

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.03.042
1376018 ONTARIO LIMITED (UJA FEDERATION)

Recommendation

The Commissioner of Planning recommends:

1. THAT the conceptual Master Plan drawing for the UJA Federation campus (Attachment #2) and the Master Plan Report, BE APPROVED as a guide for all phases of the UJA campus.
2. THAT prior to the execution of the first site plan agreement for the UJA campus development, the applicant shall convey all roads (Streets "D", "E" and "F") to Vaughan, and the valley lands to the Toronto and Region Conservation Authority, in accordance with the UJA Master Plan and the Phase 1 - Stage 1 policies for Block 11, free and clear of all charges and encumbrances, subject to the approval of a Phase One Environmental Assessment Report by the Engineering Department.
3. THAT Site Development Application DA.03.042 (1376018 Ontario Limited) BE APPROVED, subject to the following conditions:

That prior to the execution of the site plan agreement:

- i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
- ii) the final landscape plan and Urban Design Guidelines Report shall be approved by the Urban Design Department;
- iii) the final site servicing and grading plans and storm water management report shall be approved by the Engineering Department;
- iv) access, traffic and external arterial road improvements, and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
- v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
- vi) an archaeological assessment shall be approved by the Cultural Services Division and the Ministry of Citizenship, Culture and Recreation;
- vii) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
- viii) all required exceptions to the zoning standards and easements shall be obtained from the Committee of Adjustment, and be in full force and effect.

Purpose

On June 30, 2003, the applicant submitted a Site Plan Application for three buildings totalling 59,456m² of Gross Floor Area, consisting of a Community Services Complex (27,870m²), Community Services and Special Needs Facility (15,793m²), and a Secondary School

(15,793m²), served by 827 parking spaces (166 surface and 661 underground). The 5.83 ha site comprises the first of four phases of a 10-15 year development on the overall 15.83 ha.

Background - Analysis and Options

The Phase 1 site is located on the west side of Bathurst Street, 600m north of Rutherford Road, within the Block 11 Plan, in Lot 17, Concession 2, City of Vaughan. The vacant 5.83 ha rectangular site has 150m frontage on Bathurst Street and 310m flankage on the proposed Street "F" (opposite Weldrick Road) of Block 11 Plan.

The subject lands are designated "Low Density Residential" and "Secondary School" by OPA #600, and zoned A Agricultural Zone by By-law 1-88, which both permit institutional uses. The lands are relatively flat, with a valleyland bisecting the property into east and west halves. The surrounding land uses are as follows:

- North - residential/commercial Draft Plan 19T-95044 (A Agricultural Zone)
- South - neighbourhood park in Draft Plan 19T-95062 (A Agricultural Zone)
- East - Bathurst Street; residential (Richmond Hill)
- West - future phases of UJA development (A Agricultural Zone)

Official Plan

The subject lands are designated "Low Density Residential" and "Secondary School" by OPA #600, which permits a mix of uses and building types including institutional, various residential housing forms, schools, and community facilities. The proposed development conforms to the Official Plan.

Block 11 Plan

The subject lands are located within the Block 11 Plan, which was approved by Council on August 25, 2003. The Block Plan shows the entire 15.83 ha UJA lands as "Private Institutional". The UJA property will be developed as an institutional campus within four quadrants that will be created with the conveyance of the primary roads (Streets "D", "E" and "F") of the Block Plan and the valley lands that bisect the UJA property.

The Phasing Plan for Block 11 shows the entire UJA lands within the Phase 1 – Stage 1 development area. The primary roads are also included within Phase 1 – Stage 1, and are to be conveyed to Vaughan, and the valley lands will be conveyed to the Toronto and Region Conservation Authority. A condition of approval provides for the conveyance of the primary roads and valley lands prior to the registration of the first site plan agreement for the UJA lands.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits institutional uses. The following exceptions to the A Zone standards have been identified to date, as being required to facilitate the proposed site development:

	<u>Required</u>	<u>Provided</u>
- Minimum Front Yard	15m	9.2m
- Minimum Rear Yard	15m	7.2m
- Minimum Yard From Daylighting Triangle	15m	1.5m
- Minimum Exterior Side Yard	15m	6m
- Maximum Lot Coverage	20% permitted	43.69%
- Minimum On-site Parking	1176 spaces	827 spaces

-	Location of Parking	On-site	Off-site (224 in City Park)
-	Maximum Building Height	11m	20m
-	Driveway Access Width	7.5m	10m
-	Minimum Landscaping Width		
	Abutting Roads	6m	1.5m
-	Location of Loading Spaces	Not between a building and street	Between (with screen wall)

The above-noted height increase above 11m is for portions of the buildings (45% of building roofs comply at 11m; 26% are between 11m – 15m, and 29% are between 15m – 20m). The applicant will need to submit a variance application to the Committee of Adjustment, which will need to be approved and in full force and effect, prior to finalization of the site plan agreement.

Cross-easements are required from the Committee of Adjustment to facilitate the driveway connection between the UJA site and the parking lot proposed for the city park, south of the secondary school. A cross-easement would also be required to address the northerly-most parking spaces within the lot, which are partially on the UJA and future municipal lands.

Pursuant to By-law 139-90, the City's cash-in-lieu of the dedication of parkland by-law applicable to site plan approved developments, institutional uses are exempt from cash-in-lieu requirements. The uses proposed in Phase I meet the requirements of the by-law, and are therefore exempt.

UJA Master Plan

In 1999, the UJA Federation purchased the 15.83 ha parcel in Block 11 with the intention of building a mixed-use institutional campus to serve the needs of primarily the Jewish community in York Region. A broad range of institutional facilities is intended to support the entire community regardless of age, creed or culture.

The UJA has developed a conceptual campus Master Plan (Attachment 2), which is an integrated urban model that provides a broad mix of cultural, recreational, educational, service and residential uses, along with extensive outdoor amenities. The Master Plan includes an accompanying Master Plan Report and Urban Design Guidelines Report that identify the urban design and architectural principles that will guide future development within the UJA campus, and to ensure the sensitive integration of the UJA development into the planning framework envisioned for the Block 11 community.

The UJA campus would be built in four phases/quadrants over a 10-15 year period. The first phase is along Bathurst Street, extending westward to the first north/south primary road in Block 11, and will include several buildings for community and recreational centres, secondary school, supportive care and special needs facilities, and outdoor squares, located adjacent to a future municipal park to the south. The second and third phases will include a total of four elementary schools with ancillary service needs buildings, active play fields, and passive recreational areas. The fourth phase will include supportive care and special needs facilities, including long-term care for the elderly, children's daycare, and ancillary service needs buildings. East/west pedestrian connections will join each of the four phases of the UJA development.

Site Design

The Phase 1 site plan shows the development of the 5.83 ha site for three multi-purpose institutional buildings to consist of a Community Services Complex (27,870m²), Community Services and Special Needs Facility (15,793m²), and a CHAT Secondary School (15,793m²), totalling 59,456m² GFA. Each of the buildings is physically connected below, at and above grade by common walls and pedestrian walkways that extend through, between and connect with each

of the three buildings and to the public sidewalks along Bathurst Street, Streets "E" and "F", and the future municipal park.

The Community Services Complex is a multi-purpose community facility that will include: a sports centre (gym, swimming pool, fitness centre); meeting centre (meeting hall, program rooms and studios, food services); health and wellness centre (senior's daycare (Baycrest), children's daycare, family health clinic (Mt. Sinai), social agencies); a children's centre (library, information centre, agency offices, meeting rooms, instructional classrooms, multi-purpose rooms, parent/children resource centre, chapel, teen drop-in centre, social agencies); and, the UJA administrative offices. This facility will operate similar to a YMCA or YWCA.

The Community Services and Special Needs Facility will include: residential suites; common amenity rooms; senior's community program rooms; children's teaching classrooms; therapy rooms; social agencies; multi-purpose rooms; cafeteria; therapeutic swimming pool; and administrative offices. The special needs educational component will be a therapeutic school consisting of 12 classrooms for an enrolment of 120 special needs children of elementary school age. There are no set hours and students arrive at various times depending on their individual needs. The special needs residential component will have a total of 60 units, with 20 units allocated to seniors and 40 to special needs residents. There will be approximately 10 staff to assist the residents.

The CHAT Secondary School will facilitate: 43 teaching classrooms; art, music, drama and media studios; library/resource centre; science and computer laboratories; cafeteria; Jewish resource and prayer centre; vocational and guidance program; and administrative offices. The secondary school is to have a population of 1,200 students with 25-30 students per classroom. The secondary school is intending to use the facilities within the adjacent municipal park during the day (primarily in the spring and fall months, and limited in the winter), and the park would be available to the public during non-school hours and summer months. The applicant is intending to enter into a shared services agreement with the City for the park facilities.

The site will have vehicular access from Bathurst Street and the primary road system in Block 11 (Streets "E" and "F"). The three buildings will be served by 827 on-site parking spaces, including 166 surface and 661 common underground spaces.

Parking

The by-law requires a total minimum of 1,176 parking spaces for the various uses to be provided within the three Phase I buildings, whereas the operational needs require 1,051 spaces, as identified in the Parking Study by iTrans (transportation consultant) and the Occupational Load Analysis for Parking Requirement Study prepared by Leber Rubes (occupational load consultant).

The three buildings will be served by 827 on-site parking spaces, including 166 surface and 661 common underground spaces. The applicant is intending to obtain the balance of the 1,051 parking spaces by entering into a shared services agreement with the City to place 224 parking spaces within the future municipal park to the south. A variance is required to permit a minimum of 827 on-site parking spaces, and to obtain permission to permit off-site parking for 224 spaces.

Servicing

Municipal services are not currently available as the overall skeleton/spine servicing and road system structure has not yet been finalized for Block 11. If the timing of the site development precedes the spine servicing of Block 11, the property may need to be serviced by an alternate option from Richmond Hill. On July 29, 2003, Vaughan Engineering Staff met with the Richmond Hill Engineering Department Staff, who were supportive of allowing interim servicing to the UJA site if necessary.

The applicant is to enter into a Development Agreement with Vaughan, if required, for the conveyance and construction of the external roads (Streets "D", "E", and "F") and associated municipal services, to the satisfaction of the Engineering Department. The external municipal services for this development are to be in accordance with the approved Municipal Environmental Services Plan (MESP) for Block 11. Also, a sidewalk platform will be required to be constructed along Bathurst Street.

The applicant is to submit a storm water management report, and an updated Phase 1 Environmental Site Assessment Report for review. The final site servicing and grading plans, storm water management report, and Phase 1 Environmental Site Assessment Report must be approved to the satisfaction of the Engineering Department.

Hydro Vaughan Distribution Inc. advises that the site will require an underground distribution system to be supplied/installed by the applicant in accordance with Hydro Vaughan standards. All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The site will be landscaped with coniferous and deciduous trees and shrub planting along the perimeter of the site and the edges of each building, and within the internal courtyards and parking areas. The site is served by east/west and north/south oriented pedestrian walkways that extend through, between and connect with each of the three buildings and to the public sidewalks along Bathurst Street, Streets "E" and "F", and the future municipal park. The east/west pedestrian connections will facilitate future connections to each of the three future phases of the UJA development. The site will be served by plenty of seating areas within the landscaped areas. A water play area is provided on the south side of the Community Services Complex building.

The applicant has submitted an Urban Design Guidelines Report for the UJA campus, which is positively reflected in the overall design. The final landscape plan and urban design guidelines report must be approved to the satisfaction of the Urban Design Department.

Heritage

The Cultural Services Division requires an archaeological assessment report to be undertaken by a licensed archaeologist and prepared in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, dated 1993. Upon completion, the archaeological assessment is to be submitted to both the Cultural Services Division and the Ministry for review and approval.

Building Elevations

The Community Services Complex will be sited at the intersection of Bathurst Street and Street "F". The building height ranges from 4-storeys (20m) along the north portion, 3-storeys (15m) in the mid-portion, and 1-storey (9m-12m) for a large portion of the east and west sections of the building. The building will include two types of masonry in smooth and rough textures, and in beige and stone colours, with a significant amount of windows and glazing on each floor, particularly the upper floors.

Signage identifying the building name (Vaughan Jewish Community Campus) will be provided on the north, east and west elevations. Entrances are provided on all sides of the building. An area for loading, service and garbage pick-up is recessed into the southeast corner of the building, and would not be visible from the street. The underground parking that serves all three buildings can be accessed (entrance and exit) on the north side of the Community Services Complex, with an exit only on the south side of the building.

The Community Services and Special Needs Facility are located at the intersection of Streets “E” and “F”. The east and west wings of the building are 4-storeys (20m) in height, with a 1-storey (6m) walkway connection in between. The building will include three types of masonry in smooth and rough textures, and in beige and stone colours, with a significant amount of windows and glazing on each floor, particularly the third floor and west facade. Entrances are provided on all sides of the building and within the courtyard, except on the north elevation.

The Secondary School is located on Street “E”, and is 3-storeys (15m) in height, with 2-storeys to be provided at the east (12m) and west (10m) portions of the building. The building will include three types of masonry in smooth and rough textures, and in beige and stone colours, with a significant amount of windows and glazing on each floor, particularly on the upper floors, the west façade of the west wing, and the bridge crossing between the east wing and the Community Services Complex. Entrances are provided on the north and south sides of the building. An area for loading, service and garbage pick-up is provided at the southwest corner of the building, and will be screened by an architectural wall and planting.

Staff is satisfied with the elevations for all three buildings. The final elevation plans must be to the satisfaction of the Community Planning and Urban Design Departments.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff has reviewed the site plan application for the Phase 1 development in accordance with the Official Plan, Zoning By-law, and the Block 11 Plan. Staff has also reviewed the site plan in accordance with the applicant’s conceptual UJA master plan, master plan report, and urban design guidelines report that identify the urban design and architectural principles to guide future development within the UJA campus, and to ensure the sensitive integration of the UJA development into the planning framework envisioned for the Block 11 community.

In light of the above-noted, Staff is satisfied with the Phase 1 development and the overall long-term vision for the UJA campus as identified on the Master Plan. This urban model of development is land-intensive with buildings close to the street, while providing plenty of passive and active landscaped areas, and pedestrian connections that link each of the buildings and future phases within a community campus-setting. Each of the three buildings in the first phase is reflective of modern architecture, and include an extensive use of glass and an articulated use of masonry in natural earth tone colours.

Staff can recommend approval of the conceptual master plan for the UJA campus and the Phase 1 site plan application, subject to the conditions identified in this report. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Location Map
2. UJA Conceptual Campus Master Plan
3. Phase 1 Site Plan
4. Landscape Plan
5. Building Elevations (Community Facility)
6. Building Elevations (Care Facility)
7. Building Elevations (Secondary School)

Report prepared by:

Grant Uyeyama, Senior Planner, ext. 8635

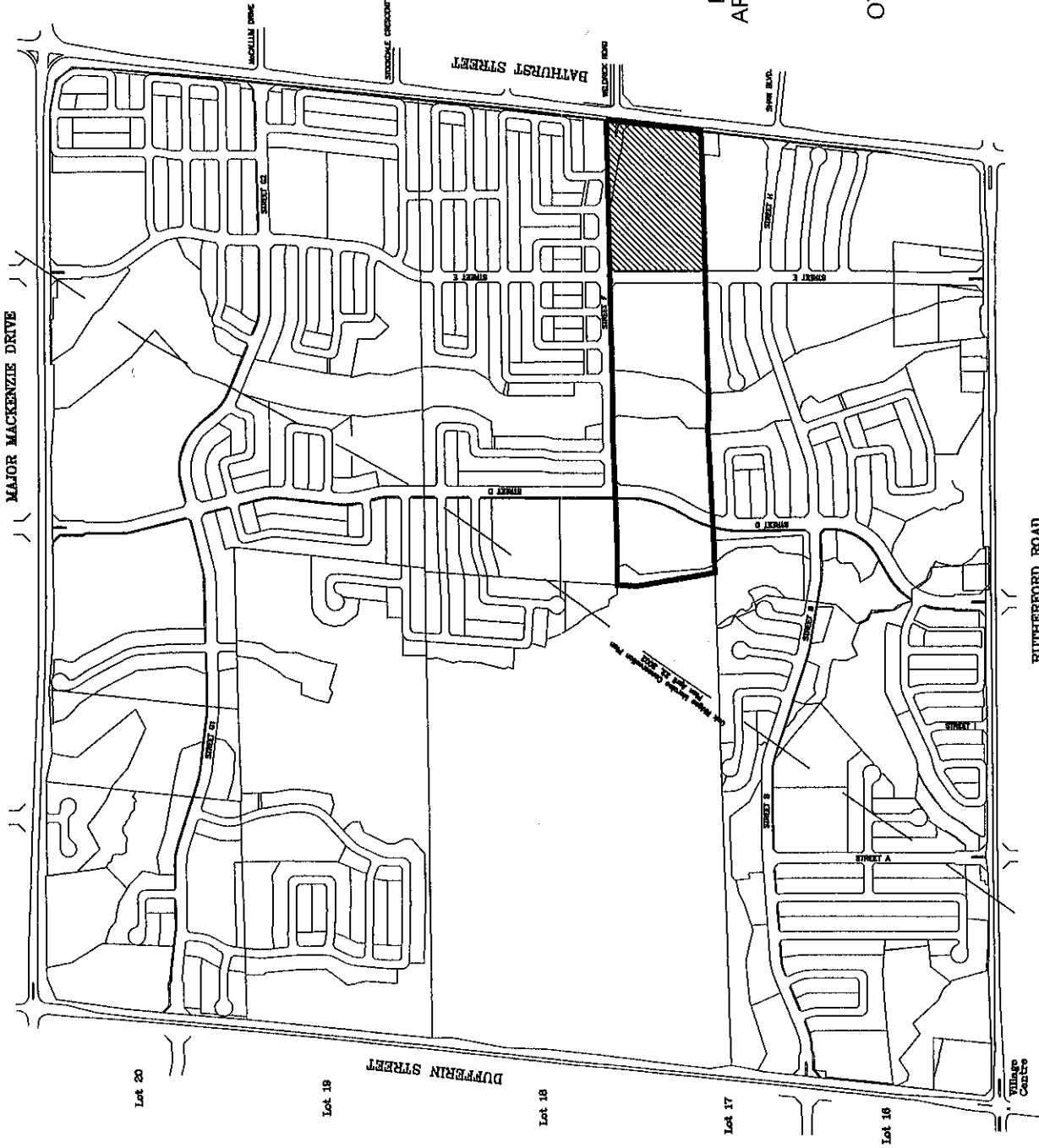
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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LANDS SUBJECT TO APPLICATION DA.03.042



OTHER LANDS OWNED BY APPLICANT



Not to Scale

Attachment 1

FILE No.: DA.03.042

Part of Lots 17 & 18, Concession 2

City of Vaughan

Community Planning Department

Location Map

April 22, 2004

APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO

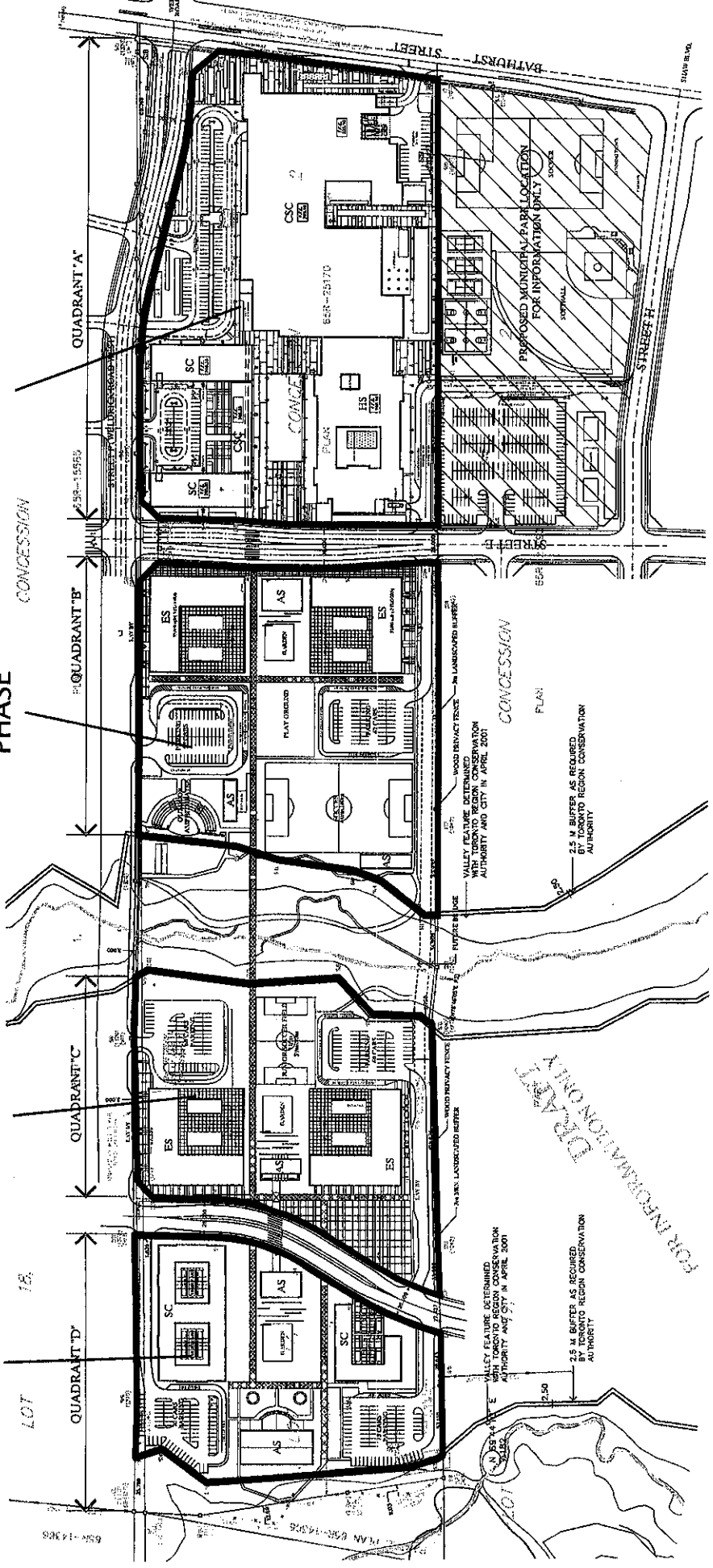


PHASE 1,
SITE PLAN DA.03.042

FUTURE
PHASE

FUTURE
PHASE

FUTURE
PHASE



Attachment 2
FILE No.: DA.03.042
Not to Scale
April 22, 2004



Community Planning Department

UJA Master Plan

Part of Lots 17 & 18,
Concession 2
APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO

STATISTICS

COVERAGE-SITE CENTRE GARAGE 22.02%
 SITE AREA 5.83 HA=66,300sqm
 BUILDING AREA 43,272sqm (461,055sqft)
 COVERAGE 73.36%
 COVERAGE-QUADRANT "A" PORTION OF SITE 26.47%
 SITE AREA 14.409 ACRES=627,557sqft
 BUILDING AREA QUADRANT "A" 26,472sqm (274,900sqft)
 COVERAGE 18.38%
 PARKING AREA 61,935 SQ.METERS (682,064SQ.FT)
 LANDSCAPE AREA 41,935 SQ.METERS (453,038SQ.FT)
 TOTAL 100.00% 53,300sqm (572,057sqft)

ELOOR AREA
 COMMUNITY SERVICES COMPLEX 27,270sqm (290,000sqft)
 COMMUNITY SERVICES AND SPECIAL NEEDS FACILITY 15,753sqm (170,000sqft)
 SECONDARY SCHOOL 15,753sqm (170,000sqft)
 TOTAL FLOOR AREA 58,776sqm (640,000sqft)

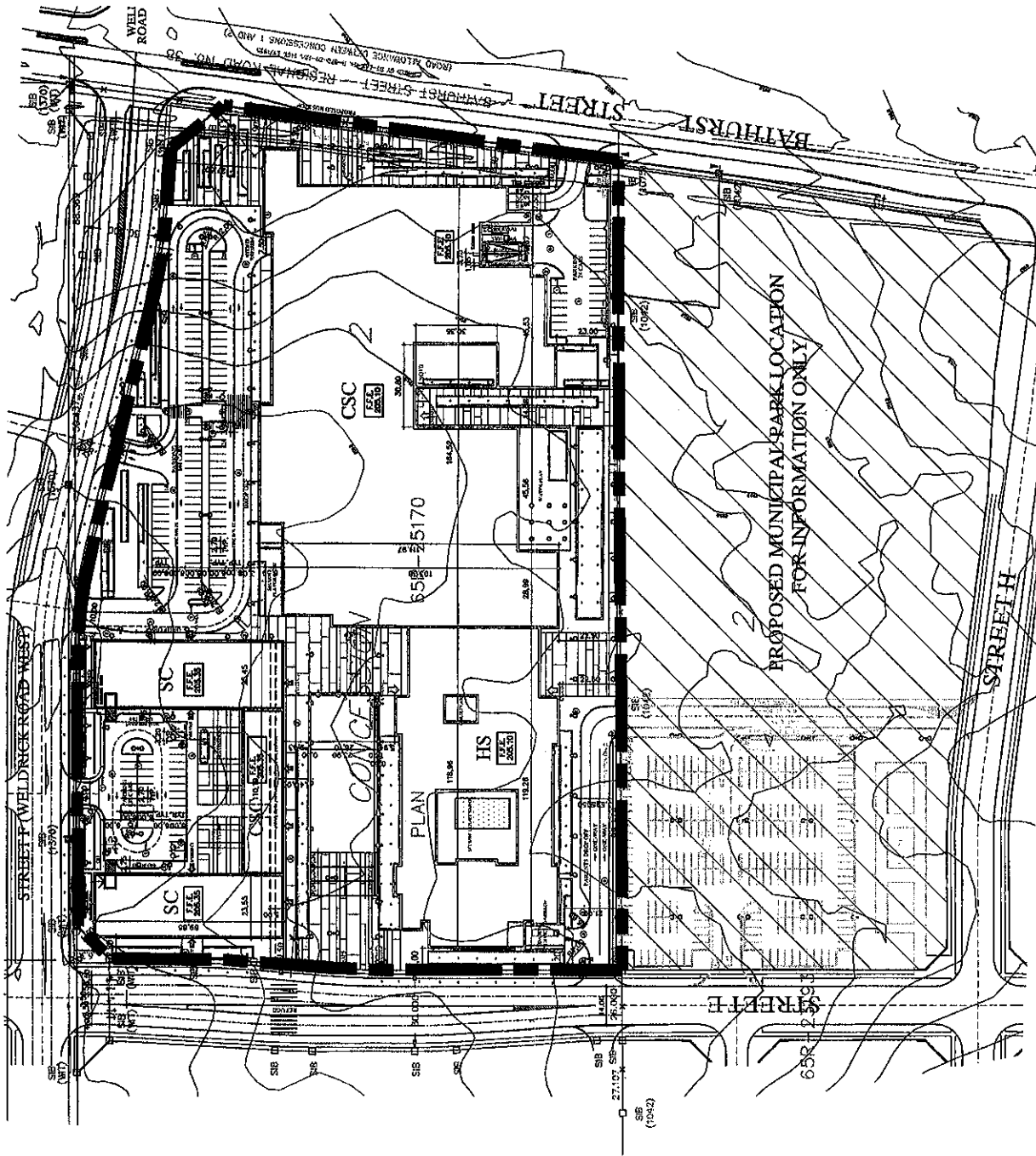
BUILDING HEIGHT
 20% 29%
 15% 25%
 LESS THAN 15% 46%

PARKING REQUIRED 1,093 STALLS
 PARKING PROVIDED 1,061 STALLS (96% U/G)
 REFER TO ATTACHED PARKING STUDY

LEGEND

- SC SUPPORTIVE CARE AND SPECIAL NEEDS FACILITY
- HS SECONDARY SCHOOL
- CSC COMMUNITY SERVICES COMPLEX

SUBJECT LANDS



PROPOSED MUNICIPAL PARK LOCATION FOR INFORMATION ONLY

Site Plan

Part of Lots 17 & 18, Concession 2

APPLICANT:
 1376018 ONTARIO LIMITED
 C/O UJA FEDERATION OF GREATER TORONTO

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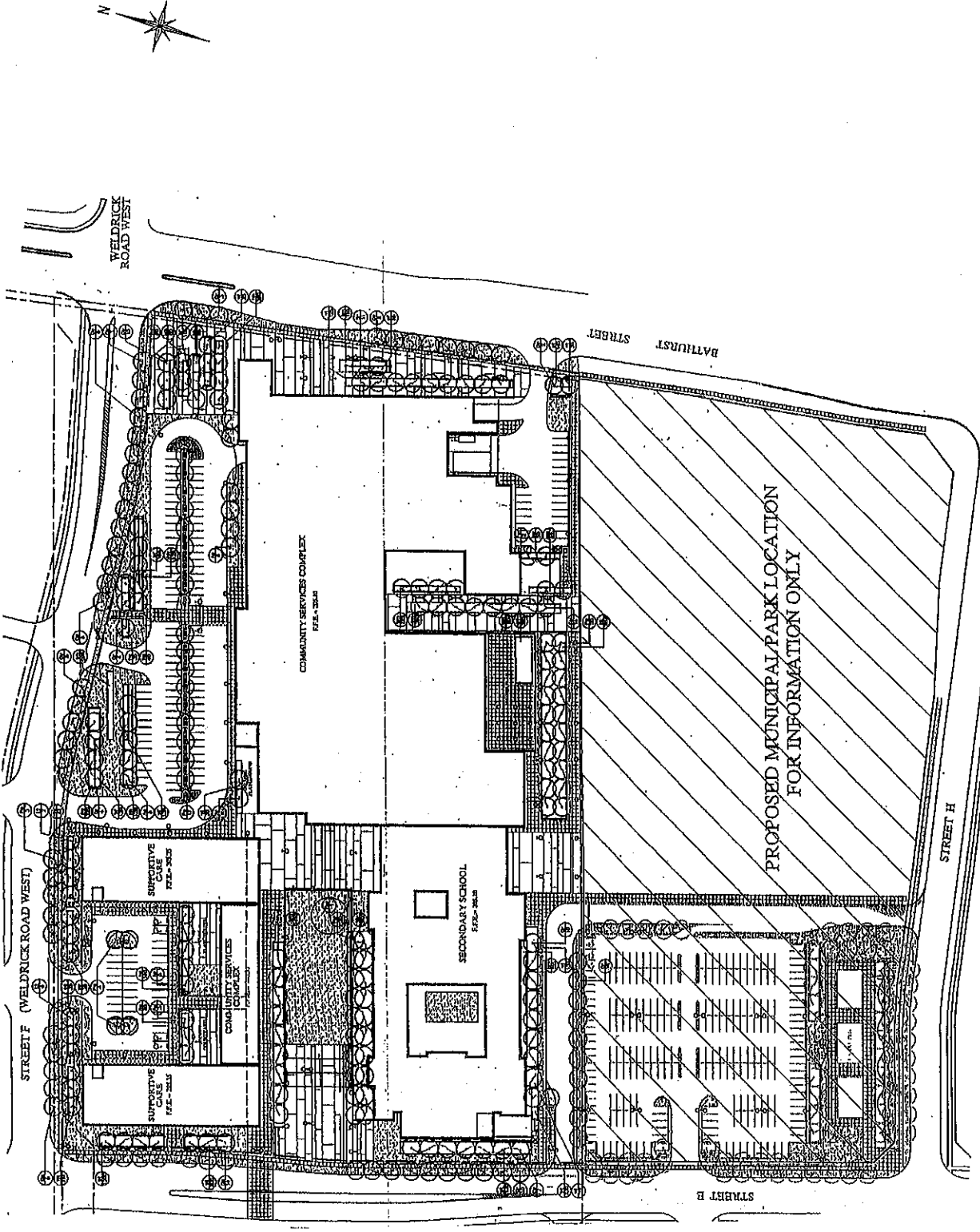
Attachment 3

FILE No.:
 DA.03.042

Not to Scale
 April 22, 2004

City of Vaughan

Community Planning Department



Landscape Plan

Part of Lots 17 & 18,
Concession 2

APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO

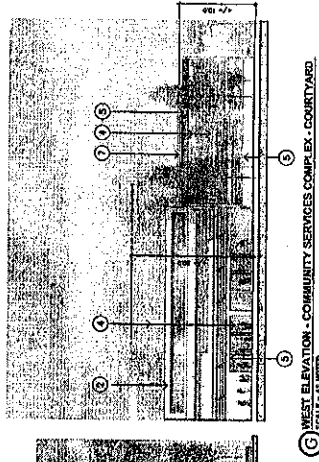


Community Planning Department

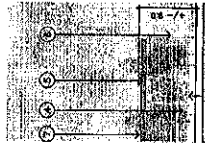
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DA.03.042

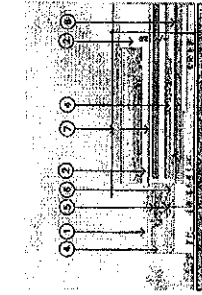
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April 22, 2004



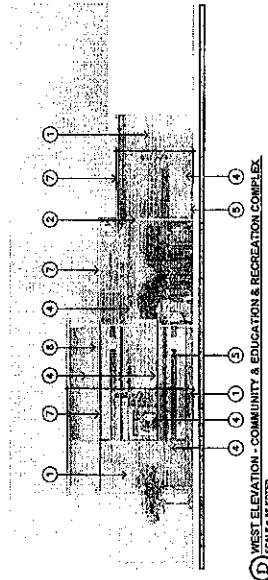
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SCALE - AS NOTED



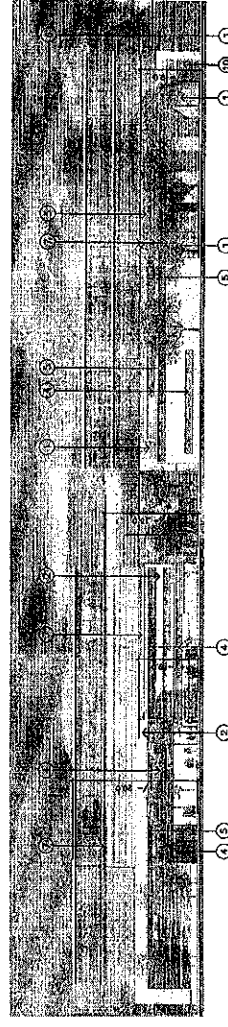
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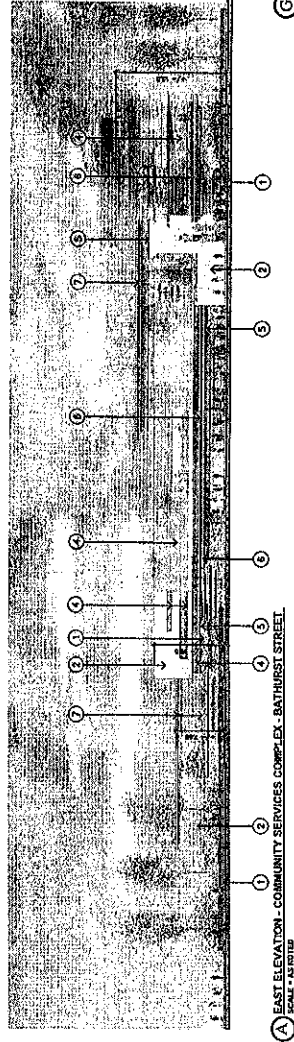
(E) EAST ELEVATION - COMMUNITY SERVICES COMPLEX - COURTYARD
SCALE - AS NOTED



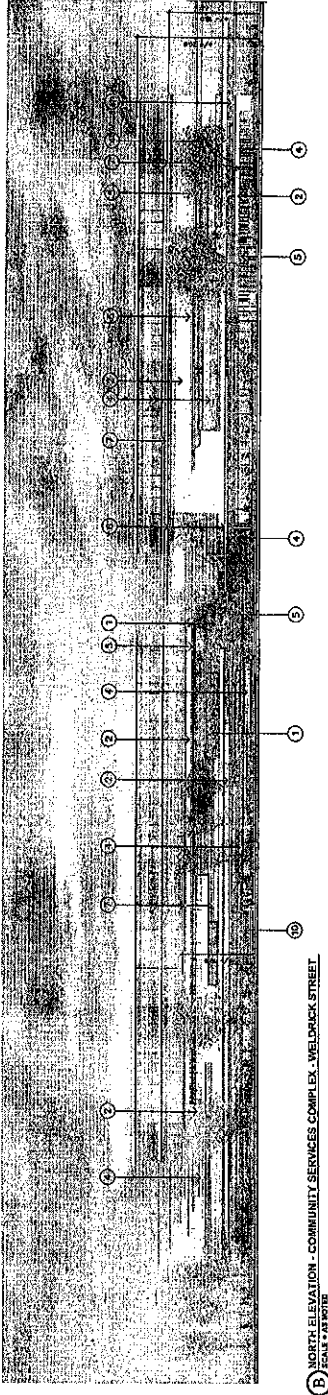
(F) WEST ELEVATION - COMMUNITY & EDUCATION & RECREATION COMPLEX
SCALE - AS NOTED



(C) SOUTH ELEVATION - COMMUNITY SERVICES COMPLEX
SCALE - AS NOTED



(A) EAST ELEVATION - COMMUNITY SERVICES COMPLEX - BATHURST STREET
SCALE - AS NOTED



(B) NORTH ELEVATION - COMMUNITY SERVICES COMPLEX - WELDRACK STREET
SCALE - AS NOTED

Not to Scale

Elevations - Community Services Complex



Community Planning Department

Attachment 5

FILE No.:
DA.03.042
Part of Lots 17 & 18,
Concession 2
April 22, 2004

APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO

Elevations - Community Services & Special Needs Facility



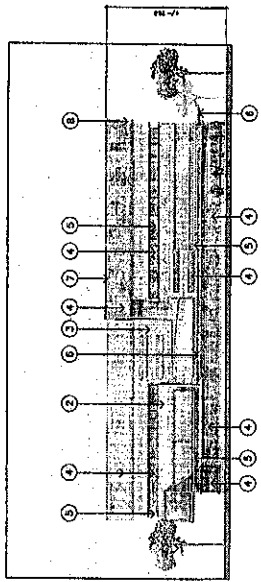
Community Planning Department

Attachment 6

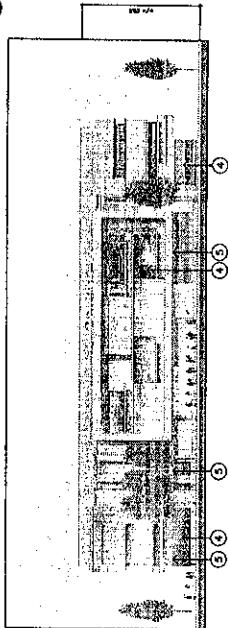
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Part of Lots 17 & 18, Concession 2
April 22, 2004

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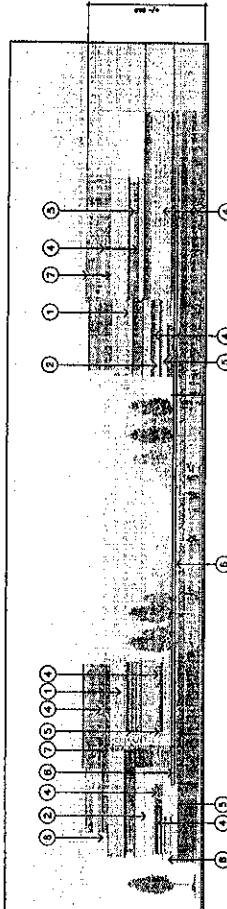
APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO



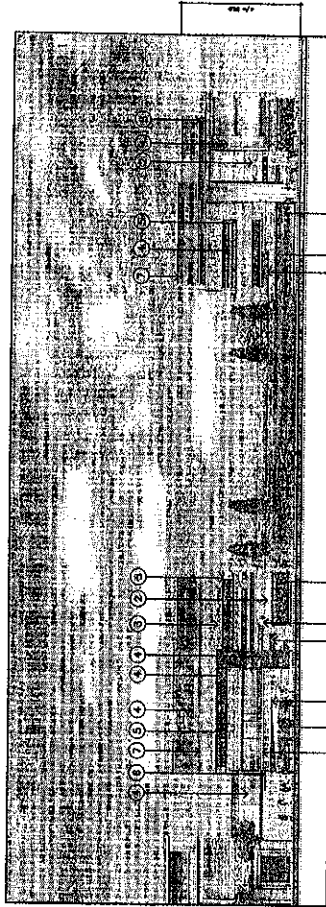
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SCALE - AS NOTED



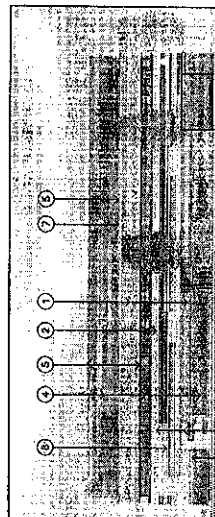
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SCALE - AS NOTED



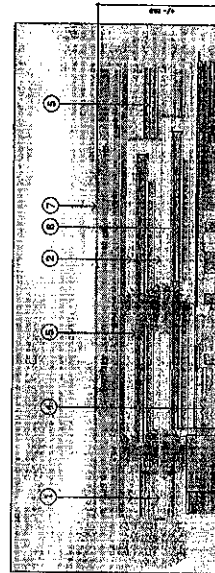
D SOUTH ELEVATION - COMMUNITY SERVICES AND SPECIAL NEEDS FACILITY.
SCALE - AS NOTED



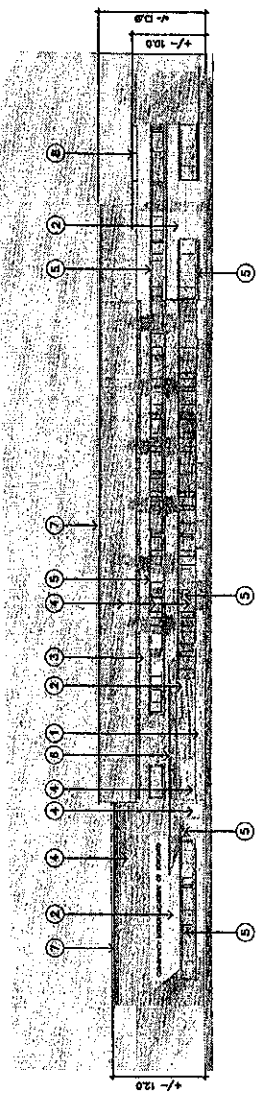
B NORTH ELEVATION - COMMUNITY SERVICES AND SPECIAL NEEDS FACILITY.
SCALE - AS NOTED



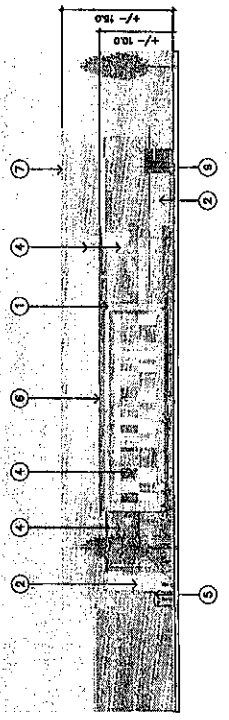
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SCALE - AS NOTED



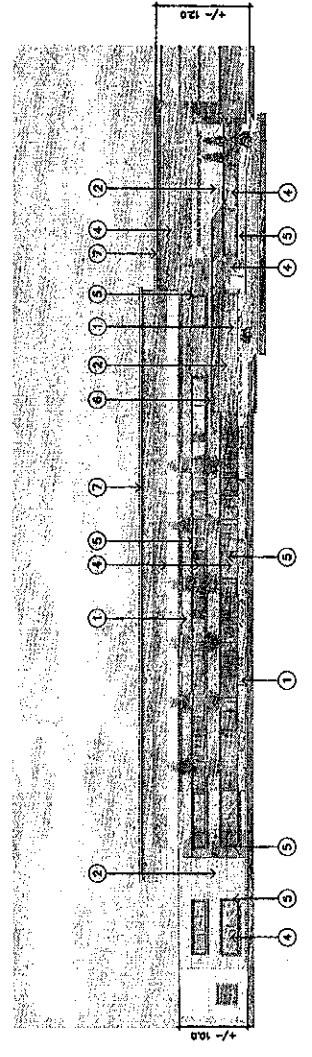
F WEST ELEVATION - COMMUNITY SERVICES AND SPECIAL NEEDS FACILITY - COURTYARD.
SCALE - AS NOTED



(A) NORTH ELEVATION - C.H.A.T. SECONDARY SCHOOL
SCALE = AS NOTED



(B) WEST ELEVATION - C.H.A.T. SECONDARY SCHOOL
SCALE = AS NOTED



(C) SOUTH ELEVATION - C.H.A.T. SECONDARY SCHOOL
SCALE = AS NOTED

Not to Scale

Elevations - Secondary School

APPLICANT:
1376018 ONTARIO LIMITED
C/O UJA FEDERATION OF GREATER TORONTO



Community Planning Department

Attachment 7

FILE No.:
DA.03.042
Part of Lots 17 & 18,
Concession 2
April 22, 2004