

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

2 ZONING BY-LAW AMENDMENT FILE Z.17.012 SITE DEVELOPMENT FILE DA.17.024 TORONTO DISTRICT CHRISTIAN HIGH SCHOOL VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.17.012 and Site Development File DA.17.024 (Toronto District Christian High School) to permit Private School and Technical School uses on the subject lands shown on Attachments #1 and #2, and to permit a 2-storey addition to the existing school and site alterations, as shown on Attachments #3 to #5.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.012 (Toronto District Christian High School) BE APPROVED; to amend Zoning By-law 1-88 to permit a Technical School in the Agricultural Zone and R2 Residential Zone, and to permit a Private School and Technical School in the M3 Transportation Industrial Zone (former Fire Hall lands), together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.17.024 (Toronto District Christian High School) BE APPROVED; to permit a 2-storey addition to the existing school and site alterations as shown on Attachment #3 to #5, subject to the following conditions:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 2

- a) That prior to the execution of a Site Plan Amending Agreement:
- i) the Owner shall obtain a Heritage Permit from the Urban Design and Cultural Heritage Division of the Development Planning Department for landscaping works at 325 Woodbridge Avenue (former Fire Hall lands);
 - ii) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
 - iii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report and traffic impact brief; and
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Waste Management Division shall approve the final site plan for conformity with the Waste Collection Design Standard Policy.

Report Highlights

- To seek Council approval to permit Private and Technical School uses on the subject lands and a 2-storey addition to the existing school.
- The Toronto District Christian High School (TDCH) purchased 325 Woodbridge Avenue (former Fire Hall lands) from the City of Vaughan in 2014 for the purpose of converting the building into classroom space. This development proposal is consistent with the Purchase of Sale Agreement that the TDCH and City entered into in 2014.
- The Development Planning Department supports the approval of the applications, subject to the conditions in this report, as the proposed school uses conform to Vaughan Official Plan 2010 and the 2-storey addition is compatible with the existing and planned uses in the surrounding area.

Background

The subject lands are located on the south side of Woodbridge Avenue, west of Kipling Avenue, as shown on Attachments #1 and #2. The subject lands consist of two

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 3

properties: 325 Woodbridge Avenue, which contains a former City of Vaughan Fire Hall (Fire Hall #7-3), and 377 Woodbridge Avenue, currently developed with the existing school operated by the Toronto District Christian High School (TDCH).

The TDCH purchased the former Fire Hall lands from the City in 2014 for the purpose of converting the building into classroom space. As part of the Purchase and Sale Agreement the TDCH conveyed approximately 0.68 ha of their land holdings at 377 Woodbridge Avenue to the City, as shown on Attachment #3 (identified as “Lands Previously Conveyed to the City of Vaughan”). These lands form part of Rainbow Creek, a natural feature located along the westerly limit of the larger site, and were required for a public multi-use recreational trail connection to Villagewood Court, as shown on Attachment #3.

On September 8, 2017, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was posted on the City’s website at www.vaughan.ca; and a Notice Sign was installed on the subject lands in accordance with the City’s Notice Signs Procedures and Protocols.

A Public Hearing was held on October 3, 2017, to receive comments from the public and the Committee of the Whole. No deputations were made by the public. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 3, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 24, 2017.

A written deputation was received from A. Latorre (Woodbridge Avenue) who expressed concern that the proposed location of the sidewalk and parking abutting Woodbridge Avenue, will result in the loss of privacy for the existing houses abutting the subject lands along Woodbridge Avenue.

The Development Planning Department advises that the existing trees and shrubs located along the abutting property line on Woodbridge Avenue, and the existing sidewalk will be maintained through this development proposal. In addition, the Owner proposes additional plantings, including trees, to help screen the interface between the two properties. Accordingly, there will be minimal change in the condition that presently exists between the two properties.

On March 5, 2018, a notice of this Committee of the Whole Meeting was sent to those individuals who submitted written correspondence to the Development Planning Department, or those individuals who requested notification regarding these applications.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 4

Previous Reports/Authority

[October 24, 2017, Committee of the Whole \(Public Hearing\) \(Item 3, Report No. 36, Recommendations 1 to 3\)](#)

Analysis and Options

The development proposal conforms to Vaughan Official Plan (VOP) 2010

The majority of the subject lands (existing school site) are designated “Low-Rise Residential A” by VOP 2010, Volume 2, specifically Section 11.5 - Kipling Avenue Corridor Secondary Plan (KACSP). The portion of the subject lands containing the former Fire Hall is designated “Deferral Area” by the KACSP.

Section 11.5.13.9 of the KACSP states “the area identified as “Deferral Area” on Map 11.5.A is subject to an ongoing review of a proposal to have the site considered for a Performing Arts Centre through a public/private partnership arrangement with the City and the prospective landowner”. It also states that “in the interim, the underlying designation of “Low Rise Residential A” will continue to apply to the lands”. Since the City has sold this portion of the subject lands to the current Owner, the Performing Arts Centre will not be pursued, and therefore the “Low Rise Residential A” designation applies.

The “Low-Rise Residential A” designation of the KACSP permits detached and semi-detached dwellings, with a maximum building height of 8.5 m (2-storeys), a maximum floor space index (FSI) of 0.5 times the area of the lot, and a maximum lot coverage of 40%. School uses are permitted within all residential designations by Section 9.1.2.9 (a) of VOP 2010, Volume 1. Accordingly, the proposed private and technical school uses conform with the policies of the Official Plan.

Amendments to Zoning By-law 1-88 are required to permit the proposed development

The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone, R2 Residential Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88, as shown on Attachment #2.

Public and private schools are a permitted use within the A Agricultural Zone and R2 Residential Zone, however, these zones do not permit a Technical School. The M3 Transportation Industrial Zone (the former Fire Hall lands) does not permit the proposed Private School and Technical School uses.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 5

Amendments to Zoning By-law 1-88 are required to permit the proposed Private School and Technical School uses, and the proposed building addition on the subject lands, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	A Agricultural Zone, R2 Residential Zone, and M3 Transportation Industrial Zone Requirements	Proposed Exceptions to the A Agricultural Zone, R2 Residential Zone, and M3 Transportation Industrial Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a public street.	Means the multiple parcels that comprise the subject lands (as shown on Attachment #3) that shall be deemed to be as a single lot fronting on a public street.
b.	Permitted Uses	<u>A Agricultural Zone</u> - School <u>R2 Residential Zone</u> - Public School - Private School	Permit a Private and a Technical School in an A Agricultural Zone, R2 Residential Zone, and M3 Transportation Industrial Zone.
c.	Minimum Front Yard Setback (Woodbridge Avenue - to the former Fire Hall building)	15 m	10.5 m
d.	Minimum Interior Side Yard Setback (to the former Fire Hall building)	15 m	2.7 m

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

	Zoning By-law 1-88 Standard	A Agricultural Zone, R2 Residential Zone, and M3 Transportation Industrial Zone Requirements	Proposed Exceptions to the A Agricultural Zone, R2 Residential Zone, and M3 Transportation Industrial Zone Requirements
e.	Minimum Landscape Strip between an Institutional Use and Residential Zone	<p><u>A Agricultural Zone / R2 Residential Zone</u></p> <p>2.4 m</p> <p><u>M3 Transportation Industrial Zone</u></p> <p>7.5 m</p>	<p><u>A Agricultural Zone / R2 Residential Zone</u></p> <p>0.1 m (existing condition where the school lands abut the residential dwellings along the northerly property boundary); and</p> <p>2 m (existing condition where the existing school lands abut residential dwellings along the north-west property boundary)</p> <p><u>M3 Transportation Industrial Zone</u></p> <p>2.2 m (existing condition where the existing Fire Hall lands abut residential dwellings along the easterly property boundary)</p>

The TDCH purchased the former Fire Hall lands from the City in 2014 for the purposes of converting the building into classroom space. The TDCH is proposing that a Private and Technical School be permitted on the subject lands to allow for flexibility in

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 7

programming. A Private School permits the instruction of primary and secondary aged students operated under the guidelines of the Ontario Ministry of Education. A Technical School permits the instruction of training to students related to a specific vocation, trade, business or process. School uses are permitted within all residential designations of the KACSP of VOP 2010, Volume 2. Accordingly, the proposed Private and Technical School uses are an appropriate and compatible use of the subject lands. The portion of the subject lands zoned OS1 Open Space Conservation Zone, as shown on Attachment #3, will not be amended through the Zoning By-law Amendment application.

The proposed amendment to the definition of a “Lot” is required in order to permit 325 Woodbridge Avenue and 377 Woodbridge Avenue to be considered as one lot, to avoid technical variances on the lands resulting from the multiple parcels comprising the property.

The proposed exceptions for minimum front and side yard setbacks, and the minimum landscape strip widths, reflect the existing condition of the former Fire Hall and school building to Woodbridge Avenue and the abutting residential lands.

The proposed Zoning By-law Amendment implements the Purchase and Sale Agreement between the TDCH and the City of Vaughan for 325 Woodbridge Avenue. However, should the subject lands be redeveloped in the future a comprehensive rezoning of the subject lands will be required, which may include the delineation of the natural features located along the west and south limits of the subject lands

In consideration of the above, the Development Planning Department is satisfied that the proposed uses and site-specific exceptions to Zoning By-law 1-88 will permit an institutional development that is compatible with the existing and planned built form in the surrounding area.

The Development Planning Department supports the proposed site plan, subject to the conditions in this report

The subject lands consist of two parcels, 325 Woodbridge Avenue (the former Fire Hall lands) and 377 Woodbridge Avenue, which presently contain the Toronto District Christian High School. The existing Site Plan Agreement registered for 377 Woodbridge Avenue will be amended to include 325 Woodbridge Avenue (former Fire Hall lands) as part of this Site Development application.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 8

Site Plan

The TDCH is proposing site alterations on the subject lands including the elimination of the current driveway access from 377 Woodbridge Avenue and the construction of a new driveway on 325 Woodbridge Avenue (former Fire Hall lands), as shown on Attachments #3 and #4.

The Owner is also seeking to permit a 2-storey, 1088 m² building addition on the east side of the existing school building, as shown on Attachments #3 and #4. The proposed addition will accommodate a new classroom, auditorium, and create a new primary entrance to the existing school building. At this time, there are no proposed changes to the former Fire Hall building.

Landscape Plan

The Owner is proposing to restore the Woodbridge Avenue boulevard where the driveway access is being eliminated, including curb restoration and sodding. The Owner is also proposing to enhance the Woodbridge Avenue streetscape by providing new sodding, unit paving, benches, trees and shrubbery, as shown on Attachment #4.

Building Elevations

The building addition, as shown on Attachment #5, includes a mix of curtain wall glazing (glass), grey metal cladding and concrete patterned walls to create a new primary building entrance for the school. At this time, there are no elevation changes proposed to the former Fire Hall building.

The Urban Design and Cultural Heritage Division of the Development Planning Department advises that the development proposal is consistent with Section 6.7.1 – Roads, Curbs, Sidewalks and Streetscapes of the Woodbridge Heritage Conservation District (WHCD) Plan as it relates to gateway treatments at the Kipling Avenue and Woodbridge Avenue intersection. In addition, the Owner will be required to obtain a Heritage Permit for the proposed landscaping works at 325 Woodbridge Avenue from the Urban Design and Cultural Heritage Division of the Development Planning Department. A condition to this effect is included in the recommendation section of this report.

The Development Planning Department is satisfied with the proposal as shown on Attachments #3 to #5. The final site plan, elevation plans, landscape plan, landscape cost estimate, signage details and lighting plan must be approved prior to the execution of the Site Plan Amending Agreement. A condition to this effect is included in the recommendation section of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 9

The Development Engineering Department supports the proposed development, subject to the conditions in this report

The Development Engineering Department has no objection to the approval of the proposed uses and development in principle. A Traffic Impact Brief has been submitted in support of a reconfigured, full-move driveway onto Woodbridge Avenue, which must be approved to the satisfaction of the Transportation Engineering Division of the Development Engineering Department.

Prior to the execution of the Site Plan Amending Agreement, the Development Engineering Department must approve the final site servicing and grading plan, stormwater management report and traffic impact brief submitted in support of the development proposal. A condition to this effect is included in the recommendation section of this report.

The Environmental Services Department, Solid Waste Management Division has no objection to the proposed development, subject to their conditions in this report

The site plan submitted in support of the applications, as shown on Attachment #3, shows an existing, unenclosed waste storage area located along the south property line of the existing school site, which directly abuts existing residential dwellings. The Environmental Services Department, Solid Waste Management Division has advised that the current location of the waste storage area is not acceptable given the close proximity and high visibility of the abutting residential dwellings.

The Owner will be required to work with the Environmental Services Department, Waste Management Division to include the following:

- i) an internal waste storage room within the existing school; or
- ii) a detached waste storage structure will be considered if all garbage and recycling can be accommodated within a fully enclosed structure (which includes a roof, concrete floor, rollup doors, side service door, bollards, and ventilation). A loading pad is required in front of the waste storage structure for bin staging on collection days.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 10

The Office of the City Solicitor, Real Estate Department advise that Cash-in-Lieu of Parkland Dedication is not required

The Office of the City Solicitor, Real Estate Department have confirmed that there are no parkland dedication requirements for the subject lands, as the City's Cash-in-Lieu policy exempts institutional uses.

The Financial Planning and Development Finance Department advises that Development Charges are applicable

The Financial Planning and Development Finance Department have confirmed that the TDCH is required to pay Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board and the York Catholic District School Board.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The development proposal has been reviewed by external agencies, including York Region and the Toronto and Region Conservation Authority (TRCA), who advise they have no objections to the development proposal, subject to the conditions included in the recommendation section of this report.

The various utilities have no objection to the proposed development

Hydro One, Enbridge Gas, Rogers Communications Inc. and Alectra Utilities Corporation have no objection to the development proposal, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of site works.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.17.012 and Site Development File DA.17.024 in consideration of the policies of Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies and the public, and the surrounding area context. The Development Planning Department is satisfied that the proposed Private and Technical School uses and related building addition, as shown on Attachments #3 to #5, conform to VOP 2010, and is compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 2, CW Report No. 14 – Page 11

approval of the Zoning By-law Amendment and Site Development applications subject to the conditions included in the recommendation section of this report.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact Diana DiGirolamo, Planner, Extension 8860.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. School Building Elevations

Prepared by

Diana DiGirolamo, Planner, ext. 8860

Mary Caputo, Senior Planner, ext. 8635

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)