

Committee of the Whole (2) Report

DATE: Tuesday, April 13, 2021

WARD: 2

TITLE: YORK CATHOLIC DISTRICT SCHOOL BOARD
SITE DEVELOPMENT FILE DA.20.018
7501 MARTIN GROVE ROAD
VICINITY OF HIGHWAY 7 AND MARTIN GROVE ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.018 for the subject lands shown on Attachment 2, to permit the development of an all season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy, as shown on Attachments 3 to 8.

Report Highlights

- The Owner is proposing to construct an all-season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy.
- The Development Planning Department supports approval of the Site Development application as the development is consistent with Provincial Policy Statement 2020, conforms to Growth Plan 2019 as amended, York Region Official Plan, VOP 2010, Parkway Belt West Plan (1978), as amended, is a permitted use in Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

Recommendation

1. That Site Development File DA.20.018 (York Catholic District School Board) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of an all season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy, as shown on Attachments 3 to 8.

Background

Location

The subject lands (the 'Subject Lands') are municipally known as 7501 Martin Grove Road, and are located on the east side of Martin Grove Road, south of Highway 7. The Subject Lands are 6.11 ha in size and occupied by the Holy Cross Catholic Academy, and associated uses including a portable that will be removed, and outdoor recreational spaces (soccer field and partial running track) on the Subject Lands, as shown on Attachment 3.

A Site Development Application has been submitted to permit the Development

York Catholic District School Board (the 'Owner') has submitted Site Development File DA.20.018 (the 'Application') to permit an all season sports facility and a portable building serving as an administrative office (the 'Development'), as accessory uses to the existing Holy Cross Catholic Academy ('Academy'), as shown on Attachments 3 to 8. The total Gross Floor Area ('GFA') for the Development is comprised as follows:

All Season Sports Facility	9290.30 m ²
<u>Administrative Portable</u>	<u>334.37 m²</u>
Total	9,624.67 m ²

The Owner has advised the all season sports facility and portable building would be used by Academy staff and students during school hours and would be made available to local groups on evenings and weekends. The all season sports facility is designed to accommodate one regulation sized soccer field, which can be divided into 4 smaller practice soccer fields.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent with” the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The Development is consistent with the policies of the PPS, specifically as it relates to managing and directing land use to achieve efficient and resilient development and land use patterns (Section 1.1.1), Settlement Areas (Sections 1.1.3, 1.1.3.2, 1.1.3.3), public spaces, recreation, parks, trails and open spaces (Section 1.5) and Public Service Facilities (Section 1.6). The Subject Lands are located within a Settlement Area as defined by the PPS. The Development is consistent with the Settlement Areas policies of the PPS as it provides additional recreation space for the existing school, while utilizing existing infrastructure and servicing.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Subject Lands are located within a Settlement Area identified as a built-up area. Section 3.2.8. of the Growth Plan provides direction for public service facilities. Where possible, public service facilities are encouraged to be co-located in community hubs, integrated to promote cost effectiveness and priority should be given to maintaining and adapting existing public service facilities to meet community needs and optimize the long-term viability of public investment. Additionally, new public service facilities should be in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

The Subject Lands contain an existing school, outdoor recreational spaces including soccer field and partial running track, and are serviced by York Region Transit, Monday to Friday. The Subject Lands are connected to an existing walkway system along Martin Grove Road, which leads to the Vaughan Grove Sports Park and the broader community, promoting active transportation modes such as walking and cycling. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure of YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial, and institutional uses. Section 5.2.9 of YROP identifies that institutional structures shall be carefully designed in a compact form and be pedestrian-oriented and transit-supportive. The Development is located on an existing school site that provides pedestrian-oriented facilities and is serviced by public transit. The Development conforms to the policies of the YROP.

The Development conforms to Vaughan Official Plan 2010 ('VOP 2010') and the Parkway Belt West Plan (1978), as amended

The Subject Lands are designated "Parkway Belt West Lands" by the Vaughan Official Plan 2010 ('VOP 2010'), Volume 1, and are located within "Community Areas" and "Parkway Belt West Lands", as identified on Schedule 1 - Urban Structure of VOP 2010. Martin Grove Road is identified as a "Minor Arterial" road with an ultimate right-of-way width of 36 m, as shown on Schedule 9 – Future Transportation Network of VOP 2010.

The Subject Lands are subject to the Provincial Parkway Belt West Plan (1978), as amended. The Subject Lands are located within the "Public Use Area" and designated "Public Open Space and Buffer Area" in the Parkway Belt West Plan ('PBWP'), 1978. The Development is consistent with the criteria of Section 5.4.1.e) of the PBWP, as there are no natural features on the Subject Lands that are required to be preserved, the proposed lot coverage is low and the massing is suitable for the area, in consideration of the surrounding context. The Development is also situated to maintain the open-space character of the Vaughan Grove Sports Park that surrounds the Subject Lands and a sufficient amount of landscaping is proposed adjacent to the Development to provide an attractive streetscape. Therefore, in consideration of the above, the Development conforms to the PBWP (1978), as amended, and VOP 2010.

A Minor Variance Application is required to permit the Development

The Subject Lands are zoned "PB1 Parkway Belt Open Space Zone" by Zoning By-law 1-88. The Subject Lands are owned by the York Catholic District School Board and therefore, the Development is considered a public use as identified in Section 3.10 of Zoning By-law 1-88 and is permitted.

The following variances to Zoning By-law 1-88 are required permit the Development:

- a) an interior side yard setback of 10 m from the north lot line of the Development, whereas 15 m is required
- b) a 235 m setback from a Residential Zone whereas 350 m is required

The Development Planning Department considers the proposed amendments to Zoning By-law 1-88 to be minor, technical in nature and appropriate given the existing uses on the Subject Lands and the surrounding context.

Should the Application be approved, a Minor Variance Application will be required to be submitted and approved by the Committee of Adjustment to address the above noted variances to the Zoning By-law for the Development. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development, subject to the conditions listed in Attachment 1

The Development Planning Department supports the Development and has provided the following comments:

Site Plan

The Owner proposes to construct an all season sports facility and portable building serving as an administrative office to the east of the existing school, as shown on Attachment 3. The entrance to the administration portable is located on the south side of the portable. The entrance to the all-season sports facility will be through the administration portable by way of revolving air lock door on the west side of the all-season sports facility. The portable will include washrooms, change rooms, reception space, multi-purpose room, meeting room, office space, mechanical room, and custodian room with storage.

The existing full moves access on Martin Grove Road and driveway provides one-way vehicular circulation on the Subject Lands. A total of 277 parking spaces (including visitor and 8 accessible parking spaces) are provided for the existing school and the Development, and an additional 12 bicycle parking spaces are provided near the entrance to the portable building to serve the Development.

Waste for the Development will be accommodated by the existing waste storage system located on a cement pad, located on the south side of the existing school. The existing waste management system includes one, 6-yard front end bin collected 3 times per

week and one 6-yard front end bin for recycling, collected weekly. Snow storage for the Development will be accommodated in the dedicated areas within the landscaped areas proposed on the west side of the all-season sports facility.

Landscape Plan

The Landscape Plan is shown on Attachment 4. A 3 m wide asphalt walkway surrounds the facility, with a connection to a 3 m wide limestone walkway that provides connection to the Vaughan Grove Sports Park. Safe and direct pedestrian connection is provided to the facility from the existing school via a proposed crosswalk.

A total of 7 trees are proposed along with shrubs of various species in proposed landscape islands located on the west side of the Development. All existing trees on and surrounding the Subject Lands are in good condition and will be preserved. A 2.4 m high galvanized fence is provided surrounding the concrete equipment pad for the facility to protect the equipment and pedestrians. The existing running track and field are proposed to be maintained on the Subject Lands.

Building Elevations

The proposed elevations are shown on Attachments 5 to 8. The all season sports facility utilizes a white polyester outer shell and the portable includes corrugated silver metal siding with black anodized aluminum window frames and doors. When inflated, the all season sports facility would have a maximum height of 19.81 m, while the portable would have a maximum building height of 4 m. The Owner has advised that no new signage is proposed for the Development. The Development Planning Department is satisfied with the elevations.

Lighting

The Owner submitted a photometric plan prepared by HH Angus, revision date January 28, 2021. The Owner proposes light poles to be located at the entrance to the portable building and along the pedestrian crosswalk between the existing school and the Development. A 0.0 lux is achieved at the boundary of the Subject Lands to ensure no light spills onto abutting properties.

The final Site Plan, Building Elevations, Architectural Materials, Landscape Plan, Landscape Cost Estimate and Photometric Plan must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1 to this report.

The Development Engineering Department has no objection to the Development, subject to conditions

The Development Engineering ('DE') Department has provided the following comments:

Sanitary Servicing

Sanitary servicing for the Development is proposed via an internal sanitary service connection located on the abutting lands to the north, which would outlet through a proposed service connection to an existing mainline through the Vaughan Grove Sports Park. The DE Department is satisfied the Development can be adequately serviced, but has advised that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall register an easement for the purpose of access, construction, operations, and maintenance of the sanitary connection that is proposed to connect with existing municipal services within the Vaughan Grove Sports Park. A condition to this effect is included in Attachment 1.

Water Distribution

Water servicing for the Development is proposed via an internal water service connection at the rear of existing school. The configuration of the proposed watermain connection complies with City Standards and the DE Department is satisfied that the Development can be adequately supplied with water service.

Storm Drainage

Stormwater servicing for the Development is proposed via internal storm sewers, catch basins, detention areas, infiltration trenches and orifice controls to satisfy quantity and quality controls and on-site retention requirements. The Development's storm sewer system will discharge to the existing storm sewer located on the existing school site. The system will generally be comprised of an overland flow route directing drainage to a safe outlet. The DE Department is satisfied that the proposed stormwater outflow can be adequately serviced and accommodated by the storm sewers and surface detention areas.

Grading & Erosion Sediment Control

Overland flow and site grading have been maintained to pre-site conditions. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the Erosion and Sediment Control Guidelines for Urban Construction, December 2006.

Transportation

The Transportation Engineering Division of the DE Department is satisfied with the site plan and the Traffic Impact Study prepared by R.V. Anderson Associates Limited, dated November 4, 2020. The Development has appropriate vehicular site circulation and an ample parking supply. An existing full moves access via Martin Grove Road provides a one-way ring road system to the existing bus parking area, pickup and drop off area, and the proposed parking areas intended to serve the Development.

Waste

The DE Department has reviewed the existing waste management system and has confirmed that it can accommodate the additional waste generated by the Development.

The final site plan, grading plan, servicing plan and erosion and sediment control plan must be approved to the satisfaction of the DE Department, prior to the execution of the Site Plan Letter of Undertaking. A Condition to this effect is included in Attachment 1.

The Subject Lands are identified as being in an area of archaeological potential

The Vaughan Development Planning Department Cultural Heritage Division has advised there is archaeological potential for the Subject Lands, therefore, the standard archaeological clauses will be included in the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1.

The Parks Infrastructure Planning and Development Department ('PIPDD') has no objection to the approval of the Development, subject to conditions

The Active Together Master Plan (2018) encourages the City to seek opportunities for joint and/or shared use of community sites, when privately initiated. PIPDD has no objection to the approval of the Development, subject to the opportunity to enter into a shared-use agreement with the Owner to use the all season sports facility for public programming. The Owner has provided an acknowledgement letter to the satisfaction of the PIPDD acknowledging potential opportunities for public programming/events and the Owner agrees to enter into a Shared Use Agreement with the City to allow the use of the Development for public programming on a case by case basis, to the mutual satisfaction of the parties. To preserve the City's interest, a condition to this effect will be included in the Site Plan Letter of Undertaking, as listed in Attachment 1.

The Owner is proposing to connect to a sanitary connection that outlets to an existing mainline through the Vaughan Grove Sports Park. As such, PIPDD recommends that a clause be included in the Site Plan Letter of Undertaking to ensure that the Owner submit a Permission to Enter Notice within 7 days prior to any works related to access, construction, operations and maintenance for to the sanitary connection within the Vaughan Grove Sports Park, to the satisfaction of the Parks Infrastructure Planning and Development Department. A condition to this effect is included in Attachment 1.

The Forestry Operations Division has no objection to the Development

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development, provided that the Owner submit a Private Property Tree Removal and Protection Permit to protect trees over 20cm at base on the Subject Lands and trees located within 6 metres of the Subject Lands, as per Vaughan Council's enacted Tree By-law 52-2018.

Cash-in-Lieu of the dedication of parkland is not required for the Development

The Office of Infrastructure Development, Real Estate Division has advised that cash-in-lieu of the dedication of parkland is not required as the Development is considered a complimentary use to the existing school on the Subject Lands.

The Financial Planning and Development Finance Department advises that Development Charges are not applicable for the Development

The Owner is not required to pay Development Charges as the Development is considered a complimentary use to the existing school on the Subject Lands.

The Fire and Rescue Services Department has no objection to the Development, subject to the Development meeting Ontario Building Code requirements

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

The Toronto Region Conservation Authority ('TRCA') has no objection to the Development

The TRCA has advised that the Subject Lands are located outside of TRCA's Regulated Area and are not within the WHPA-Q area of the CTC Source Protection Plan, therefore the TRCA has no objection to the approval of the Development.

The Ministry of Municipal Affairs and Housing ('MMAH') has no objection to the Development

The MMAH has reviewed the Development in consideration of the Parkway Belt West Plan (1978), as amended, and has advised there are no concerns.

Infrastructure Ontario was circulated the Application but no comments have been received to date

The Application was circulated to Infrastructure Ontario as the Subject Lands are located in proximity to surrounding lands owned by Infrastructure Ontario, but no comments have been received to-date.

Canada Post has no objection to the approval of the Development

Canada Post has no objection to the approval of the Development, subject to the Owner communicating with Canada Post the excavation date for the first foundation as well as the expected date of first occupancy. The Owner shall satisfy all requirements of Canada Post. A standard condition to this effect will be included in the Site Plan Letter of Undertaking.

The various utilities have no objection to the Development, subject to the Condition of Approval

Rogers Communications, Hydro One and Alectra Utilities and Bell have no objection to the approval of the Development, while Enbridge Gas Inc. has not provided comments to date. The Owner shall agree to grant any easements that may be required for the various utility providers. A standard condition to this effect will be included in the Site Plan Letter of Undertaking.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Department has no objection to the Development.

Conclusion

Site Development File DA.20.018 has been reviewed in consideration of the applicable provincial policies, York Region and City Official Plan policies, Zoning By-law 1-88, the comments received from City Departments, external public agencies and the surrounding area context. The Development Planning Department is of the opinion that the Development is consistent with the PPS, conforms to the Growth Plan, the YROP, VOP 2010, the Parkway Belt West Plan (1978), as amended, and the requested variances to Zoning By-law 1-88 are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Development, subject to the Recommendations in this report and the Conditions of Approval in Attachment 1.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Conditions of Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. All Seasons Sports Facility Elevations - West and South
6. All Seasons Sports Facility Elevations - East and North
7. Portable Building Elevations - East and North
8. Portable Building Elevations - West and South

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Approved by

A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager