

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017

Item 3, Report No. 36, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

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**ZONING BY-LAW AMENDMENT FILE Z.17.012
TORONTO DISTRICT CHRISTIAN HIGH SCHOOL
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated October 3, 2017, be approved;
- 2) That the deputation of Ms. Milena Belomorska, OCA Architects, Eglinton Avenue West, Toronto, representing the applicant, be received; and
- 3) That Communication C3, from Mr. Antonio Latorre, Woodbridge Avenue, Woodbridge, dated April 26, 2017, be received.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.17.012 (Toronto District Christian High School) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 8, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m and to the West Woodbridge Ratepayers' Association
- c) Comments Received:
 - i) A. Latorre (Woodbridge Avenue) submitted correspondence dated April 26, 2017, expressing concern that the proposed location of the sidewalk and parking stalls along the westerly limit of the site, abutting Woodbridge Avenue, will result in the loss of privacy as the house has windows along this elevation that visitors will be able to see into.

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Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.012 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88 to permit the following uses and site-specific zoning exceptions and a proposed 2-storey building addition as follows:

- i) permit a Technical School in an Agricultural Zone and R2 Residential Zone; and
- ii) permit a Private School and Technical School in the M3 Transportation Industrial Zone (Fire Hall lands).

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 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 Fire Hall building)	15 m	10.53 m

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d.	Minimum Interior Side Yard Setback (to the Fire Hall building)	15 m	2.74 m
e.	Minimum Landscape Strip between an Institutional Use and Residential Zone	<p align="center"><u>A Agricultural Zone / R2 Residential Zone</u></p> <p align="center">2.4 m</p> <p align="center"><u>M3 Transportation Industrial Zone</u></p> <p align="center">7.5 m</p>	<p align="center"><u>A Agricultural Zone / R2 Residential Zone</u></p> <p>0.1 m (existing condition where the existing school lands abut 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 align="center"><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>

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the south side of Woodbridge Avenue, west of Kipling Avenue, and are municipally known as 325 and 377 Woodbridge Avenue, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The majority of the subject lands (existing school site) are designated “Low-Rise Residential A” by Section 11.5 - Kipling Avenue Corridor Secondary Plan (KACSP) which forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010). The portion of the subject lands containing the 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

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	<p>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.</p> <ul style="list-style-type: none"> ▪ The “Low-Rise Residential A” designation of the KACSP permits single 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 of the KACSP. Accordingly, the proposed private and technical school uses conform with the Official Plan.
<p align="center">Zoning</p>	<ul style="list-style-type: none"> ▪ 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 (Fire Hall lands) does not permit the proposed Private School and Technical School uses. ▪ Amendments to Zoning By-law 1-88 are required to permit the proposed Private School and Technical School uses on the subject lands together with site-specific zoning exceptions identified in Table 1 of this report.
<p align="center">Background</p>	<ul style="list-style-type: none"> ▪ The subject lands consist of two properties: the first property being the larger school site (377 Woodbridge Avenue), which presently contains the Toronto District Christian High School, and the second property being the recently acquired Fire Hall site (325 Woodbridge Avenue). ▪ The Owner purchased the existing Fire Hall site from the City in 2014 for the purpose of converting the building into classroom space. As part of the Purchase and Sale Agreement for 325 Woodbridge Avenue, the Owner conveyed approximately 0.68 ha of their land holdings at 377 Woodbridge Avenue, as shown on Attachment #3 (identified as “Lands Previously Conveyed to the City of Vaughan”), to the City of Vaughan. These lands consisted of a natural feature located along the westerly limit of the larger site and were required to facilitate a public multi-use trail connection to Villagewood Court.

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Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.
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Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable land use and built form policies of Section 11.5 – Kipling Avenue Corridor Secondary Plan, Volume 2 of VOP 2010.
b.	Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed site-specific zoning by-law amendments to permit Private School and Technical School uses within the existing zoning for the lands, and the site-specific exceptions identified in Table 1 of this report will be reviewed. ▪ The portion of the subject lands zoned OS1 Open Space Conservation Zone will not be amended through this application.
c.	Concurrent Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.17.024 to permit the proposed addition and site alterations, as shown on Attachments #3 to #5. The Site Development application will be reviewed concurrently with the Zoning By-law Amendment application in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - site design and the relationship with the surrounding land uses - pedestrian and barrier-free accessibility - building design and materials - landscaping - tree preservation - parking lot locations and configurations - school bus/large vehicle parking and maneuvering - vehicular circulation and movement - connection opportunities to the City's multi-use trail and open space network; - protection of and transition to the adjacent Core Feature (if required) - stormwater management, erosion and sediment control, servicing, and grading

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		<ul style="list-style-type: none">▪ All issues identified through the review of Site Development File DA.17.024 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
d.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process.
e.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following reports and studies in support of the application, which must be reviewed and approved to the satisfaction of the City and/or respective public approval authority:<ul style="list-style-type: none">- Planning Justification Report- Zoning Justification Letter- Urban Design Brief- Arborist Report- Stormwater Management Report- Phase 1 Environmental Site Assessment (ESA)- Traffic Impact Study▪ Additional reports and studies may be requested through the development review process.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ A portion of the subject lands are located within the TRCA's regulated area, under O. Reg. 166/06, and therefore the Owner will be required to satisfy all requirements of the TRCA.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has advised they have no comments or objections to the approval of the subject development application.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Related Site Plan (File DA.17.024)
4. Landscape Plan (File DA.17.024)
5. School Building Elevations (File DA.17.024)

Report prepared by:

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(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.)