

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 19, 2002

**3. ZONING BY-LAW AMENDMENT FILE Z.02.055
EAST TORONTO PRESBYTERIAN KOREAN CHURCH
PRELIMINARY REPORT**

P.2002.52

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.055 (East Toronto Presbyterian Korean Church) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 5, 2002, the Owner submitted an application to amend the Zoning By-law to permit a Place of Worship use, with an exception to the required parking standard, in the EM1 Prestige Employment Area Zone. The proposal would facilitate a 3,826.3m² (41,188 sq.ft.), 800-seat place of worship with a total of 300 parking spaces.

Background - Analysis and Options

The subject lands are located southeast of Dufferin Street and Highway 407, on the north side of Racco Parkway, in part of Block 3, Plan 65M-3531, in Lots 8 and 9, Concession 2, City of Vaughan. The 2 ha site is vacant and has 200 m frontage on Racco Parkway. The surrounding land uses are:

- North - stormwater management pond/Highway 407
- South - Racco Parkway, vacant (EM1 Prestige Employment Area Zone)
- West - vacant (C1 Restricted Commercial Zone)
- East - vacant (EM1 Prestige Employment Area Zone)

The subject lands are designated "Prestige Area" by OPA #450, as amended by OPA #515, and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1073).

On July 26, 2002, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the Official Plan permits a wide range of industrial, office, business and civic uses, with no outside storage; the proposed place of worship use is considered to conform to the Official Plan, and satisfies the policies in Section 2.2.1 (1b) of OPA #450, which would permit a use that is not specifically identified without the requirement of an Official Plan Amendment, subject to satisfying the following criteria:
 - a) functional and physical compatibility with uses in the area;
 - b) appropriateness to the employment area setting; and,
 - c) absence of any nuisance or adverse effect on neighbouring uses through the emission of noise, dust, odour or other contaminants.

- a reduced parking standard is proposed (at 1 space/5 seats in the designed maximum capacity), resulting in 300 parking spaces being provided, rather than the 422 spaces required by By-law 1-88 (at 11 spaces/100m² GFA); the Owner has submitted a parking rationale and operational characteristics of the place of worship in support of the reduced standard;
- the Owner has submitted a Concept Plan which shows a 3,826.3m² building to be developed in two phases; Council approval of a site development application is required; and
- the development will be required to conform with the approved urban design guidelines and master landscape plan for the subdivision.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

The proposed Place of Worship use conforms to the Official Plan and is compatible and appropriate with the surrounding employment area. The inclusion of this use in the EM1 Zone will be reviewed in light of the proposed parking reduction, operational characteristics and compatibility with the surrounding uses in the subdivision.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

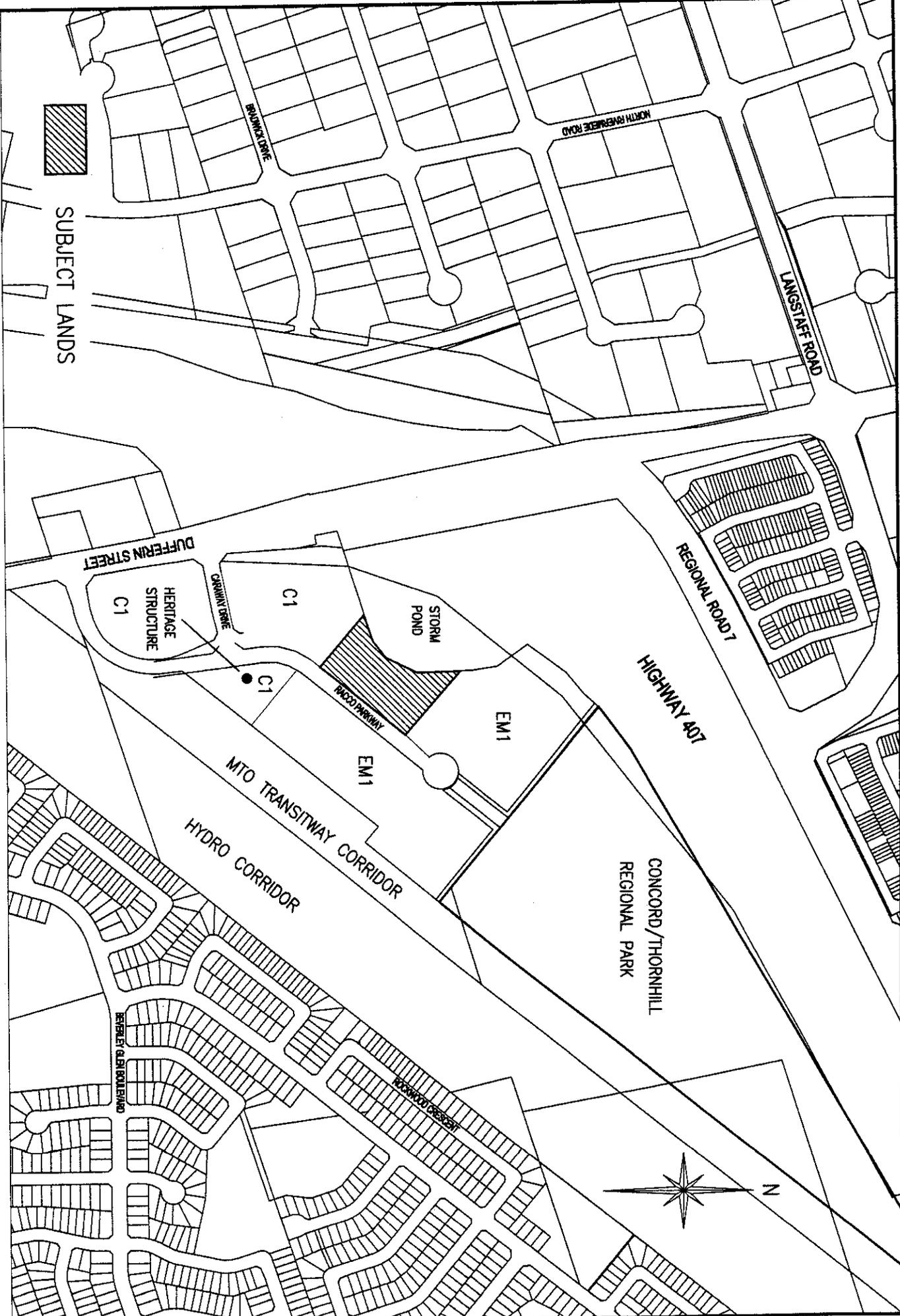
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Respectfully submitted,

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Commissioner of Planning

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Director of Community Planning

/LG



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE:
Z.02.055	lots 8 & 9, Con. 2	07/23/2002
CITY OF VAUGHAN PLANNING DEPARTMENT		
APPLICANT: EAST TORONTO PRESBYTERIAN KOREAN CHURCH		
SCALE: NOT TO SCALE		

ATTACHMENT '2' SITE PLAN

FILE #:
Z.02.055

REPORT #:
Lots 8 & 9, Con. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
EAST TORONTO PRESBYTERIAN KOREAN CHURCH

DATE: 07/23/2002
SCALE: NOT TO SCALE

SUBJECT LANDS

