

COMMITTEE OF THE WHOLE APRIL 4, 2005

SITE DEVELOPMENT FILE DA.04.042
TEMPLE KOL AMI

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.04.042 (Temple Kol Ami) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) parking, access and on-site circulation shall be approved by the Engineering Department;
 - iv) the required Committee of Adjustment Application for Consent (severance) shall be approved and be final and binding;
 - v) all hydro requirements shall be addressed to the satisfaction of Power Stream Inc.; and
 - vi) all requirements of the Region of York Transportation and Works Department shall be addressed to their satisfaction.

Purpose

The Owner has submitted a Site Plan Application to develop a synagogue with classrooms for religious teaching on a 24,076.10m² site, as shown on Attachment #3.

Background - Analysis and Options

The subject lands are located at the northeast corner of Summeridge Drive and Dufferin Street, being 8777 Dufferin Street (Planning Block 10), in Part of Lot 12, Concession 2, City of Vaughan. The subject lands all designated "Medium Density Residential/Commercial" by OPA #600, and have a split zoning, with the subject northern parcel being zoned A Agricultural Zone and the southern parcel being zoned RVM2 Residential Zone to permit a block townhouse development, upon the future severance of the lands. Of the 24,076.10 m² site, only 15,732.0m² of the northerly portion of the property is subject to this application, as shown on Attachment #1. The subject parcel has 85m frontage on Dufferin Street, and a depth of 125 m. The surrounding land uses are:

- North - vacant; Toronto Reservoir (A Agricultural Zone)
- South - proposed townhouse development (RVM2 Residential Zone)
- East - residential (RVM1 (WS-A) Residential Zone)
- West - Dufferin Street; commercial (C7 Service Commercial Zone); employment (EM1 Prestige Employment Area Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA No. 600. This designation is located along major arterial roads and primary streets and permits places of worship. The proposed development of a synagogue conforms to the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to site-specific Exception 9(1210). The A Agricultural Zone permits institutional uses, including a synagogue, provided the proposed site layout can accommodate the development standards set forth for institutional uses. The proposed site development complies with the requirements of the Zoning By-law.

Site-specific Exception 9(1210) also rezoned the southern portion of the site from A Agricultural Zone to RVM2 Residential Zone to permit a proposed 32 unit townhouse development by Elm Developments (File DA.04.047) as shown on Attachment #2. The site-specific exception amended the standards for lot frontage and lot area for the A Agricultural Zone on the subject synagogue lands, to a minimum of 85m and 1.5ha, respectively. The reduction to the lot frontage and lot area are required to facilitate the future severance of the lands (currently both parcels are owned by Temple Kol Ami) for use as a synagogue on the northern parcel, and a townhouse development on the southern parcel to be obtained and developed by Elm Developments.

Should Council approve the subject site plan application, the applicant can proceed to the Committee of Adjustment to obtain a land severance and a cross-easement to provide access from Sumeridge Drive to the synagogue site.

Site Design

The proposed 685 m² synagogue (Attachment #3) is centrally located on the irregular-shaped property, and is surrounded by forested area. Directly to the north is the existing house (129 m²) on the subject lands to be used for office purposes, and to operate in conjunction with the main place of worship use. Parking has been provided to the north and east of the proposed synagogue.

Landscaping has been provided around the periphery of the site. The existing treed area along Dufferin Street and to the south of the synagogue is to remain in its natural form as shown on Attachment #4.

Access

The site is to be serviced by two accesses. A 7.5m wide right-in/right-out only access will be provided along Dufferin Street and operate as the fire route for the site. A second indirect access to the site will be a shared access from Summeridge Drive, extending north to the synagogue property through the townhouse development along the easterly property line. The final location and design of the driveway accesses are to be approved by the Region of York Transportation and Works Department and the City of Vaughan Engineering Department.

Parking

The site plan shows a total of 116 parking spaces located to the north and east of the synagogue building, whereas By-law 1-88 requires a minimum of 96 spaces to be provided as follows:

•	Place of Worship (685 m ² x 11 spaces/100 m ²)	= 76 spaces
•	9 classrooms + 1 multi-purpose room (1.5 spaces/teaching classroom)	= 15 spaces
•	Office (129 m ² x 3.5 spaces/100 m ²)	= <u>45 spaces</u>
	TOTAL REQUIRED	= 96 spaces

The proposed site development exceeds the required parking with a surplus of 20 spaces.

Building Elevations

The synagogue (see Elevations on Attachments #5 and #6) will be constructed with a masonry base. The roofline varies throughout the building, but at its highest point, does not exceed the maximum height of 11.0m. The main material used throughout the building is wood siding in complimentary tones of taupe and brown. Metal trim has been used along the roofline and stone accent has been incorporated on the east and north elevations.

The majority of the building has been constructed with horizontal brown wood siding, with taupe-toned vertical wood siding to be used on the east elevation to frame the rectangular shaped linear windows. The main access to the building is comprised of glass double doors on the north elevation and covered by a canopy support by two columns.

Landscaping

The landscape plan is shown on Attachment #4, and will maintain the existing treed area to the south, along Dufferin Street, and around the periphery of the site as much as possible. The area is treed with local species and an attempt will be made to incorporate additional new planting of these species into the development. Planting has also been incorporated into the parking area in an attempt to visually soften the paved parking area. The final landscape plan, detailed cost estimate, and Tree Inventory Study, must be approved to the satisfaction of the Development Planning Department.

Servicing

The site has access to hydro, water, and sanitary and storm sewer services. The site is presently on a well and septic system, which is to be decommissioned, and replaced with municipal services. The applicant has submitted detailed engineering drawings, including site servicing and grading plans and a storm water management report, which must be approved by the Engineering Department.

Parkland Dedication

The Real Estate Division advises that the City's Cash-in-lieu of Parkland Dedication By-law exempts Institutional uses. Therefore, no cash-in-lieu is payable for the synagogue development.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly priority "A-5", "Plan and Manage Growth".

Conclusion

Staff has reviewed the Site Development Application in accordance with the Official Plan and Zoning By-law, and have no objections to its approval. The proposed site plan will facilitate the construction of a new synagogue and make use of the existing building as an office operating in conjunction with the synagogue. Accordingly, Staff recommends approval of the Site Development Application, subject to conditions.

Attachments

1. Location Map
2. Composite Site Plan
3. Site Plan
4. Landscape Plan
5. Building Elevations – South & East
6. Building Elevations – North & West

Report prepared by:

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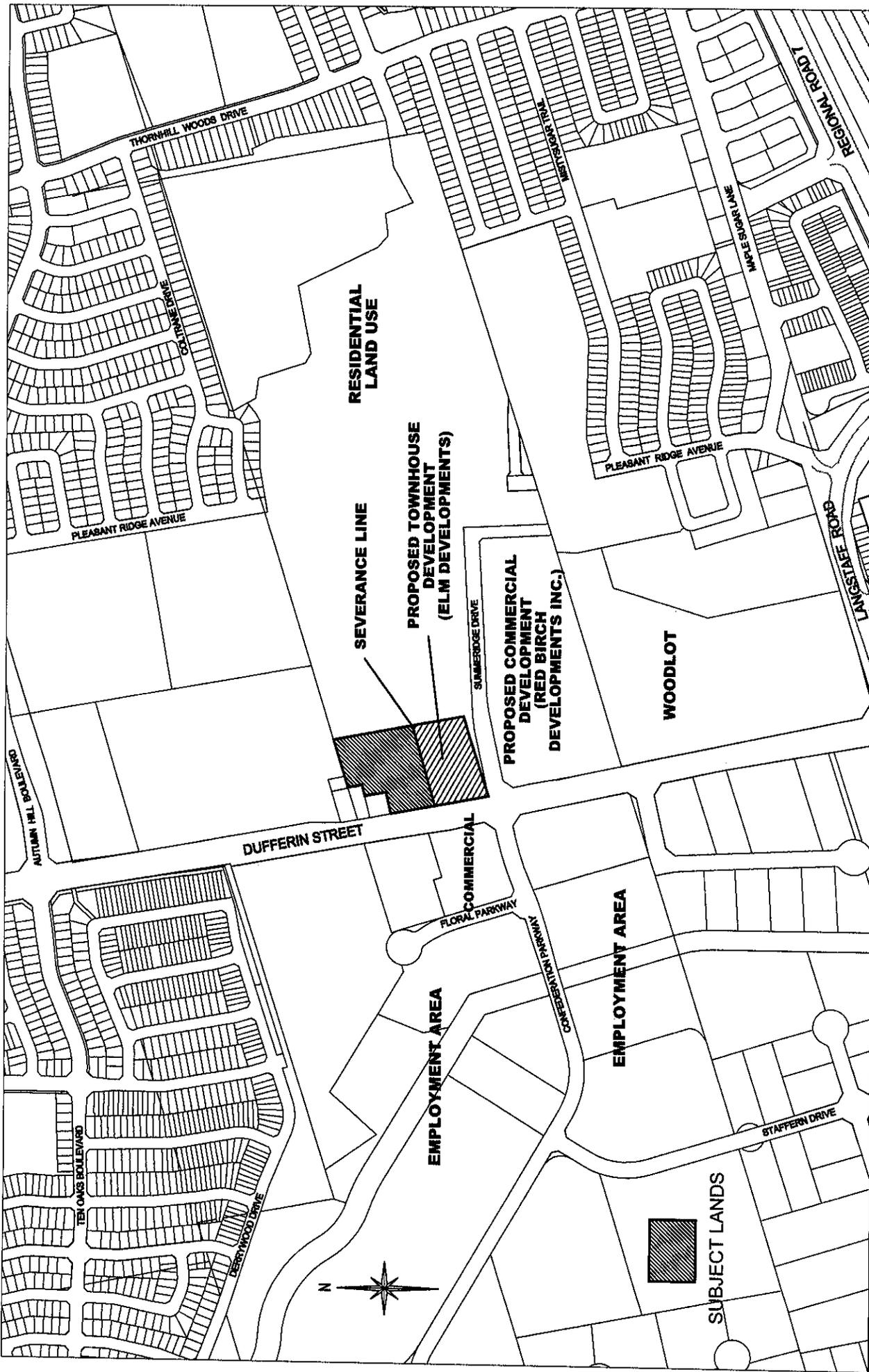
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 12,
Concession 2
 APPLICANT:
 TEMPLE KOL AMI
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Development Planning Department

Attachment

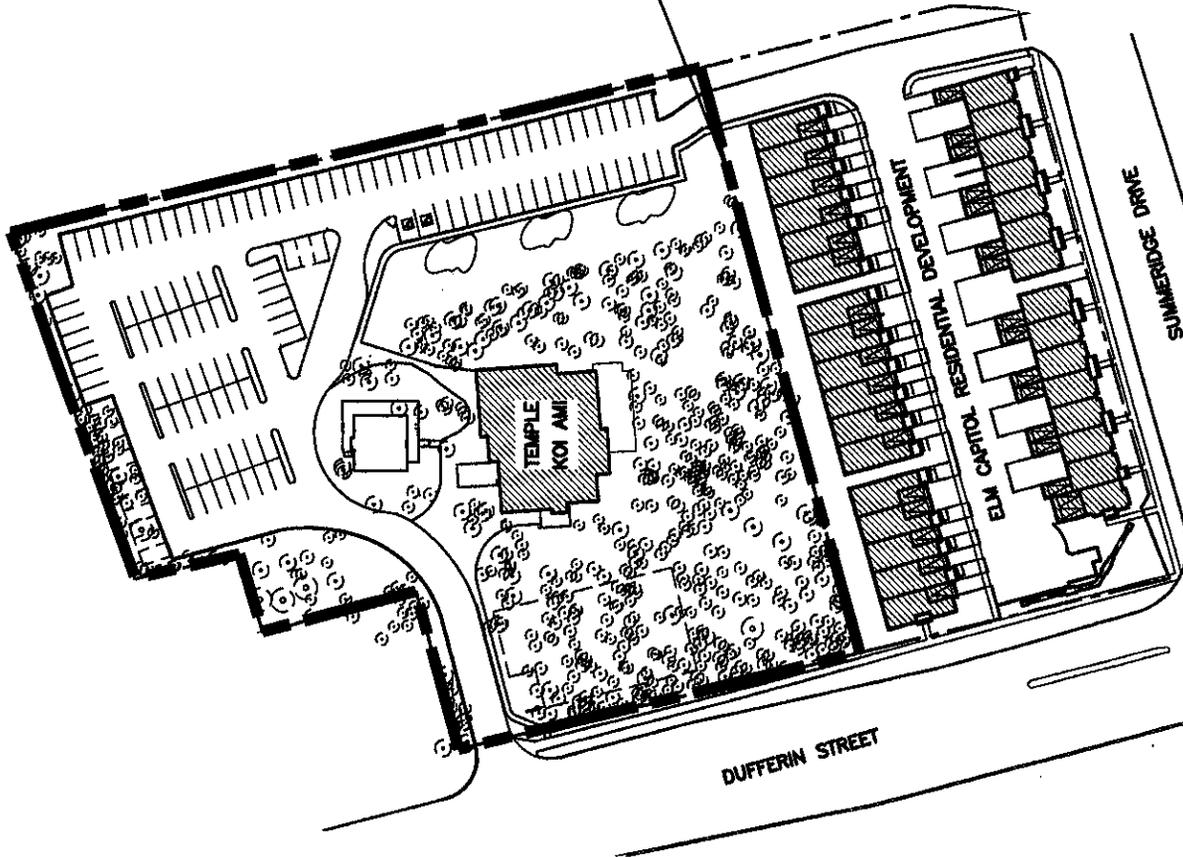
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PROPOSED
SEVERANCE LINE

— — —
SUBJECT LANDS



Composite Site Plan

Part of Lot 12,
Concession 2

APPLICANT:
TEMPLE KOL AMI

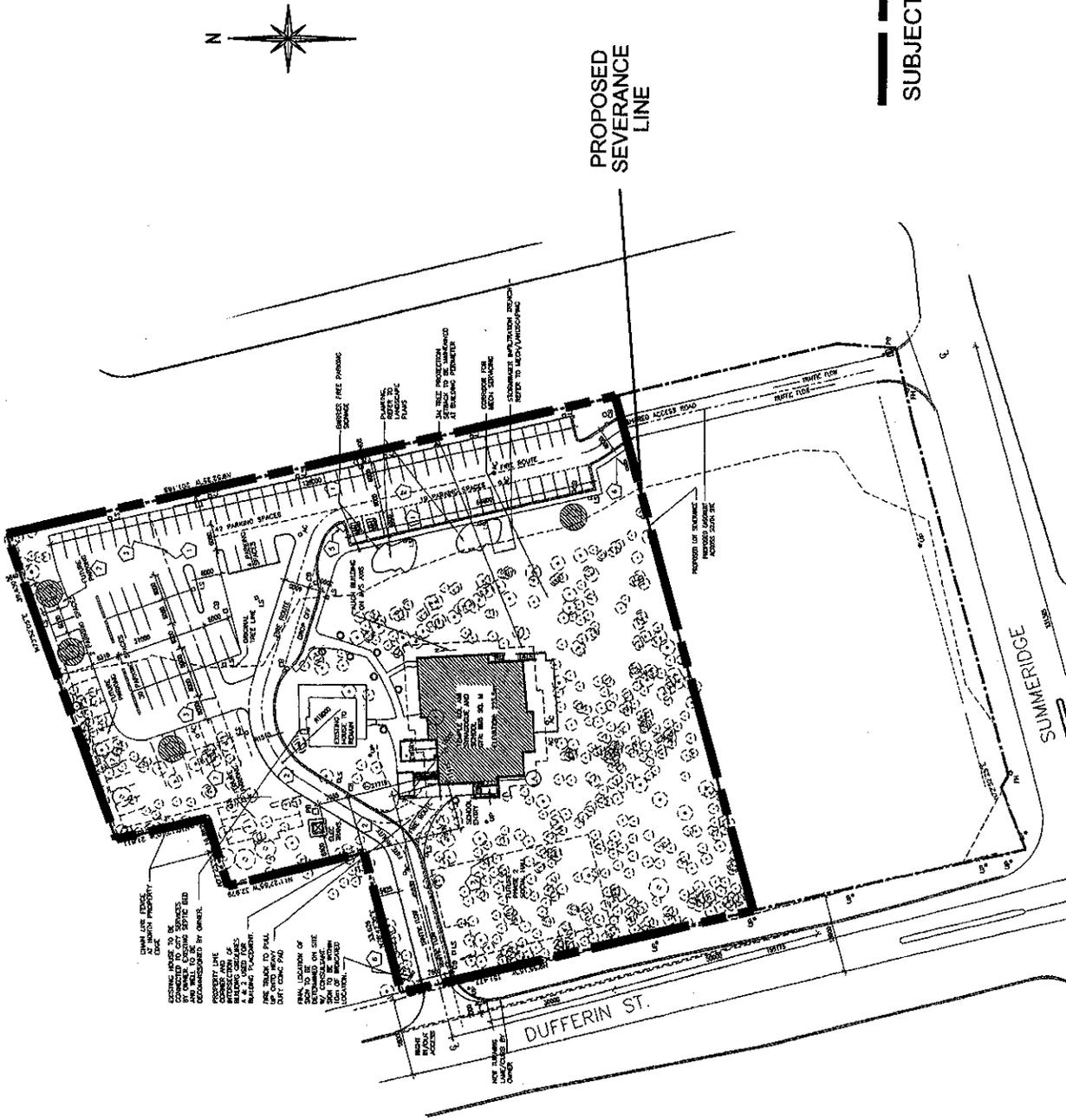
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2



THESE ARE THE
 OF THE PROPERTY
 DATE
 CONSENTED TO AND
 ANY WALL, OR
 OCCUPIED BY OWNER
 PROPERTY LINE
 INTERSECTION OF
 A. S. AS SHOWN FOR
 MEASUREMENT PURPOSES
 UP TO 1000 METERS
 DATE 1990
 PLAN, LOCATION OF
 RECORDED ON THE
 TO THE PROPERTY
 LOCATION

Site Plan

Part of Lot 12,
 Concession 2

APPLICANT:
 TEMPLE KOL AMI

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City of
Vaughan

Development Planning Department

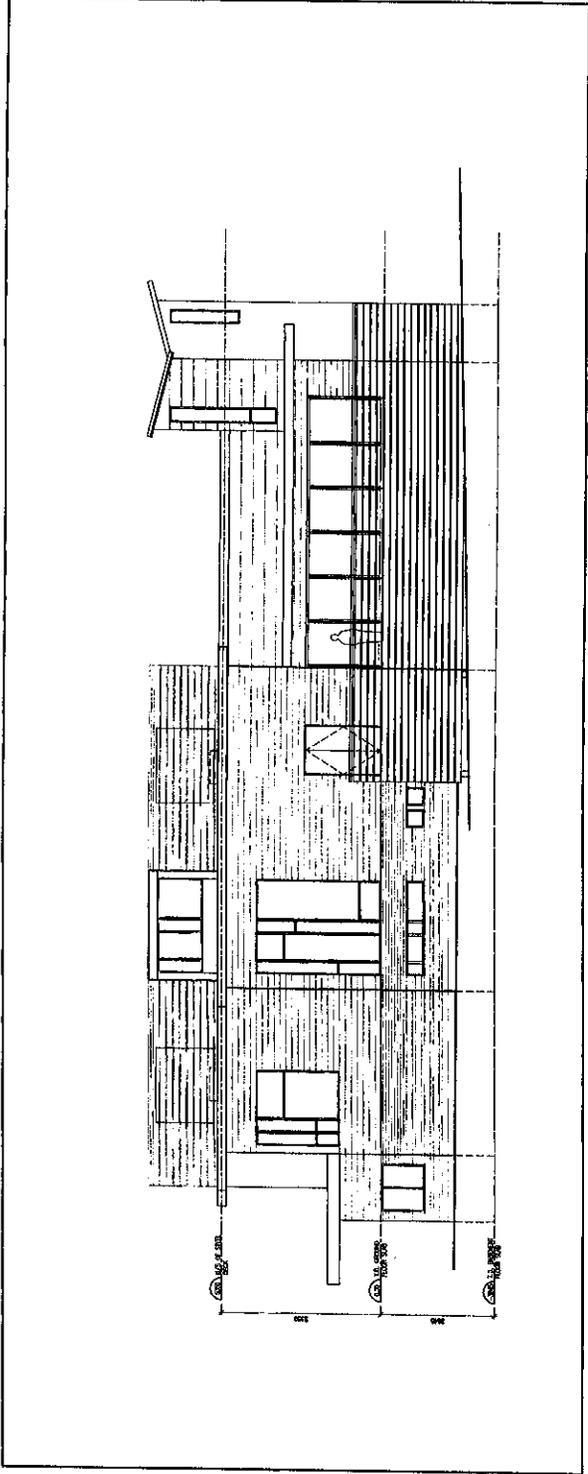
Attachment 3

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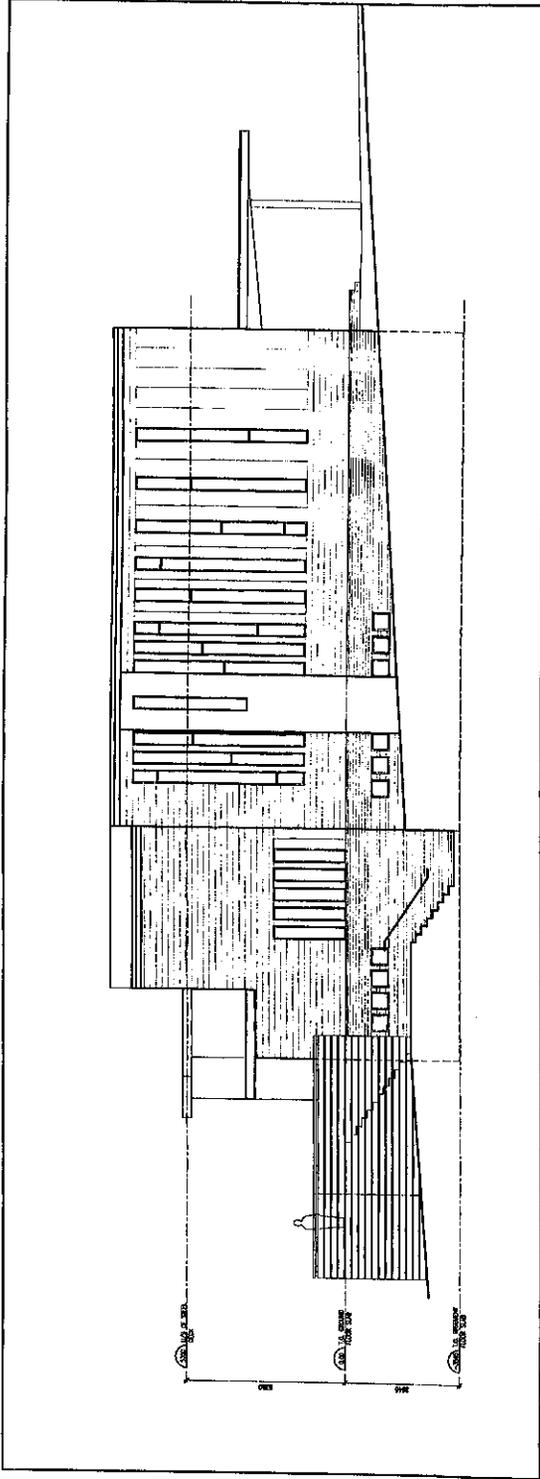
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 SUBJECT LANDS



2 SOUTH ELEVATION
SCALE: 1/8"



1 EAST ELEVATION
SCALE: 1/8"

Elevations - South & East

Part of Lot 12,
Concession 2

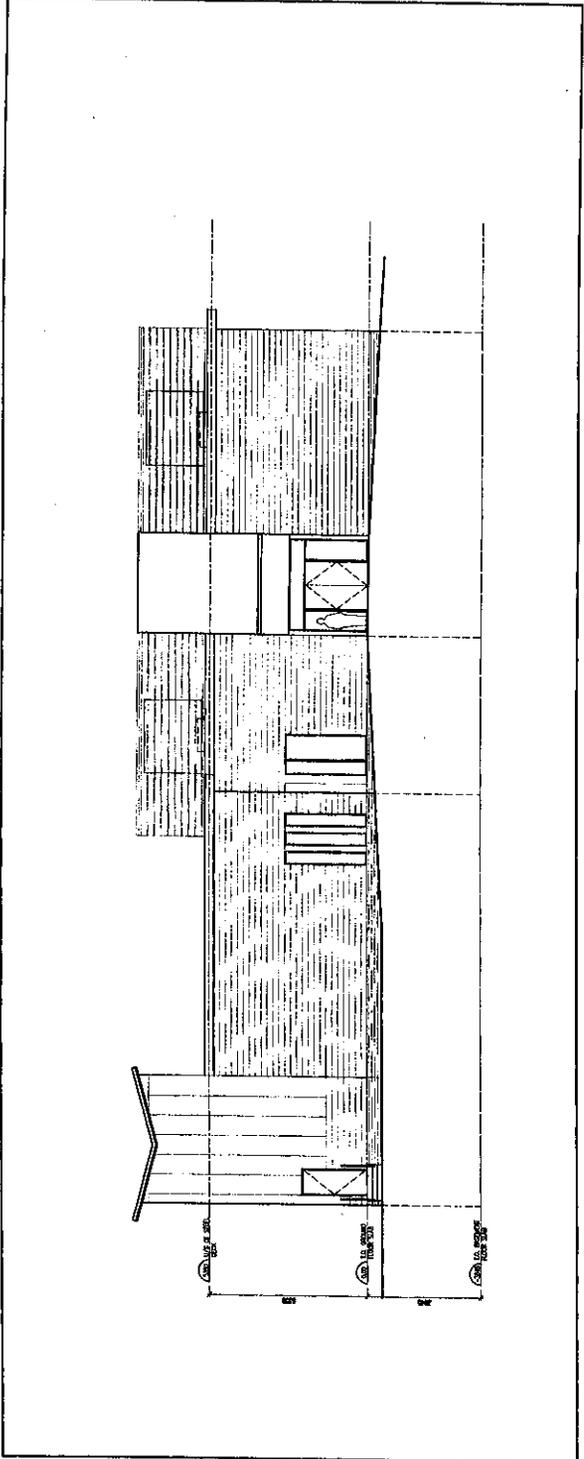
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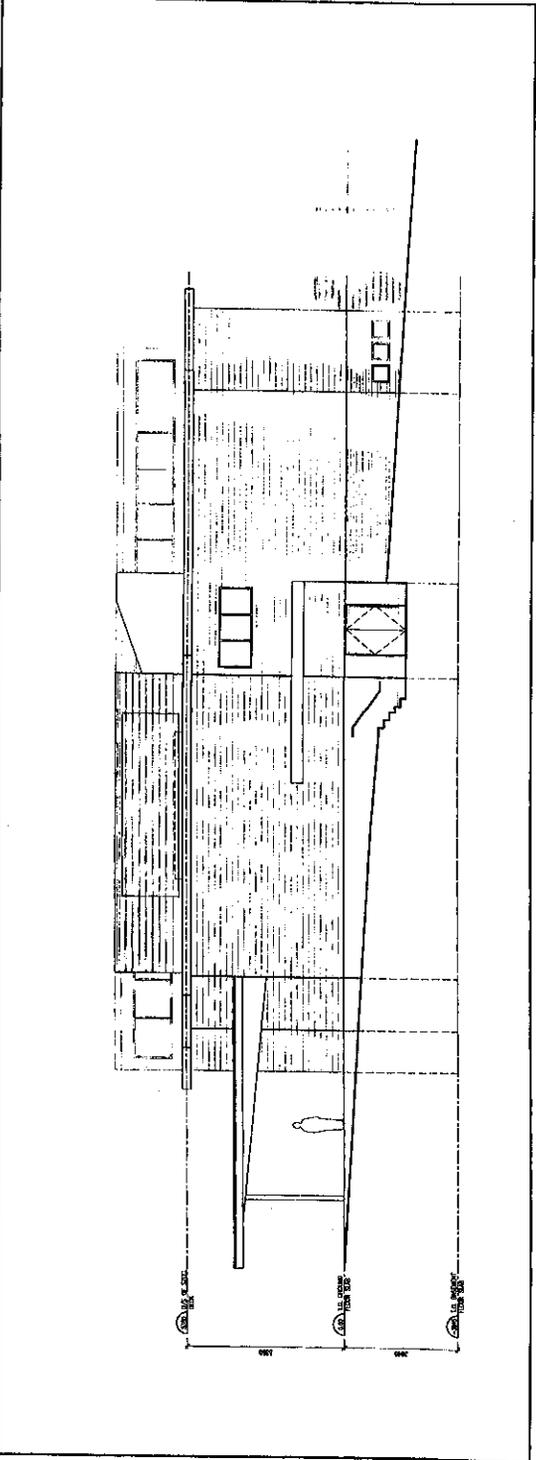
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Attachment 5
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NORTH ELEVATION
SCALE: 1/8"



WEST ELEVATION
SCALE: 1/8"

Elevations - North & West

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Attachment 6
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