

COMMITTEE OF THE WHOLE JUNE 23, 2009

**SITE DEVELOPMENT FILE DA.09.043
ONTARIO SOCCER ASSOCIATION
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for a seasonal air supported structure (indoor soccer) as shown on Attachment #5 for Site Development File DA.09.043 (Ontario Soccer Association), BE APPROVED, subject to the following conditions:
 - i) the applicant enter into a Site Plan Letter of Undertaking to include the building elevations for the seasonal air supported structure (indoor soccer); and,
 - iii) the minor variance for a reduced setback between the seasonal air supported structure (indoor soccer) and the nearest Residential Zone to the northeast shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

Contributions to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the building elevations (Attachment #5) for Site Development Application DA.09.043 on the subject lands shown on Attachments #1 and #2, to facilitate the development of a dome which is to cover approximately the northerly 1/3 of an existing turf soccer field operated by the Ontario Soccer Association within the City's Vaughan Grove Sports Park, as shown on Attachments #4 and #5.

Background - Analysis and Options

Location

The location of the proposed dome is shown on Attachments #1 and #2, within the City's Vaughan Grove Sports Park, east of Martin Grove Road and south of Regional Road #7 (7601 Martin Grove Road), in Lot 3, Concession 8, City of Vaughan. The Ontario Soccer Association currently leases lands from the City of Vaughan for indoor and outdoor soccer fields at this location.

Official Plan/Zoning By-law

The subject lands are designated "Public Use Area - Public Open Space and Buffer Area" by the Province's Parkway Belt West Plan, which permits recreational uses. The proposed dome conforms to the Official Plan.

The subject lands are zoned PB1 Parkway Belt Open Space Zone. The proposed development of a semi-permanent dome complies with By-law 1-88, except for the following:

	<u>By-law Requirement</u>	<u>Approximate Distance</u>
Maximum Setback from a Residential Zone (northeast)	350 m	268 m

The proposed dome use is considered to be an "All Season Sports Facility", which shall not be located closer than 350 metres to a Residential Zone, whereas the setback to the nearest residential zone is approximately 268 m to the northeast as shown on Attachment #2. The precise distance will be verified through the Minor Variance Application. The Development Planning Department has no objection to the distance separation between the dome and the northeasterly residential as the valleylands located in between is heavily treed, and the dome would not be visible to the residents. The Owner will be required to obtain approval for the above-noted variance from the Vaughan Committee of Adjustment, which shall be final and binding.

Building Design

The proposed elevation plan (Attachment #5) shows a semi-permanent air supported dome structure that will be constructed to a height of 12 m, a length of 72 m and a width of 35 m. The proposed dome will be covered with Tedlar material which is a Polyester based white opaque material, which does not let light pass through the material. The material will remain white with no markings or signage. The main entrance of the dome is proposed on the north elevation. There are four exit doors proposed, two on the north elevation and two on the south elevation.

The proposed dome will cover the northerly 1/3 of an existing turf soccer field, and sited in an east/west direction. The dome is a semi-permanent structure and will only be used on a seasonal basis. The dome will be constructed in November and then disassembled in April. The existing artificial turf field will remain uncovered in the spring and summer months from April to November.

The Development Planning Department is generally satisfied with the proposed dome elevations and will continue to work with the Owner to finalize the details shown on Attachment #5. The applicant will be required to enter into a Site Plan Letter of Undertaking to include the building elevations for the seasonal air supported structure (indoor soccer).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the semi-permanent air supported dome structure to be partially sited over an existing soccer field within the Vaughan Grove Sports Park.

Attachments

1. Context Map
2. Location Map
3. Overall Site Plan
4. Layout Site Plan
5. Elevation Plan

Report prepared by:

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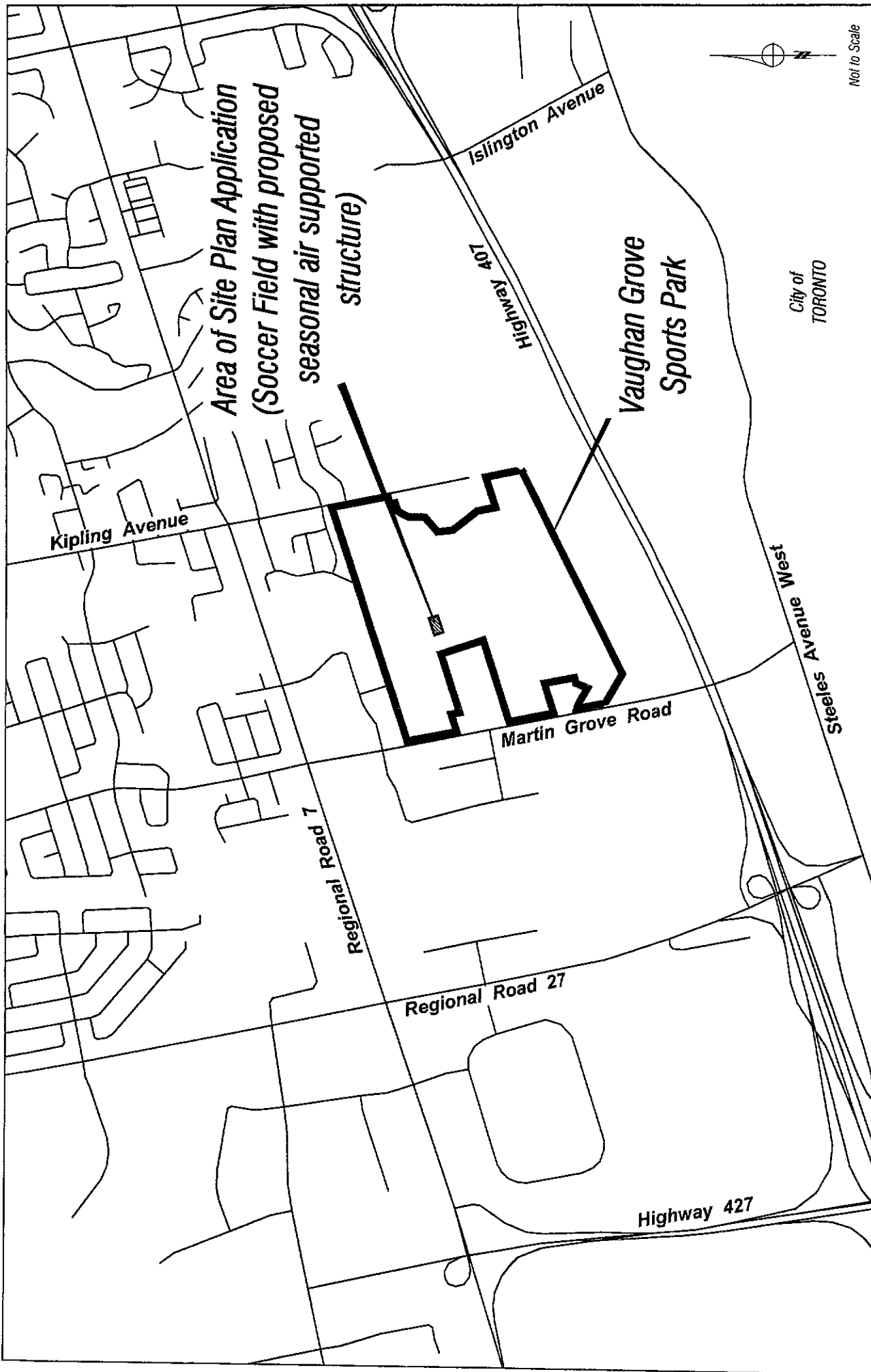
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

Location:
Part of Lot 3, Concession B

Applicant:
ONTARIO SOCCER ASSOCIATION

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The City Above Toronto

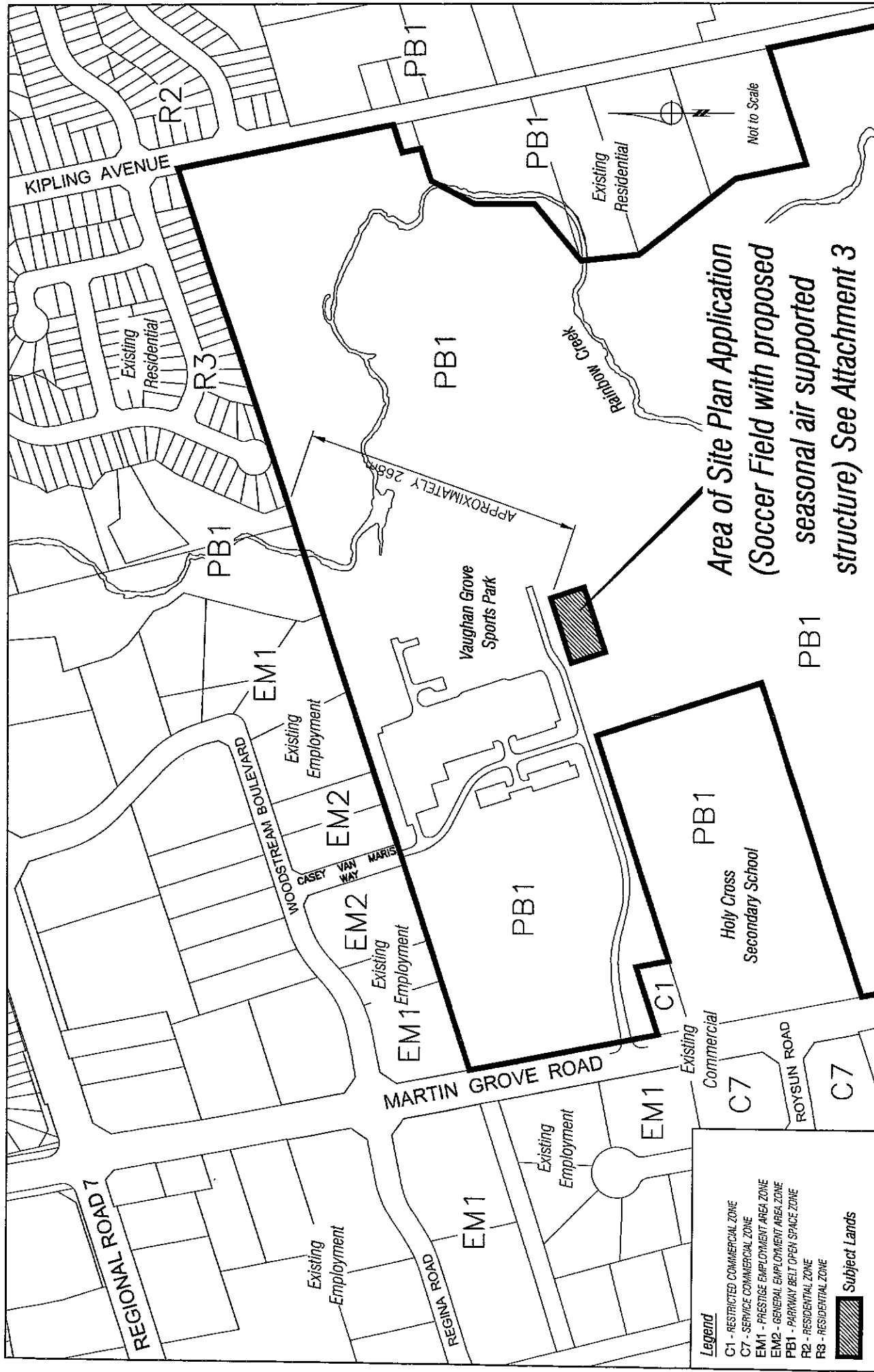
Development Planning Department

Attachment

File: DA.09.043
Related File: DA.96.064

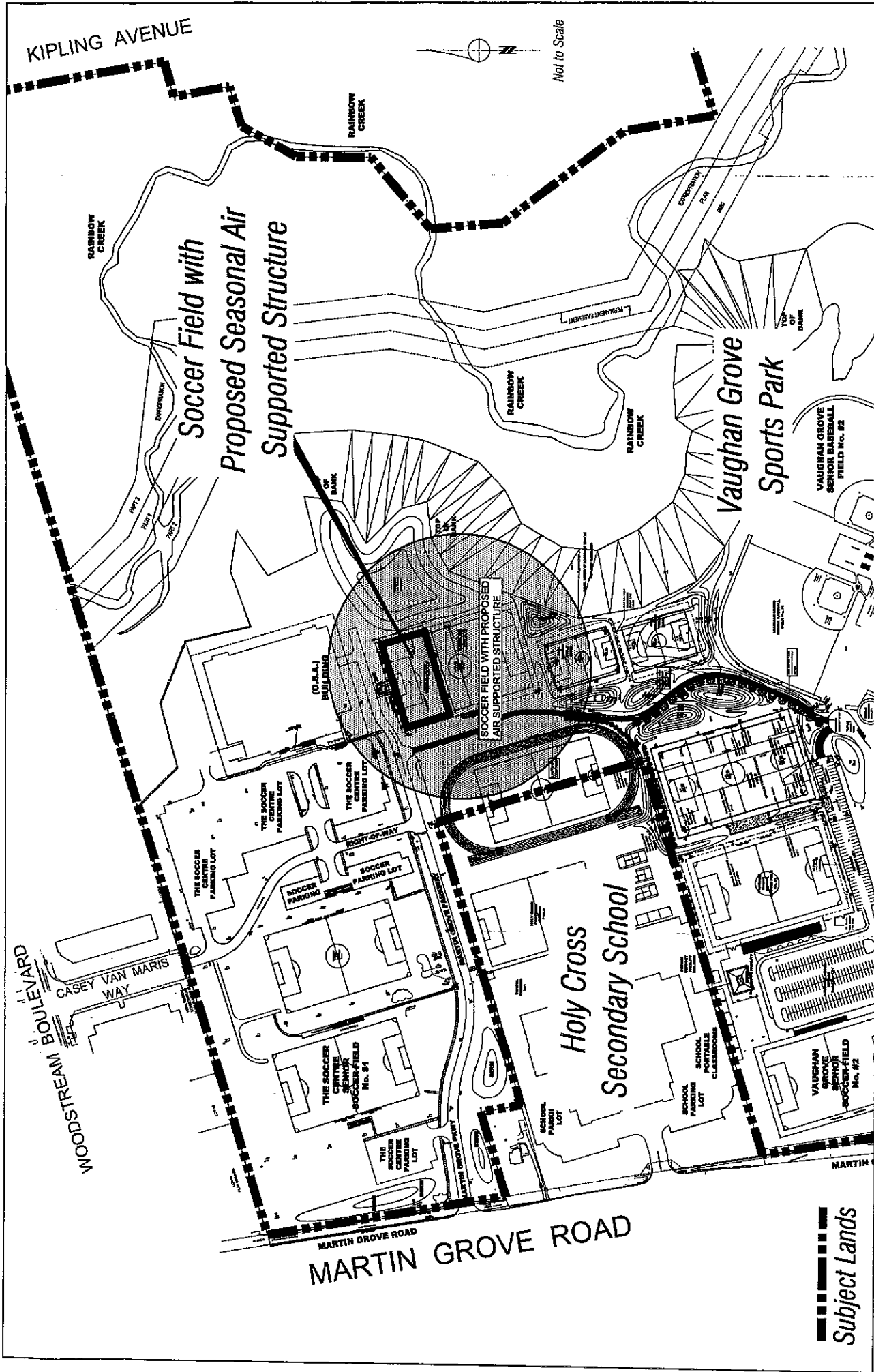
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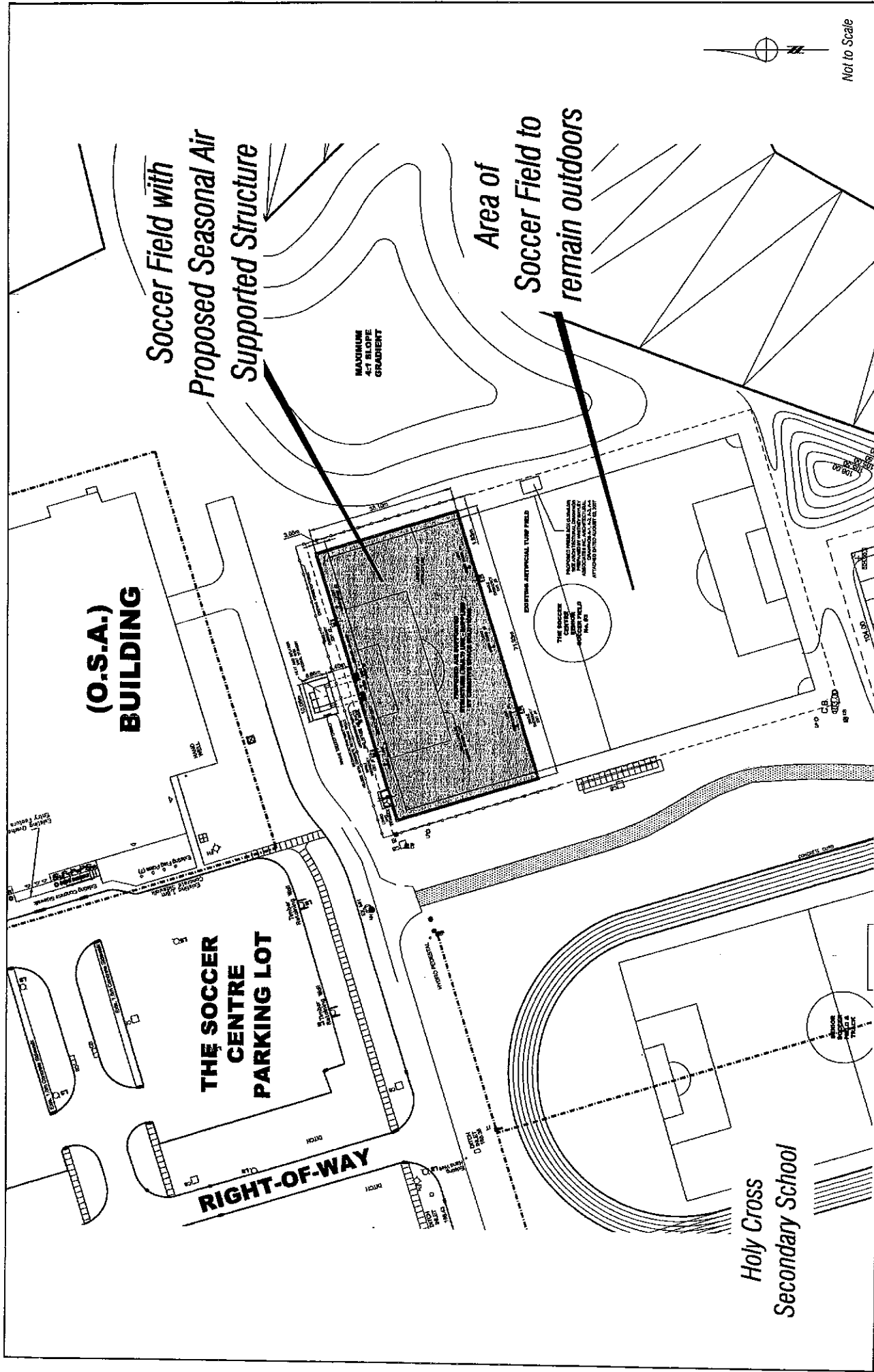




**Area of Site Plan Application
(Soccer Field with proposed
seasonal air supported
structure) See Attachment 3**

- Legend**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - PB1 - PARRWAY BELT OPEN SPACE ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - Subject Lands





Site Plan Layout

Location:
Part of Lot 3, Concession 8

Applicant:
ONTARIO SOCCER ASSOCIATION

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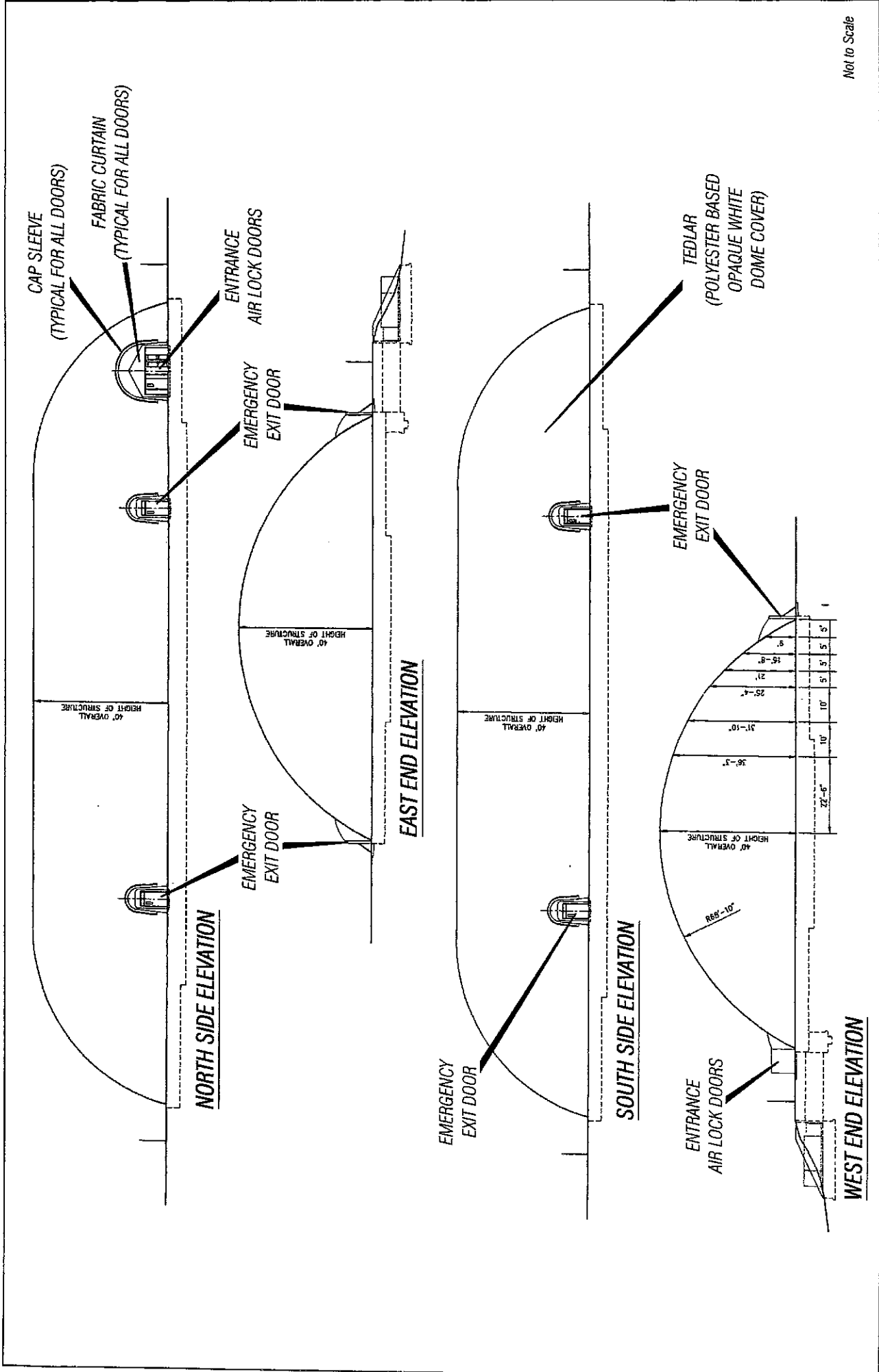
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Date:
June 16, 2009

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Elevations

Location:
Part of Lot 3, Concession 8

Applicant:
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Attachment

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Date:
June 16, 2009

5