

COMMITTEE OF THE WHOLE APRIL 20, 2010

**SITE DEVELOPMENT FILE DA.00.139
DANIEL AND RAYA GLUZBERG
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.00.139 (Daniel and Raya Gluzberg) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan shall be approved by the Vaughan Engineering Department; and,
 - iii) Minor Variance Application A062/07 (Daniel and Raya Gluzberg) shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect.
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) "The Owner shall pay to the City of Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Contribution to Sustainability

The Site Development Application does not contemplate any new building construction. The proposed pedestrian walkway to the site from Centre Street is to be constructed of permeable pavers.

Economic Impact

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

Communications Plan

N/A

Purpose

To obtain Site Plan Approval to permit a private school (currently occupying the site) on the subject lands shown on Attachments #1 and #2, within the existing single storey dwelling and accessory structure having a total gross floor area of 308m² (Buildings "A" and "B"), as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located on the north side of Centre Street between Vaughan Boulevard and Concord Road, municipally known as 1238 Centre Street, in Part of Lot 6, Concession 2, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Office Commercial" by OPA #672 (Centre Street Policy). The "Office Commercial" designation permits a private school use. The proposed site development conforms to the Official Plan.

The subject lands are zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(776). The private school use is considered an Institutional Use in Zoning By-law 1-88, which is permitted as-of-right in all Residential Zones. Minor variances will be required to be obtained from the Vaughan Committee of Adjustment to implement the site plan, if approved, as further discussed in the "Minor Variance" section of this report.

Site Plan

The site is currently developed with a single storey dwelling (Building A) situated in the centre of the site, and an accessory structure located at the northwest corner of the property (Building B), as shown on Attachment #3. The structures combined have a total gross floor area of 308m², and are currently being used as a private school. A fenced outdoor play area is provided at the northeast corner of the site. Site plan approval is required for the private school use. No additional structures are proposed for the site (see existing building elevations on Attachments #5 and #6), however, changes to the existing site layout are required, including changes to the parking area, driveway access, and the addition of landscaped areas.

Currently, the access to the site is located at the southeast end of the property. In accordance with the requirements of the Region of York, the driveway is being relocated to the southwest end of the site. This 7 m wide driveway access will serve a one-way circular aisle, accessing 9 parking spaces and a child drop off area located at the front of the main building (Building A).

The site plan and landscape plan show the addition of a 2m wide landscaping strip along the frontage of the property to reduce the prominence of the existing paved front yard from Centre Street. The applicant has also redesigned the parking area to include a circular landscaped island in the centre of the parking area, which will require the removal of 3 trees, as shown on Attachment #4, to the satisfaction and approval of the Development Planning Department. In addition, a pedestrian walkway to be constructed of permeable pavers is proposed along the east property line, which will link the building to the proposed sidewalk within the Regional right-of-way. The Development Planning Department has requested streetscape treatment to be provided within the right-of-way, including a paved sidewalk and the addition of pedestrian-scale street lighting, in accordance with the requirements of OPA #672. Prior to construction of the streetscape treatment, the Region of York and the City of Vaughan must provide clearance for any proposed construction, or as an alternative, the City may require cash-in-lieu of the treatment should it be determined that the streetscape treatment cannot be completed with the site work. The Site Plan Letter of Undertaking will include wording that will have the effect of implementing this provision.

The Development Planning Department is generally satisfied with the proposed site plan and landscaping improvements shown on Attachments #3 and #4. The final site plan, landscape plan and landscape cost estimate, which includes the streetscape treatments, must be approved to the satisfaction of the Development Planning Department.

Minor Variances

The Owner has submitted an application for Minor Variance (File A062/07) to regularize the following as built variances for the existing private school development:

	By-law Standard	By-law 1-88 Requirements as Amended by Exception 9(776) (R3 Residential Zone)	Proposed Exceptions to R3 Zone of By-law 1-88 through Committee of Adjustment Minor Variance Application A062/07
a.	Minimum Rear Yard Setback to an Accessory Building (north lot line)	15.0m	1.22m
b.	Minimum Interior Side Yard (Building "A")	15.0m	5.6m easterly 5.53m westerly
c.	Minimum Interior Side Yard (Building "B")	15.0m	3.45m westerly
d.	Minimum Landscape Strip Abutting an "R" Residential Zone (Northerly Lot Line)	2.4m	1.22m
e.	Minimum Landscape Strip Abutting an "R" Residential Zone (Westerly Lot Line)	2.4m	1.0m
f.	Minimum Width of a Landscape Strip Abutting Centre Street	6.0m	2.0m
g.	Minimum Number of Parking Spaces	11 parking spaces	9 parking spaces

The site-specific variances are required to address the existing conditions and provide additional landscaping on the site, and to bring the subject lands into conformity with the Institutional Use requirements of By-law 1-88. In addition, the Region of York has requested a 2.5m road widening along Centre Street, which results in a reduced landscape strip width along the property frontage. The total number of parking spaces required for the subject lands is 11 spaces (3.3 parking spaces/100m² of GFA x 308 m² = 10.164 or 11 spaces). The site can accommodate a total of 9 spaces while providing the additional landscaping requirements. In light of the above, the 2 parking space deficiency is considered acceptable.

The Owner has submitted a Minor Variance Application (A062/07) to the Vaughan Committee of Adjustment to address the above-noted variances. The variances, if approved, must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

Vaughan Engineering Department

The Engineering Department has reviewed the proposed site plan application and have no objections. The final site servicing and grading plan must be approved to the satisfaction of the Vaughan Engineering Department.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that 2% cash-in-lieu of parkland dedication in accordance with the Planning Act, is applicable. A condition to this effect is included in the recommendation to this report.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands are located on the north side of Centre Street, which is a Regional Road. The Region of York is requiring a portion of the subject lands along Centre Street for a road widening. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a Regional Site Plan Agreement.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #672, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the existing development of the site for a private school is appropriate and compatible with the existing and permitted uses in the surrounding area, and permitted by the Official Plan and Zoning By-law. Accordingly, the Development Planning Department can support the approval of the Site Development Application, for the existing private school development. The Owner will require variances to be approved by the Vaughan Committee of Adjustment, which must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Existing Building "A" Elevations
6. Existing Building "B" Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Carmela Marrelli, Senior Planner, ext. 8791

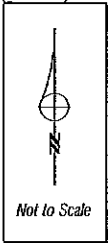
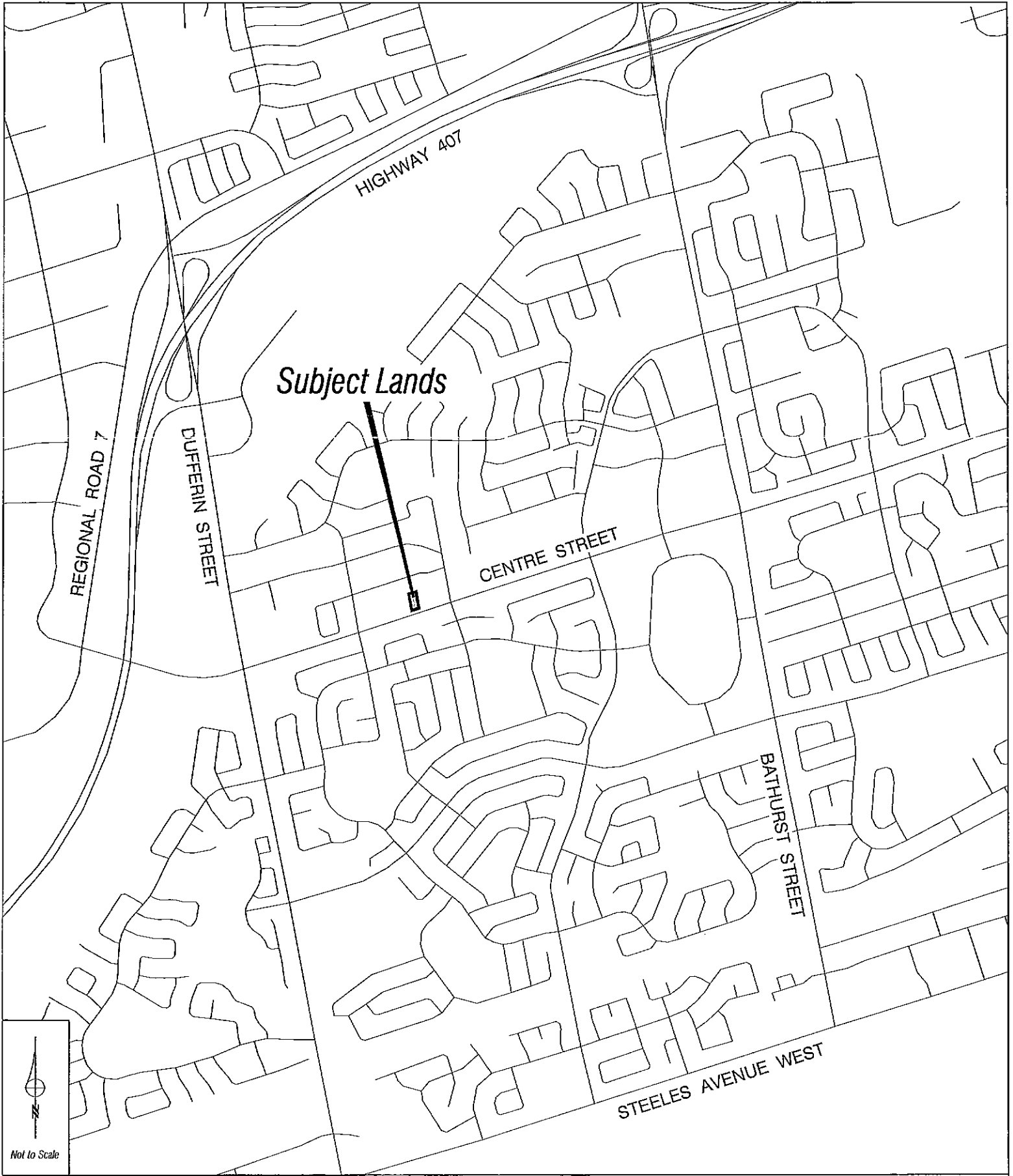
Mauro Peverini, Manager of Development Planning, ext. 8485

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:
Daniel & Raya Gluzberg

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The City Above Toronto
Development Planning Department

Attachment

FILE:
DA.00.139


DATE:
March 16, 2010





Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE

 Subject Lands



Location Map

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel & Raya Gluzberg

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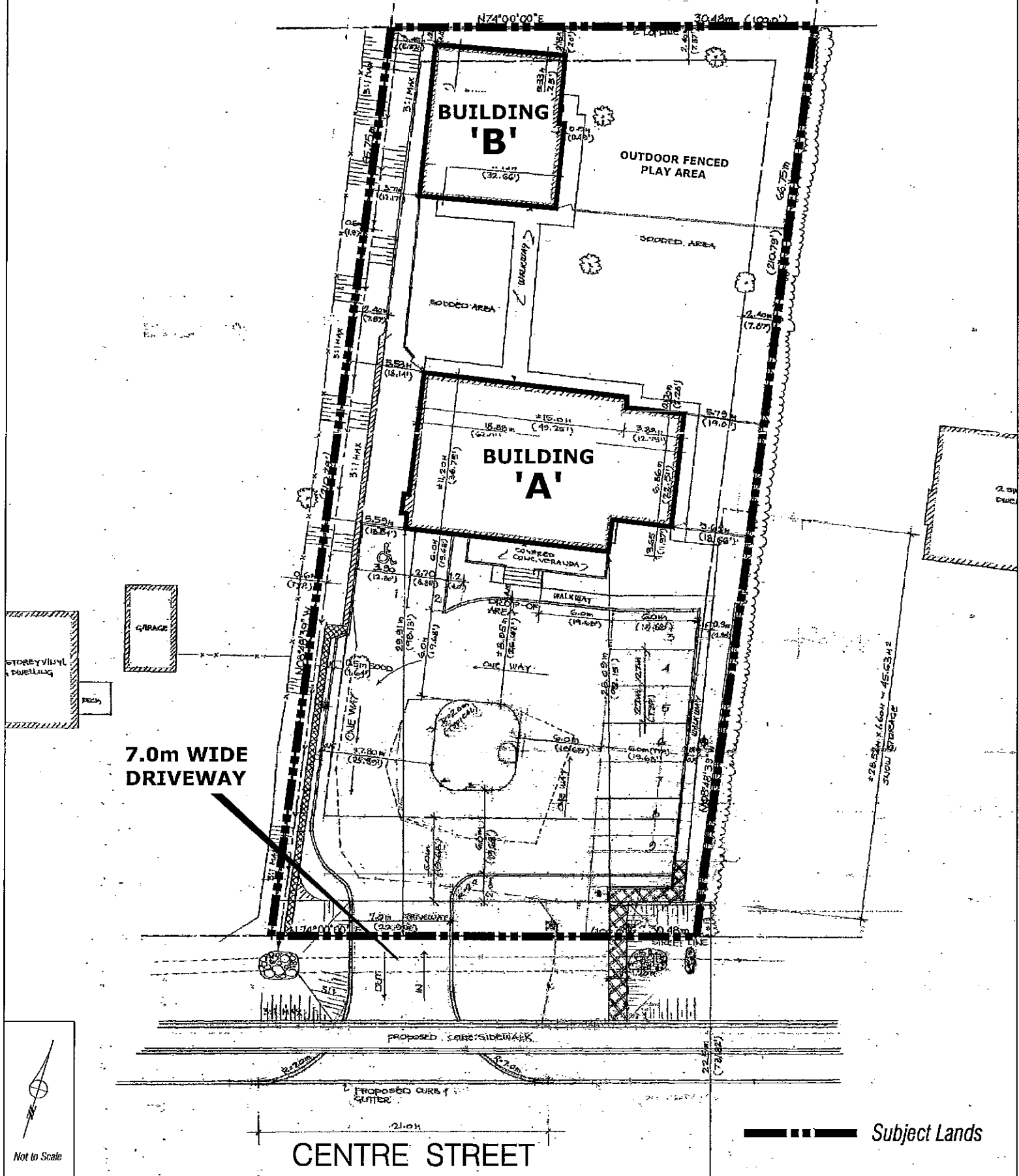
The City Above Toronto
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Site Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel & Raya Gluzberg

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The City Above Toronto

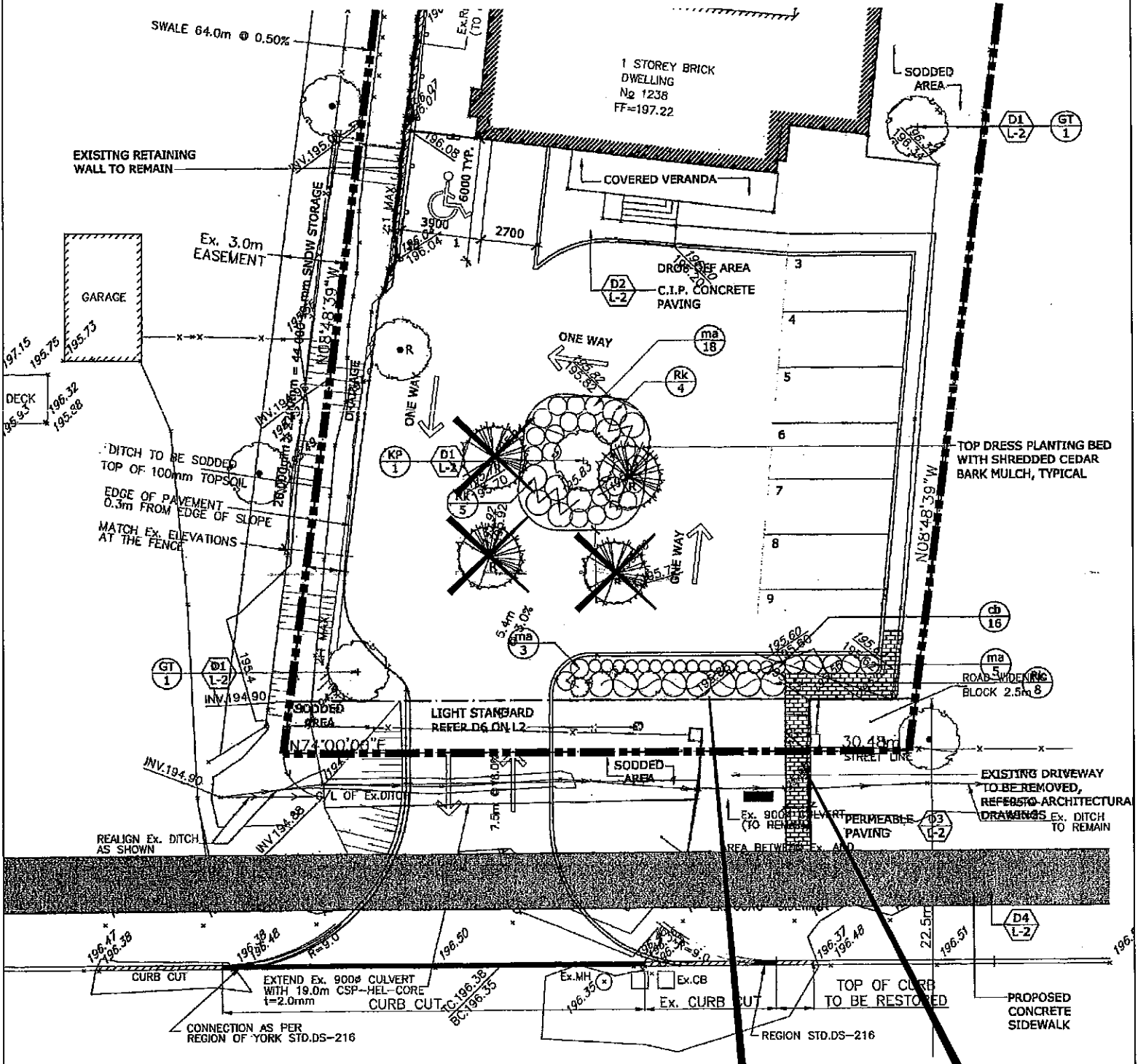
Development Planning Department

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Legend

-  Subject Lands
-  Existing Trees to be removed

Not to Scale

CENTRE STREET

2.0m WIDE LANDSCAPE STRIP

PEDESTRIAN CONNECTION TO BE CONSTRUCTED OF PERMEABLE PAVERS

Landscape Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel & Raya Gluzberg

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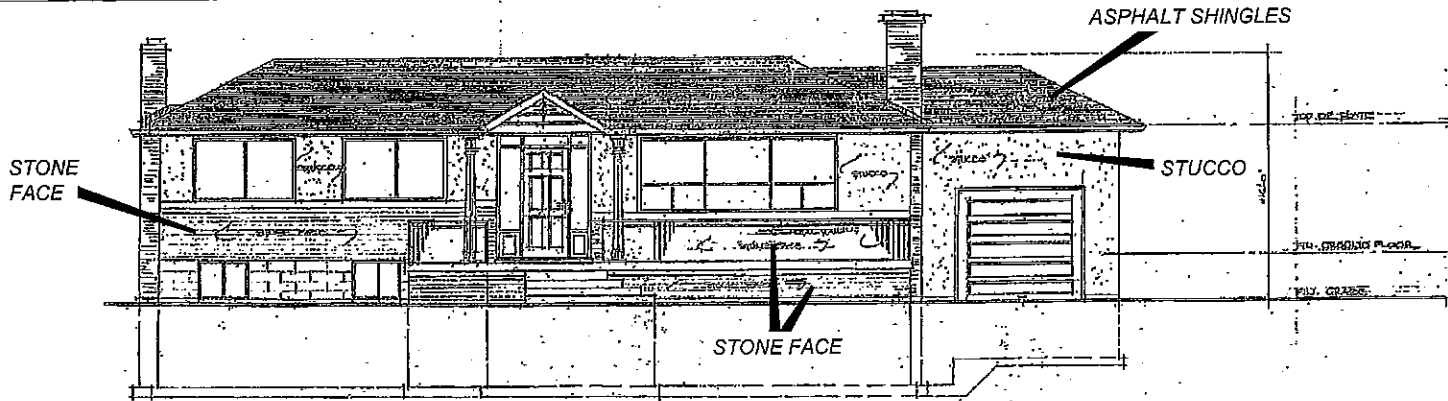
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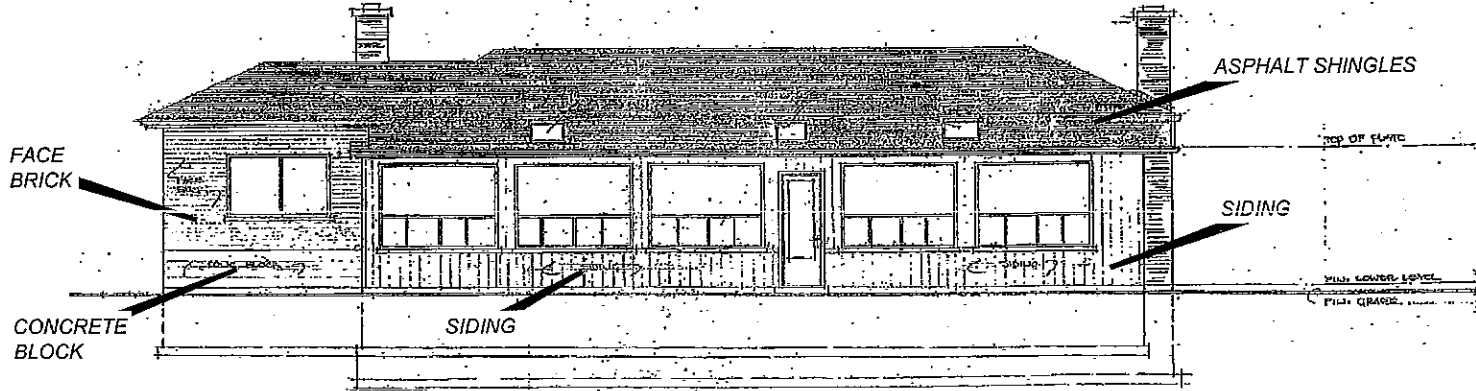
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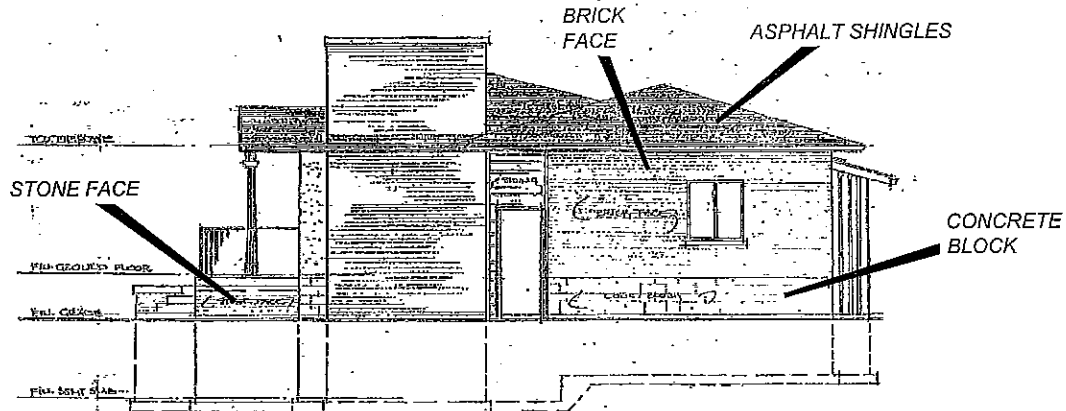
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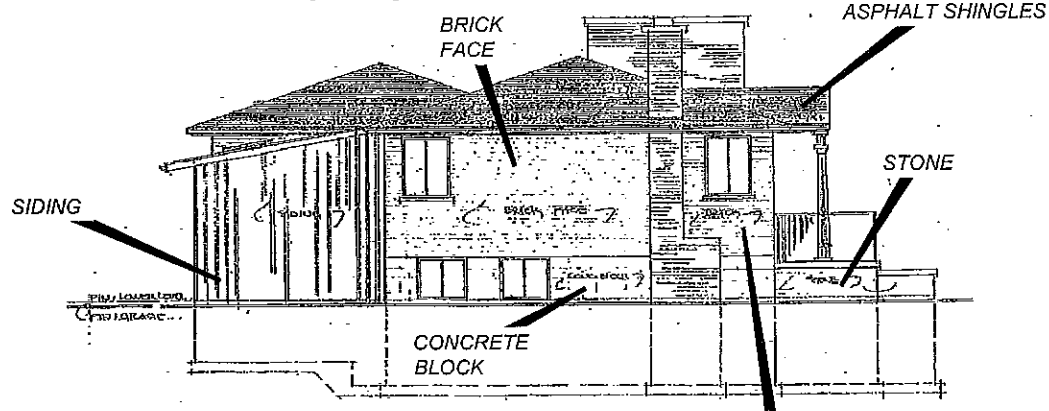
FRONT ELEVATION - FACING CENTRE STREET



REAR ELEVATION



RIGHT SIDE (EAST) ELEVATION



LEFT SIDE (WEST) ELEVATION

Existing Building "A" Elevations

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel & Raya Gluzberg

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The City Above Toronto

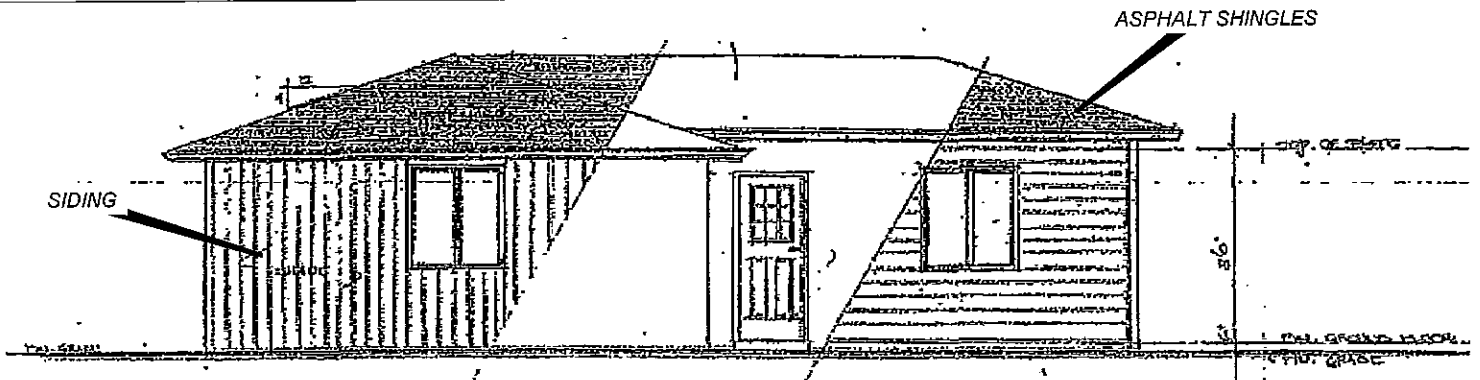
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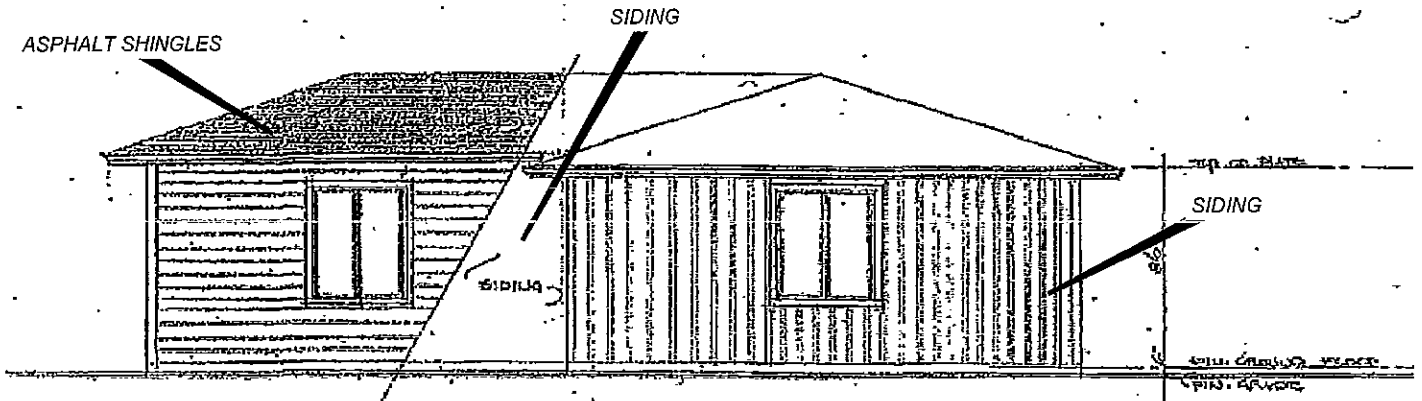
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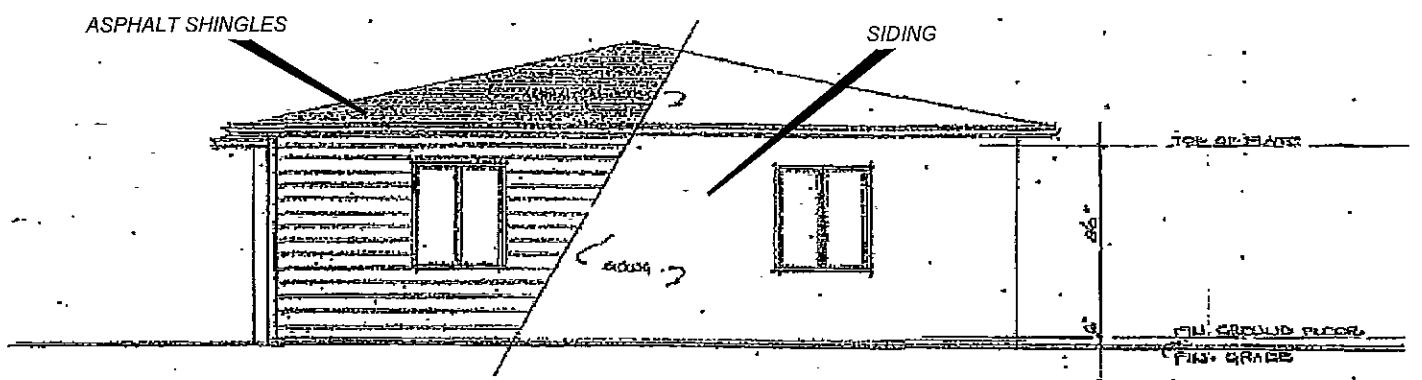
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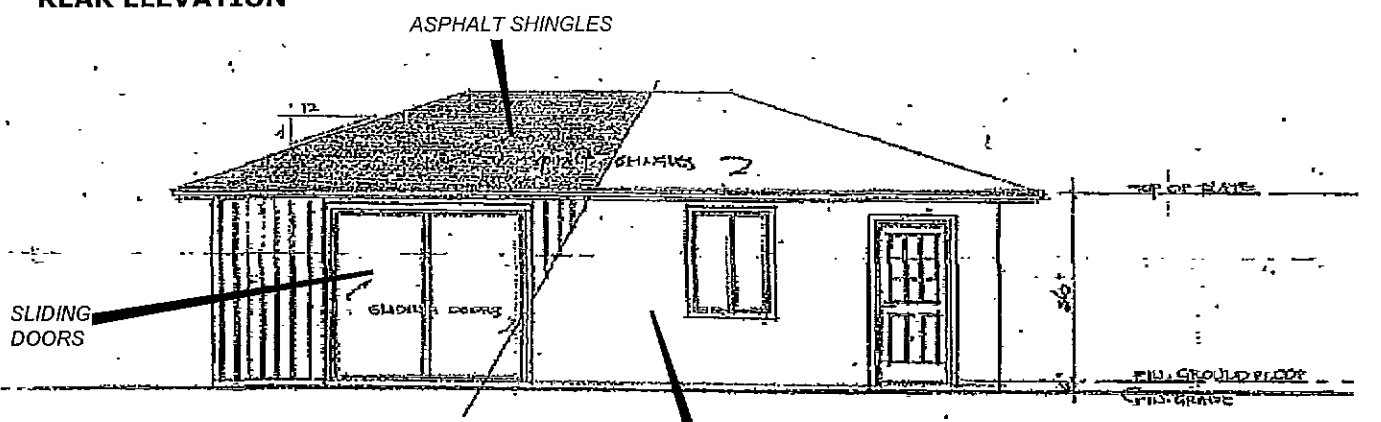
RIGHT SIDE (EAST) ELEVATION



LEFT SIDE (WEST) ELEVATION



REAR ELEVATION



FRONT ELEVATION

Existing Building "B" Elevations

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel & Raya Gluzberg



The City Above Toronto

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