

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

By approving the following:

- be received for the public record; and*

- 3) ***By receiving Communication C8, from the Commissioner of Planning, dated June 20, 2013, be received.***

WARD 2 - VICINITY OF REGIONAL ROAD #27 AND SIMMONS STREET

1. **Mr. Vincenzo Torelli, Simmons Street, Woodbridge;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 6, CW Report No. 32 – Page 2

2. **Mr. Eduard Krasnokvtsky, Simmons Street, Woodbridge;**
3. **Mr. Edward Evans, Simmons Street, Woodbridge;**
4. **Mr. Brent Peebles, Plymouth Brethren Christian Church, Jeffcoat Drive, Toronto, applicant; and**
5. **Mr. Matthew Corney, Plymouth Brethren Christian Church; and**

3) That the following Communications be received:

- C7 Mr. Tony Di Benedetto, Di Benedetto Lane, Woodbridge, dated June 17, 2013; and**
C10 Mr. Salvatore Grassa, dated June 18, 2013.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.12.049 (Brent & Lois Peebles) BE APPROVED, to permit the conversion of an existing detached residential dwelling to a Place of Worship (*Plymouth Brethren Church*), as shown on Attachments #3 to #6 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 and landscape cost estimate shall be approved by the Vaughan Development Planning Department; and,
 - ii) the Owner shall apply for a Minor Variance Application, which shall be approved by the Vaughan Committee of Adjustment to facilitate the required exception to Zoning By-law 1-88 identified in Table 1 of this report, and the Committee's decision shall be final and binding.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

Objective 2.3: To create a City with sustainable built form.

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.

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 development:

- i) use of drought resistant planting and native species;
- ii) permeable pavers will be utilized on select areas of the site to reduce run-off and increase site permeability; and,
- iii) use of a high efficiency furnace, lighting, low flush toilets, energy efficient windows, and replacement of the roof with extra R-28 insulation in the ceiling.

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 6, CW Report No. 32 – Page 3

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.049 on the subject lands shown on Attachments #1 and #2, to permit the conversion of an existing detached residential dwelling to a Place of Worship, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The 4329.06 m² subject lands shown on Attachments #1 and #2, municipally known as 30 Simmons Street, are located west of Regional Road #27, south of Rutherford Road. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Hamlet” within the Elder Mills area by in-effect OPA #600. The “Hamlet” designation permits small scale institutional uses designed to serve the hamlet and surrounding area. The current size of the church’s congregation is 35 people, whereas, the maximum building capacity is 50 people and the on-site sewage system is designed to serve a maximum of 60 people. The proposed institutional use conforms to the in-effect Official Plan.

The lands are designated “Low-Rise Residential” by the City of Vaughan Official Plan 2010 (VOP 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 is pending approval from the Ontario Municipal Board. The “Low-Rise Residential” designation permits public and private institutional buildings, and therefore, the proposed use conforms to the Official Plan.

Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #2. The site is currently developed with an existing detached one-storey residential dwelling. A Place of Worship use is permitted as-of-right in all Residential Zones.

The following site-specific zoning exception to the RR Rural Residential Zone is required to permit the proposed use:

Table 1:

	By-law Standard	By-law 1-88, RR Rural Residential Zone Requirements	Proposed Exception to the RR Zone
a.	Minimum Yard Requirement for Institutional Use (Place of Worship)	All Yards - 15 m	5.28 m Existing Interior Side Yard (North)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 6, CW Report No. 32 – Page 4

The proposed Place of Worship (Institutional use) has a minimum 15 m setback from each property line, except the north lot line, which is 5.28 m and represent an existing situation. The proposed variance is required to recognize and maintain the existing building on the subject lands. No changes are proposed to the building location or size.

The Development Planning Department supports the above noted variance to facilitate the proposed conversion from a residential dwelling to a Place of Worship. The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to address this variance, 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.

Site Plan Review

The Owner is proposing to convert the existing one-storey residential dwelling into a Place of Worship. The interior space will include a meeting hall, lobby and washrooms. The basement will remain unused.

The Place of Worship will not include any signage, and no one will reside in the building, nor will any other activities associated with a church be carried out within the building. The hours of operation will consist of Sunday morning communion from 5:30 - 7:00 am, Sunday evening gospel preaching from 5:00 - 6:00 pm, and Monday evening prayer from 7:00 - 8:00 pm. The maximum size of the congregation is 50 people.

The existing building façade will not change, however, a new front entrance will be incorporated into the front (east) elevation of the building (Attachment #5). Additional parking to accommodate the congregation is also proposed as shown on Attachments #3 and #4. A total of 17 parking spaces are proposed for the use, which meets the requirements of Zoning By-law 1-88. Two (2) of these spaces (including the required barrier free parking space) are located within the existing garage, together with the recycling and garbage storage bins. The garbage storage area is located in the existing garage and has been approved by the Vaughan Public Works Department.

The landscape plan (Attachment #4) consists of deciduous trees, shrubs, flowers, groundcover and grasses. Two existing trees on the property will be protected. The landscape plan includes additional planting within the required 6 m wide landscape strip abutting Simmons Street and a landscaped pedestrian walkway constructed of permeable pavers is proposed from the parking area to the front entrance of the building. Six coniferous trees will also be added at the north end of the property adjacent to the proposed parking area to screen car headlights from the neighbouring residential property.

The Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations, subject to the conditions in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering has approved the Site Servicing, Grading and Stormwater Management Plan.

Vaughan Building Standards Department

An assessment report was prepared by Gunnell Engineering Ltd. dated January 7, 2013, for the existing on-site sewage system with regards to the change in use from the existing single family dwelling to a Place of Worship (without a kitchen), and with a maximum occupancy of 50 attendees on any day. The report concludes that the proposed use and the existing on-site sewage system will meet the requirements of the Ontario Building Code. The report has been reviewed and is satisfactory to the Building Standards Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 6, CW Report No. 32 – Page 5

Canadian Pacific Railway (CPR)

The subject lands abut the Canadian Pacific Railway (CPR) to the south. CPR has reviewed the proposed development and has advised they have no objections as the building setback to the railway remains unchanged.

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 and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report, specifically with respect to reusing an existing building as well as the surrounding built form by using permeable pavers and drought tolerant landscaping.

ii) Manage Growth and Economic Well Being

Creating a positive environment that encourages innovation and prosperity.

The development facilitates the reuse of an existing building, and only doing interior works and upgraded works to the exterior surroundings.

Regional Implications

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

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.049 in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the conversion of the existing residential dwelling to a Place of Worship is compatible with the surrounding land uses and satisfies the policies of the Official Plan. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.049, subject to the conditions contained in this report.

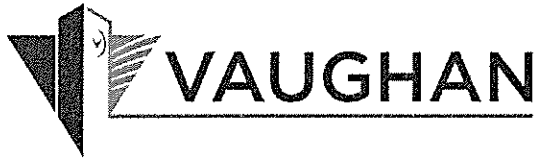
Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. East & South Elevations
6. North & West Elevations

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)



memorandum

C	<u>8</u>
Item #	<u>6</u>
Report No.	<u>32 (cw)</u>
<u>Council - June 25/13</u>	

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: JUNE 20, 2013

**SUBJECT: COMMUNICATION – COUNCIL MEETING, JUNE 25, 2013
ITEM #6, COMMITTEE OF THE WHOLE – JUNE 18, 2013
SITE DEVELOPMENT FILE DA.12.049
BRENT & LOIS PEEBLES
WARD 2 – VICINITY OF REGIONAL ROAD #27 AND SIMMONS STREET**

Recommendation

The Commissioner of Planning recommends:

1. THAT the final site plan and landscape plan include additional wood privacy fencing and a revised tree planting scheme along the north lot line, in the manner identified in this Communication.

Background

On June 18, 2013, the Committee of the Whole resolved the following:

“THAT consideration of this matter be deferred to the Council meeting of June 25, 2013, to allow the applicant to meet as soon as possible with the local Councillor, interested local residents, and staff as appropriate, to discuss arrangements regarding parking, times of operation, etc., to be incorporated into a site development agreement and be to the reasonable satisfaction of all parties.”

On June 19, 2013, a meeting was held at City Hall at 4 pm and attended by the Local Ward 2 Councillor, Development Planning and Development/Transportation Engineering staff, the applicant and his representatives, and area residents, to discuss site plan issues with regard to the development proposal for a place of worship on Simmons Street. The following transpired at the meeting:

- The applicant has agreed to construct a 1.8 m high wood privacy fence along the north property line abutting the neighbour to the north. The 1.8 m high privacy fence will be constructed from the rear property line to the furthest point of the house closest to the street, with the remainder of the wood fence being 1.2 m high to the front lot line; and,
- The applicant has agreed to revise the landscaping plan such that the 6 proposed coniferous trees at the northeast corner of the site will be separated. Three of the proposed trees will be moved west adjacent to the neighbour's rear back patio and 3 trees will remain adjacent to the neighbour's front yard patio.

Conclusion

The meeting concluded with only the above matters to be addressed by the applicant, and no further issues to be resolved, which was to the satisfaction of all individuals present at the meeting. Should Council concur, the final site plan and landscape plan will be revised to include the additional wood privacy fencing and a revised tree planting scheme along the north lot line, as agreed to by the parties present at the community meeting held on June 19, 2013, in the manner identified in this Communication.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

Copy to: Barbara Cribbitt, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

MH/

Memorandum

FROM: Councillor Tony Carella
TO: Mayor and Members of Council
DATE: June 19, 2013
RE: Committee of the Whole, June 18, 2013, Item 6

C	12
Item #	6
Report No.	32 (cw)
Council - June 25/13	

Further to the Committee's direction in this matter, the applicant, neighbours, and staff met at my request to discuss the site plan which is the substance this item.

The following was agreed to:

- At the applicant's expense, a wood privacy fence reflecting City standards and by-law requirements will be constructed along the applicant's side of the property line abutting the neighbour to the north, said fence to be approximately six (6) feet in height from the western end of the property to a front of the dwelling on site, and from there approximately four (4) feet to the property line.
- At the applicant's expense, coniferous trees will be planted to the satisfaction of city staff along the north side of the subject property at no closer than four (4) feet to the above-referenced fence to ensure greater privacy for the neighbour to the north. Coniferous trees will be clustered in such a manner to provide screening for the patio on the neighbouring property.
- In respect of the matter of an application to be made to the Committee of Adjustment for a variance in the setback of the on-site dwelling from the northern property line, the neighbour to the north (Torelli) agrees not to object to the revised setback, and to enlist the support of other residents of the street for the variance

Separate and apart from the foregoing, and at the invitation of the local councillor, Public Works staff will attend an on-site meeting to discuss with the applicant and neighbours the condition of City infrastructure of concern to the local residents.

It is recommended that the foregoing be received as part of the public record of this site plan application.

Magnifico, Rose

Subject: FW: Simmons Street Application.
Attachments: Simmons Street Petition - DA.12.049.pdf

From: Tony Di Benedetto [<mailto:tony@dibenedettogroup.com>]
Sent: Monday, June 17, 2013 06:43 PM
To: Carella, Tony
Cc: Paul Di Benedetto <paul@dibenedettogroup.com>
Subject: Simmons Street Application.

c <u>7</u>
Communication
CW: <u>June 18/13</u>
Item: <u>6</u>

Mr. Carella,

I trust all is well.

I am attaching a letter along with a petition regarding the proposed site development project for Simmons Street with respect to allowing a place of worship to be established.

The residents of Simmons Street have various concerns that allowing such a development to occur will materially alter the setting of our small quaint neighborhood.

If you can please review the attached letter and present our concerns to the Committee of the Whole it would be greatly appreciated.

If you can keep me updated of this said proposal that would be greatly appreciated.

Regards;

Tony Di Benedetto
416.791.9399

**The Residents of Simmons Street &
Di Benedetto Lane**
c/o Tony Di Benedetto
20 Di Benedetto Lane
Woodbridge, Ontario
L4H 3H2

June 17, 2013

Mr. Tony Carella
Councillor – Ward 2 / Woodbridge West
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario Canada
L6A 1T1

Dear Mr. Carella:

I am writing on behalf of the residents of Simmons Street and Di Benedetto Lane.

We received your letter dated June 8, 2013 with regards to the Site Development File DA.12.049 regarding the re-zoning application to allow a small place of worship on Simmons Street.

I have attached a petition to oppose the site development which the bulk of residents on Simmons Street and Di Benedetto Lane have signed. The over whelming majority of the residents do not feel that Simmons Street is an adequate location for such a proposed development for a number of reasons.

Simmons Street as you know is a very small rural residential street which lacks the necessary infrastructure to support additional traffic which creates both noise and safety risks for the residents and their small children. Simmons is not a through street and the proposed site is at the end of the street. This means that all traffic to and from this site will increase the traffic on Simmons two fold.

Your letter also stated that the application is requesting to add 17 parking spaces to the said dwelling. The creation of this "parking lot" does not esthetically conform to this rural area and will be a sore thumb to the street scape.

Lastly, Simmons Street is not serviced fully by City infrastructure. This little rural street does not have adequate street lighting, has no sanitary and no storm sewers. By adding additional capacity on this street it will further stress the existing infrastructure beyond its already limited capacity.

I trust you will express the concerns the local residents have and trust that the Committee of the Whole will understand why we strongly oppose this application.

I can be reached by email at; tony@dibenedettogroup.com or by phone at; 416-791-9399 if you have any questions and / or feedback.

Regards;

A handwritten signature in black ink, appearing to read 'Tony Di Benedetto', with a long horizontal stroke extending to the right.

Tony Di Benedetto
20 Di Benedetto Lane, Woodbridge, ON








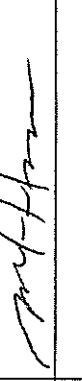
Petition to Oppose Site Development File DA.12.049

Petition summary and background:

An application has been made to re-develop a residential home on Simmons Street and convert the home to a place of worship including the creation of an additional 17 parking spaces.

Action petitioned for:

We, the undersigned, are opposed to the proposed application for re-development.

Printed name	Signature	Address	Comment	Date
TONY DIBENEDETTO		20 DIBENEDETTO LN.	THE AREA INFRASTRUCTURE CANNOT SUPPORT NECESSARY TRAFFIC.	JUNE 13, 2013.
LORE B. LUTTO		110 SIMMONS STR	THIS IS A RESIDENTIAL AREA. WOULD NOT BE APPROPRIATE	JUNE 13
S. DI BENEDETTO		10 DIBENEDETTO LANE	TOO MUCH TRAFFIC FOR THE TYPE OF AREA	
EDUARD KRASNOKUTSKY		88 SIMMONS ST.	THE HOUSE IS ON END, WE HAVE ANOTHER OF STREET THAT WILL BE TRAFFIC	CAUTION ON PUNTER RD.
EDWARD EVANS		134 SIMMONS ST.	THIS PROJECT WILL DECREASE ANY PEOPLE CAUSE TOO MUCH TRAFFIC ON THE STREET	
EDOKIA KRASNOKUTSKY		88 SIMMONS ST.	I WANT TO KNOW THE REASON TO MAKE A CHURCH IN THIS HAMLET WE HAVE A DISABILITY CENTER	ORREDI
PAUL D. BENEDETTO		25 DIBENEDETTO LANE	TO MANY SMALL CHILDREN AND THERE WILL BE A LOT OF TRAFFIC	
Mina Ho Lee Kyoung Hwan Kim		125 SIMMONS ST	Heavy Traffic in small community	JUNE 14 2013.

[illegible]

Carella, Tony

c 10
Communication
cw: <u>June 18/13</u>
Item: <u>6</u>

From: Carella, Tony
Sent: Tuesday, June 18, 2013 10:54 AM
To: 'Grassa, Sal'
Subject: RE: RE: Simmons Street File DA.12.049 Brent and Lois Pebbles

[Handwritten signature]

Mr Grassa, to ensure that your comments are part of the public record, I am copying the Clerk's Office, and furnishing him in person with a copy of these emails

Tony Carella, FRSA
Councillor -- Ward 2
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
(905) 832-8585 ext. 8386

Because we have corresponded, your email address will be added to the list of those who receive my occasional e-newsletter

 Please consider the environment before printing this email.

From: Grassa, Sal [mailto:sal.grassa@chase.com]
Sent: Tuesday, June 18, 2013 10:52 AM
To: Carella, Tony
Subject: FW: RE: Simmons Street File DA.12.049 Brent and Lois Pebbles

Good morning Mr. Carella,

I'm writing to you today to express my concerns with regards to the proposed conversion of the existing residential dwelling on Simmons Street to a place of worship.

I'm currently developing a property along side with Anna and Orlando Silvestri at 70 Simmons Street and have selected this site in particular because of the very quite nature of the hamlet in which it resides. Simmons Street is not a through street and thus sees very little vehicular traffic making it a very private residential area.

While consulting with the City of Vaughan to gain the proper (and very strict) consents for the 70 Simmons development it was clear that Simmons Street would remain very much a single home residential hamlet, clearly this is not the intent for the proposed.

Here are my concerns with this proposal:

Traffic Risks and Concerns

- Simmons Street is not a through street and without sidewalks. There are a many children in the small neighborhood who play/ride their bikes on Simmons street. It's a tight community and everyone who lives in the area looks out for each-other and knows to slow down at the top of the hill and so on. A sign for "watch for children" just won't cut it. Point being there is very little traffic and fairly safe as it is. I don't think anyone would welcome incremental vehicular traffic posing risk. We all have fresh in our minds the tragedy where the little girl was killed in an area where there were no sidewalks available for her to walk home on.

I myself have three young children and very concerned with incremental traffic that this would drive. We see 17 parking spots to be made available which could potentially increase dramatically during major religious events. I don't know what religion the applicants are but we all see the huge spike in traffic and parking during Christmas, Easter and so on at our community churches today. I would find it very difficult to believe that the 17 spots could be effectively policed and thus many more vehicles could potentially be parked on Simmons street

in the court itself. This causes congestion and incremental risk for emergency vehicles to be able to pass through un hindered.

Parking may become a Challenge

- Multiple parking spots in a residential area also poses a concern. I can tell you that no one and I mean no one would like to see a used car parking lot next to where they live. This may sound selfish but don't think if this was your next door neighbor proposing the same that you would be personally content. I suggest you ask your fellow council members if this was your next door neighbor would you like it. While there may be varying responses the real answer is 'no'. It would be naive to think that a place of worship would not drive incremental traffic and parking on Simmons street without ramifications.
- I've invested in this neighborhood because of the types of current developments in the area. We are currently at the permit phase and have personally paid over \$500,000 to develop the lands found at 70 Simmons Street and have yet to build a home there. While these folks aren't 'biker gang members' it does retract from the neighborhood. I would strongly oppose this type of proposal as it does not fit into the plan for the community.
- In developing these lands we have been subject to noise and vibration studies, ground water studies, environmental studies to ensure that what we have proposed was suitable for the environment and did not encroach on neighbors property with excess water etc. and rightfully so. I would expect that the same rigor be placed on this proposal to ensure the same. The existing septic tank is designed for a single family home and with high water tables in this area I would suspect that an increased volume of visitors would stress the system in place. While I'm not an engineer I have been working with many over the last few years to see that our proposal was approved by the City of Vaughan. Would this proposal be subject to any studies stress tests and or reviews?

Assessments:

Further, I would strongly review the current tax assessments and would gladly spearhead a municipal tax review for Simmons street residents if this proposal were approved. This clearly retracts from the value of the residents and would ensure that a formal *Tax Rate Payers Association* be put in place to ensure that this type of development in this residential area be reviewed in detail prior to making any decisions.

I trust that you and the counsel consider the safety, noise and environmental concerns seriously prior to making any decisions.

If you wish to speak with me directly you can call me at 647-622-1943.

Regards a concerned resident,

Salvatore Grassa

This transmission may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. Although this transmission and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the

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COMMITTEE OF THE WHOLE JUNE 18, 2013

SITE DEVELOPMENT FILE DA.12.049

BRENT & LOIS PEEBLES

WARD 2 - VICINITY OF REGIONAL ROAD #27 AND SIMMONS STREET

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.12.049 (Brent & Lois Peebles) BE APPROVED, to permit the conversion of an existing detached residential dwelling to a Place of Worship (*Plymouth Brethren Church*), as shown on Attachments #3 to #6 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 and landscape cost estimate shall be approved by the Vaughan Development Planning Department; and,
 - ii) the Owner shall apply for a Minor Variance Application, which shall be approved by the Vaughan Committee of Adjustment to facilitate the required exception to Zoning By-law 1-88 identified in Table 1 of this report, and the Committee's decision shall be final and binding.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

Objective 2.3: To create a City with sustainable built form.

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.

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 development:

- i) use of drought resistant planting and native species;
- ii) permeable pavers will be utilized on select areas of the site to reduce run-off and increase site permeability; and,
- iii) use of a high efficiency furnace, lighting, low flush toilets, energy efficient windows, and replacement of the roof with extra R-28 insulation in the ceiling.

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.12.049 on the subject lands shown on Attachments #1 and #2, to permit the conversion of an existing detached residential dwelling to a Place of Worship, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

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Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #2. The site is currently developed with an existing detached one-storey residential dwelling. A Place of Worship use is permitted as-of-right in all Residential Zones.

The following site-specific zoning exception to the RR Rural Residential Zone is required to permit the proposed use:

Table 1:

	By-law Standard	By-law 1-88, RR Rural Residential Zone Requirements	Proposed Exception to the RR Zone
a.	Minimum Yard Requirement for Institutional Use (Place of Worship)	All Yards - 15 m	5.28 m Existing Interior Side Yard (North)

The proposed Place of Worship (Institutional use) has a minimum 15 m setback from each property line, except the north lot line, which is 5.28 m and represent an existing situation. The proposed variance is required to recognize and maintain the existing building on the subject lands. No changes are proposed to the building location or size.

The Development Planning Department supports the above noted variance to facilitate the proposed conversion from a residential dwelling to a Place of Worship. The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to address this variance, 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.

Site Plan Review

The Owner is proposing to convert the existing one-storey residential dwelling into a Place of Worship. The interior space will include a meeting hall, lobby and washrooms. The basement will remain unused.

The Place of Worship will not include any signage, and no one will reside in the building, nor will any other activities associated with a church be carried out within the building. The hours of operation will consist of Sunday morning communion from 5:30 - 7:00 am, Sunday evening gospel preaching from 5:00 - 6:00 pm, and Monday evening prayer from 7:00 - 8:00 pm. The maximum size of the congregation is 50 people.

The existing building façade will not change, however, a new front entrance will be incorporated into the front (east) elevation of the building (Attachment #5). Additional parking to accommodate the congregation is also proposed as shown on Attachments #3 and #4. A total of 17 parking spaces are proposed for the use, which meets the requirements of Zoning By-law 1-88. Two (2) of these spaces (including the required barrier free parking space) are located within the existing garage, together with the recycling and garbage storage bins. The garbage storage area is located in the existing garage and has been approved by the Vaughan Public Works Department.

The landscape plan (Attachment #4) consists of deciduous trees, shrubs, flowers, groundcover and grasses. Two existing trees on the property will be protected. The landscape plan includes additional planting within the required 6 m wide landscape strip abutting Simmons Street and a landscaped pedestrian walkway constructed of permeable pavers is proposed from the parking area to the front entrance of the building. Six coniferous trees will also be added at the north end of the property adjacent to the proposed parking area to screen car headlights from the neighbouring residential property.

The Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations, subject to the conditions in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering has approved the Site Servicing, Grading and Stormwater Management Plan.

Vaughan Building Standards Department

An assessment report was prepared by Gunnell Engineering Ltd. dated January 7, 2013, for the existing on-site sewage system with regards to the change in use from the existing single family dwelling to a Place of Worship (without a kitchen), and with a maximum occupancy of 50 attendees on any day. The report concludes that the proposed use and the existing on-site sewage system will meet the requirements of the Ontario Building Code. The report has been reviewed and is satisfactory to the Building Standards Department.

Canadian Pacific Railway (CPR)

The subject lands abut the Canadian Pacific Railway (CPR) to the south. CPR has reviewed the proposed development and has advised they have no objections as the building setback to the railway remains unchanged.

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 and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report, specifically with respect to reusing an existing building as well as the surrounding built form by using permeable pavers and drought tolerant landscaping.

ii) Manage Growth and Economic Well Being

Creating a positive environment that encourages innovation and prosperity.

The development facilitates the reuse of an existing building, and only doing interior works and upgraded works to the exterior surroundings.

Regional Implications

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

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.049 in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the conversion of the existing residential dwelling to a Place of Worship is compatible with the surrounding land uses and satisfies the policies of the Official Plan. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.049, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. East & South Elevations
6. North & West Elevations

Report prepared by:

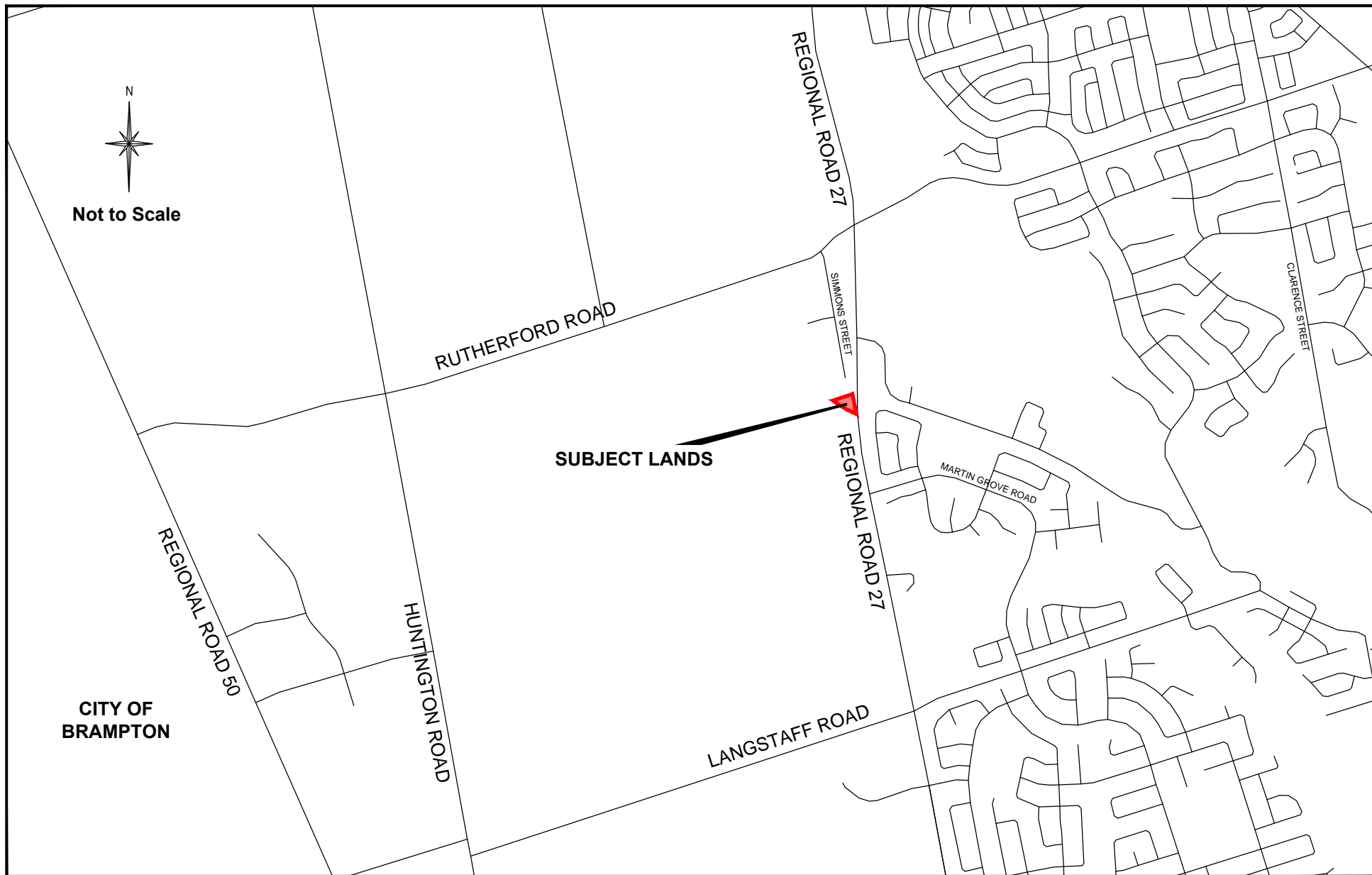
Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 14,
Concession 9

Applicant:
Brent and Lois Peebles

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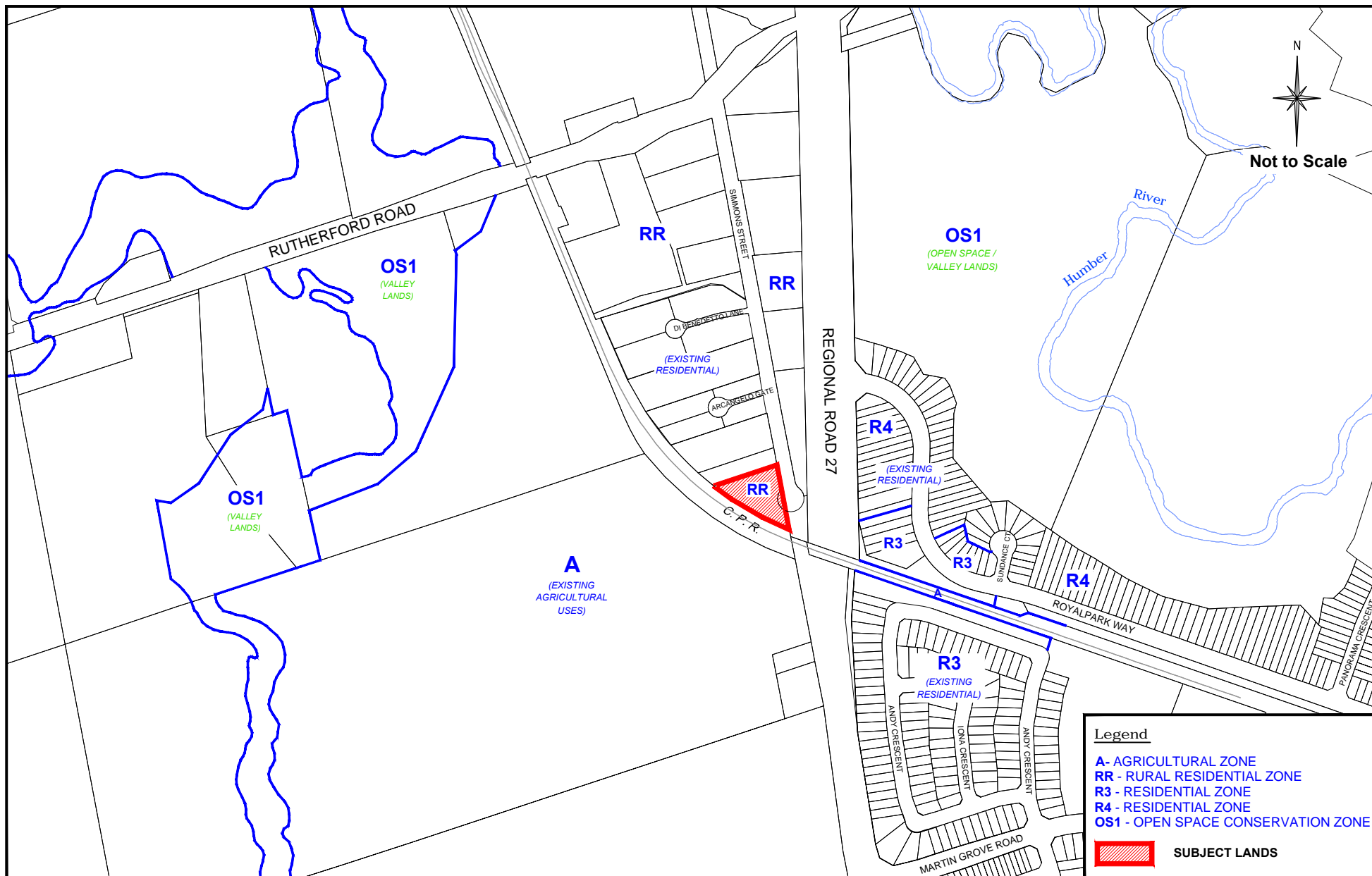


Attachment

File: DA.12.049

Date: June 18, 2013

1



Location Map

Location: Part of Lot 14,
Concession 9

Applicant:
Brent and Lois Peebles

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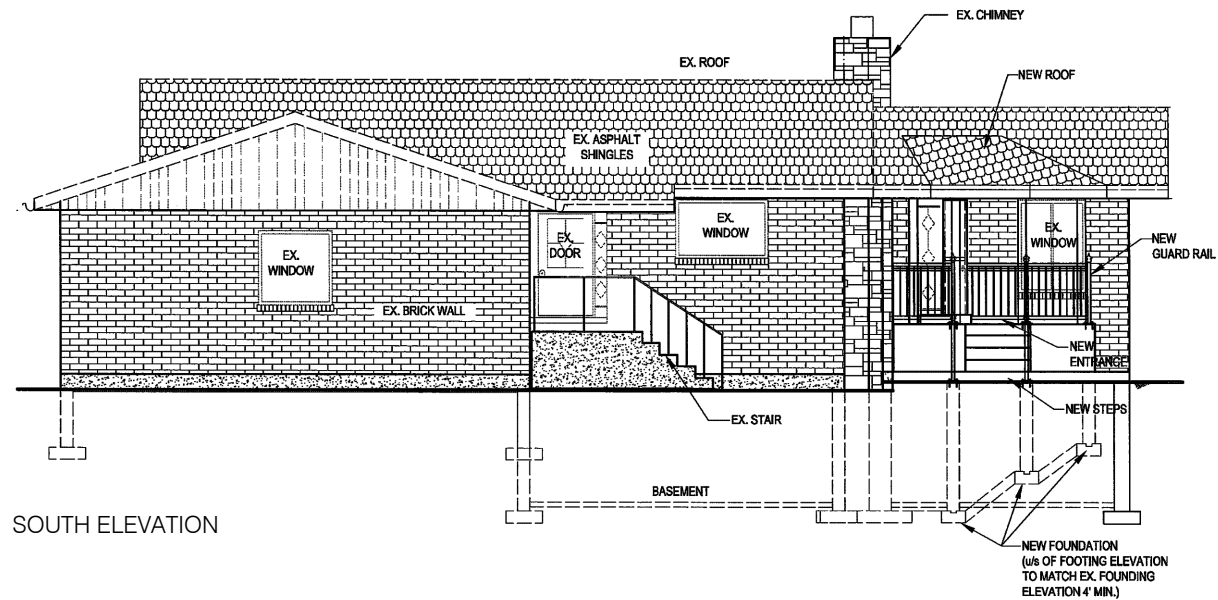
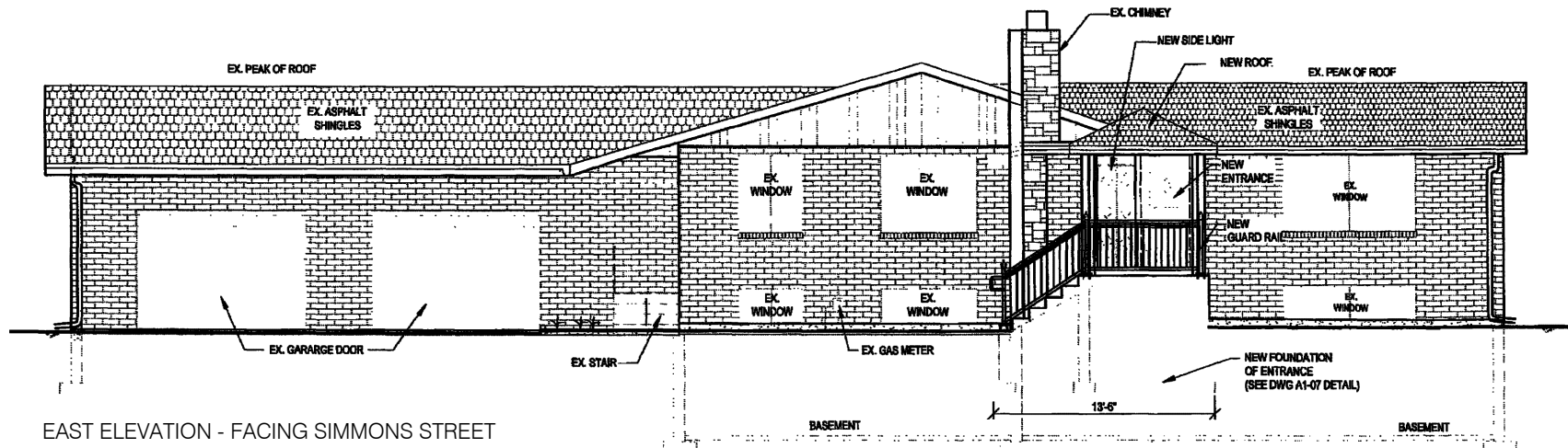
Attachment

File: DA.12.049

Date: June 18, 2013

2





East & South Elevations

Location: Part of Lot 14,
Concession 9

Applicant:
Brent and Lois Peebles



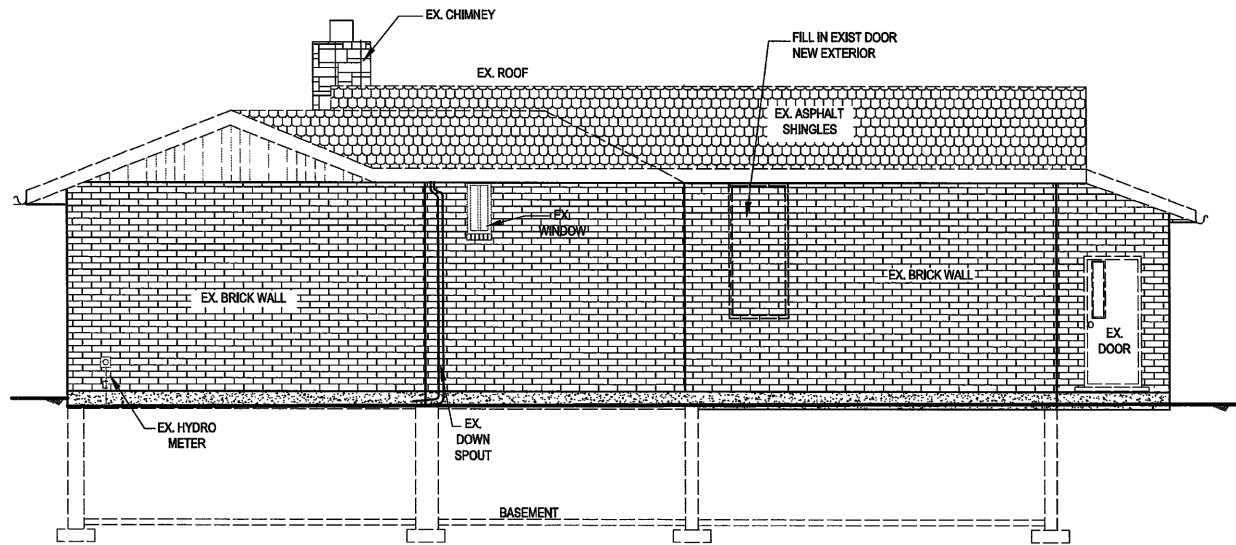
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File: DA.12.049

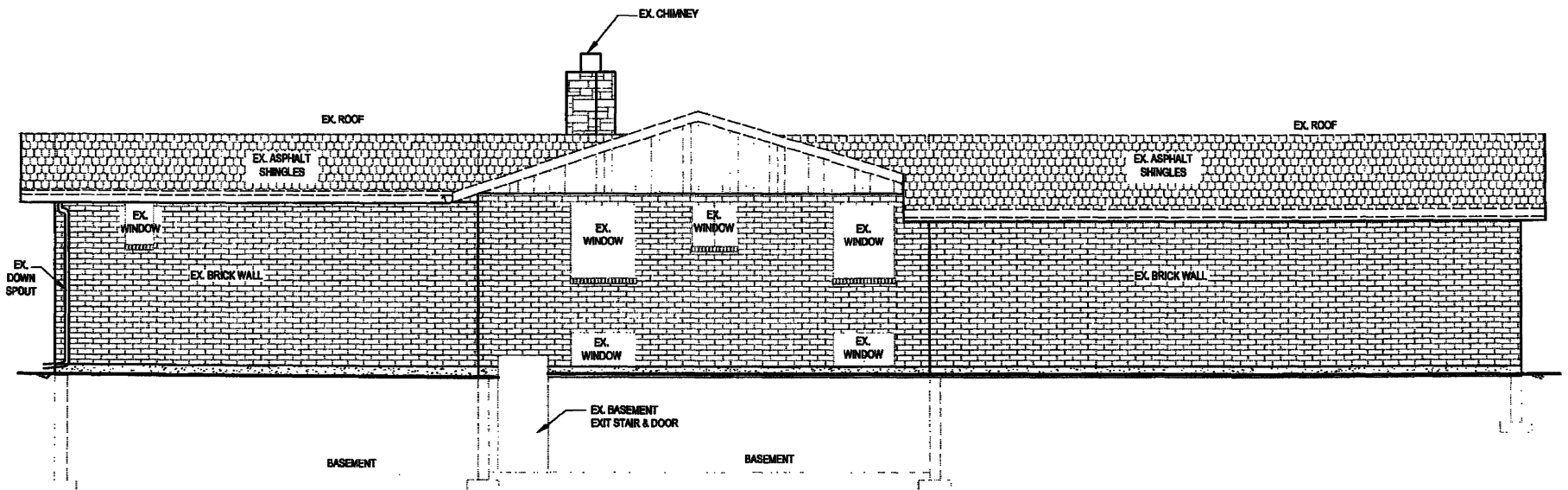
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Date: June 18, 2013

5



NORTH ELEVATION



WEST ELEVATION

North & West Elevations

Location: Part of Lot 14,
Concession 9

Applicant:
Brent and Lois Peebles



Attachment

File: DA.12.049

Not to Scale

Date: June 18, 2013

6