

**COMMITTEE OF THE WHOLE JULY 6, 2010**

**SITE DEVELOPMENT FILE DA.10.035  
SOLARIS HOLDINGS INC.  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.035 (Solaris Holdings Inc.) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning Department and the Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority.

**Contribution to Sustainability**

The Owner advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) The use of low VOC (volatile organic compounds) will be built into components and finishing materials (linoleum flooring, wall coverings and polished concrete), which produce fewer off-gasses and are less hazardous to inhabitants;
- ii) Reduced flow plumbing fixtures, infra-red controlled plumbing fixtures and rain water collection and re-use;
- iii) High efficiency heating and cooling;
- iv) Additional shade trees and extended roof overhangs will provide natural cooling effects to the property;
- v) Operable classroom window units will provide natural ventilation;
- vi) A north-facing, 2-storey, glazed entrance will maximize natural light to the centre of the building without significant heat gain; and,
- vii) Motion sensors for light fixture activation, LED exterior lighting, and low energy light bulbs will reduce electricity consumption.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Site Development Application (File DA.10.035) to permit an overall 3,994 m<sup>2</sup>, 13-classroom private school (Royal Crest Academy) consisting of a 3,244m<sup>2</sup> expansion to an existing 750 m<sup>2</sup> private school in two phases, as shown on Attachment #3. The first phase is for the immediate construction of a 647 m<sup>2</sup> expansion on the south side of the existing school for 8 new classrooms. The second phase is for a 2,597 m<sup>2</sup> expansion that would include a gymnasium, a new atrium, 5 additional classrooms, and second storey administrative offices and washrooms. The Owner has assured the Development Planning Department that there will not

be additional student occupancy associated with this development. The proposed school expansion is to create additional floor area for an existing school that is currently lacking in space.

## **Background - Analysis and Options**

### **Location**

The 1.2 ha subject lands are located north of Rutherford Road, on the west side of Dufferin Street, in Part of Lot 17, Concession 3, City of Vaughan, as shown on Attachments #1 and #2.

### **Official Plan and Zoning**

The subject lands are designated "Valley Lands" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88. The proposed site development complies with the institutional requirements of the A Agricultural Zone of By-law 1-88.

### **Site Plan Review**

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #4, and #5 and is satisfied with the plans, subject to the Owner providing additional tree plantings on the property, to the satisfaction of the Development Planning Department. The Vaughan Engineering Department has reviewed the servicing, grading and storm water management plans, and the applicant will need to address their requirements to their satisfaction. Furthermore, the Toronto and Region Conservation Authority (TRCA) has been circulated the development proposal, which is located adjacent to a watercourse, and has no objections to the proposal. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the Vaughan Development Planning and Vaughan Engineering Departments, and the TRCA. A condition to this effect has been included in the recommendation of this report.

The proposed development requires 26 parking spaces by the Zoning By-law, whereas, the site plan shows 40 parking spaces.

### **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 are located on the west side of Dufferin Street, which is a Regional Road. The Region of York Transportation Services Department has been circulated the development proposal and, in a memorandum dated June 28, 2010, has no objections to the proposed Phase 1 and 2 developments of the property, subject to the Region's requirements for security to address the probability of mud tracking onto the Regional right-of-way during construction. The Region of York has notified the Owner that the development proposal will not require a Regional Site Plan Agreement; however, the Owner will be required to fulfill all requirements of the Region of York Transportation Services Department.

### **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #600, OPA #604, By-law 1-88, the comments from City Departments and external public agencies, and the area

context. The Vaughan Development Planning Department is satisfied that the proposed phased development for an expansion of an existing private school is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application (File DA.10.035).

**Attachments**

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

**Report prepared by:**

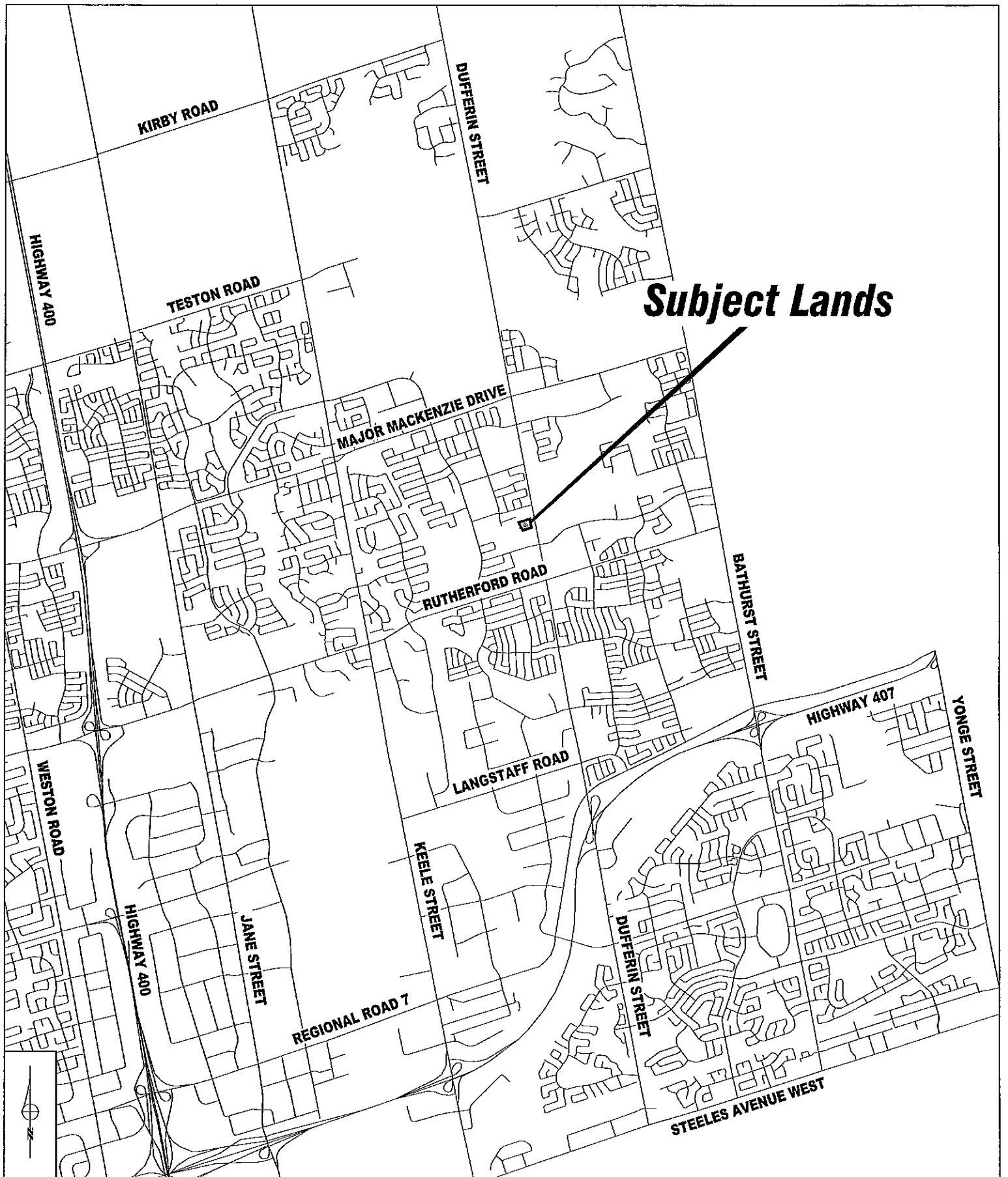
Stephen Lue, Planner, ext. 8210  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



## Context Location Map

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Solaris Holdings Inc.

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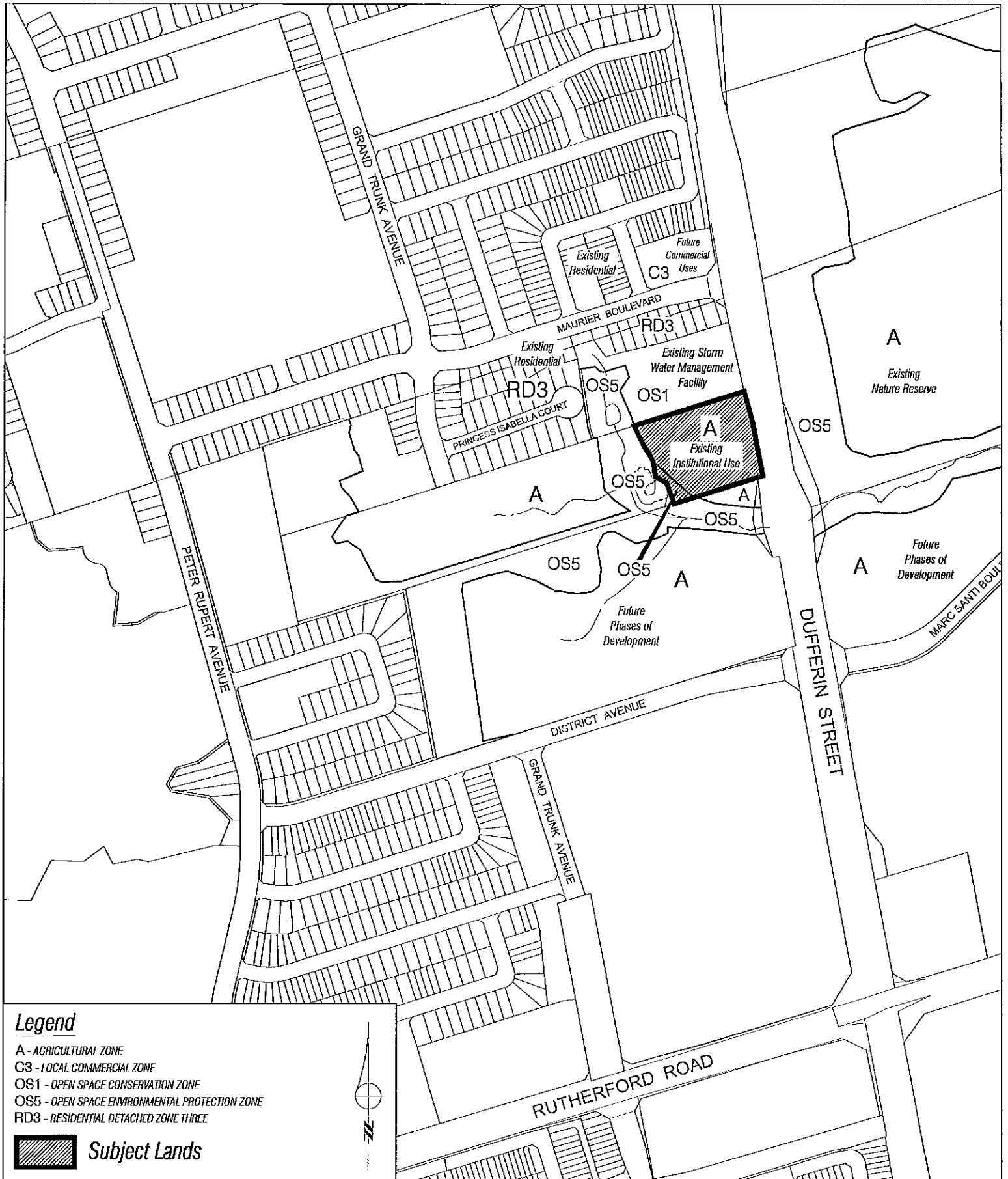
Development Planning Department

## Attachment

FILE:  
DA.10.035


DATE:  
June 09, 2010

1



**Legend**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE

 **Subject Lands**



**Location Map**

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Part Lot 17, Concession 3

APPLICANT:  
Solaris Holdings Inc.

REVISION: ATTACHMENTS\BA\de ID 035\atag



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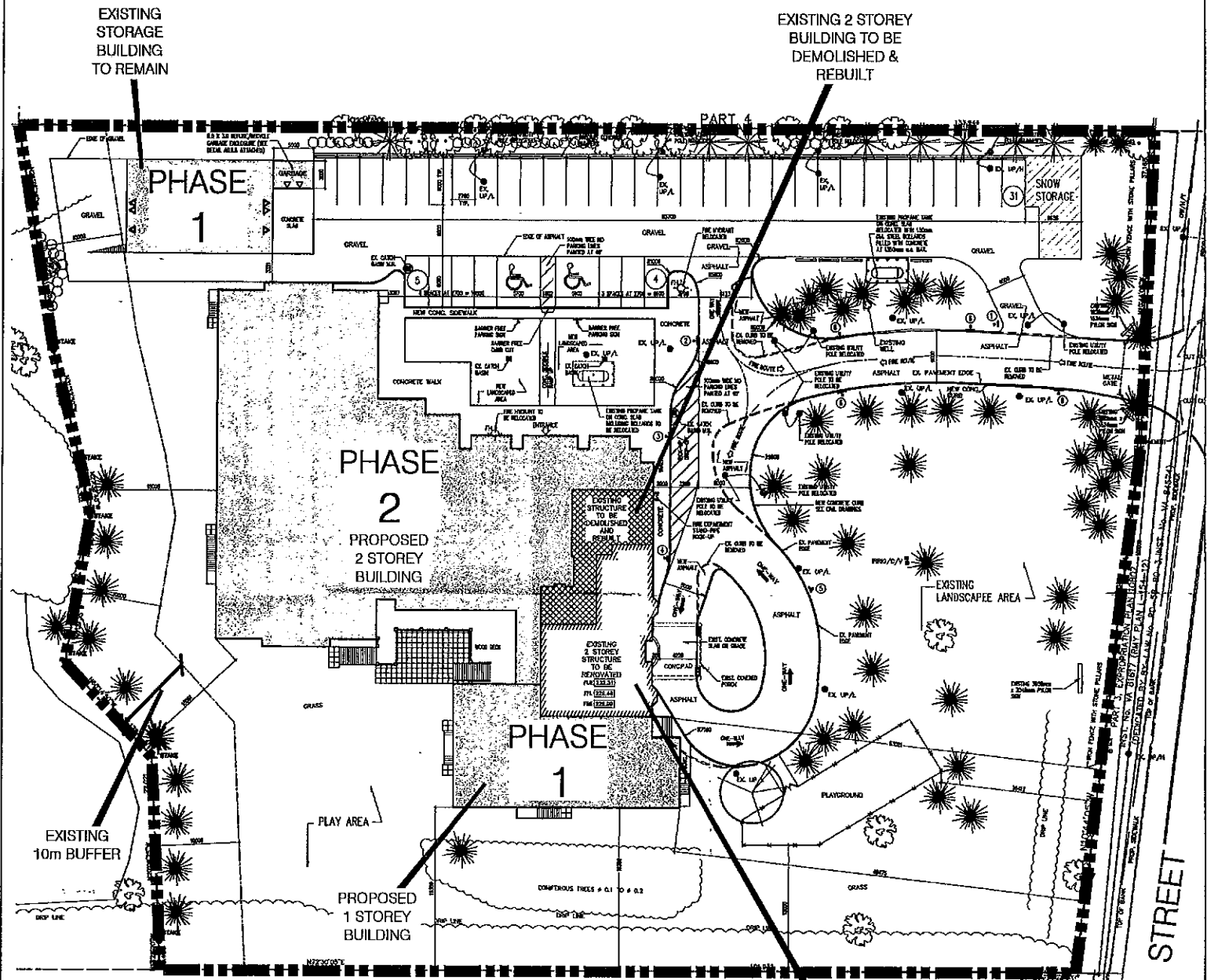
Development Planning Department

**Attachment**

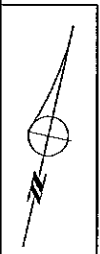
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**2**



Proposed Site Statistics	
Lot Area	12,202 m <sup>2</sup>
Total Lot Coverage:	18.2%
Existing School and Accessory Building	4.2%
Proposed Phase 1 and 2	14.0%
Total Building Area (GFA)	3,994 m <sup>2</sup>
Existing School	750 m <sup>2</sup>
Phase 1	647 m <sup>2</sup>
Phase 2	2,597 m <sup>2</sup>
Required Parking	26 spaces
Provided Parking	40 spaces
Landscaped Area	61%
Number of Classrooms	13
Day Nursery Employees	4



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SUBJECT LANDS

# Site Plan

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Solaris Holdings Inc.

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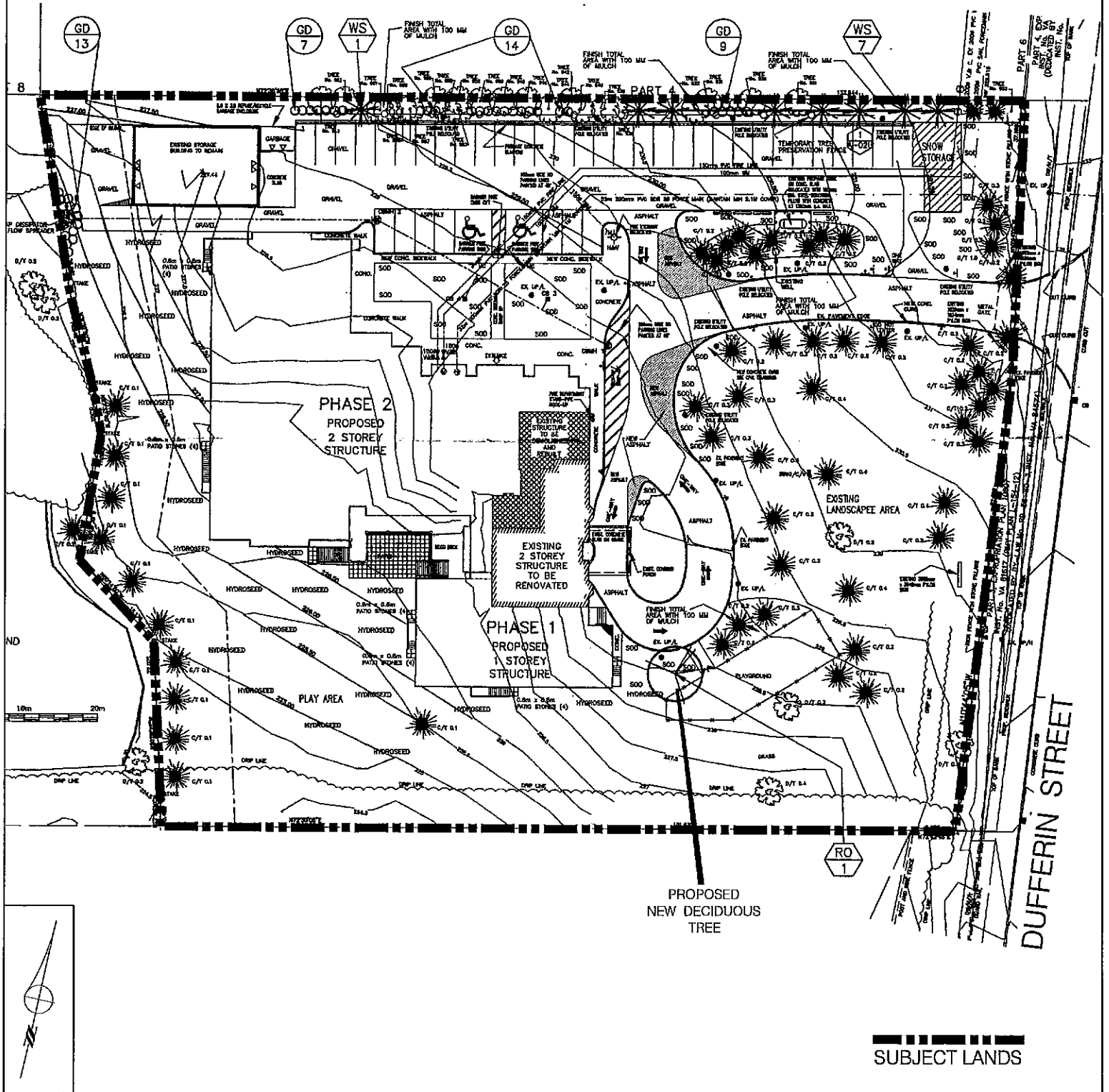
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FILE:  
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# 3



# Landscape Plan

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Solaris Holdings Inc.

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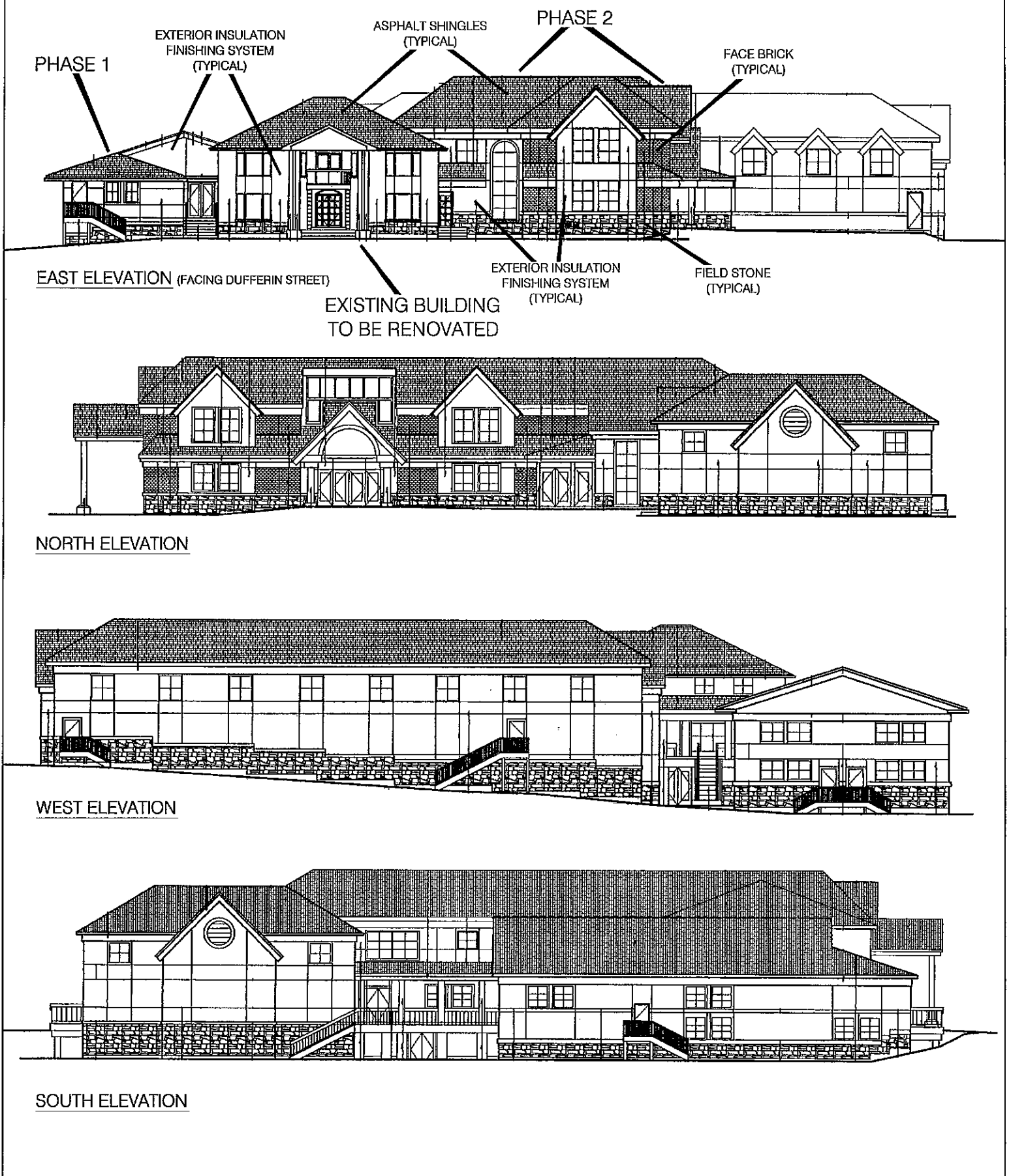
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# Building Elevations

LOCATION:  
Part Lot 17, Concession 3

APPLICANT:  
Solaris Holdings Inc.

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