

COMMITTEE OF THE WHOLE APRIL 4, 2005

SITE DEVELOPMENT FILE DA.97.059
THE ERNEST MANSON LUBAVITCH CENTRE ADDITION

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.97.059 (The Ernest Manson Lubavitch Centre Addition) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plan, and stormwater management report shall be approved by the Engineering Department;
 - iii) parking, access and on-site circulation shall be approved by the Engineering Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.; and
 - vi) the variances required to implement the proposed site plan shall be approved by the Committee of Adjustment, and shall be final and binding.

Purpose

The Owner has submitted a Site Development application to amend the existing site plan agreement, in order to accommodate a southerly building addition to the existing synagogue facility, on the lands shown on Attachment #1. The intention of the addition is to relocate and expand the main sanctuary area, as well as, relocate existing classrooms, and provide for additional classrooms and a gymnasium for a religious pre-school, and a 10 m x 20 m outdoor fenced playground, as shown on Attachment #2.

The proposed 1,400.7 m² building addition will be 2-storeys (12.2 m) in height, and is to be joined with the existing 2,110.4 m², 2-storey building, totally 3,511.1 m², on an 8,794.76 m² site. The number of parking spaces to be provided on the property will increase from 79 to 133 spaces.

Background - Analysis and Options

On March 30, 1998, Council approved the original Site Development File DA.97.059 (Lubavitch Youth Organization – Toronto) to permit the development of a 2-storey, 2,110.4 m² synagogue and community centre with classrooms, and 79 parking spaces. In August of 1998, the Site Plan Agreement was registered and the site was developed according to the approved site plan.

The site is located at the southeast corner of Bathurst Street and Flamingo Road (8001 Bathurst Street), being Block 40 on Registered Plan 65M-3182, in Part of Lots 33 and 34, Concession 1, City of Vaughan. The 8,794.76m² site has 74 m frontage on Flamingo Road and 112.17m flankage along Bathurst Street.

The site is designated "Low Density Residential" by OPA No.210 (Thornhill-Vaughan Community Plan) and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - Flamingo Road; residential (R1 Residential Zone)
- South - residential (R3 Residential Zone)
- East - Highcliffe Drive; residential (R3 Residential Zone) and walkway block (OS1 Open Space Conservation Zone)
- West - Bathurst Street; woodlot (OS1 Space Conservation Zone) and residential (R2 Residential Zone)

Official Plan

The subject lands are designated "Low Density Residential" by OPA No. 210 (Thornhill-Vaughan Community Plan). This designation permits single-detached dwellings and institutional uses, including churches and religious institutions on sites of a minimum of 0.4 ha. Such uses shall be located on arterial or collector roads preferably on a corner site, and shall require site plan approval. The existing synagogue and proposed addition located on a 0.87 ha parcel of land, and the proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits the proposed church/place of worship and community centre uses, provided the site layout can satisfy the development standards that are required for institutional uses.

The following zoning exceptions are required to the R2 Zone to facilitate the proposed building addition as shown on Attachment #2:

	<u>Required</u>	<u>Proposed</u>
Min. Exterior Side Yard (west):	15.0m	10.4m
Min. Required Parking:	139 spaces	132 spaces
Min. Required Landscaping Strip		
Width abutting an arterial road:	6.0m	5.3m
Max. Permitted Building Height:	11.0m	12.2m

In 1997, the Committee of Adjustment approved Minor Variance Application A297/97 to permit a front and exterior side yard setback of 9.0 m and a 6.0m setback to the sight triangle, whereas By-law 1-88 requires 15.0m, respectively.

The Owner has made a further application for Minor Variance to the Committee of Adjustment (File A275/04) in order to address the above-noted zoning deficiencies attributed to the proposed building addition. The Variance Application will be considered by the Committee of Adjustment at a future meeting, should Council approve the proposed site plan.

Site Design

The existing two-storey synagogue shown on Attachment #2 fronts on Flamingo Road and has flankage on Bathurst Street and is located in the northwest quadrant of the subject lands. The applicant is proposing a two-storey addition on the south side of the existing building which includes an open balcony and exterior stairs at each corner of the addition. The site is to be accessed from Flamingo Drive by an existing 7.5m wide driveway access, leading to the parking area which forms a reversed "L" shape around the building. A children's fenced play area has been proposed between Bathurst Street and the parking area, located within the required landscape strip.

Development Planning Staff is working with the applicant to relocate the external garbage storage facility shown on the east side of the building addition to a location internal to the building. The final site plan will address the necessary adjustments to the site and building design to accommodate the internal garbage storage area, to the satisfaction of Planning Staff. Alternatively, one or two parking spaces could be removed to provide additional landscape screening surrounding the external garbage enclosure, with the final parking count reflected in the Variance application to the Committee of Adjustment.

Building Elevations

The multi-leveled building shown on Attachment #4 has a maximum height of 12.2m to the top of the flat roof. The building material proposed for the addition is brown brick, matching the brick façade on the existing building. The two rows of cream coloured soldier coursing used on the existing building, will be carried through onto the addition. The cream coloured coursing has also been incorporated around the windows, creating a frame and is used throughout the building as architectural accent.

The addition also proposes a 2-storey window and spandrel curtain wall along the west elevation facing Bathurst Street. The rear of the building (south elevation) has incorporated an outdoor terrace with metal railing spanning the entire width of the rear exterior wall. Exterior stairs located at each end of the terrace provide access to the ground level from the outside of the building.

Landscaping

Wherever possible, the existing landscaping is to be maintained on site in a healthy condition. The site will be landscaped with an extensive mix of deciduous and coniferous trees, as well as planting and sodded areas around the perimeter of the site and within the islands in the parking area as shown on Attachment #3. Specific attention has been given to the new planting to be provided along the east and south property lines in order to mitigate any intrusion upon the surrounding area residents.

A concrete walkway leading from the play area to the building has been provided, and does not interfere with vehicular activity (see Attachment #3).

The final landscape plan and detailed cost estimate must be approved to the satisfaction of the Development Planning Department.

Access and Parking

The site plan (see Attachment #2) proposes 132 parking spaces, whereas By-law 1-88 requires 139 spaces. Parking was calculated based on each use within the building. The applicant has applied to the Committee of Adjustment for a Minor Variance seeking relief from the required parking standards, which is considered to be a minimal reduction (5.1% or 7 spaces).

Access to the site is via an existing 7.5m wide driveway from Flamingo Road. A secondary existing access from Highcliffe Drive will be removed and replaced with parking spaces and landscaping.

Servicing

The site has access to municipal services, including hydro, sanitary and storm sewers, and water. The final servicing plan is to be approved by the Engineering Department, and satisfy all engineering requirements.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the Site Plan application, to permit an addition to the existing approved synagogue and community centre, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed addition. Furthermore, Staff is of the opinion that the proposed addition to the synagogue and the associated variances to facilitate the development are appropriate, and that the variances can proceed to the Committee of Adjustment, should Council approve the site plan application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Report prepared by:

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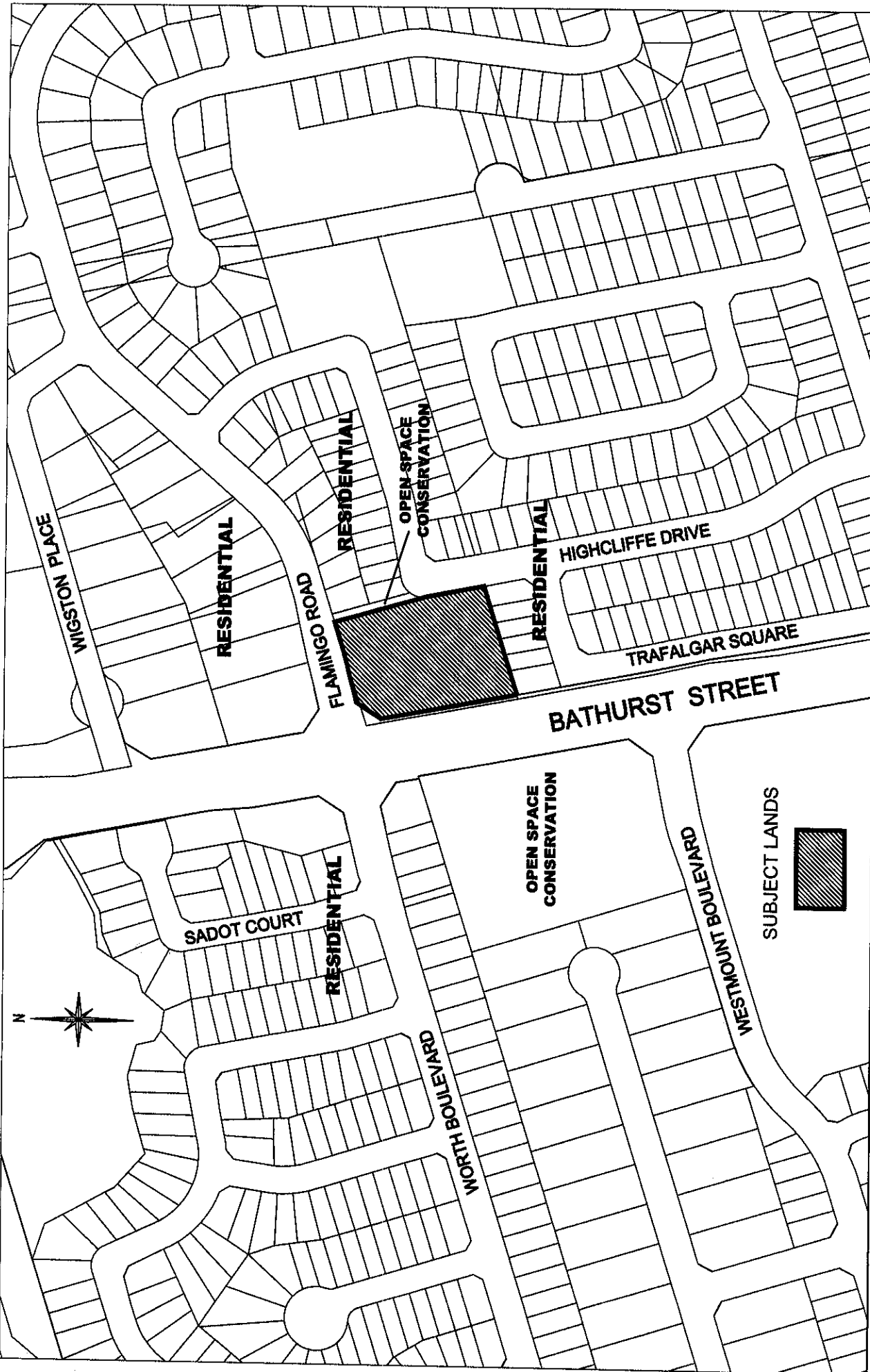
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lots 33 & 34,
Concession 1

APPLICANT:
THE ERNEST MANSON
LUBAVITCH CENTRE ADDITION



Development Planning Department

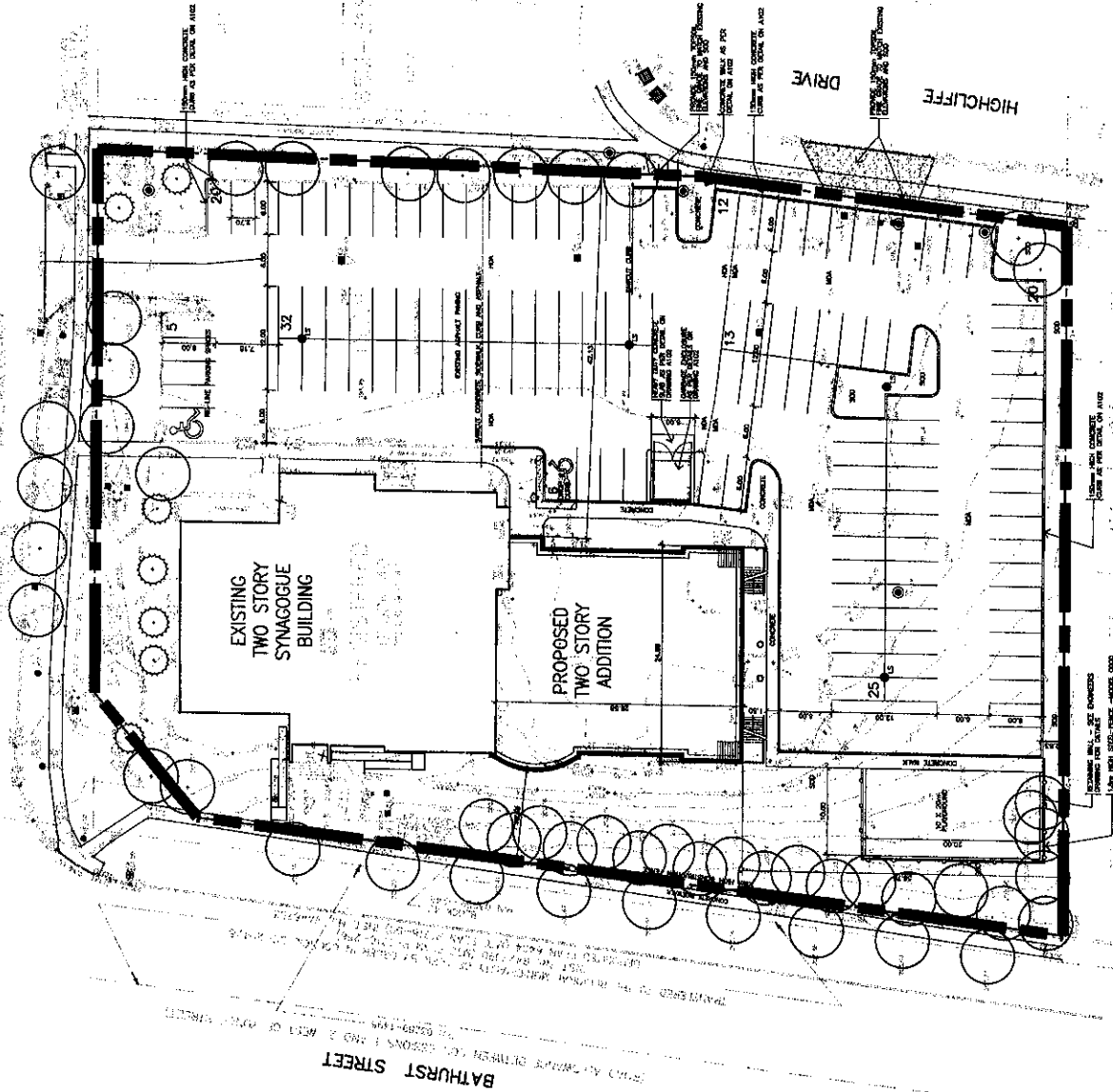
Attachment



FILE No.:
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March 22, 2005

FLAMINGO ROAD

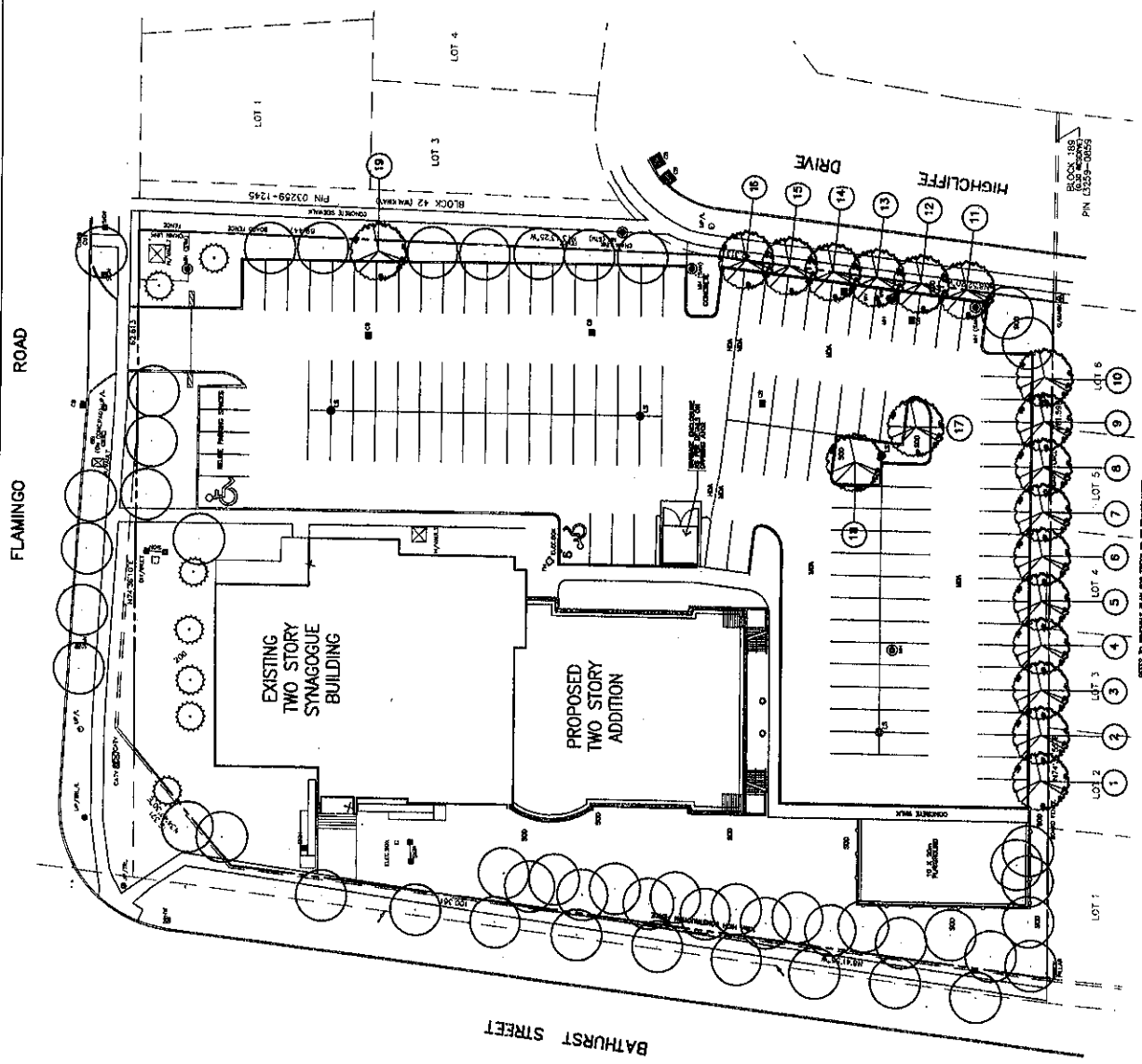


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SUBJECT LANDS

Attachment 2
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City of **Vaughan**
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Site Plan
 Part of Lots 33 & 34,
 Concession 1
 APPLICANT:
 THE ERNEST MANSON
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Landscape Plan

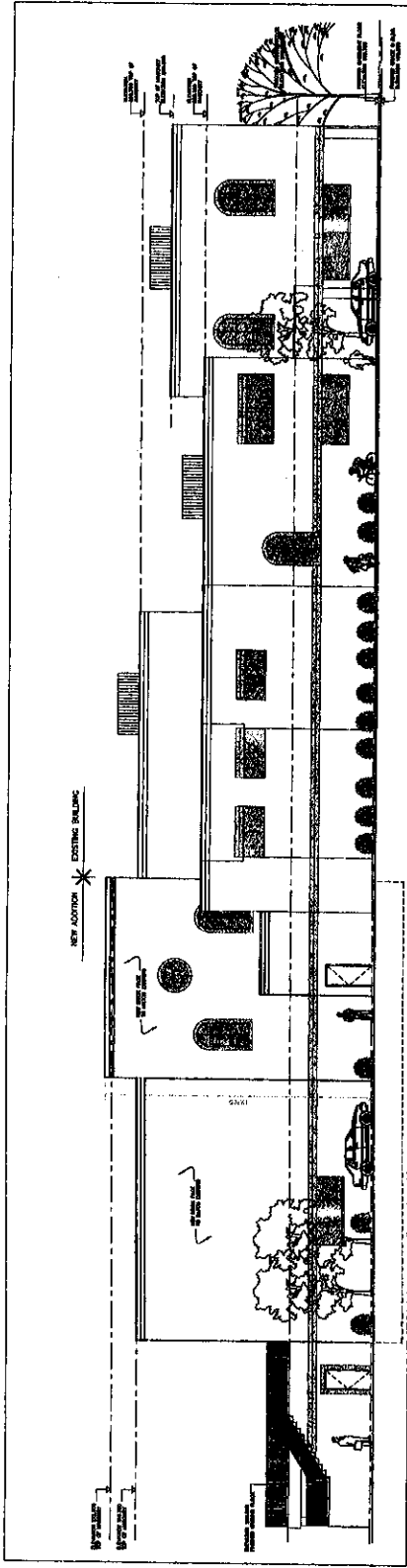
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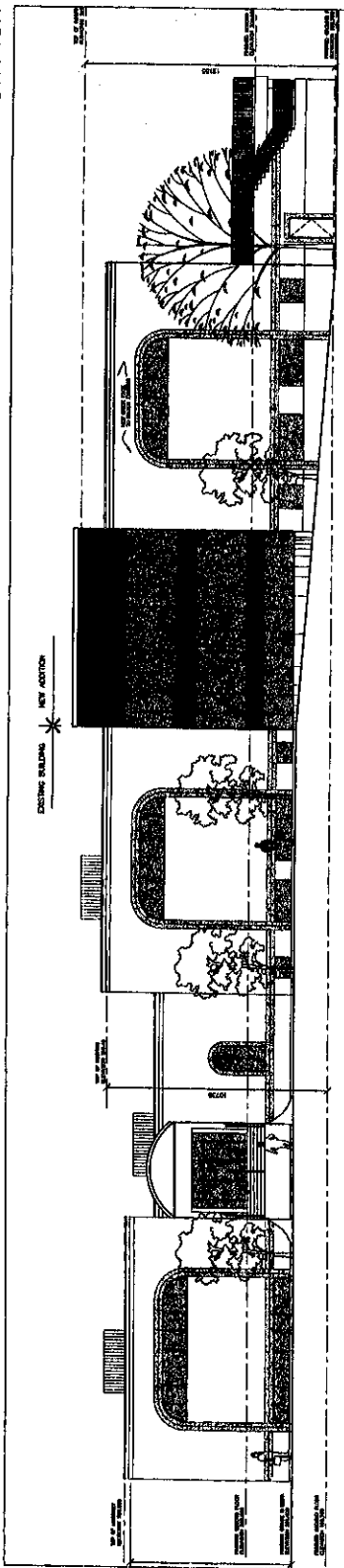
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Attachment 3
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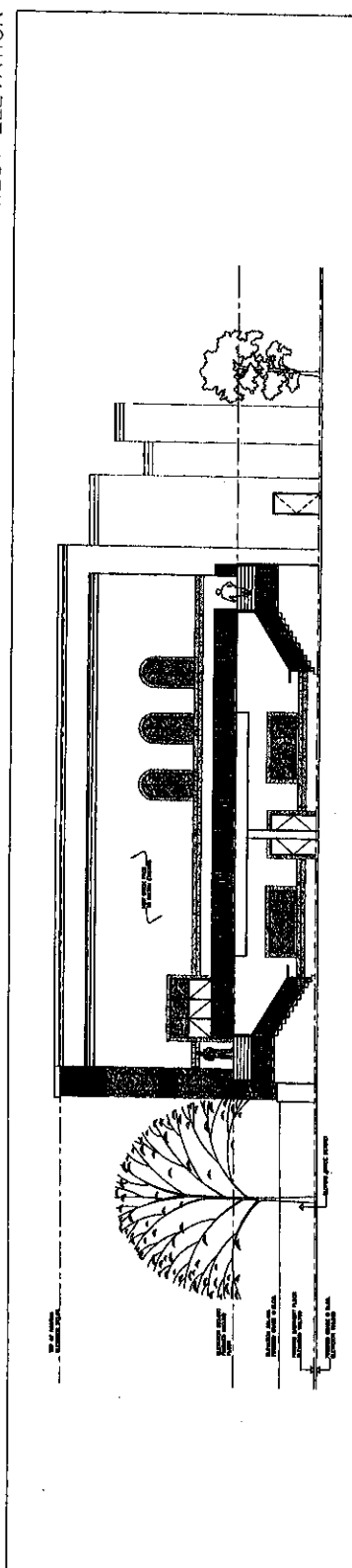
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EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Elevation Plan

Part of Lot 33 & 34,
Concession 1

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Attachment
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