

**COMMITTEE OF THE WHOLE    OCTOBER 6, 2008**

**SITE DEVELOPMENT FILE DA.07.016**  
**LEBOVIC JEWISH COMMUNITY CAMPUS**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.016 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 with two school/synagogue buildings, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, elevation drawings and landscape plans shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, lighting plan and access driveways shall be approved to the satisfaction of the Vaughan Engineering Department;
    - iii) the Owner shall fulfill all hydro requirements to the satisfaction of PowerStream Inc.;
    - iv) the Owner shall provide the Vaughan Engineering Department with confirmation of the Ministry of Environment's Registration of the Record of Site Condition;
    - v) the required consents and variances shall be obtained from the Committee of Adjustment and shall be final and binding;
    - vi) the Owner shall provide the City with confirmation from the Block 11 Landowners Group that the cost sharing obligations have been addressed to their satisfaction; and
  - b) that the Site Plan Letter of Undertaking include the following conditions:
    - i) garbage and recycling collection and snow removal shall be the responsibility of the Owner;
    - ii) the Owner acknowledges that garbage collection shall be limited to between the hours of 7:00am and 7:00pm;
    - iii) prior to the issuance of a building permit, Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, and Boards of Education Development Charges By-laws;
    - iv) that the 2.5 m wide buffer strip and 7.5 m wide buffer block along the west side of the subject lands be conveyed to the Toronto and Region Conservation Authority; and,
    - v) the appropriate phasing conditions be included.

## **Economic Impact**

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

## **Communications Plan**

N/A

## **Purpose**

To permit the phased development of two synagogue/day school buildings on the subject lands, shown on Attachment #1. The subject lands form "Quadrant B", being a 37,622m<sup>2</sup> parcel within the overall 15.83ha, four quadrant institutional campus known as the Lebovic Jewish Community Campus (Attachment #2).

The proposed north building will be occupied by the United Synagogue Day School and Beit Rayim Synagogue. The south building will be occupied by the Temple Kol Ami and UJA Synagogue and School. Both buildings are to be developed in phases as funding is secured to complete the construction of each phase. The north building is to be completed in 4 phases. The south building is to be completed in 2 phases. The subject site development application covers full build out of both buildings, and as the Owner of the subject lands, the Lebovic Jewish Community Campus will enter into one Site Plan Letter of Undertaking, which will identify all phases for the two buildings in Quadrant B.

## **Background - Analysis and Options**

### **Location**

The subject lands form Quadrant B (Phase 2) of the overall Lebovic Jewish Community Campus. The 37,622m<sup>2</sup> site (Quadrant B) is located on the south side of Lebovic Campus Drive, and on the west side of Ilan Ramon Avenue, as shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are designated "Low Density Residential" in OPA 600. The "Low Density Residential" designation permits a mix of uses and building types including institutional, various residential housing forms, schools and community facilities. The proposed school/synagogue uses conform to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits Institutional uses. The proposed school and synagogue uses are permitted.

The following exceptions to the A Agricultural Zone standards have been identified to facilitate the proposed site development:

#### 1. **Parking**

The two buildings are designed to function as both schools and synagogues at different times of the day and days of the week. As such, their use results in a complex parking calculation. By-law 1-88 requires a minimum of 1.5 parking spaces per classroom/gym, art room, etc. for an elementary school, and calculates parking for a synagogue at 11.0 spaces per 100m<sup>2</sup> of GFA. In addition 3.5 spaces per 100m<sup>2</sup> for the administrative office for both the school and synagogue are also required. The United Synagogue Day School/Beit Rayim Synagogue (north building) would

require 299 parking spaces. The Temple Kol Ami/UJA Synagogue and School (south building) would require 256 parking spaces. The total parking required for the multi-use buildings would be 555 spaces, although the uses are not intended to occur simultaneously. A Parking Statement prepared by iTrans dated June 2008, supports a reduction in the total parking to be provided on site of 180 spaces, which is supported by the Vaughan Engineering Department.

2. Zone Standards

<b>North Building (USDS/Beit Rayim Synagogue and School)</b>	<b>Required</b>	<b>Provided</b>
- Minimum Front Yard Setback to Building from Ilan Ramon Boulevard	15m	6.0m
- Minimum Front Yard Setback to the canopy column of north building from Ilan Ramon Boulevard	15m	3.0m
- Minimum landscape strip width along exterior side yard abutting Lebovic Campus Drive	6m	3.0m
- Minimum Exterior Side Yard	15m	3.0m
- Minimum Parking	299 Spaces	80 spaces
- Maximum lot coverage for site containing both north and south buildings	20%	26%
- Maximum Building Height	11m	14m
- Location of Loading Spaces	Not between a building and street	Between a building and street

<b>South Building (Temple Kol Ami/UJA Synagogue and School)</b>	<b>Required</b>	<b>Provided</b>
- Minimum Front Yard Setback from Ilan Ramon Boulevard	15m	11.15m
- Minimum Interior Side Yard Setback to the southerly lot line	15m	13.9m
- Maximum Lot Coverage for site containing both north and south buildings	20%	26%
- Minimum Parking	256 spaces	100 spaces

The applicant will require variances from the Committee of Adjustment, which will need to be approved and in full force and effect, prior to finalization of the Site Plan Letter of Undertaking. The Development Planning Department can support the proposed variances which are required to implement the site plan.

UJA Master Plan

A conceptual Campus Master Plan (shown on Attachment #2) was approved by Council in 2004 and provided for the phased development of the campus over a 10-15 year period. Quadrant A is developed with a Secondary School, and a Community Services Complex and a Special Needs Facility were approved in 2004. The subject lands form Quadrant B of the overall UJA campus within Block 11 and are intended to serve the needs of the York Region Jewish Community.

The subject application has been reviewed in the context of the approved Master Plan and the proposed development of Quadrant B. The UJA Master Plan shows the location of two buildings along Ilan Ramon Boulevard with parking areas located to the west of each building and playing fields centrally located between the north and south development areas, as shown on Attachment #2. Quadrants C and D remain vacant and will be subject of separate development approvals pursuant to the requirements of the Planning Act.

### Site Plan Review

The site plan (Attachment #3) for the two proposed schools/synagogues is consistent with the approved Master Plan, as described earlier. Both buildings are proposed to be developed in phases, with the north building developing in four phases and the south building in 2 phases. The application has been reviewed for full build out (as shown on Attachment #3) with the recognition that only the first phases of the buildings will be built at this time (as shown on Attachment #4). Future phases of each building may require minor amendments to the Site Plan Letter of Undertaking if they differ from the approved phasing should Council approve the subject site development application.

### Access and Parking

Access to the north building will be from Lebovic Campus Drive and access to the south building will be from Ilan Ramon Boulevard. There will be no vehicular access between the buildings. A total of 80 surface parking spaces will be provided for the north building and 100 surface parking spaces will be provided for the south building. A variance must be obtained from the Committee of Adjustment for the proposed reduction in parking to a minimum of 180 spaces as discussed earlier in this report.

### Landscaping

The proposed landscaping for the site is complex given the phasing of the construction of the buildings. The applicant has hired several landscape architect firms to design the various components of the overall development. Attachment #5 summarizes the nine individual landscaping plans, which will cover: street trees; traffic medians; valley lands; parking areas; plantings; common playing fields and courtyards; and landscaping around the buildings.

The site is proposed to be landscaped with a mix of deciduous and coniferous trees, shrubs and hard landscape materials and temporary landscaping to be located in the interim where future phases will be located on the site plan. The Development Planning Department is generally satisfied with the proposed landscaping plans, and will continue to work with the Owner to finalize the landscape plans for final site plan approval.

### Building Design

Attachments #6 and #7 show the elevations for the irregular shaped multi-use north building. The north building will be developed in four phases over several years. Attachment #6 shows the north building's full build out and Attachment #7 shows the first phase of development. Attachment #8 shows the south building at full build out and Attachment #9 illustrates the first phase of development. Should Council approve the site plan, only the respective Phase 1 developments shown on Attachments #7 and #9 would be built at this time. Further phases of development will take place in accordance with the approved site plan for the final build out. Should the phasing change prior to full build out, a modification to the Site Plan Letter of Undertaking will be required.

### Phasing

Given the phasing of the proposed development, the Development Planning Department has requested the applicant to provide a roof plan to ensure that roof mounted vision screens are added around roof mounted equipment, so that the equipment is screened from view during the early phases of build out.

In addition, the applicant has been requested to provide landscaping in temporary locations where future phases are to develop.

### Cash-in-lieu of Parkland Dedication

Pursuant to the City's Cash-in-lieu of the dedication of parkland by-law applicable to site plan approved developments, institutional uses are exempt from the cash-in-lieu requirement. The uses proposed in Quadrant B meet the institutional requirements and are therefore exempt.

### Sustainability

The applicant has advised that the following sustainable features will be provided within the building and site design:

- i) courtyards that allow opportunities for natural light and ventilation; classrooms with windows that open to allow for passive lighting and ventilation;
- ii) bicycle racks to promote alternative modes of transportation;
- iii) bio-swales will be incorporated into the landscape design to help reduce stormwater run-off and assist in the removal of pollutants;
- iv) deciduous trees to be strategically planted to allow for passive cooling and heating systems;
- v) protection of the ravine system and placement of adjacent playing field to unify the natural topography;
- vi) energy efficient plumbing fixtures to lessen water usage and waste;
- vii) motion activated lighting systems to reduce energy consumption and photocell activated lighting systems to reduce energy consumption when ambient light is sufficient;
- viii) incorporation of non-toxic options for finishes/materials, cleaning supplies, pest management and grounds maintenance.

### Vaughan Engineering Department

The Engineering Department has no objection to the parking supply as proposed in the parking statement dated June 2, 2008 by iTrans. The final site grading, site servicing and stormwater management plans must be approved to the satisfaction of the Vaughan Engineering Department, prior the execution of the final Site Plan Letter of Undertaking.

### Toronto and Region Conservation Authority (TRCA)

The west edge of the subject lands abuts valley lands. The Toronto and Region Conservation Authority has reviewed the proposed site plan application and has no objection to site plan approval, subject to the following conditions:

- i) prior to the execution of the Site Plan Letter of Undertaking, the applicant will successfully obtain a TRCA permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading and development on the subject site:

- ii) that the adjacent open space valley land block and buffer block (2.5m and/or 7.5m landscape buffer; if applicable) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charge and encumbrances; and
- iii) that any outstanding water management issues from the TRCA's May 6, 2008 letter be satisfactorily addressed, if required.

Given the valley lands in the adjoining subdivision plans to the north (19T-95044) and south (19T-95062) are being dedicated to the TRCA through the subdivision approval process, the City of Vaughan's Engineering Department recommends that the 7.5m buffer block and the 2.5 m buffer strip also be conveyed into public ownership to the TRCA.

### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### **Regional Implications**

The Region of York has no objections to the proposed development.

### **Conclusion**

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, the approved Master Plan for the campus, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for two day school/synagogue buildings, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

### **Attachments**

1. Location Map
2. Master Plan (Approved & Proposed)
3. Site Plan showing Full Build Out of North & South Buildings
4. Site Plan Showing Phase 1 of North & South Buildings
5. Landscape Plan
6. Elevation Plan - North Building, Full Build Out
7. Elevation Plan - North Building, Phase 1
8. Elevation Plan - South Building, Full Build Out
9. Elevation Plan, South Building, Phase 1

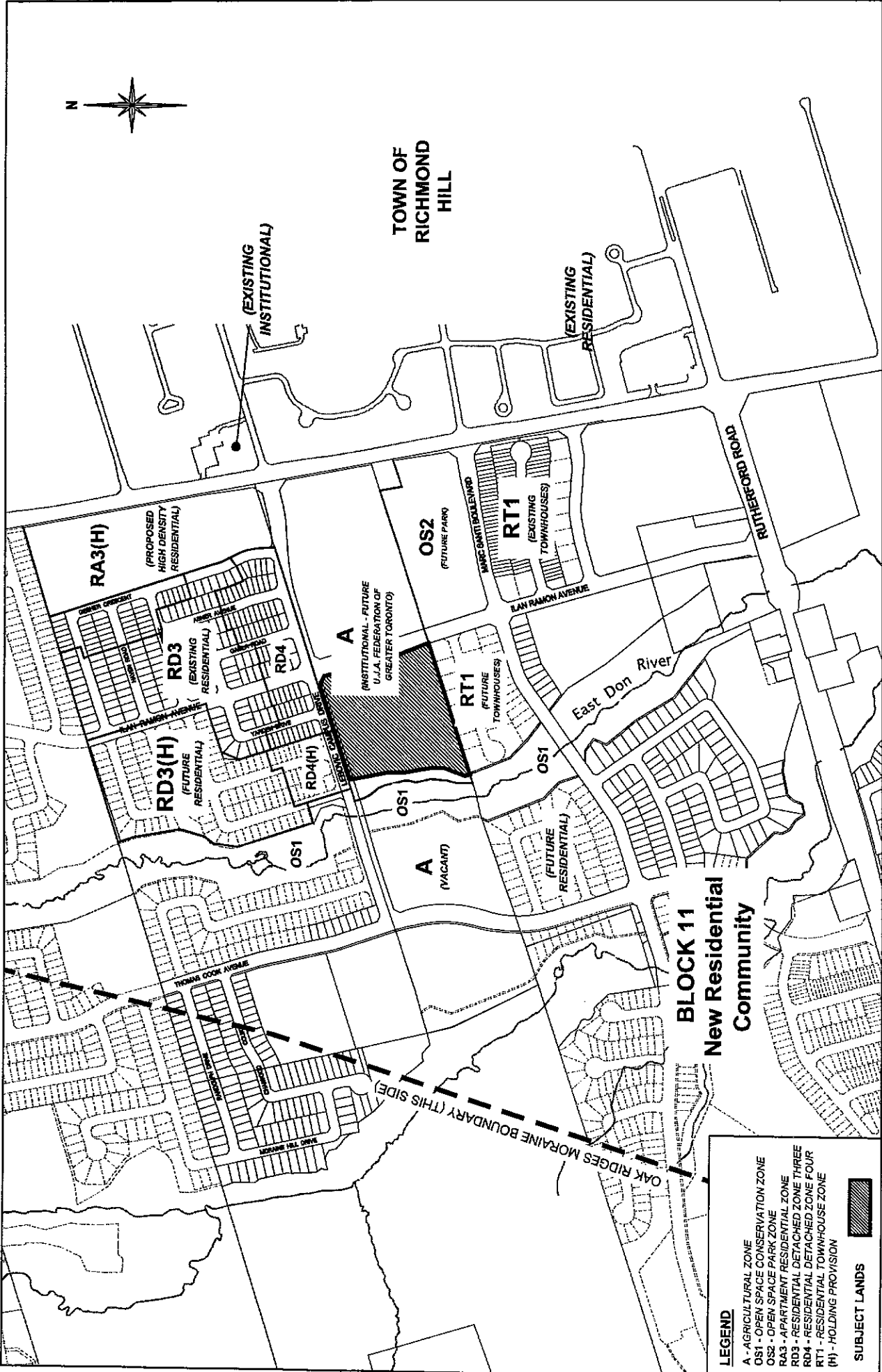
### **Report prepared by:**

Laura Janotta, Planner, ext 8634  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/LG

GRANT UYEVAMA  
Director of Development Planning



# Location Map

Part of Lot 17 & 18,  
Concession 2

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

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Development Planning Department

# Attachment 1

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DA.07.018

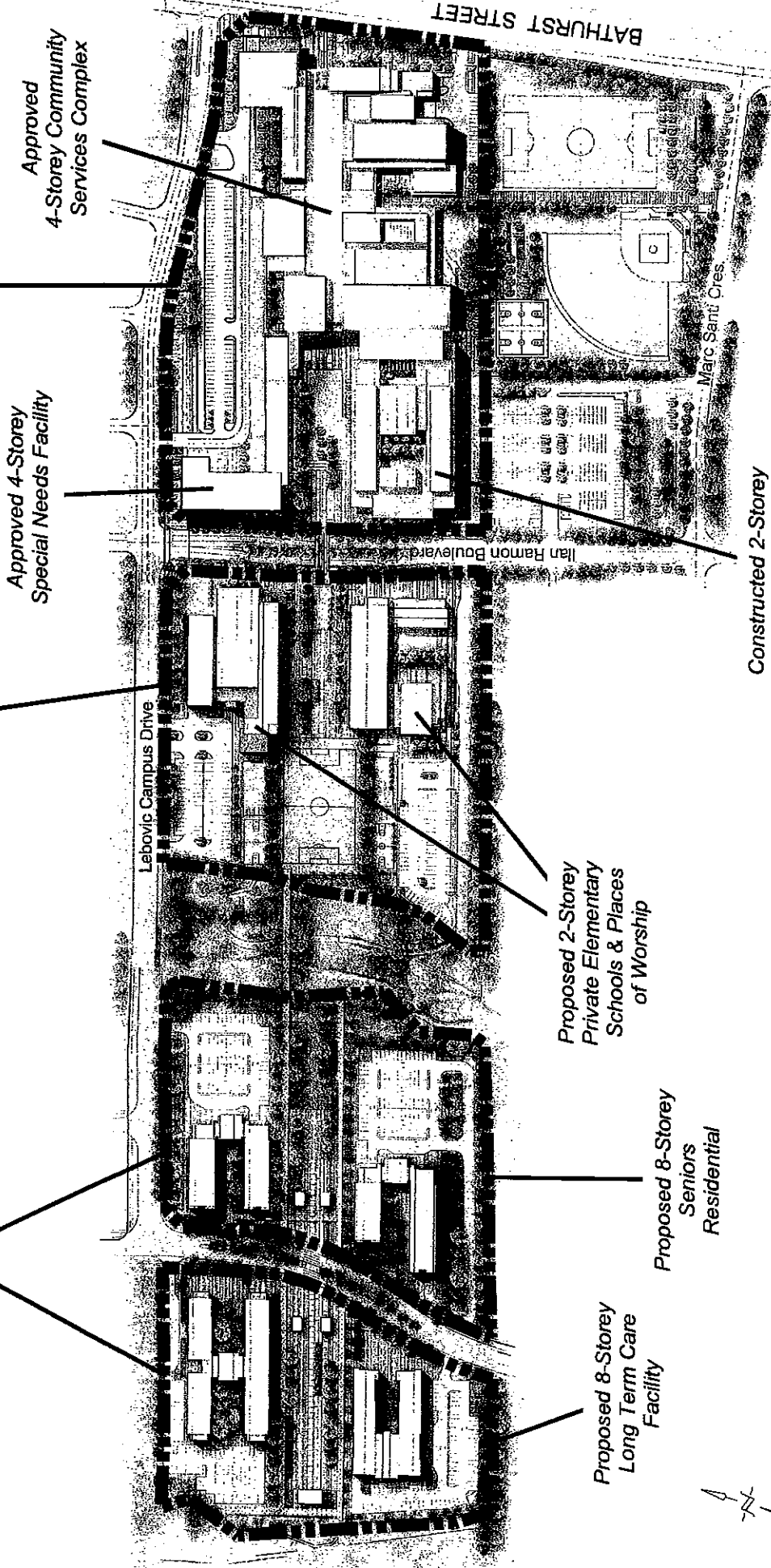
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September 11, 2008

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

**Phase 2**  
 Quadrant 'B'  
 DA.07.018

**Phase 1**  
 Quadrant 'A'  
 DA.03.04



■ ■ ■ ■ ■ Subject Lands

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**Master Plan  
 (Approved & Proposed)**

APPLICANT: JOSEPH & WOLF LEBOVIC  
 JEWISH COMMUNITY CAMPUS  
 Part of Lot 17 & 18,  
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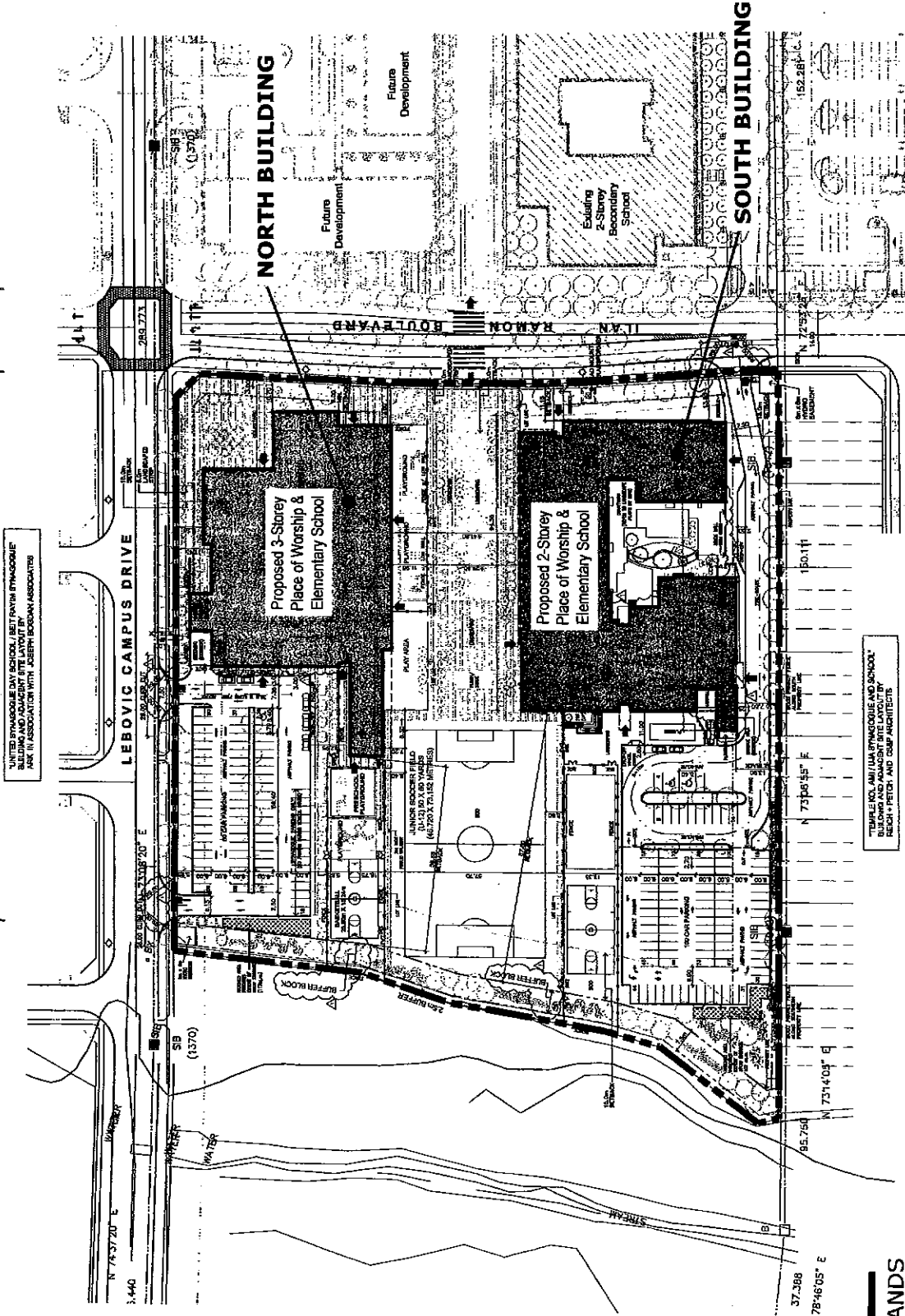
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 September 11, 2008



QUADRANTS "C & D"  
BEYOND

QUADRANT "B"

QUADRANT "A"



SUBJECT LANDS

# Quadrant 'B' Full Build-Out Site Plan (North & South Buildings)

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

Part of Lot 17 & 18,  
Concession 2



The City Above Toronto

Development Planning Department

# Attachment 3

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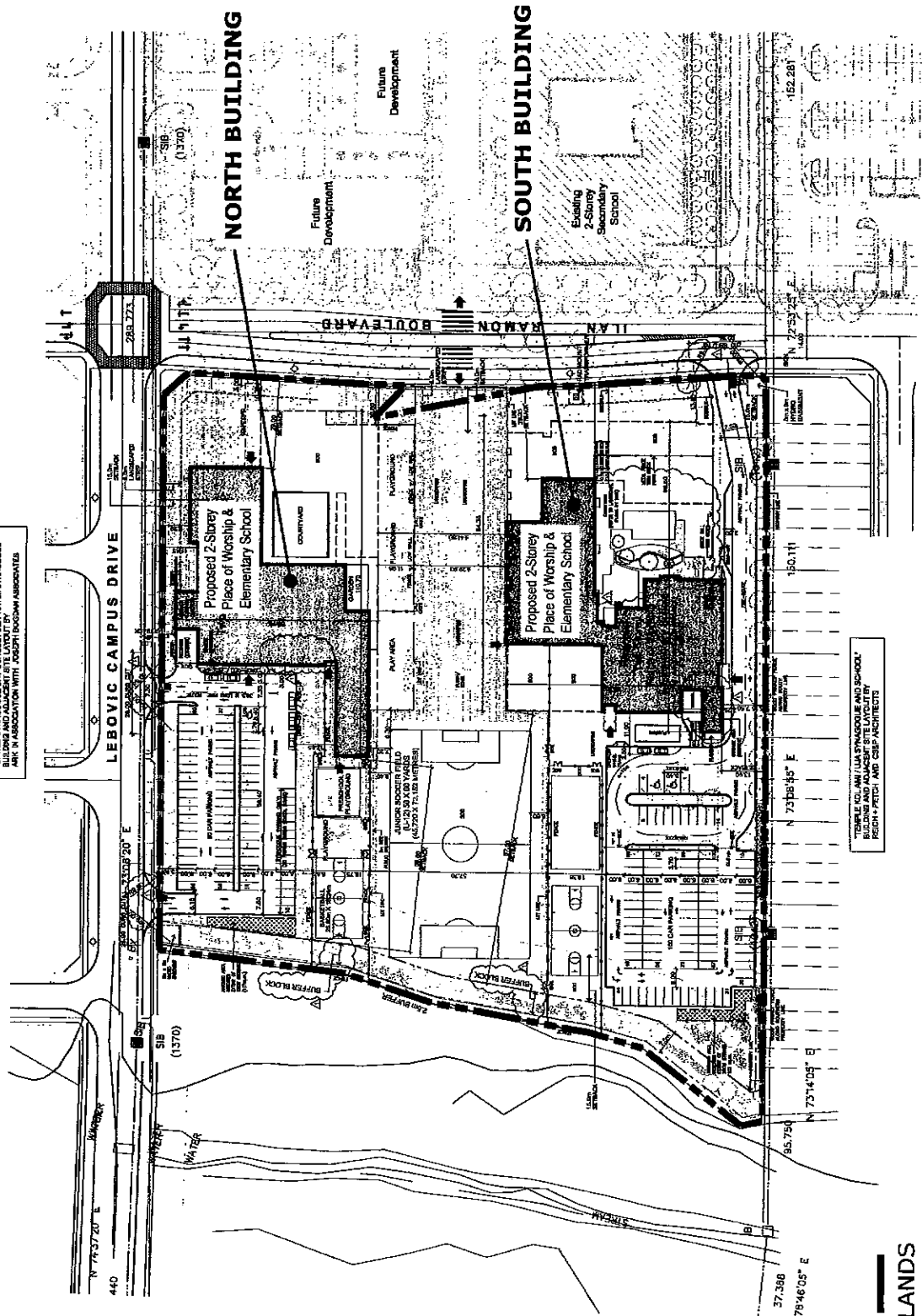
NA.DPT.V.1 ATTACHMENTS DA.06.07.018

QUADRANTS "C & D"  
BEYOND

QUADRANT "B"

QUADRANT "A"

UNITED SYNAGOGUE DAY SCHOOL (BEST RAYM SYNAGOGUE BUILDING AND ADJACENT SITE LAYOUT BY AIA, IN ASSOCIATION WITH JOSEPH TOUGHAM ASSOCIATES)



--- SUBJECT LANDS

TABLE INCLUDES LIAISON SYNAGOGUE AND SCHOOL. THESE ARE PRELIMINARY LAYOUTS. PLEASE REFER TO ARCHITECTURAL RECORDS FOR FINAL ARCHITECTURAL RECORDS AND SITE ARCHITECTS.

# Quadrant 'B' Phase 1 Site Plan (North & South Buildings)

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS  
Part of Lot 17 & 18,  
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The City Above Toronto

Development Planning Department

# Attachment 4

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DA.07.018

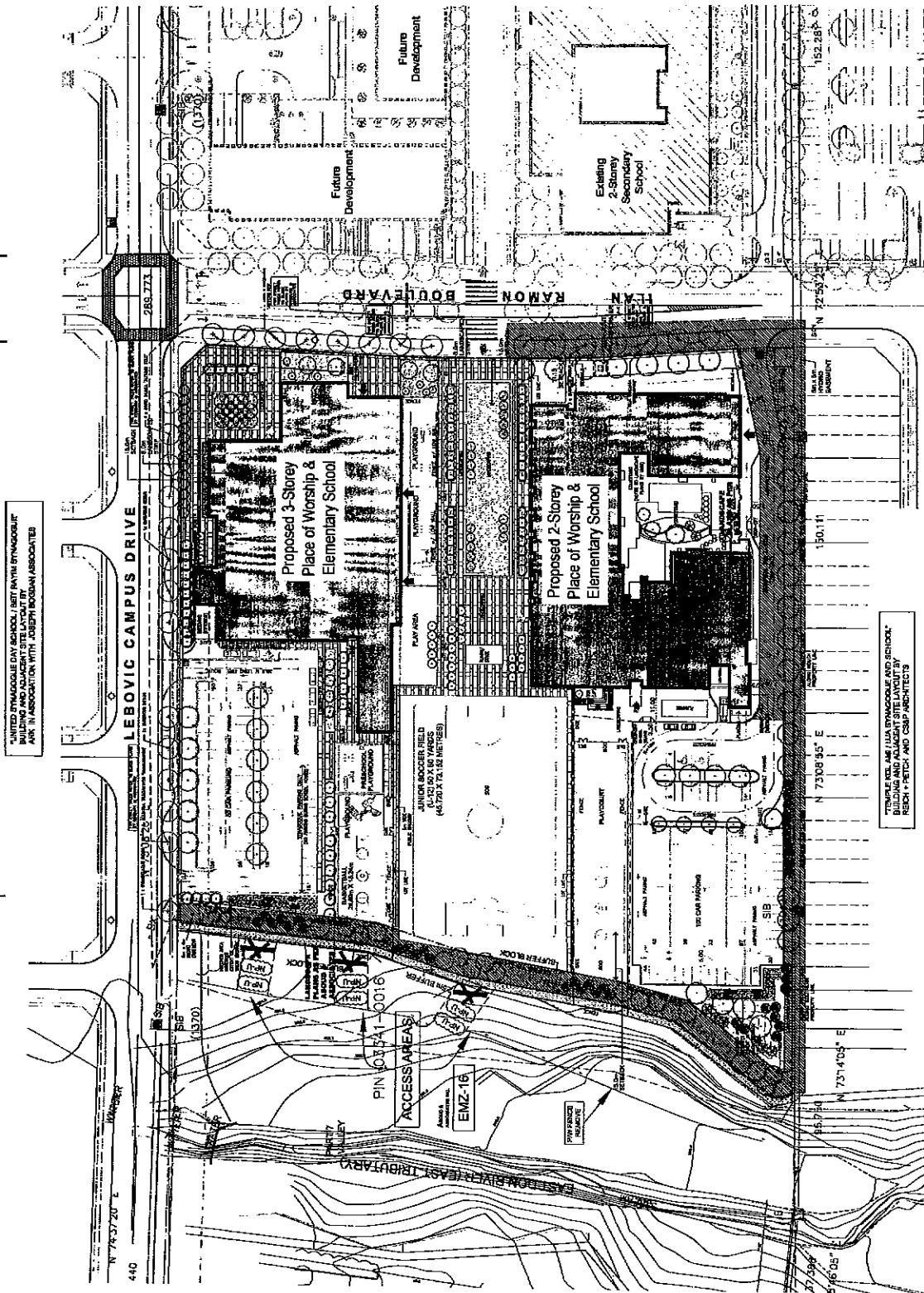
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September 11, 2008

QUADRANTS "C & D"  
BEYOND

QUADRANT "B"

QUADRANT "A"



"UNITED PROPOSALS BY PARSONS, LEIF PARTNERSHIPS, BUILDING AND ADAPTIVE SITE LAYOUT BY AEC IN ASSOCIATION WITH JOSEPH BOGDAN ASSOCIATES"

"TEMPLE WILL BE A US STRATEGIC AND SCHOOL BUILDING AND ADAPTIVE SITE LAYOUT BY RECH + PETCH AND CBSP ARCHITECTS"



# Quadrant 'B' Landscape Plan

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

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Concession 2



The City Above Toronto

Development Planning Department

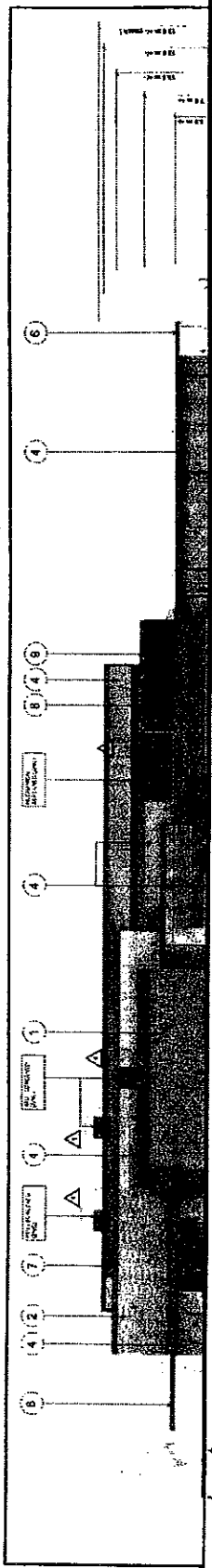
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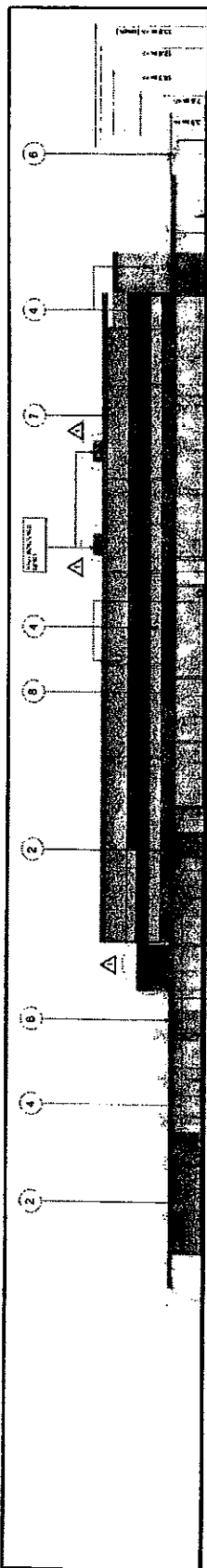
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September 24, 2008

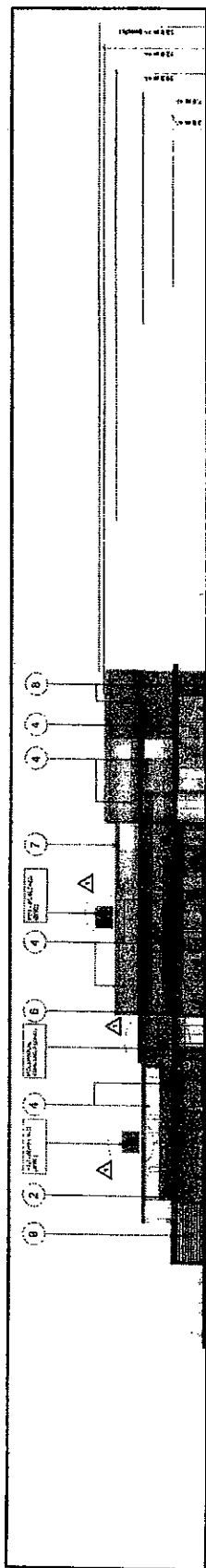
NORTH ELEVATION (LEBOVIC CAMPUS DRIVE)



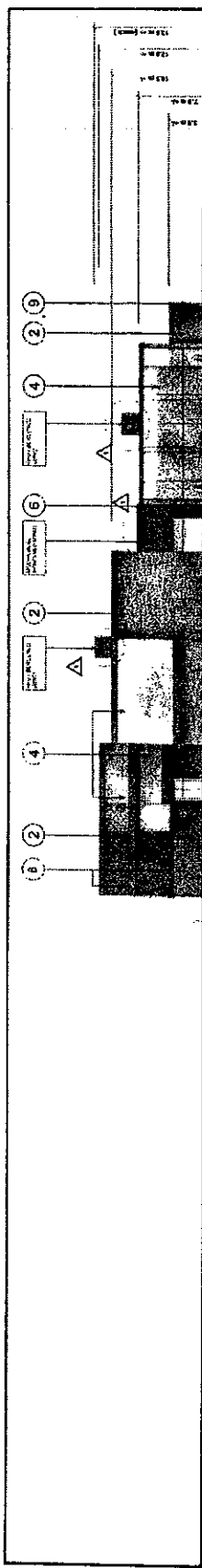
SOUTH ELEVATION (COMMON AREA)



WEST ELEVATION



EAST ELEVATION (ILAN RAMON BLVD.)



**Quadrant 'B' Elevation -  
North Building Full Build Out**

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

Part of Lot 17 & 18,  
Concession 2

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**Attachment**

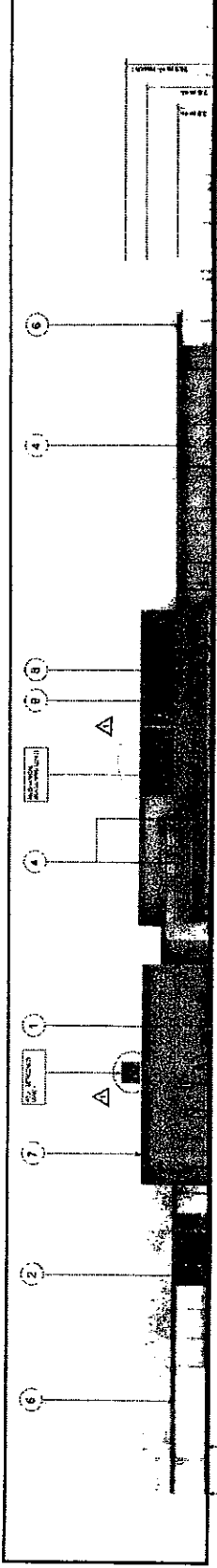
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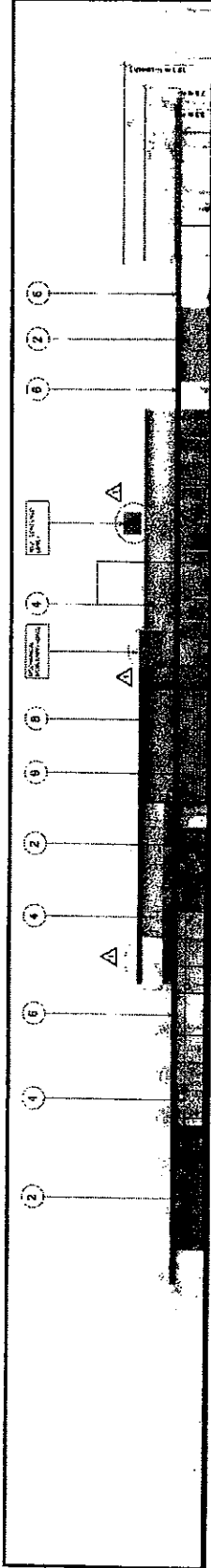
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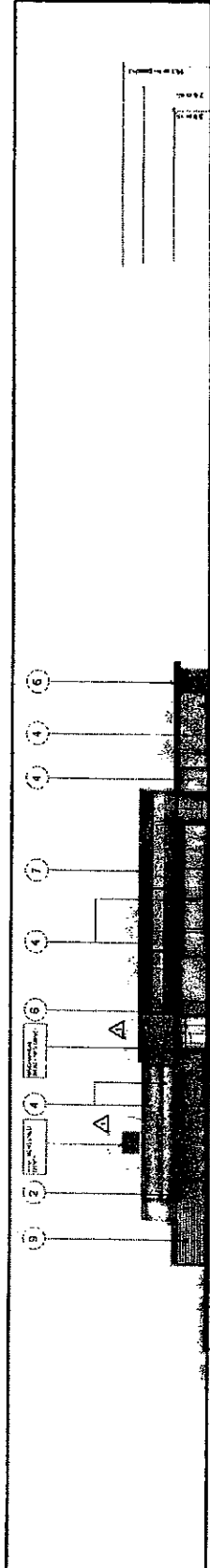
**NORTH ELEVATION (LEBOVIC CAMPUS DRIVE)**



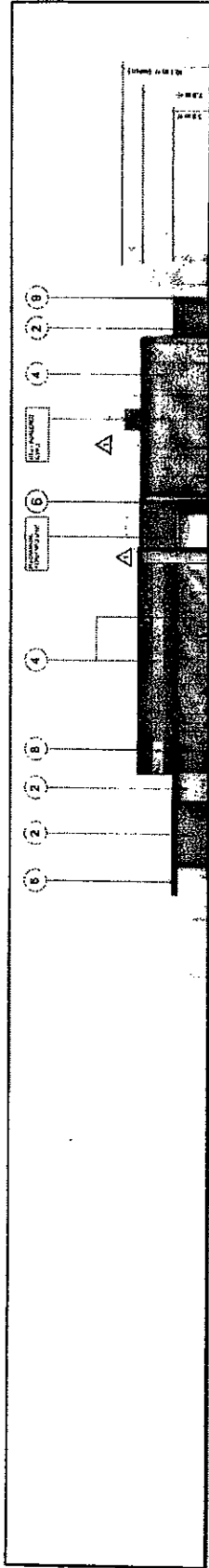
**SOUTH ELEVATION (COMMON AREA)**



**WEST ELEVATION**



**EAST ELEVATION (ILAN RAMON BLVD.)**



**Quadrant 'B' Elevation -  
North Building Phase 1**

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

Part of Lot 17 & 18,  
Concession 2



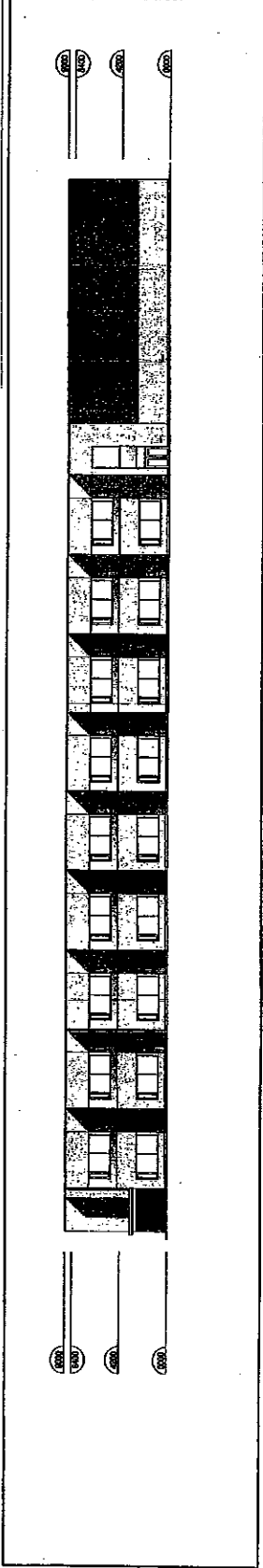
Development Planning Department

**Attachment 7**

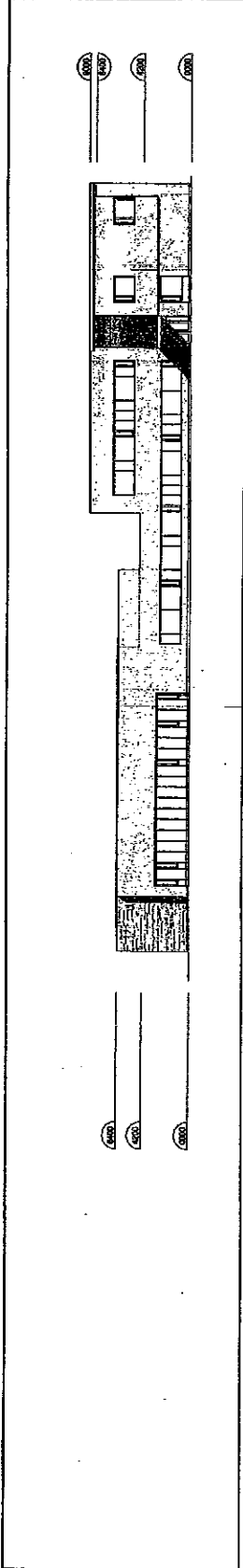
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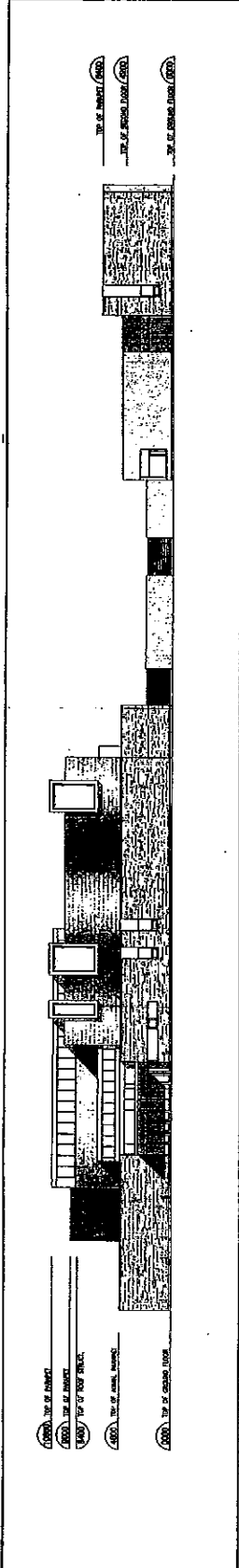
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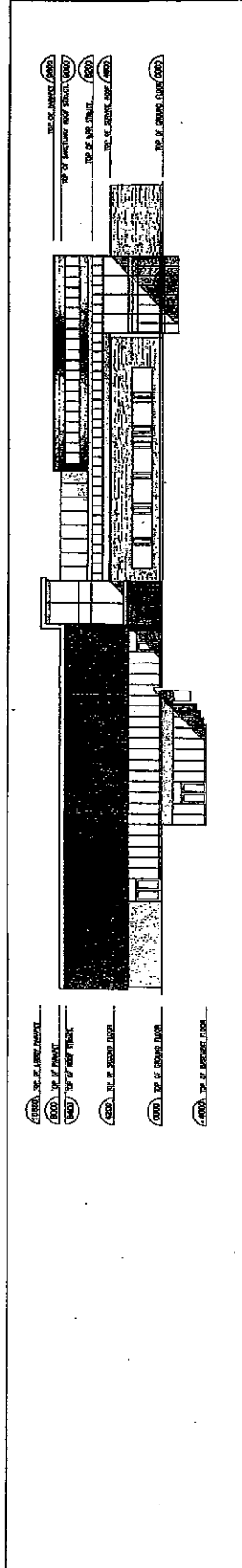
PHASE 1 & 2 - NORTH BUILDING ELEVATION



PHASE 1 & 2 - EAST BUILDING ELEVATION



PHASE 1 & 2 - SOUTH BUILDING ELEVATION



PHASE 1 & 2 - WEST BUILDING ELEVATION

# Elevations - South Building Full Build Out

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

Part of Lot 17 & 18,  
Concession 2

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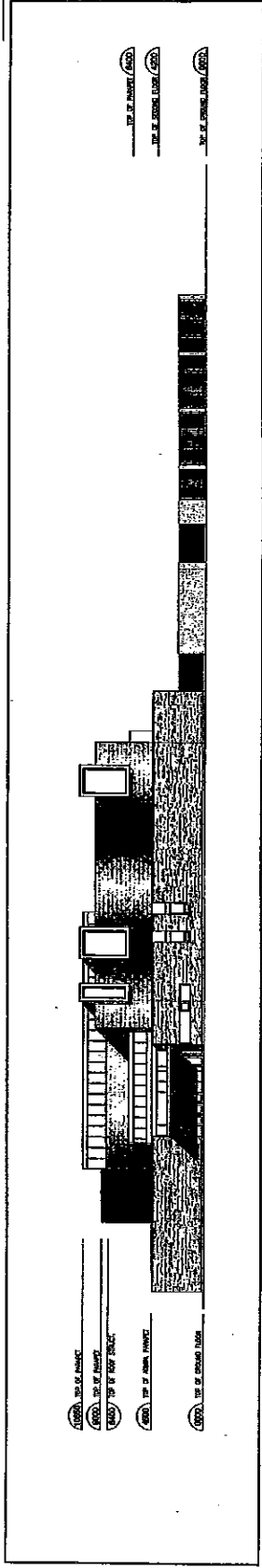
Development Planning Department

# Attachment 8

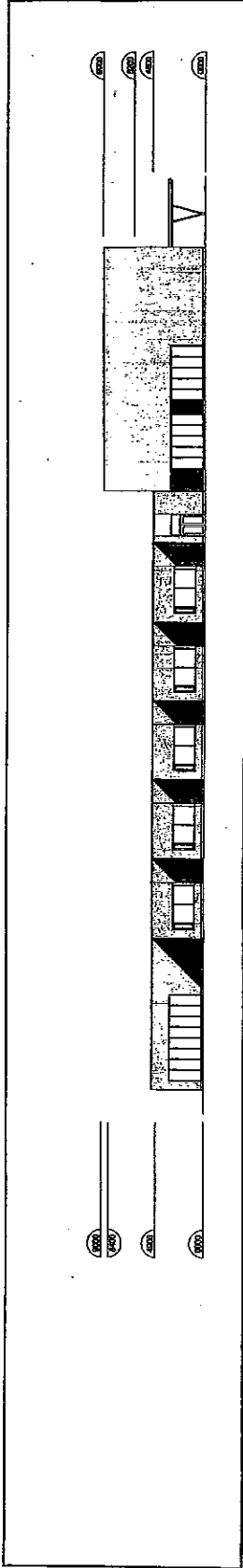
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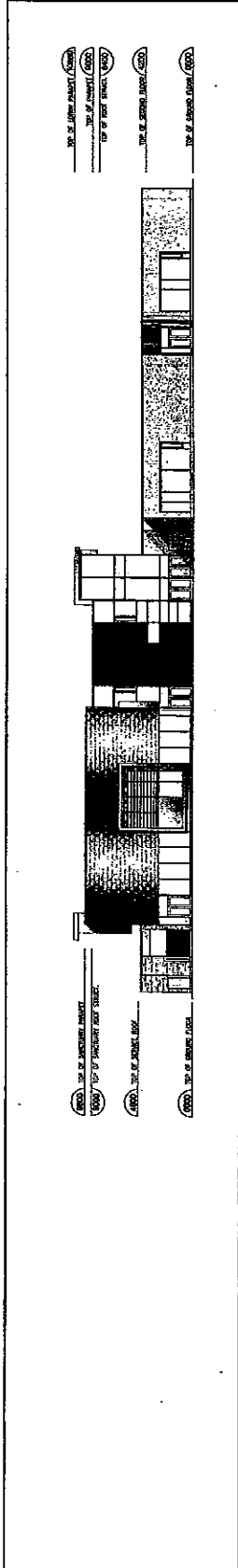
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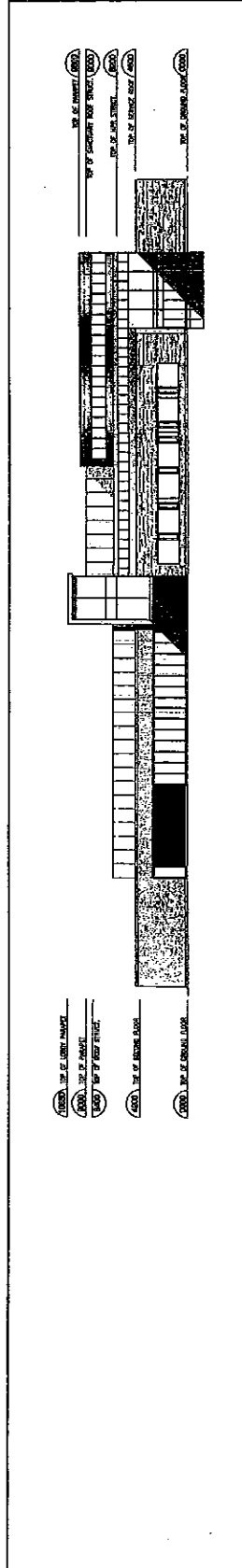
PHASE 1 - SOUTH BUILDING ELEVATION



PHASE 1 - NORTH BUILDING ELEVATION



PHASE 1 - EAST BUILDING ELEVATION



PHASE 1 - WEST BUILDING ELEVATION

# Elevations - South Building Phase 1

APPLICANT: JOSEPH & WOLF LEBOVIC  
JEWISH COMMUNITY CAMPUS

Part of Lot 17 & 18,  
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# Attachment 9

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September 11, 2008