

COMMITTEE OF THE WHOLE OCTOBER 7, 2002

**ZONING BY-LAW AMENDMENT FILE Z.02.055
EAST TORONTO PRESBYTERIAN KOREAN CHURCH
REPORT #P.2002.52**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.055 (East Toronto Presbyterian Korean Church) BE APPROVED, subject to the following conditions:
 - a) that the implementing by-law provide for the following site-specific exceptions:
 - i) permit a Place of Worship and Private School as additional uses in the EM1 Prestige Employment Area Zone;
 - ii) include a minimum parking requirement of 5 spaces/100m² GFA for the multi-use building;
 - iii) permit any necessary exceptions to implement the approved site; and
 - b) that prior to the implementing by-law being enacted, the required site plan application shall be approved by Council.

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 (41,188ft²), 806-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, 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. The recommendation of the Committee of the Whole on August 19, 2002, to receive the Public Hearing and forward a technical report to a future Committee meeting was ratified by Council on August 26, 2002.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, as amended by OPA #515. 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 nuisance or adverse effect on neighbouring uses through the emission of noise, dust, odour or other contaminants.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1073), which does not permit a place of worship use. Therefore, an amendment to the by-law is required.

A reduced parking standard is proposed, at 1 space/5 seats in the designed maximum capacity, rather than the By-law requirement of 11 spaces/100m² GFA. A Parking rationale in support of the reduction has been submitted and is discussed in the "Parking" section of this report.

The Building Standards Department advises that the implementing by-law should include a Private School as a permitted use, given that the floor plan shows a second phase with 6 classrooms, notwithstanding that the classrooms may be used for purposes accessory to the main church use.

Concept Plan

The Concept Plan shows a 3,826.3m² building to be developed in two phases (Attachment #2). The building is centrally located on the 2 ha site and consists of a sanctuary (806 seat auditorium), with accessory meeting rooms, classrooms, day nursery, offices, kitchen, and a gymnasium. Two driveways are proposed onto Racco Parkway, with 300 parking spaces located on the east and west sides of the building, and some parking behind the building. A landscape buffer is shown along the perimeter of the site. A future development area is shown at the northeast corner of the subject lands.

The subject lands are located within the Concord/Thornhill Business Park, which has approved urban design guidelines and a master landscape plan. The concept plan appears to comply with the 9 m wide landscape buffer required along the north property line and a 3m wide landscape buffer along the front lot line. Detailed landscape plans and elevation drawings will be required at the site plan stage. The technical report for the site plan application will confirm the necessary zoning exceptions to be included in the implementing by-law.

Parking

For the proposed use, the by-law requires 421 parking spaces, while 300 spaces are shown on the concept plan, and a reduction to 162 spaces is proposed. A Traffic Supply Review report has been submitted, together with a Letter of Usage. The parking rationale includes comparable places of worship in other municipalities and concludes that 300 spaces for the subject lands would exceed the capacity of the majority of comparable sites. The rationale also concludes that the proposed 806-seat sanctuary will require only 162 spaces, which leaves 138 spaces available for any concurrent uses in the facility.

The concept plan shows 6 classrooms within the building. Elementary and secondary school parking requirements are 1.5 spaces per teaching classroom and 4-spaces/per classroom, respectively. Therefore, 6 classrooms would require either 9 or 24 additional parking spaces, depending on the school type. Together, the sanctuary and classrooms would require 188 parking spaces, which would be comparable to 5 spaces/100m² GFA (minimum 192 spaces).

Vaughan Transportation has reviewed the parking rationale and advises that the proposed on-site parking supply of 300 spaces should be sufficient for a maximum capacity use of the main sanctuary hall, along with some limited simultaneous activity within other smaller rooms of the facility. It is recommended that the implementing by-law provide for an exception to the minimum parking requirement from 11 spaces to 5 spaces per 100m² Gross Floor Area, which would require a minimum of 192 parking spaces on the site.

Conclusion

Staff have reviewed the proposed zoning by-law amendment and have no objection to the approval of the application. The proposed Place of Worship use conforms to the Official Plan and the reduced parking standard is considered appropriate for the proposed development. The implementing by-law for this site will permit a Place of Worship and accessory Private School as additional uses in the EM1 Prestige Employment Area Zone, together with a reduced parking standard of 5 spaces/100m² GFA for the multi-use building.

A site plan application is required to confirm the necessary zoning exceptions to implement the site development, prior to enactment of the by-law.

Based on the above, Staff can recommend approval of the application to amend the Zoning By-law. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

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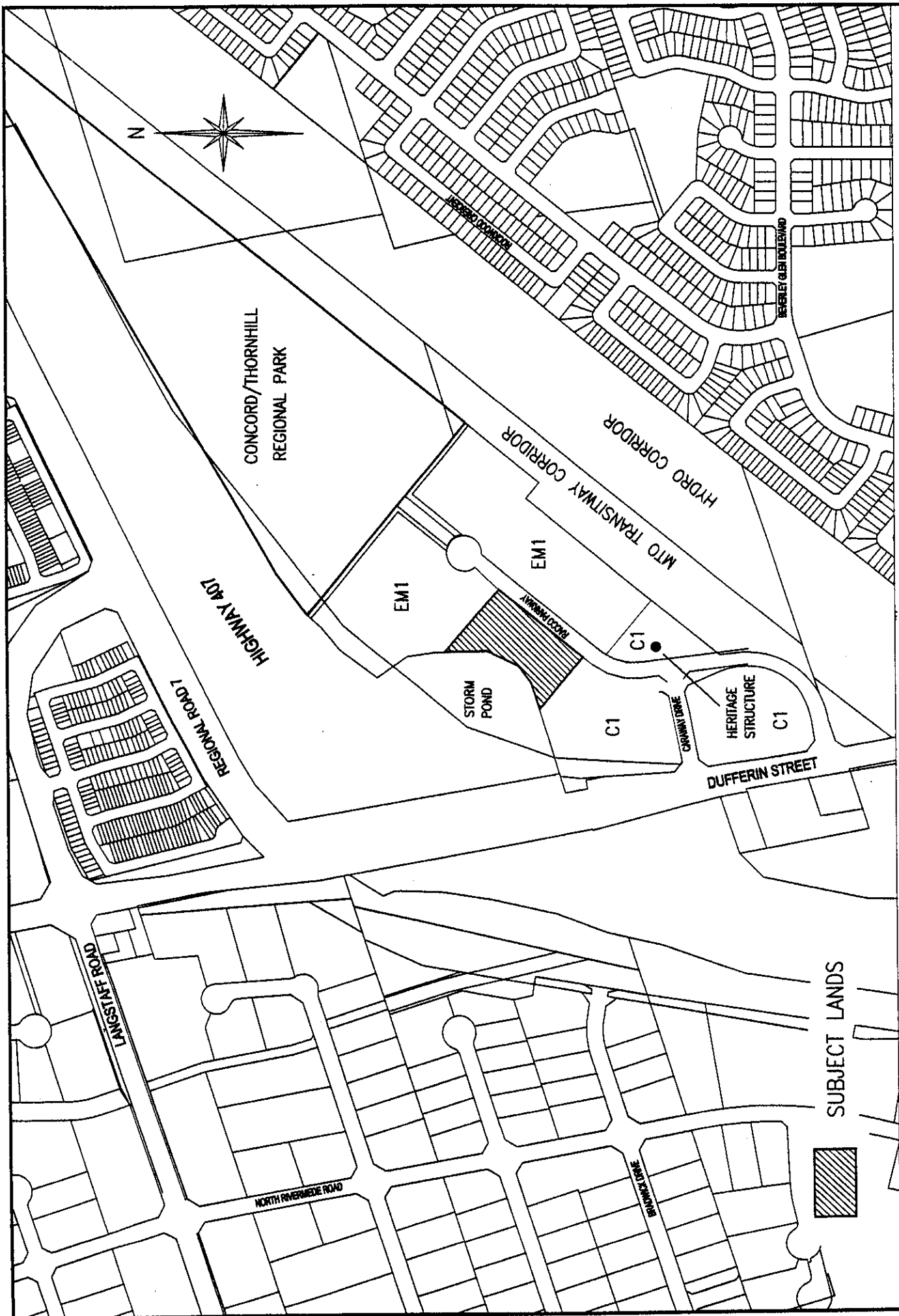
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

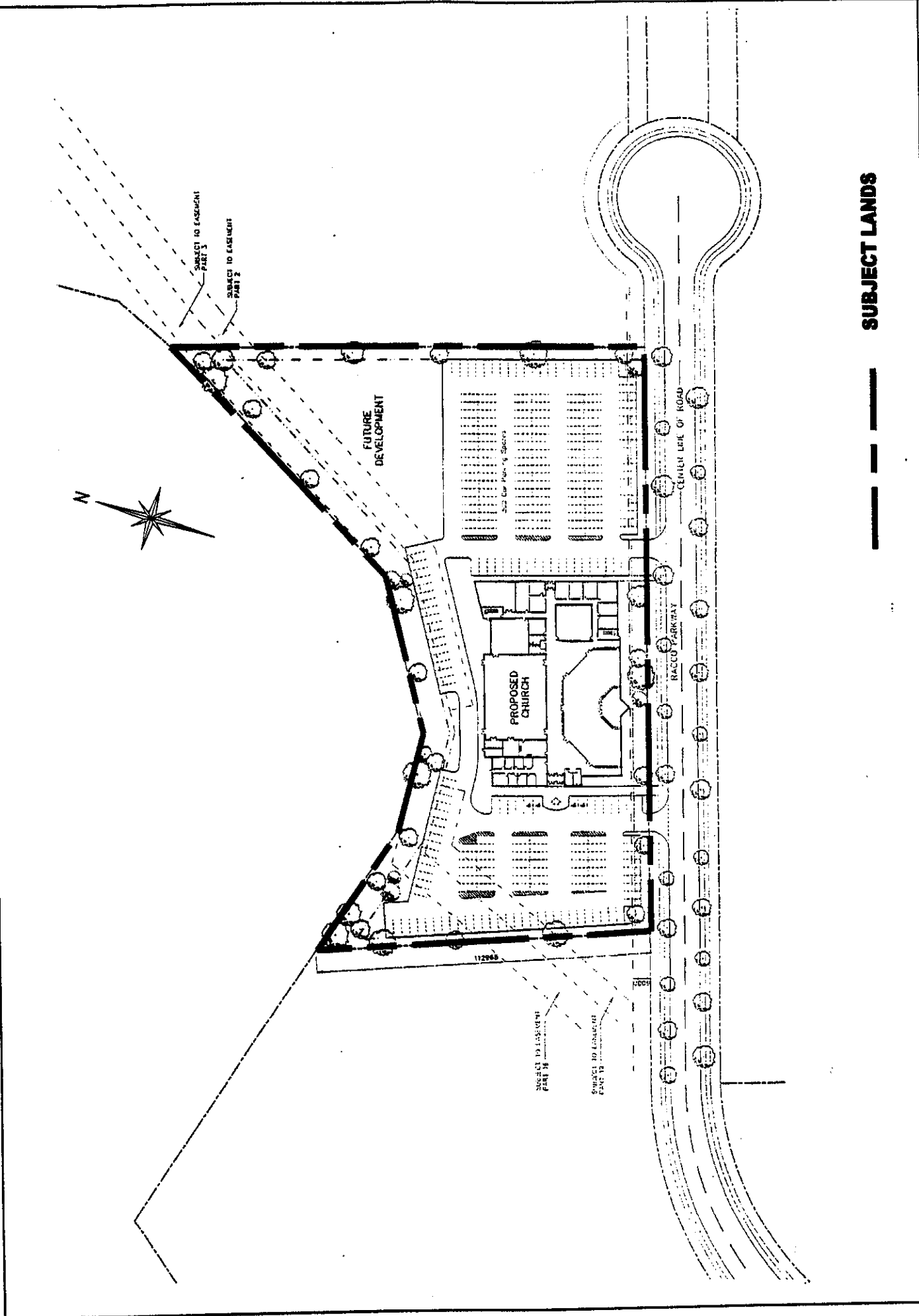
JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP		FILE #:	Z.02.055	REPORT #:		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	EAST TORONTO PRESBYTERIAN KOREAN CHURCH	DATE:	07/23/2002
		LOCATION:	Lots 8 & 9, Con. 2					SCALE:	NOT TO SCALE	



SUBJECT LANDS

<p>ATTACHMENT '2' SITE PLAN</p>		<p>FILE #: Z.02.055</p>	<p>REPORT #: LOCATION: Lots 8 & 9, Con. 2</p>	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: EAST TORONTO PRESBYTERIAN KOREAN CHURCH</p>	<p>DATE: 07/23/2002</p>
		<p>SCALE: NOT TO SCALE</p>				