

COMMITTEE OF THE WHOLE APRIL 7, 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 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, road widenings, and on-site circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - vi) the variances required to implement the proposed 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.

Background - Analysis and Options

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 45.7 m frontage on Bathurst Street and 91.3 m 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 7 m for the main building, whereas the by-law requires 15 m. The new portables and accessory shed in the rear yard require the following variances:

	<u>Required</u>	<u>Existing</u>
Minimum Rear Yard to Portable	15.0 m	8.76 m
Minimum Interior Side Yard to Portable	15.0 m	6.35 m
Minimum Exterior Side Yard to Portable	15.0 m	13.78 m
Minimum Rear Yard to Shed	15.0 m	0.69 m
Minimum Exterior Side Yard to Shed	15.0 m	0.20 m

The applicant has submitted Variance Application A408/02 to consider the above-noted deficiencies, which has been held in abeyance pending the outcome of the site plan application.

Site Design

The main building and portable are situated in the centre of the rectangular-shaped lot. An asphalt walkway links the main building to 2 additional portables at the southwest corner of the lot. The rear yard is comprised of a grassed area, with a shed at the northwest corner.

The site is served by a 10 m wide driveway access from Bathurst Street at the northeast corner of the site. The parking area, comprised of 15 spaces, is located in the front yard.

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 3.2 m. All three portables are constructed of pre-finished metal siding, with the two 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 with additional planting along the front, and exterior and interior side lot lines. There is a chain link fence around the periphery of the site, which will be retained. The final landscape plan must be approved to the satisfaction of 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.

A 10 m wide full-movement driveway access has been provided at the northeast corner of the site on Bathurst Street. Preliminary comments from the Region of York Transportation and Works Department will require the following:

- a 5.05 m 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 9 m curb returns; and
- a 15 m x 15 m 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. The front portion of the site plan will need to be revised to relocate the driveway and parking layout, and to add the required road widening and daylight triangles.

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 existing site plan layout is the first phase of a 3 phase process resulting in the ultimate redevelopment of the subject lands. Each Phase will be brought before Council and reviewed upon submission of Development applications. 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. Site Plan
3. Building Elevations (East and West)
4. Building Elevations (North and South)
5. Portable Elevations

Report prepared by:

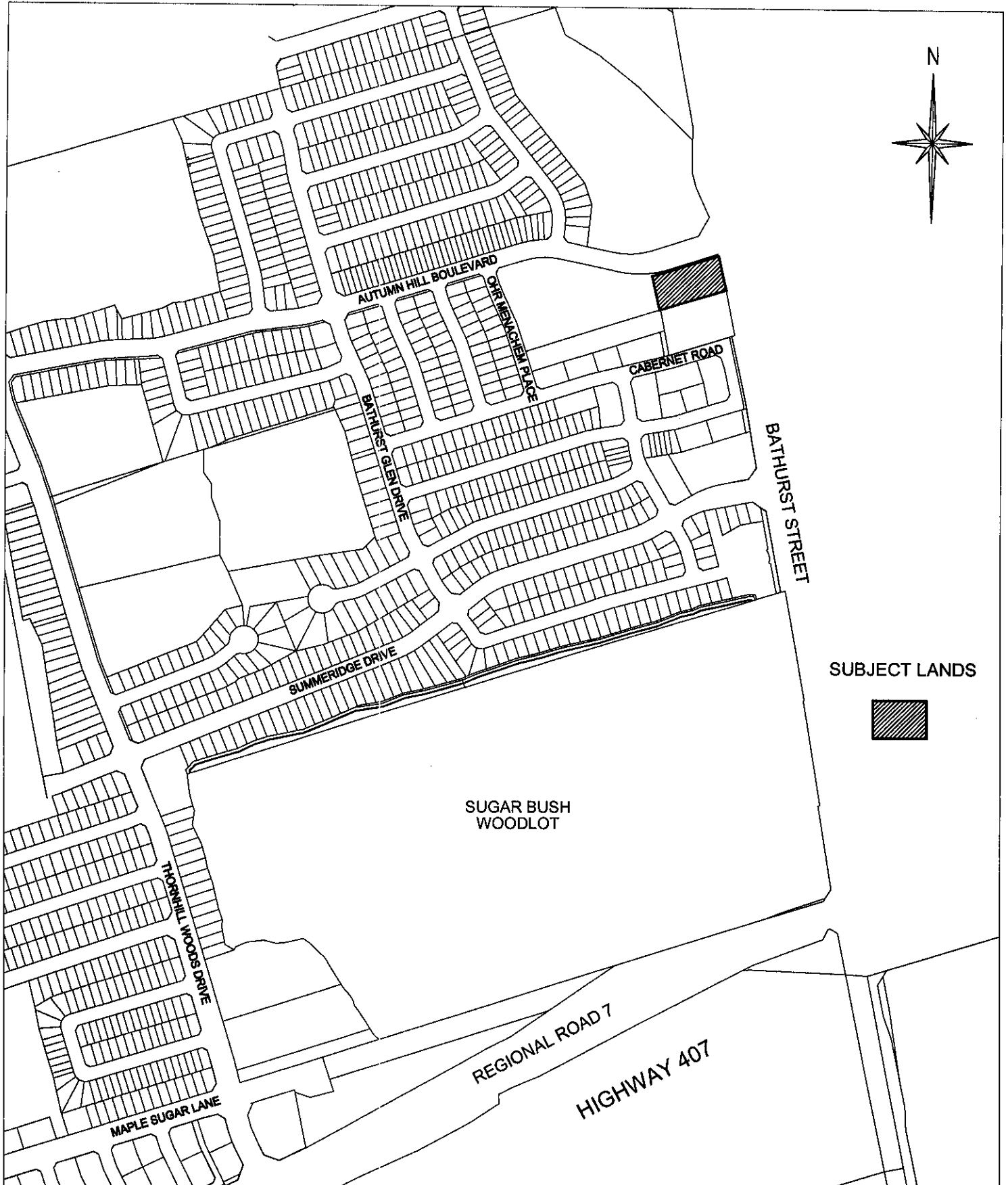
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part of Lot 13,
Concession 2

APPLICANT:
JEWISH RUSSIAN SPEAKING
COMMUNITY OF TORONTO



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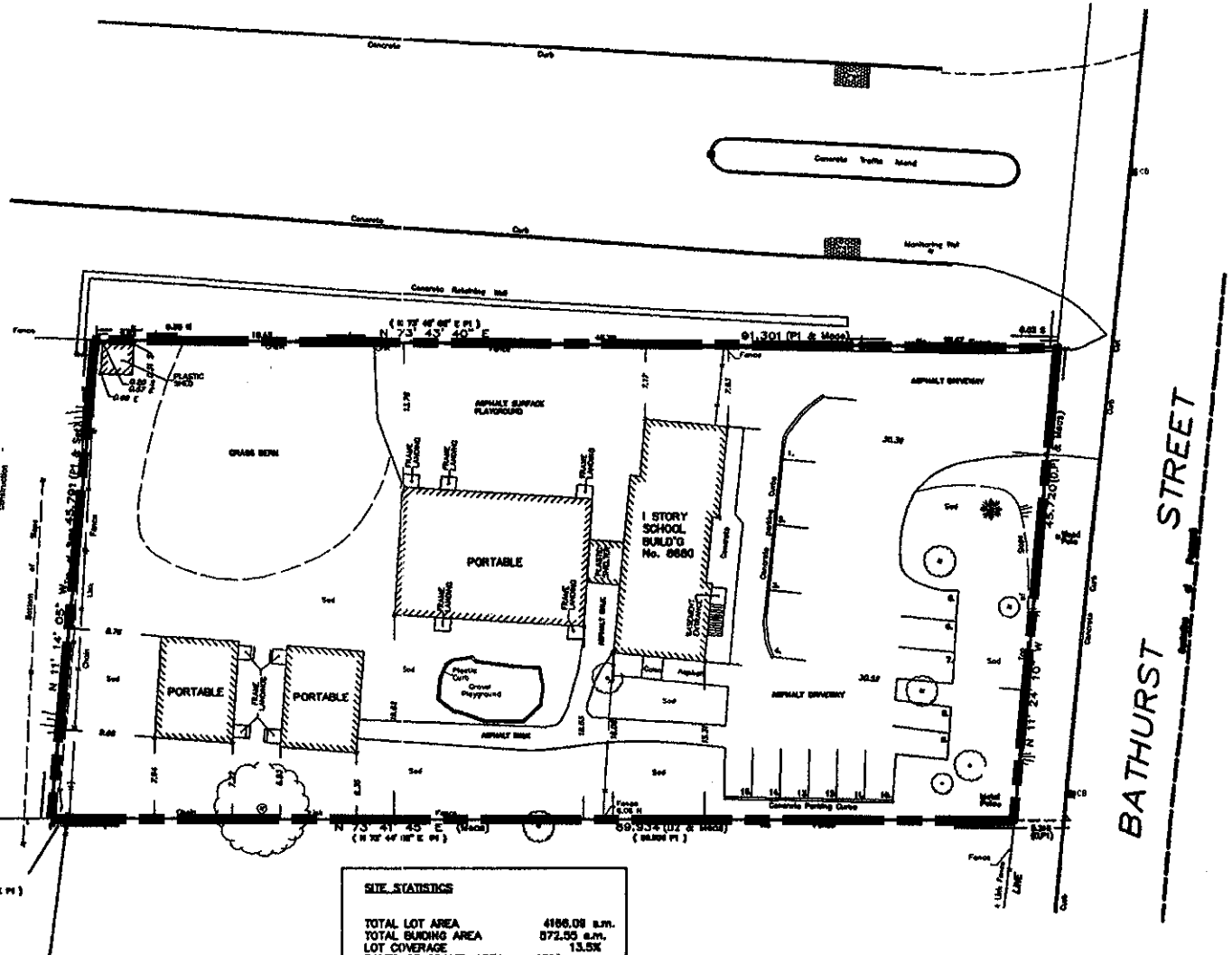
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Not to Scale

1



SITE STATISTICS	
TOTAL LOT AREA	4166.08 s.m.
TOTAL BUILDING AREA	572.55 s.m.
LOT COVERAGE	13.5%
PAVED OR GRAVEL AREA	1366 s.m.
PARKING SPACES	15

SUBJECT LANDS



Site Plan

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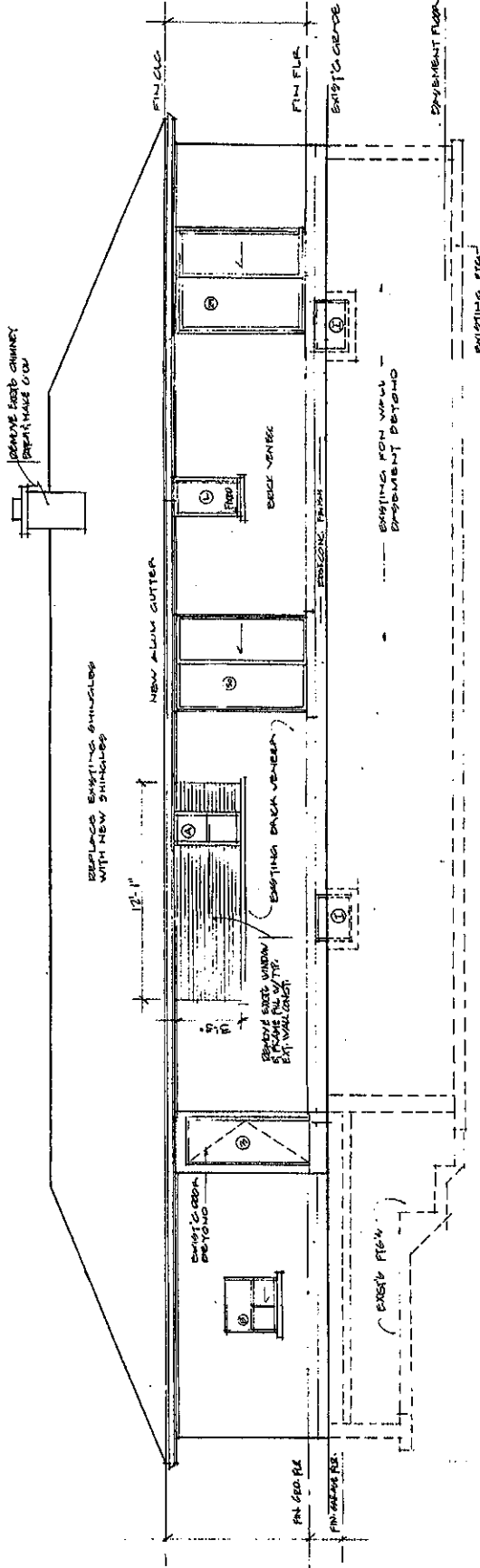


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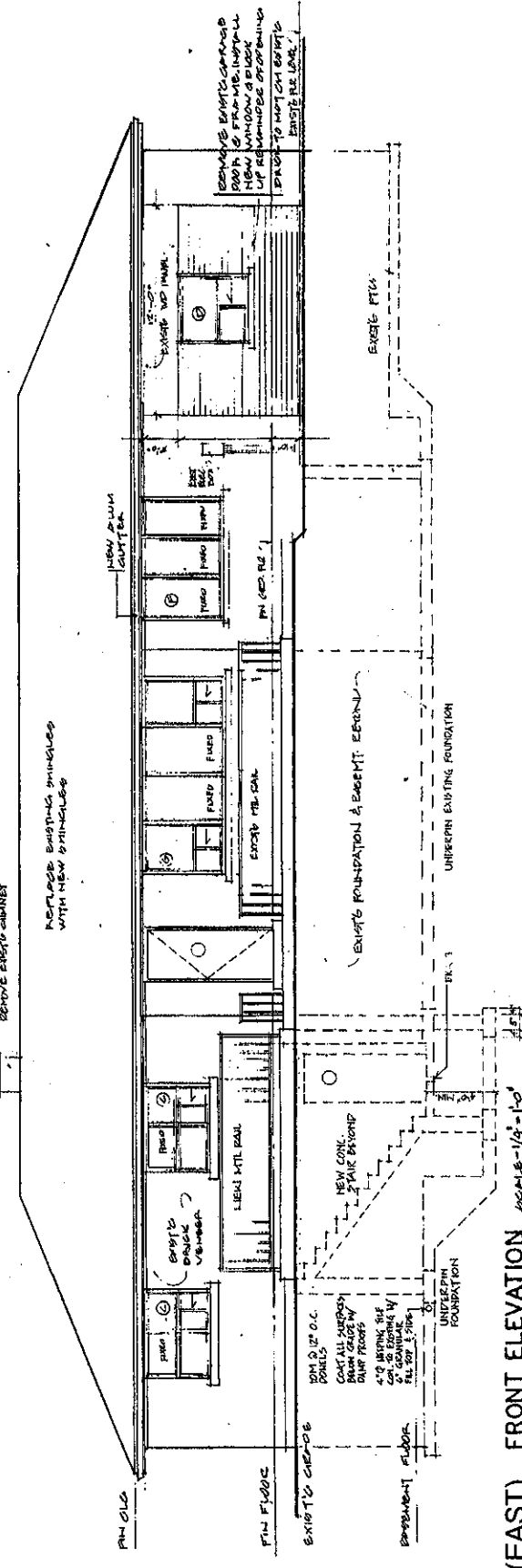
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(WEST) REAR ELEVATION SCALE - 1/8" = 1'-0"



(EAST) FRONT ELEVATION SCALE - 1/8" = 1'-0"

Not to Scale

Elevations

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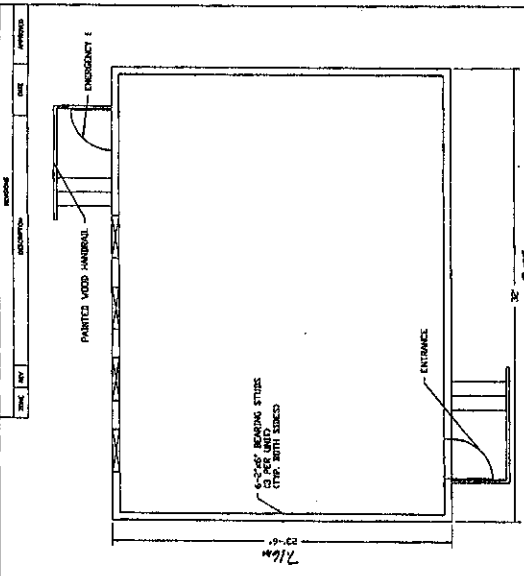
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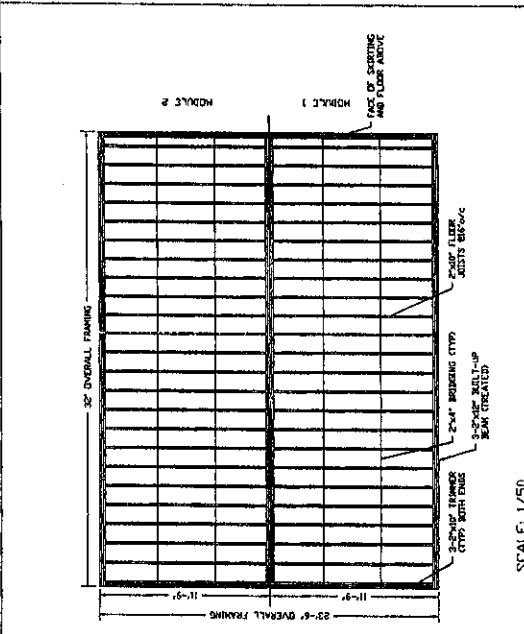
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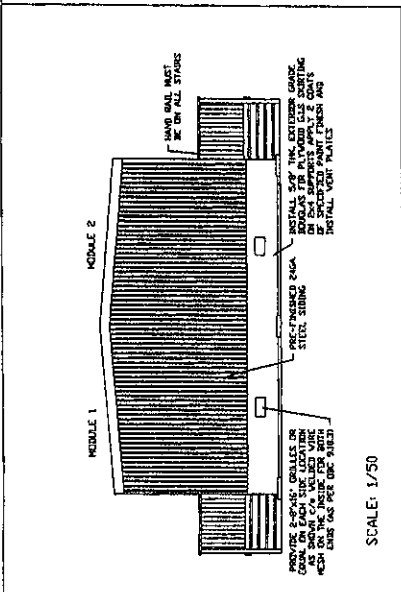
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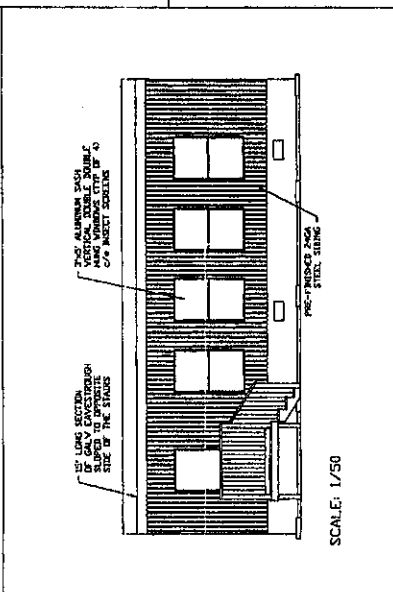
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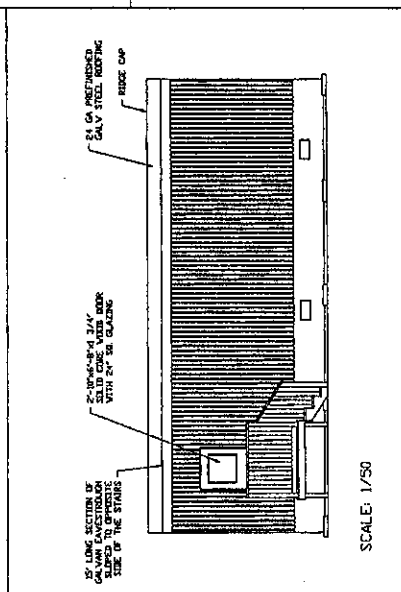
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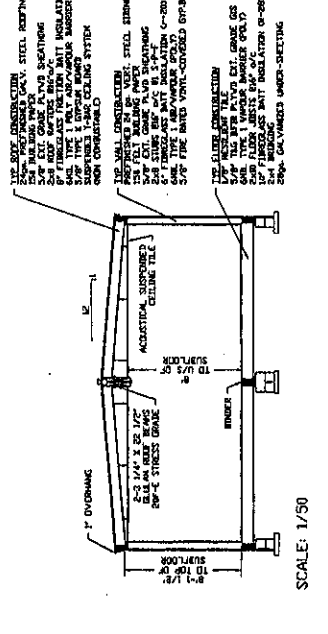
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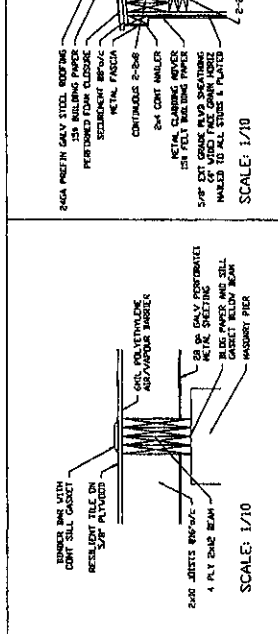
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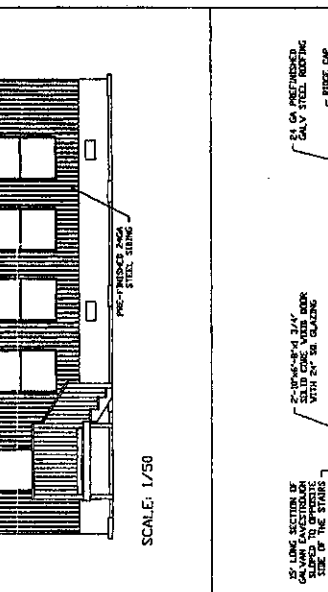
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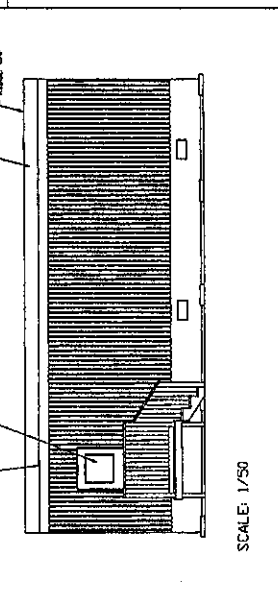
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Portable Elevations

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