

COMMITTEE OF THE WHOLE JUNE 2, 2003

SITE DEVELOPMENT FILE DA.02.071
JEWISH RUSSIAN SPEAKING COMMUNITY OF TORONTO

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.071 (Jewish Russian Speaking Community of Toronto) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations, including signage, shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access, and on-site circulation shall be approved by the Engineering Department and the Region of York;
 - v) that the required road widenings, site triangle and 0.3m reserves shall be dedicated to the Region of York, free of all charge and encumbrances.
 - vi) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - vii) the variances required to implement the site plan, shall be approved by the Committee of Adjustment, and be final and binding.

Purpose

On October 25, 2002, the Owner submitted a Site Plan Application for a private school within an existing single-storey building, and three portables and a shed in the rear yard. This application, which reflects the current condition of the site, was approved by Council on April 14, 2003.

On May 8, 2003, the Owner proposed revisions to the approved site plan to facilitate an interim phase toward the ultimate redevelopment of the subject lands. Phase I proposes to relocate two existing portables, and to add a third portable along the south property line, and to relocate the existing access to the southeast corner of the site. Also proposed is a second access to be located at the northwest corner of the site, and a new internal driveway that links the two accesses.

Background - Analysis and Options

Council approved the existing site conditions on April 14, 2003. The current revision to the existing site plan is the first step of the Owner's intention to redevelop the subject lands through a phased process, with the first phase commencing during the Summer of 2003.

The second phase of redevelopment would include relocation of the large portable at the rear of the main building and the addition of three portables along the westerly property line. The final Phase 3 would include the main building being demolished and the construction of a new school building.

The site is located at the southwest corner of Bathurst Street and Autumn Hill Boulevard, at 8808 Bathurst Street, in Part of Lot 13, Concession 2, City of Vaughan. The rectangular-shaped 0.41 ha site has 45.7m frontage on Bathurst Street and 91.3m flankage on Autumn Hill Boulevard.

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600, and further defined as a "Private School" on the Block 10 Plan. The proposed use conforms to the Official Plan.

Zoning

The site is zoned RR Rural Residential Zone, which permits institutional uses including a private school, provided the site is developed in accordance with the Institutional Use standards in By-law 1-88. In November 1997, the Committee of Adjustment approved Variance Application A280/97, to permit an exterior side yard of 7m for the main building, whereas the by-law requires 15m.

The proposed portables and accessory shed in the rear yard require the following variances:

	<u>Required</u>	<u>Proposed</u>
Minimum Rear Yard to Portable	15.0m	8.76m
Minimum Interior Side Yard to Portable	15.0m	0.00m
Minimum Exterior Side Yard to Portable	15.0m	13.78m
Minimum Rear Yard to Shed	15.0m	0.69m
Minimum Exterior Side Yard to Shed	15.0m	0.20m

The applicant has submitted Variance Application A408/02, which has been held in abeyance pending the outcome of the site plan application. The Variance Application must be revised to reflect the additional portable and the two relocated portables.

Site Design

The main building and portable are situated in the centre of the rectangular-shaped lot. A reverse L-shaped driveway is proposed to extend from the northwest corner of the lot to the southeast corner, with 15 parking spaces located along the southerly property line. To the west of the parking area will be the three portables having a 0m setback.

Building Elevations

A single-storey residential dwelling has been converted into the main building for the private school use. The exterior elevations consist of a red-brown brick veneer and shingled roof, with a building height of 3.2m. The existing portables and the proposed portable are constructed of pre-finished metal siding, with the three at the rear being light blue in colour, and the main portable being a neutral putty colour.

Landscaping

The existing landscaping is to be maintained and enhanced where possible. There is a chain link fence around the periphery of the site, which will be retained. The final landscape plan must be approved by the Urban Design Department.

Parking/Access

A private elementary school requires 1.5 parking spaces per teaching classroom. There are presently 7 teaching classrooms, requiring 11 parking spaces, whereas 15 spaces have been provided. The parking spaces shown on the site plan are substandard size (2.5m x 5.7m) and must be revised to meet the minimum size of 2.7m x 6m. Also one handicapped parking space measuring 3.9m x 6m must be provided and signed.

A 7.5m wide full-movement access is proposed at the southeast corner of the site. The site plan will be revised to reflect the 9m width required by the Region of York. The access leads to an entrance into the parking lot, and then becomes a one-way movement driveway beyond the parking area, leading to an exit onto Autumn Hill Boulevard. "One-way" and "do not enter" signage is required in the appropriate locations to the satisfaction of the Engineering Department.

Preliminary comments from the Region of York Transportation and Works Department will require the following:

- a 5.05m wide road widening along Bathurst Street, to be conveyed to the Region;
- relocation of the existing driveway to the south end of the site, with a designed width of 9m for the driveway access with 9m curb returns; and
- a 15m x 15m daylight triangle at the southwest corner of Bathurst Street and Autumn Hill Drive to be conveyed to the Region.

The Region's conditions of approval will be included in the tri-party site plan agreement.

Servicing

The site has an opportunity to connect to municipal services, including water and sanitary and storm sewers, with the servicing of Block 10. The final site servicing and grading plans, and stormwater management report, must be approved by the Engineering Department.

Conclusion

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and recommends approval of the application, subject to conditions. The proposed site plan layout is the first of a 3 phase process, culminating in the ultimate redevelopment of the subject lands for a new school. Should the application be approved, Variance Application A408/02 can proceed to the Committee of Adjustment for relief from the zoning standards to facilitate the portables and shed. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Site Plan
4. Building Elevations (East and West)
5. Building Elevations (North and South)
6. Portable Elevations

Report prepared by:

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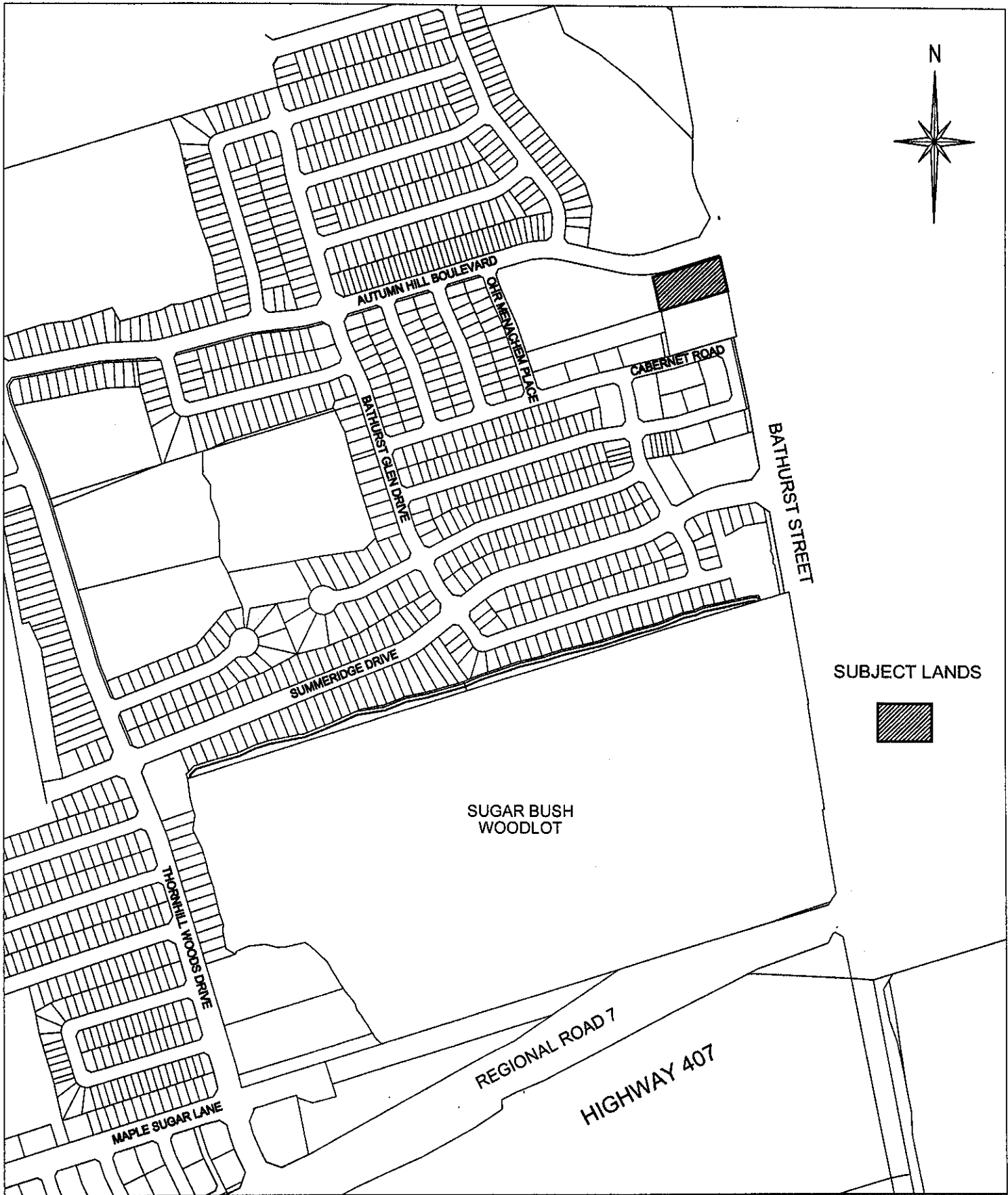
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lot 13,
Concession 2

APPLICANT:
JEWISH RUSSIAN SPEAKING
COMMUNITY OF TORONTO

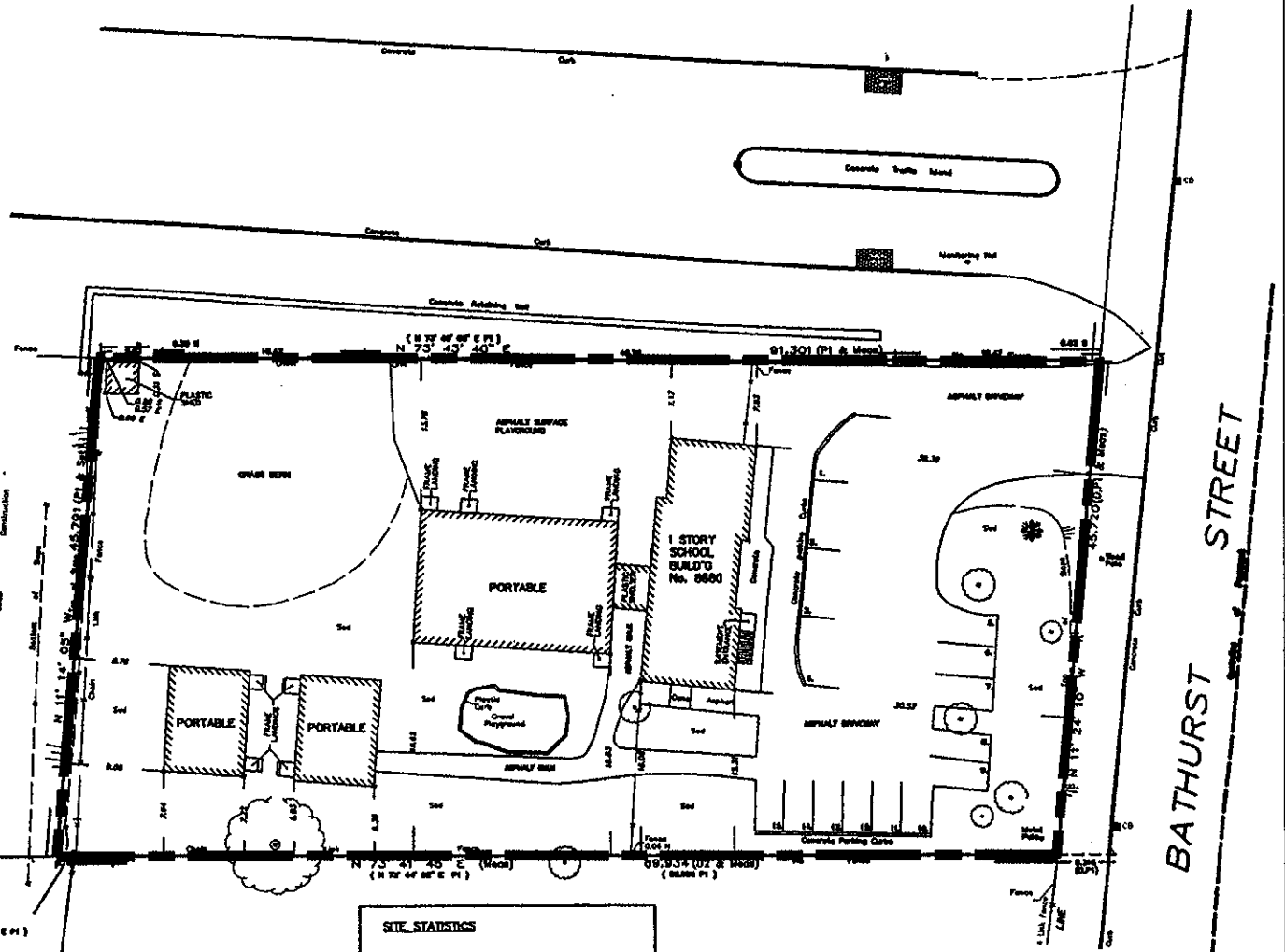


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Attachment

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SITE STATISTICS	
TOTAL LOT AREA	4166.08 s.m.
TOTAL BUILDING AREA	572.55 s.m.
LOT COVERAGE	13.5%
PAVED OR GRAVEL AREA	1386 s.m.
PARKING SPACES	15

SUBJECT LANDS



Existing Site Plan

Part of Lot 13,
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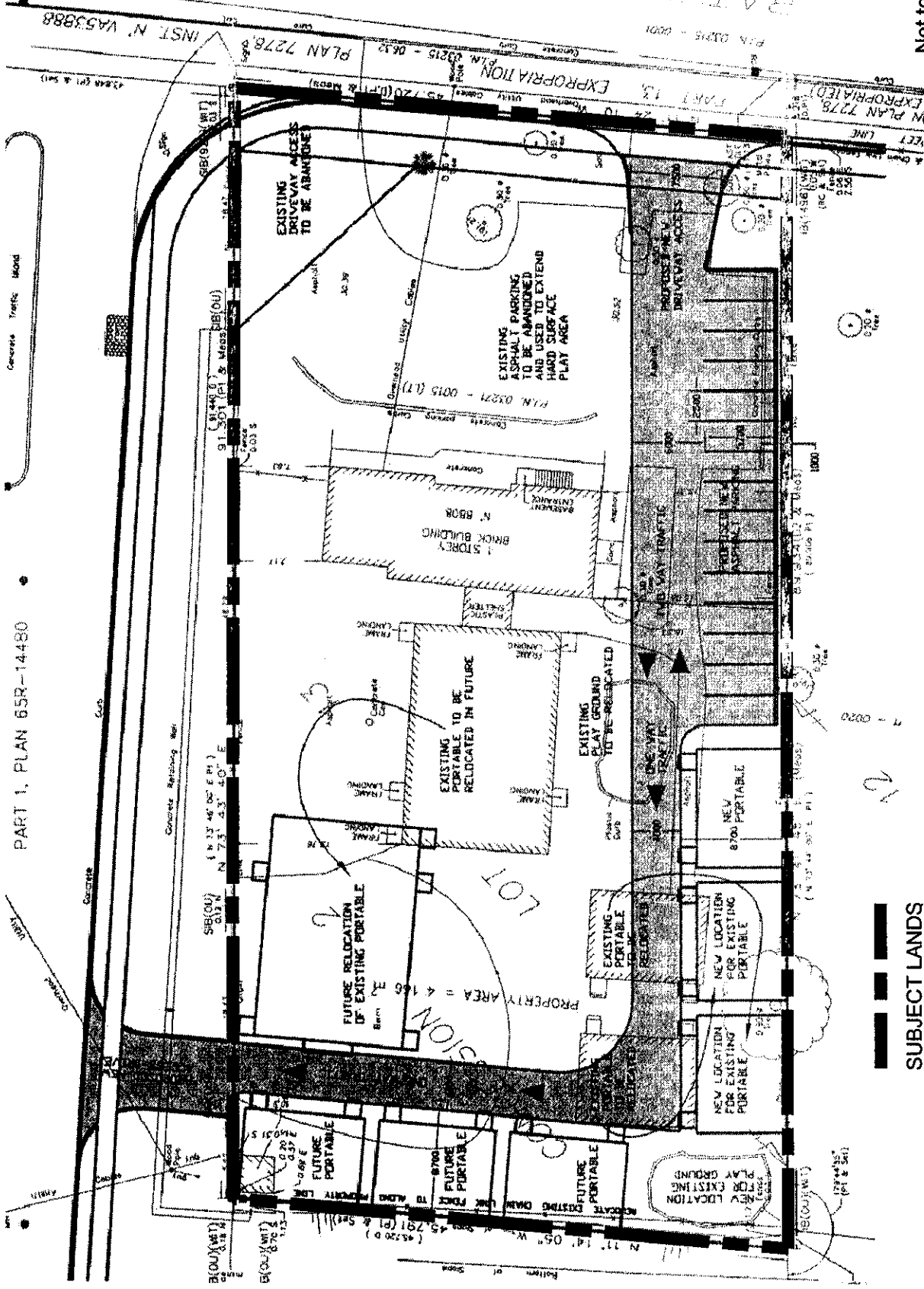
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PART 1, PLAN 65R-14480



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Attachment 3

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May 12, 2003

City of Vaughan

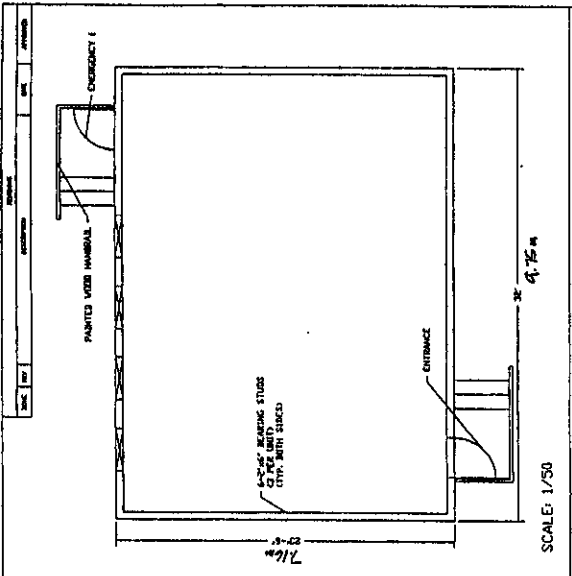
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Proposed Site Plan

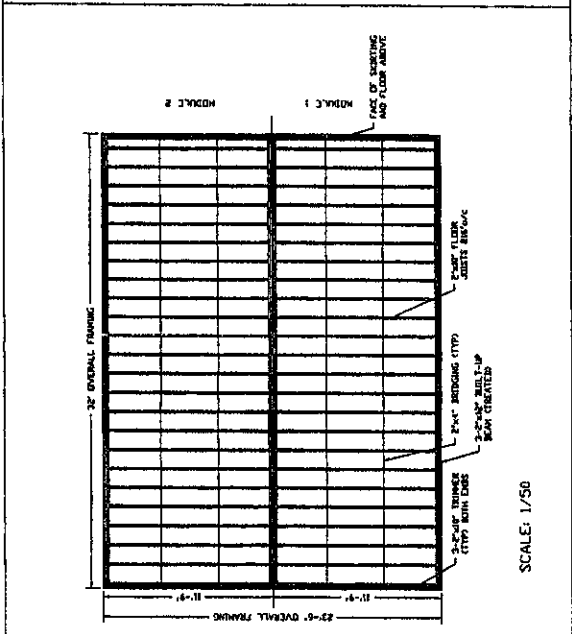
Part of Lot 13, Concession 2

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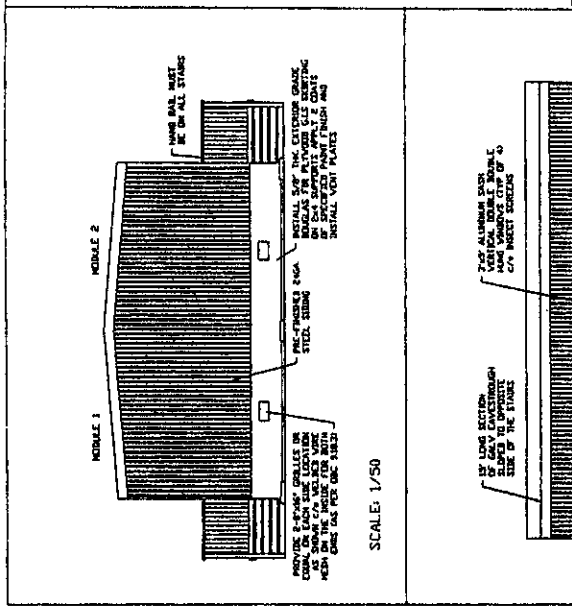
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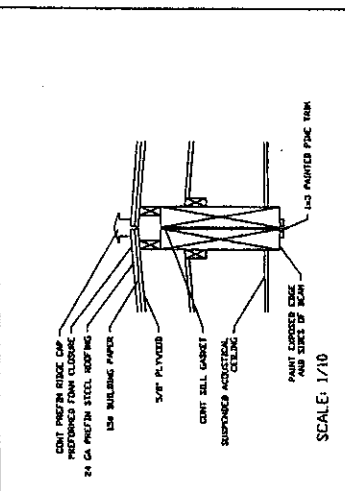
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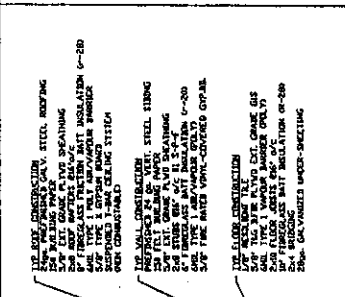
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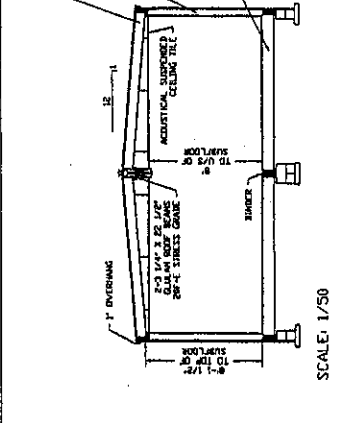
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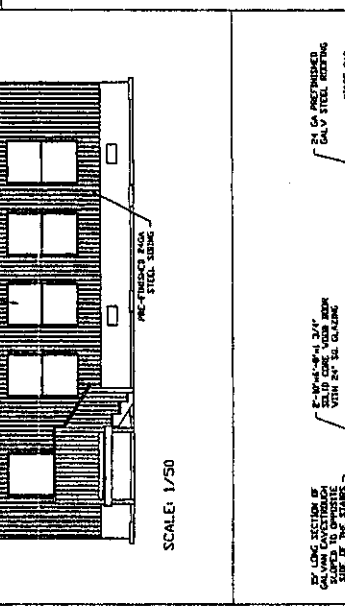
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Attachment 6

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Portable Elevations

Part of Lot 13, Concession 2

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