

**COMMITTEE OF THE WHOLE JUNE 17, 2002**

**SITE DEVELOPMENT FILE DA.02.038**  
**ROYBRIDGE HOLDINGS LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.038 (Roybridge Holdings Limited) BE APPROVED, subject to the following conditions:

- i) 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) all variances required to implement the proposed site plan shall be approved by the Committee of Adjustment;
  - c) the final site servicing and grading plans and storm water management report shall be approved by the Engineering Department and the Region of York;
  - d) access and on-site vehicular circulation shall be approved by the Region of York Transportation and Works Department and the Engineering Department;
  - e) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and,
  - f) all requirements of Hydro Vaughan Distribution Inc. and Vaughan Fire Department shall be satisfied.
- ii) That the site plan agreement contain the following provisions:
  - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a building permit in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division. The approved appraisal shall form the basis of the cash-in-lieu payment;
  - b) 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; and,
  - c) the Owner shall agree that the agreement may be amended to include the revisions required to accommodate the final site plan for the broader site under application DA.02.038.

**Purpose**

On June 6, 2002 the Owner submitted a Site Plan Application to develop the site for a 944 m<sup>2</sup> private school.

The subject lands are part of a broader development currently under files Z.02.041 and DA.02.035. The Owner is proposing to proceed with the private school portion as a separate site plan application, to achieve a school opening in January 2003.

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

The subject lands are located south of Ashberry Boulevard and east of Weston Road, being Part 4, Reference Plan 65R-22672 (9565 Weston Road), in Lot 18, Concession 5, City of Vaughan. The 0.74 ha site is rectangular in shape, with approximately 41 m frontage on Weston Road and a depth of 160 m.

#### Official Plan

The subject lands are designated "Low Density Residential" by OPA 600, which permits a school use. The proposed use and site development conform to the Official Plan.

#### Zoning

The lands are zoned A Agricultural Zone by By-law 1-88, which permits the proposed school use. Based on the site plan, exceptions to the zoning standards are required, as follows:

- northerly interior side yard of 13.5 m and southerly interior side yard of 6 m, whereas 15 m is required;
- driveway width of 8.964 m, whereas a maximum of 7.5 m is required.

The above, as well as any additional exceptions identified to facilitate the final site plan, will require an application to the Committee of Adjustment.

#### Site Plan

The 944 m<sup>2</sup> private school is proposed for the eastern end of the site, with a completely enclosed playground area between the private school and the east property line. The playground area is to be landscaped on the north, east and south sides.

A walkway is proposed along the perimeter of the school. This walkway links to a walkway at the south end of the site, which provides a pedestrian link from the school to the public park.

The site is accessed by an existing driveway, approximately 9 m in width, from Weston Road. The parking area is located in the centre of the site, and adjacent to the driveway aisle along the northerly lot line. The parking would eventually be screened from Weston Road by a building proposed at the west end of the overall site. The area proposed for the future building is to remain sodded, pending future development.

#### Building Elevations

The proposed school is approximately 6.1m high with a predominantly flat roof, and 3 architectural roof elements that extend to a height of approximately 7.5 m. The building materials consist of a red-colour face brick, accented with brick soldier course, and an asphalt shingled roof.

The building is rectangular-shaped, with the main entrance being centrally located on the north elevation. This elevation consists of large double front glass doors, with a large arched window treatment that extends into a gabled roof element. Decorative columns are located on either side of the main entrance and extend into the roof. The majority of this elevation consists of large rectangular windows provided for the classrooms, with a continuous sign band along the top.

Both corners of this elevation contain additional roof treatments that extend into a mansard-type roof. Each corner treatment wraps around onto the east and west elevations, and contain a large window in each. The east and west elevations are relatively similar, and also contain windows along the elevation and a single glass man door on each.

The south elevation contains a centrally located glass double-door entrance, with a large arched window treatment above that extends into the mansard-type roof. Two additional double-doors are provided on either side of this elevation as well. The majority of this elevation contains large rectangular window treatments throughout.

The final building elevations are subject to approval by the Urban Design and Community Planning Departments.

#### Urban Design Department Comments

The Urban Design Department has reviewed the application and has provided the following preliminary comments:

1. The pedestrian walkway on the north side of the building must be increased by 1.5 m for a total width of 2.872m to accommodate in-ground trees along the edge of the walkway. The additional width can come from the reduction of the driveway on the north side, as it only needs to be 6 metres wide.
2. The applicant must provide the details of the proposed fence enclosing the playground area on the east side of the school.
3. Although this site plan focuses on the proposed private school, we would recommend that a generous pedestrian walkway linking the commercial and retail components proposed for the north-end of the site to the interlock paved areas (noted on the Landscape Plan 'L1") at the south side of the property be provided. The walkway should be strategically placed to serve pedestrians traveling through the site from the adjacent public park and neighbouring historic buildings and wide enough to accommodate in-ground trees. A minimum width of 3 metres should be provided.
4. Scale, massing and elevation treatments proposed for the new school must be architecturally compatible with the historic character of the adjacent Vellore School and Township Hall buildings owned by the City of Vaughan.

#### Access/Parking

Weston Road is a Regional road. The existing access from Weston Road will need to be reviewed by the Region to determine whether it is adequate to support the proposed school use on the site, or if any improvements to the access is required. The access is subject to final approval from the Region of York Transportation and Works Department. It will be necessary for the site plan agreement to provide for the ultimate driveway configuration in context of the broader site.

Parking for 76 vehicles is provided to the west of the building and along the north side of the building, accessed from the driveway from Weston Road. It is anticipated that the parking will remain in place upon development of the larger commercial complex, and the agreement should make provision for the transition.

#### Servicing/Utilities

The Engineering Department must confirm that the site has access to municipal services. As a condition of site plan approval, the Vaughan Engineering Department and the Region of York

Transportation & Works Department must be satisfied with the site servicing, grading and stormwater management plans.

The Owner must also satisfy all the requirements of Hydro Vaughan Distribution Inc and the Vaughan Fire Department.

### Landscaping

The landscape plan consists of a mix of trees and shrubs along the south, west and east property lines. Additional planting and sodded areas are provided internally, adjacent to the proposed playground and parking areas. A detail landscape plan is required to assess the type and number of trees and shrubs proposed, and if these species are satisfactory for each landscape strip. An interlocked walkway is provided from the school to the southerly boundary of the site, providing a pedestrian link to the adjacent park. The final landscape plan, garbage storage details and the landscape cost estimate must be approved by the Urban Design Department.

### Conclusion

Staff have reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have no objections. The current A Agricultural Zone on the site will allow the site to be developed as a private school, subject to zoning exceptions, which is also in accordance with the Official Plan. Staff recommends approval of the Site Development Application to permit the proposed private school, 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:

Carmela Marrelli, Planner 1, ext. 8791  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT '1'  
LOCATION MAP

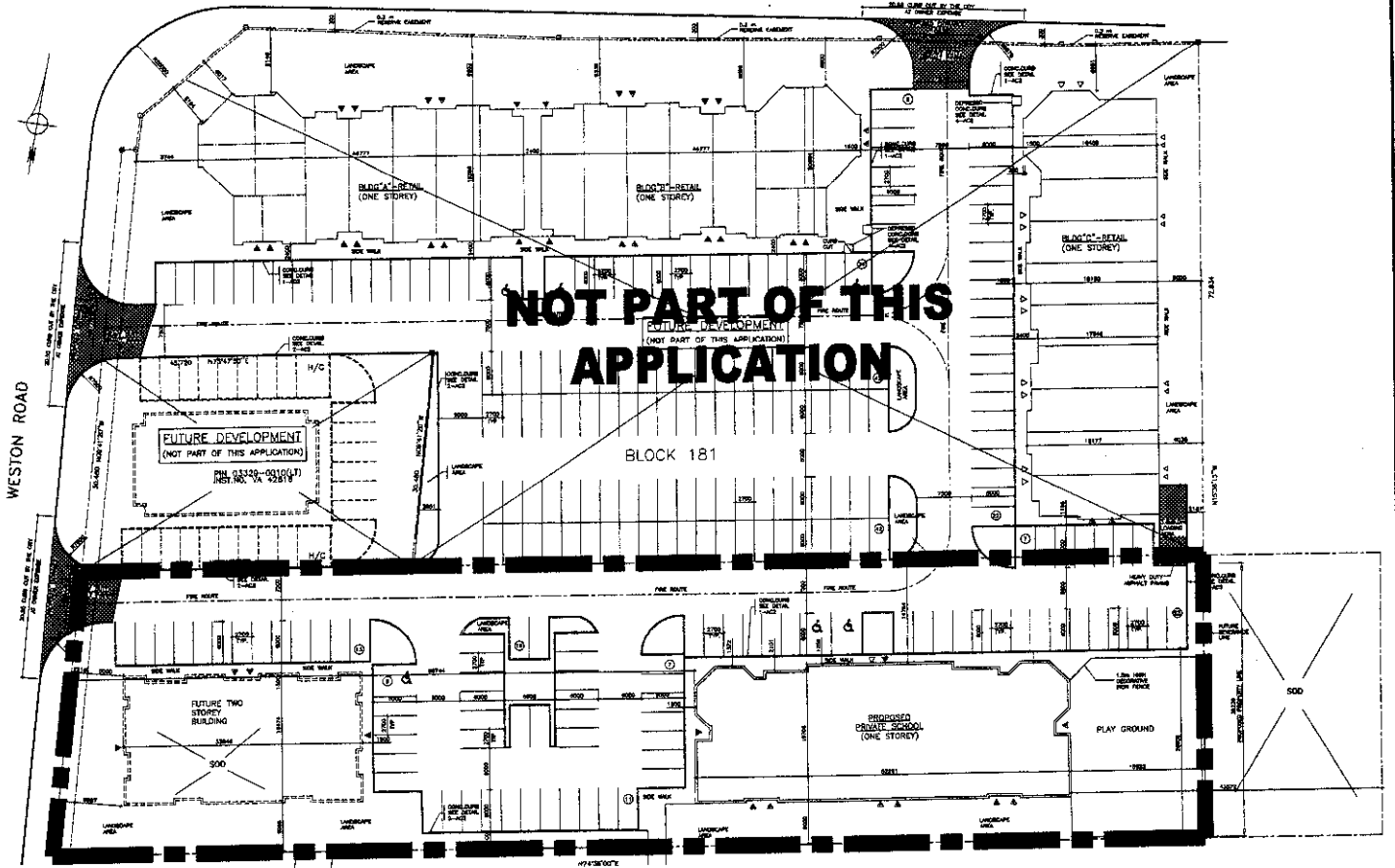
FILE #:	REPORT #:
DA.02.038	Part Lot 18, Con. 5

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

DATE:	06/07/2002
SCALE:	NOT TO SCALE

ASHBERRY BLVD.



**PROJECT DATA  
PART OF BLOCK 181**

ZONING		
LOT AREA	=	7,406.62 sq. m 79,726.80 s.f.
LOT COVERAGE		
PROPOSED GROUND FLOOR AREA COVERAGE	994.00 sq.m.	13.42 %
SETBACKS		
FRONT YARD	REQUIRED	PROVIDED
REAR YARD	-m	86.76 m
NORTH SIDE YARD	-m	43.57m
SOUTH SIDE YARD	-m	14.79 m
BLDG. CLASSIFICATION (B.B.C.)		
BUILDING AREA GFA.	PROPOSED	
PRIVATE SCHOOL	994.00 sq. m	10,700.00 s.f.
TOTAL GROUND FLOOR AREA	994.00 sq. m	10,700.00 s.f.
PARKING		
16 EMPLOYEES, 9 CLASS ROOMS 24 PER REQUIRED	REQUIRED	PROVIDED
	24	75
TOTAL PARKING SPACES (2.7x8.00M)	24	75
INCLUDES H/C SPACES (4.6x8.00M)	-	3
LOADING SPACES		
PARKING SPACES (3.6x6.0M)	REQUIRED	PROVIDED
	-	1
LANDSCAPED AREA		
	3,545.66 sq. m	38,166.41 s.f.
% OF TOTAL LOT AREA		47.87%
PAVED AREA		
	2,866.96 sq. m	30,860.71 s.f.
% OF TOTAL LOT AREA		38.70%



**SUBJECT LANDS**

**ATTACHMENT '2'  
SITE PLAN**

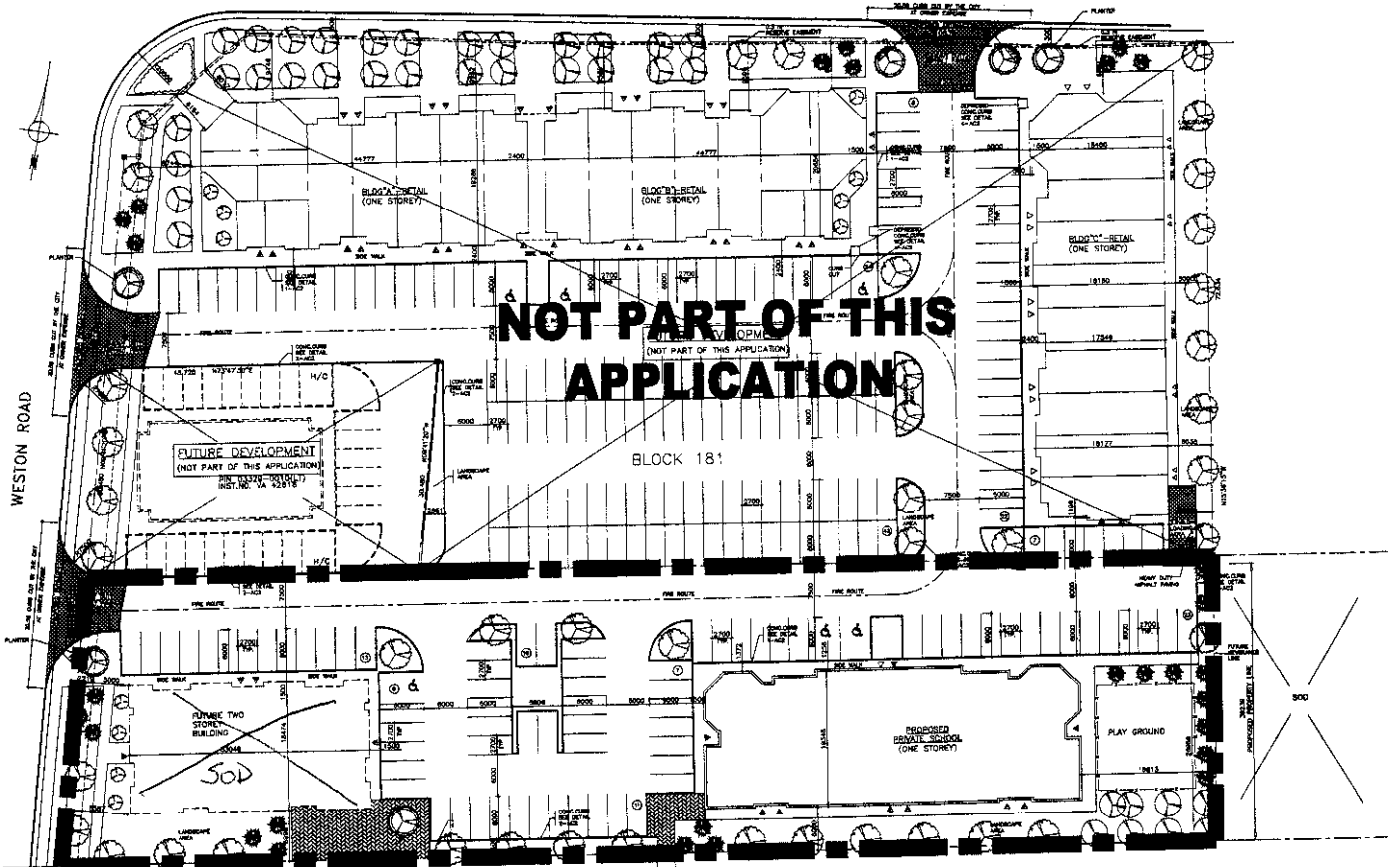
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OPTION 1

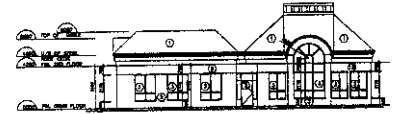


SUBJECT LANDS

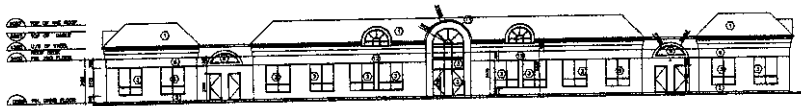
<p>ATTACHMENT '3' LANDSCAPE PLAN</p>	FILE #:	REPORT #:	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	APPLICANT:	DATE: 06/07/2002
	DA.02.038	Part Lot 18, Con. 5		ROYBRIDGE HOLDINGS LIMITED	SCALE: NOT TO SCALE



1 NORTH ELEVATION  
A-A



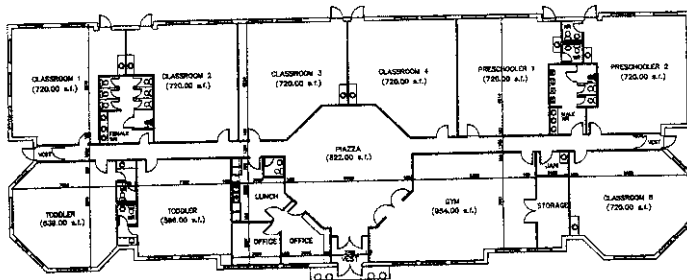
2 EAST ELEVATION  
A-A



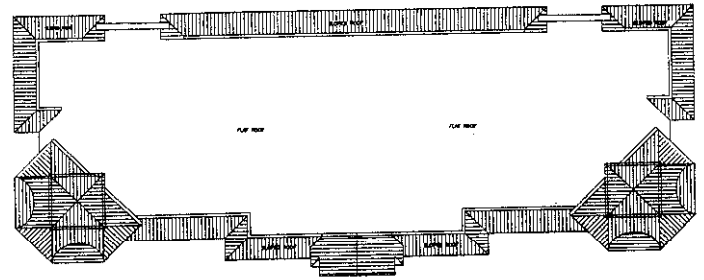
3 SOUTH ELEVATION  
A-A



4 WEST ELEVATION  
A-A



5 FLOOR PLAN  
A-A  
(10,613 s.f.)



6 ROOF PLAN  
A-A

<b>ATTACHMENT '4'</b> <b>BLDG. PLAN AND ELEVATIONS</b>	FILE #:	REPORT #:	DATE: 06/07/2002	
	DA.02.038	Part Lot 18, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LIMITED
			SCALE:	NOT TO SCALE