

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: July 26, 2024

Name of Owner: York Catholic District School Board c/o Khaled Elgharbawy, Jeff Joss, & Joachim Tsui

Location: 7501 Martin Grove Road

File No.(s): A093/24

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

1. To permit a maximum lot coverage of **33.4%**.

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

1. The permitted maximum coverage for lots on PB1, Parkway Belt public Use zone shall not exceed **20%**.

Official Plan:

City of Vaughan Official Plan ('VOP 2010'): "Parkway Belt West Lands"

Comments:

The Owner is requesting relief to permit the introduction of six portable classrooms within the western front yard of the existing Holy Cross Catholic High School.

The Development Planning Department has no objection to Variance 1 for the increased lot coverage. The Subject Lands contain the Holy Cross Catholic High School, which has a lot coverage of approximately 16.87% as well as the existing Woodbridge Sports Dome to the rear, which has a lot coverage of approximately 15.77%, combining for a total existing lot coverage of approximately 32.64%. The proposed portables provide approximately 0.76% of additional lot coverage, bringing the total lot coverage to approximately 33.4%. The Subject Lands were zoned "PB1 – Parkway Belt Open Space Zone" under Zoning By-law 1-88, which had no maximum lot coverage requirement. The lands were zoned "PB1 Parkway Belt Public Use Zone" under Zoning By-law 001-2021, which contained a lot coverage requirement. As such, the existing 32.64% lot coverage for the school and sports dome became a legal non-complying condition when Zoning By-law 001-2021 came into effect.

Three portables have been placed and another 3 are proposed to be placed within a parking area at the southwest side of the school. The portables, if permitted, will be significantly screened from Martin Grove Road due to the surplus of mature trees within the western (front) yard of the existing school, which provide a visual buffer between the proposed portables and the existing streetscape. As such, the proposed increase of 0.76% to the permitted lot coverage for the portables is negligible from a visual perspective, minor in nature, appropriate for the size of the lot and will not pose a significant impact to the surrounding area.

Accordingly, Development Planning Department Staff support the requested variances and are 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.

Condition of Approval:

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

None.

Comments Prepared by:

Nicholas Del Prete, Planner
David Harding, Senior Planner