

**COMMITTEE OF THE WHOLE JUNE 18, 2001**

**SITE DEVELOPMENT APPLICATION  
TRUSTEES OF THE THORNHILL BAPTIST CHURCH  
FILE: DA.01.020**

**Recommendation**

The Commissioner of Planning:

THAT Site Development Application DA.01.020 (Trustees of the Thornhill Baptist Church) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - i) the final site plan shall be approved by the Community Planning Department;
  - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering and Building Standards Departments;
  - iii) the final landscaping plan shall be approved by the Urban Design Department;
  - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department and Region of York Transportation and Works Department; and,
  - v) all hydro requirements shall be addressed to the satisfaction of Hydro Vaughan Distribution Inc."

**Purpose**

On February 21, 2001, the Applicant submitted a Site Plan Application to replace a portable building with a permanent addition to a place of worship (Thornhill Baptist Church).

**Background - Analysis and Options**

Location

- West side of Yonge Street, south of Thornhill Avenue
- 8010 Yonge Street (also known as 8018 Yonge Street)
- Part of Lot 32, Concession 1, City of Vaughan

Land Use Status

- Designation - "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan) and located within the Thornhill Heritage District
- Zoning - OS2 Open Space Park Zone by By-law 1-88

Site Description

- an irregular-shaped 1.44ha site, with a 43.8m frontage on Yonge Street and an irregular depth
- developed with a place of worship, and an accessory portable building

- the surrounding land uses are:

North - residential (YRCC #904 - C1 Restricted Commercial)  
South - residential and commercial (R1 Residential Zone and C1 Restricted Commercial Zone)  
East - Yonge Street; Town of Markham  
West - cemetery (OS2 Open Space Park Zone)

### Site Design

The site plan consists of a one-storey, 115.6m<sup>2</sup> addition to the church building, with the following statistics:

	<u>Existing</u>	<u>Proposed</u>
Main Floor:	263m <sup>2</sup>	378.6m <sup>2</sup>
Basement:	239.3m <sup>2</sup>	330.8m <sup>2</sup>
<u>Portable:</u>	<u>80.2m<sup>2</sup></u>	<u>Demolished</u>
GFA:	582.6m <sup>2</sup>	709.4m <sup>2</sup>
Parking:	14 spaces	17 spaces

### Official Plan

The subject site is designated "General Commercial" by OPA #210, and located within the Thornhill Heritage District. The place of worship use conforms to the policies of the Official plan.

### Zoning

The subject site is zoned OS2 Open Space Park Zone, which does not permit a place of worship.

On January 15, 2001, Council approved Zoning Amendment Application Z.00.088 to recognize the existing place of worship and to permit the proposed addition. The implementing by-law will also include exceptions recognized the current development standards, including the front, rear and interior side (north) yards, lot coverage, to parking spaces and landscape strips. The approval was subject to Council approving a site plan.

### Building Design

The proposed elevations show a one-storey, red brick addition to the church, designed to be compatible with the existing structure.

The property is located within the Thornhill Heritage Conservation District. On August 16, 2000, Heritage Vaughan reviewed and recommended approval of the proposed addition to the church, which Council subsequently endorsed.

### Access and Traffic

The proposed site plan maintains the existing access onto Yonge Street, which operates as part of the signalized intersection with Royal Orchard Boulevard in the Town of Markham. The Region of York does not wish to be a party to the City of Vaughan site plan agreement. However, they will be providing conditions of approval that must be addressed by the Applicant.

### Parking

By-law 1-88 requires parking for a place of worship to be provided at a rate of 11 spaces per 100m<sup>2</sup> of gross floor area. The proposal would require 42 spaces, whereas the site currently has 14 spaces and can only accommodate an additional 3 spaces upon redevelopment.

Staff acknowledge the site has been functioning with limited parking for some time, and that the site improvements will not change this situation. An exception for parking will be addressed in the site-specific zoning by-law.

### Servicing and Utilities

The subject lands are municipally serviced and will not require any upgrades as a result of the new addition.

During the processing of the related zoning amendment application, Z.00.068, concern was raised by the residential Condominium Corporation to the north, regarding drainage issues along the property boundary between the church and condominium.

The Building Standards Department has reviewed the site plan and are satisfied that the Applicant has made the necessary modifications to address the drainage situation on the site including:

- i) adjustment to the side yard along the church foundation wall;
- ii) Implementation of a shallow swale at existing grade along the length of the structure;
- iii) redirection of shortened downspout leaders into the shaped swale; and
- iv) direct flow to the constructed swale into the existing "birdcage" catch basin on the condominium property.

This will prevent the accumulation of storm water along the church foundation and reduce the concentrated flows along the rear yard swales of the condominium units adjacent to the north property line of the church.

The final site servicing, grading and storm water management shall be approved by the Building Standards and Engineering Departments.

### Landscaping

Landscaping is proposed in front of the church with the relocation of the existing planting that is currently along the south side of the church. A new .9m wide landscape strip in conjunction with a new .9m high metal picket fence, are proposed along the Yonge Street frontage, and will provide screening to the parking lot. The final landscape plan and cost estimate, including additional minor tree and shrub planting around the perimeter of the site, requires approval of the Urban Design Department.

### Conclusion

Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements Zoning By-law and recommend approval of the application, subject to conditions. The proposed institutional use conforms to the policies of OPA #210. The implementing by-law will recognize this historical use and its development standards, and permit the proposed building addition. Should the Committee concur, the recommendation in this report can be approved.

### Attachments

1. Location Map
2. Site Plan
3. Landscape & Site Drainage Plan
4. Elevations

**Report prepared by:**

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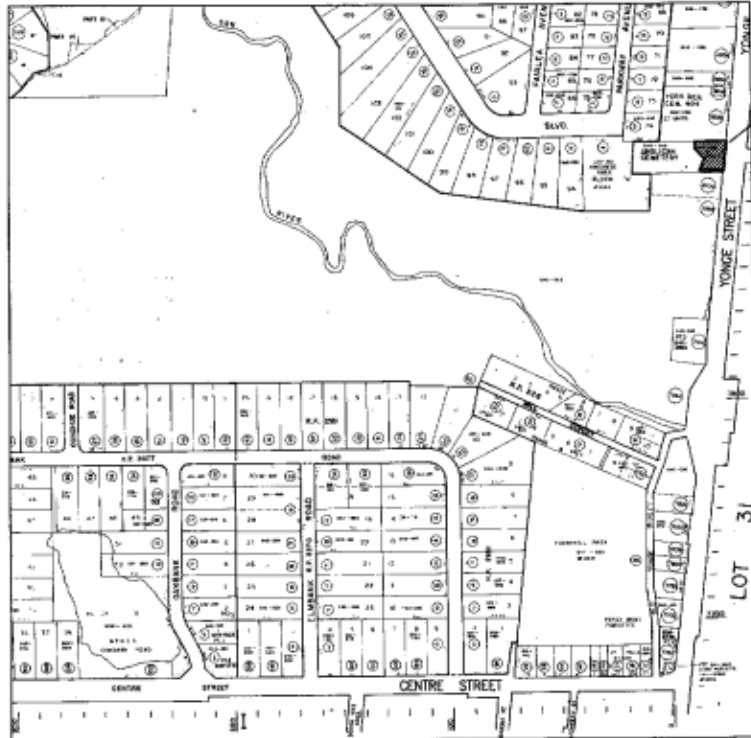
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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SUBJECT LANDS

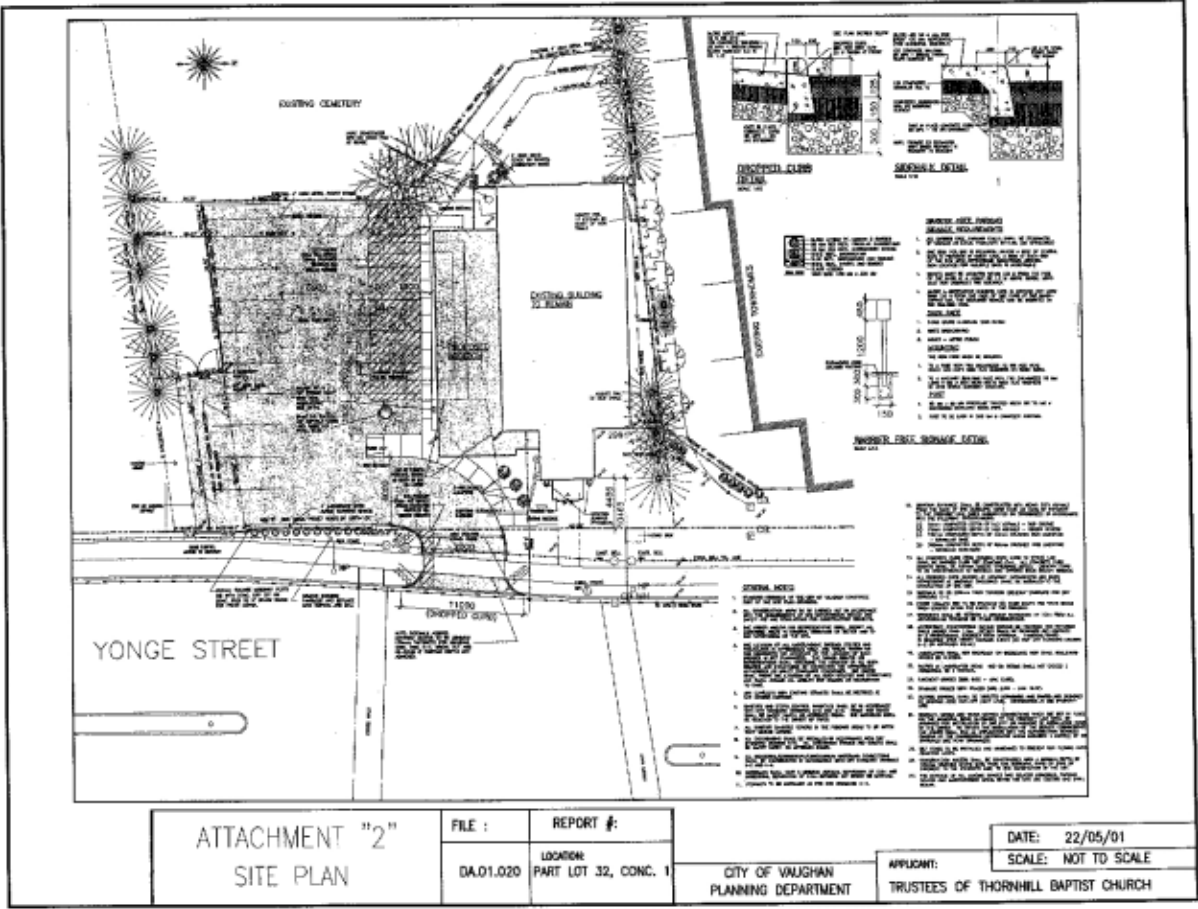
ATTACHMENT "1"  
LOCATION MAP

FILE :	REPORT #:
DA.01.020	PART LOT 32, CONC. 1

 SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 01/03/01  
SCALE: NOT TO SCALE  
APPLICANT:  
TRUSTEES OF THORNHILL BAPTIST CHURCH

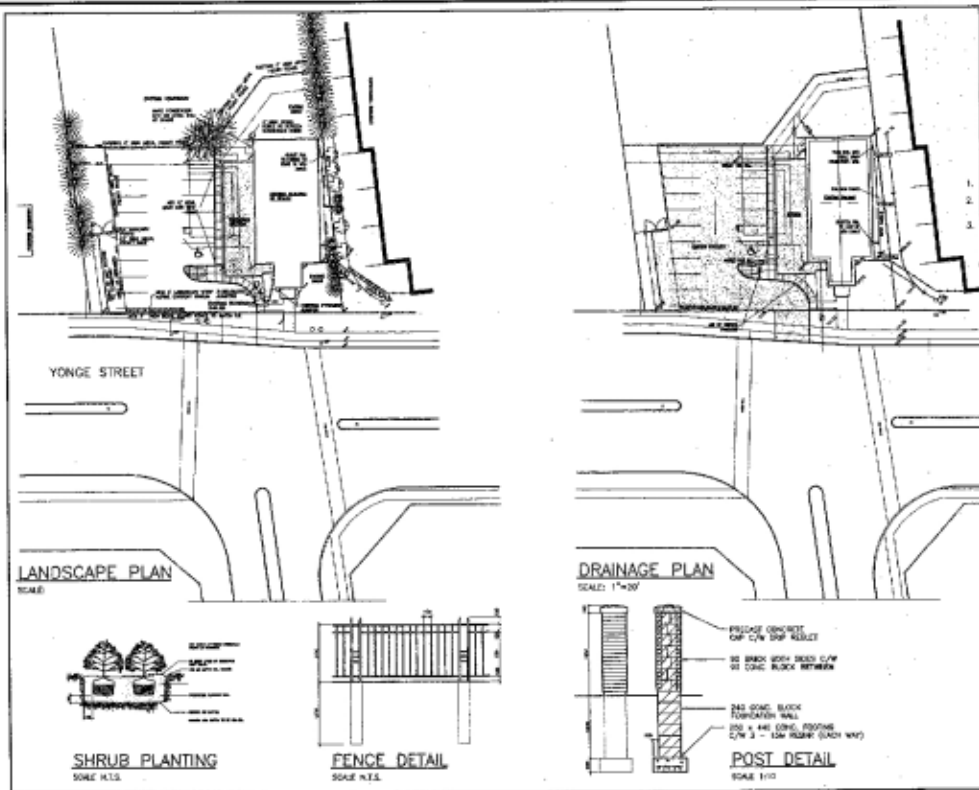


ATTACHMENT "2"  
SITE PLAN

FILE :	REPORT #:
DA.01.020	LOCATION: PART LOT 32, CONC. 1

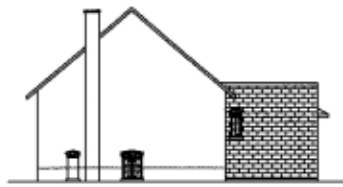
CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 22/05/01
APPLICANT: TRUSTEES OF THORNHILL BAPTIST CHURCH
SCALE: NOT TO SCALE



<b>ATTACHMENT "3"</b> LANDSCAPE PLAN AND SITE DRAINAGE PLAN	FILE :	REPORT #:	DATE: 22/05/01
	DA.01.020	LOCATION: PART LOT 32, CONC. 1	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVE: TRUSTEES OF THORNHILL BAPTIST CHURCH





WEST ELEVATION  
NOT TO SCALE



NORTH ELEVATION  
NOT TO SCALE



SOUTH ELEVATION  
NOT TO SCALE



EAST ELEVATION  
NOT TO SCALE

FINISH FLOOR  
 FINISH CEILING  
 FINISH ROOF  
 FINISH GRADE  
 FINISH BASE

ATTACHMENT "4"  
ELEVATIONS

FILE :	REPORT #:
DA.01.020	LOCATION: PART LOT 32, CONC. 1

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
 TRUSTEES OF THORNHILL BAPTIST CHURCH

DATE: 01/03/01

SCALE: NOT TO SCALE

