

COMMITTEE OF THE WHOLE APRIL 3, 2006

SITE DEVELOPMENT FILE DA.06.014
NATIONAL GOLF CLUB OF CANADA

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.014 (National Golf Club of Canada) BE APPROVED subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site and landscape plans shall be approved by the Development Planning Department; and,
 - b) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application to facilitate the construction of a new 2,346m² clubhouse facility for the National Golf Club of Canada as shown on Attachment #2. The proposed redevelopment includes a 215 space parking lot, a redesigned entrance and landscaped treatment. The existing 2500m² clubhouse will be demolished.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast quadrant of Pine Valley Drive and Langstaff Road in Part of Lots 11, 12 & 13, Concession 6, City of Vaughan. The lands are municipally known as 134 Clubhouse Road

The subject lands are designated as "Special Use – National Golf Course" by OPA #240 (Woodbridge Community Plan), as amended. The proposed development conforms to the Official Plan.

The subject lands are zoned OS2 Open Space Park Zone by By-law 1-88. The proposed use complies with the Zoning By-law.

The proposed elevations are shown on Attachments #3, #4, #5 and #6. The elevations incorporate an intricate mix of red brick veneer, buff stone with an abundance of glazing. The roof is characterized with steep slopes of various pitches utilizing cedar shingles and copper accents.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the clubhouse subject to the conditions of approval identified in this report. On this basis, the Development Planning Department recommends approval of the proposed elevations.

Attachments

1. Location Map
2. Site Plan
3. East Elevations
4. South and West Elevations
5. South West & North West Elevations
6. North East & North Elevations

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

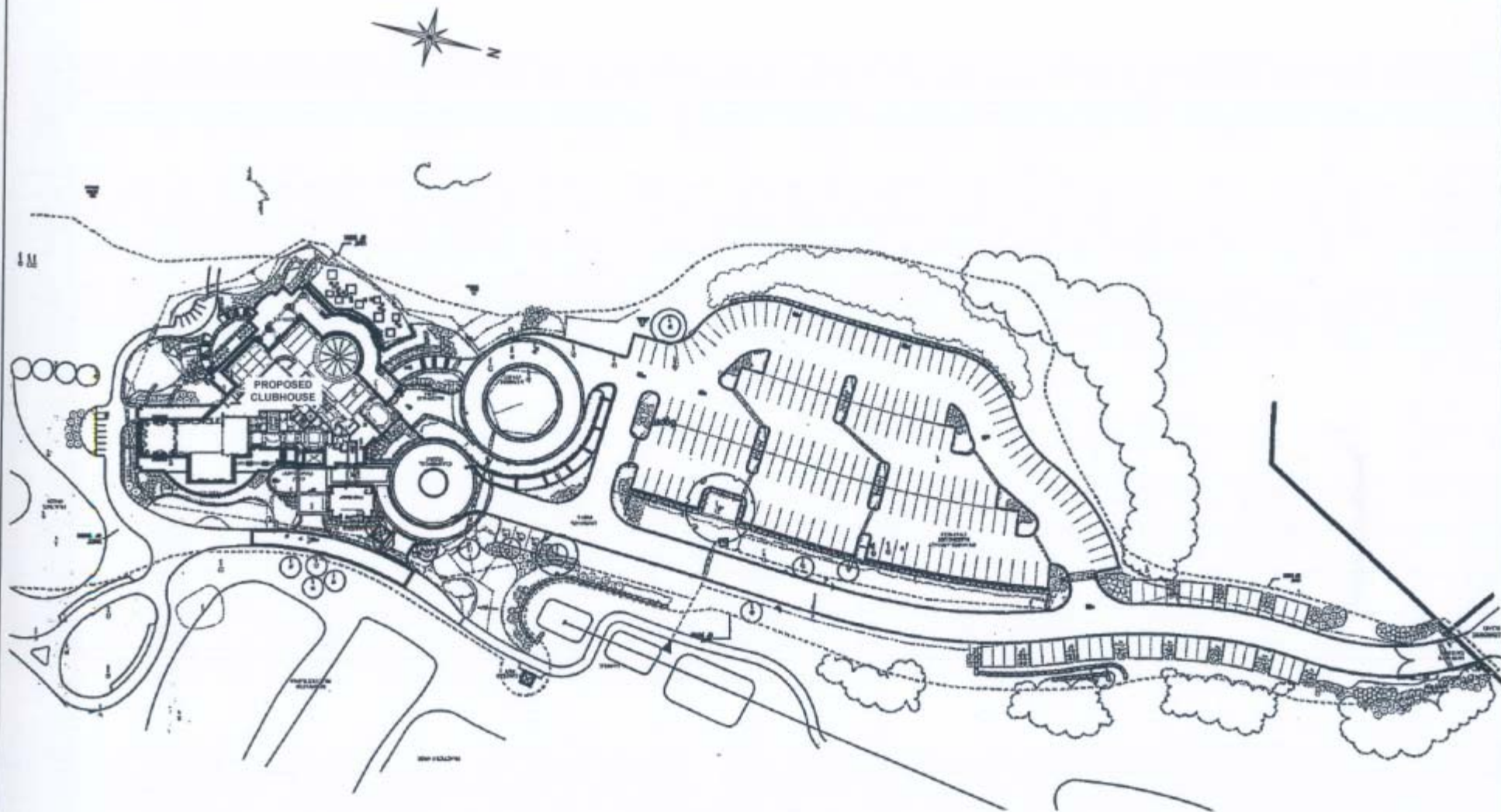
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

R:\SER\WORKING\MESSEREC\nationalgc.cw.doc



Site Plan

Part of Lots 11, 12 & 13,
Concession 6

APPLICANT:
NATIONAL GOLF CLUB OF CANADA

N:\DFT\1 ATTACHMENTS\DA\da.06.014

City of
Vaughan

Development Planning Department

Attachment

FILE No.:
DA.06.014

Not to Scale

March 29, 2006

2



 EAST ELEVATION
SCALE 1/8" = 1'-0"



 EAST ELEVATION
SCALE 1/8" = 1'-0"



 PRO-SHOP WEST ELEVATION
SCALE 1/8" = 1'-0"

East Elevations

Part of Lots 11, 12 & 13,
Concession 6

APPLICANT:
NATIONAL GOLF CLUB OF CANADA

N:\DPT\1 ATTACHMENTS\DA\da.06.014

City of
Vaughan

Development Planning Department

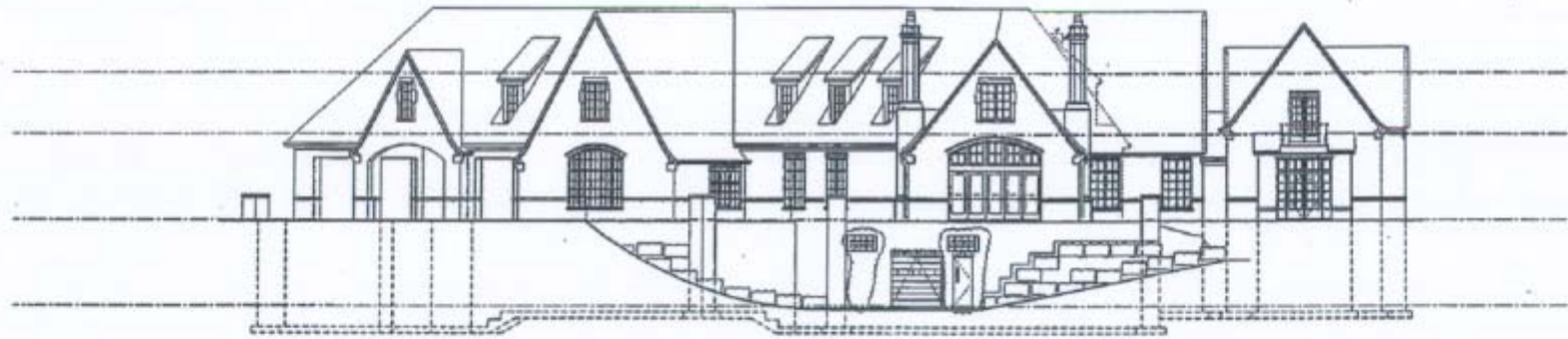
Attachment

FILE No.:
DA.06.014

Not to Scale

March 15, 2006

3



1 SOUTH ELEVATION
A3.1 SCALE: 1/8"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

South & West Elevations

Part of Lots 11, 12 & 13,
Concession 6

APPLICANT:
NATIONAL GOLF CLUB OF CANADA

N:\DFT\1 ATTACHMENTS\DK\da.06.014

City of
Vaughan

Development Planning Department

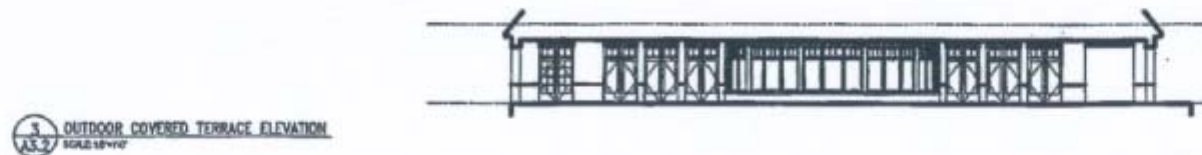
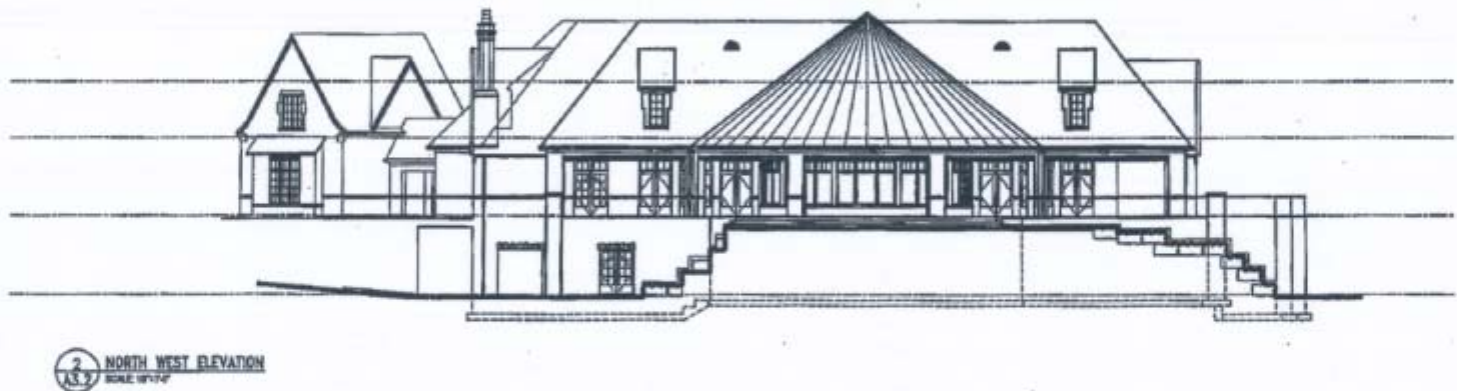
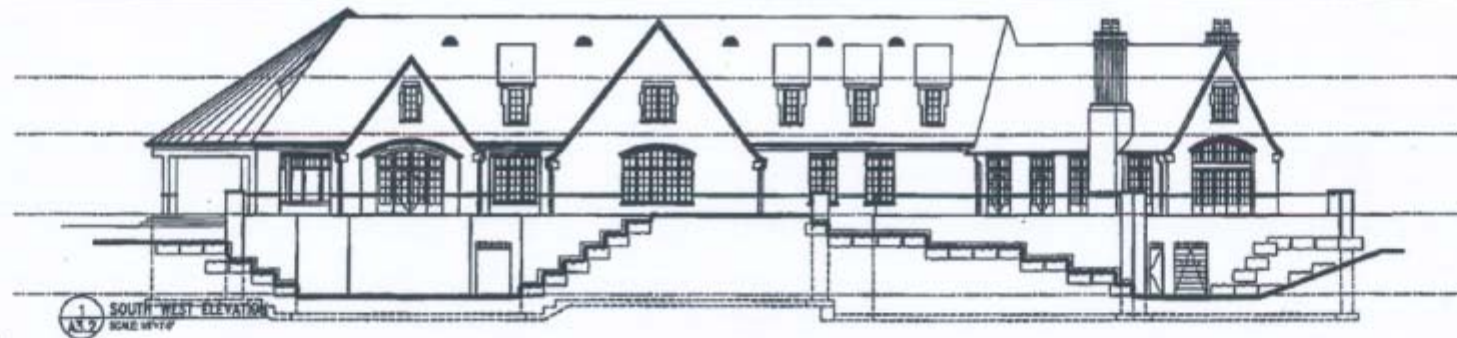
Attachment

FILE No.:
DA.06.014

Not to Scale

March 15, 2006

4



South West & North West Elevations

APPLICANT:
NATIONAL GOLF CLUB OF CANADA

Part of Lots 11, 12 & 13,
Concession 6

City of
Vaughan
Development Planning Department

Attachment

FILE No.:
DA.06.014

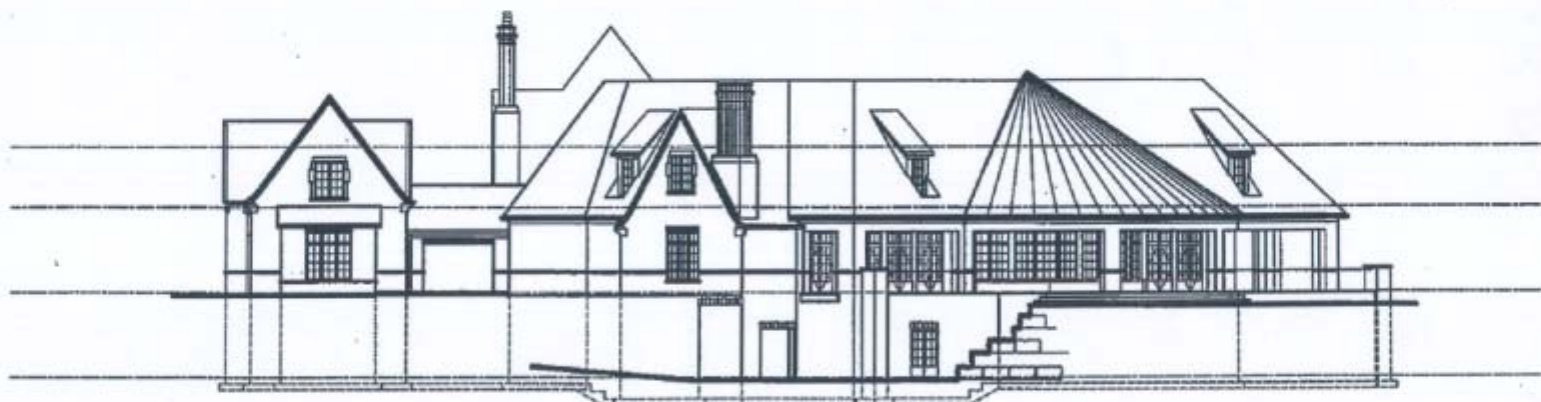
Not to Scale

March 15, 2006

5



1 NORTH EAST ELEVATION
SCALE 1/8"=1'-0"



2 NORTH ELEVATION
SCALE 1/8"=1'-0"

North East & North Elevations

APPLICANT:
NATIONAL GOLF CLUB OF CANADA

Part of Lots 11, 12 & 13,
Concession 6

**City of
Vaughan**
Development Planning Department

Attachment

FILE No.:
DA.06.014

Not to Scale

March 15, 2006

6