

COMMITTEE OF THE WHOLE JUNE 15, 2010

**ZONING BY-LAW AMENDMENT FILE Z.10.005
SITE DEVELOPMENT FILE DA.10.016
AHMADIYYA MUSLIM JAMA'AT CANADA INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.005 (Ahmadiyya Muslim Jama'at Canada Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from a portion of the subject lands shown on Attachment #2, thereby effectively zoning the lands A Agricultural Zone to facilitate the development of a community hall and offices.
2. THAT Site Development File DA.10.016 (Ahmadiyya Muslim Jama'at Canada Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan/details, landscape cost estimate, signage plan, and building materials package with brick and colour samples shall be approved by the Vaughan Development Planning Department;
 - ii) the final stormwater management report, site servicing and grading plans, and retaining wall details shall be approved by the Vaughan Engineering Department;
 - iii) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and be approved to the satisfaction of the Vaughan Public Works Department; and,
 - iv) the implementing by-law to remove the Holding Symbol "(H)" from the portion of the lands that pertain to the community hall shall be in full force and effect.

Contribution to Sustainability

The Owner has advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) water efficient low-flush toilets and urinals;
- ii) higher level R-Value windows and greater air tightness to minimize air leakage;
- iii) specific area dedicated to the storage of recyclable material within the building;
- iv) low volatile organic compounds (VOC) built into components and finishing materials (flooring, wall coverings and water based varnishes), which produce fewer off-gasses and are less hazardous to inhabitants;
- v) energy efficient mechanical systems and components, including a combination furnace and energy efficient fans; and,

vi) energy efficient HVAC system.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands:

1. A Zoning By-law Amendment Application (File Z.10.005) to remove the Holding Symbol "(H)" from a portion of the subject lands zoned A(H) Agricultural Zone as shown on Attachment #2, to facilitate the development of a community hall (Humanity First).
2. A Site Development Application (File DA.10.016) to facilitate the development of a portion of the property for a 5,105m², 3-storey community hall (Humanity First) that will include a gymnasium, offices, and classrooms, as shown on Attachment #3.

Background - Analysis and Options

Ahmadiyya Muslim Jama'at Canada Inc. is partnering with Humanity First in order to build the Humanity First Community Centre (HFCC) in accordance with the Master Plan for the Mosque lands shown on Attachments #4a and #4b. Zoning By-law 181-2009, enacted on June 30, 2009, permitted the development of the subject lands for a campus consisting of 13 buildings related to the place of worship, including the community hall.

The proposed community hall will be used for social and recreational functions and office use. The building will include a 1,100 m² gymnasium which will be used for recreational activities and for social gatherings with a seating capacity of 1,200 people. Accessory facilities, such as change rooms and a food service area will also be incorporated into the community hall. In addition there will be multi-purpose rooms on the ground floor and mezzanine level which will be used for administrative offices, counseling, training, and social and recreational activities. The Owner has advised that none of these facilities will be rented for commercial purposes.

Location

The subject lands form part of an overall 9.75 ha land holding, located north of Major Mackenzie Drive, on the west side of Jane Street (municipally known as 10,610 Jane Street), in Part of Lot 25, Concession 5, City of Vaughan.

City of Vaughan Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600, and zoned A(H) Agricultural Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1326). The proposal for a community hall conforms to the Official Plan.

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.005) to remove the Holding Symbol "(H)" on a portion of the overall subject lands, as shown on Attachment #3. The removal of Holding Symbol on the community hall lands is predicated on the fulfillment of the following conditions:

- a) *water supply and sewage servicing capacity has been identified and allocated by Council;*
- b) *approval of a site development application, including but not limited to, stormwater management concerns of the Toronto and Region Conservation Authority; and,*
- c) *written clearance from the Trustee for the Block 33 East Landowners Group confirming that the Owner of the subject lands has entered into and signed the Block 33 East Cost Sharing Agreement.*

a) Water Supply and Sewage Servicing Capacity

The Vaughan Engineering Department has advised the Vaughan Development Planning Department that formal allocation of water supply and sewage servicing capacity will not be required for institutional uses. Therefore, this condition is not applicable for the community hall lands.

b) Site Plan Approval and TRCA

The site was originally zoned with a Holding Symbol "(H)" to ensure that development would not proceed without site plan approval. Furthermore, the Toronto and Region Conservation Authority (TRCA) has advised the Vaughan Development Planning Department in a memo dated May 31, 2010 that the development proposal satisfies the stormwater management concerns. As a result, upon site plan approval of the subject application by Vaughan Council, this condition will be satisfied.

c) Block 33 East Cost Sharing

In a letter dated March 31, 2010 from Bratty and Partners, LLP, the Owner has satisfied all financial obligations relating to the Block Plan services. The condition for the removal of the Holding Symbol "(H)" has been fulfilled by the Owner.

The Development Planning Department has no objection to the removal of the Holding Symbol "(H)" for portions of the subject lands that pertain to the community hall. The implementing by-law will be forwarded to Council prior to the execution of the Site Plan Letter of Undertaking.

Site Plan and Access

The approved Mosque Master Plan is shown on Attachments #4a and #4b. The plan identified Building "J" as the future community hall. However, through discussions with the Vaughan Development Planning Department, the location of the community hall has been moved to Building "K". The change in location will improve vehicular access from the Mosque Gate entrance to the drop-off area in front of the main building entrance and will bring the building closer to existing parking (Attachment #3). The site will be serviced by private snow removal and garbage and recycling pick-up. The Owner shall meet the requirements set out in the City of Vaughan Waste Collection Design Standards Policy. A condition to this effect has been included in the recommendation of this report. The final site plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Landscape Plan

The landscape plan, shown on Attachment #5, consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan. The final landscape plan/details and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #6 and #7. The Owner proposes building elevations that include 2 brick colours (white and light grey) for part of the building and a maximum height of 11 m. The gymnasium portion is proposed to be finished in precast panels that incorporate some horizontal banding and texture in a natural cast colour that harmonizes with the white and grey brick colours. The neutral colour scheme is consistent with the existing Mosque structure, which is also finished in pre-cast panels with white and grey stone. The final elevations must be approved to the satisfaction of the Development Planning Department. The Owner will be required to provide a brick and colour sample to the satisfaction of the Vaughan Development Planning Department as noted in the recommendation of this report.

Vaughan Engineering

The Owner has submitted a revised functional servicing report, servicing and grading plans, and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect has been included in the recommendation section of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The overall subject lands are located on the west side of Jane Street, which is a Regional Road. The Region of York Transportation Services Department has been circulated the development proposal and has no objections in principle. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department.

Conclusion

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with OPA #600, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a 3-storey, 5,105 m² gross floor area community hall, is appropriate, compatible, and consistent with the existing and permitted uses in the surrounding area, and with the approved Master Plan for the Mosque lands, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the removal of the Holding Symbol "(H)" (File Z.10.005) and approval of Site Development File DA.10.016, subject to the conditions and recommendations contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
- 4a. Mosque Master Plan West
- 4b. Mosque Master Plan East
5. Landscape Plan
6. North and East Elevations
7. South and West Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210

Christina Napoli, Acting Senior Planner, ext. 8483

Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



PROPOSED HUMANITY
FIRST COMMUNITY
HALL (DA.10.016)

JANE STREET

HIGHWAY 400

WESTON ROAD

KEELE STREET

TESTON ROAD

AMERICA AVENUE

MELVILLE AVENUE

CITYVIEW BOULEVARD

VELLORE PARK AVENUE

DRUMMOND DRIVE

McNAUGHTON ROAD

MAJOR MACKENZIE DRIVE



SUBJECT LANDS



Not to Scale

Context Location Map

Part of Lot 25,
Concession 5

Applicant: AHMADIYYA MUSLIM JAMAAT
CANADA INC. (HUMANITY FIRST)

PLT 1 ATTACHMENTS : 10-0564-10016-JAM



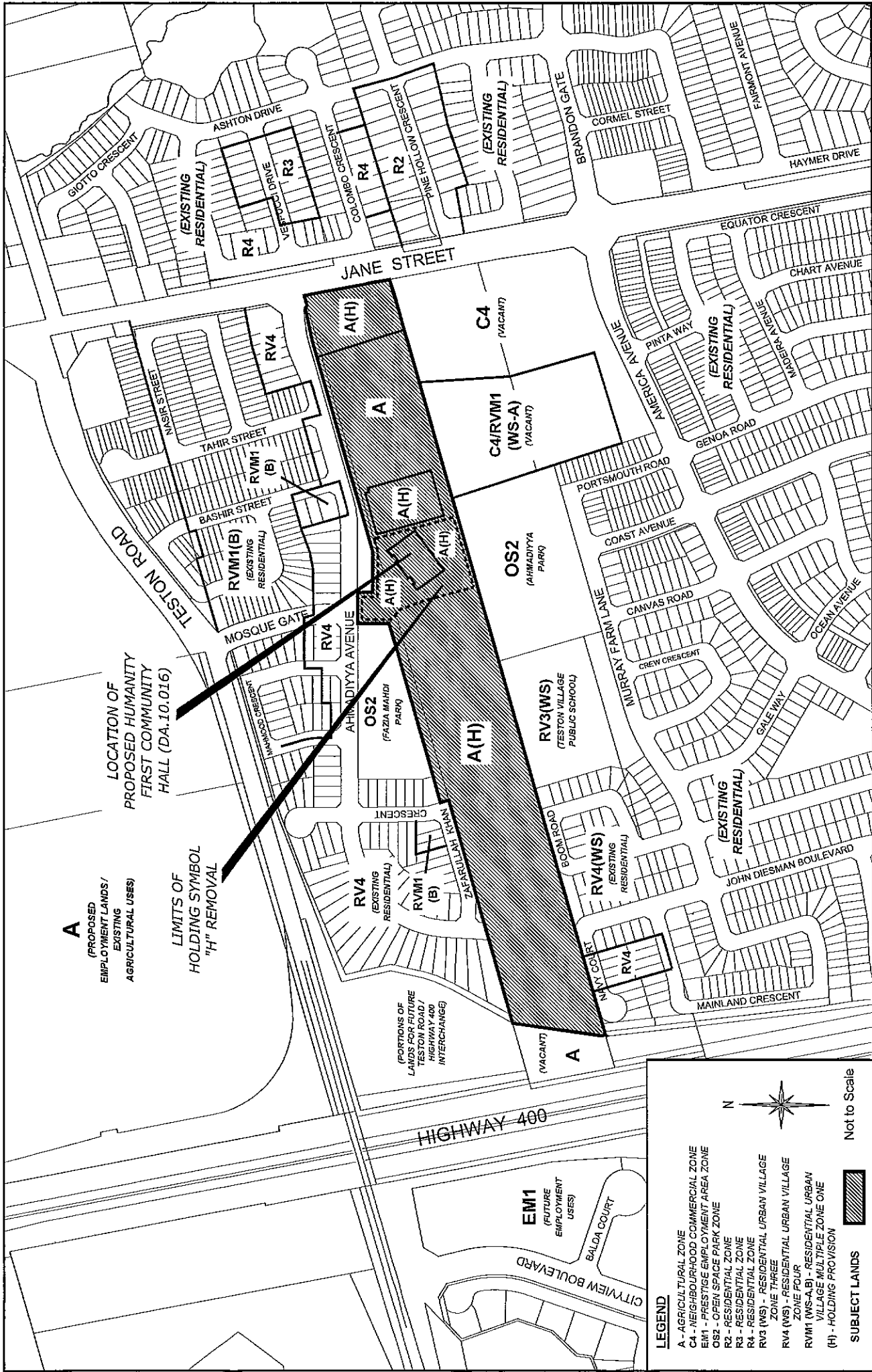
The City Above Toronto

Development Planning Department

Attachment 1

Files: Z.10.005 &
DA.10.016
Related File: Z.05.010

Date: June 2, 2010



A
 (PROPOSED
 EMPLOYMENT LANDS/
 EXISTING
 AGRICULTURAL USES)

LOCATION OF
 PROPOSED HUMANITY
 FIRST COMMUNITY
 HALL (DA.10.016)

LIMITS OF
 HOLDING SYMBOL
 "H" REMOVAL

(PORTIONS OF
 LANDS FOR FUTURE
 TESTON ROAD /
 HIGHWAY 400
 INTERCHANGE)

LEGEND

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM1 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RV3 (WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 (WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RV4 (WS-A, B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale

Location Map

Part of Lot 25,
 Concession 5

Applicant: AHMADIYYA MUSLIM JAMA'AT
 CANADA INC. (HUMANITY FIRST)



The City Above Toronto

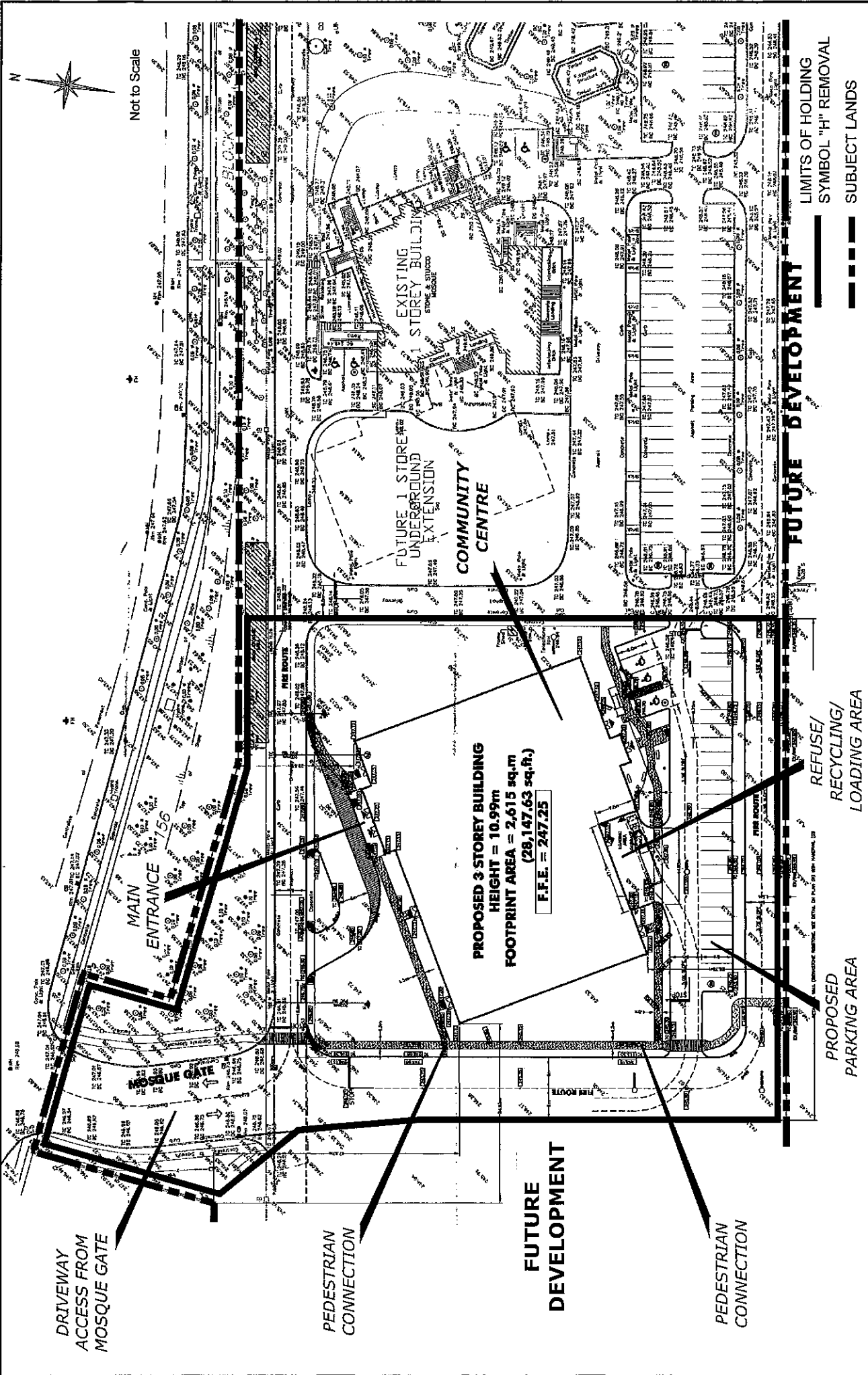
Development Planning Department

Attachment

Files: Z.10.005 &
 DA.10.016
 Related File: Z.05.010

Date: June 2, 2010

2



Site Plan

Part of Lot 25,
Concession 5

Applicant: AHMADIYYA MUSLIM JAMA'AT
CANADA INC. (HUMANITY FIRST)



The City Above Toronto

Development Planning Department

Attachment

Files: Z.10.005 &
DA.10.016
Related File: Z.05.010

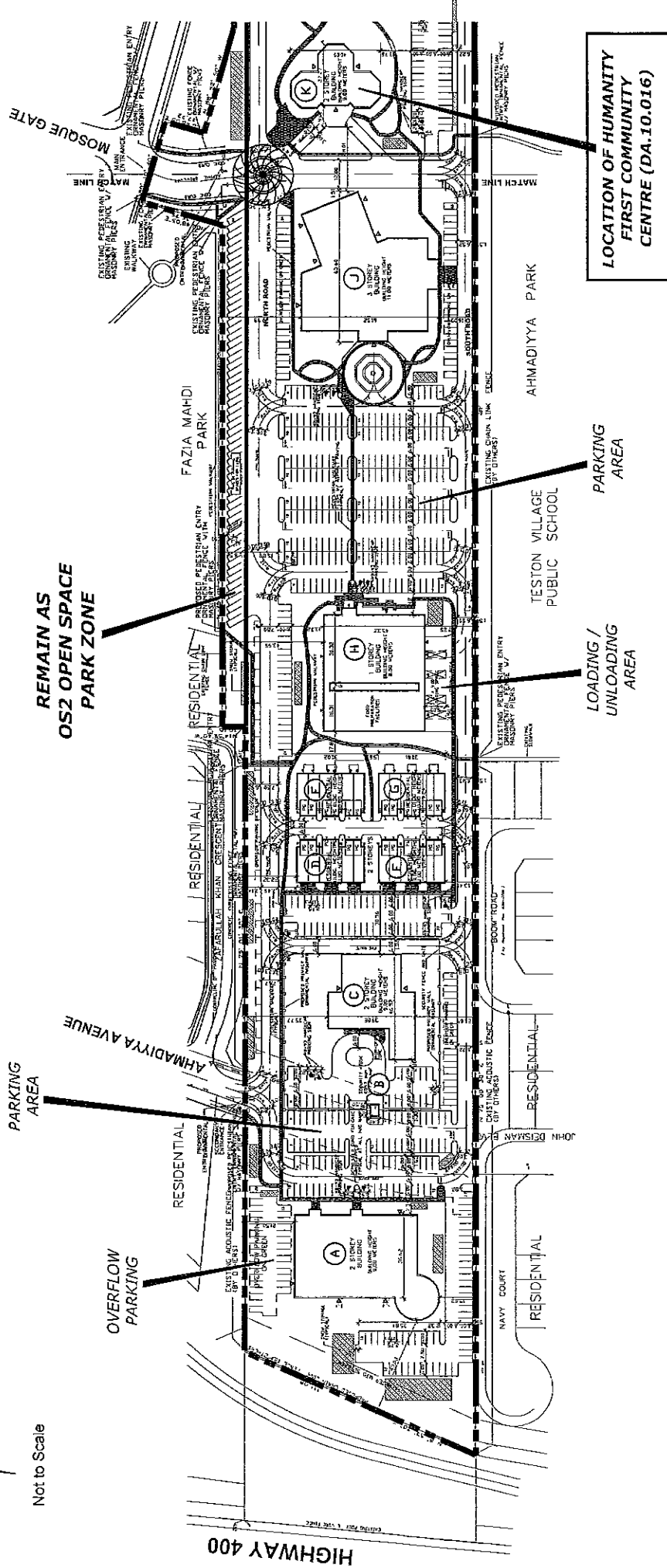
Date: June 2, 2010

3

M:\JPT\1 ATTACHMENTS\Z.10.005&10016.dwg



Not to Scale



--- SUBJECT LANDS

Mosque Master Plan - West

Part of Lot 25,
Concession 5

Applicant: AHMADIYYA MUSLIM JAMA'AT
CANADA INC. (HUMANITY FIRST)



The City Above Toronto

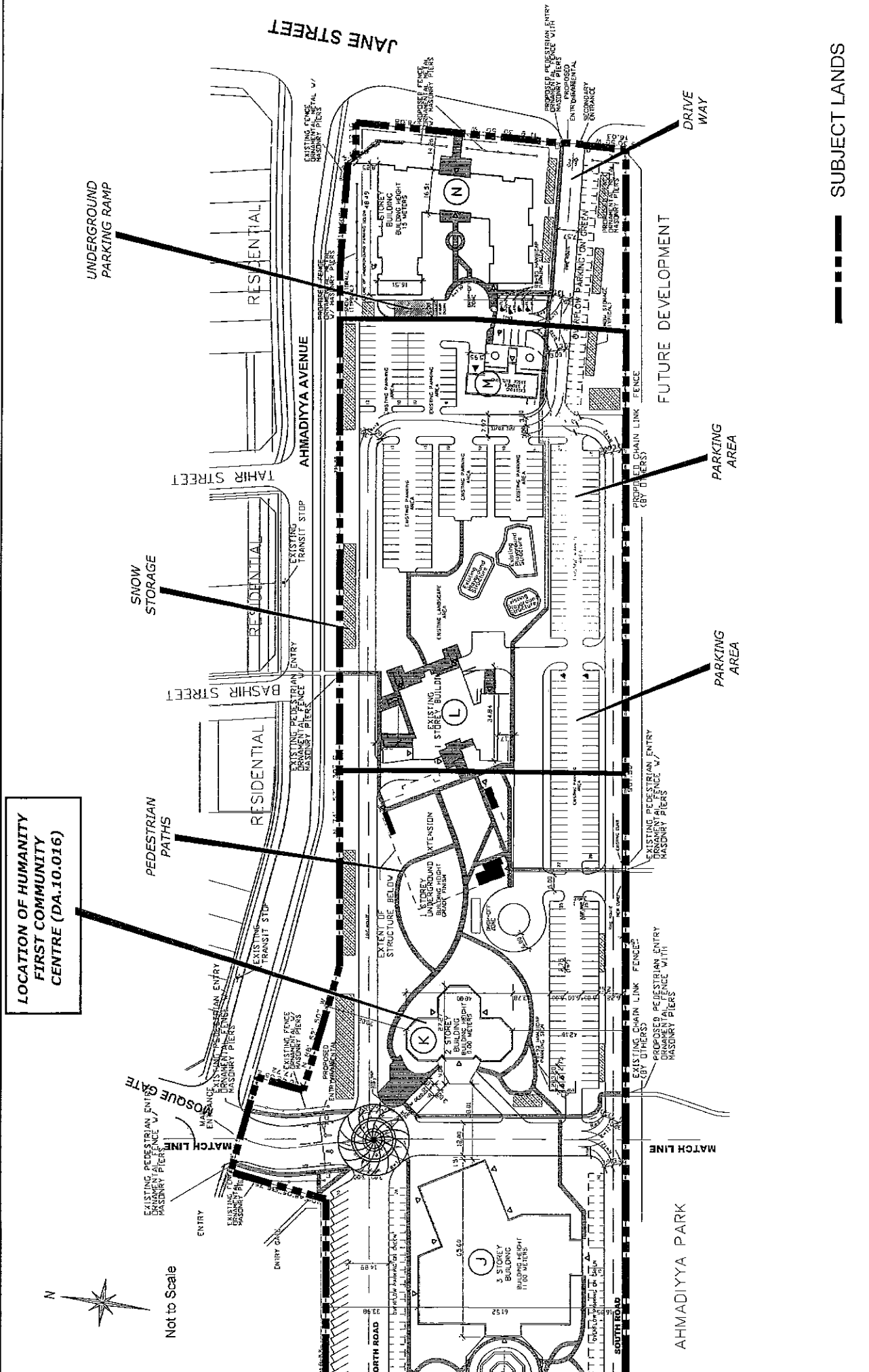
Development Planning Department

Attachment

Files: Z.10.005 &
DA.10.016
Related File: Z.05.010

Date: June 2, 2010

4a



LOCATION OF HUMANITY FIRST COMMUNITY CENTRE (DA.10.016)

--- SUBJECT LANDS

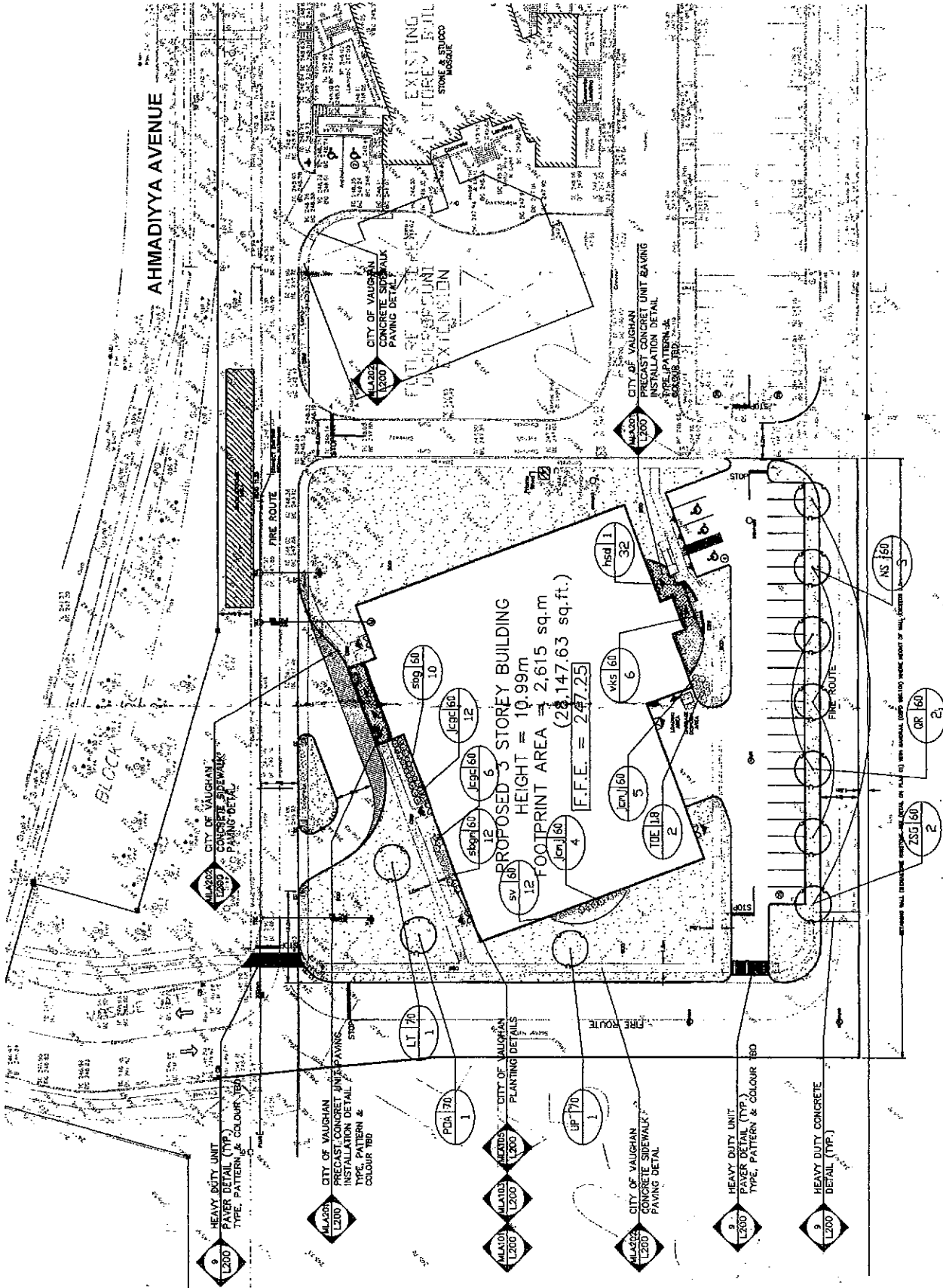
Attachment
 Files: Z.10.005 & DA.10.016
 Related File: Z.05.010
 Date: June 2, 2010

City of Vaughan
The City Above Toronto
 Development Planning Department

Mosque Master Plan - East
 Part of Lot 25,
 Concession 5
 Applicant: AHMADIYYA MUSLIM JAMA'AT
 CANADA INC. (HUMANITY FIRST)



Not to Scale



Not to Scale

Landscape Plan

Part of Lot 25,
Concession 5

Applicant: AHMADIYYA MUSLIM JAMA'AT
CANADA INC. (HUMANITY FIRST)

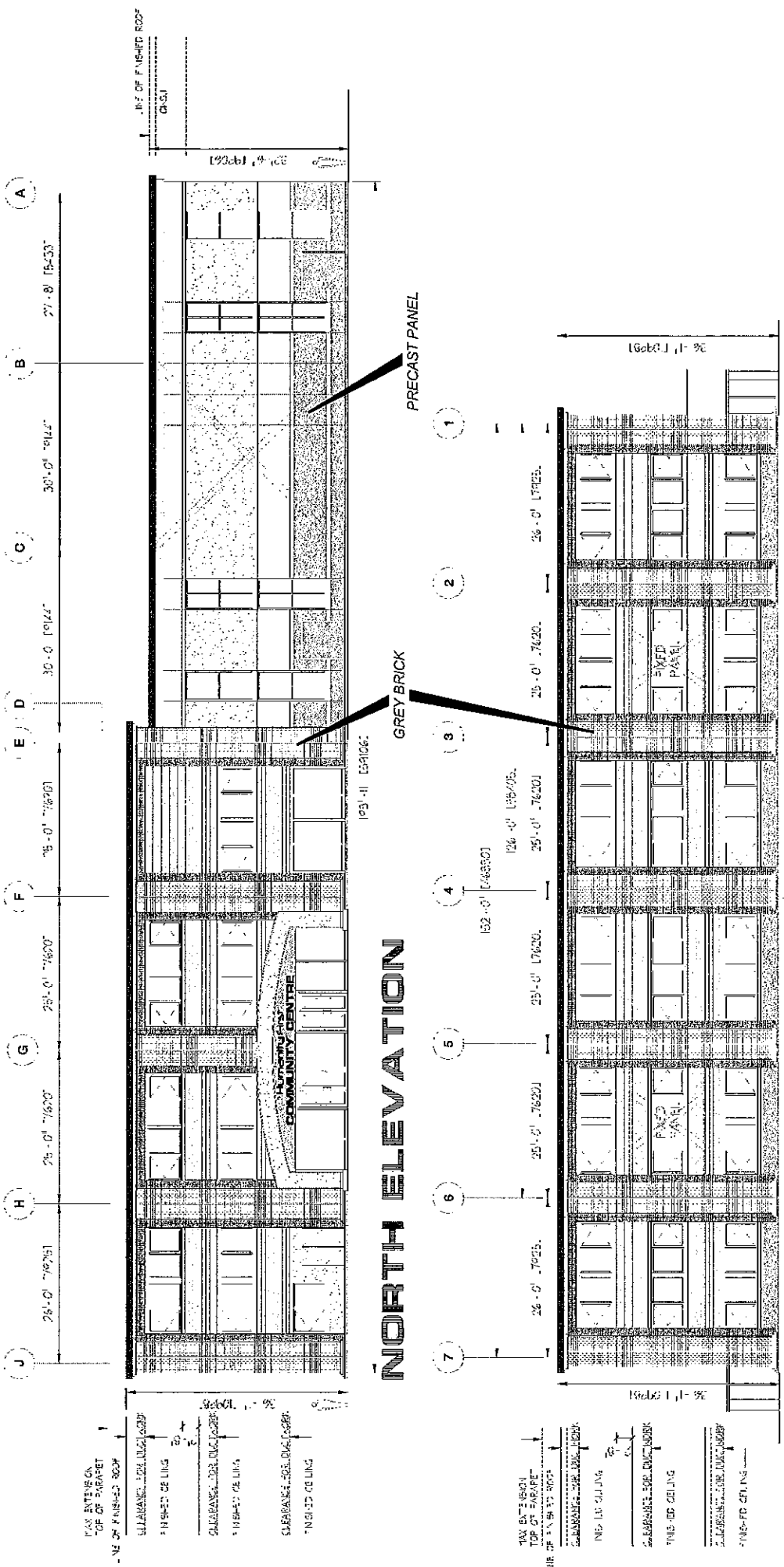


The City Above Toronto
Development Planning Department

Attachment

Files: Z.10.005 &
DA.10.016
Related File: Z.05.010
Date: June 2, 2010

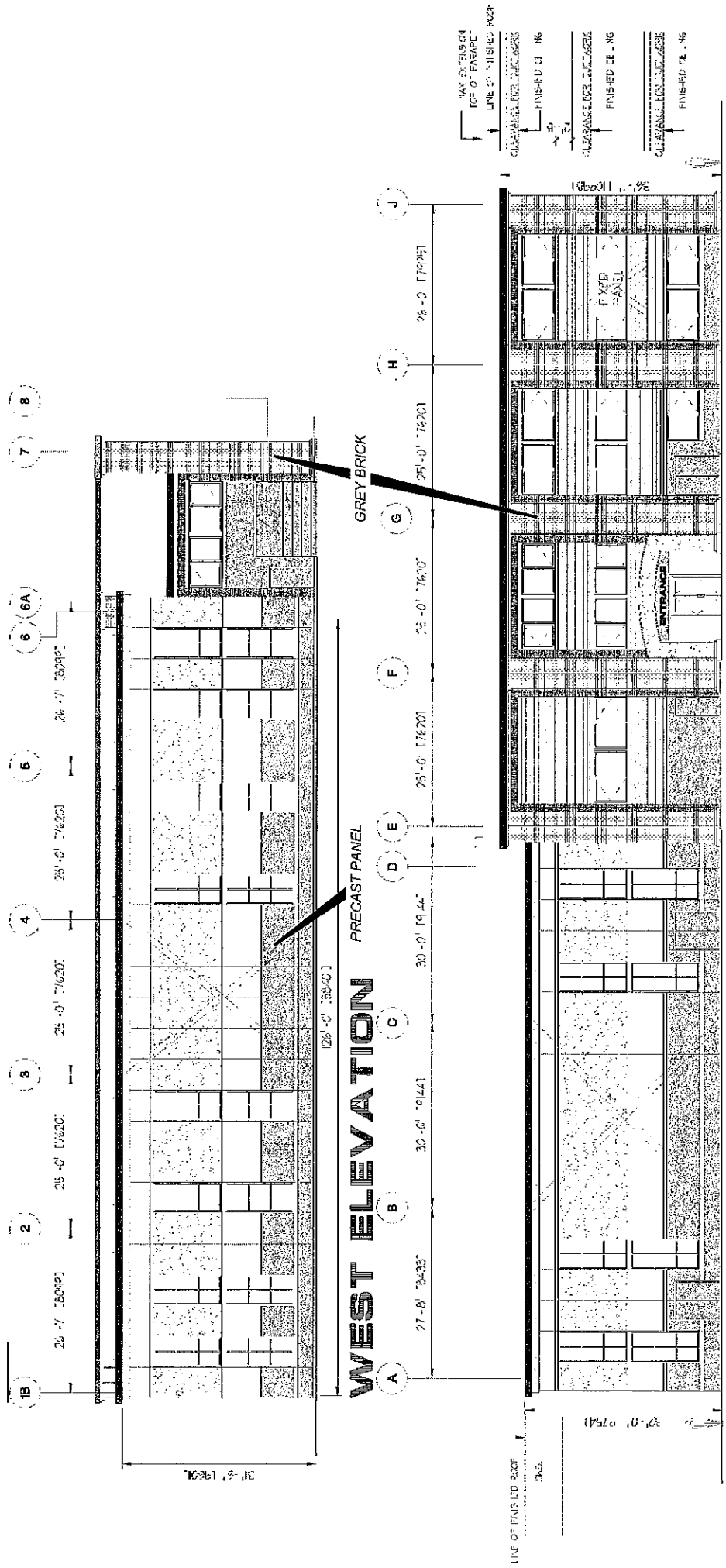
5



Not to Scale

NORTH ELEVATION

EAST ELEVATION



Not to Scale

WEST ELEVATION

SOUTH ELEVATION

GREY BRICK

PRECAST PANEL

LIVE OF FINISHED ROOF

37'-0" (11281)

15'-11" (4766)