

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** December 05, 2022  
**Name of Owner:** City of Vaughan  
**Location:** 2 Marc Santi Boulevard  
**File No.(s):** A297/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum rear yard setback of 10 m from Bathurst Street and 7 m at the sight-triangle.
2. To permit the location of 263 parking spaces to be located on the lot for the use of 9600 Bathurst Street.

**By-law Requirement(s) (By-law 001-2021):**

1. A minimum rear yard setback of 15 m is required to the Baseball Field. [Table 12.3]
2. The parking space, loading space and stacking land requirements of this By-law shall be provided for and located on the same lot as the use for which the parking is required.

**Proposed Variance(s) (By-law 1-88):**

3. To permit a minimum front yard setback of 14 m (measured to the sight triangle at Ilon Ramon and Mark Santi Blvd).
4. To permit a minimum exterior side yard setback of 7 m (measured to the sight triangle at Marc Santi Blvd and Bathurst).
5. To permit a minimum interior side yard setback of 7 m to the soccer field from the Northerly lot line.
6. To permit a minimum rear yard setback of 10 m from Bathurst St. and 7 m measured at the sight triangle at Marc Santi Blvd and Bathurst.
7. To permit the location of 263 parking spaces to be located on the lot for the use of 9600 Bathurst Street.

**By-law Requirement(s) (By-law 1-88):**

3. A minimum Front yard setback of 15 m is required to the property lines. [Schedule A]
4. A minimum Exterior Side yard setback of 15 m is required to the property lines. [Schedule A]
5. A minimum interior side yard setback of 15 m is required to the Soccer Field from the Northerly Lot line. [Schedule A]
6. A minimum rear yard setback (Bathurst St) of 15 m is required to the property lines.
7. The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Parks"

**Comments:**

On behalf of City of Vaughan, Joseph and Wolf Lebovic Jewish Community Campus ('JWLICC'), who is the owner of the abutting property to the north, addressed as 9600 Bathurst Street, is requesting the above-noted variances to facilitate the reorganization of the Subject Lands (Wood Valley Park) and utilize the proposed 263 parking spaces on-site towards the parking spaces the community centre requires for its addition works affiliated with concurrent Minor Variance file A296/22 and Site Development Application file DA.21.067. The reorganization, which will better integrate Wood Valley Park and the community centre use, includes the relocation of a parking lot, baseball field, and soccer field. Each use is proposed to move clockwise around Wood Valley Park. The current baseball field is proposed to be relocated to the general location of the current soccer field while the existing baseball field site is proposed to become the parking lot. The existing parking lot will become the new soccer field.

In an effort to revitalize Wood Valley Park, a Member's Resolution was passed by Council September 14, 2021, authorizing JLWICC to submit all applicable planning

applications pertaining to the park's redevelopment as part of the community centre's expansion.

Development Planning has no objection to Variances 2 and 7 as an existing shared use agreement permits JLWICC to use the parking spaces located in Wood Valley Park. The parking remains within the same contiguous block of development. Modifications to said agreement will be required after final approval of Site Development Application file DA.21.067 has been obtained.

Regarding Variances 1, 4, and 6, the distances are appropriate considering they for a chain link fence and dugout for a baseball field, not a building. The fence, ranging in height from 6 m in the outfield to 9 m in the infield, will allow for the passage of air and light, mitigating massing impacts to the streetscape. The physical presence of the fence is proposed to be softened by vegetative plantings to run along the entirety of its length. The existing stone accent features at the northwest corner of the intersection of Bathurst Street and Marc Santi Boulevard, identified as 'Masonry Gate' on the plan, and the wrought iron fence along Bathurst Street, will remain.

Similarly, a reduced front yard setback of 14 m (Variance 3) along Marc Santi Boulevard to replace the existing parking lot with the soccer field is not anticipated to be perceptible. The stone accent features at the northeast corner of Marc Santi Boulevard and Ilan Ramon Boulevard, identified as 'Masonry Gate' on the plan, will remain.

Development Planning staff is of the opinion Variance 5 is appropriate in this site context. The intent of the setback is to provide sufficient space to buffer the park use from abutting land uses. However, in this case Wood Valley Park is being integrated with the community centre use to the north. A driveway that is part of the shared use agreement and mostly contained upon the lands to the north acts as a natural dividing line between the proposed soccer field and community centre use. As a result, a lesser landscape strip bordering the driveway, which is proposed to be lined with trees, is appropriate to separate the soccer field from the community uses to the north.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. THAT Site Development File DA.21.067 be approved to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Roberto Simbana, Planner I  
David Harding, Senior Planner