

COMMITTEE OF THE WHOLE SEPTEMBER 17, 2007

SITE DEVELOPMENT FILE DA.06.089
CHABAD LUBAVITCH OF RICHMOND HILL

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.06.089 (Chabad Lubavitch of Richmond Hill) BE APPROVED, to permit the construction of a one-storey 1035.26m² synagogue, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Vaughan Engineering Department;
 - iii) all requirements of the Region of York shall be satisfied;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - v) the Minor Variance Application A223/07 shall be approved by the Committee of Adjustment to facilitate the variances required to implement the final approved site plan, and the said application shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.06.089) on the 0.8 ha subject lands shown on Attachment #1 for a proposed one-storey 1035.26m² synagogue, with a 300 seat worship room on the main floor, and 6 elementary classrooms, a mikvah and 3 administrative offices in the basement, and 92 parking spaces:

Background - Analysis and Options

The subject lands are located south of Teston Road, at the southwest corner of Bathurst Street and Lady Delores Avenue, being Block 38 on Registered Plan 65M-3894, City of Vaughan. The site is rectangular in shape and is currently vacant.

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville – Urban Village 2) and zoned RD3 Residential Detached Zone Three by By-law 1-88. The proposed synagogue is a permitted use on the subject lands. The surrounding land uses are:

- North - Lady Dolores Avenue; vacant land/approved high density residential development (RA3(H) Residential Apartment Zone with the Holding Symbol "H")
- South - approved residential subdivision (RS1 Residential Semi-Detached Zone)
- East - Bathurst Street; residential neighbourhood (Town of Richmond Hill)
- West - residential neighbourhood (RS1 Residential Semi-Detached Zone)

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville – Urban Village 2), which permits the proposed institutional use. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88. The proposed synagogue and accessory office and mikvah uses are permitted on the subject lands. However, the proposed day care use as shown on the attached floor plan (Attachment #4) is not permitted. In addition, exceptions to By-law 1-88 will be required to address minimum parking requirements, maximum building height, and maximum encroachment of a cantilevered roof into the side yard, which will be discussed later in this report.

Site Design

The proposed site plan as shown on Attachment #2 includes a proposed 1-storey, 1035.26 m² synagogue building with a playground area located at the southeast quadrant of the site. One access driveway is proposed from Lady Dolores Avenue, 80 m west of Bathurst Street, that leads into the parking area located primarily in the westerly portion of the subject lands. Pedestrian walkways connect the site to the site are provided via walkways connect the site to public sidewalks on both Lady Dolores Drive and Bathurst Street.

Parking

The minimum parking requirement for an institutional use under By-law 1-88 is 11 spaces per 100m² of gross floor area. By-law 1-88 requires additional parking for the proposed 6 classrooms, based on a rate of 1.5 spaces per elementary classroom. The proposed site plan includes 92 parking spaces. The required parking for the proposed development is calculated as follows:

<u>First Floor</u>	
(Worship area: 967 m ² @ 11 spaces/100 m ²) =	107
<u>Basement</u>	
6 elementary classrooms @ 1.5 spaces/classroom =	9
Administrative offices (85 m ² @ 3.5 spaces/100m ²) =	3
Mikvah area (80m ² @ 11 spaces/100m ²) =	<u>9</u>
 Total Required Parking =	 128 spaces
<u>Total Parking Proposed =</u>	<u>92 spaces</u>
Parking Deficiency =	36 spaces (28%)

The proposed site plan includes a total of 92 spaces (including 2 handicapped spaces), thereby resulting in a parking deficiency of 36 spaces.

The Owner has submitted a Traffic Impact Study prepared by Poulos & Chung. The Study concludes that members of the synagogue would not use an automobile to attend Saturday services and that most pre-school and day care activities will be served by walking as the primary mode of transportation, as most members will live in the immediate vicinity of the subject

development. The Vaughan Engineering Department has reviewed the Traffic Impact Study and concurs with the overall study and methodology and accepts the conclusions and recommendations, which supports the proposed parking deficiency.

Minor Variances

To facilitate the proposed development, the following variances to By-law 1-88 are required:

	<u>By-law 1-88 requirement</u>	<u>Proposed</u>
i) Minimum Parking	128	92
ii) Maximum Building Height	11 m	12 m
iii) Maximum Encroachment of a Canopy Into a Required Yard	0.5 m	2.5 m

The Owner has filed an application to the Committee of Adjustment (File A223/07) for approval of these variances. With respect to the minimum parking requirement, the Owner has provided a Traffic Impact Study, which was reviewed and approved by the Vaughan Engineering Department as discussed above. The proposed building is to be located in the northwest quadrant of the site, and away from the residential uses to the south and west, therefore the variance to the maximum building height of 1.0 m will not have an impact on the adjacent uses. The proposed canopy encroachment occurs on the north and east elevations of the building facing Lady Dolores Avenue and Bathurst Street, and forms part of the overall design of the building, and would not impact the adjacent land uses. Accordingly, the Development Planning Department can support the proposed variances.

As noted earlier, the proposed day care use is not permitted on the subject lands within the RD3 Zone. The Owner is required to seek permission for this use from the Committee of Adjustment. Given the location of the site at the intersection of Lady Dolores Drive and Bathurst Street, and the location of the building and the accessory classrooms and play area relative to the surrounding land uses, and that the proposed use will be integrated with the synagogue use, the Development Planning Department can support the proposed day care use.

Elevations

The proposed building elevations for the synagogue are shown on Attachment #3. The building is one storey and varies in height ranging from 7.6 m to 12 m, with a portion of the basement level slightly above grade. Direct access from the classrooms in the basement to the outdoor playground is provided. Generally, the elevations include beige colour stone facing, along with ornamental stone accents to be provided along each elevation. The rooftop mechanical equipment is to be shielded from pedestrian and street views by proposed stone copings. The main entry door is located on the north elevation with additional entry points provided on the west and south elevations. The Development Planning Department has no objections to the proposed elevations.

Landscaping

Landscaping in the form of deciduous and coniferous trees is proposed along the periphery of the subject lands, as shown on Attachment #5. In addition, screening in the form of ornamental trees are to be provided along the periphery of the playground area. Shrub plantings of various species are to be planted at the north-east corner of the site to enhance the streetscape at the intersection of Bathurst Street and Lady Dolores Avenue and along the base of the building. Furthermore, pedestrian-friendly pathways and sitting areas are being provided to allow for pedestrian access to the subject lands from Bathurst Street and Lady Dolores Avenue wood fencing is to be provided adjacent to the residential uses. The final landscape plans shall be approved to the satisfaction of the Development Planning Department.

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".

Regional Implications

The subject lands abut Bathurst Street, which is a Regional road, and therefore all requirements of the Region of York Transportation and Works Department must be satisfied prior to the execution of a Site Plan Agreement.

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the requirements of the Official Plan, Zoning By-law 1-88, the comments provided by City Departments and external public agencies, and the area context. The proposed land use conforms and complies with the Official Plan and the Zoning By-law, respectively, however, Variances to By-law 1-88 are required with respect to the minimum parking standards, the maximum permitted building height and the maximum encroachment of a canopy into a required yard, to implement the proposal. These variances are considered to be minor in nature, and appropriate for the development of the subject lands for the reasons set out in this report. In addition, the Owner is required to obtain approval from the Committee of the Adjustment for the proposed day care use, prior to the execution of the site plan agreement. The proposed building elevations and site plan layout are considered to be satisfactory. Accordingly, the Development Planning Department can support the approval of Site Development Application DA.06.089 (Chabad Lubavitch of Richmond Hill), subject to the conditions in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Floor Plan
5. Landscape Plan

Report prepared by:

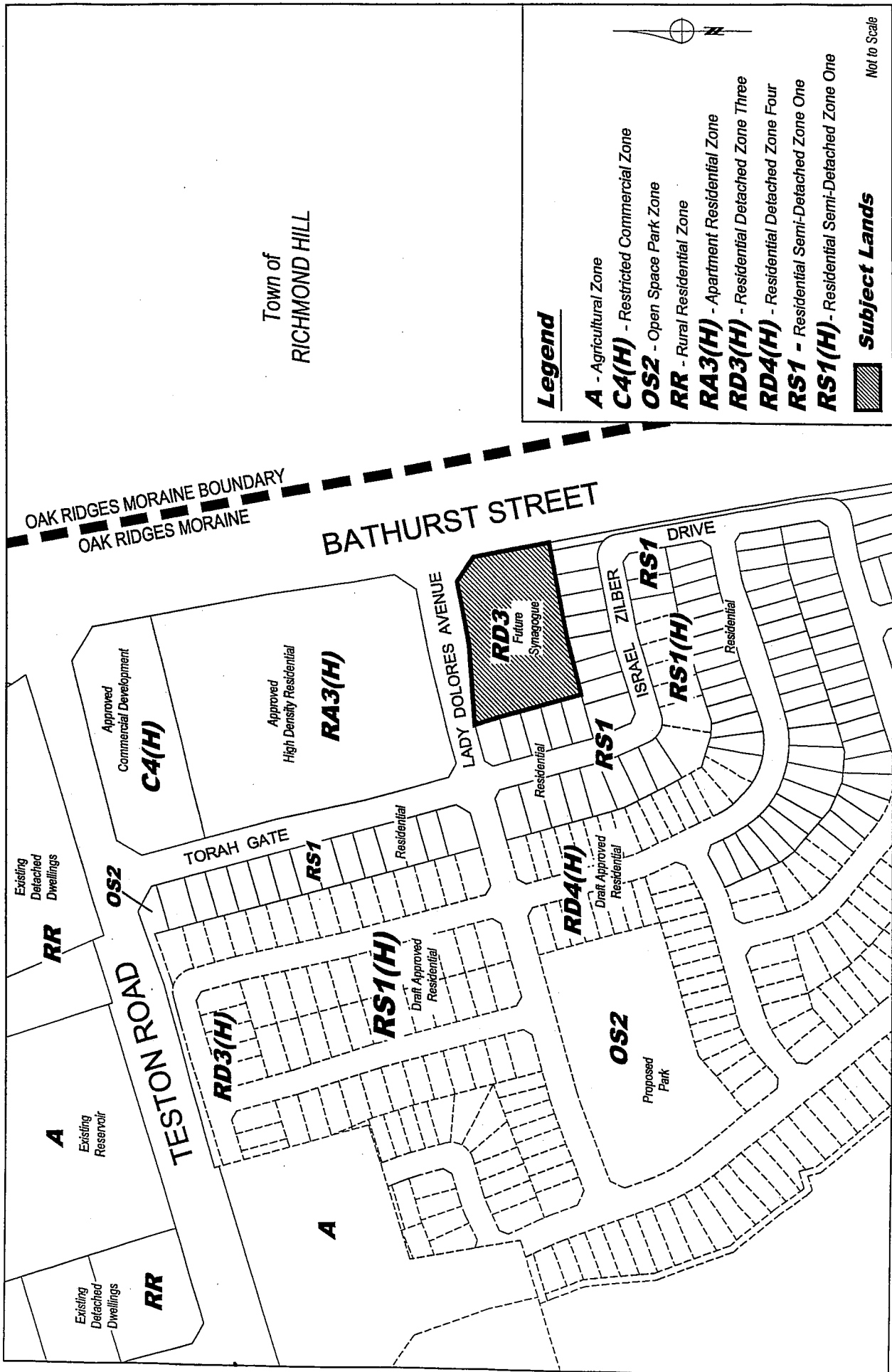
Joseph Yun, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 88407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Town of
RICHMOND HILL

Legend

- A - Agricultural Zone
- C4(H) - Restricted Commercial Zone
- OS2 - Open Space Park Zone
- RR - Rural Residential Zone
- RA3(H) - Apartment Residential Zone
- RD3(H) - Residential Detached Zone Three
- RD4(H) - Residential Detached Zone Four
- RS1 - Residential Semi-Detached Zone One
- RS1(H) - Residential Semi-Detached Zone One



Subject Lands

Not to Scale



Location Map

Part of Lot 25,
Concession 2
APPLICANT:
CHABAD LUBAVITCH
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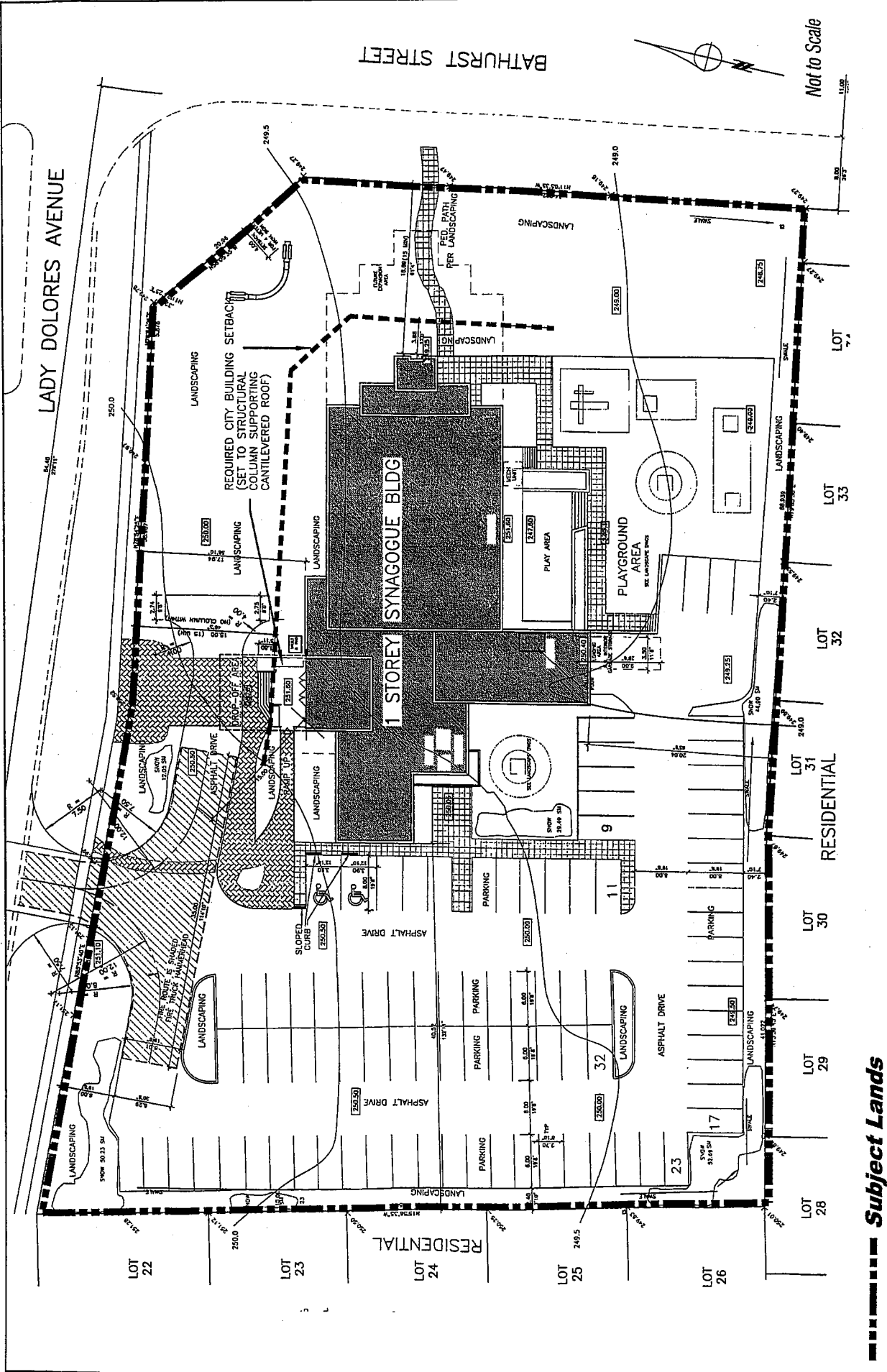


Development Planning Department

Attachment 1

FILE No.:
DA.06.089

August 22, 2007



BATHURST STREET

LADY DOLORES AVENUE

1 STOREY SYNAGOGUE BLDG

RESIDENTIAL

Not to Scale

----- Subject Lands

Attachment
FILE No.:
DA.06.089

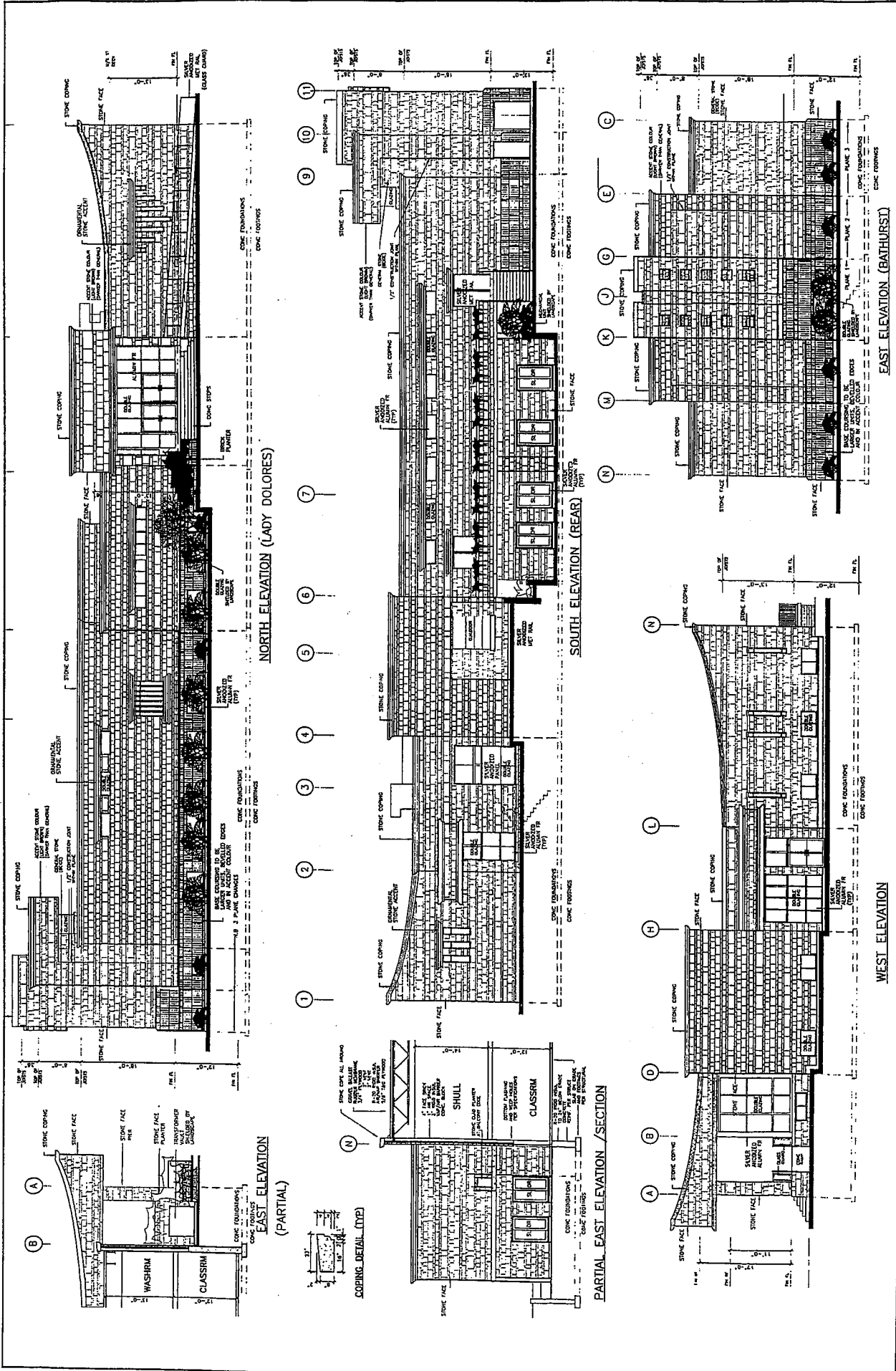


Development Planning Department

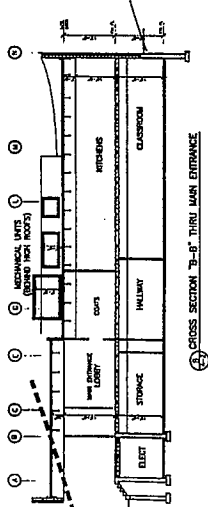
August 22, 2007

Site Plan
Part of Lot 25,
Concession 2
APPLICANT:
CHABAD LUBAVITCH
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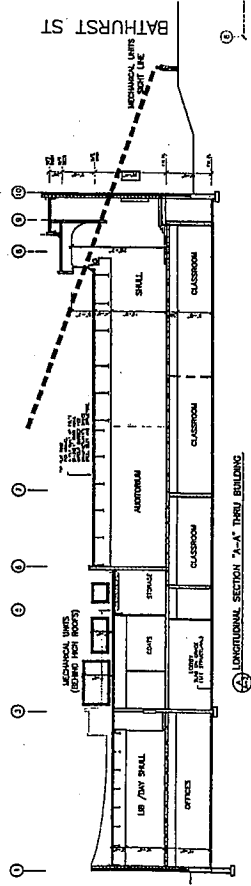
2



LADY DOLORES AVENUE

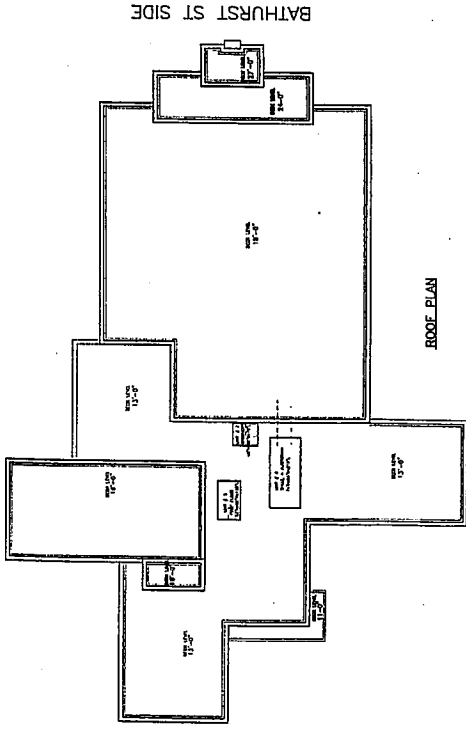


CROSS SECTION "B-B" THRU MAIN ENTRANCE

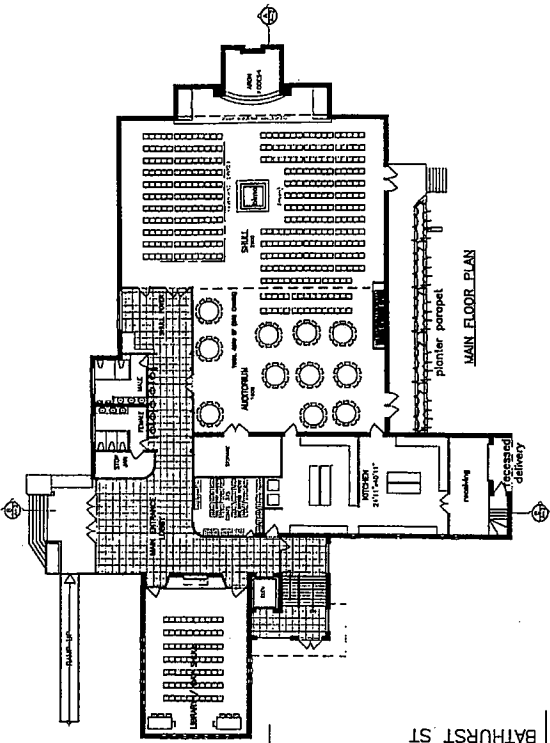


LONGITUDINAL SECTION "A-A" THRU BUILDING

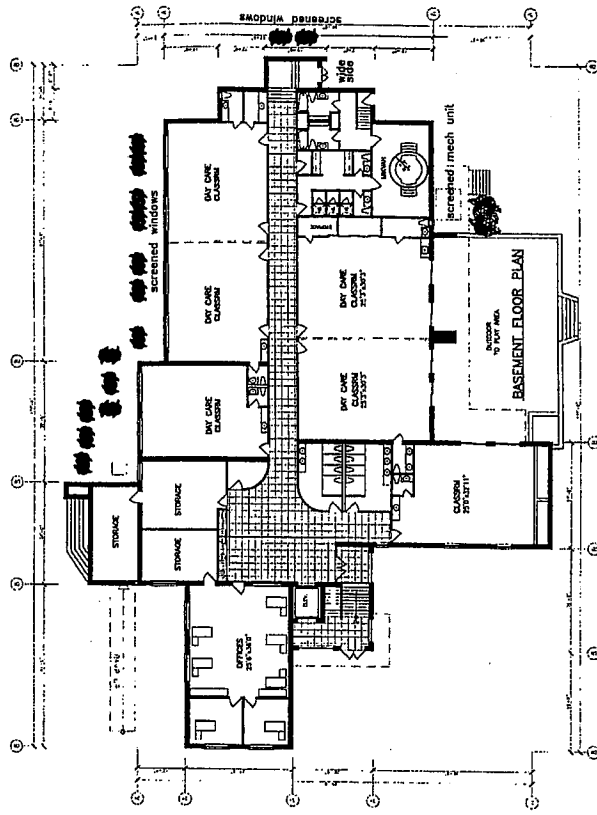
LADY DOLORES AVENUE



ROOF PLAN



MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

Floor Plans

Part of Lot 25,
Concession 2

APPLICANT:
CHABAD LUBAVITCH

11 OF 11 ATTACHMENTS (06.089-049)



The City Above Toronto

Development Planning Department

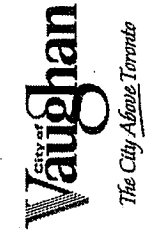
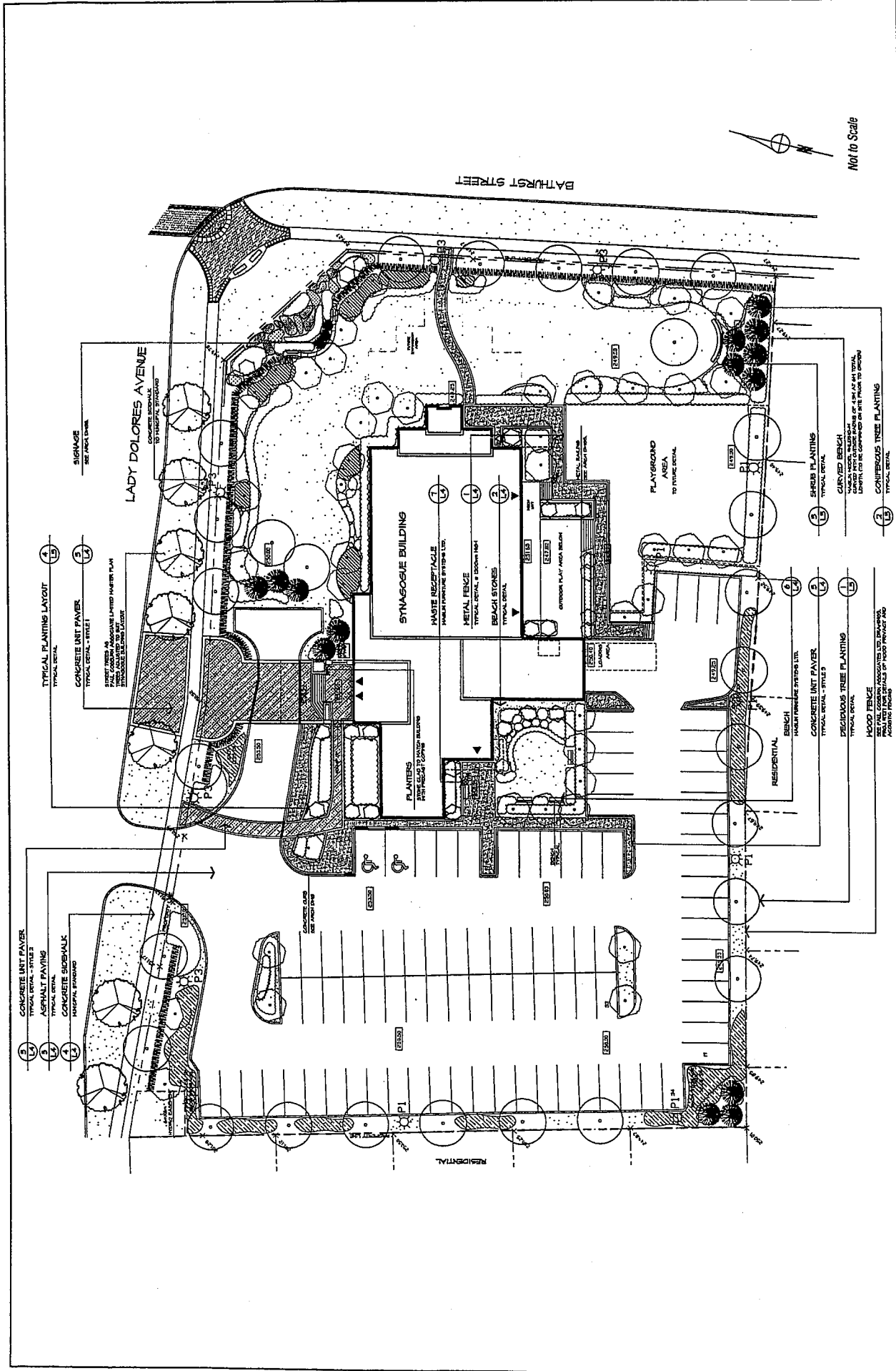
Attachment

4

FILE No.:
DA.06.089

Not to Scale

August 29, 2007



Development Planning Department

Landscape Plan

Part of Lot 25,
 Concession 2
 APPLICANT:
 CHABAD LUBAVITCH
 INFO@ATTACHMENTS.VAUGHAN.CA