

**COMMITTEE OF THE WHOLE SEPTEMBER 13, 2011**

**SITE DEVELOPMENT FILE DA.11.014  
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.014 (Islamic Shia Ithna-Asheri Jamaat of Toronto) BE APPROVED, to amend the previously approved site plan (Attachment #5), in order to recognize the existing as-built site plan conditions including the removal of a parking area originally planned for development on the west side of the site, the re-configuration of the main driveway access (fire route), and the inclusion of a playground, as shown on Attachments #3 and #4, subject to the following conditions:
  - a) that prior to the execution of the amending Site Plan Agreement:
    - i) the final site plan and landscape plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the related Minor Variance Application A242/10 for the reduction of 296 parking spaces (from 881 to 585 spaces) shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Site Development File DA.11.014 to recognize the existing as-built site conditions (Attachments #3 and #4) as an amendment to the previously approved Site Development File DA.00.124 (Attachment #5), which includes revisions to the parking lot layout, a reduction in the overall number of parking spaces (from 881 to 585 spaces), and the reconfiguration of the main driveway access, in the manner shown on Attachments #3 and #4.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #1 and #2, are located at 9000 Bathurst Street, on the west side, and south of Rutherford Road, in Planning Block 10, City of Vaughan.

## Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville Urban Village 2) and "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York. The existing community centre development conforms to the Official Plans.

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The existing community centre use complies with Zoning By-law 1-88. The original Site Development File DA.00.124 as approved, complied with the provisions of Zoning By-law 1-88, with respect to the provision of 881 parking spaces. However, the applicant did not build all of the required parking and has submitted Minor Variance File A242/10 to permit the reduction of 296 parking spaces (from 881 to 585 spaces), which must be approved by the Vaughan Committee of Adjustment, of which the merits are discussed below in the "Site History" section of this report.

## Site Plan Review

The subject lands are developed with the Jaffari Community Centre, a private elementary school, and other existing buildings as shown on Attachment #3. In 2002, site plan approval was issued for revisions to the community centre building (File DA.00.124). During the construction of the community centre, the Owner submitted an amendment to the original Site Plan Agreement registered on August 15, 2002, for revisions to the original building elevations and driveway configuration, and to include lands to be combined with the existing southerly parking lot (Attachment #5). That application was approved and the amending Site Plan Agreement was registered on title on August 26, 2009, to reflect the site layout shown on Attachment #5.

Since that time, the construction of the community centre building was completed, however, in the manner shown on Attachment #3. During the construction, the Owners revised the main driveway access so that it no longer provided a direct connection between the north and south parking areas. A children's play ground was also constructed adjacent to the west side of the community centre building (where the driveway had been planned) and the parking lot on the west side of the building was not constructed. The Owner also made other minor changes to the configuration of the driveway and parking areas around the community centre building, which were not in accordance with the approved site plan drawing in the amending Site Plan Agreement registered on August 26, 2009. These changes also affected the approved landscape plan. The as-built landscape plan is shown on Attachment #4.

Parking for the site was originally calculated based on the mix of uses and the gross floor area devoted to each use. The approved site plan (File DA.00.124) provided for 881 parking spaces. The Owners did not construct the west parking lot consisting of 296 parking spaces, and 585 spaces exist on the property.

The Owner is of the opinion that the 296 parking space reduction is in excess of what is required on the property. The Development Planning Department advised the Owner that a Minor Variance Application, to be approved by the Vaughan Committee of Adjustment, was required to permit the 296 parking space reduction. Consideration of the related Variance Application A242/10 was adjourned pending the resolution of the issues pertaining to the subject Site Development Application. The Owner has submitted a Parking Study in support of the site plan application and parking reduction, prepared by Read Voorhees and Associates Limited, which has been reviewed and accepted by the Vaughan Development/Transportation Engineering Department.

The change to the configuration of the internal access driveway on the site plan, which now also functions as a fire route around the community centre, has also been reviewed and accepted by the Vaughan Development/Transportation Engineering Department.

The Vaughan Development Planning Department in consultation with the Vaughan Development/Transportation Engineering Department and the Vaughan Building Standards Department is generally satisfied with the revised as-built site plan, including the parking and driveway layout, and the landscape plan, as shown on Attachments #3 and #4. The final site plan and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

### **Regional Implications**

The Region of York was a party to the amending Site Plan Agreement registered on August 26, 2009. The Region's conditions for Site Plan approval for the subject lands apply specifically to the Bathurst Street frontage. The changes proposed by Site Plan Amendment File DA.11.014 including the removal of the westerly parking lot and the reconfiguration of the driveway occur on the central portion of the site and do not affect or require changes to the Region of York's conditions of approval contained in the Registered Site Plan Agreement.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.11.014 in accordance with OPA #600, Zoning By-law 1-88, the previously approved Site Plan Agreement (File DA.00.124), comments from City Departments, and the surrounding land use context. The Vaughan Development Planning Department is satisfied with the proposed revisions to the approved site plan and landscape plan. Accordingly, the Department can support the approval of Site Development File DA.11.014, subject to the conditions contained in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. As-Built Site Plan (DA.11.014)
4. Landscape Plan (DA.11.014)
5. Approved Site Plan (DA.00.124)

### **Report prepared by:**

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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

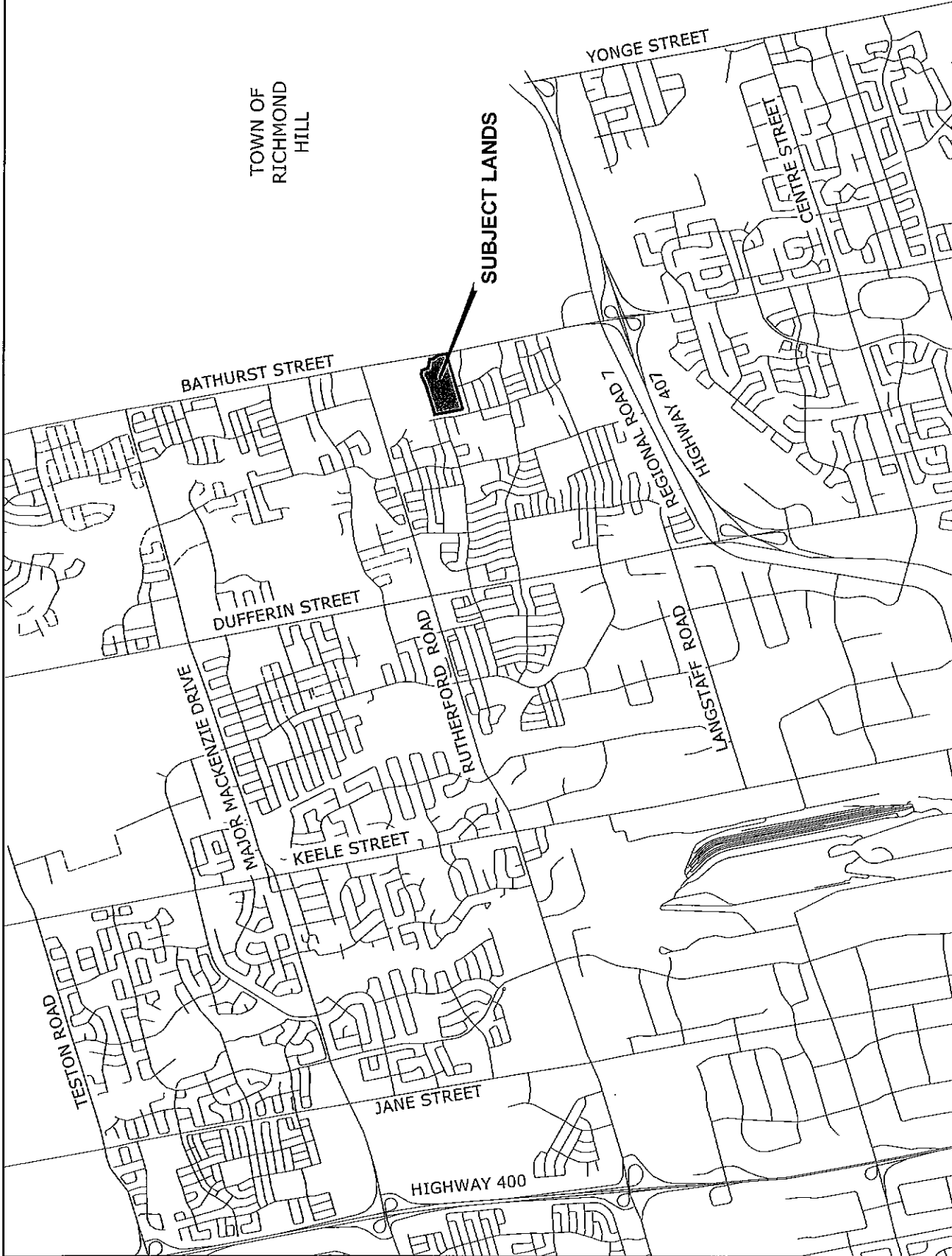
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TOWN OF  
RICHMOND  
HILL

SUBJECT LANDS



# Context Location Map

Location: Part of Lot 14,  
Concession 2

Applicant:  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
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# Attachment

File: DA.11.014  
Related File: DA.00.124

Date:  
July 20, 2011





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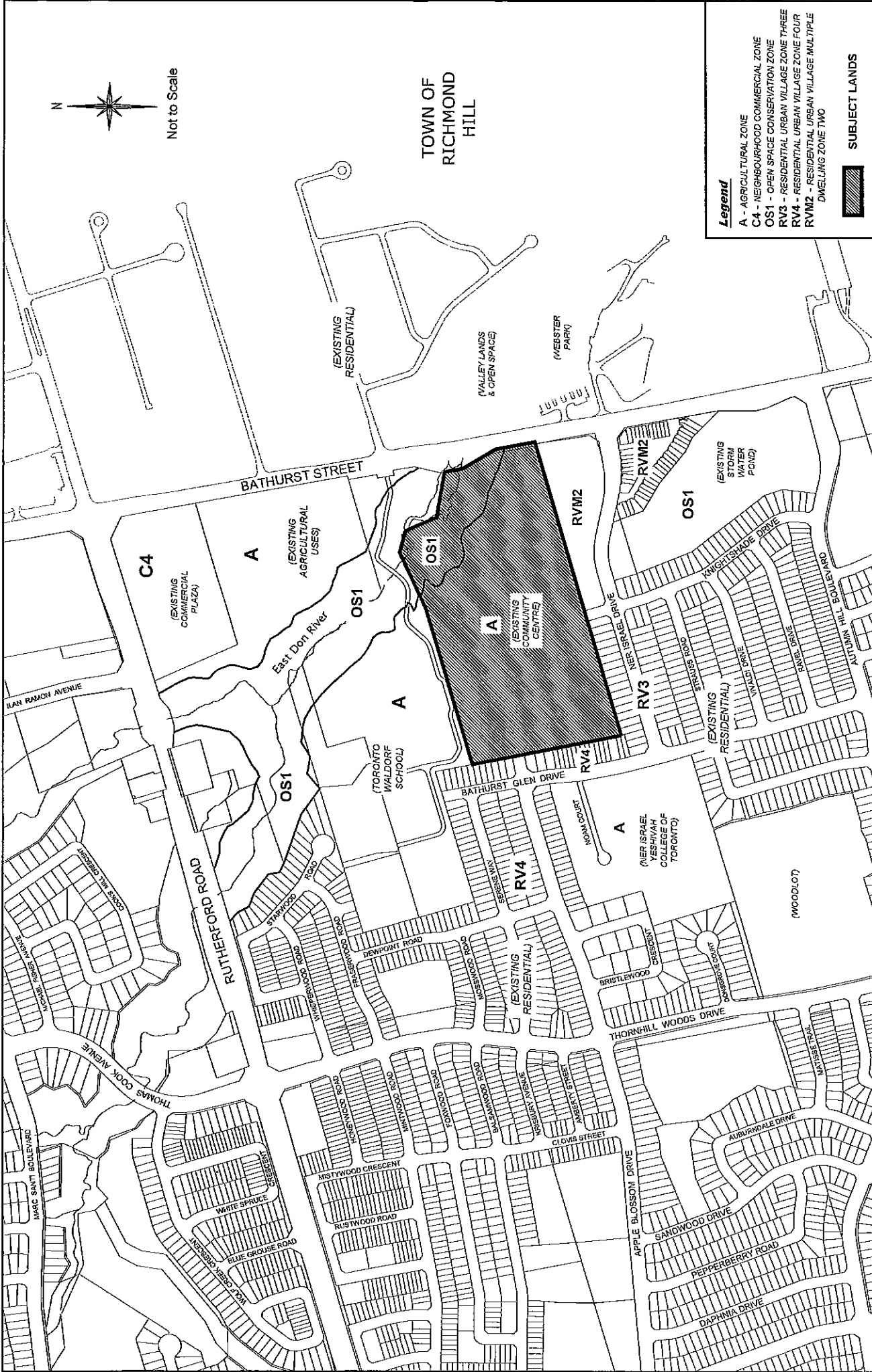
# TOWN OF RICHMOND HILL

### Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE TWO



SUBJECT LANDS



# Attachment

File: DA.11.014  
Related File: DA.00.124

Date: July 20, 2011



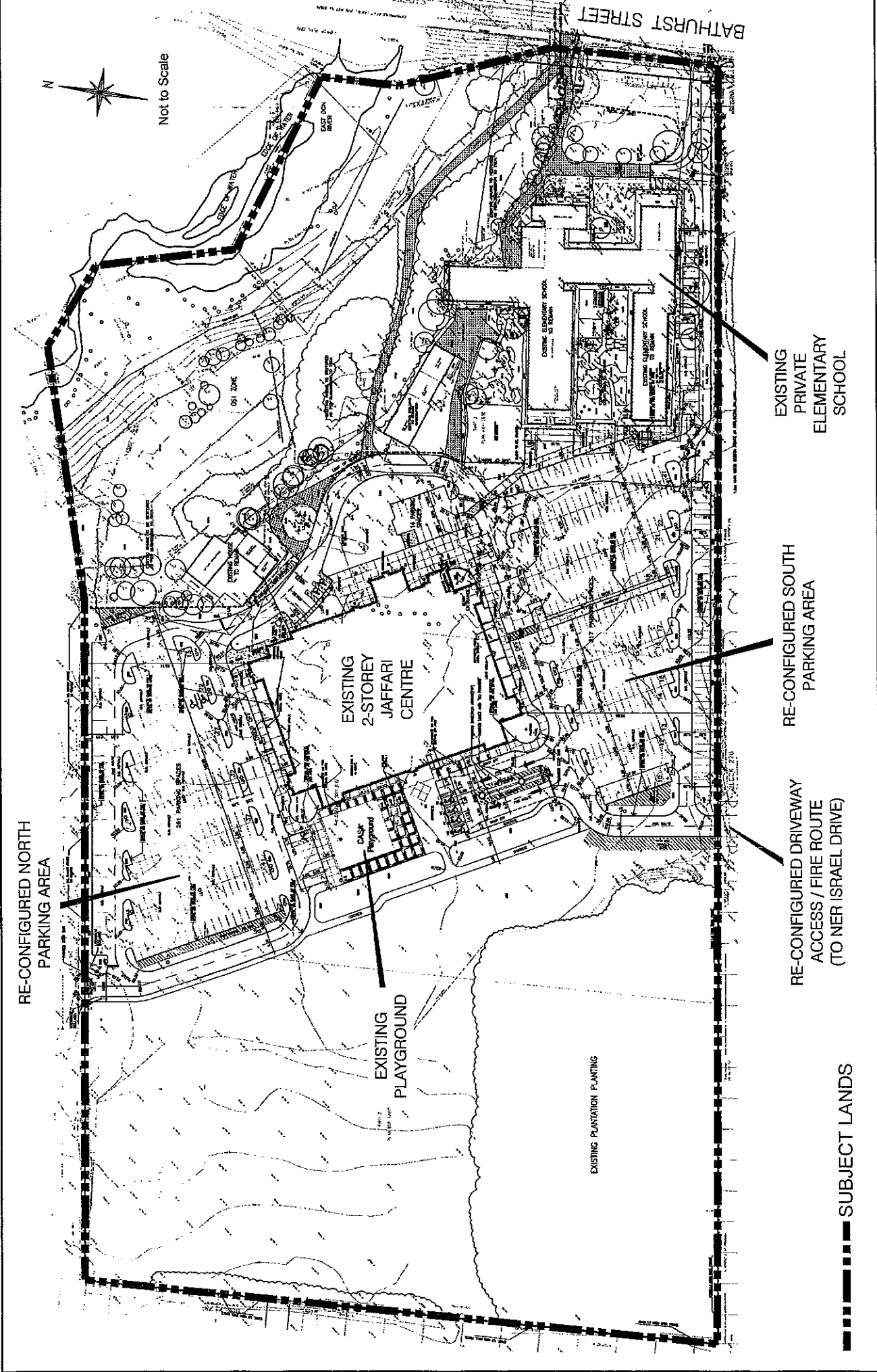
Development Planning Department

# Location Map

Location: Part of Lot 14,  
Concession 2

Applicant:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

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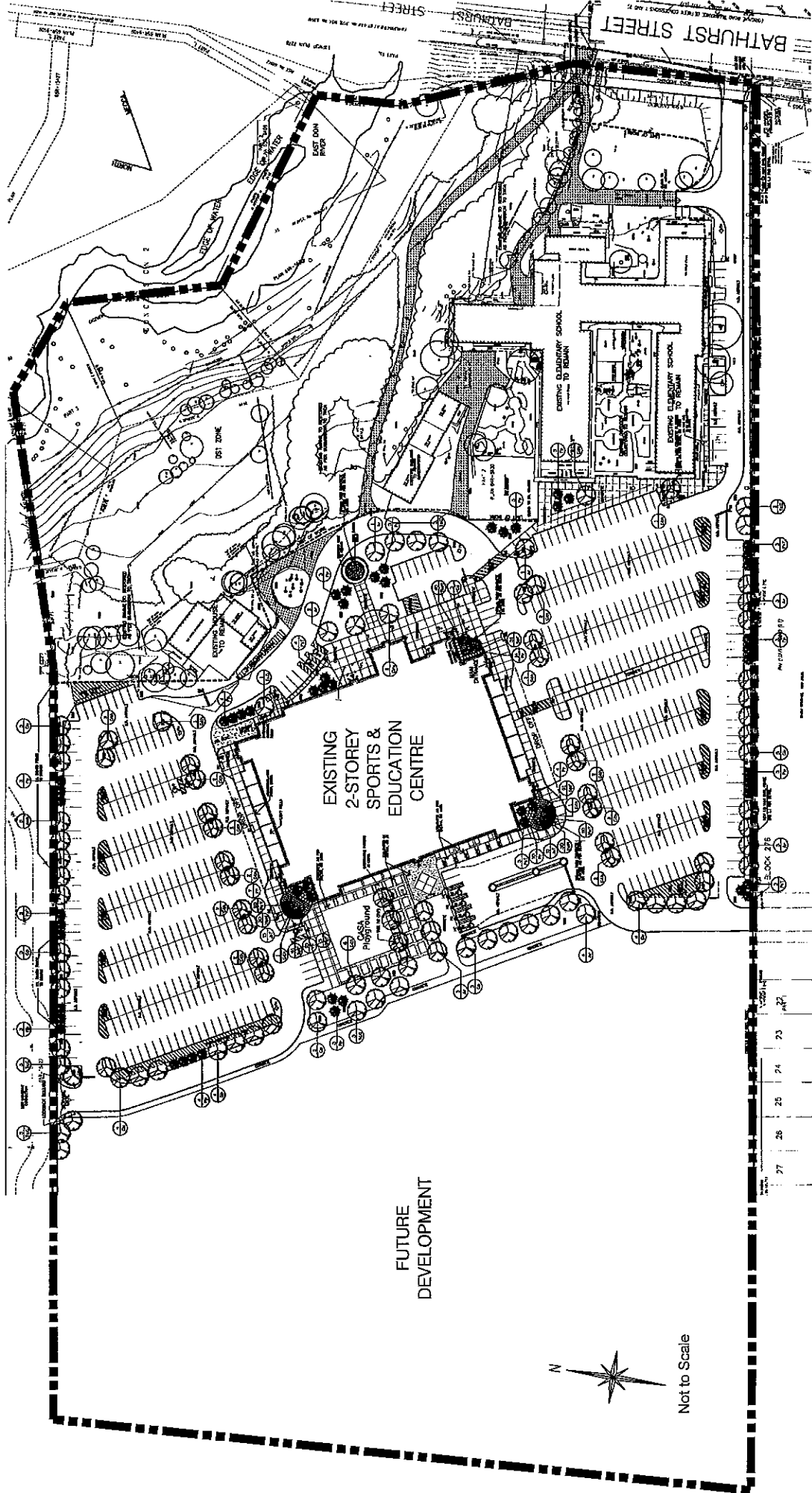
# As-Built Site Plan

Location:  
Part of Lot 14, Concession 2

Applicant:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

VA/PT/ ATTACHMENTS/DA/11.014.dwg





--- SUBJECT LANDS

# Landscape Plan

Location:  
Part of Lot 14, Concession 2

Applicant:  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
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# Attachment

File: DA.11.014  
Related File: DA.00.124

Date:  
July 20, 2011

# 4

