

**COMMITTEE OF THE WHOLE JUNE 23, 2009**

**SITE DEVELOPMENT FILE DA.08.097  
BETH CHABAD ISRAELI COMMUNITY CENTRE  
WARD 5**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.097 (Beth Chabad Israeli Community Centre) BE APPROVED, to permit the development of a two-storey synagogue and community centre, subject to the following condition:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning and Engineering Departments.

**Contribution to Sustainability**

The proposed development will incorporate a variety of modern technologies into the building and site design to achieve a higher environmental standard while reducing overall energy use. The insulation in the walls and roof have been upgraded to R30 and R40, respectively, where a standard of R20 is typically used. The applicants are proposing an upgraded mechanical system that uses water to heat and cool the building. The interior building finishes include the use of low voltage light fixtures and low volatile organic compound (VOC) carpets and paints. Sheltered bicycle racks have been provided outside the building to encourage alternative forms of transportation. The building also utilizes underground parking and a roof top garden and daycare play area reducing the total land required for the proposed development, and produces a development with an enhanced urban and pedestrian focus.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To permit the development of a two-storey synagogue and community centre with one level of underground parking as shown on Attachments #3, #5 and #6.

**Background - Analysis and Options**

**Location**

The 0.2 ha subject lands are located at the southwest corner of Bathurst Street and North Park Road, as shown on Attachments #1 and #2.

**Official Plan and Zoning**

The subject lands are designated "Town Centre Commercial" by OPA #210 (Thornhill Community Plan). The proposed use and site development conforms to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88. The proposed development was subject to a Minor Variance Application (A405/07) for variances to the Zoning By-law to facilitate the proposed development. The application was considered by the Vaughan Committee of Adjustment on February 14, 2008, and the following variances were approved:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirement</b>	<b>Proposed</b>
1	minimum front yard setback (Bathurst)	15m	0.6m
2	minimum interior side yard setback (south side)	15m	6m
3	minimum exterior side yard setback (north side)	15m	0.6m
4	minimum landscape strip width (Bathurst)	6m	0.6m
5	maximum lot coverage	20%	53%
6	maximum building height	11m	13m
7	minimum on-site parking	221 spaces	50 spaces

The applicant provided a parking reduction justification report prepared by iTRANS Consulting in support of the reduction. The Vaughan Engineering Department found the report to be acceptable and had no objections to the reduction in parking. Furthermore, the Development Planning Department had no objections to the variances for minimum front, interior and exterior side yard setbacks, minimum front yard landscaping, and the maximum building height and lot coverage proposed by the applicant. These variances would allow for a development that is urban in nature and pedestrian focused, being located close to the street, in a prominent location in the Thornhill Town Centre.

In addition to the above-noted approved variances, the proposed synagogue and community centre development complies with all requirements of Zoning By-law 1-88.

#### Site Plan Review

The Vaughan Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations as shown on Attachment #3, #4, #5 and #6, respectively. The final plans and signage details must be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the servicing, grading and storm water management plans. The final plans and report must be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

#### 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 site abuts Bathurst Street, which is under the jurisdiction of the Region of York. The Region of York Transportation Services Department has no objections in principle to the proposed development. The Owner will be required to enter into a Regional Site Plan Agreement.

## **Conclusion**

Site Development File DA.08.097 has been reviewed in accordance with OPA #210 (Thornhill Community Plan), By-law 1-88, the comments from City Departments, the Region of York, and the area context. The Development Planning Department is satisfied that the proposed development of a two-storey synagogue and community centre, as shown on Attachments #3, #5 and #6 is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

## **Attachments**

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

## **Report prepared by:**

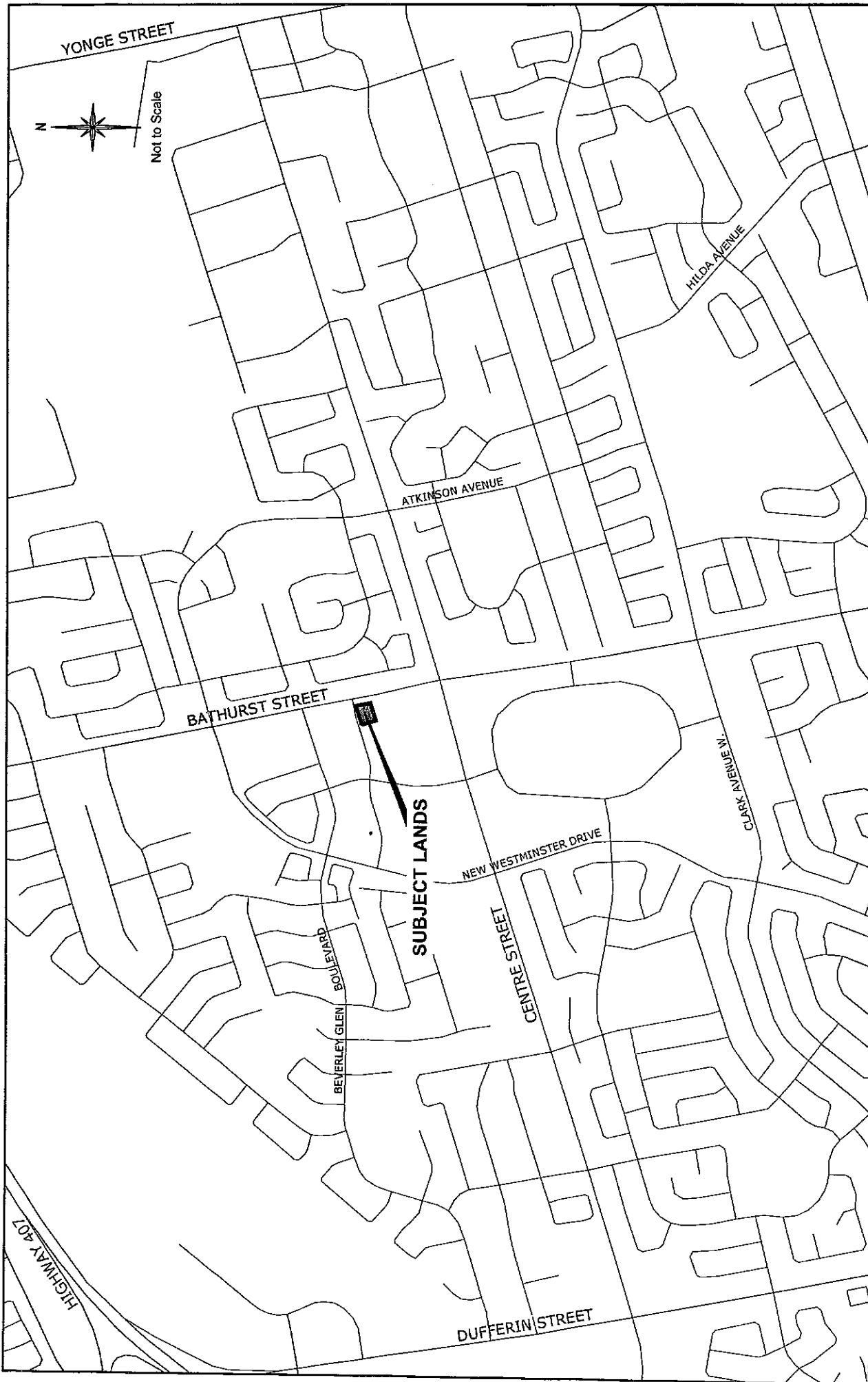
Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



# Context Location Map

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

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*The City Above Toronto*

Development Planning Department

# Attachment

File: DA.08.097

# 1

Date:  
June 4, 2009



**LEGEND**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- CMU1 - MIXED USE 1-TOWN CENTRE
- CMU2 - MIXED USE 2-TOWN CENTRE
- OS2 - OPEN SPACE PARK ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**

North Arrow

Not to Scale

# Location Map

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

NA\OPT\1\_ATTACHMENTS\0A\0A.08.097a.dwg



The City Above Toronto

Development Planning Department

# Attachment

File: DA.08.097

Date:  
June 4, 2009

# 2

NORTH PARK DRIVE



Not to Scale

SUBJECT LANDS



# Site Plan

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

MAP/PLAN ATTACHMENTS/VA/06/08/097a.dwg



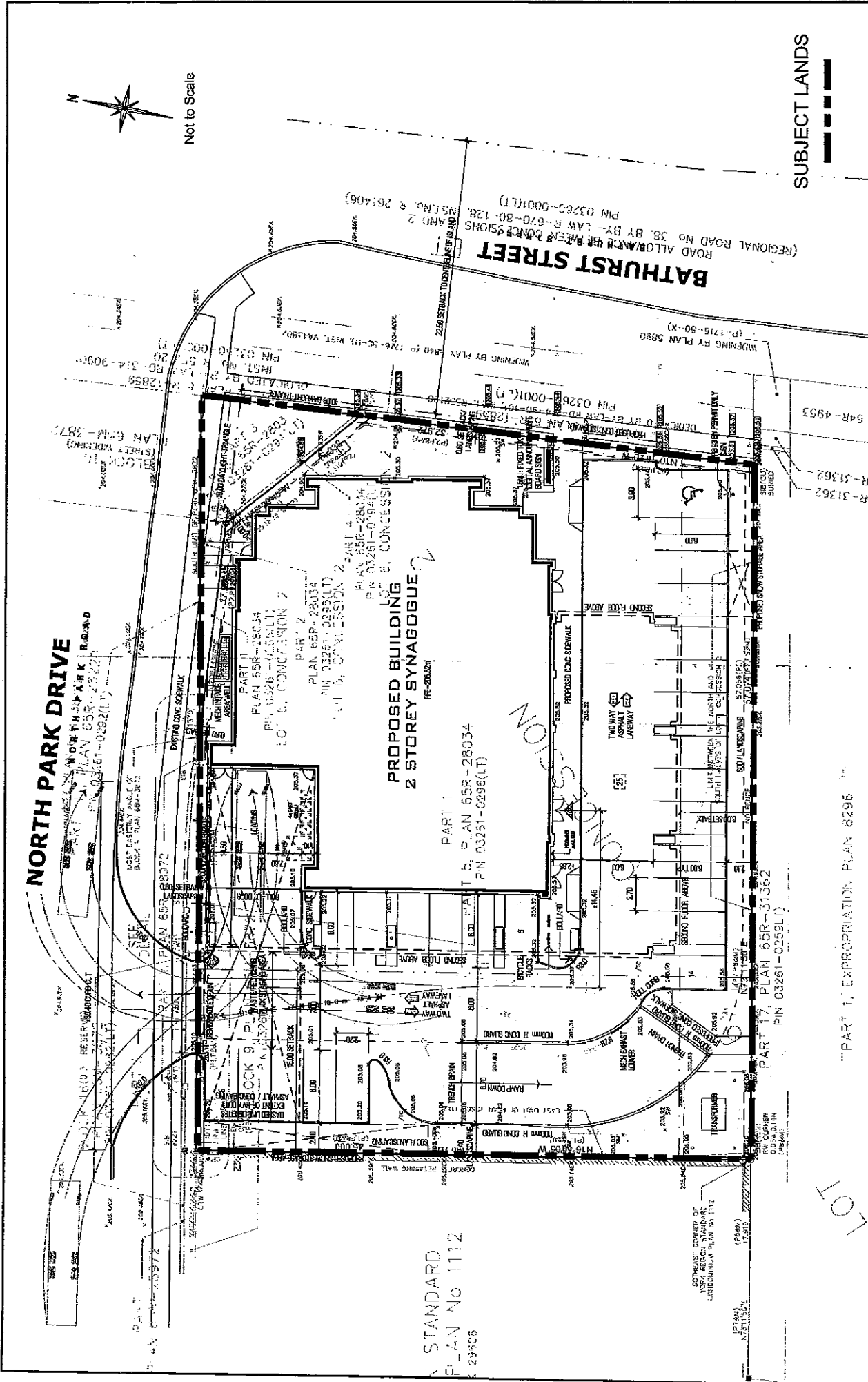
Development Planning Department

# Attachment

File: DA.08.097

Date:  
June 4, 2009

# 3



STANDARD  
PLAN No 1112  
29905

LOT

PART 1, EXPROPRIATION, PLAN 6296

PART 7, PLAN 65R-31362  
PIN 03261-0259(LT)

BATHURST STREET  
ROAD ALLOWANCE FOR WATER CONCESSIONS  
(REGIONAL ROAD NO. 38, BY BY-LAW R-670-80-128,  
NSL No. 2 Z61406) PIN 03265-0001(LT)

PROPOSED BUILDING  
2 STOREY SYNAGOGUE  
FRE-28034

PART 2  
PLAN 65R-28034  
PIN 03261-0296(LT)  
LOT 6, CONCESSION 2

PART 1  
PLAN 65R-28034  
PIN 03261-0296(LT)

WIDENING BY PLAN 6440  
(P. 1716-50-X)  
PIN 0326-0001(LT)

LAN 65M-2871  
(STREET WIDENING)

PLAN 65R-28034  
PIN 03261-0296(LT)

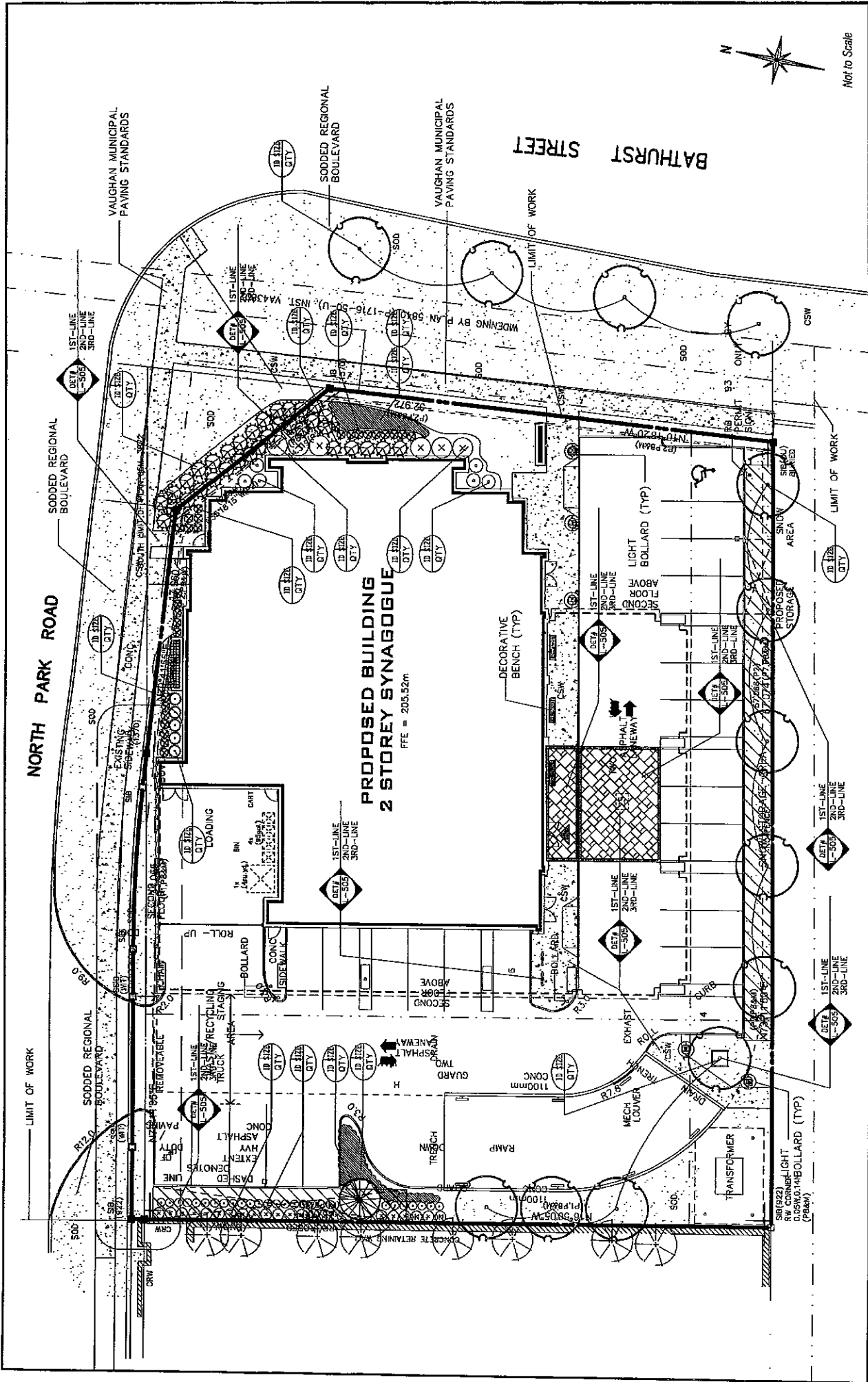
PLAN 65R-28034  
PIN 03261-0296(LT)

PLAN 65R-28034  
PIN 03261-0296(LT)

PLAN 65R-28034  
PIN 03261-0296(LT)

PLAN 65R-28034  
PIN 03261-0296(LT)

PLAN 65R-28034  
PIN 03261-0296(LT)



**PROPOSED BUILDING  
2 STOREY SYNAGOGUE**  
FFE = 205.52m

# Landscape Plan

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

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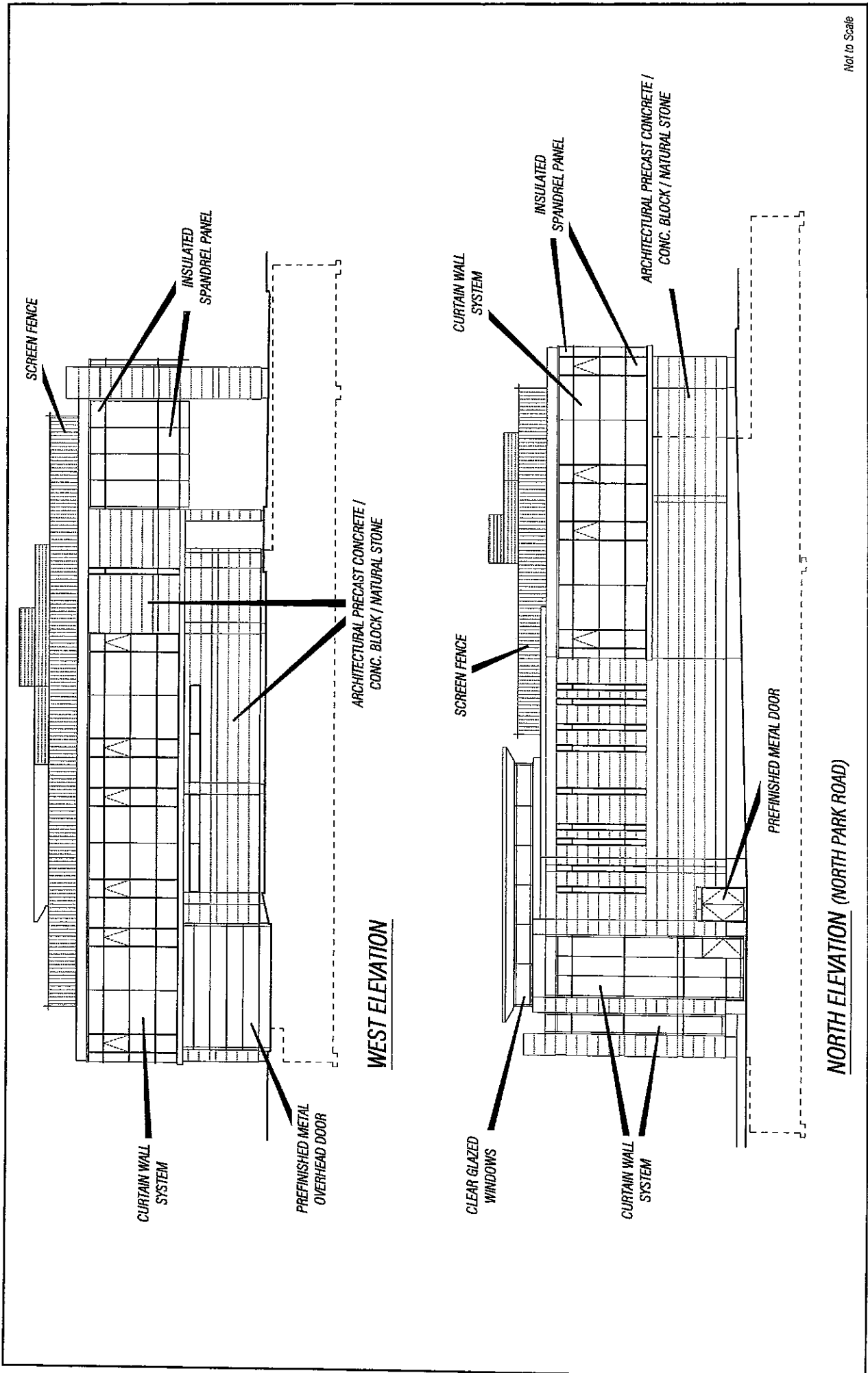
Development Planning Department

# Attachment

File: DA.08.097

Date:  
June 4, 2009

# 4



Not to Scale

# North & West Elevations

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

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# Attachment

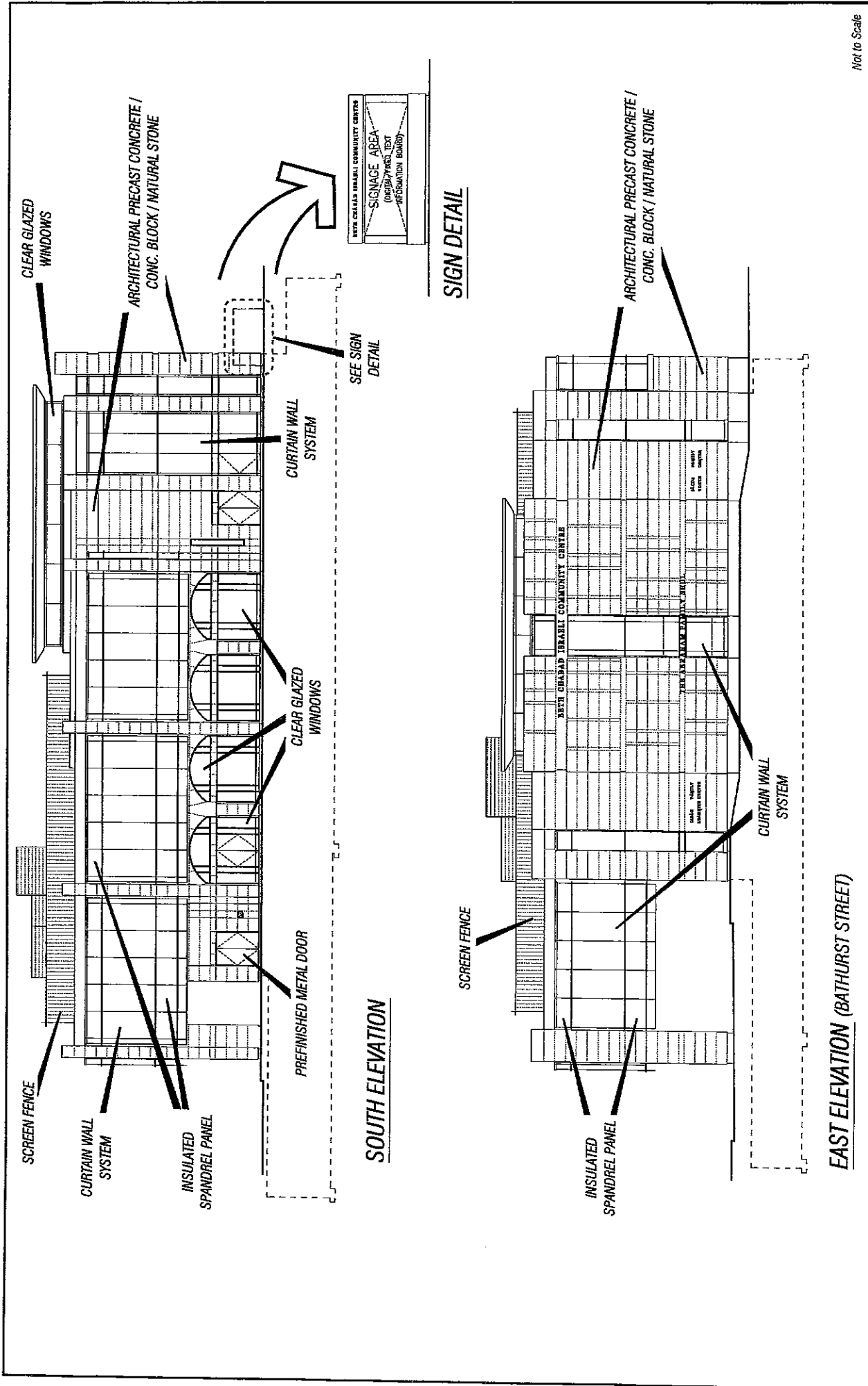
File: DA.08.097  
Date: June 4, 2009



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# South & East Elevations

Location: Part of Lot 6,  
Concession 2

Applicant: Beth Chabad  
Israeli Community Centre

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# Attachment

File: DA.08.097

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# 6