

# JEWISH RUSSIAN COMMUNITY CENTRE OF ONT

ЕВРЕЙСКИЙ ЦЕНТР РУССКОЯЗЫЧНОЙ ОБЩИНЫ ОНТАРИО

LIGHTING UP ONTARIO SINCE 1980

PG28.2.219



מרכז ליהודים יוצאי רוסיה

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Alex Shnaider

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Rabbi Dovid Lawrence

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#### PROGRAMS

- Bookstore
- Chessed Assistance Program  
Furniture Bank  
Jewish Identity Grants  
Job Bank (JVS)  
Gmach Meir Sholomo  
YEDI Institute
- Gen-J Activities for Young Adults
- Holiday Programs
- Institute of Jewish Studies
- JRCC Women's League
- Jewish Russian Library
- Jewish Russian Retreat
- Kids Clubs
- Life Cycle Events
- Publications  
Exodus Magazine Russian  
Exodus Magazine English  
JRCC Calendar  
Ascend Weekly
- Seniors Programs  
Learning Program  
Healthy@Home
- Youth Programs  
Teen in school lunch & learn  
Winter & Summer Camp  
RYouth Lounge

#### SCHOOLS

- JRCC Pre-School & Daycare  
Anya Kupinsky
- JRCC Hebrew Schools  
Rachel Halperin
- Bar & Bat Mitzvah Clubs

#### BRANCHES

- S Richmond Hill / Maple  
Rabbi Avrohom Zaltzman
- Concord  
Efraim Levit
- Thornhill Woods Affiliate  
Rabbi Chaim Hildeshaim
- West Thornhill  
Rabbi Levi Y. Jacobson
- East Thornhill  
Rabbi Mendel Zaltzman
- South Thornhill  
I Cordoba Dr.
- North York (18 Rockford)  
Rabbi Yisroel Karpilovsky

#### SATELLITE LOCATIONS

- 3174 Bathurst St. Toronto
- 4455 Bathurst St. Toronto
- 175 Hilda Ave. North York
- Ottawa

**ADMINISTRATION**  
Rabbi Mendel Zaltzman

**SENIOR RABBI & FOUNDER**  
Rabbi Yoseph Y. Zaltzman

November 20, 2013

Members of Council and Members of the Planning and Growth Management Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West,  
Toronto, ON M5H 2N2

Attention: Nancy Martins, Administrator, Planning and Growth Management Committee:  
4646 Dufferin Avenue

I am writing to you on behalf of the Jewish Russian Community Centre of Toronto (the JRCC) in support of the proposed development at 4646 Dufferin Street.

Since the early 1970s, the northern stretch of Bathurst has become one of the centers of the Russian-Jewish community in Toronto. In the last 30 years there has been tremendous immigration from the former Soviet Union. The JRCC now serves over 50,000 people including 14,000 households. Of those 14,000 households, 4,000 households are lead by seniors. There is a disproportionate amount of seniors in the Russian-Jewish community due to the lower birth rates of this immigrant population.

As the Russian-Jewish population has grown in this area so have the services. There are a large number of Russian delicatessens, restaurants, and book and clothing stores. We have ten affiliated branches of the JRCC, two of which are located in seniors' residences at Bathurst and Sheppard and at Bathurst and Lawrence. What we do not have, unfortunately, is enough affordable housing nor a continuum of care model.

I receive calls frequently from the population that the JRCC serves requesting access to affordable housing, retirement housing and access to Russian speaking services, predominately in health care. This population wants to stay in the area because of the access to other Russian speakers, services, friends and families. They want to downsize from their homes, live independently but have access to timely and supportive Russian speaking health care providers. They want to live on their own but be able to walk to Russian shops and visit their Russian family and friends.

I have known Boris Serebryany and his family since they came to Toronto in 1980. Boris is a leader and has taken on the responsibility of helping those in his community as a serious assignment. I am honored to work with him in supporting the initiatives of the JRCC. I am excited that the proposed development at 4646 Dufferin will be able to support and satisfy so much of our community's needs.

I would be happy to provide you with additional information or answer any questions that you may have at your convenience.

Sincerely,

Rabbi Yoseph Y. Zaltzman  
Senior Rabbi and Founder

HEAD OFFICE: 5987 Bathurst St. Suite 3 Toronto, ON M2R 1Z3 Canada  
Tel: 416.222.7105 • Fax: 416.222.7812 • Email: jrcc@jrcc.org • www.jrcc.org

**Wood  
Bull<sup>LLP</sup>**

**Barristers & Solicitors**

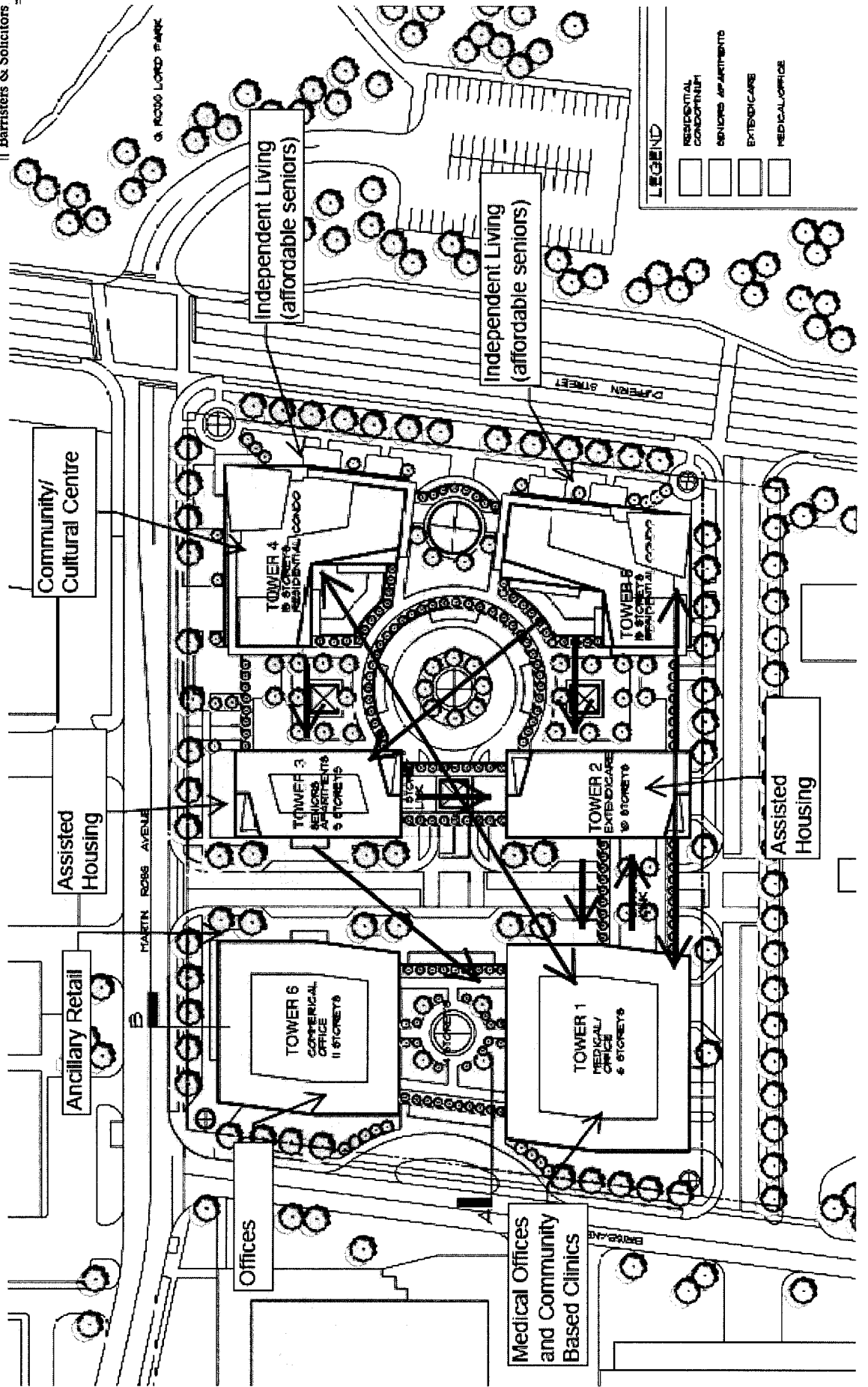
**Submission on behalf of 2129512 Ontario Inc.**

**4646 Dufferin Street, Toronto**

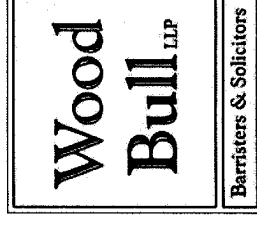
# Proposed Community Based Health Care Centre

**Wood Bull** LLP

Barristers & Solicitors

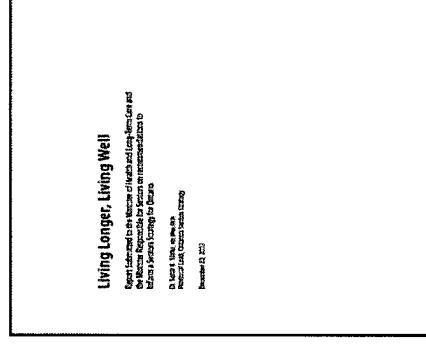
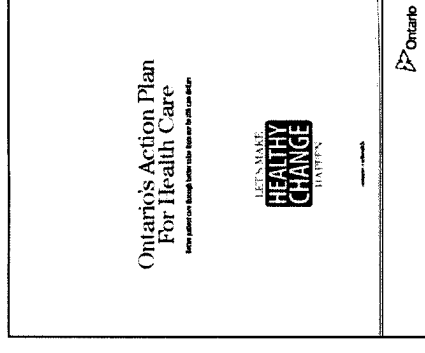


# Provincial Policy: Community Based Health Care



Ontario's Action Plan for Health Care calls for increased Community-based care:

- Locally Integrated Family Health Care
- Move procedures (e.g. dialysis, diagnostics, etc.) out of hospitals and into non-profit community-based clinics
- Obtain care as close to home as possible

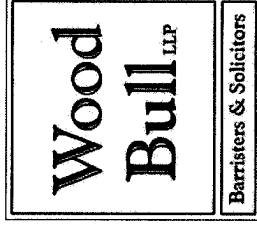


# Continuum of Care

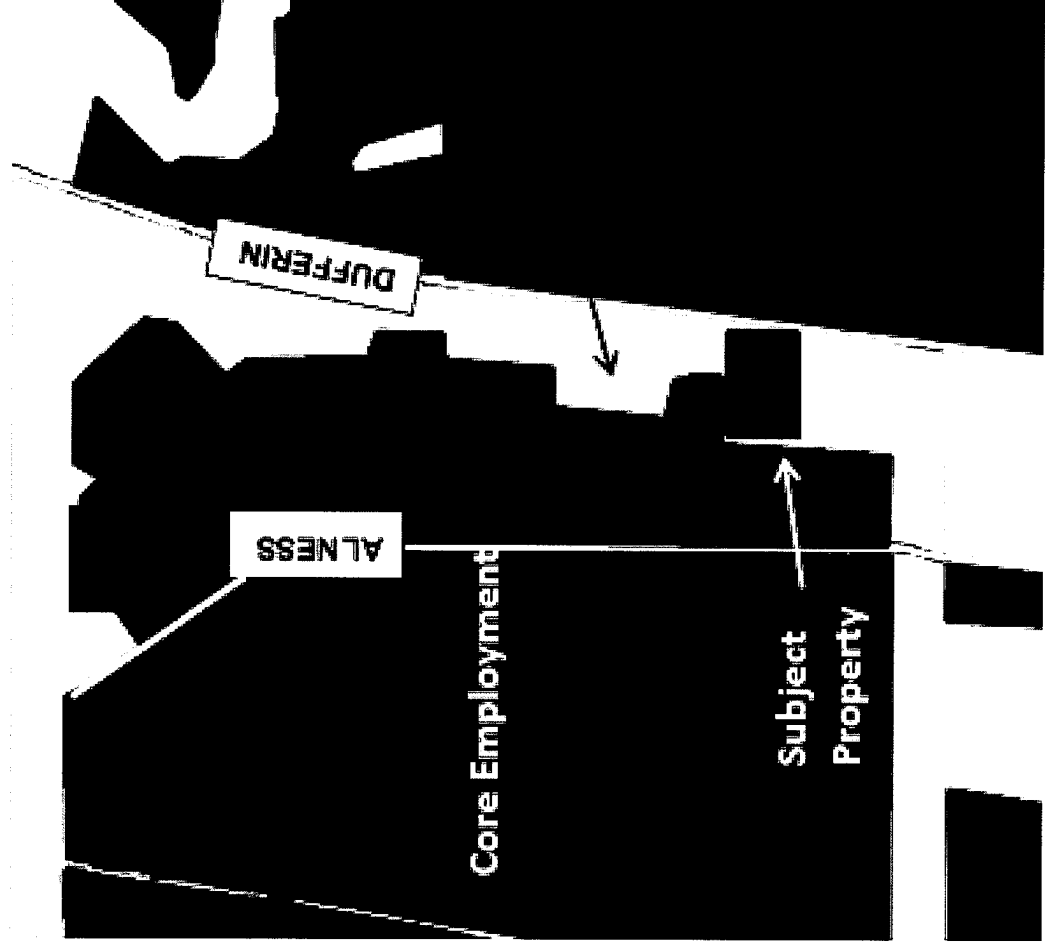
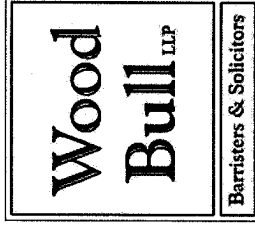
Full range of facilities on one site:

- independent living residences (affordable housing)
- assisted living residences
- support from a grouping of medical support personnel
  - physicians, nurses, dentists, optometrists, podiatrists, physical and occupational rehabilitation therapists, dieticians, and recreational activities leaders
  - Social workers and home care workers.

Intended to serve the Russian-Jewish community already living in the area



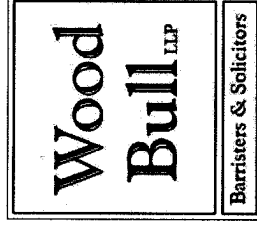
# Staff Proposed Designation



Staff have acknowledged that 4646 Dufferin is not Core Employment.

It is suitable for retail, service, restaurants, hotels, entertainment and recreation uses.

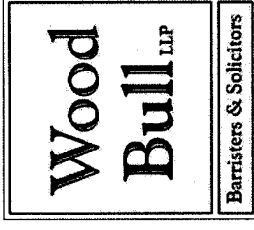
# Council Decision on June 11-13, 2013



*“City Council direct that further analysis consider, but not be limited to, the following criteria being addressed:*

- a. The applicant demonstrating that a significant portion of the site will include employment uses;*
- b. A phasing plan that articulates the employment uses noted in Part 3a above will be constructed as a part of the first phase of any development; and*
- c. Any residential uses be designed or situated in a manner to prevent or mitigate against adverse impacts of noise, vibration, traffic, odour and other contaminants from industry upon occupants of the new development and lessen complaints and their potential impact on business.”*

# Employment / Economic Benefits



## Estimated Economic Benefits of the Proposed Mixed-Use Development at 4646 Dufferin Street, Ongoing Operation (Single Year) - Phase 1

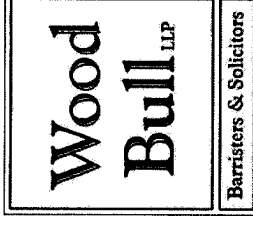
	<u>Direct</u>	<u>Indirect</u>	<u>Induced</u>	<u>Total</u>
Economic Activity (\$millions)	115	67	58	241
Gross Domestic Product (\$millions)	65	36	34	135
Number of Jobs	1,130	361	312	1,803
Wages (\$millions)	54	20	16	90
Business Profit (\$millions)	24	36	34	94
Taxes (\$millions)				
Personal				20
Business				12
Property Taxes				4
<b>Total Taxes (\$millions)</b>				<b>36</b>

Note: All values are in 2013 dollars

Source: Altus Group Economic Consulting based on Statistics Canada Input-Output model and other sources.



# Employment / Economic Benefits



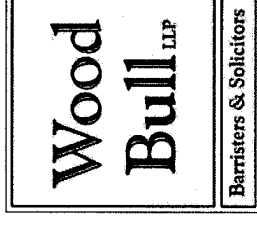
## Estimated Economic Benefits of the Proposed Mixed-Use Development at 4646 Dufferin Street, Ongoing Operation (Single Year)

	Direct	Indirect	Induced	Total
Economic Activity (\$millions)	127	72	65	263
Gross Domestic Product (\$millions)	73	38	37	148
Number of Jobs	1,257	386	346	1,989
Wages (\$millions)	60	21	18	100
Business Profit (\$millions)	25	38	36	100
Taxes (\$millions)				
Personal				22
Business				12
Property Taxes				5
<b>Total Taxes (\$millions)</b>				<b>39</b>

Note: All values are in 2012 dollars

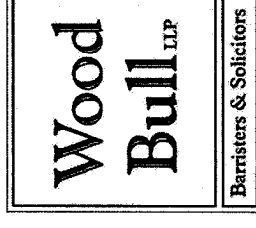
Source: Altus Group Economic Consulting based on Statistics Canada Input-Output model and other sources.

## Staff Report, November 5, 2013



- *“Staff have concerns with the proximity of nearby industrial facilities and the potential for compatibility issues between residential and sensitive non-residential uses and impactful industries.”*
- *“The MOE noise screening process for this chemical manufacturing operation establishes 300 metres as the minimum separation distance from residential uses. No portion of the site is located a distance of 300 metres or greater from Toronto Research Chemicals.”*

## **Staff Report, November 5, 2013**

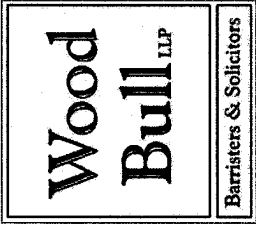


- *“The guidelines also state that Class III Industrial Facilities have a ‘potential influence area’ of up to a distance of 1.0 kilometre.”*
- *“Staff also note that the MOE issued TRC an Environmental Compliance Approval regarding noise from their operations and the MOE noise screening process establishes 300 metres as the minimum separation distance of this operation from residential uses. No portion of the 4646 Dufferin Street site is located 300 metres or more from TRC.”*

## **Submission:**

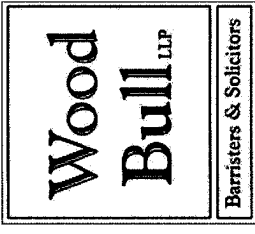
- The issuance of an Environmental Compliance Approval is not related to the minimum distance separation guidelines.
- If a sensitive use is within the minimum distance separation, a site specific analysis is called for.

# Guideline D-6 - Compatibility Between Industrial Facilities And Sensitive Land Uses, July 1995



## Section 4.10.3:

*“When a change in land use is proposed for either industrial or sensitive land use, less than the minimum separation distance set out in Section 4.3 may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e. a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible.”*

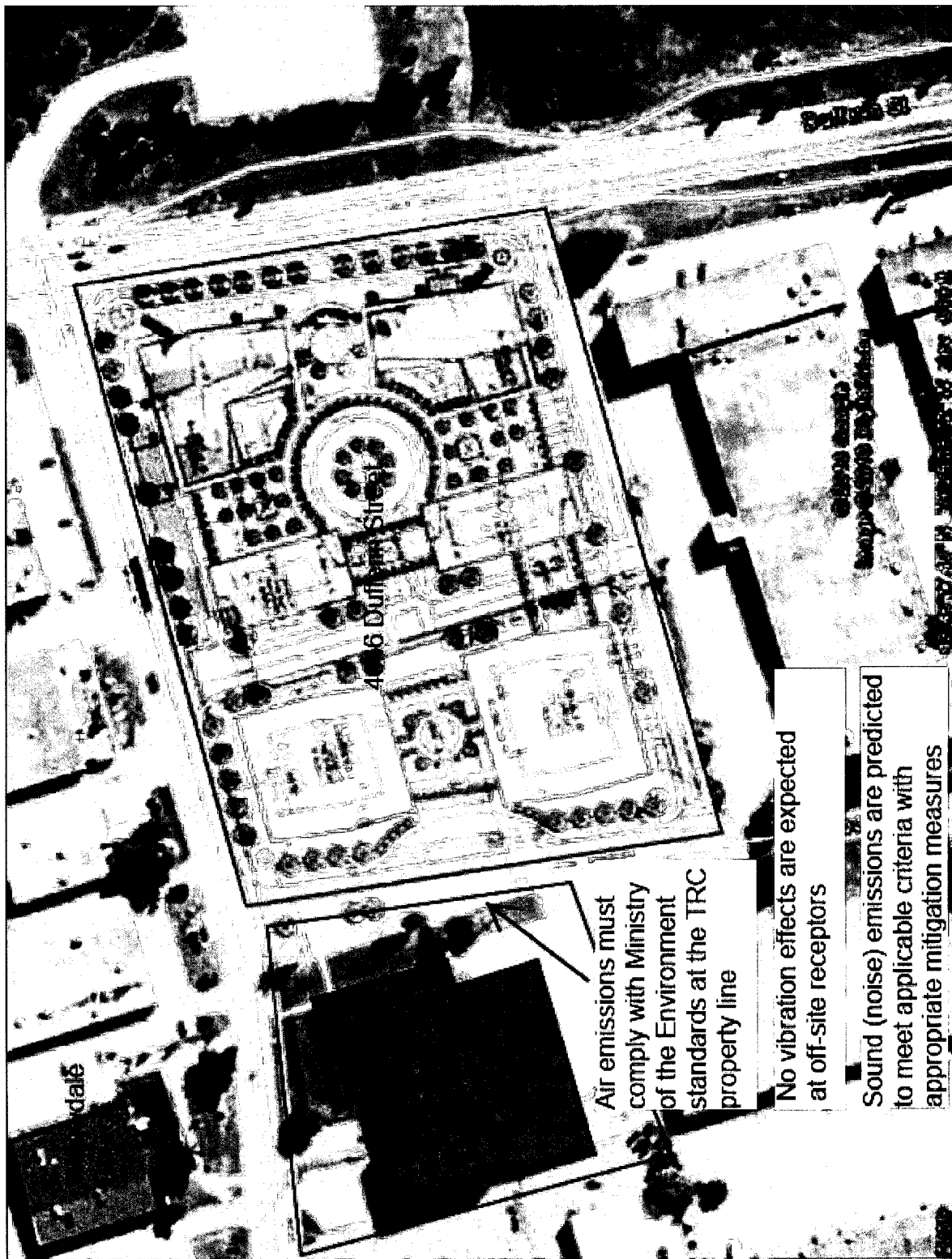


## **Submission:**

- According to RDWI (noise consultants to the applicant), Sound from TRC at the closest sensitive receptor on 4646 Dufferin is only 1 decibel in excess of the MOE guidelines before mitigation.
- After mitigation, there is compliance.
- The next 3 pages illustrate the lack of any environmental impacts arising from the proposal.

# Wood Bull <sup>LLP</sup>

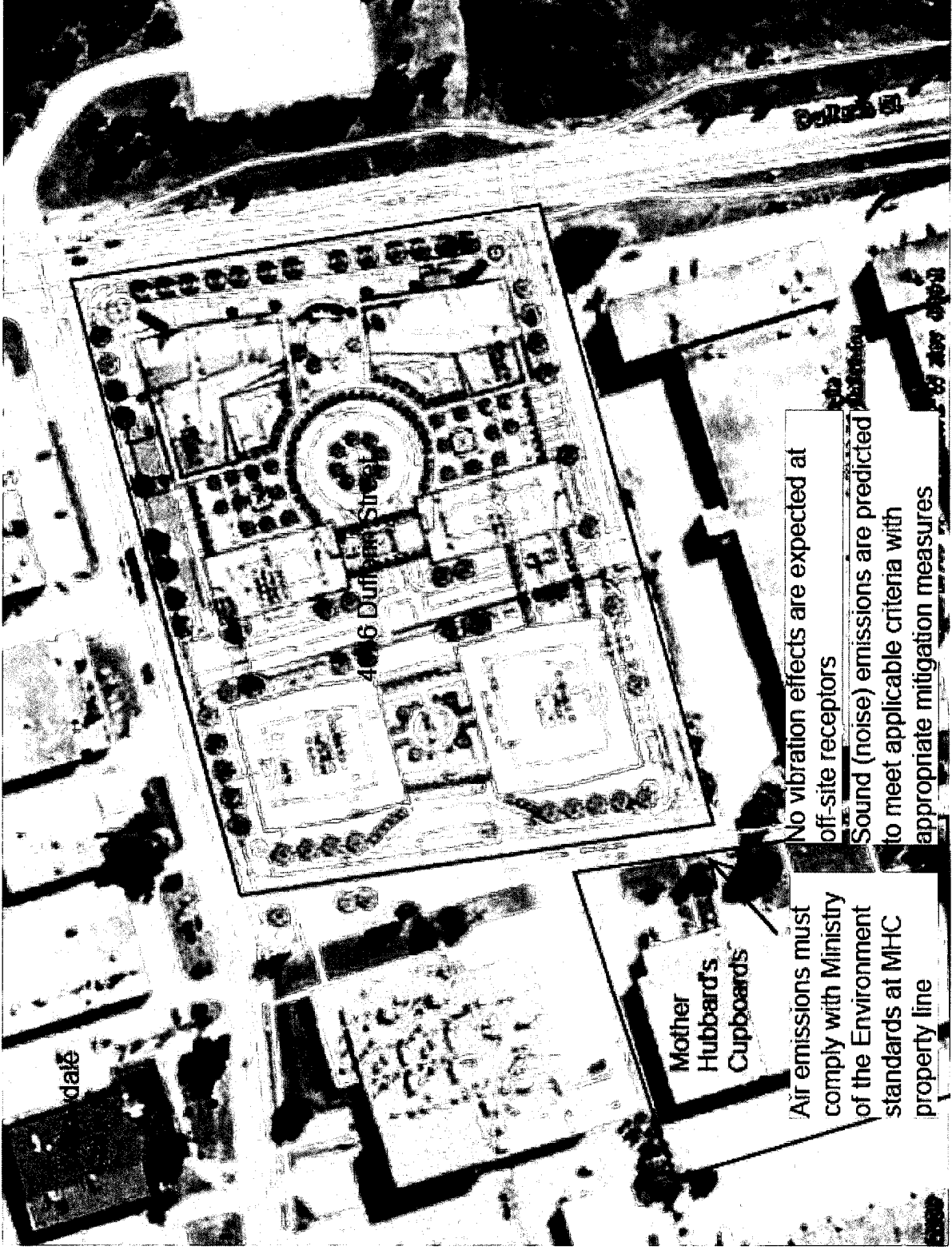
Barristers & Solicitors



Air emissions must comply with Ministry of the Environment standards at the TRC property line

No vibration effects are expected at off-site receptors

Sound (noise) emissions are predicted to meet applicable criteria with appropriate mitigation measures



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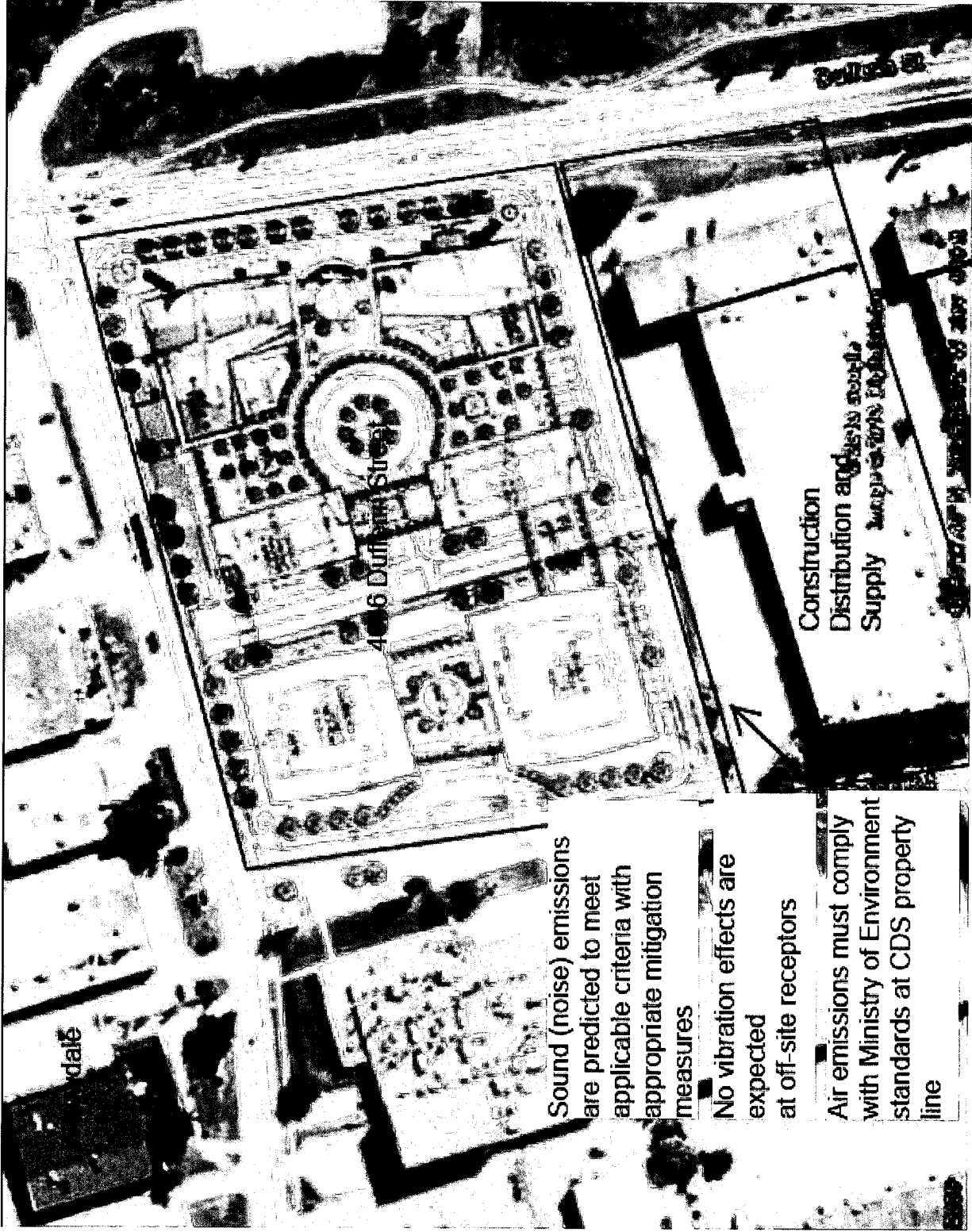
Mother Hubbard's Cupboards

Air emissions must comply with Ministry of the Environment standards at MHC property line

No vibration effects are expected at off-site receptors  
Sound (noise) emissions are predicted to meet applicable criteria with appropriate mitigation measures

40-6 Duffell Street





Sound (noise) emissions are predicted to meet applicable criteria with appropriate mitigation measures

No vibration effects are expected at off-site receptors

Air emissions must comply with Ministry of Environment standards at CDS property line

# **Request**

**Refer the Final Assessment of 4646 Dufferin Street back to Planning Staff to revisit the environmental impacts analysis**

