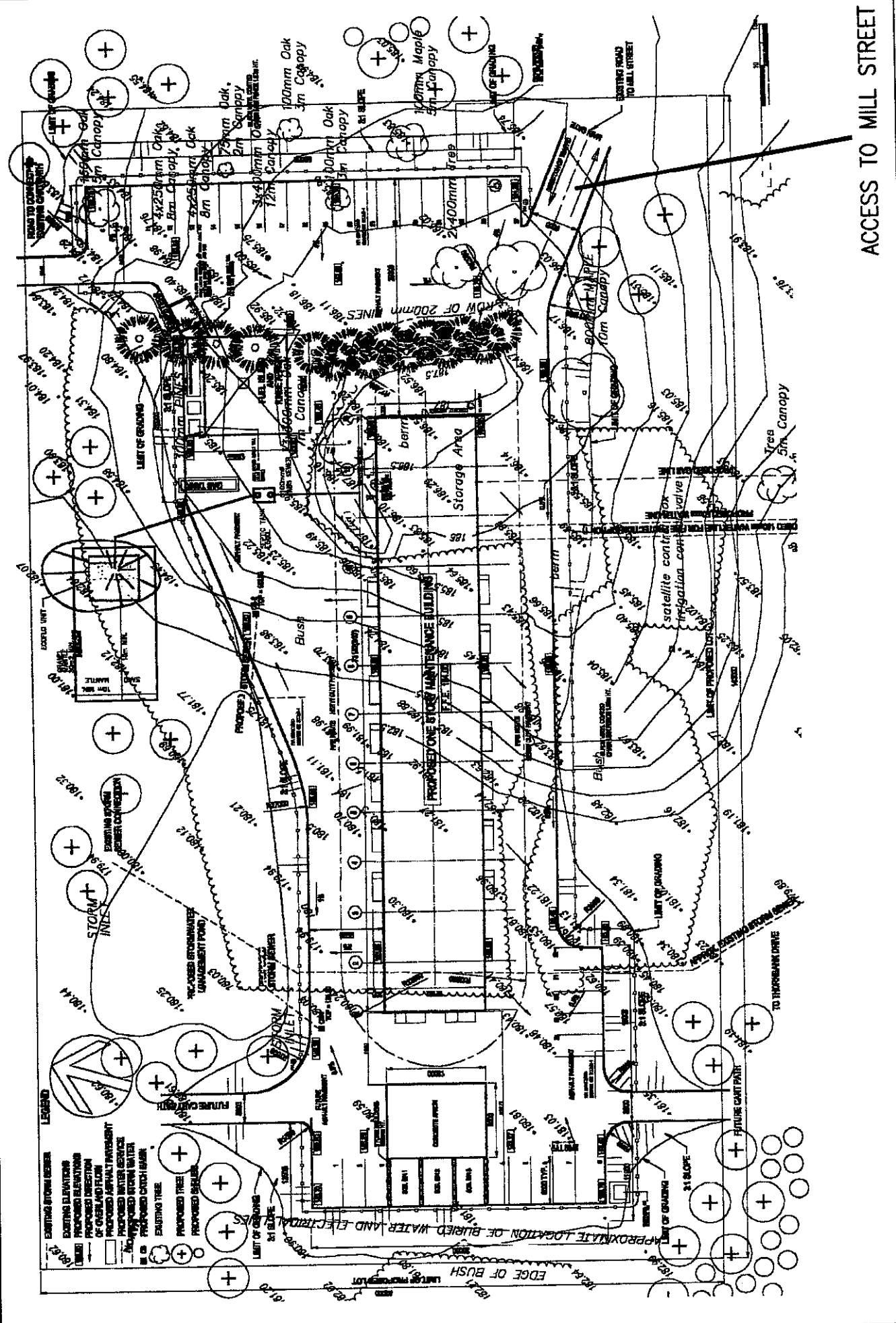
REPORT #:
LOCATION:
PT OF LITS 31, 32,
33, CONCESSION 1

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

THORNHILL COUNTRY CLUB

DATE: 06/04/2002
SCALE: NOT TO SCALE



ACCESS TO MILL STREET

DATE: 06/04/2002
 SCALE: NOT TO SCALE

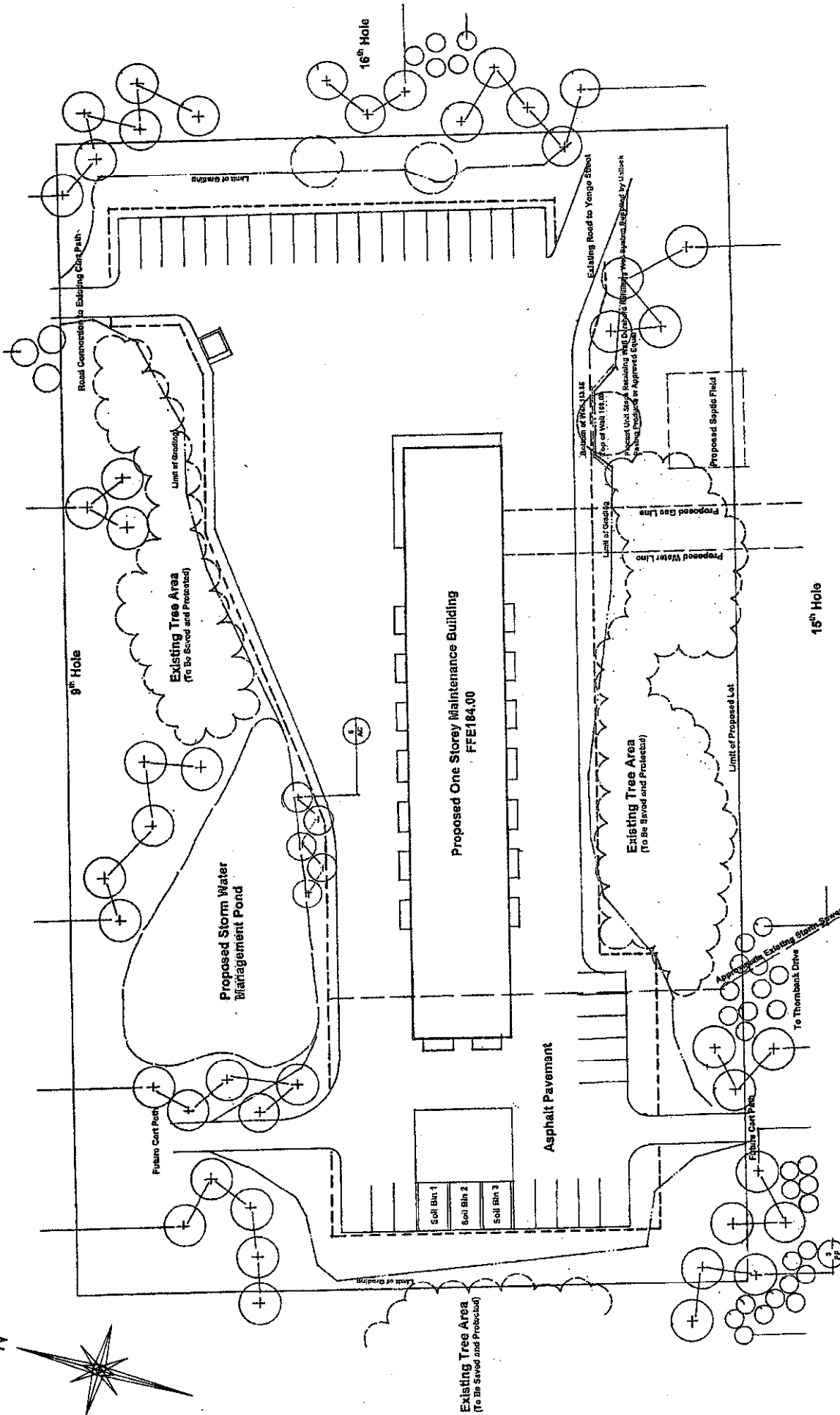
APPLICANT:
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 PT OF LIS 31, 32,
 33, CONCESSION 1

FILE #:
 DA.02.026

ATTACHMENT '2' SITE PLAN

THORNHILL COUNTRY CLUB



ATTACHMENT '3' LANDSCAPE PLAN

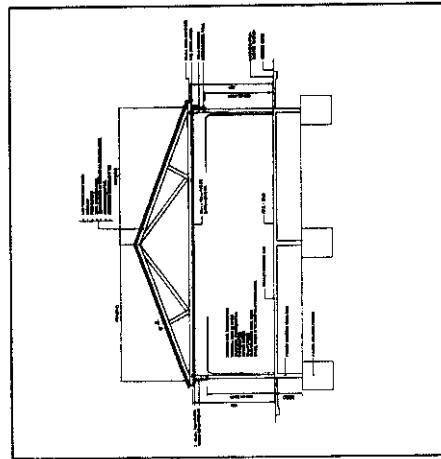
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LOCATION:
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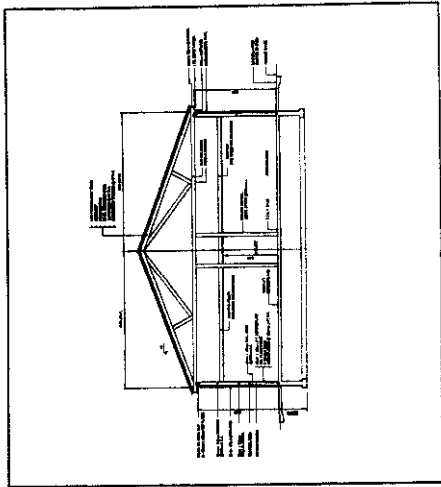
CITY OF VAUGHAN
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APPLICANT:
THORNHILL COUNTRY CLUB

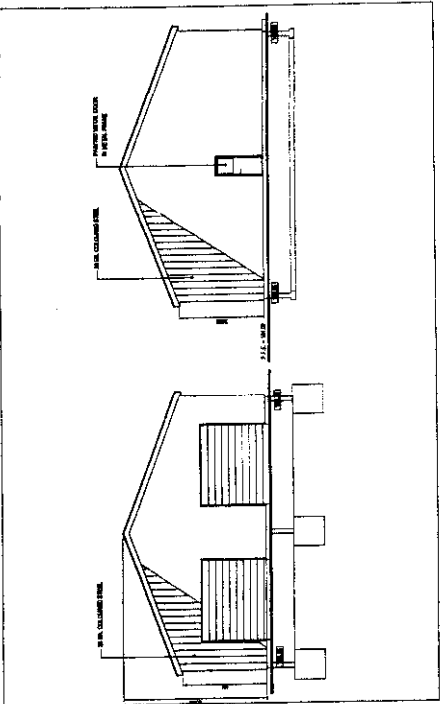
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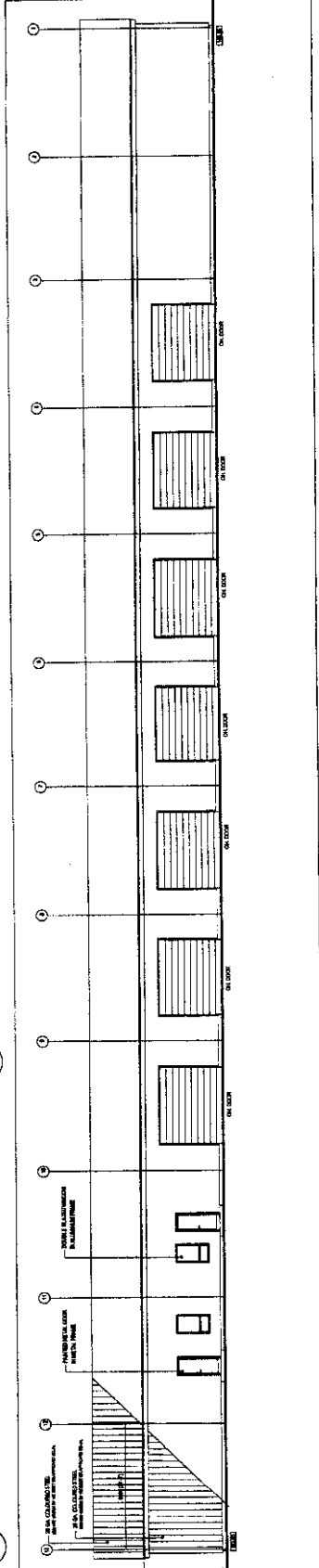
1 SECTION
SCALE 1/8" = 1'-0"



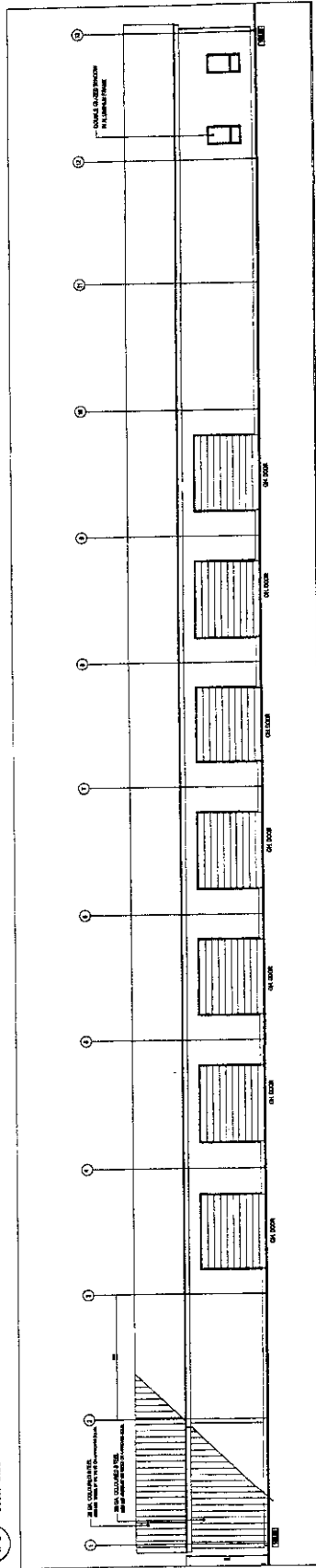
2 SECTION
SCALE 1/8" = 1'-0"



3 SIDE ELEVATIONS
SCALE 1/8" = 1'-0"



4 BACK ELEVATION
SCALE 1/8" = 1'-0"



5 FRONT ELEVATION
SCALE 1/8" = 1'-0"

<h1 style="text-align: center;">ATTACHMENT '4' ELEVATIONS</h1>		FILE #:	DA.02.026	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	THORNHILL COUNTRY CLUB
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