

1. **OFFICIAL PLAN AMENDMENT FILE OP.07.003** **P.2007.24**
ZONING BY-LAW AMENDMENT FILE Z.07.032
JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.003 and Z.07.032 (Joseph and Wolf Lebovic Community Campus) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

Notices were placed in the Vaughan Citizen, Vaughan Weekly and Lo Specchio notifying residents of the September 17, 2007 Public Hearing meeting on this planning application.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #600 to redesignate the subject lands from "Low Density Residential Area" to "High Density Residential/Commercial Area". The subject lands are divided into 2 quadrants being quadrants "C" and "D". Quadrant "C" is intended for highrise residential use geared towards seniors living, potentially having 460 units, within two, 8-storey buildings. Quadrant "D" is intended for long term care facility uses with capacity for 816 beds, within two, 8-storey buildings.
2. Amend Zoning By-law 1-88 to rezone Quadrants "C" and "D" as shown on Attachment #3 from A Agricultural Zone to RA3 Apartment Residential Zone with site-specific exceptions to facilitate the future development of the subject lands for highrise residential (seniors) and long term care facility uses, respectively.

Background – Analysis and Options

The subject lands shown on Attachment #1 are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, City of Vaughan. The 5.73 ha site represents Quadrants "C" (3.07 ha) and "D" (2.66 ha) of the Owners total land holdings (see Attachment #1), which forms part of the overall Joseph and Wolf Lebovic Jewish Community Campus. The current Master Plan for the campus is shown on Attachment #2. Quadrant 'A' (Phase 1) is site plan approved for a community centre, special needs facility, and a secondary school that is under construction. Quadrant 'B' (Phase 2) is vacant, however, the applicant has submitted a site plan application (File DA.07.018) to construct two elementary schools. The original Master Plan that was approved by Council on June 28, 2004, showed two elementary schools for Quadrant 'C' and special needs and long-term elderly care facilities for Quadrant 'D'.

The subject lands are vacant, and are designated "Low Density Residential Area" by OPA # 600, which does not permit the proposed higher density residential uses and density, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Lebovic Campus Drive; future residential (RD3(H) Residential Detached Zone Three with Holding Provision) and neighbourhood park (OS2 Open Space Park Zone)
- South - future residential (RD2 (H) Residential Detached Zone Two with Holding Provision and A Agricultural Zone)
- East - valley land (OS1 Open Space Conservation Zone)
- West - valley land (OS1 Open Space Conservation Zone)

On August 24, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and a notice was also included in the local and weekly newspapers (Vaughan Citizen on August 23, 2007; Vaughan Weekly on August 29, 2007; and Lo Specchio on August 31, 2007. As of September 7, 2007, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and the Regional and City Official Plan policies, to determine the appropriateness of the proposed density and intensification on the subject lands;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, and the proposed elementary school site plan application on the other lands owned by the applicant (File DA.07.018) for Quadrant B to the east of the subject lands). Particular consideration will be given to the appropriateness and compatibility of the proposed density and uses, height, and the impact on traffic and community services;
- iii) the availability of water and sanitary servicing capacity must be identified and allocated by Council, should the applications be approved; and
- iv) the necessary studies including: planning justification report, wind assessment sun/shadow study, urban design guidelines and traffic study have been submitted in support of the applications, and are currently under review.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The Region of York Planning Department is currently reviewing the proposed Official Plan and Zoning By-law Amendment applications, and will provide their comments to the Vaughan Development Planning Department for further consideration.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the Provincial, Regional and City policies, compatibility with adjacent land uses, and the appropriateness of the proposed density and intensification of development, will be reviewed.

Attachments

1. Location Map
2. Master Plan (Approved and Proposed)
3. Conceptual Site Plan

Report prepared by:

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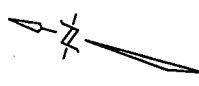
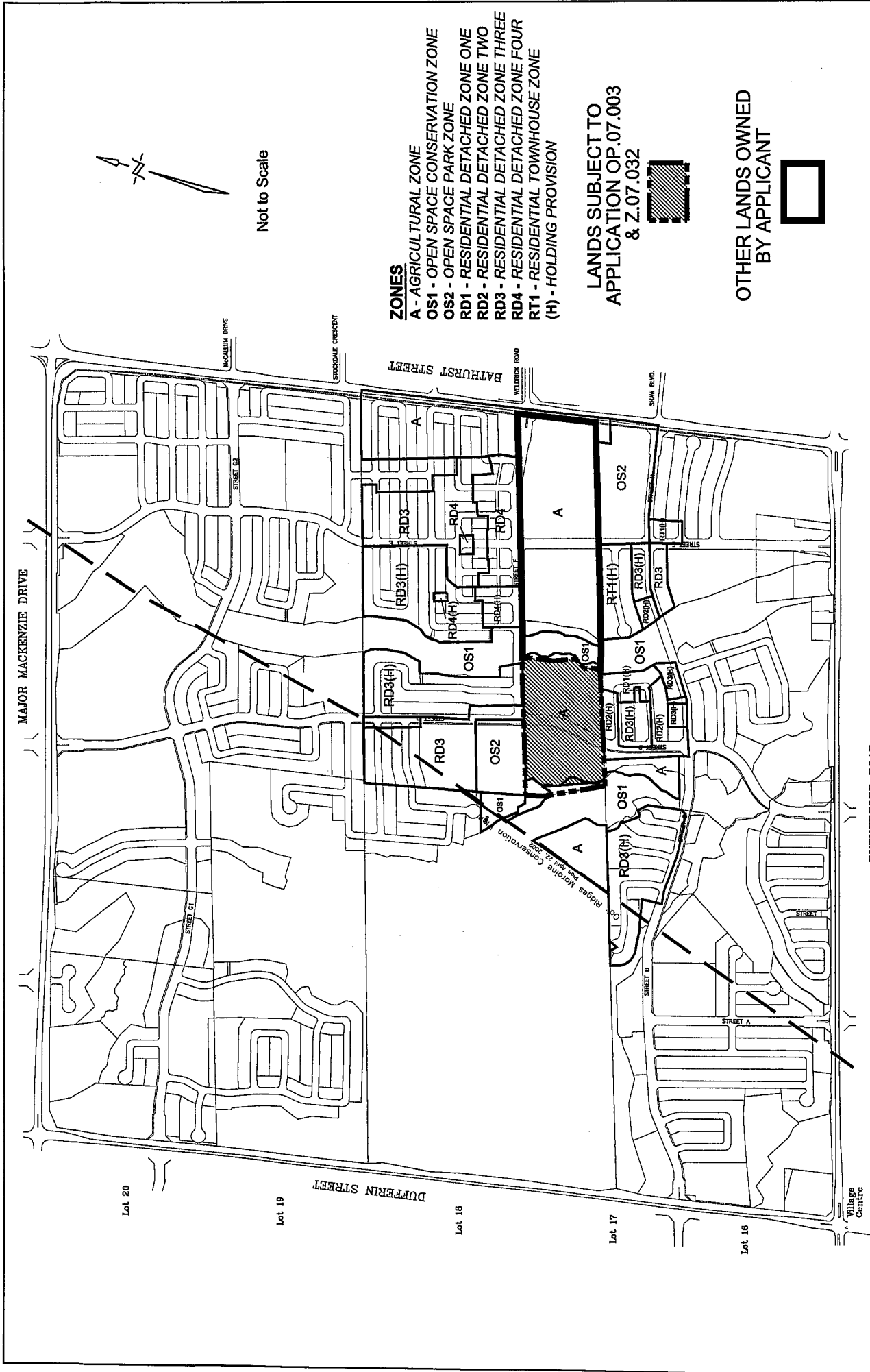
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Not to Scale

ZONES

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

LANDS SUBJECT TO
APPLICATION OP.07.003
& Z.07.032



OTHER LANDS OWNED
BY APPLICANT



Location Map

Part of Lot 17,
Concession 2

APPLICANT: JOSEPH & WOLF LEBOVIC
JEWISH COMMUNITY CAMPUS

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The City Above Toronto

Development Planning Department

Attachment

FILE No(s):
OP.07.003 &
Z.07.032

August 31, 2007



Phase 1
Quadrant 'A'
 DA.03.04

Approved
 4-Storey Community
 Services Complex

Approved 4-Storey
 Special Needs Facility

Phase 2
Quadrant 'B'
 DA.07.018

Lebovic Campus Drive

Proposed 2-Storey
 Private Elementary
 Schools & Places
 of Worship

Constructed 2-Storey
 Private Secondary
 School

Phase 3
Quadrants 'C' & 'D'
 OP.07.003 & Z.07.023

Proposed 8-Storey
 Long Term Care
 Facility

Proposed 8-Storey
 Seniors
 Residential

■ ■ ■ ■ ■ **Subject Lands**

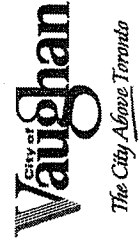
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Master Plan (Approved & Proposed)

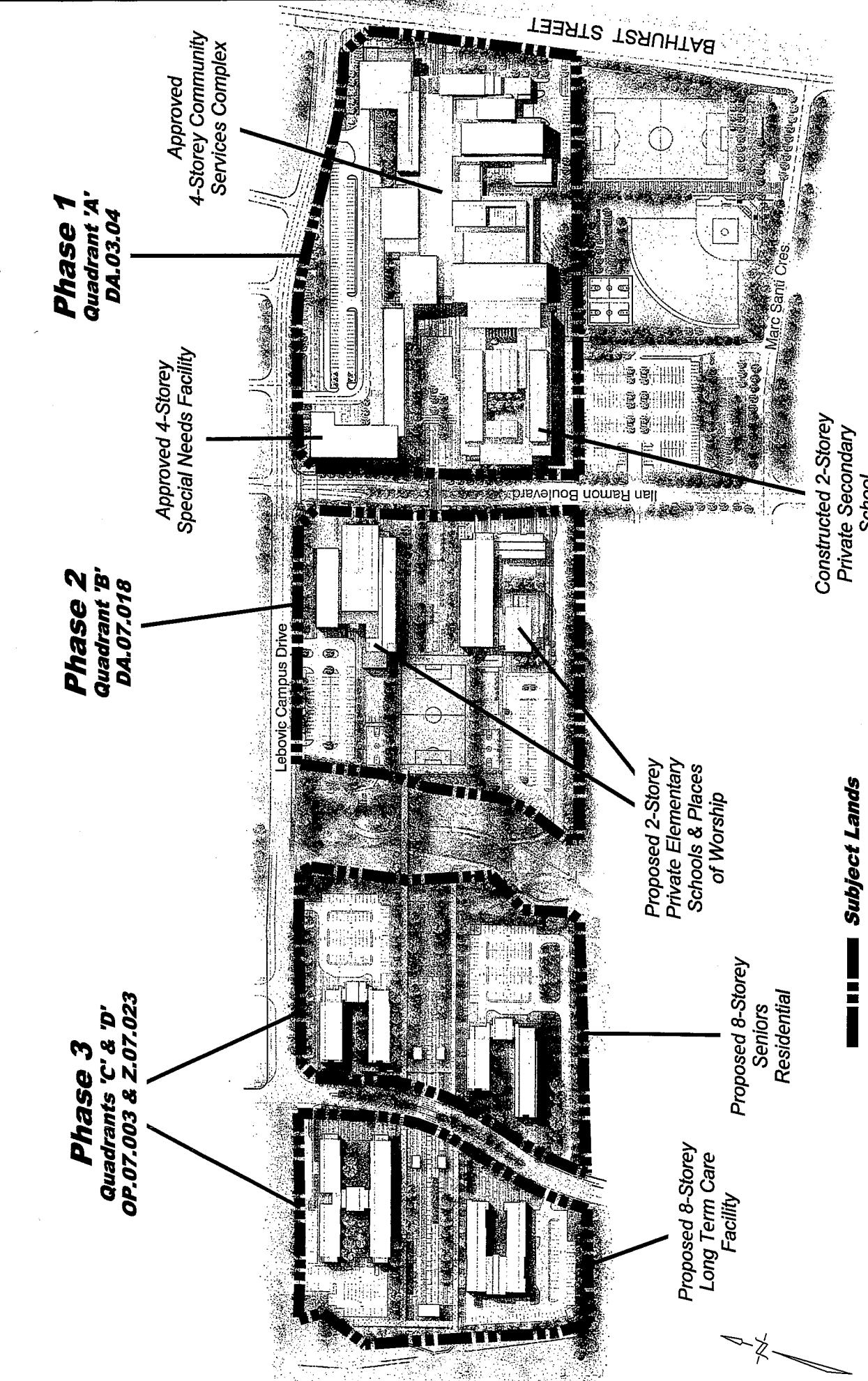
Part of Lots 17 & 18,
 Concession 2

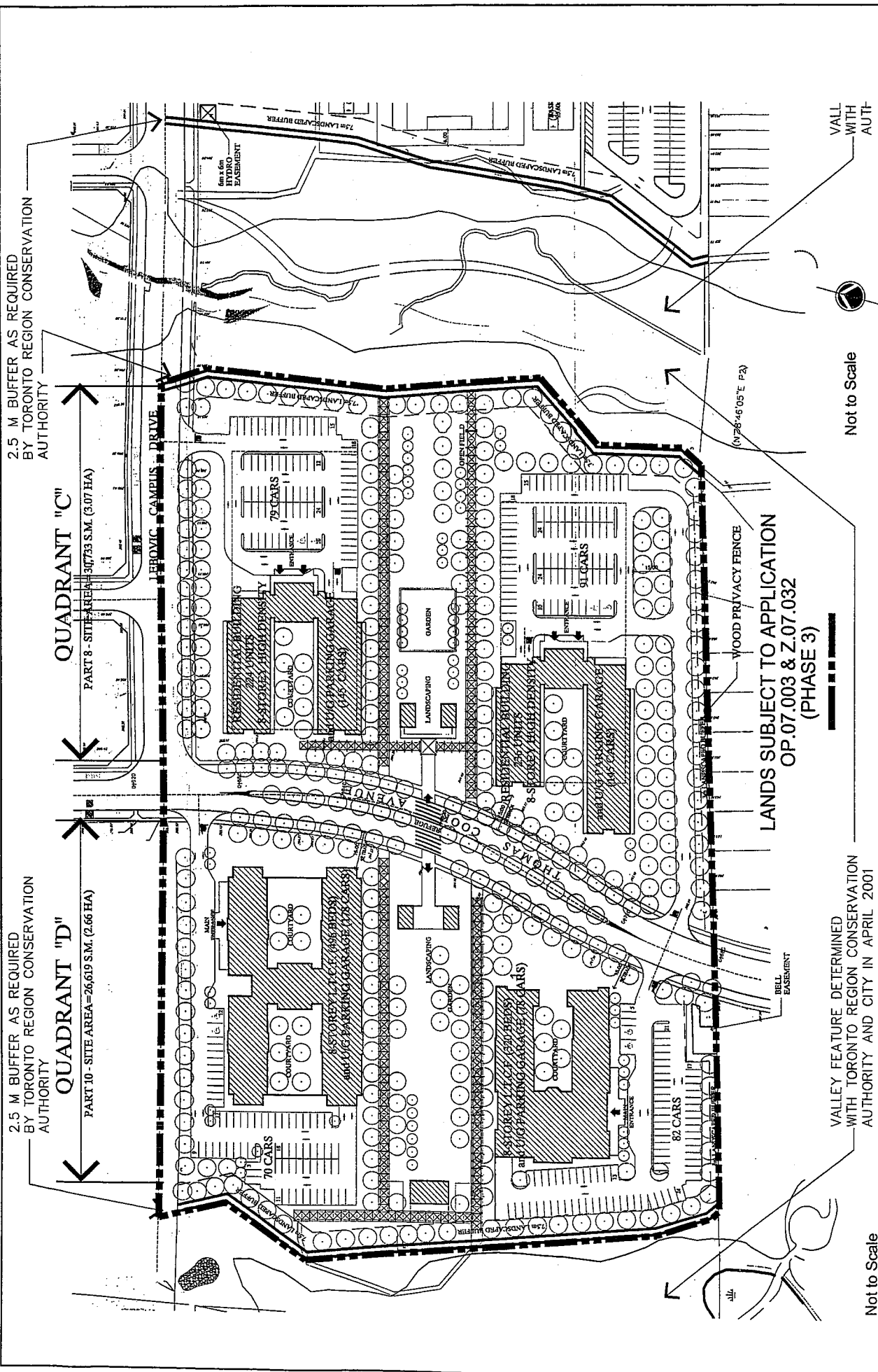
APPLICANT: JOSEPH & WOLF LEBOVIC
 JEWISH COMMUNITY CAMPUS

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Development Planning Department





2.5 M BUFFER AS REQUIRED BY TORONTO REGION CONSERVATION AUTHORITY

QUADRANT "D"

PART 10 - SITE AREA = 26,619 S.M. (2.66 HA)

2.5 M BUFFER AS REQUIRED BY TORONTO REGION CONSERVATION AUTHORITY

QUADRANT "C"

PART 8 - SITE AREA = 31,735 S.M. (3.07 HA)

**LANDS SUBJECT TO APPLICATION
OP.07.003 & Z.07.032
(PHASE 3)**

VALLEY FEATURE DETERMINED WITH TORONTO REGION CONSERVATION AUTHORITY AND CITY IN APRIL 2001

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VALL WITH AUT

Conceptual Site Plan

Part of Lot 17, Concession 2
 APPLICANT: JOSEPH & WOLF LEBOVIC
 JEWISH COMMUNITY CAMPUS



The City Above Toronto
 Development Planning Department

Attachment 3

FILE No(s):
 OP.07.003 &
 Z.07.032

August 31, 2007

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