

**COMMITTEE OF THE WHOLE MAY 14, 2007**

**SITE DEVELOPMENT FILE DA.05.019  
THE CONGREGATION OF THE PASSIONIST SISTERS  
OF ST. PAOLO DELLA CROCE**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.019 (The Congregation of the Passionist Sisters of St. Paolo Della Croce) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plan and stormwater management report, noise report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
    - iv) all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.

**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 on the subject lands shown on Attachment #1 to permit the development of a day nursery with a nun's residence as shown on Attachment #2. The proposed 2-storey building will have a total gross floor area of 1,584 m<sup>2</sup>, and will be served by 27 parking spaces.

**Background - Analysis and Options**

The vacant 0.36 ha site is located on the west side of Islington Avenue, south of Sonoma Boulevard, being part of Blocks 385 and 386 on Registered Plan 65M-3274, as well as, part of Blocks 129 and 157 on Registered Plan 65M-3413, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 and zoned RV3 Residential Urban Village Zone Three by By-Law 1-88, subject to Exception 9(988). The surrounding land uses are:

North - commercial plaza (RV3 Residential Urban Village Zone Three)  
East - Islington Avenue; Kortright Centre for Conservation (A Agricultural Zone)  
South - residential (RV4 Residential Urban Village Zone Four)  
West - Clarence Street; residential (RVM1(A) Residential Urban Village Multiple Zone One)

### Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, which permits the proposed day nursery and residential uses. The proposed development conforms to the Official Plan.

### Zoning

The subject lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88, subject to Exception 9(988), which permits the proposed day nursery and nun's residence on the subject lands, provided the combined gross floor area of these uses does not exceed 1,900 m<sup>2</sup>. The proposed building is 1,584 m<sup>2</sup> and would be permitted by the By-law. The proposed development complies with the Zoning By-law.

### Site Design

The proposed site plan provided on Attachment #2, includes a 1,584 m<sup>2</sup>, two-storey building to be used for a day nursery on the ground floor and a nun's residence on the second floor. The development proposes one full movement access from Clarence Street, and 27 parking spaces (including 2 spaces in the garage) located between the proposed building and Clarence Street. An outdoor play area associated with the daycare use is proposed in the easterly yard, and will be screened by a solid wood acoustic fence. A unit paver walkway surrounds the perimeter of the building and connects to the public sidewalk on Clarence Street.

The final site plan must be approved to the satisfaction of the Development Planning Department.

### Elevations

The proposed building will be constructed with a variety of materials incorporating a primarily stucco exterior with brick veneer, double glazed windows, arriscraft stone and stained glass windows.

The main entrance to the building is located on the west elevation facing Clarence Street. This elevation is predominantly finished with beige coloured stucco with the southerly one-third of the elevation being comprised of dark brown coloured brick veneer and stained glass windows. The elevation includes a pre-finished aluminum double glazed door and double glazed windows, as well as, a garage located on the north end of the building. A band of architectural stone is located along the bottom of the elevation.

The east elevation faces Islington Avenue and is finished entirely with stucco of two earthtone colours, interspersed with double glazed windows and a stained glass feature, as well as, a pre-finished aluminum double glazed door. A band of architectural stone is located along the bottom of the elevation.

The north elevation faces the commercial use and is finished with stucco of two different colours, double glazed windows and a band of architectural stone at the base of the elevation.

The south elevation faces the rear of the residential lots that front onto Ronan Crescent. Approximately one-third of the south elevation is constructed of brick veneer and includes 6 columns of stained glass, with the balance of the elevation comprised of stucco and double

glazed windows. All rooftop mechanical equipment will be screened. The Development Planning Department is satisfied with the proposed elevations.

The final elevations must be approved to the satisfaction of the Development Planning Department.

#### Landscaping

The landscape plan, as shown on Attachment #3, proposes a variety of deciduous and coniferous trees and shrubbery surrounding the periphery of the site. The play area is enclosed by a row of Maple trees, and a 2.4m high acoustic barrier fence along Islington Avenue that reduces down to 1.8 m along the southerly boundary, adjacent to the existing residential lots. The fence is required to incorporate Bradstone pillar at either corner where acoustic fencing is provided along Islington Avenue to tie in with existing pillars along the community edge in this area.

A total of 14 trees comprised of Lindens and Maples are proposed along the southern property line that abuts the existing residential lots. All parking islands are sodded and treed. Pedestrian walkways, constructed of concrete unit pavers, provide a connection between Clarence Street and the building. The Development Planning Department is satisfied with the proposed landscape plan.

The final landscape plan must be approved to the satisfaction of the Development Planning Department.

#### Parking

By-law 1-88 requires that the minimum parking requirements for the proposed day nursery/nun's residence be calculated as follows:

Day Nursery @ 1.5 spaces/per employee (14):	21 spaces
<u>Nun's Residence:</u>	<u>3 spaces</u>
Total Parking Required:	24 spaces
Total Parking Provided:	27 spaces

A surplus of 3 parking spaces is proposed, thereby meeting the minimum parking requirements of the Zoning By-law.

#### Services

The final site servicing and grading plan, storm water management report, and noise report must be approved to the satisfaction of the Vaughan Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Snow removal and garbage pick-up shall be by way of private services.

#### Parkland Dedication

The Vaughan Real Estate Division advises that the parkland dedication requirement under the Planning Act has been satisfied, and that no further cash-in-lieu payment is required through the subject site plan application.

#### **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".

### **Regional Implications**

The Owner is required to satisfy all requirements of the Region prior to the registration of the site plan agreement.

### **Conclusion**

The Development Planning Department has reviewed Site Development File DA.05.019 (The Congregation of the Passionist Sisters of St. Paolo Della Croce) in accordance with the policies of the Official Plan, the requirements of the Zoning By-law, and in the context of the surrounding land uses, and has no objections to the approval of the application. The proposed development of a two-storey building to be used as a day nursery and a nun's residence is appropriate and compatible with the surrounding land uses, subject to the conditions of approval in this report. On this basis, the Development Planning Department recommends approval of the Site Development Application.

### **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan

### **Report prepared by:**

Clement Messere, Planner, ext. 8791

Mauro Peverini, Senior Planner, ext. 8407

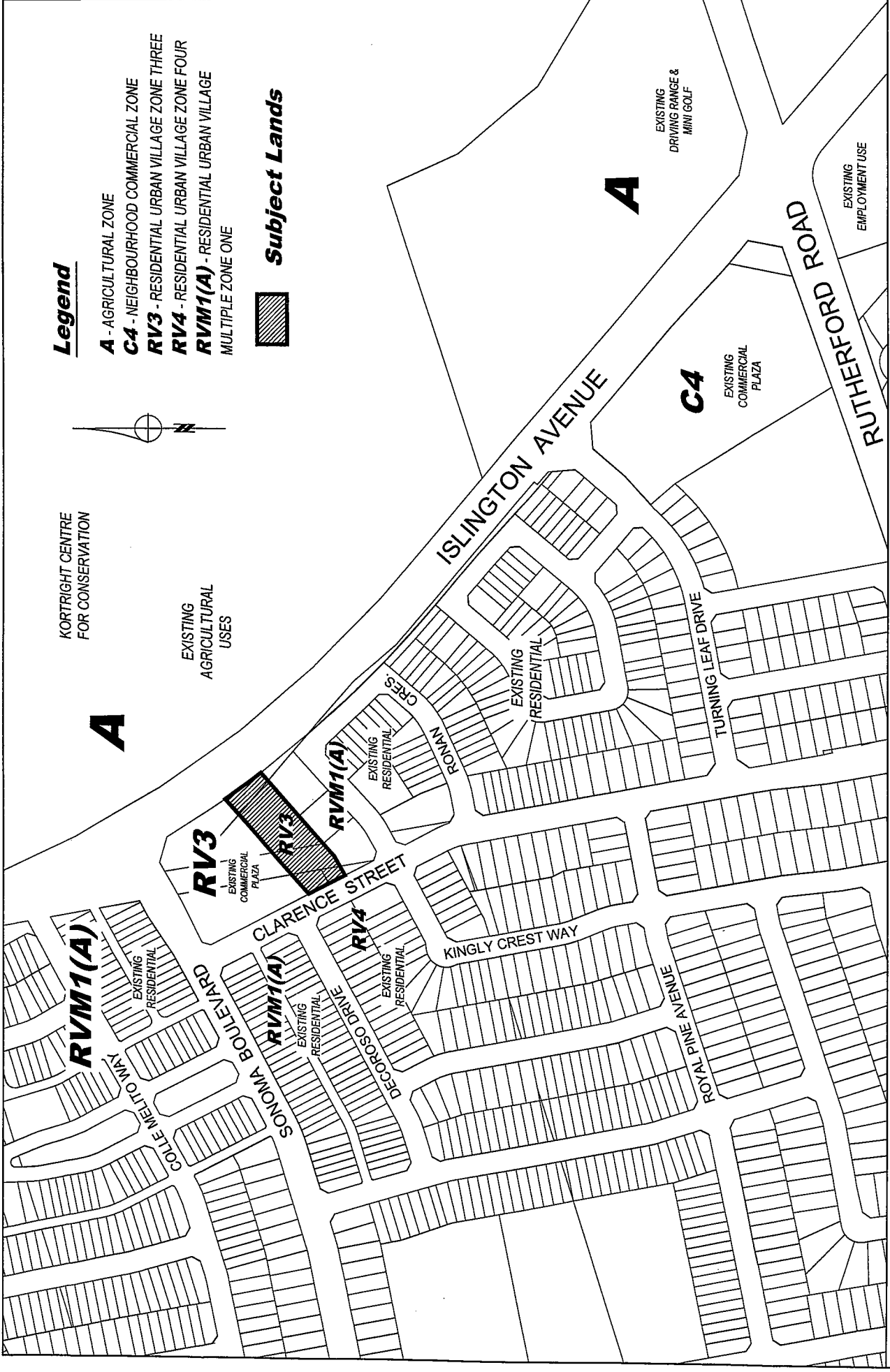
Grant Uyeyama, Manager of Development Planning, ext 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- A** - AGRICULTURAL ZONE
- C4** - NEIGHBOURHOOD COMMERCIAL ZONE
- RV3** - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4** - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A)** - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE



**Subject Lands**



KORTRIGHT CENTRE FOR CONSERVATION

EXISTING AGRICULTURAL USES

EXISTING DRIVING RANGE & MINI GOLF

EXISTING EMPLOYMENT USE

**Location Map**

Part of Lot 17,  
Concession 7

APPLICANT: The Congregation of The  
Passionists Sisters of St. Paolo Della Croce

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*The City Above Toronto*

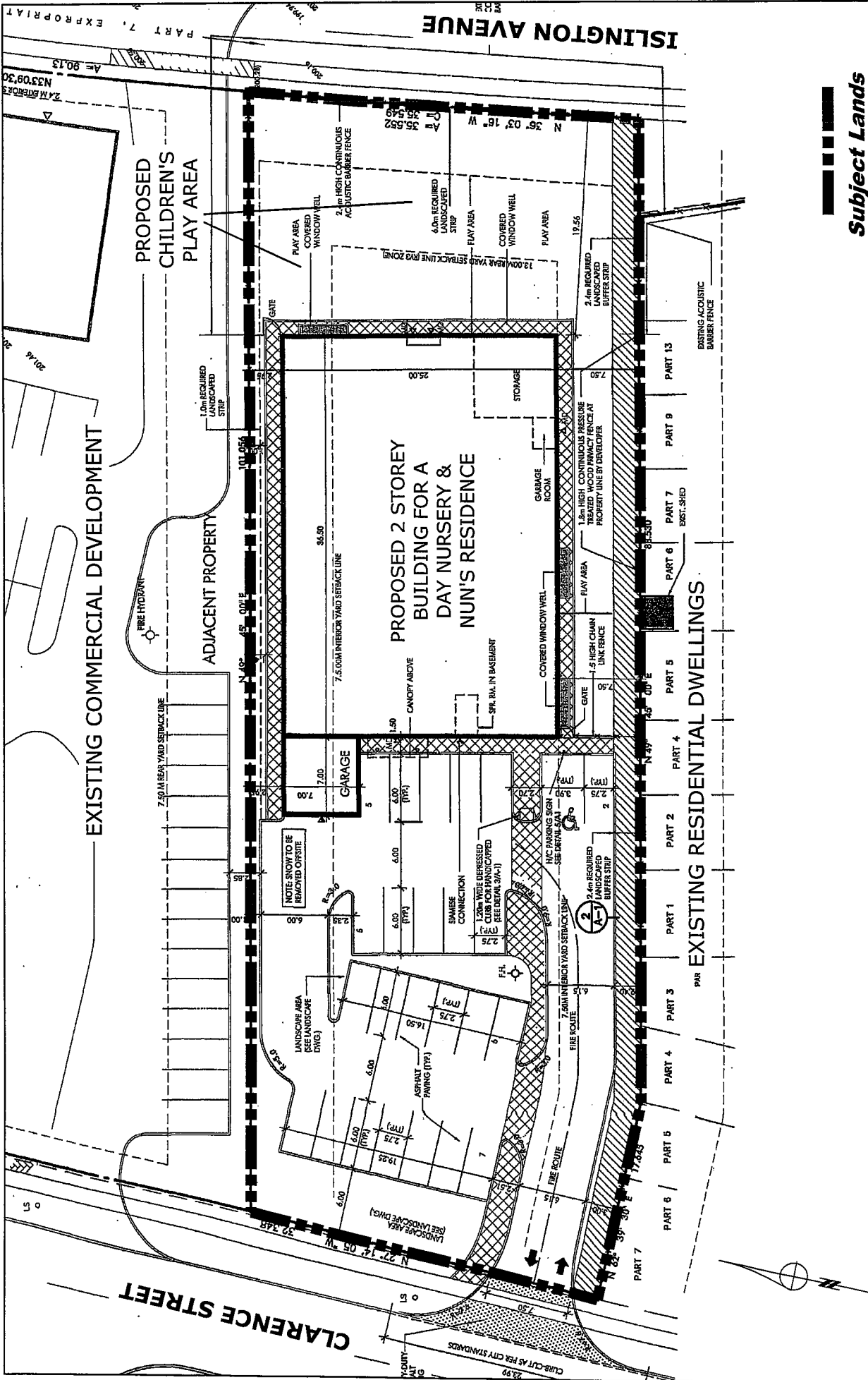
Development Planning Department

**Attachment 1**

FILE No.:  
DA.05.019

Not to Scale

April 18, 2007



**Subject Lands**

# Attachment 2

FILE No.: DA.05.019  
 Not to Scale  
 April 18, 2007

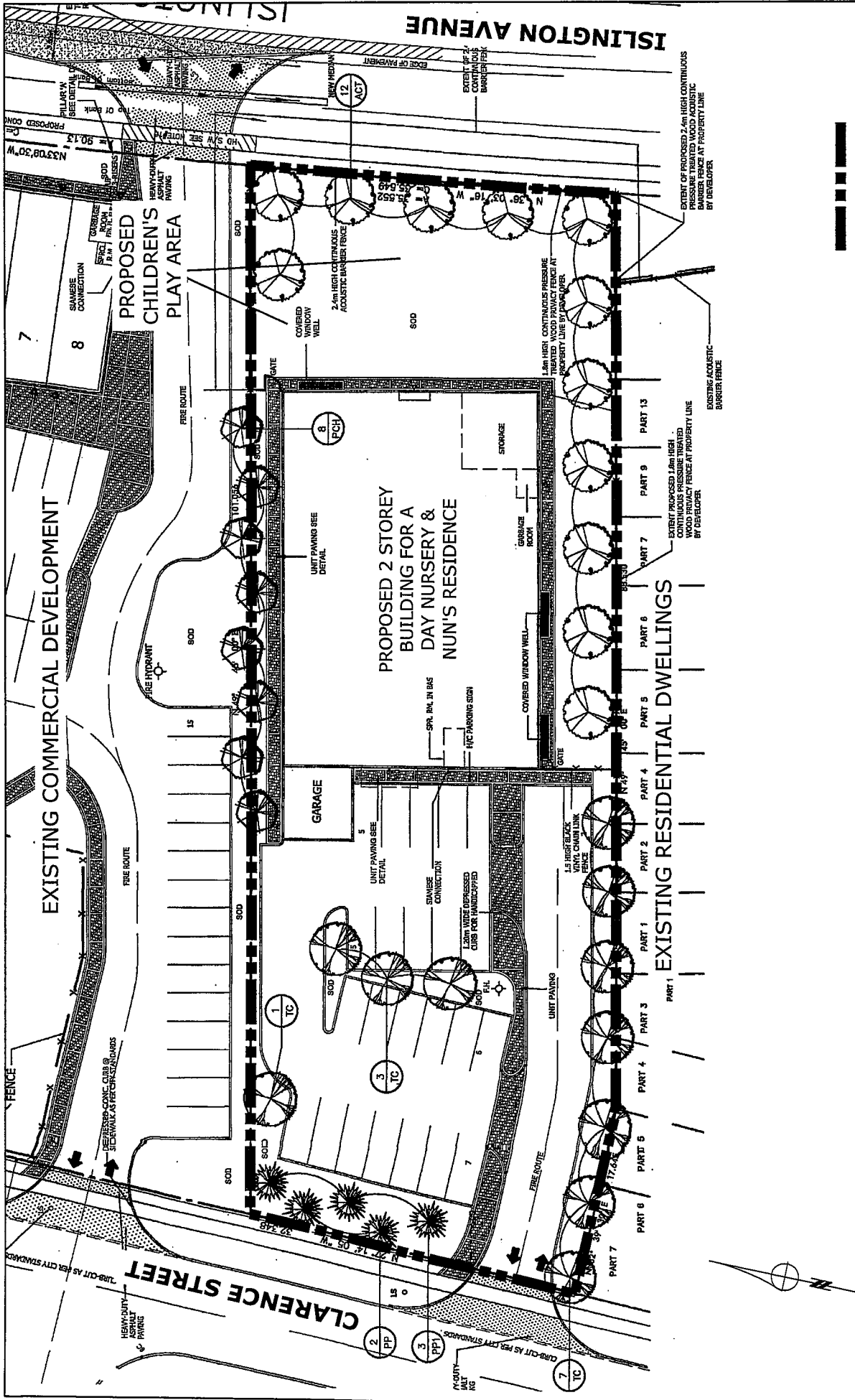


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Development Planning Department

## Site Plan

Part of Lot 17,  
 Concession 7  
 APPLICANT: The Congregation of The  
 Passionists Sisters of St. Paolo Della Croce  
 NA\OPT\1 ATTACHMENTS\DA\06.05.019



**Subject Lands**

# Landscape Plan

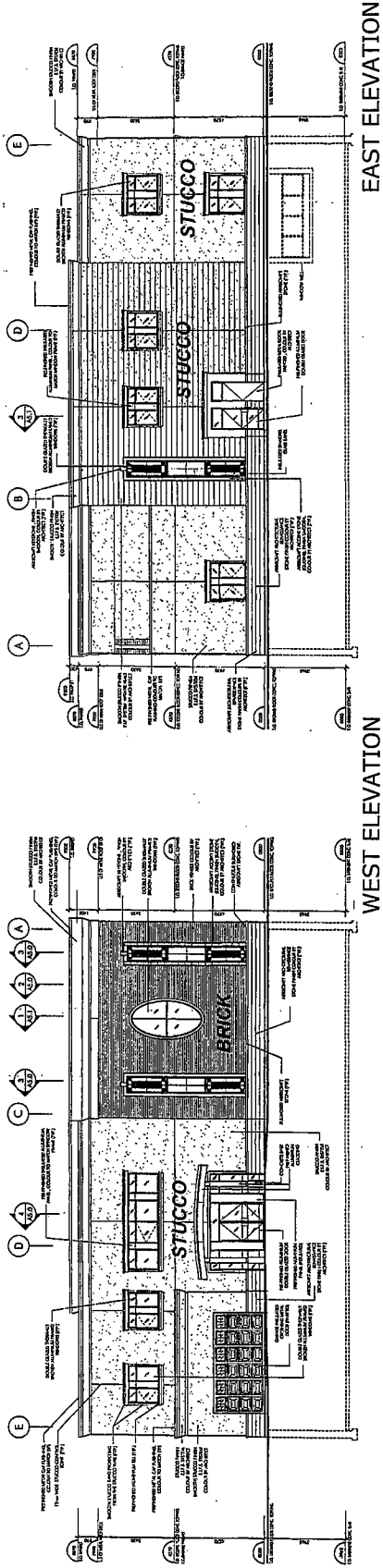
Part of Lot 17,  
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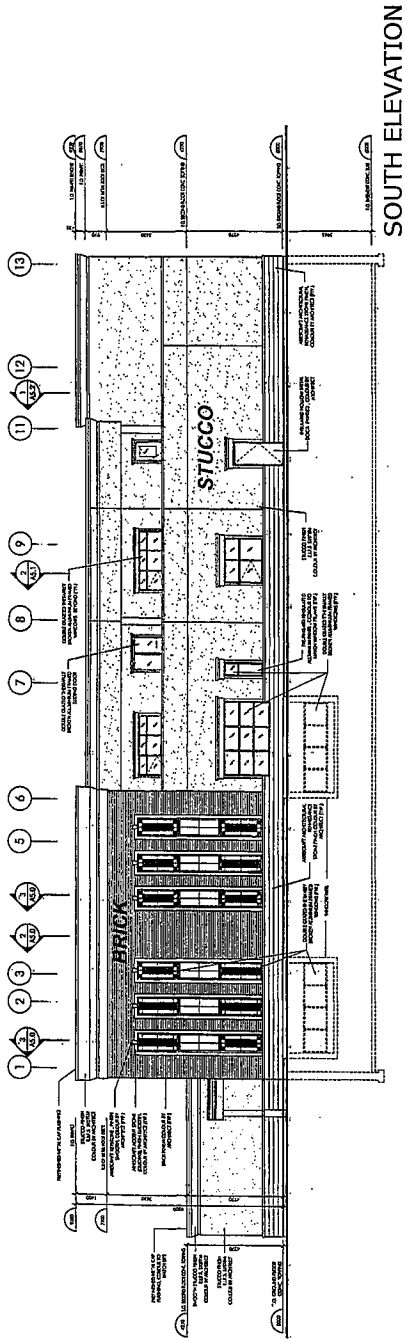
# Attachment 3

FILE No.:  
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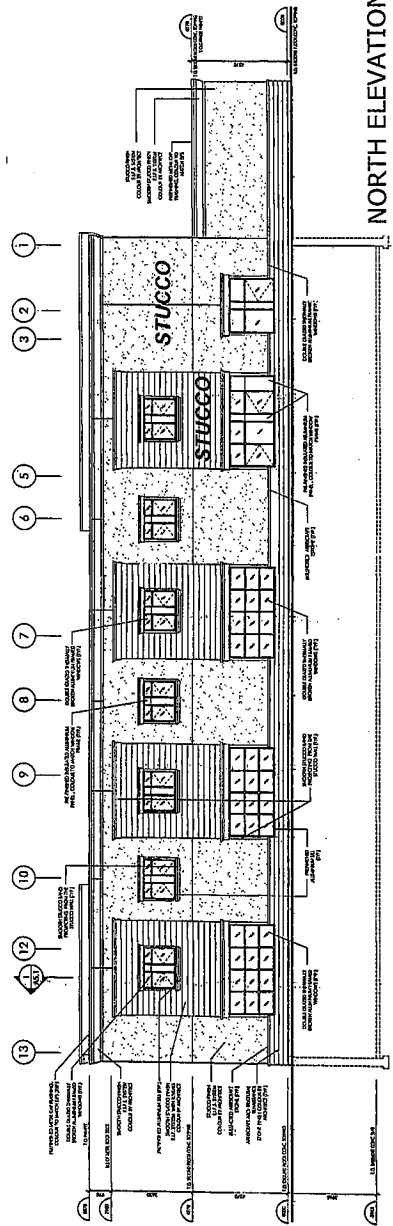


WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# Elevation Plan

Part of Lot 17,  
Concession 7

APPLICANT: The Congregation of The  
Passionists Sisters of St. Paolo Della Croce

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# Attachment 4

FILE No.:  
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Not to Scale

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