

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** December 06, 2022  
**Name of Owner:** Joseph and Wolf Lebovic Jewish Community Campus  
**Location:** 9600 Bathurst Street  
**File No.(s):** A296/22

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum front yard setback of 1.0 m to the proposed addition abutting Bathurst Street.
2. To permit a minimum exterior side yard setback of 2.0 m to the addition abutting Lebovic Campus Drive.
3. To permit a maximum building height of 14 m for the proposed addition.
4. To permit a minimum landscape strip of 1.0 m abutting Bathurst Street and 2.0 m at the sight-triangle.
5. To permit a minimum landscape strip of 0.0 m abutting an Open Space Zone.
6. To permit parking spaces, loading spaces and stacking lanes requirements to be located on lands to the south abutting the proposal.
7. That no long-term bicycle spaces will be provided.

**By-law Requirement(s) (By-law 001-2021):**

1. A minimum front yard setback of 3.0 m is required to the proposed addition. [Table 13-3]
2. A minimum exterior side yard setback of 3.0 m is required to the proposed addition. [Table 13-3]
3. A maximum building height of 11.0 m is permitted. [Table 13-3].
4. A minimum 3.0 m in width landscape strip is required along a street line. [Table 13-3].
5. A minimum 3.0 m in width landscape strip is required abutting an Open Space Zone. [Table 13-3].
6. Parking space, loading space, and stacking lane requirements shall be provided for and located on the same lot as the use for which the parking is required. [Section 6.1.4]
7. A minimum of 5 long term bicycling spaces are required for the addition.

**Proposed Variance(s) (By-law 1-88):**

8. To permit a minimum front yard setback of 1.0 m to the proposed addition abutting Bathurst Street.
9. To permit a minimum exterior side yard setback of 2.0 m to the addition.
10. To permit a maximum building height of 14.0 m for the addition.
11. To permit a maximum lot coverage of 45.0%.
12. To permit a minimum landscape strip of 1.0 m in width abutting Bathurst Street and sight-triangle, 2.0 m in width abutting Lebovic Campus Dr and sight-triangle .
13. To permit a 0.0 m wide landscape strip abutting an Open Space Zone.
14. To permit the location of parking spaces, and area not to be located on the lot but on the lot directly abutting to the south of the proposal.
15. To permit a minimum 467 parking spaces on site and 263 parking spaces located on the City lot to the south at 2 Mark Santi Blvd, for a total of 730 parking spaces.
16. To permit 7 Type A spaces (and 23 Type B spaces). This includes 7 Type A spaces and 3 Type B spaces on the adjacent lot to the south.

**By-law Requirement(s) (By-law 1-88):**

8. A minimum front yard setback of 15.0 m is required to the proposed addition abutting Bathurst Street. [Schedule A]
9. A minimum exterior side yard setback of 15 m is required to the proposed addition abutting Lebovic Campus Drive. [Schedule A]
10. A maximum building height of 11.0 m is permitted. [Schedule A]
11. A maximum lot coverage of 20% is permitted for the site. [Schedule A]
12. A minimum landscape strip of 6.0 m in width is required abutting a street line. [Schedule A]
13. A minimum 2.4 m in width landscape strip is required abutting an Open Space Zone. [Schedule A]

14. The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas. [Section 3.8 a)]
15. A total minimum of 2187 parking spaces are required for the site with the proposed addition.
16. The minimum required number of accessible parking spaces is 11 Type A spaces and 11 Type B Spaces (based on the addition) [Section 3.8 d) iii]

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed Use"

**Comments:**

The above-noted variances facilitate Site Development Application file DA.21.067, which proposes an addition to the existing community centre use (Joseph and Wolf Lebovic Jewish Community Campus). The addition will contain a twin pad arena, related office spaces, and performance athletic areas ("the development"). To enhance the connection between the community centre and park space, as well as ensure sufficient parking would be provided, it was recommended that both sites be redesigned at the same time. This application is one of two concurrent applications. The Owner has also made application via Minor Variance file A297/22 to reconfigure and make improvements to the City's park lands on the abutting lot to the south, Wood Valley Park, addressed as 2 Marc Santi Boulevard.

Although the development is reviewed under both By-laws, Development Planning acknowledges the Subject Lands have been reclassified as "I1- General Institutional Zone" in Comprehensive Zoning By-law 001-2021. This is directly tied to how the lands have operated for nearly twenty (20) years which is providing essential community services to the surrounding Vaughan residents. In that time, the Owner has fostered a partnership with the City and executed a shared use agreement enabling them to use Wood Valley Park for access, parking, and recreational activities.

The Subject Land is both a through lot and corner lot. With respect to Variances 1, 2, 8, and 9, the reduction in front yard (Bathurst Street) and exterior yard (Lebovic Campus Drive) setbacks brings the built form closer to the streets. In combination with 9700 Bathurst Street to the north, this helps create a more urban nature to a more suburban area. By their proximity, both buildings also assist in creating a gateway entrance into the community at the intersection of Lebovic Campus Drive and Bathurst Street.

Development Planning staff do not object to Variances 4, 5, 12, and 13. Variances 4, 12, and 13 assist in implementing Variances 1, 2, 8, and 9 by allowing the built form to come closer to the roads. The intent of the zone provision behind Variance 13 is to provide a proper transitional buffer between a park and abutting use. However, the community centre and Wood Valley Park function as one property, removing the need to provide a landscape strip for proper transitioning and buffering of uses. Urban design staff are of the opinion the reduced landscape strips are appropriate and harmoniously fit within the established boulevard.

Similarly, Variances 6, 7, 14, 15, and 16 are technical in nature. The requested reliefs have been reviewed by Transportation Engineering staff who concur there is sufficient vehicular and bicycle parking spaces between both the Subject Lands and Wood Valley Park to effectively service the development.

In terms of Variances 3 and 10, an increased building height of 3 m is reasonable as the addition's height remains consistent with the northeast corner of the existing Joseph and Wolf Lebovic Jewish Community Campus building on-site and comparable to other surrounding buildings such as the Reena Residence (49 Lebovic Campus) and Viva Thornhill Woods Retirement Community (9700 Bathurst Street).

Lastly, Variance 11 is triggered by the fact the Subject Lands are zoned "A - Agricultural" by By-law 1-88 which apply to more traditional agricultural operations where a field is the primary land use rather than an institutional development.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-laws, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Condition of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. THAT Site Development File DA.21.067 be approved to the satisfaction of the Development Planning Department.

**Comments Prepared by:**

Roberto Simbana, Planner I  
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