

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 9, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

9

SITE DEVELOPMENT FILE DA.12.034
NEW LIFE CHRISTIAN CHURCH
WARD 3 - VICINITY OF WESTON ROAD AND CARLAUREN ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated December 1, 2015, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.12.034 (New Life Christian Church) BE APPROVED, to facilitate front and rear additions to the existing one and two-storey, 2,696 m² Place of Worship with Day Nursery on the subject lands shown on Attachments #1 and #2, totaling 1,104 m², as shown on Attachments #3 and #4, to facilitate a total gross floor area for the entire building of 3,800 m², subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the grading and servicing plan and storm water management report shall be approved by the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department; and,
 - iv) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal

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In accordance with the goal and objective 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:

- bicycle racks
- exterior LED lighting
- heat reducing roof materials
- low-E argon windows
- recycled building materials

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.12.034 to facilitate front and rear building additions totaling 1,104 m² to the existing 2,696 m² Place of Worship with an accessory Day Nursery (New Life Christian Church), as shown on Attachments #1 to #4.

Background - Analysis and Options

Synopsis:

The Owner is proposing front (second floor) and rear (first and second floors) building additions totaling 1,104 m² to the existing Place of Worship and accessory Day Nursery. The subject lands are zoned to permit a Place of Worship and Day Nursery use. To facilitate the proposal, the submission of a Minor Variance Application and approval from the Vaughan Committee of Adjustment is required to permit reduced building setbacks, landscaping, and parking, and an increase in building height. The Vaughan Development Planning Department supports the proposed development and variances to Zoning By-law 1-88, as the proposal conforms to the Official Plan and is compatible and appropriate with the existing and planned land uses.

Location

The 0.73 ha subject lands shown on Attachments #1 and #2 are municipally known as 8111 Weston Road, and are located on the east side of Weston Road, north of Carlauren Road, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010). Section 9.2.1.10 of VOP 2010 states that policies existing prior to the adoption of VOP 2010 remain in effect as they apply to Places of Worship, until such time as any new policies are approved. Therefore, the subject lands are subject to the "Prestige Area" policies of OPA #450 (Employment Area Plan), which permits the Place of Worship and Day Nursery uses on the subject lands, and would permit the proposed additions to the existing building.

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The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, and subject to Exception 9(462D), which permits the Place of Worship and Day Nursery uses, and would permit the proposed additions to the existing Place of Worship building. The following Minor Variances to the C7 Zone standards for an institutional use are required to facilitate the proposed building additions:

Table 1			
	By-law Standard	By-law 1-88 Requirement of the C7 Zone subject to Exception 9(462D)	Proposed Exceptions to the C7 Zone subject to Exception 9(462D)
a.	Minimum Number of Parking Spaces	Day Nursery (782 m ²) @ 1.5 spaces/employee x 18 employees = 27 spaces + Place of Worship 3,018 m ² x 11 spaces /100 m ² of GFA = 332 spaces Total = 359 spaces	125 spaces
b.	Minimum Southerly Interior Side Yard Setback to Place of Worship	15 m	13.3 m
c.	Minimum Southerly Interior Side Yard Setback to Accessory Structure (Garbage Enclosure)	15 m	4.27 m
d.	Minimum Rear Yard Setback to Accessory Structure (Garbage Enclosure)	15 m	5.4 m
e.	Maximum Building Height	11.0 m	13.4 m
f.	Minimum Landscape Strip Width (abutting Jevlan Drive)	6.0 m	5.4 m

Minimum Number of Parking Spaces

The proposed building addition of 1,104 m² results in a total GFA of 3,800 m², requiring a total of 359 parking spaces for the subject lands. The Owner is proposing a total of 125 parking spaces, including five barrier-free parking spaces located on the west side of the subject lands, as shown on Attachment #3.

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The Owner has submitted a Parking Study by Mark Engineering, dated February, 2012, and a Parking Study Update by Mark Engineering, dated June 25, 2015. The Parking Study concludes that the proposed parking supply of 125 spaces is deemed sufficient to fulfill the requirements of both the Place of Worship and Day Nursery uses.

The Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department has reviewed the Parking Study and advises that the proposed addition will not result in an increase in worship area. As a result, parking demand is not expected to increase and the Day Nursery use will not conflict with existing weekend peak parking times for the Place of Worship. On this basis, the DEIPS Department concurs with the overall methodology and accepts the conclusions and recommendations of the Parking Study. Accordingly, the Vaughan Development Planning Department has no objections to the proposed parking supply of 125 spaces.

Minimum Setback Requirements

The Vaughan Development Planning Department has no objections to the proposed setbacks to the Place of Worship and garbage enclosure buildings. The proposed southerly interior setback of 13.3 m to the Place of Worship building is for a small portion of the proposed addition, and will have no visual impact on adjacent properties. The proposed reductions in the rear and southerly interior side yard setback to the proposed garbage enclosure building will have minimal impact on Jevlan Drive and the abutting property to the south, as existing mature coniferous landscaping located at the southeast corner of the subject lands appropriately screens the proposed garbage enclosure.

Maximum Building Height

The proposed building height of 13.4 m is for a portion of the proposed two-storey addition located on the east side of the building. The Vaughan Development Planning Department has no objection to the increase in building height as it will have minimal visual impact on adjacent properties and will provide for an appropriate variation in massing from the existing building.

Minimum Landscape Strip Width

The Vaughan Development Planning Department has no objections to the reduction in the landscape strip width from 6 m to 5.4 m. The 0.6 m reduction is only for a portion of the landscape strip on the southeast portion of the subject lands to facilitate the proposed external garbage enclosure. The reduction will not result in the removal of any existing trees.

Future Minor Variance Application

The Owner is required to submit a Minor Variance application to the Vaughan Committee of Adjustment for the required zoning exceptions to Zoning By-law 1-88, and successfully obtain the Committee's approval, and the Committee's decision shall be final and binding, and the Owner shall satisfy all conditions of the Committee prior to the finalization of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The subject lands are developed with an existing two-storey, 2,696 m² Place of Worship known as the New Life Christian Church. The proposed site plan shown on Attachment #3 includes building additions totaling 1,104 m² located to the east and west of the existing building. The west elevation (Weston Road) consists of a one-storey addition to the existing ground floor. The east

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elevation (Jevlan Drive) will be expanded with a full two-storey addition. The south elevation includes a small three storey addition to facilitate access to the rooftop play area required for the Day Nursery.

The proposed additions will facilitate a Day Nursery and additional meeting rooms and administrative offices for the Place of Worship. No new worship area is proposed. The proposed building elevations shown on Attachment #4 consist primarily of brick, stucco and glazing that match the materials of the existing building. There are no changes to the existing landscaping or signage located on the subject lands, with the exception of the reduction in the landscape strip width to facilitate the garbage enclosure, as described earlier in this report.

The Vaughan Development Planning Department is satisfied with the site plan proposal, subject to the recommendations in this report, and will continue to work with the Owner to finalize the details. The Vaughan Development Planning Department must approve the final site plan and building elevations prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in the recommendation of this report.

Vaughan Environmental Services Department, Solid Waste Management

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the application and advises that the proposed detached garbage enclosure meets the Waste Collection Design Standards Policy subject to the installation of bollards located in front of the garbage room. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department - Solid Waste Management. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the Site Development Application. A condition to this effect is included in the recommendation of this report.

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.

ii) **Manage Growth & Economic Well Being**

The proposed development implements the City's Official Plan and the Growth Management Strategy.

Regional Implications

The subject lands are located on Weston Road, a right-of-way under the jurisdiction of York Region. The York Region Transportation and Community Planning Department has reviewed the proposal and has no comments or objections to its approval.

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Conclusion

Site Development File DA.12.034 has been reviewed in accordance with the policies of VOP 2010 and OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support Site Development File DA.12.034, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan

Report prepared by:

Mark Antoine, Planner, ext. 8212

Clement Messere, Senior Planner, ext. 8409

(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.)

COMMITTEE OF THE WHOLE DECEMBER 1, 2015

**SITE DEVELOPMENT FILE DA.12.034
NEW LIFE CHRISTIAN CHURCH
WARD 3 - VICINITY OF WESTON ROAD AND CARLAUREN ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

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Conclusion

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Report prepared by:

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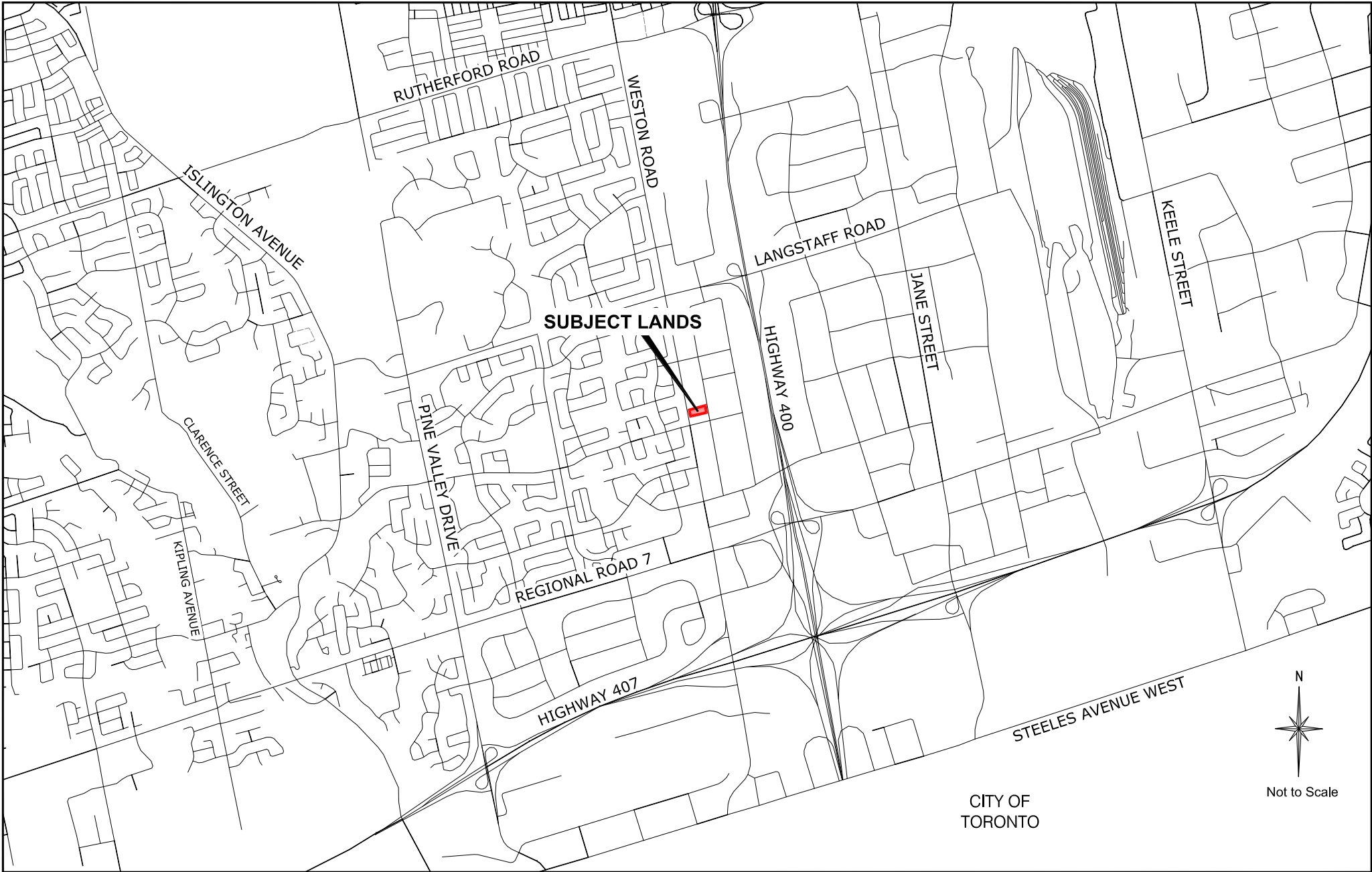
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

Location: Part of Lot 7,
Concession 5

Applicant:
New Life Christian Church

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Attachment

File:
DA.12.034

Date:
December 1, 2015

1



Location Map

Location: Part of Lot 7,
Concession 5

Applicant:
New Life Christian Church

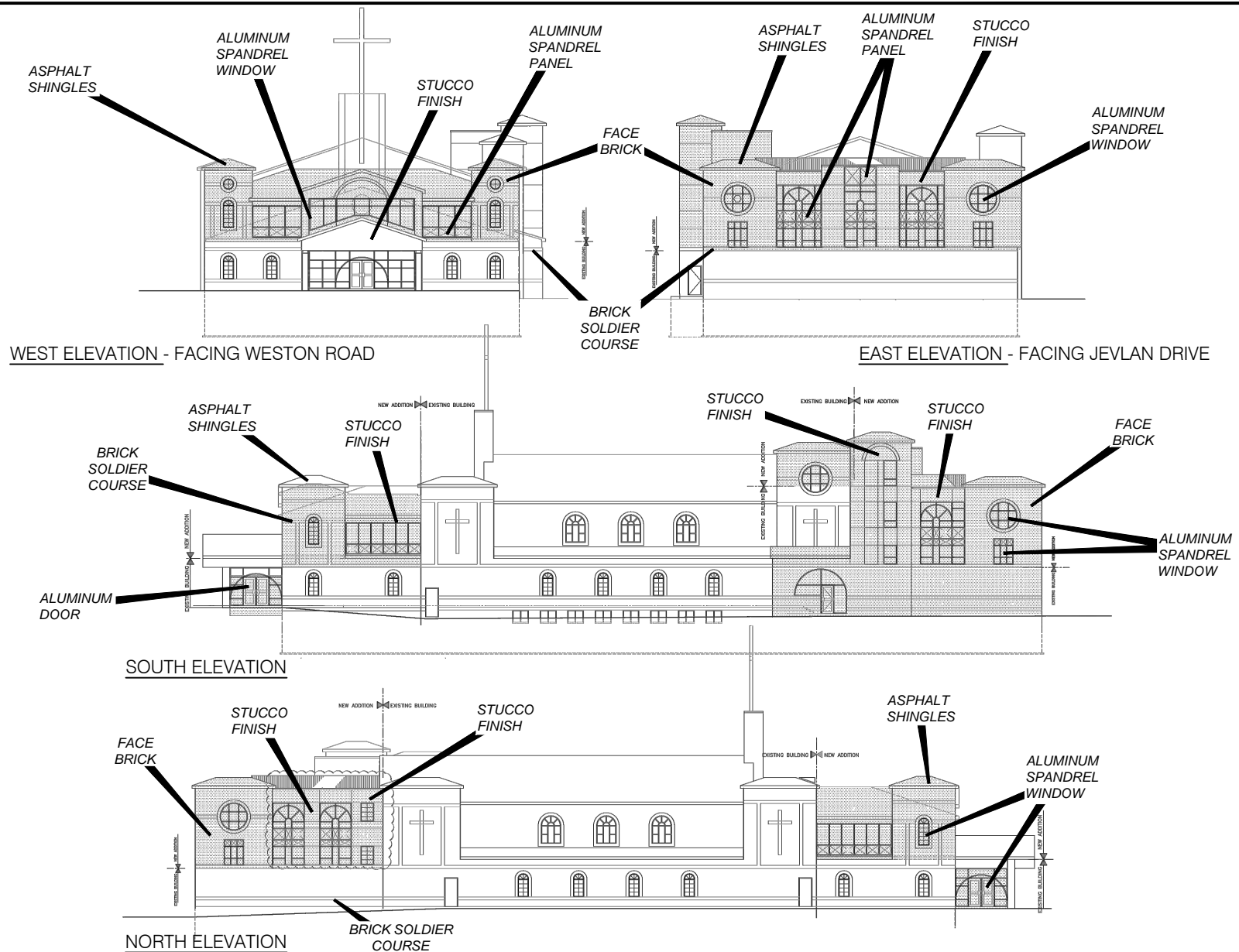


Attachment

File:
DA.12.034

Date:
December 1, 2015

2



Not to Scale

Elevation Plan

Location: Part of Lot 7,
Concession 5

Applicant:
New Life Christian Church

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Attachment

File:
DA.12.034

Date:
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