

COMMITTEE OF THE WHOLE JUNE 4, 2001

**SITE DEVELOPMENT APPLICATION
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
FILE: DA.00.124**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.00.124 (Islamic Shia Ithna-Jamaat of Toronto) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan shall be approved by the Community Planning Department;
 - b) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering and Building Standards Departments, and approval shall be obtained from the Town of Richmond Hill respecting sanitary allocation to serve the site development;
 - c) the final landscaping plan and landscape cost estimate shall be approved by the Urban Design Department;
 - d) road access and on-site vehicular circulation shall be approved by the Engineering Department and Region of York Transportation and Works Department;
 - e) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.; and
 - f) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
2. That the site plan agreement contain the following provisions:
 - a) the Applicant shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required; and,
 - b) the Applicant agrees to enter into the Block 10 Developers Group Agreement at such time that the Applicant wishes to develop the balance of their landholding.

Purpose

On November 14, 2000, the Applicant submitted a Site Plan Application to permit the development of a 14,283m² private multi-purpose institutional facility, including a community centre and place of worship for the Islamic community, on a 11.42 ha site.

Background - Analysis and Options

Location

- West side of Bathurst Street, between Regional Road #7 and Rutherford Road
- 9000 Bathurst Street

- Part of Lot 14, Concession 2, City of Vaughan (Block 10)

Land Use Status

- Designation - "Low Density Residential" (tableland) and "Valley Lands" (valley) by OPA #600, and identified as part of the Institutional Use Campus in Block 10
- Zoning - A Agricultural Zone (tableland) and OS12 Open Space Conservation Zone (valley) by By-law 1-88

Site Description

- a rectangular-shaped 11.42ha site, developed with a private school
- 65.25m frontage on Bathurst Street, with a depth of 494.58m
- the surrounding land uses are:

North - The Toronto Waldorf School (A Agricultural Zone and OS1 Open Space Conservation Zone)

South - vacant residential zoned (RV3 Zone and RVM2 Zone)

East - Bathurst Street; residential and Richmond Hill Golf and Country Club (Town of Richmond Hill)

West - vacant residential zoned (RV4 Zone), and Ner Israel College and Residences (A Agricultural Zone)

Official Plan

The developable tablelands are designated "Low Density Residential" by OPA #600 and are identified as part of the Institutional Use Campus in Block 10. This designation permits institutional uses. The proposal for a multi-purpose institutional facility conforms to the Official Plan.

The site includes the valley corridor along Bathurst Street, which is designated "Valley Lands", and shall be maintained.

Zoning

The developable tablelands are zoned A Agricultural Zone by By-law 1-88, which permits a range of institutional uses. The valleylands are zoned OS1 Open Space Conservation Zone, and will be maintained in its present state. The proposed development conforms to the Zoning By-law.

Site Design

In addition to the existing private school and associated accessory buildings located in the east portion of the site, a 2-storey, 14,283m² multi-purpose institutional facility, consisting of a community centre and place of worship, is proposed in the central portion of the site. Parking is proposed north and south of the building, with open fields located to the west. Access to the site is from Bathurst Street, and two other locations upon development of the public roads in the adjacent Ner Israel Subdivision 19T-98V11. The site statistics are as follows:

Lot Area:	114, 150m ²
School:	2,080.05m ² (existing)
Sunday School:	1,217.59m ² (existing)
Two Storey House:	373.63m ² (existing)
Multi-purpose Institutional Facility:	14,283 m ² comprised of:

- 5,810 m² ground floor
- 2,663 m² unfinished second floor for future expansion
- 5,810m² unfinished basement for future expansion

Lot Coverage: 10.7%
 Parking Provided: 378 spaces

Building Design

The Applicant is proposing to construct a 14,283 m² (5,810 m² finished ground floor) contemporary building with traditional domes and minarets that are typical of Islamic architecture. The height of the domed roof is 10.8 m, which meets the 11 m requirement in the Agricultural Zone. The two minarets are 30 m in height, and are exempt from the height provisions of the Zoning By-law, as they are associated with the place of worship use. In addition to these traditional features, the elevations include extensive use of decorative painted metal gates, tinted glass in pre-finished aluminium frames, stone and stucco panels, as well as face masonry.

The proposed building consists of:

-	Gymnasium	1029m ²
-	Hall	629m ²
-	Practise Gym	459m ²
-	Mosque	170m ²
-	Games/youth/seminar rooms	169m ²
-	Kitchen	160m ²
-	Anteroom	146m ²
-	Stage	96m ²
-	Library	81m ²
-	Seniors Lounge	81m ²

The balance of the facility is made up of offices, washrooms, change rooms, storage rooms, rooms for religious purposes and mechanical/electrical rooms.

Access and Traffic

Currently, the site is serviced by two full accesses on Bathurst Street. The site plan shows two future accesses that will connect into the approved street pattern of Block 10, upon development of the public roads in the adjacent Ner Israel Subdivision 19T-98V11. However, until such time as the Applicant enters into the Block 10 Developers Agreement, these two access points will remain unopened, and a 0.3m reserve placed on these entry points as indicated on the site plan.

The Region of York Transportation and Works Department has reviewed the proposed application and advise as follows:

- The Region requires that the existing detail of Bathurst Street shown on the site servicing and grading drawing be extended to a point 125m south of the existing southerly site access. This detail to include the existing driveway of the townhouse development located approximately 65m south of the site.
- The site servicing and grading drawing must also include the conceptual detail of the proposed new intersection located 125m south of the site.
- The Region has reviewed the Traffic Impact Study and Parking Report prepared by Marshall Macklin Monaghan and has a concern with the amount of storage required for left turns into the site. The Consultant should detail the amount of left turn storage required and the impact on the southbound Bathurst Street left turn movements. Should there be a conflict with the opposing left turn

movements, the existing northerly access to the site may be dedicated as the main point of access.

- The Owner is to convey a road widening along Bathurst Street, to the Region. The widened streetline is to be graded to an elevation sufficient to provide a positive 2% slope from the top of the existing curb and gutter. The backslope of the regraded area should be set at a 3:1 slope to provide ease of lawn maintenance.
- This Department has a concern with regard to the driveway design immediately adjacent to the southeast corner of the existing school. The driveway as proposed at the southwest corner of the existing school should be extended easterly in a direct line to the Bathurst Street right-of-way to eliminate the existing jog at the southeast corner of the building.
- The southerly access should be regraded to provide better access to and from Bathurst Street. Maximum slope to be 4%. The driveway requires widening to provide a throat width of 9.0m with 9.0m radii.
- Construction access for the site should be located at the southerly site access.

The Region of York Transportation and Works Department and Vaughan Engineering Department must approve the proposed access points, road improvements and on-site traffic circulation, as a condition of site plan approval. The Region has advised that they will be a party to the City's site plan agreement.

Parking

The application is for a multi-purpose facility, with a variety of uses contained within the building. Parking for the development is based on the following:

- Place of Worship: 11 spaces/100 m² x 1,862 m² GFA = 205 spaces
- Community Centre: 1 space/3 persons x 453 persons = 150 spaces
- Required Parking = 355 spaces

The Applicant has provided a total of 375 parking spaces, which meets the minimum requirements with a surplus of 20 spaces.

The Building Standards Department advises that the parking provided for the development only accommodates the development on the first floor of the facility. Should the Applicant proceed with development of the basement and/or second level of the facility, additional parking may be required to be provided for these areas, and the site plan will need to be amended, accordingly.

Servicing and Utilities

a) Water Supply:

The site is currently served by a single 250mm diameter water connection to the 400mm diameter Region of York main on Bathurst Street.

b) Sanitary Sewage:

The site is currently served by a sewage pumping station located south adjacent to Bathurst Street in the Town of Richmond Hill. Prior to the execution of the site plan agreement, approval must be obtained from the Richmond Hill respecting additional sanitary allocation to serve the proposed site development.

c) Stormwater Drainage:

The site is to be partially served by the stormwater management pond located in the Ner Israel Subdivision to the south. On-site storage and stormceptors will also be employed, and is satisfactory to the Toronto and Region Conservation Authority (TRCA).

The final Site Servicing and Grading Plan and Stormwater Management Report shall be approved by the Engineering Department. The Town of Richmond Hill shall provide approval for additional sanitary servicing allocation to the site.

Landscaping

The Applicant is proposing to maintain the existing landscaping throughout the site, where possible, which consists of a mix of deciduous and coniferous trees and shrubs. Additional landscaping and plantings are proposed around the building as shown on the Landscape Plan.

The Urban Design Department has reviewed the proposed Landscape Plan and advise as follows:

- Additional tree planting shall be required at the northwest corner of the site, along the property line abutting residential Lots #51 to #56 and along the south side of the Toronto Waldorf School.
- Location and construction details of curb cut for handicapped parking shall be included on the landscape plan.
- All existing and proposed fencing shall be indicated on the landscape plan. A wood privacy fence (to City Standards) shall be required along the perimeter abutting the residential areas.
- Areas within the tree protective fencing shall remain undisturbed and shall not be used for storage of building materials or equipment. No rigging cable shall be wrapped around or installed in trees. Surplus soil, debris or contaminants shall not be dumped within the protective fencing.
- Replacement of existing vegetation, stated for preservation, that has been damaged beyond repair, died or been destroyed shall be the responsibility of the applicant. The applicant shall replace all trees on a per diameter basis. If a 240mm caliper tree requires replacement, four trees of 60mm caliper will replace it. Replacement trees shall be an identical species (if possible) and shall be a minimum caliper of 60mm.
- A detailed landscape cost estimate including protective fencing etc., shall be submitted.

The final landscape plan and cost estimate shall be approved by the Urban Design Department.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the Official Plan and Zoning By-law, and recommend approval of the application, subject to the conditions. The proposed institutional use conforms to the policies of OPA #600, and is a permitted use in the Agricultural Zone. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
- 2A. Context Site Plan
- 2B. Site Plan Layout
3. Landscape Plan
4. Elevations

Report prepared by:

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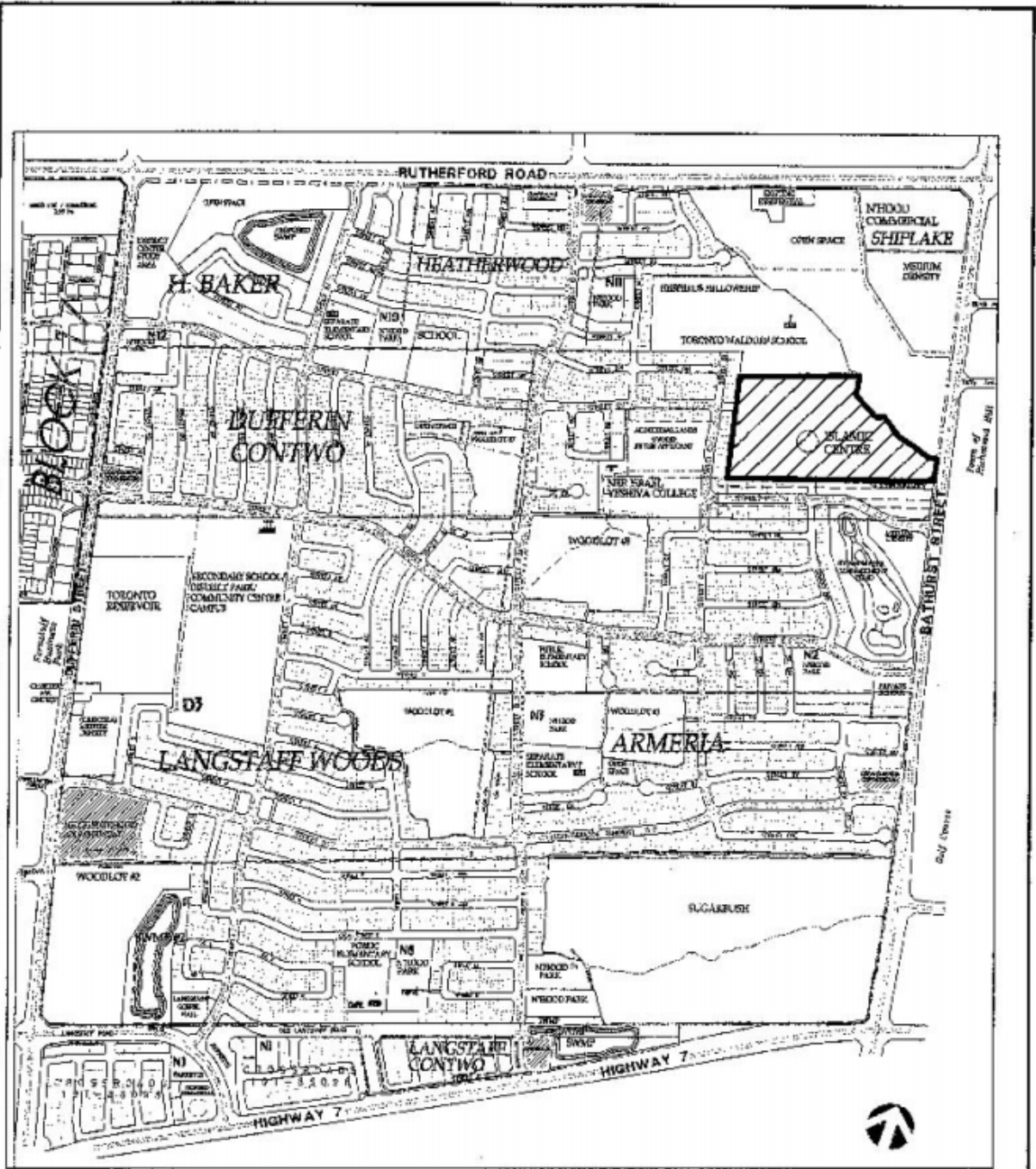
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning


/CM

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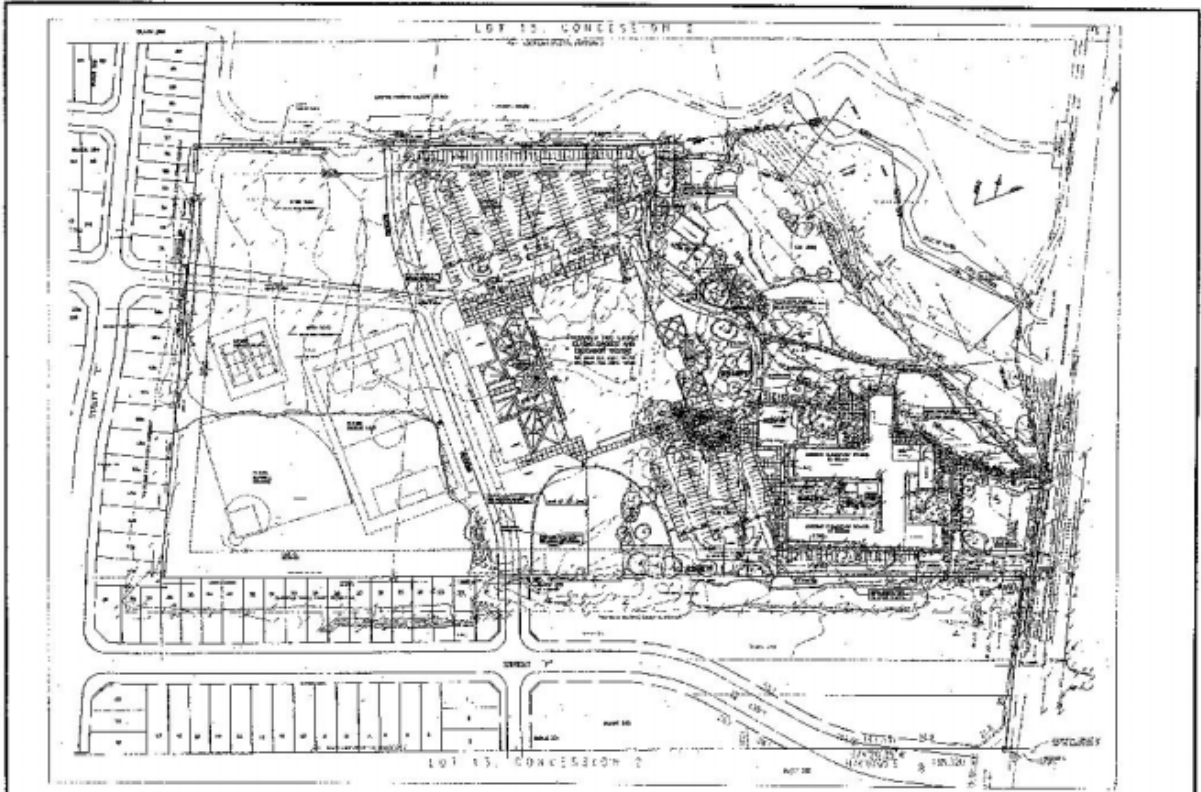
ATTACHMENT '1'
LOCATION MAP

FILE#
DA.00.124
LOCATION
PART LOT 14, CONC. 2
BLOCK # 10

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/03/01
SCALE: NOT TO SCALE

ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO



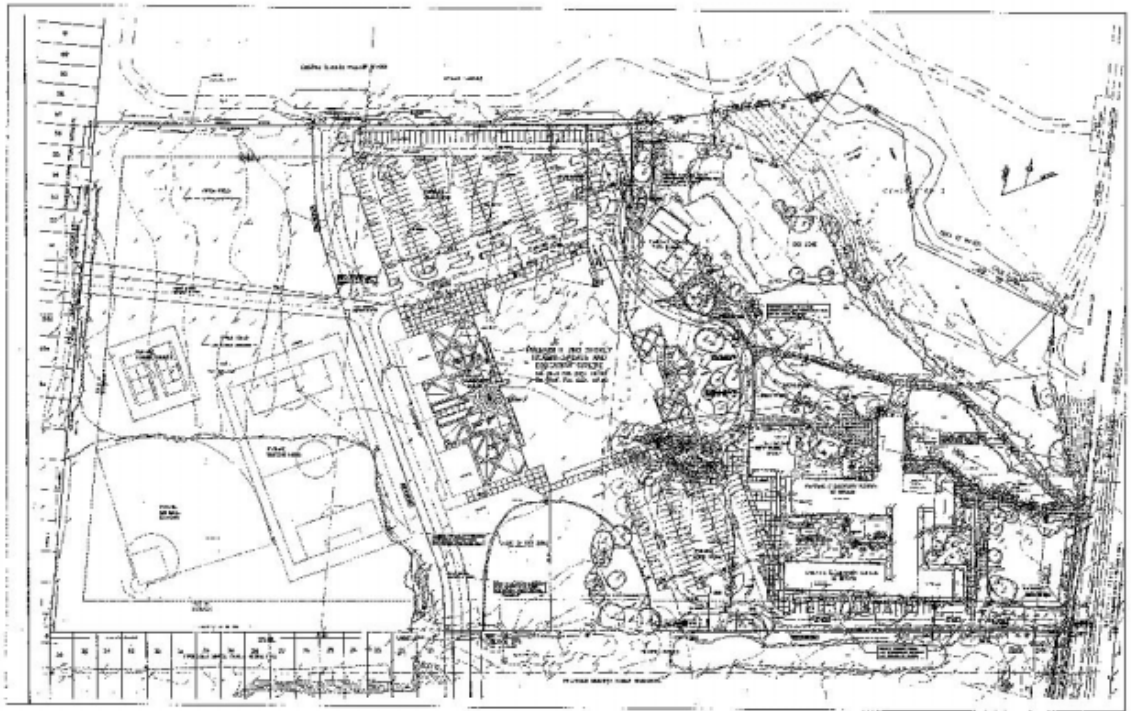
ATTACHMENT '2A'
CONTEXT SITE PLAN

FILE #
DA.00.124
LOCATION:
PART LOT 14, CONC. 2
BLOCK # 10

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/03/01
SCALE: NOT TO SCALE

ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO



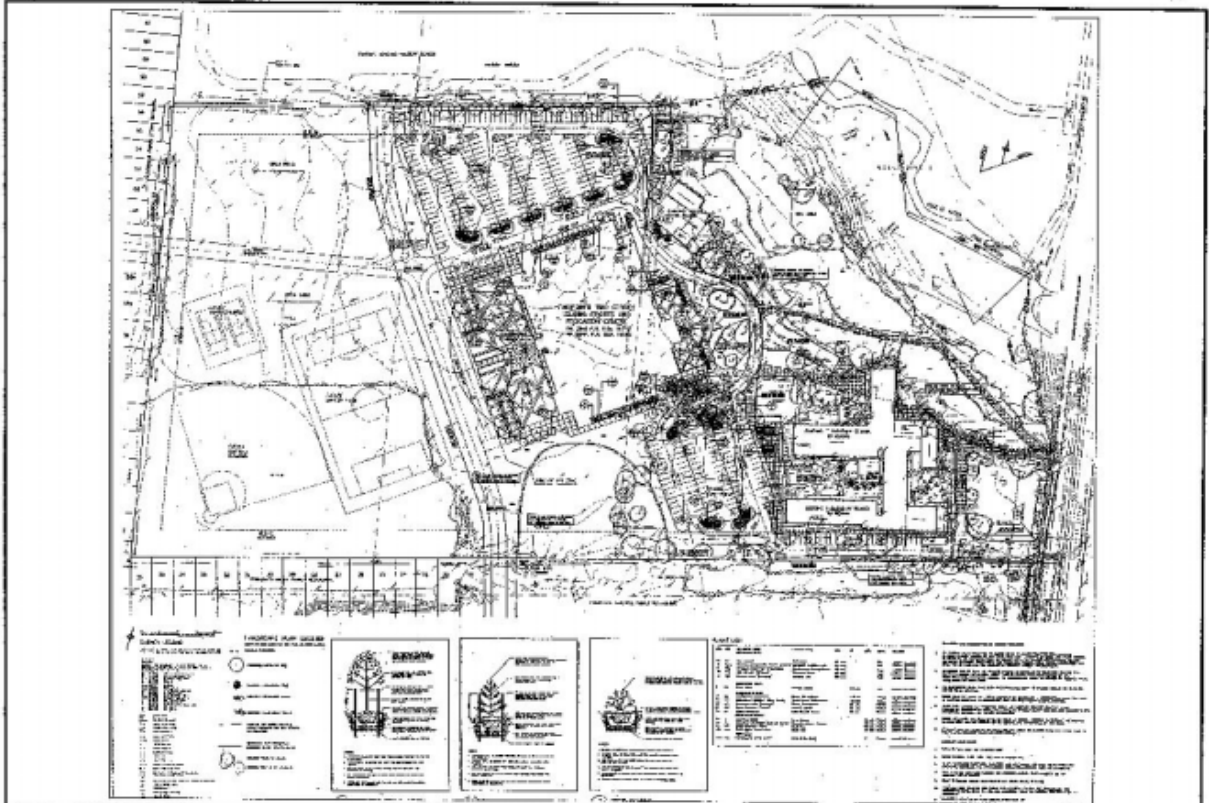
ATTACHMENT '2B'
SITE PLAN LAYOUT

FILE#
DA.00.124
LOCATION:
PART LOT 14, CONC. 2
BLOCK # 10

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/03/01
SCALE: NOT TO SCALE

ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO



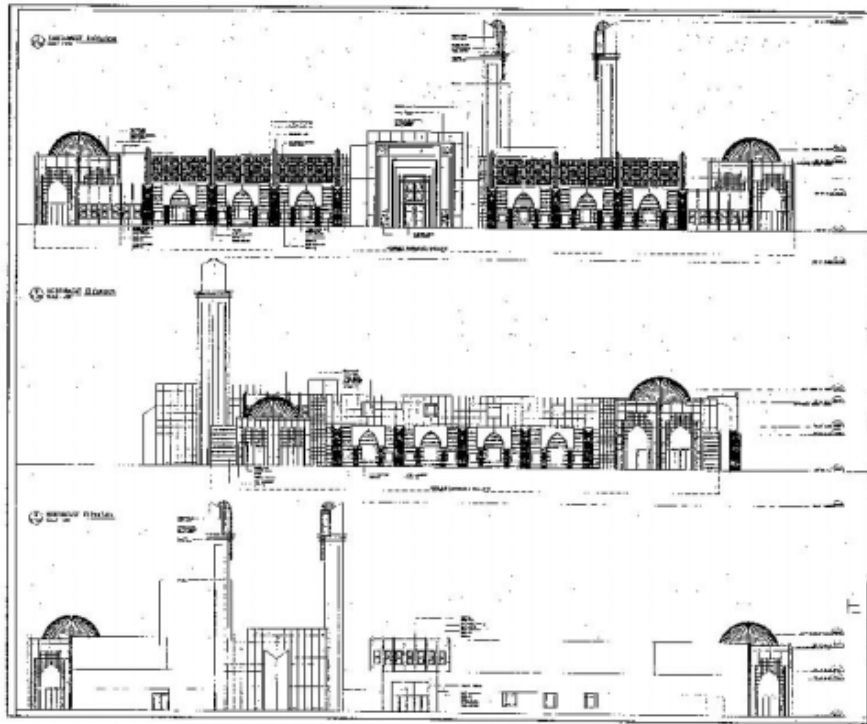
ATTACHMENT '3'
LANDSCAPE PLAN

FILE:
DA.00.124
LOCATION:
PART LOT 14, CONC. 2
BLOCK # 10

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/03/01
SCALE: NOT TO SCALE

ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO



ATTACHMENT '4'
ELEVATIONS

FILE#:
DA.00.124
LOCATION:
PART LOT 14, CONC. 2
BLOCK # 10

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/03/01
SCALE: NOT TO SCALE

ISLAMIC SHIA IBINA-ASHERI JAMAAT OF TORONTO

