



Ramsay Planning Inc.

(Email Only)

January 30, 2025 (Revised)

Revised

Christine Vigneault
Secretary-Treasurer, Committee Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan ON, L6A 1T1

Dear Ms. Vigneault:

**Re: Minor Variance Application - Netivot Ha'torah Day School, 18 Atkinson Avenue
Our File No. 2340**

Allan Ramsay Planning Associates Inc. has been retained by Netivot Ha'torah Day School ("Netivot Ha'torah") regarding its redevelopment plans at 18 Atkinson Avenue (the "**Subject Lands**" or the "**Site**").

On behalf of the Netivot Ha'torah, we are pleased to provide this Planning Brief in support of a Minor Variance Application to facilitate the construction of an addition to the existing school.

SUBJECT PROPERTY & SURROUNDING AREA

The Subject Lands are located on the west side of Atkinson Avenue, approximately 1 block south of Centre Street. The existing 2-storey school has a gross floor area (GFA) of 5,474.79 m² with 35 classrooms and an enrolment of 600 students from Junior Kindergarten to Grade 8. Among these students, 468 students use the classrooms at 18 Atkinson and the remaining students use the classrooms at Kayla Children Centre, the abutting school at 36 Atkinson Avenue.

Surrounding the Subject Lands are the following:

- North: the Kayla Children Centre a 2-storey day care and school.
- West: To the west is Bathhurst Estates Park, a neighbourhood park with sportsfields, tennis courts and a small playground area. Directly adjacent to the school property is a soccer field. A chain link separates the school and park.
- South: Abutting the Subject Lands to the south are 2-storey detached dwellings located on Rodeo Drive. These lots are separated from the school by a solid privacy fence and a 3 m landscape strip with mature trees.



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- East: Opposite the Subject Lands on the east side of Atkinson Avenue, are the rear yards of residential properties fronting onto Franklin Avenue and Maimonides Court. These reverse frontage lots contain 2-storey detached dwellings and include solid, noise attenuation walls adjacent to Atkinson Avenue.

OFFICIAL PLAN AND ZONING

Under the Vaughan Official Plan (the “**VOP 2010**”) the Subject Lands are located within a Community Area on Schedule 1, Urban Structure and are designated ‘Low Rise Residential’ on Schedule 13, Land Use . Among the permitted uses in Low Rise Residential areas are “Public and Private Institutional Buildings” (s. 9.2.2.1 c) (iv)). The Netivot Ha’torah Day School is considered a private institutional building.

According to s. 9.2.3.8 Public and Private Institutional Buildings such as schools may take on a variety of forms dependant on their use and scale. Schedule 13-T of the VOP 2010 does not specify a maximum height or density (floor space index) for a school on the Subject Lands. Furthermore, s. 9.2.1.7 indicates that in cases where “...no height or floor space index is indicated on Schedule 13, the maximum height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2 of this Plan, where such a Secondary Plan or Area Specific Policy exists, or through the application of the various policies of this Plan”. The Subject Lands are not subject to a Secondary Plan or area specific policies.

Under the Community Area policies s. 9.1.2.2 of the VOP 2010 indicates:

“...new *development* as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to **respect and reinforce** the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the orientation of buildings;
- e. **the heights and scale of adjacent and immediately surrounding residential properties;**
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;



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- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties
- j. conservation and enhancement of heritage buildings, heritage districts and *cultural heritage landscapes*.
- k. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).” [Emphasis Added]

According to City of Vaughan Zoning By-law 2021-001, as amended, the Subject Lands are zoned as General Institutional Zone (I1) and are subject to site specific exception 275 (I1-275 Zone). A school is a permitted use within the I1-275 Zone. Exception 275 applies to several parcels in the area and addresses regulations for residential lots and the parking of commercial vehicles.

PROPOSED DEVELOPMENT

The proposed redevelopment consists of two additions (Additions A and B) to the school building combining for a total GFA of 8,045.41 m². Addition A is a proposed 3-storey expansion to the back of the existing school building and will include a new gym and administrative offices and classroom spaces on the upper floor. It is noted that there will not be additional student enrolment as a result of the proposed expansion. The students that currently use 36 Atkinson Avenue will be housed in the new classrooms. Addition B involves minor renovations to the front entrance vestibule situated along Atkinson Avenue.

The proposed site plan also shows that the existing access and internal driveway loop will be maintained with the addition of security gates that will be closed during school hours (9:00 AM to 3:45 PM). The use of security gates will enable the area between the gates, including the driveway, to be utilized by students for outdoor play activities during school hours.

The proposed building expansion will make provision for minimum 63 parking spaces required (1.5 spaces/classroom). The site plan includes 30 bicycle parking spaces within the school grounds, which promotes cycling and minimizes vehicular traffic during pick-up and drop-off hours.

Copies of the proposed site plan and elevation plan are provided in Appendix A and B respectively.



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REQUESTED RELIEF

The proposed school addition has been designed to comply with the applicable zoning regulations where possible. The following variance is required:

No.	Zoning By-Law Regulation 2021-001	Variance Request
1	[Section 13.3, Table 13.3] The maximum building height permitted is 11 metres.	To permit a maximum building height of 15.5 metres

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under Section 45(1) of the *Planning Act* in the following ways:

ANALYSIS OF VARIANCE 1 - BUILDING HEIGHT

- (i) General Intent and Purpose of the Official Plan – As noted above, the VOP 2010 does not specify a maximum building height for a school on the Subject Lands. Instead, the Official Plan indicates schools and other institutional buildings may take on a variety of forms dependant on their use and scale and must “respect and reinforce” the existing physical character and uses of the surrounding area.

In my opinion the 3-storey building addition consisting of a gym and upper storey classroom section will respect and reinforce the physical character of the surrounding area. The addition will be located at the rear of the site adjacent to the park, an existing school and three to four lots on Rodeo Drive containing 2-storey detached dwellings. The increase in building height is modest and exceeds the maximum building height permitted on the adjacent properties by 4.5 m.

The proposed increase in building height maintains the general intent and purpose of the City OP.



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- (ii) General Intent and Purpose of the Zoning By-law – The intent of zoning regulations for maximum building height is to ensure that the height of new development is in keeping with character of the existing area.

The proposed increase building height will result in a building height that is in keeping with the character of the neighbourhood. The additional building height is compatible with the surrounding open space/park and school uses to the west and north respectively and is also compatible with the two-storey residential properties to the south. The proposed building addition is situated adjacent to three to four residential lots. Compatibility is achieved through the combination of a privacy fence, a 3 m landscaping strip, mature trees and a significant setback to the building addition from the adjacent residential properties.

The proposed increase in building height maintains the general intent and purpose of the Zoning By-law.

- (iii) Minor – The proposed variance is minor and will not result in any adverse impacts on the surrounding uses. The proposed addition (addition A) is situated away from any nearby uses. The addition is setback approximately 29.5 m from the nearest residential property line (south), approximately 21 m from the adjacent school property line (north) and approximately 11.3 m from the property line adjacent to the park (west). These separation distances far exceed the minimum 4.5 m side yard setback and 7.5 m rear yard setback requirements of the I1 Zone. The increased separation will mitigate any impacts of the proposed additional 4.5 m of building height.
- (iv) Desirable and Appropriate Development – The variance for increased building height will permit a development that is desirable for the appropriate development of the site and area. The additional building height will allow the Netivot Ha'torah to offer improved facilities to its students in the form of a new gym and additional, modern classrooms and will consolidate its educational programs on one site avoiding the need to shuffle students to and from the adjacent school at various time during the day.

Overall, it is my opinion the variance for increase building height satisfies the requirements of Section 45(1) of the *Planning Act*. The proposed minor variance maintains the general intent and purpose of the relevant Official Plan policies and the Zoning By-law, is minor and is appropriate for the development of the Subject Lands and area.

CONCLUSION

Overall, it is my opinion the variance satisfy the requirements of Section 45(1) of the *Planning Act* and should be approved.



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Respectfully Submitted,

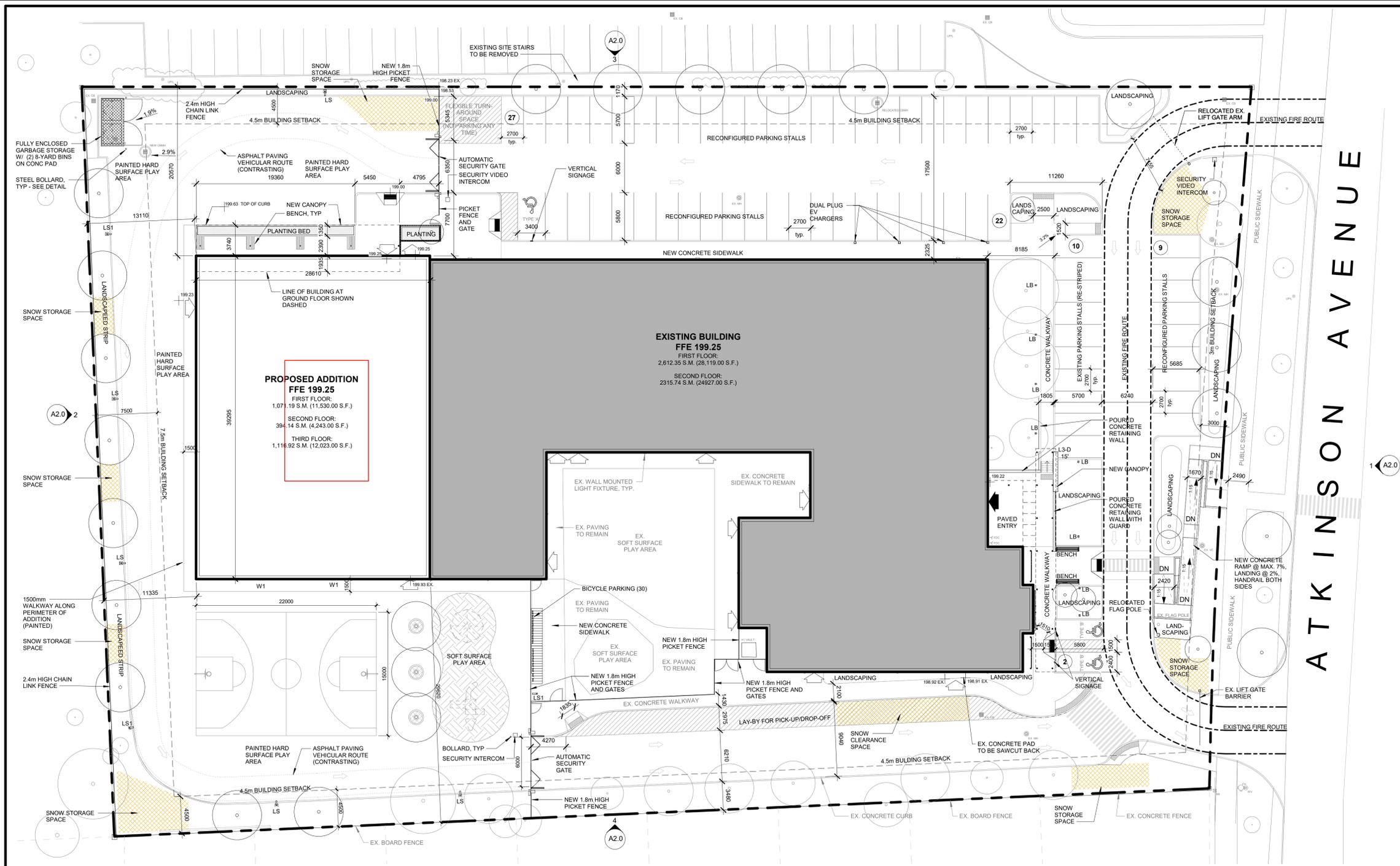
A handwritten signature in blue ink that reads "Allan Ramsay". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Allan Ramsay, MCIP, RPP
Principal,
Allan Ramsay Planning Associates Inc.



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Appendix A - Proposed Site Plan



SITE AND BUILDING DATA			
ZONE: PER ZBL 01-2021 11-275 (GENERAL INSTITUTIONAL)			
TOTAL SITE AREA:	AREA SQ. FT.	AREA SQ. M.	ACRES
	130,760	12,148.00	3.0
SETBACKS FOR PROPOSED ADDITION			
	REQUIRED	PROVIDED	
North	4.5 m	20.34	
West	7.5 m	13.00	
South	4.5 m	29.6	
EXISTING BUILDING			
	AREA SQ. FT.	AREA SQ. M.	COVERAGE
Existing Main Floor	28,119	2,612.35	21.50%
Existing Second Floor	24,927	2,315.74	
TOTAL EXISTING GFA	53,046	4,928.09	
PROPOSED ADDITION A			
First Floor	11,530	1,071.19	8.8%
Second Floor	4,243	394.14	
Third Floor	12,023	1,116.92	
TOTAL ADDITION GFA	27,796	2,582.25	
TOTAL FIRST FLOOR GFA	39,650	3,683.54	30.32%
TOTAL SECOND FLOOR GFA	29,169	2,709.88	
TOTAL THIRD FLOOR GFA	12,023	1,116.92	
TOTAL GROSS FLOOR AREA (GFA)	80,841	7,510.34	
PARKING			
	REQUIRED	PROVIDED	
Parking Ratio	1.5/Classroom		
Standard Spaces (42 Classrooms)	63	70	
Barrier-free Parking	3	3	
Bicycle Parking	17	30	
Electric Vehicle (EV) Charging Station	Serve 10% Spaces	7	
COVERAGE CALCULATION			
	AREA SQ. FT.	AREA SQ. M.	COVERAGE
Building:	39,649.62	3,683.54	30.32%
Landscaping:	28,785.48	2,674.26	22.00%
Asphalt/Soft Paving:	61,709.50	5,733.00	47.19%
ADDITIONAL BUILDING DATA			
	REQUIRED	PROVIDED	
Minimum Landscaping	10%	22.00%	
Maximum Building Height	11 m	15.5m*	
ADDITIONAL STATISTICS			
	CURRENT	PROPOSED	
Classrooms	35	42	
Student Enrollment	468	600	
Staff	105	125	
*Denotes Minor Variance Required			

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	VEHICLE ROUTE MARKING
	NEW FENCE
	EXISTING FIRE ROUTE TO REMAIN UNCHANGED
	IRON BAR
	PARKING COUNT
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	BELL BOX
	LIGHT
	CATCH BASIN
	HYDRO
	MANHOLE
	FIRE DEPARTMENT CONNECTION AT LOCATION NOTED ONLY
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	UTILITY POLE
	DESIGNATED STUDENT PICK-UP AREA
	FIRE HYDRANT
	SNOW STORAGE AREA
	EXISTING BUILDING
	BICYCLE PARKING

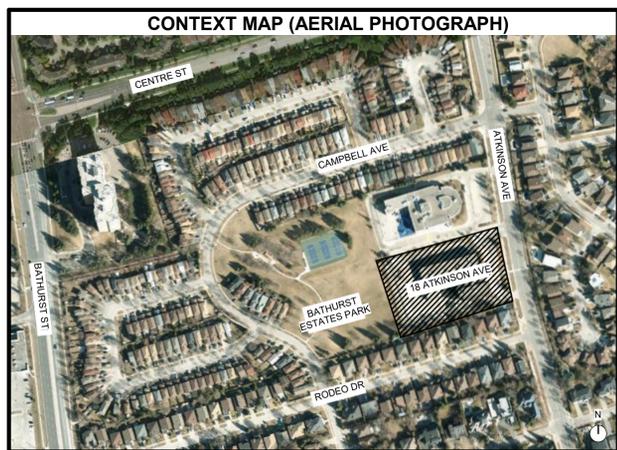
GOW HASTINGS ARCHITECTS
 275 SPADINA ROAD
 TORONTO ONTARIO M5R 2V3
 416-920-0031
 GOWHASTINGS.COM

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NETIVOT HATORAH תניות התורה

TORAH. ISRAEL. DERECH ERETZ

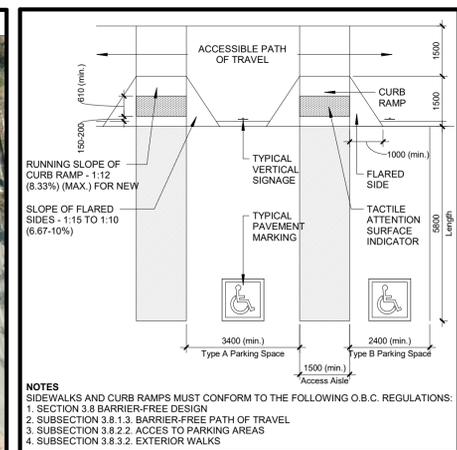
1 SITE PLAN PROPOSED
1: 250



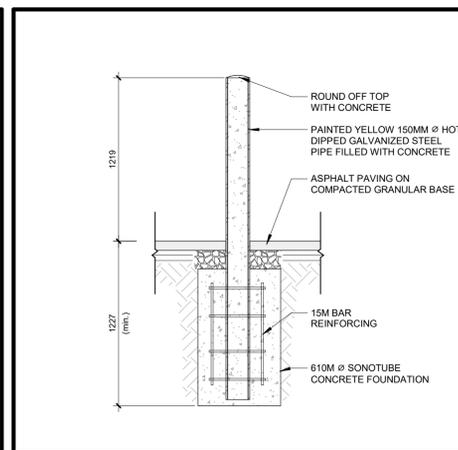
2 CONTEXT MAP (AERIAL PHOTOGRAPH)
1: 4000



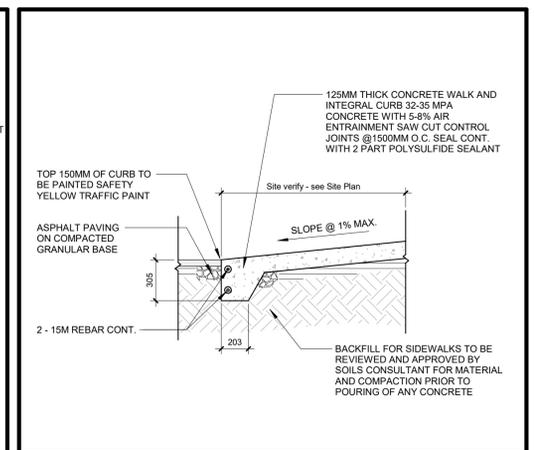
3 KEY PLAN (AERIAL PHOTOGRAPH)
1: 1500



4 BARRIER-FREE PARKING STALLS
1: 100



5 METAL BOLLARD
1: 25



6 BARRIER-FREE RAMP
1: 25

6	ISSUED FOR CoA	25 Oct / 24
5	ISSUED FOR SPA-6	25 Oct / 24
No.	ISSUED/REVISED	DATE

Netivot HaTorah Day School
 18 Atkinson Ave, Thornhill, ON L4J 8C8

PROPOSED SITE PLAN

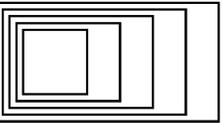
Scale: As indicated
 Project Number: 24-102
 Drawn By: Author
 Checked By: Checker

SP2



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Appendix B - Elevations Plan



GOW HASTINGS ARCHITECTS

275 SPADINA ROAD
TORONTO ONTARIO M5R 2V3
416-920-0031
GOWHASTINGS.COM

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EXTERIOR ELEVATIONS KEYED NOTES

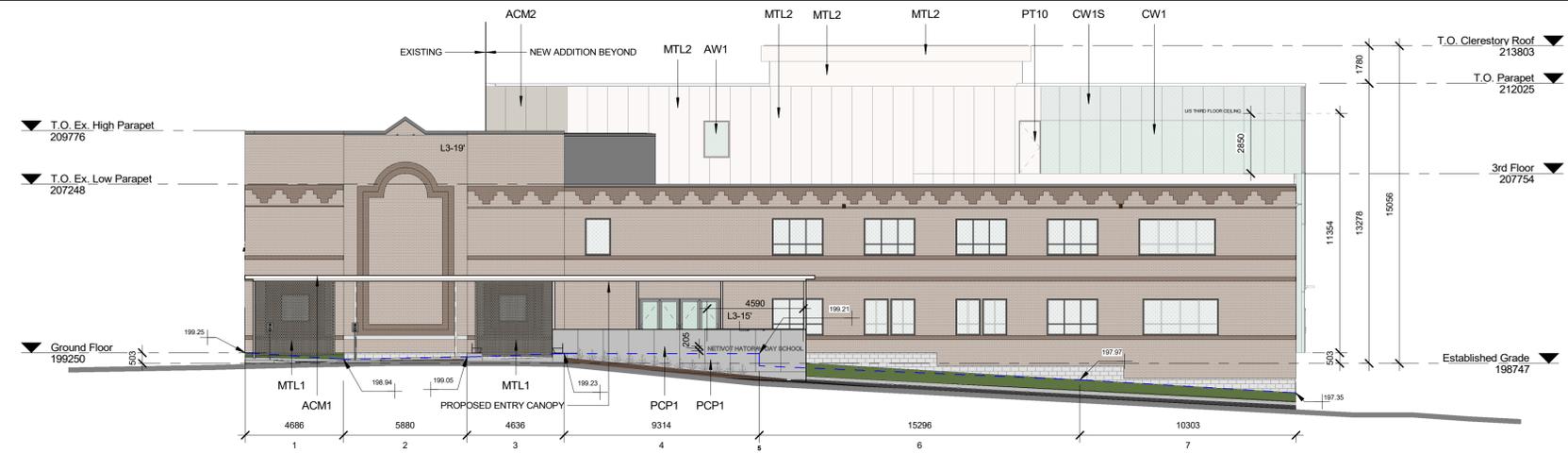
Key Value	Keynote Text
ACM1	ALUMINUM COMPOSITE METAL PANEL - BONE WHITE
ACM2	ALUMINUM COMPOSITE METAL PANEL - CHAMPAGNE
AW1	ALUMINUM WINDOWS WITH BIRD FRIENDLY DOTS - BRONZE FRAME
BR1	BRICK VENEER - CANADA BRICK WHITE ASH
CONC	CAST-IN-PLACE CONCRETE
CW1	CLEAR ANODIZED ALUM CURTAIN WALL CW CLEAR GLAZING WITH BIRD-FRIENDLY DOTS
CW1S	CLEAR ANODIZED ALUM CURTAIN WALL CW SPANDREL GLASS
MTL1	PERFORATED ALUMINUM PANEL SCREEN - MICA GREY
MTL2	PREFINISHED STEEL CLADDING - TO MATCH BONE WHITE
MTL3	ARCHITECTURAL STEEL LETTERING - STAINLESS STEEL
PCP1	PRECAST CONCRETE PANELS
PCP2	PRECAST CONCRETE BASE
PT10	PAINTED STEEL - TO MATCH ACM1
PT11	PAINTED STEEL - TO MATCH ACM2
PT12	PAINTED STEEL - TO MATCH MTL1
PT13	PAINTED STEEL - TO MATCH CLEAR ANODIZED ALUMINUM

Established Grade Calculation

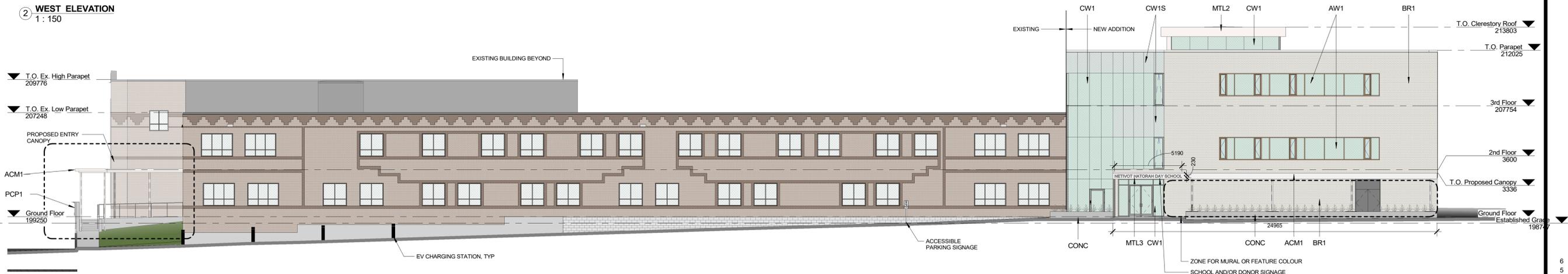
length no	begin elev. (m)	end elev. (m)	length (m)	$\frac{el.1 + el.2}{2} \times L$
1	199.25	198.94	4.686	932.96
2	198.94	199.05	5.88	1170.09
3	199.05	199.21	4.636	923.17
4	199.21	199.21	9.314	1855.44
5	199.21	199.79	0	0
6	199.79	197.97	15.296	3042.07
7	197.97	197.35	10.303	2036.49
	total:		50.115	9960.22
	EG	9960.22/50.115		198.747

Distance from Established Grade to Finished Floor = 0.503m

1 EAST ELEVATION
1 : 150



2 WEST ELEVATION
1 : 150



3 NORTH ELEVATION
1 : 150



4 SOUTH ELEVATION
1 : 150

6	ISSUED FOR CoA	25 Oct / 24
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No.	ISSUED/REVISED	DATE

Netivot HaTorah Day School
18 Atkinson Ave, Thornhill, ON L4J 8C8

PROPOSED EXTERIOR ELEVATIONS

Scale: 1 : 150
Project Number: 24-102
Drawn By: Author
Checked By: Checker

A2.0



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Appendix A - Proposed Site Plan



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Appendix B - Elevations Plan