

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

14

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Site Development File DA.13.006 (The Jewish Centre for Learning and Living) BE APPROVED, to permit the development of a two-storey Place of Worship (synagogue), as shown on Attachments #3 to #7 inclusive, 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, landscape cost estimate, and building elevations, shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, photometric lighting plan, functional servicing report, traffic impact and parking study, and noise feasibility study, shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - iii) the Owner shall apply for a Minor Variance Application, which shall be approved by the Vaughan Committee of Adjustment to facilitate the required exceptions to Zoning By-law 1-88 as identified in Table 1 of this report, and the Committee's decision shall be final and binding.

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- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy.
- Objective 2.3: To create a City with Sustainable Built Form.
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

In accordance with the goal 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:

- i) Drought tolerant planting;
- ii) Permeable pavement systems to be used where possible in driveway, walkway and parking areas;
- iii) Updated stormwater management concepts for water retention and sustainability;
- iv) Lighting engineered to ensure maximum reduction in light pollution; and,
- v) Energy efficient mechanical systems.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.006 for the subject lands shown on Attachments #1 and #2, to permit a two-storey, 2,868 m², Place of Worship (synagogue). The proposed synagogue will include a sanctuary, 5 classrooms, a multi-media resource centre, a library/assembly room, 5 day nursery rooms, a mikveh, office space, and 2 kitchens as shown on Attachments #3 to #5 inclusive.

Background - Analysis and Options

Location

The 0.77 ha vacant site shown on Attachments #1 and #2 is located on the east side of Thornhill Woods Drive, north of Canelli Heights Court, within Planning Block 10, being Block 158 on Registered Plan 65M-3523, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Carrville – Urban Village 2) and identified in the Block 10 Plan as a site for a future separate elementary school. The Separate School Board earlier deemed the subject lands as surplus to their needs and the property is now owned by the applicant to develop the place of worship (synagogue). The property is also designated "Low Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The "Low Density Residential" and "Low Rise Residential" designations permit institutional uses, and therefore, the proposed place of worship conforms to the Official Plans.

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The subject lands are zoned RV3(W) Residential Urban Village Zone Three (Wide Shallow Lot) by By-law 1-88, and subject to Exception 9(1063). The proposed place of worship is a permitted use in the RV3(W) Zone, however, the following zoning exceptions are required to implement the proposed development:

Table 1:

	Zoning By-law Standard	Zoning By-law 1-88, RV3(W) Residential Urban Village Zone Three, subject to Exception 9(1063) Requirements	Proposed Exceptions to the RV3(W) Residential Urban Village Zone Three, subject to Exception 9(1063)
a.	Required Parking	2868 m ² @ 11 spaces /100 m ² = 316 spaces	106 parking spaces including 4 barrier free spaces
b.	Minimum Side Yard Requirements For Institutional Uses (Place of Worship)	15 m (on all 4 sides)	10.15 m (South Interior Side Yard)
c.	Minimum Landscape Strip Width	2.4 m wide landscape strip where an Institutional use abuts an Open Space Zone	2.15 m (north property line)
d.	Permitted Uses	Place of Worship	Permit additional use of a Day Nursery

With respect to the proposed parking variance, the Vaughan Development/Transportation Engineering Department has reviewed and agrees with the conclusions of the Traffic Impact and Parking Study prepared by Cole Engineering, dated February 2013, in support of the proposed parking supply on the subject lands, which is discussed in detail in the Engineering section of this report.

The proposed variance to allow a Day Nursery use will be required if the Owner decides to provide daily daycare services for children. The day nursery will provide care only while parents are worshipping or in religious studies. The proposed Day Nursery use can be supported at this location as Thornhill Woods Drive is a collector road and the place of worship together with the other supporting uses identified earlier in the report are supported by the Traffic Impact and Parking Study. Given the day nursery will facilitate children whose parents are occupied with other activities at the place of worship, the Development Planning Department has no objection to allowing this complementary use.

The reduced south interior side yard (from 15 m to 10.15 m) is considered minor in nature as it occurs along a small portion of the southeast corner of the building, and therefore, can be supported by the Vaughan Development Planning Department.

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The slight reduction to the minimum landscape strip width along the north property line can also be supported as the site abuts a park. A black vinyl chain link fence is also provided along the north and east limits of the property, which separates the synagogue from the northerly park and the future detached residential development to the east. The northerly landscape strip is still of sufficient width to facilitate tree planting as shown on Attachment #4.

The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to address the variances, and the Committee's decision must be final and binding prior to the execution of the implementing Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

The site plan application was originally submitted on a 1.7 ha parcel of land. The Owner then applied to the Vaughan Committee of Adjustment to create a new lot for future detached residential purposes to the east and south and to retain a 0.7 ha parcel for the proposed place of worship. Consent Application B009/13 was approved on May 9, 2013 by the Committee of Adjustment, and is now final and binding. A future subdivision application will be submitted to facilitate development of the residential lots for single detached dwellings on the severed lands. Development Planning staff did a cursory review to determine that a municipal road and lotting that meets the RV3(W) zoning on the severed lands could be facilitated, prior to allowing the severance of the lands to proceed. Development Planning staff are satisfied that both the proposed place of worship and the future residential subdivision can be accommodated.

Site Plan Review

The proposed two-storey 2,868 m² place of worship (synagogue) shown on Attachments #3 to #7 inclusive, will be finished with brick veneer, stone veneer, stucco panels and trim, and clear glazing with some spandrel panels on the side elevations. A 161 m² roof top patio will provide outdoor space for the day nursery and educational facilities. The main entrance faces Thornhill Woods Drive with additional building entrances on the east, north and south elevations.

A wall sign is proposed above the main entrance and a ground sign is proposed on Thornhill Woods Drive at the north driveway, as shown on Attachment #7.

The Vaughan Development Planning Department is satisfied with the proposed building elevations as shown on Attachments #5 and #6, and the signage shown on Attachment #7. The Department will continue to work with the Owner to finalize the details of the site plan and landscape plan. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

a) Servicing / Grading / Stormwater

The Owner has submitted a site servicing and grading plan and a functional servicing report which must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

b) Transportation Engineering

The Transportation Engineering Section has reviewed the Traffic Impact and Parking Study dated February 2013 (updated June 2013) by Cole Engineering and provides the following comments:

i) Parking Study

The parking study was submitted in support of the proposed synagogue (356 seat

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capacity) with a reduced parking supply of 106 spaces, whereas Zoning By-law 1-88 requires that a minimum of 324 spaces be provided. According to the study, “given the nature of the subject site and the traditions of the Orthodox Jewish Synagogue, the parking requirement is excess, as driving is not permitted during the peak worship periods”. The study concludes that the proposed parking supply of 106 spaces would be sufficient for the proposed use. The conclusion is substantiated by a parking utilization survey conducted by the traffic consultant on existing similar facilities. The proposed parking supply appears to be adequate based on supporting analysis provided in the consultant’s report. The Department agrees with the conclusions reached in the study and has no objections with the proposed number of parking spaces.

ii) Traffic Study

The proposed place of worship is expected to generate approximately 40 vehicles per hour two-way trips during the weekday a.m. and Friday p.m. peak hours. The consultant utilized the first principles approach to obtain a worst case scenario assessment. It may be noted that due to the specific nature of this development, driving is not permitted during the peak worship periods. The study concludes that the traffic volumes generated by the proposed development is a small component of the total traffic passing through the surrounding roadway intersections during both peak hours, and therefore, is a minor factor in intersection operation and determination of improvements. The Department concurs with the overall study and methodology and accepts the conclusions and recommendations.

The Owner is working with the Vaughan Development/Transportation Engineering Department to address minor revisions to the site plan, site servicing and grading, and functional servicing report.

Vaughan Parks Development Department

The proposed place of worship abuts Thornhill Woods Park to the north. The Vaughan Parks Development Department has reviewed this application and has no comments or objections.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead & Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Manage Growth and Economic Well Being

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

Regional Implications

The Region of York Transportation and Community Planning Department has reviewed the proposed development and has no objections.

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Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.13.006 in accordance with OPA #600, Zoning 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 proposed Place of Worship (synagogue) is compatible with the surrounding existing and planned land uses and conforms with the Official Plan, and is a permitted use under the current zoning of the subject lands. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.006, subject to the conditions contained in this report.

Attachments

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

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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.)