

COMMITTEE OF THE WHOLE FEBRUARY 6, 2006

SITE DEVELOPMENT FILE DA.97.059
THE ERNEST MANSON LUBAVITCH CENTRE ADDITION

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.97.059 (The Ernest Manson Lubavitch Centre Addition) 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, stormwater management report, parking, access and on-site circulation shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.; and
 - iv) the variances required to implement the final approved site plan shall be approved by the Committee of Adjustment, and shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development application to amend the existing site plan agreement, in order to accommodate south and east additions to the existing synagogue building, on the lands shown on Attachment #1. The intention of the addition is to expand the main sanctuary area, as well as, relocate existing classrooms, provide for additional classrooms and a gymnasium for a religious pre-school, and to provide a 10mx 20m outdoor fenced-in playground as shown on Attachment #2.

The proposed 1,400.7m² building addition will be 2-storeys to a maximum height of 11m, and is to be joined with the existing 2,110.4m², 2-storey building for a total gross floor area of 3,511.1m² on a 8,794.76m² site. The number of parking spaces provided will be 121 spaces, which includes 2 handicapped spaces.

Background - Analysis and Options

On March 30, 1998, Council approved the original Site Development File DA.97.059 (Lubavitch Youth Organization – Toronto) to permit the development of a 2-storey, 2,110.4m² synagogue and community centre with classrooms, and 79 parking spaces. In August of 1998, the Site Development Agreement was registered and the site was developed according to the approved site plan.

On December 4, 2003, the Owner submitted a Site Development application to amend the existing site plan agreement, in order to accommodate a southerly building addition to the existing synagogue facility. The proposal was considered by the Committee of the Whole on April 4, 2005

and was approved by Council. Subsequently, the Owner submitted a revised site layout in August of 2005, with a new building and parking configuration. The August 2005 submission required a full review and new approvals from Council.

The site is located at the southeast corner of Bathurst Street and Flamingo Road (8001 Bathurst Street), being Block 40 on Registered Plan 65M-3182, in Part of Lots 33 and 34, Concession 1, City of Vaughan. The 8,794.76m² site has 74m frontage on Flamingo Road and 112.17m flankage along Bathurst Street.

The site is designated “Low Density Residential” by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - Flamingo Road; residential (R1 Residential Zone)
- South - residential (R3 Residential Zone)
- East - Highcliffe Drive; residential (R3 Residential Zone) and walkway block (OS1 Open Space Conservation Zone)
- West - Bathurst Street; woodlot (OS1 Open Space Conservation) and residential (R2 Residential Zone)

Official Plan

The subject lands are designated “Low Density Residential” by OPA No. 210 (Thornhill-Vaughan Community Plan). This designation permits single-detached dwellings and institutional uses, including churches and religious institutions on sites of a minimum of 0.4ha. Such uses, located on arterial or collector roads preferably on a corner site, shall require site plan approval. The existing synagogue and proposed addition located on a 0.87 ha parcel of land, conform to the policies of the Official Plan.

Zoning

The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits the proposed church/place of worship and community centre uses as-of-right, provided the site layout can accommodate the development standards that are required for an institutional use.

The following zoning exceptions are required to the R2 Residential Zone to facilitate the proposed building addition as shown on Attachment #2:

	<u>Required</u>	<u>Proposed</u>
Min. Landscape Strip abutting an OS1 Zone (east):	2.4m	1.55m
Min. Exterior Side Yard (west) (to existing building – new steps):	15.0m	7.70m
Min. Exterior Side Yard (west) (to addition):	15.0m	11.68m
Min. Exterior Side Yard (west) (outdoor play area):	15.0m	1.5m
Min. Width of Landscape Strip abutting a street (Bathurst Street):	6.0m	1.5m
Min. Interior Side Yard:	15.0m	13.75m
Min. Number of Parking Spaces:	165 spaces	123 spaces (25.46% deficiency)
Max. permitted Lot Coverage	20%	26.3%

In 1997, the Committee of Adjustment approved Minor Variance Application A297/97 to permit a front and exterior side yard setback of 9.0m and a 6.0m setback to the site triangle, whereas By-law 1-88 requires 15m, respectively.

The Owner will require a further application for Minor Variance to the Committee of Adjustment in order to address the above-noted zoning deficiencies attributed to the proposed building addition and outdoor play area and to the new steps leading to a new entrance to the existing building on the west facade. The Committee of Adjustment at a future meeting will consider the variance application, should Council approve the proposed site plan.

Site Design

The existing 2-storey synagogue shown on Attachment #2 fronts on Flamingo Road and has flankage on Bathurst street and is located in the northwest quadrant of the subject lands. The applicant is proposing a two-storey addition forming a reversed "L" shape to the east and south of the existing building. A garbage room will be provided internal to the building along the south side of the new addition. The site is to be accessed from Flamingo Drive by a 7.5m wide ingress and egress access as shown on Attachment #2. The only access to the site from Flamingo leads to a reversed "L" shaped parking area around the building. The children's fenced in play area has been proposed within the required 6m wide landscape buffer along Bathurst Street. The location and size of the play area for the proposed day nursery use is subject to the approval of the Ministry of Community Services.

Building Elevations

The multi-leveled building shown on Attachments #4 and #5 has a maximum height of 11m. The building material proposed for the addition is brown brick, matching the brick façade on the existing building. The cream-coloured coursing has also been incorporated around the windows, creating a frame that is used throughout the building as an architectural accent.

Landscaping

The site will be landscaped with a mix of coniferous and deciduous plantings around the perimeter of the site. Planting has also been included in the islands located within the parking areas, as shown on Attachment #3. Specific attention has been given to the new planting located around the outdoor play area. A concrete walkway leading from the building to the play area and further south along the westerly row of parking provides a path for pedestrian movement on site.

The final landscape plan and detailed cost estimate must be approved to the satisfaction of the Development Planning Department.

Access and Parking

The site plan (see Attachment #2) proposes 123 parking spaces, whereas the By-law requires 165 spaces, resulting in a deficiency of 25.46%, which is satisfactory to the Engineering Department. Parking was calculated based on each use within the existing building and the proposed addition. The applicant requires relief and has made application to the Committee of Adjustment to address the deficiency.

The access to the site is via an existing driveway from Flamingo Road. A secondary existing access from Highcliffe Drive will be removed and replaced with parking spaces and landscaping.

Servicing

The final servicing plan is to be approved by the Engineering Department, and satisfy all engineering requirements.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the Site Plan application, to permit the building addition to the existing approved synagogue and community centre, and is satisfied that the subject lands can be appropriately developed to accommodate the proposed addition. The Development Planning Department is of the opinion that the proposed addition and the variances to facilitate the addition are appropriate, and that the variances can proceed to the Committee of Adjustment, should Council approve the site plan application.

Attachments

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

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE

SUBJECT LANDS



Location Map

Part of Lots 33 & 34,
Concession 1

APPLICANT:
THE ERNEST MANSON
LUBAVITCH CENTRE ADDITION



Development Planning Department

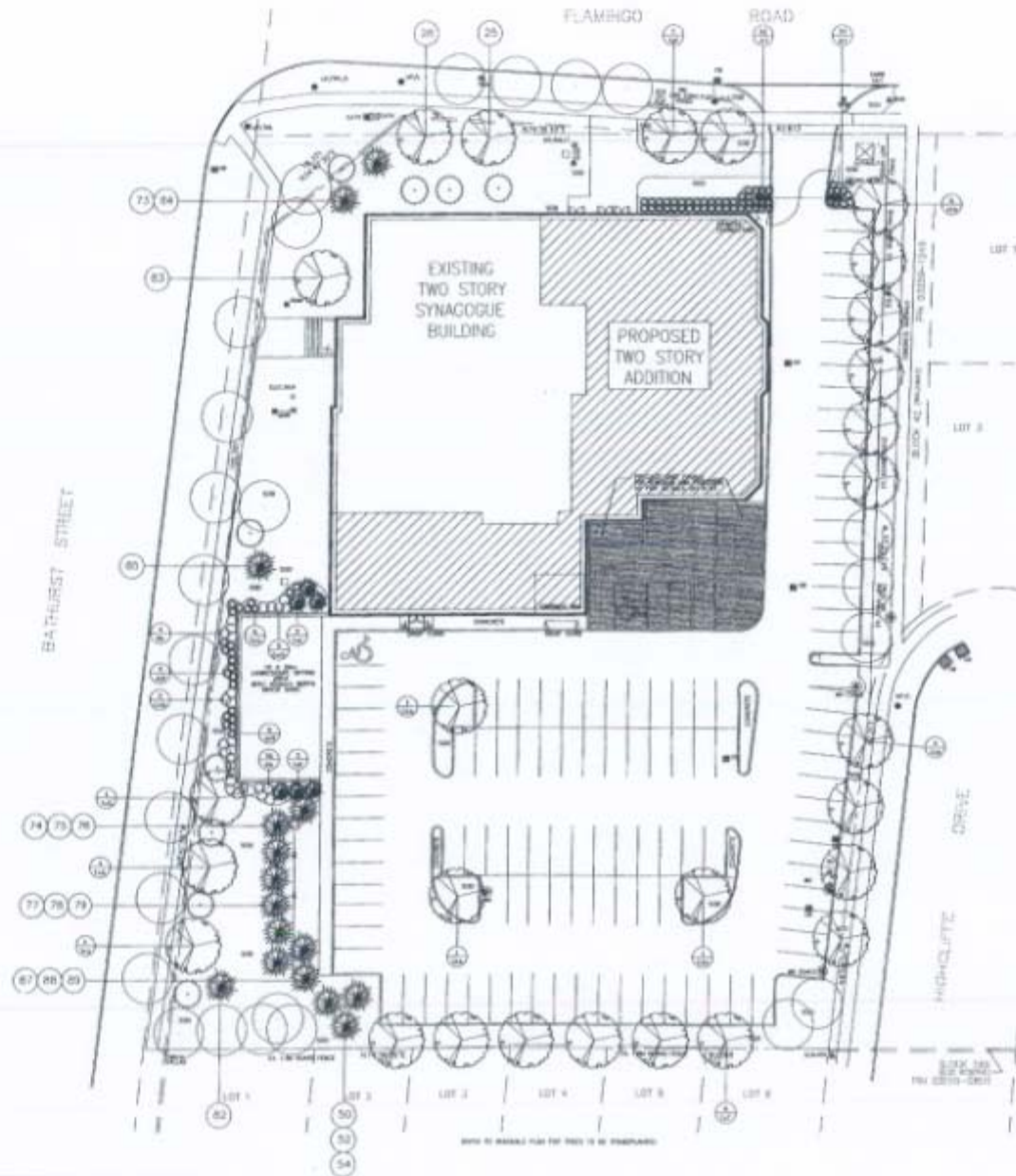
Attachment

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Not to Scale

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Landscape Plan

Part of Lots 33 & 34,
Concession 1

APPLICANT:
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NORTH ELEVATION



SOUTH ELEVATION

North & South Elevations

Part of Lot 33 & 34,
Concession 1

APPLICANT:
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City of
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