

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

Item 16, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

**16**

**SITE DEVELOPMENT FILE DA.14.038  
BIALIK HEBREW DAY SCHOOL  
WARD 4 - VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.038 (Bialik Hebrew Day School) BE APPROVED, to facilitate the development of an 868 m<sup>2</sup> addition to the existing private school subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Vaughan Planning Department shall approve the final site plan, elevation drawings and landscape plan;
    - ii) the Vaughan Development / Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
    - iii) the owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA)

**Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

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- bicycle racks to promote an alternative mode of transportation
- deciduous trees to be strategically planted to allow for passive cooling
- energy efficient plumbing fixtures to reduce water usage and waste
- motion activated lighting systems to reduce energy consumption and photocell activated lighting systems to reduce energy consumption when ambient light is sufficient
- use of non-toxic options for finishes/materials, cleaning supplies, pest management and grounds maintenance

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.14.038 (Bialik Hebrew Day School) respecting the subject lands shown on Attachments #1 and #2, to facilitate the development of an 868 m<sup>2</sup> addition to the existing private school (The Bialik Hebrew Day School) and an additional 12 parking spaces, as shown on Attachments #4 to #6 inclusive.

#### **Background - Analysis and Options**

##### **Location**

The subject lands shown on Attachments #1 and #2 are located on the west side of Ilan Ramon Boulevard, south of Lebovic Campus Drive, municipally known as 180 Ilan Ramon Boulevard, City of Vaughan. The subject lands form Quadrant B (Phase 2) of the institutional campus known as the Lebovic Jewish Community Campus (Attachment #3).

##### **Official Plan and Zoning**

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), which permits Public and Private Institutional Buildings. The proposed private school addition conforms to the Official Plan.

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits Institutional uses. On October 30, 2008, the Vaughan Committee of Adjustment approved Minor Variance Application A199/08 to facilitate development of the overall master plan for “Quadrant B” of the institutional campus. The approved variances include a minimum front yard setback of 11.15 m and a minimum interior side yard setback of 13.9 m for the private school upon full build-out of the campus master plan. The proposed school addition complies with Zoning By-law 1-88, and the approved setback requirements of Minor Variance Application A199/08.

##### **United Jewish Association (UJA) Master Plan**

A conceptual campus master plan as shown on Attachment #3 was approved by Vaughan Council in 2004 and provided for a phased development of the campus over a 10-15 year period. Quadrant A is developed with a Secondary School, a Community Services Complex and a Special Needs Facility. The subject lands form Quadrant B of the overall UJA campus within Block 11.

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Vaughan Council approved the master plan for Quadrant B (Site Development File DA.07.018) on October 27, 2008. The subject application has been reviewed in the context of the approved Master Plan for Quadrant B, which shows the location of two buildings along Ilan Ramon Boulevard with parking areas located to the west of each building and playing fields centrally located between the north and south development areas, as shown on Attachment #3. The south building is to be developed in 2 phases. The proposed addition forms part of Phase 1.

#### Site Plan Review

The site plan shown on Attachment #4 consists of a 1-storey, 868 m<sup>2</sup> addition to the existing 1,313.52 m<sup>2</sup> private school. The proposed addition consists of six new classrooms and one multi-purpose room. The proposal also includes a new fenced-in area along the south elevation to facilitate a play area for kindergarten students.

A total of 39 parking spaces are currently provided on-site including one barrier free space. The owner is proposing an additional 12 parking spaces to facilitate parking for the additional classrooms. Zoning By-law 1-88 requires that parking for the proposed addition is calculated as follows:

1.5 spaces / each teaching classroom x 7 classrooms = 11 parking spaces.

The proposal complies with the minimum parking requirement of Zoning By-law 1-88.

The proposed building elevations match the existing building and consist of brown brick and glazing, as shown on Attachment #6. The southeast corner of the proposed addition consists of brick in a grey hue with aluminum and spandrel panels. Entrance canopies are proposed on the east and south elevations. The landscape plan shown on Attachment #5 consists of nine deciduous trees and one coniferous tree being transplanted in order to facilitate the proposed development.

The Vaughan Planning Department is satisfied with the site plan, building elevations and landscape plan, and will continue to work with the owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Planning Department. Conditions to this effect are included in the recommendation of this report.

#### Cash-in-lieu of Parkland Dedication

Pursuant to the City's cash-in-lieu of the dedication of parkland by-law applicable to site plan approved developments, institutional uses are exempt from the cash-in-lieu requirement. The proposed use meets the institutional requirements and is therefore exempt.

#### Vaughan Development/Transportation Engineering Department

The Vaughan Development / Transportation Engineering Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is included in the recommendation of this report.

#### Toronto and Region Conservation Authority

The west edge of the subject lands abut valley lands that are within the Toronto and Region Conservation Authority (TRCA) screening area. The owner is required to satisfy all conditions of the TRCA prior to the finalization of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

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

This staff report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Manage Growth & Economic Well-being**

The proposed development implements the City's Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

#### **Regional Implications**

The subject lands are located at the corner of two internal residential subdivision roads (Lebovic Campus Drive and Ilan Ramon Boulevard). There are no Regional implications resulting from this application.

#### **Conclusion**

Site Development File DA.14.038 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, the approved UJA Master Site Plan, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed addition to the existing private school is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Site Development File DA.14.038, subject to the recommendation in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Master Site Plan (File DA.07.018)
4. Site Plan
5. Landscape Plan
6. Elevation Plan

#### **Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)