

COMMITTEE OF THE WHOLE JUNE 4, 2001

SITE DEVELOPMENT APPLICATION MAPLE DOWNS GOLF & COUNTRY CLUB FILE: DA.01.018

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.01.018 (Maple Downs Golf and Country Club) BE APPROVED, subject to the following conditions:

1. Prior to the execution of the site plan agreement:
 - a) the final site plan and elevations shall be to the satisfaction of the Community Planning Department;
 - b) the final grading and drainage plans shall be to the satisfaction of the Engineering Department;
 - c) any requirements of the Region of York and Vaughan Hydro Distribution Inc. shall be satisfied; and
 - d) the servicing agreement between the City of Vaughan and the Owner shall be fully executed.
2. That the site plan agreement shall require that the Owner dedicate any required road widenings, daylight triangles, and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority.

Purpose

On February 20, 2001, the Owner submitted a site plan application to permit a 916.55 sq.m addition to the 2,268.89 sq.m clubhouse.

Maple Downs Golf and Country Club is a privately owned and operated Golf Club, which has been on the subject site since 1954. The proposed addition to the clubhouse is to provide further amenity space for the 325 members.

Background - Analysis and Options

Location

- East side of Dufferin Street, north of Teston Road (11101 Dufferin Street)
- Lots 28 & 29, Concession 2, City of Vaughan

Land Use Status

- Designation - "Rural Use Area" and "Valley and Stream Corridor" by OPA # 600
- Zoning - OS2 Open Space Park Zone by By-law 1-88

Site Description

- a 81 hectare rectangular-shaped site, with 815 m frontage on Dufferin Street
- on the Oak Ridges Moraine

- developed as private golf course
- the surrounding land uses are:

North - Area of Natural and Scientific Interest (ANSI) and Environmentally Significant Area (ESA) (M4 - Pits & Quarries Industrial Zone)

South - cemetery (A Agricultural Zone, and OS2 Open Space Park Zone)

East - estate residential (RR Residential Zone)

West - Dufferin Street; residential (R1 Residential Zone)

Official Plan and Zoning By-law

The subject lands are designated “Rural Use Area” and “Valley and Stream Corridor” by OPA #600. The subject lands are zoned OS2 Open Space Park Zone by By-law 1-88, which permits a number of recreational uses, including a golf course and associated structures. The proposed expansion conforms to the policies of the Official Plan and is permitted by the Zoning By-law.

Site Design

The site consists of a private golf course, club house, pro shop, and maintenance facility. The 81 hectare site has rolling topography, typical of the Oak Ridges Moraine, and mature landscaping. The designated woodland areas, Environmentally Significant Area (ESA), and Area of Natural and Scientific Interest (ANSI), identified by OPA #600 on portions of the golf course, are not impacted by the proposed addition.

The existing clubhouse is located at the southwest portion of the site, fronting on Dufferin Street with a single access to Dufferin. There are no changes proposed to the access or parking area. The existing parking area is situated to the east of the clubhouse and is screened from Dufferin Street with mature coniferous and deciduous trees.

Building Elevations

The proposed second-storey addition covers approximately half of the one-storey clubhouse. The addition consists of numerous grey shingled hip roof segments of varying heights and widths. The exterior finish is comprised mainly of glass windows, with some grey brick work throughout.

A large portion of the existing first storey roof is to be transformed into patio areas, with staircases to the new addition and the grounds on both the west and north portions of the site. Staff are satisfied with the proposed building design and elevations.

Parking

By-law 1-88 requires a minimum of 106 parking spaces, calculated at 3.3 parking spaces per 100 square metre of GFA, whereas 202 spaces have been provided, including 3 spaces for the physically challenged, thereby exceeding the required parking spaces.

Landscaping

Both the clubhouse and the addition will be screened by the mature landscaping on the site. The Department of Urban Design has advised that as the proposed addition will result in no changes to the mature and significant landscaping on the site, no further landscaping plans are required.

As this proposal is for an addition, the Real Estate Department has advised that cash-in-lieu of parkland dedication is not required.

Servicing

The subject lands have been serviced by septic system and two on-site wells (one for potable water and one for irrigation) since 1954. In February 2001, the septic system was replaced with a sewage pumping station, and has been connected to municipal sanitary sewer on Athabasca Drive (west side of Dufferin Street). The servicing agreement is in draft format with the Engineering Department, awaiting finalization and execution, at which time, the Engineering Department can approve the final site plan.

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

As Dufferin Street is a Regional road the owner shall satisfy any requirements of the Region of York.

Conclusion

Although the property is on the Oak Ridges Moraine, the application is not subject to the *Oak Ridges Moraine Protection Act, 2001*, as the Act does not include Site Plan Applications. Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the site can be appropriately developed, subject to the comments set out in this report. Should the Committee concur, the Recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

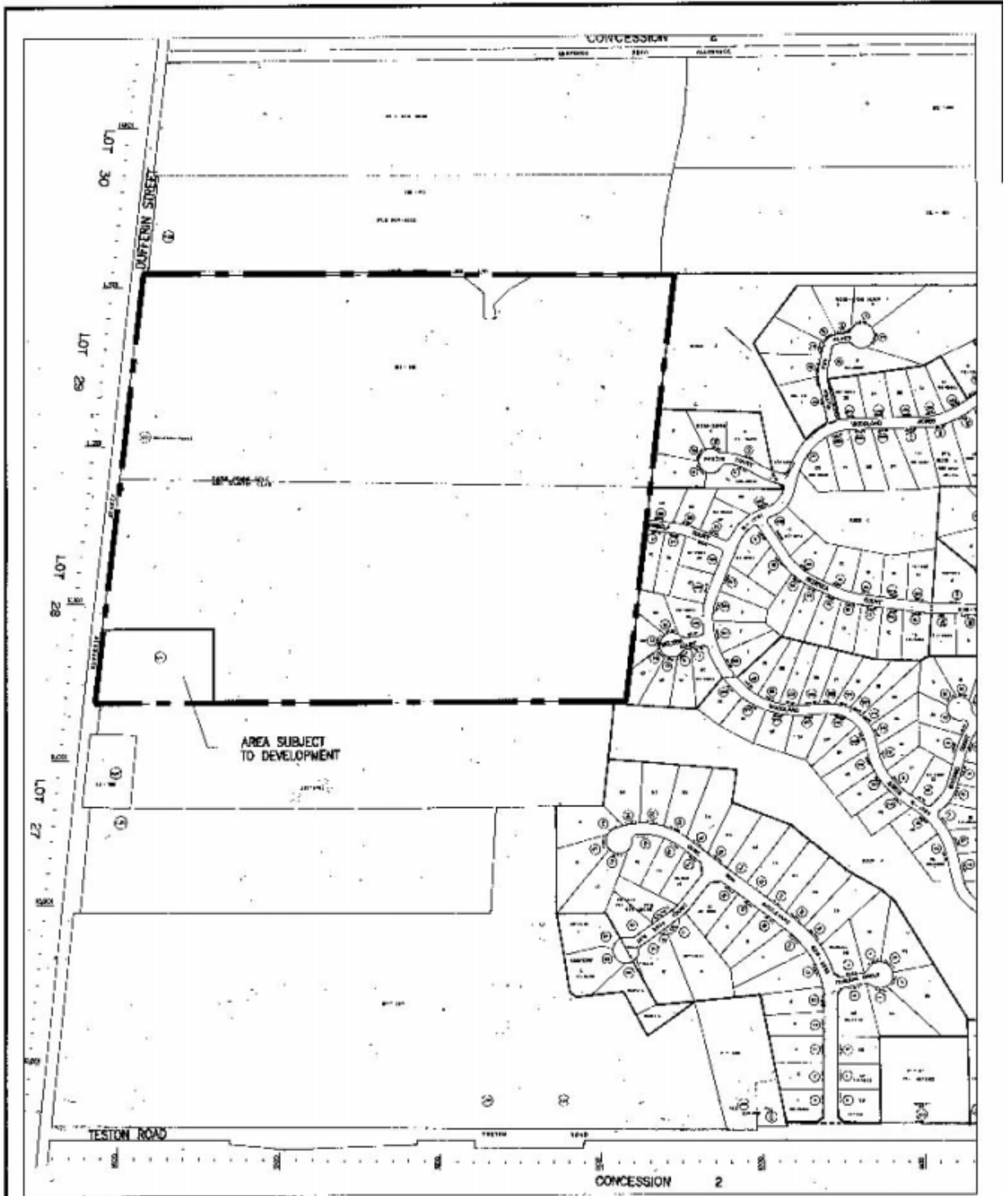
Karen Antonio, Planner 1, ext. 8630
Eric Taylor, Senior Planner, Environmental, ext. 8214
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

/CM



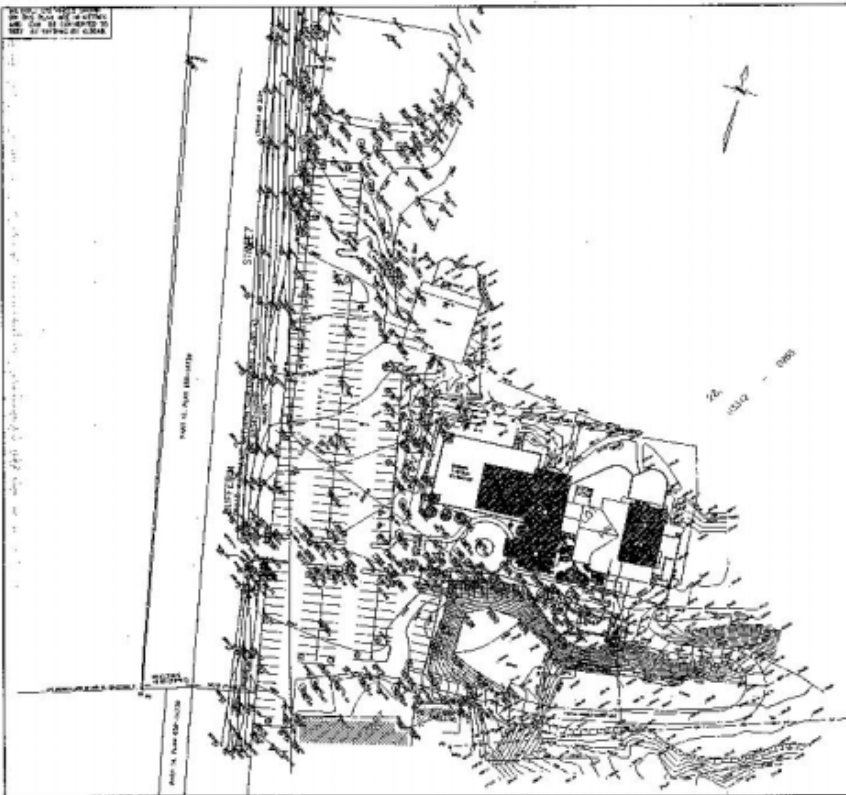
ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
DA.01.018	LOCATION: PART LOT 28,29 CONC.2

SUBJECTS LANDS
 CITY OF VAUGHAN
 PLANNING DEPARTMENT

DATE:	01/02/26
SCALE:	NOT TO SCALE
APPLICANT:	MAPLE DOWNS GOLF + COUNTRY CLUB LTD.

ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED TO THE CONTRARY BY NOTES.



NO. SHEETS	1
SHEET NO.	1
DATE	01/02/28
SCALE	NOT TO SCALE
PROJECT NO.	DA.01.018
DATE	01/02/28

INFORMATION FOR THE DETERMINATION OF THE DATE OF THE SURVEY FROM A PLAN OF SURVEY MAP

PARTIAL TOPOGRAPHIC SURVEY OF MAPLE DOWNS GOLF CLUB CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK PREPARED BY CONSULTANT AND CIVIL ENGINEER, S.E.C. DATED SEPTEMBER 10, 2008

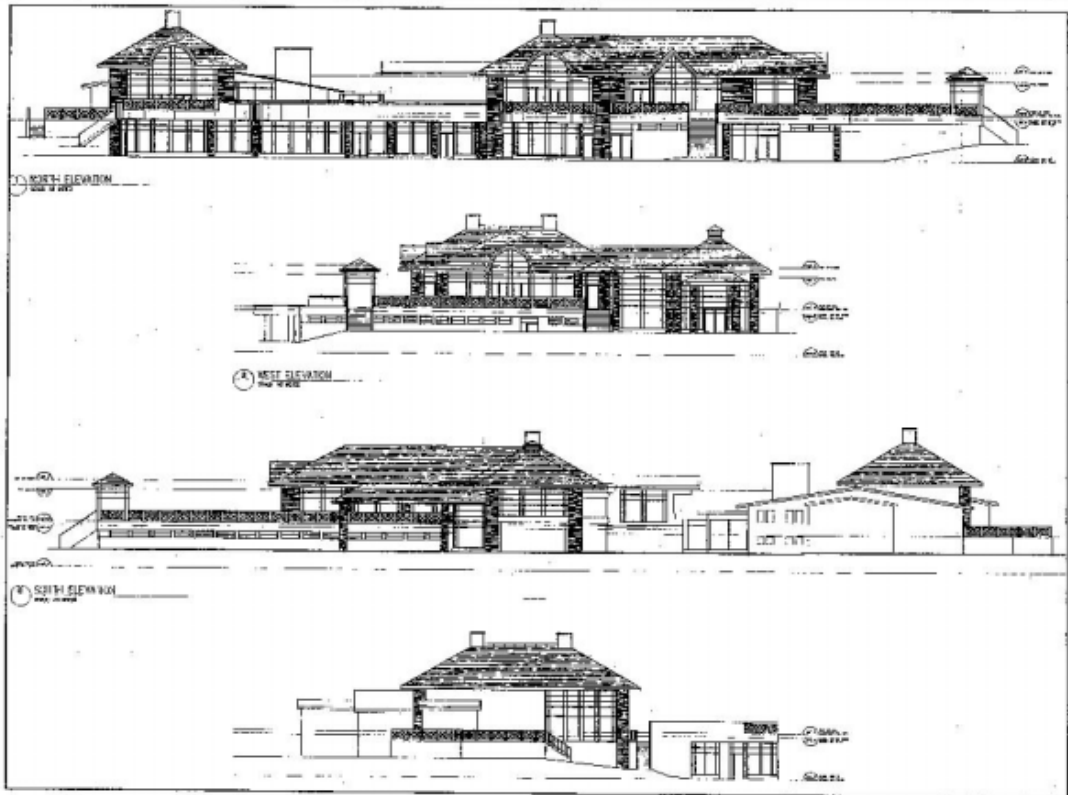
SCALE 1 : 500

SHOWING LOCATIONS & STREETS LINES

- NOTE:
- 1. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED TO THE CONTRARY BY NOTES.
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RECORDING: CIVIL ENGINEER (REGISTERED) AND CIVIL ENGINEER (REGISTERED) S.E.C. DATED 01/02/28

ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:				DATE: 01/02/28
	DA.01.018	LOOKING: PART LOT 25,29 CONC.2	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MAPLE DOWNS GOLF + COUNTRY CLUB LTD.	SCALE: NOT TO SCALE	



ATTACHMENT "3" ELEVATIONS	FILE #:	REPORT #:	DATE:	01/02/28
	DA.01.DTB	LOCATION: PART LOT 28,29 COND.2	CITY OF VANCOUVER PLANNING DEPARTMENT	APPLICANT: MAPLE DOWNS GOLF + COUNTRY CLUB LTD.
			SCALE:	NOT TO SCALE