

COMMITTEE OF THE WHOLE JUNE 18, 2001

**SITE DEVELOPMENT APPLICATION
ZAREINU EDUCATION CENTRE
FILE: DA.00.143**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.00.143 (Zareinu Education Centre) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the site plan agreement:
 - i) the final site plan and elevation drawings shall be approved by the Community Planning Department and Urban Design Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) the final landscaping plan and cost estimate shall be approved by the Urban Design Department;
 - iv) that access (temporary construction and permanent) and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vi) the required variances shall be approved by the Committee of Adjustment, and shall be in full force and effect.

- b) that the site plan agreement contain the following provisions:
 - i) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required;
 - ii) the Owner shall enter into the Block 10 Developers Group Agreement; and,
 - iii) that upon driveway access being available from Cabernet Road, the temporary access to Bathurst Street shall be closed and restored by the Owner.

Purpose

On December 27, 2000, the Owner submitted a Site Plan Application to permit a 2-storey private school facility, with the following site statistics:

Building Area:

Ground Floor:	1662.69m ²
Second Floor:	1798.33m ²
Lower Level:	1912.87m ²

Sub-Basement:	<u>459.36m²</u>
Total GFA:	5,833.25m ²
Lot Area:	0.55 ha
Lot Coverage:	34.41%
Landscaped Area:	18.11%
Parking Provided:	42 spaces (including 7 handicapped spaces)
Parking Required:	86 spaces

Background - Analysis and Options

Location

- West side of Bathurst Street, north of Regional Road #7 (Planning Block 10)
- 8780 Bathurst Street
- Part of Lot 12, Concession 2, City of Vaughan

Land Use Status

- Designation - "Medium Density Residential/Commercial" by OPA #600
- Zoning - A Agricultural Zone by By-law 1-88

Site Description

- a rectangular-shaped 0.55ha site, developed with a 1-storey residential dwelling
- 61m frontage on Bathurst Street, and lot depth of 89m
- the surrounding land uses are:

North - private school-institutional (A Agricultural Zone)

South - vacant/planned Cabernet Road, proposed residential (RVM1(A) Zone)

East - Bathurst Street; Richmond Hill Golf and Country Club (Town of Richmond Hill)

West - vacant/planned residential and open space (RVM1(WS-A) Zone and OS2 Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600, which permits the proposed private school use.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits a private school use. The following exceptions are required to implement the proposal:

- front yard of 4.31m, whereas a minimum of 15m is required
- interior side yard of 9.9m, whereas a minimum of 15m is required
- exterior side yard of 3m, whereas a minimum of 15m is required
- lot coverage of 34.41%, whereas 20% is permitted
- 4.3m landscape strip abutting Bathurst Street and 3m strip abutting Cabernet Road, whereas 6m is required
- 42 parking spaces, whereas a minimum of 86 spaces are required

Staff have no objections to the proposed exceptions to facilitate the site plan. The Owner will be required to obtain the variances from the Committee of Adjustment, prior to entering into a site plan agreement.

Site Design

The site plan consists of a 2-storey, 5,833.25m², L-shaped building. The building setbacks and landscape strip widths have been reduced to provide a strong urban streetscape along Bathurst Street (Regional road) and on the proposed Cabernet Road (local street). A children's play area is located in the northeast corner of the site and is to be screened by a wood privacy fence.

The parking area is located behind the building to the west and north. Vehicular access to the site is from Cabernet Road. Pedestrians can access the site from sidewalk connections on Cabernet Road and Bathurst Street.

Building Elevations

The 2-storey, contemporary-designed building consists of a buff-coloured brick stucco, with burgundy metal panel and siding accents, a flat roof with a decorative tower (which houses the elevator shaft) and atrium (greenhouse) and grey-tinted windows in aluminium frames. Windows are provided on all four elevations, including light wells that will provide natural light into the lower level of the building. The main entrance to the facility is internal to the site, located on the northwest side of the building adjacent to the parking lot. A second access door is on the north side of the building to the play area. A third access is provided along the Bathurst Street frontage and incorporates a canopy cover. A fourth access is located along the Cabernet Road frontage with access to the proposed sidewalk. The final entry point is located on the west side, adjacent to the handicapped parking.

The building design is to be compatible with the surrounding Thornhill Woods Community, and in accordance with the approved Urban Design and Architectural Design Guidelines. Final approval of the building elevations and architectural features must be to the satisfaction of the Community Planning and Urban Design Departments.

Parking

By-law 1-88 requires parking to be provided on the following basis:

1.5 parking spaces/teaching classroom (57 classrooms x 1.5 spaces) = 86 spaces

TOTAL Required: 86 spaces
TOTAL Provided: 42 spaces

The site will be deficient by 44 parking spaces (48.4%).

On March 15, 2001, the Owner submitted a parking study prepared by Marshall Macklin Monaghan, which identified the maximum parking demand for the proposed private school facility to be between 34 and 38 parking spaces.

Given the non-typical nature of this private school facility, and the results of the parking study, the proposed number of parking spaces would appear to be sufficient.

Landscaping

The landscape plan consists of a mix of coniferous and deciduous trees, flowering trees and shrub plantings along the perimeter of the site and within the parking area. The Urban Design Department has reviewed the landscape plan and provides the following comments:

- streetscape planting along Bathurst Street shall correspond to the approved Landscape Master Plan for Block 10;
- additional shrub planting shall be required along the north and west property line;

- privacy fencing shall be required along the area abutting residential lots;
- a chain link fence shall be required along the proposed City park and other institutional buildings to the north;
- details of screen and gate for garbage storage area shall be provided;
- snow storage areas shall be shown at a rate of 2% of the total area;
- a detailed landscape cost estimate is required; and,
- the handicapped ramp shown on the site plan along the east elevation to be reflected on the landscape plan.

The final landscape plan and cost estimate must be approved to the satisfaction of the Urban Design Department.

Access and Traffic

The site is to be serviced by one full-movement access on Cabernet Road. Currently, the site has access to Bathurst Street. The Region of York has consented to a temporary construction access on Bathurst Street until such time as Cabernet Road is constructed. Once the permanent access on Cabernet Road is established, the construction access must be removed and the Bathurst Street right-of-way restored.

A road widening of sufficient width to provide 18m from the centerline of Bathurst Street will be required to be dedicated to the Region of York, along the entire frontage of this road.

Traffic, parking, access (temporary and permanent) and on-site vehicular circulation must be approved by the Engineering Department and the Region of York Transportation and Works Department.

Servicing

The site is located within Block 10. Services for this site are to be obtained from the subdivision to the south of the subject lands (19T-89037 East - Armeria Investments). Currently, the required services for water, storm, sanitary and roads are being constructed in this area of Block 10.

The Owner will be required to enter into the Block 10 Developers Group Agreement for the cost sharing of services.

Final approval of all engineering drawings and the availability of services will be to the satisfaction of the Engineering Department.

All hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of the Official Plan, the requirements of the Zoning By-law, and the Block 10 Plan, and recommends approval of the application, subject to conditions. The proposed private school use conforms to the policies of OPA #600, and is a permitted use in the Agricultural Zone. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (East and South)
5. Elevations (West and North)

Report prepared by:

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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

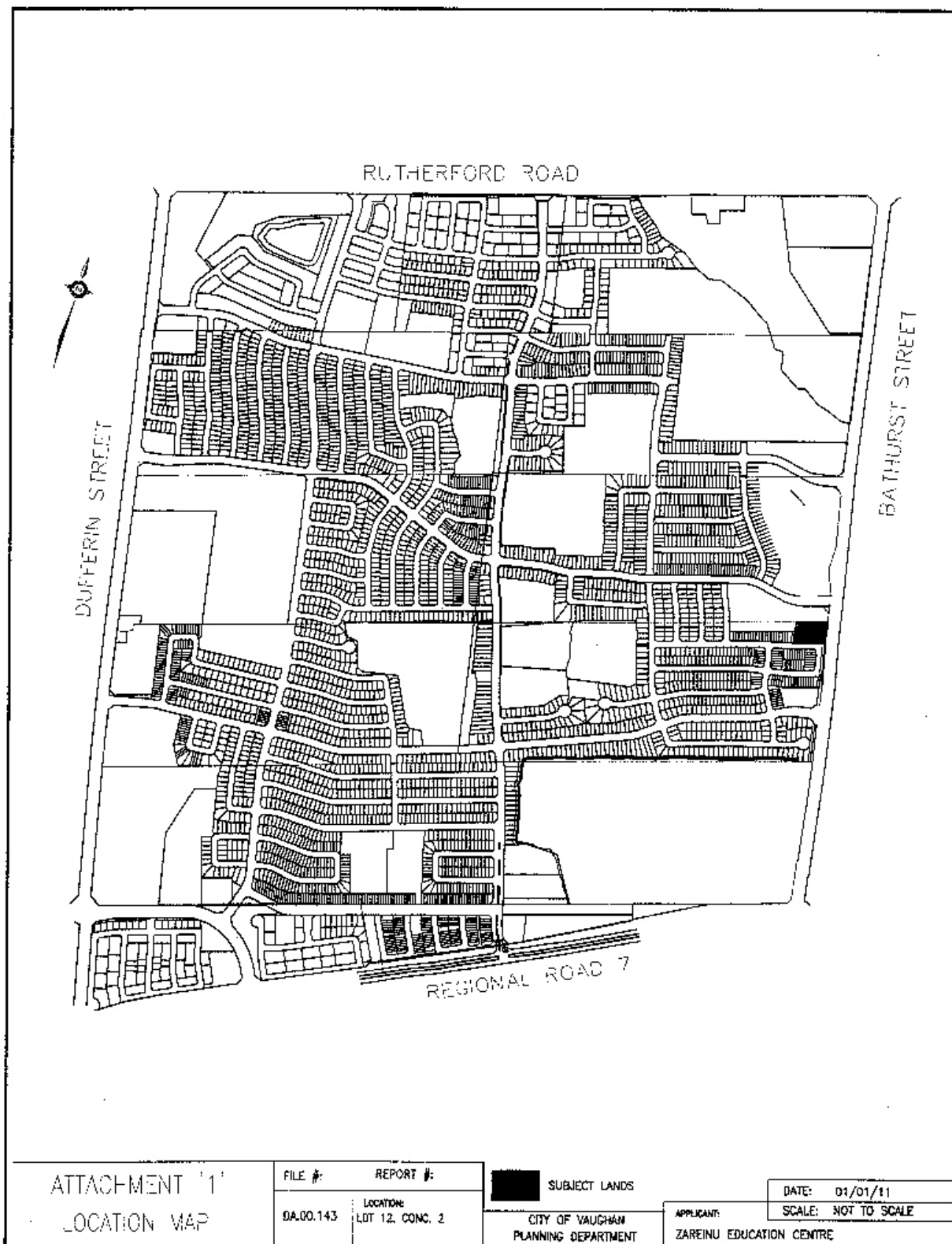
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning


/CM

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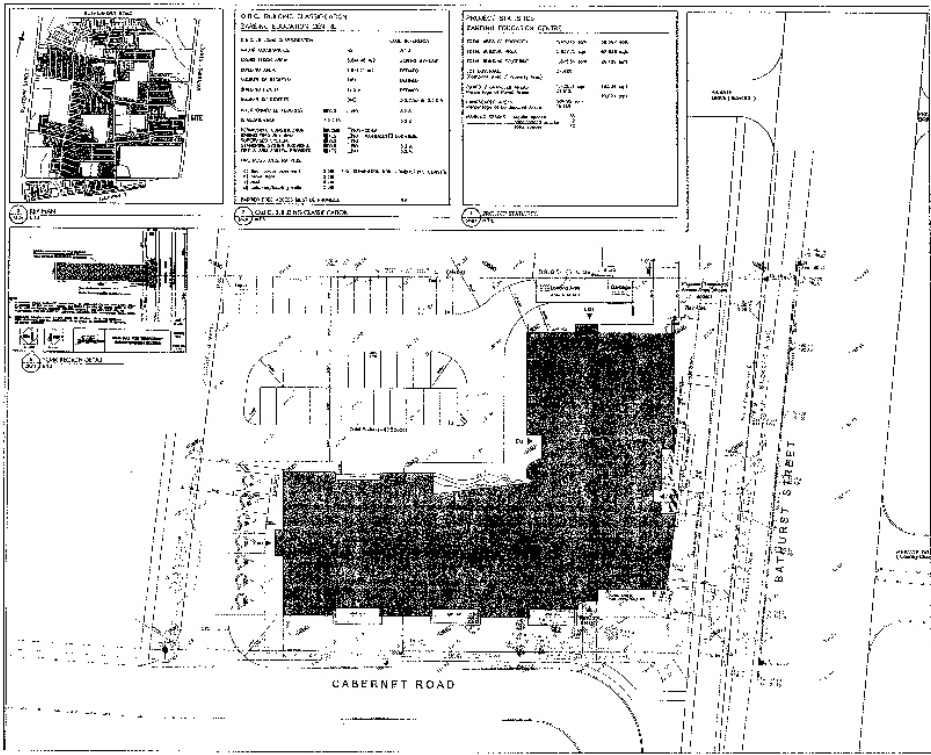


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
0A.00.143	LOT 12, CONC. 2

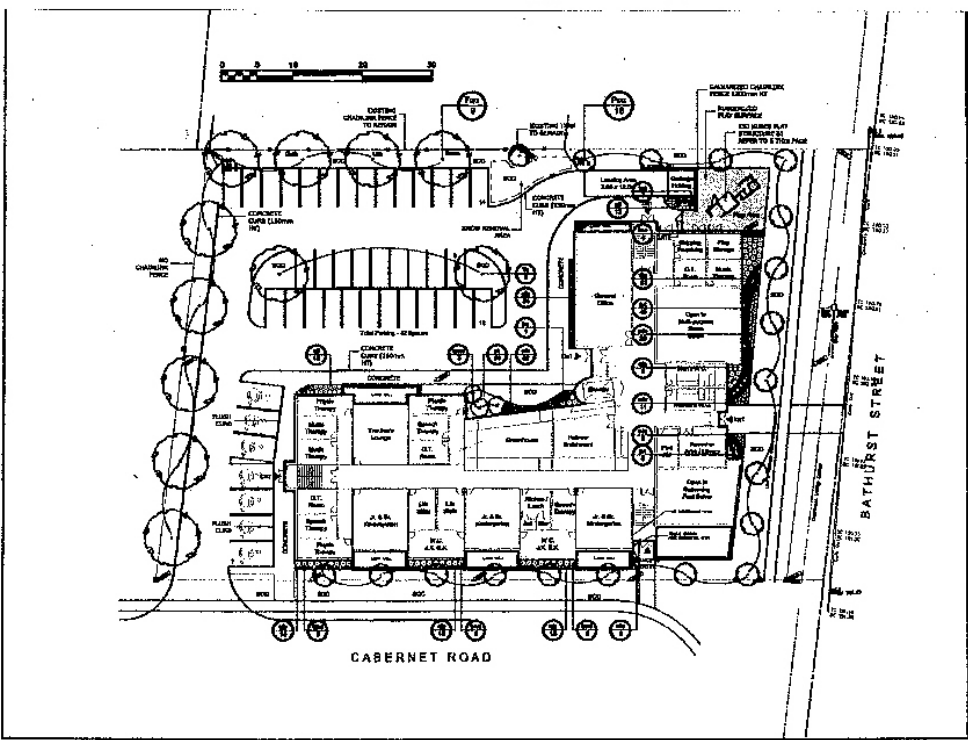
 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/01/11
SCALE:	NOT TO SCALE
APPLICANT:	ZAREINU EDUCATION CENTRE



ORG. PLANING DIVISION		PROJECT SHEET	
ZAREINU EDUCATION CENTRE		PARKING LOT	
DATE OF PLAN	01/01/11	DATE OF PLAN	01/01/11
PROJECT NO.	DA.00.143	PROJECT NO.	DA.00.143
CLIENT	ZAREINU EDUCATION CENTRE	CLIENT	ZAREINU EDUCATION CENTRE
DESIGNER	PLANNING DEPARTMENT	DESIGNER	PLANNING DEPARTMENT
CHECKER	PLANNING DEPARTMENT	CHECKER	PLANNING DEPARTMENT
APPROVED	PLANNING DEPARTMENT	APPROVED	PLANNING DEPARTMENT
DATE	01/01/11	DATE	01/01/11
SCALE	NOT TO SCALE	SCALE	NOT TO SCALE

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE:
	DA.00.143	LOT 12, CONC. 2	01/01/11
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	SCALE:
		ZAREINU EDUCATION CENTRE	NOT TO SCALE



1 Landscape Plan

SCALE: 1:250

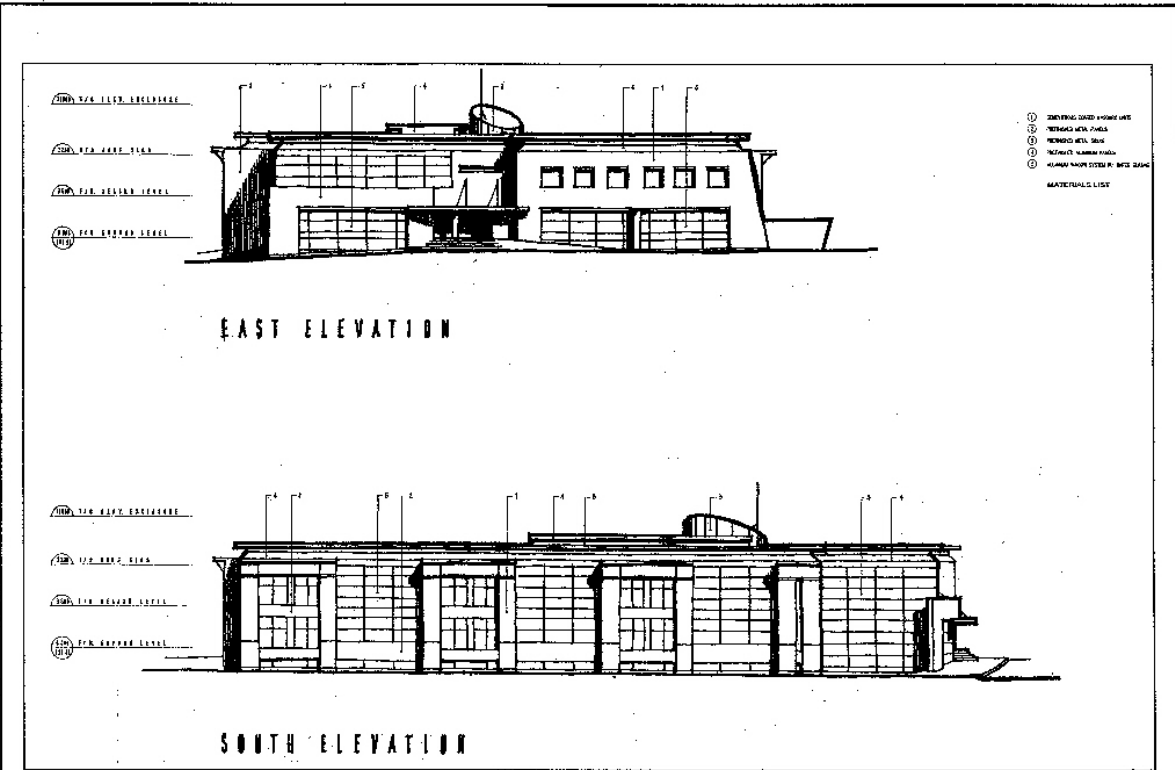
ATTACHMENT '3'
LANDSCAPE PLAN

FILE #	REPORT #:
DA.00.143	LOCATION: LOT 12, CONC. 2

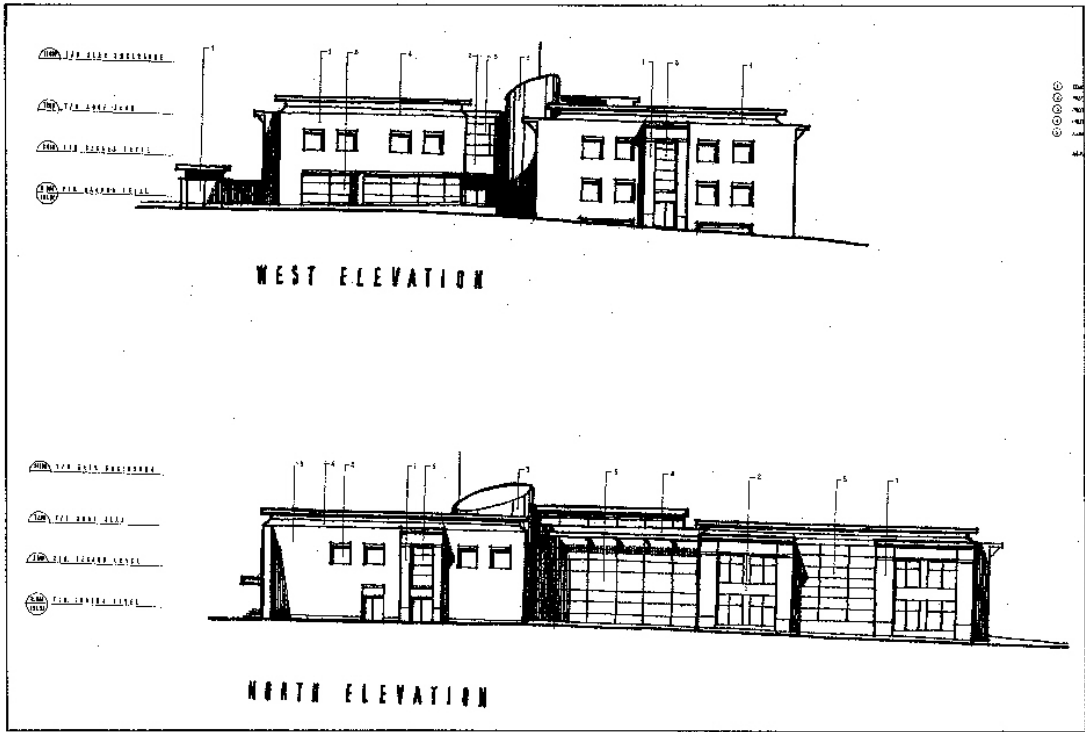
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ZAREINU EDUCATION CENTRE

DATE:	01/01/11
SCALE:	NOT TO SCALE



ATTACHMENT '4' ELEVATIONS	FILE #:	REPORT #:	DATE: 01/01/11
	DA.00.143	LOCATION: LOT 12, CONC. 2	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: ZAREINU EDUCATION CENTRE	



ATTACHMENT '5'
ELEVATIONS

FILE #:	REPORT #:
DA.00.143	LOCATION LOT 12, CONC. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ZAREINU EDUCATION CENTRE

DATE: 01/01/11
SCALE: NOT TO SCALE