

COMMITTEE OF THE WHOLE JUNE 17, 2002

**SITE DEVELOPMENT FILE DA.02.001
ENZA REALTY LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.001 (Enza Realty Limited) 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 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. all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc. and the Community Planning Department;
 - e. the final landscape plan, cost estimate, and any necessary tree preservation plans shall be approved by the Urban Design Department;
 - f. all requirements of York Region Transportation and Works Department, including driveway access approvals, shall be satisfied;
 - g. the Owner shall obtain a permit under Ontario Regulation 158 from the Toronto and Region Conservation Authority; and
 - h. the variances required to implement the proposed site plan shall be obtained from the Committee of Adjustment, and shall be final and binding.
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 agree to wording acceptable to the City of Vaughan respecting matters related to the potential implementation of a public trail through the subject site;

Purpose

On January 2, 2002, the Owner submitted a site development application for an addition to the existing residence for use as a private school, with accessory day nursery, having a total gross floor area (including addition) of 570.52m².

Background - Analysis and Options

The site is located on the east side of Regional Road 27, south of Nashville Road, being Part 1 on Registered Plan 65R-19910 (10515 Regional Road 27), in Lots 23 and 24, Concession 8, City of Vaughan. The 5.45 ha, irregular-shaped site has 275.7m frontage on Regional Road 27 and 184m of depth. The site contains a detached dwelling and woodlands. The surrounding land uses are:

- North - residential fronting on Nashville Road (R1 Residential Zone)
- South - Humber River, golf driving range (A Agricultural Zone, OS1 Open Space Conservation Zone)
- East - woodlands, Kleinburg Core Commercial (C6 and C1 Zones)
- West - Regional Road 27; open space (OS1 Open Space Conservation Zone)

Official Plan

The subject lands are entirely within the valley corridor of the main branch of the Humber River, and are designated "Regional Road 27 Valley Corridor Study Area" by OPA 601 (Kleinburg-Nashville Community Plan). The Valley Corridor Study is underway to identify properties within the study area where low intensity development may be appropriate and to identify recreational opportunities and a trail system.

The subject property has not been identified through the study as an area of potential development beyond the existing zoning permission. The subject lands have the potential to host a trail system linking the Kleinburg core to a trail routes through the Regional Road 27 Valley Corridor. Staff have discussed implementing the appropriate alignment of the trail with the owner, and this process will be finalized through this site plan application.

Zoning

The subject lands are zoned R1 Residential, OS2 Open Space Park and OS1 Open Space Conservation Zones by By-law 1-88, as amended. The area of development is zoned R1 Residential Zone, which permits the private school use, with accessory day nursery. The portion of the property zoned OS1 Open Space Conservation is entirely within the floodplain of the Humber River, and is not subject to the proposed development.

Site Design

The subject property is entirely within the valley of the main branch of the Humber River. The site is treed with a high functioning woodlot, as identified in OPA 601. There is a 2-storey detached dwelling on the site, approximately 140m from the front property line and completely screened from Regional Road 27 by mature trees.

This application proposes a 216.5m² addition to the detached dwelling. The one-storey addition is entirely to the north and west of the existing structure. The proposed school will be comprised of 3 elementary classrooms, 1 auditorium, and 1 day nursery room, accommodating a staff of approximately 6 and 70 students.

The parking area is situated at the west portion of the property, close to Regional Road 27. As the site is constrained due to topography, the proposed parking location is considered to be appropriate.

The remainder of the site will not be subject to development, and the valley side slope will be fenced to restrict access.

Elevations

The proposal is for a 216.5m², one-storey addition to the existing 354.02m² 2-storey dwelling. The addition is entirely to the north and west of the existing structure, and consists of a linear extension of the dwelling and an octagonal atrium with decorative bell tower. The addition is proposed to be sided and shingled to match the existing dwelling, including matching windows and shutters.

Heritage

The subject site is within the Kleinburg Heritage Conservation District Study Area, as designated by By-law 468-2001. Notwithstanding this designation, staff are satisfied that the application can proceed through the approval process. Heritage Vaughan has reviewed the application and determined that they have no concerns with the elevations. In a resolution passed by Heritage Vaughan at their May 16, 2002 meeting, it was suggested that the owner erect a historical plaque in recognition of the property's history, being the original site for the first Canada Dry plant.

Access and Traffic

York Region has advised that the location of the existing site access will not permit the adequate and safe storage of vehicles entering the site from southbound Regional Road 27. As the site is close to the intersection of Nashville Road, and is also on a steep grade, vehicles entering the site will be required to decelerate well before reaching the site driveway. This will require southbound Regional Road 27 through-traffic to slow down to avoid turning vehicles.

The existing driveway location is also adjacent to the Humber River bridge and therefore, there is not opportunity to construct a road widening to accommodate turning vehicles and the Regional Road 27 southbound merge lanes. Therefore, York Region has required that site access should be restricted to right-in/right-out movements by either extending the Regional Road 27 centre median to south of the entrance and/or constructing a median island in the entrance of the site. The final site access details must be approved by York Region Transportation and Works as a condition of site plan approval.

The existing residential access from Regional Road 27 will be upgraded to facilitate a right-in/right-out access to the satisfaction of the Region of York Transportation and Works Department.

Parking

Based on By-law 1-88, parking is to be provided at a ratio of 1.5 spaces per teaching classroom, plus 1.5 space for each employee for the Day Nursery. The application proposes 15 spaces, including 1 space 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 by the Engineering Department.

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

Landscaping

The site has mature woodland vegetation throughout, with a mature tree-lined driveway. The owner has proposed small-scale enhanced landscaping around the new addition. The landscape plan and cost estimate must be approved by the Urban Design Department.

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.

Therefore, Staff recommends approval of the Site Development Application to facilitate the proposed development, 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

Report prepared by:

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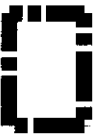
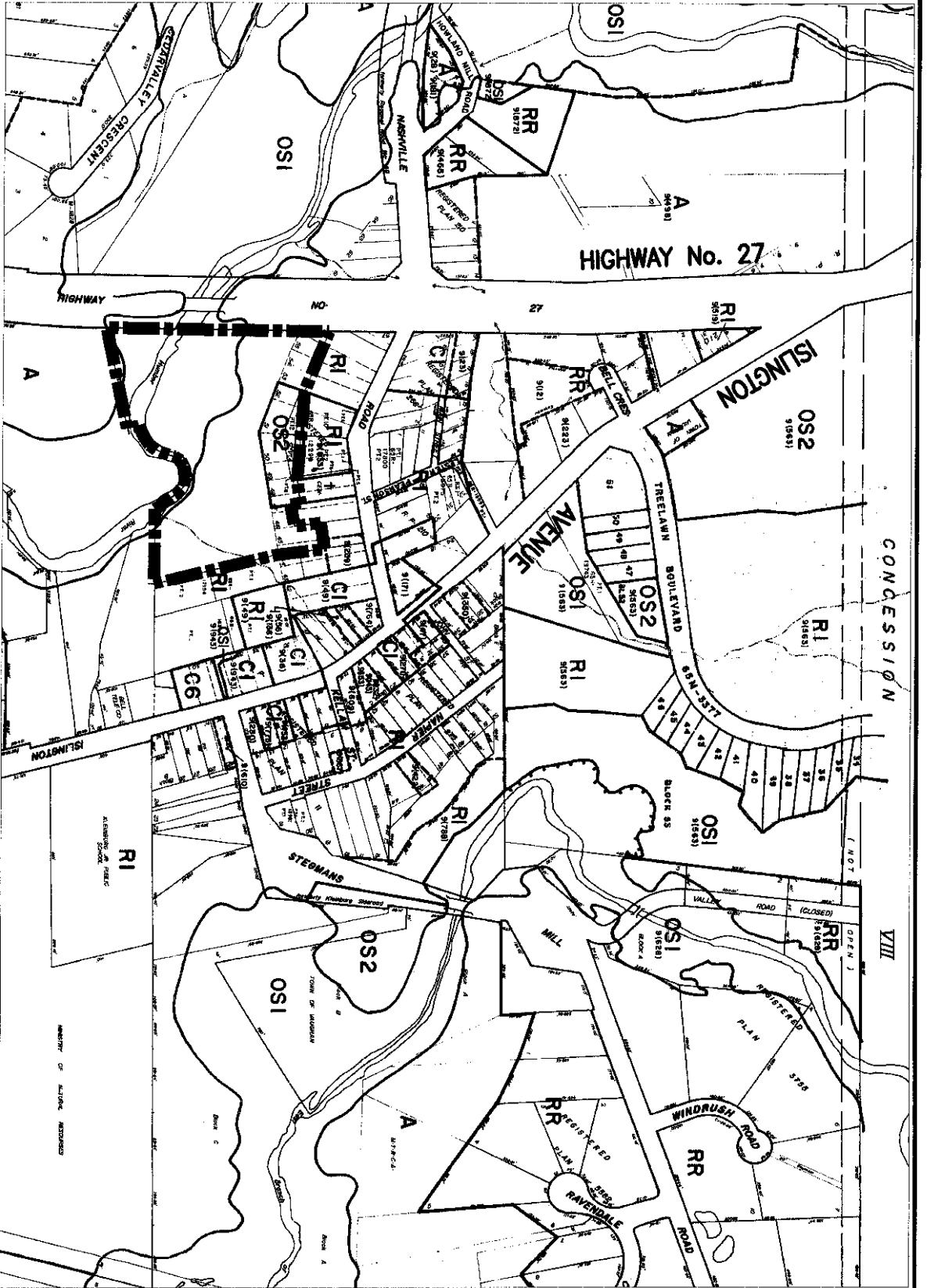
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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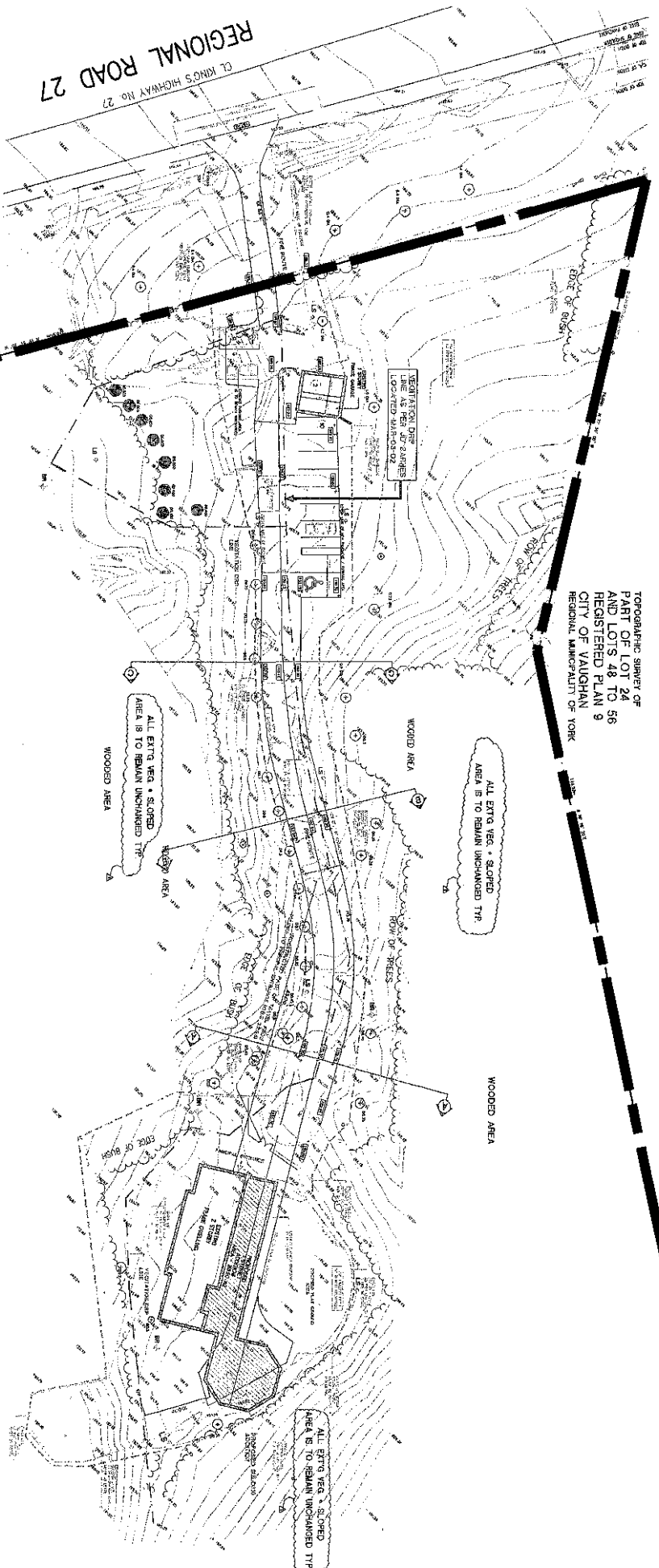
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SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE:
DA.02.001	PART OF LOTS 23, 24 CONCESSION 8	01/23/2002
CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE
APPLICANT:		
ENZA REALTY LIMITED		

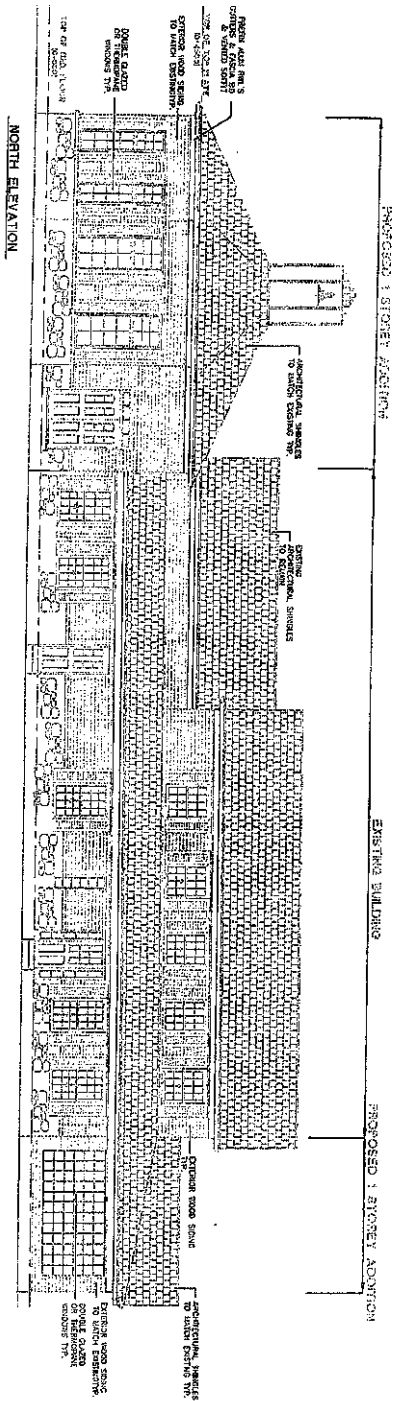


TOPOGRAPHIC SURVEY OF
PART OF LOT 24
AND LOTS 48 TO 56
REGISTERED PLAN 9
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

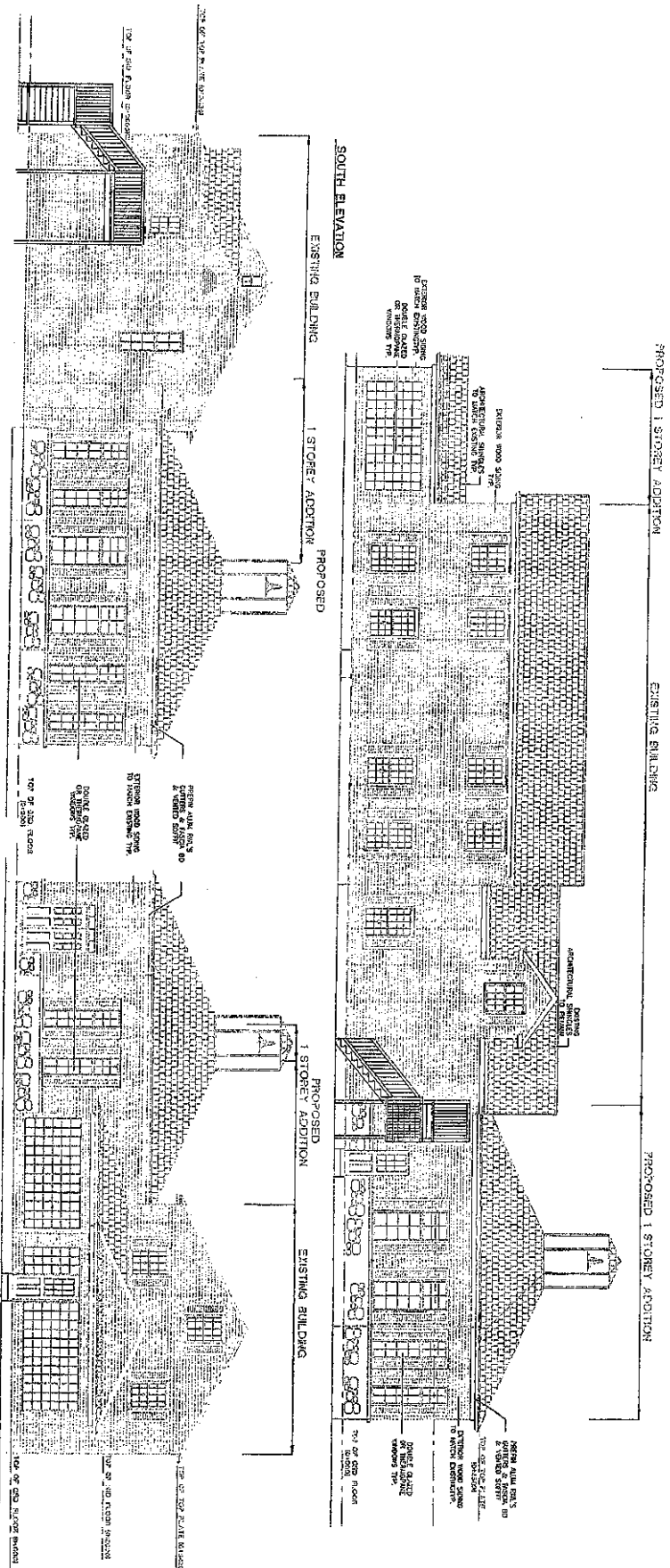
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SUBJECT LANDS
(PARTIAL SITE PLAN)

ATTACHMENT '2'
REVISED SITE PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:
DA.02.001	PART OF LOTS 23, 24 CONCESSION 8		05/29/2002
APPLICANT:		ENZA REALTY LIMITED	SCALE:
NOT TO SCALE			



NORTH ELEVATION



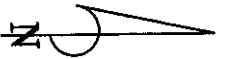
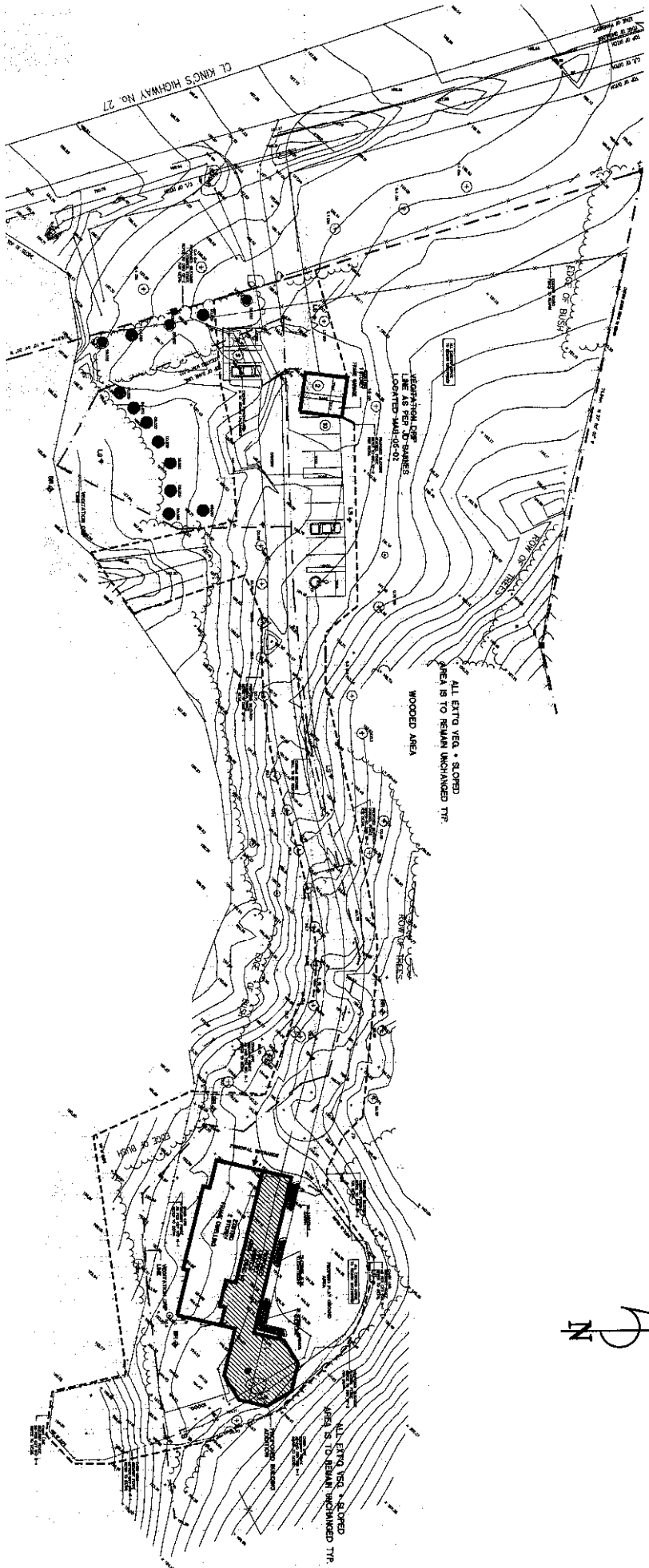
SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

ATTACHMENT '3'
REVISED ELEVATIONS

FILE #:	REPORT #:	DATE:
DA.02.001	PART OF LOTS 23, 24 CONCESSION 8	05/29/2002
CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	SCALE: NOT TO SCALE
	ENZA REALTY LIMITED	



ATTACHMENT '4' LANDSCAPE PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	06/05/2002
DA.02.001	PART OF LOTS 23, 24 CONCESSION 8		APPLICANT:	ENZA REALTY LIMITED
LOCATION:			SCALE:	NOT TO SCALE