

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 13, 2023
Name of Owner: York Region District School Board
Location: 250 Blue Willow Drive
File No.(s): A157/23

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

1. To permit a minimum landscape strip of 1.07 m on the interior side lot line abutting an open space (OS1) zone.

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

1. The minimum landscape strip along any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone is 3.0 m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:

The Owner is requesting relief to permit the existing landscape strip, with the above-noted variance. The Owner submitted Site Development Application File DA.23.015 to facilitate the development of a 1-storey addition to the existing Blue Willow Public School. The above-noted relief was required upon review of the Site Development Application. An existing asphalt play area and proposed walkway occupy a portion of the required landscape strip. The landscape strip abuts Giovanni Caboto Park, and there is no fence separating the school from the park.

The Development Planning Department has no objection to the proposed variance for the landscape strip butting an open space zone (Giovanni Caboto Park). The reduced landscape strip along the northern interior side lot line is an existing condition of the site and will provide an adequate buffer between the asphalt play area and the adjacent park. Most of the walkway will comply with the buffer requirement. As there is no fence dividing the properties and the abutting park lands are landscaped, the reduction is not perceptible. The Urban Design Division of the Development Planning Department has also reviewed the minor variance application and has no objection.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

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David Harding, Senior Planner