

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 7, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

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SITE DEVELOPMENT FILE DA.16.114
BIALIK HEBREW DAY SCHOOL
WARD 4 - BATHURST STREET AND LEBOVIC CAMPUS DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.114 (Bialik Hebrew Day School) BE APPROVED; on the subject lands shown on Attachments #1 and #2, to permit a 1,788 m² addition to an existing private school and to provide an additional 62 parking spaces, as shown on Attachments #4 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, elevation drawings, landscape plan, and landscape cost estimate;
 - ii) the Owner shall satisfy all requirements of the Development Engineering and Infrastructure Planning Department; and
 - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

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

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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:

- 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.16.114 on the subject lands shown as Attachments #1 and #2, to permit a 1,788 m² addition to an existing private school and to provide an additional 62 parking spaces, as shown on Attachments #4 to #6.

Background - Analysis and Options

Synopsis:

The Owner proposes to amend the approved Site Plan on the subject lands for the existing school to permit a 1,788 m² addition to the existing private school and to provide an additional 62 parking spaces, as shown on Attachments #4 to #6. The Development Planning Department supports the development proposal as it conforms to the Official Plan, complies with Zoning By-law 1-88, and is compatible with the surrounding land uses.

Location

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

Official Plan and Zoning

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits the institutional use and built-form. The proposed addition to the existing private school conforms to VOP 2010.

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits institutional uses. In October 2008, the Vaughan Committee of Adjustment approved Minor Variance Application A199/08 which permitted variances for a reduced front and interior side yard

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setbacks for the school on the original Master Plan as shown on Attachment #2. The current proposal modifies the footprint of the building from that originally approved on the Master Plan. The proposed building addition complies with Zoning By-law 1-88, as amended.

United Jewish Association (UJA) Master Plan

The conceptual UJA Campus Master Plan shown on Attachment #3 was approved by Vaughan Council in 2004 for a phased development of the campus over a 10-15 year period. Quadrant 'A', located on the south side of Lebovic Campus Drive, between Bathurst Street and Ilan Ramon Boulevard, has been developed with a Secondary School, a Community Services Complex, and a Special Needs Facility. The lands subject to this application represent a portion of the original UJA Master Plan, being Quadrant 'B' of the overall institutional campus.

Site Plan Review

The proposed 1,788 m² addition consists of seven new classrooms, one gymnasium, and a new garbage room. The proposal includes new fencing along the west property line by the Owner and along the north property line. New and relocated plantings are included on the site plan and landscape plan, as shown on Attachment #4. The proposed building elevations are consistent with the existing building, as shown on Attachment #5.

Presently, the subject site contains a total of 51 parking spaces, including one barrier-free space, whereas 48 parking spaces are required. The Owner proposes to provide an additional 62 parking spaces to accommodate the required number of parking spaces for the proposed addition. A total of 113 parking spaces will be provided on the site, whereas Zoning By-law 1-88 requires 110 parking spaces to be provided, resulting in a surplus of 3 parking spaces.

The Development Planning Department is satisfied with the site plan, building elevations, and landscape plan, and will continue to finalize the details of the development proposal with the Owner. The final site plan, building elevations, landscape plan, and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is 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, institutional uses are exempt from the cash-in-lieu of the dedication of parkland requirement. Accordingly, this development proposal is exempt from the cash-in-lieu of parkland requirement.

Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the development proposal and have advised they have no concerns with the development proposal subject to final approval of the 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 (TRCA)

The westerly portion of the subject lands abut valley lands that are regulated by the TRCA pursuant to Ontario Regulation 166/06. The TRCA has provided comments on the development proposal in letters dated March 16, 2017 and July 11, 2017, which outline the TRCA's specific requirements. 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 Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Re-establish the urban tree canopy
- Continue to cultivate an environmentally sustainable City

Regional Implications

N/A

Conclusion

Site Development File DA.16.114 has been reviewed in consideration of the policies of 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 Development Planning Department is satisfied that the proposed addition to the existing private school is compatible with the existing and permitted uses on the subject lands, and the surrounding area. The proposal also conforms to the Official Plan and complies with Zoning By-law 1-88. Accordingly, the Development Planning Department can support the approval of Site Development File DA.16.114, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Master Plan showing Quadrant 'B' (File DA.07.018)
4. Site Plan and Landscape Plan
5. Building Elevations

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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.)