

COMMITTEE OF THE WHOLE MARCH 3, 2003

SITE DEVELOPMENT FILE DA.02.081
EAST TORONTO PRESBYTERIAN KOREAN CHURCH

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.02.081 (East Toronto Presbyterian Korean Church) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.; and,
 - vi) the implementing zoning by-law shall be in full force and effect.

Purpose

On December 13, 2002, the Owner submitted a Site Development Application to permit a multi-use building for a Place of Worship and Private School on a 2 ha lot, as follows:

Ground Floor:	1,931 m ²
<u>Basement:</u>	<u>1,060 m²</u>
Total Gross Floor Area:	2,991 m ²
Total Parking Provided:	153 spaces

Location

The subject lands are located southeast of Dufferin Street and Highway #407, on the north side of Racco Parkway, being Part of Block 3, Plan 65M-3531, in Lots 8 and 9, Concession 2, City of Vaughan. The 2 ha vacant site has 200 m frontage on Racco Parkway, and an irregular lot depth.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, as amended by OPA #515. The Official Plan permits a wide variety of industrial, office, business and civic uses, with no outside storage. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. On October 15, 2002, Council approved Zoning By-law Amendment Application Z.02.055, to permit a Place of Worship and Private School as additional uses in the EM1 Zone, together with a reduced parking standard of 5 spaces/100 m² GFA for the multi-use building. The implementing by-law is to be enacted upon Council's approval of a site plan application, and is to include any necessary zoning exceptions to implement the approved site plan.

The additional exceptions include a building setback of 6m from the front lot line, whereas By-law 1-88 requires a minimum 15 m setback from all property lines for institutional uses. Staff has no objection to the building's location since it complies with the Urban Design Guidelines. Also, the central access onto Racco Parkway is approximately 6 m wide, whereas 7.5 m is required, and the drop-off laneway is 4.5 m wide, whereas 5.4 m is required. These widths are being provided in order to meet City urban design objectives.

Site Design

The site plan (Attachment 2) consists of a 2,991 m² building with a "future phase" addition at the rear. The building is centrally located on the site, in close proximity to Racco Parkway, and consists of a sanctuary (806 seat auditorium), with accessory meeting rooms, classrooms, day nursery, offices, kitchen and a gymnasium. Three driveways are proposed onto Racco Parkway with 150 parking spaces located on the east and west sides of the building. A landscape buffer is proposed along the perimeter of the site, with additional planting along the front portion of the building.

Parking/Access

A reduced parking standard from 11 to 5 spaces/100 m² Gross Floor Area, will be applied to the site. Engineering Staff previously reviewed the parking rationale submitted by the Owner in support of the Zoning Amendment Application and advised that the on-site parking supply should be sufficient for the maximum capacity use of the sanctuary, along with some limited simultaneous activity within the smaller rooms of the facility, such as a private school. The minimum number of parking spaces required for this development is as follows:

Parking Required:	2,991 m ² GFA @ 5 spaces/100 m ²	= 150 spaces
Parking Provided:		= 150 spaces

The minimum number of parking spaces required by the implementing by-law for the proposed development will be met. Parking, access and on-site vehicular circulation must be approved by the Engineering Department as a standard condition of site plan approval.

Site Servicing, Grading and Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department.

The Owner submitted a Phase 1 Environment Site Assessment Report, which was peer reviewed, and was determined to meet the requirements of the Ministry of Environment's "Guideline for Use at Contaminated Sites in Ontario", and that the site is suitable for its intended use.

All hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The subject lands are located within the Concord/Thornhill Business Park, which has approved urban design guidelines and a master landscape plan. The landscape plan for the site provides for the required 9m wide landscape buffer along the north property line and a 3m wide landscape buffer along the front lot line. A mix of coniferous and deciduous trees and shrubs are proposed along the front façade. Unit paving and stamped concrete is proposed at the drop-off and building entrance locations, with two pedestrian walkways connecting to the sidewalk along Racco Parkway. The landscape plan complies with the approved urban design guidelines and master landscape plan.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

The parkland dedication requirement under the Planning Act was satisfied through the dedication of land that was added to the Concord/Thornhill Regional Park, upon registration of Subdivision 19T-98V12 (65M-3531).

Building Design

The proposed place of worship building has an irregular shape and varied height (maximum height of approximately 11 m). The main entrance, located at the southwest corner of the building, is glazed with a white cross extended above the roof line. Building materials include light-brown coloured brick on three sides and accent blocks on a portion of the front façade, light grey metal siding on the gymnasium portion and on the north wall, and a green metal roof. Windows of various shapes and sizes are proposed on all elevations.

The north elevation has minimal architectural treatment and will be visible from travelled sections of Highway 407 and Dufferin Street. However, the north wall will not be visible once the future addition is built. At that time, Staff will be seeking improved elevational treatment on the north façade of the addition.

Staff are satisfied with the various architectural elements of the building. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Conclusion

Staff have reviewed the proposed Site Plan Application in accordance with the approved Urban Design Guidelines and Master Landscape Plan, and the requirements of the Official Plan and Zoning By-law. Staff are satisfied that the subject lands can be appropriately developed as a Place of Worship with Private School uses in the context of the surrounding Employment Area.

Attachments

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

Report prepared by:

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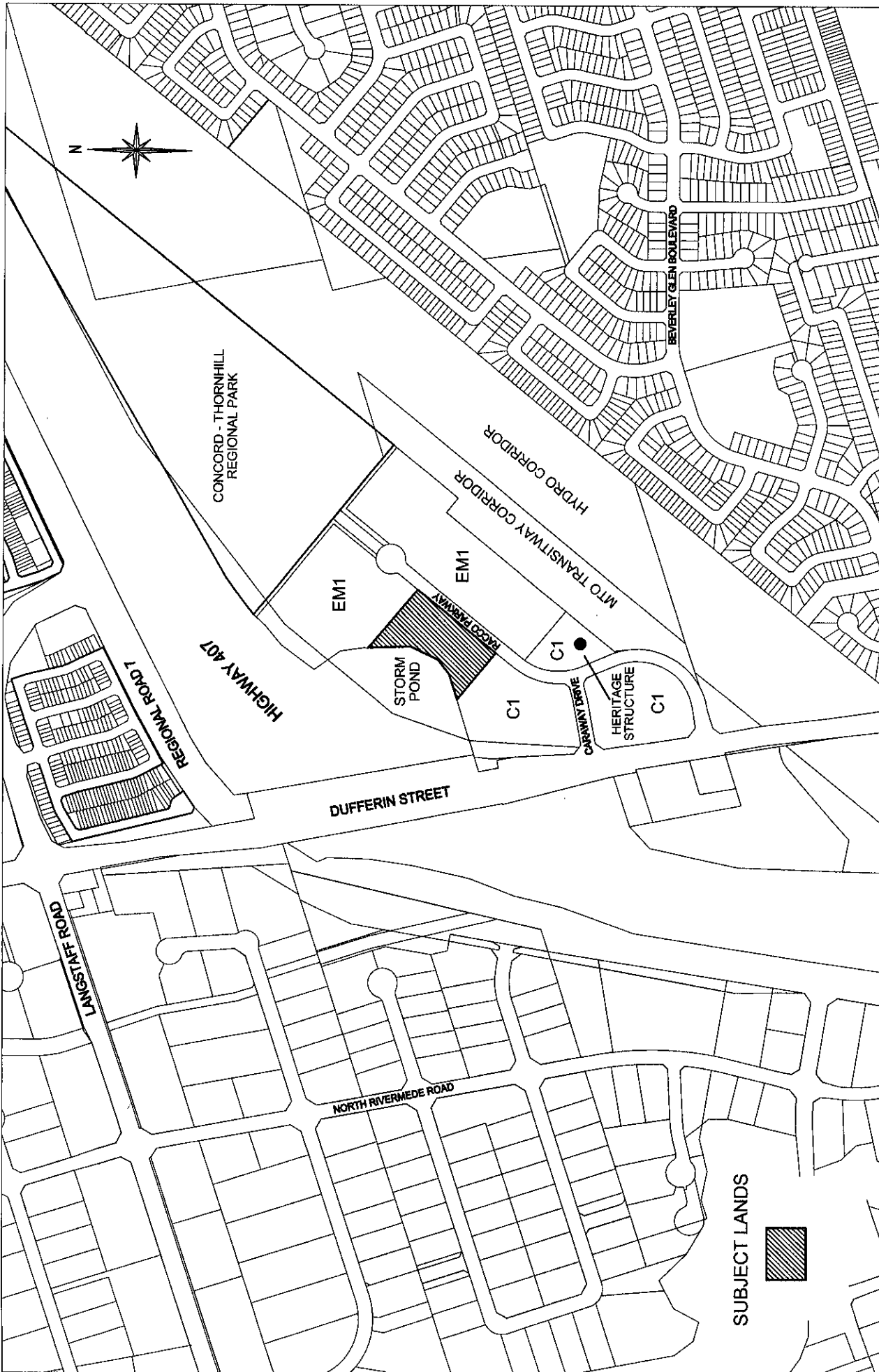
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 8 & 9,
Concession 2

APPLICANT:
EAST TORONTO PRESBYTERIAN
KOREAN CHURCH



Community Planning Department

Attachment

1

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DA.02.081

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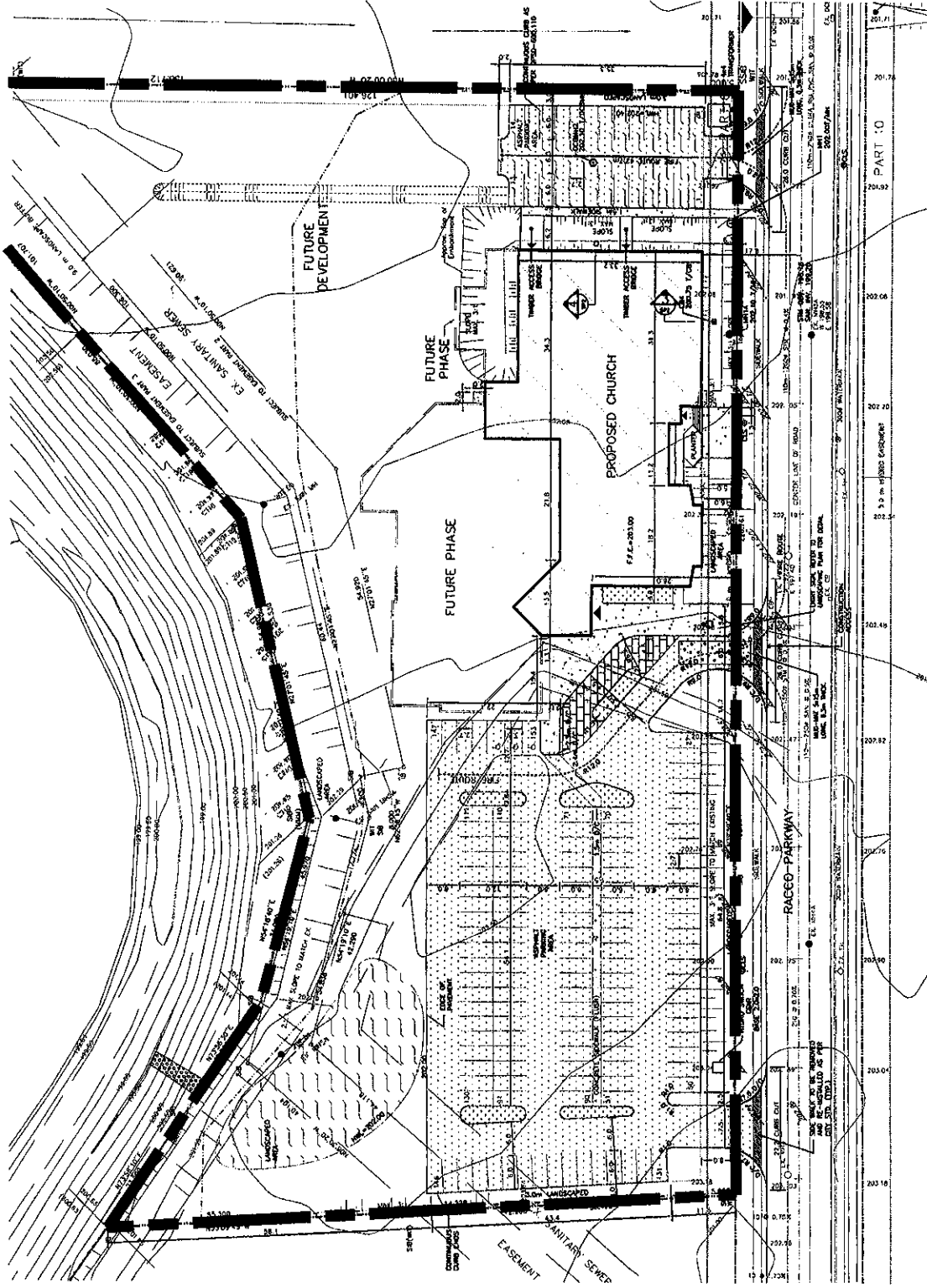
February 13, 2003



SUBJECT LANDS



SITE STATISTICS :	
SITE AREA	• 2.0 Ha
PARKING REQUIRED (AS PER ZONING BY-LAW # 2002-23)	• 150 SP
TOTAL PARKING SPACES REQUIRED	• 150 SP
PARKING SPACES PROVIDED (INCLUDING 3 VISITOR SPACES)	• 153 SP
PROPOSED G.F.A.	• 153,000m ²
GROUND FLOOR	• 100,000m ²
ADDITIONAL FLOOR	• 53,000m ²
TOTAL G.F.A.	• 153,000m ²
ASPHALT PAVING	• 54,000m ²
GRAVEL	• 133,000m ²
CONC. DRIVEWAY	• 198,000m ²
PROPOSED LANDSCAPING	• 13,000m ²
TOTAL	• 204,000m ²



Site Plan

Lots 8 & 9,
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KOREAN CHURCH

City of Vaughan

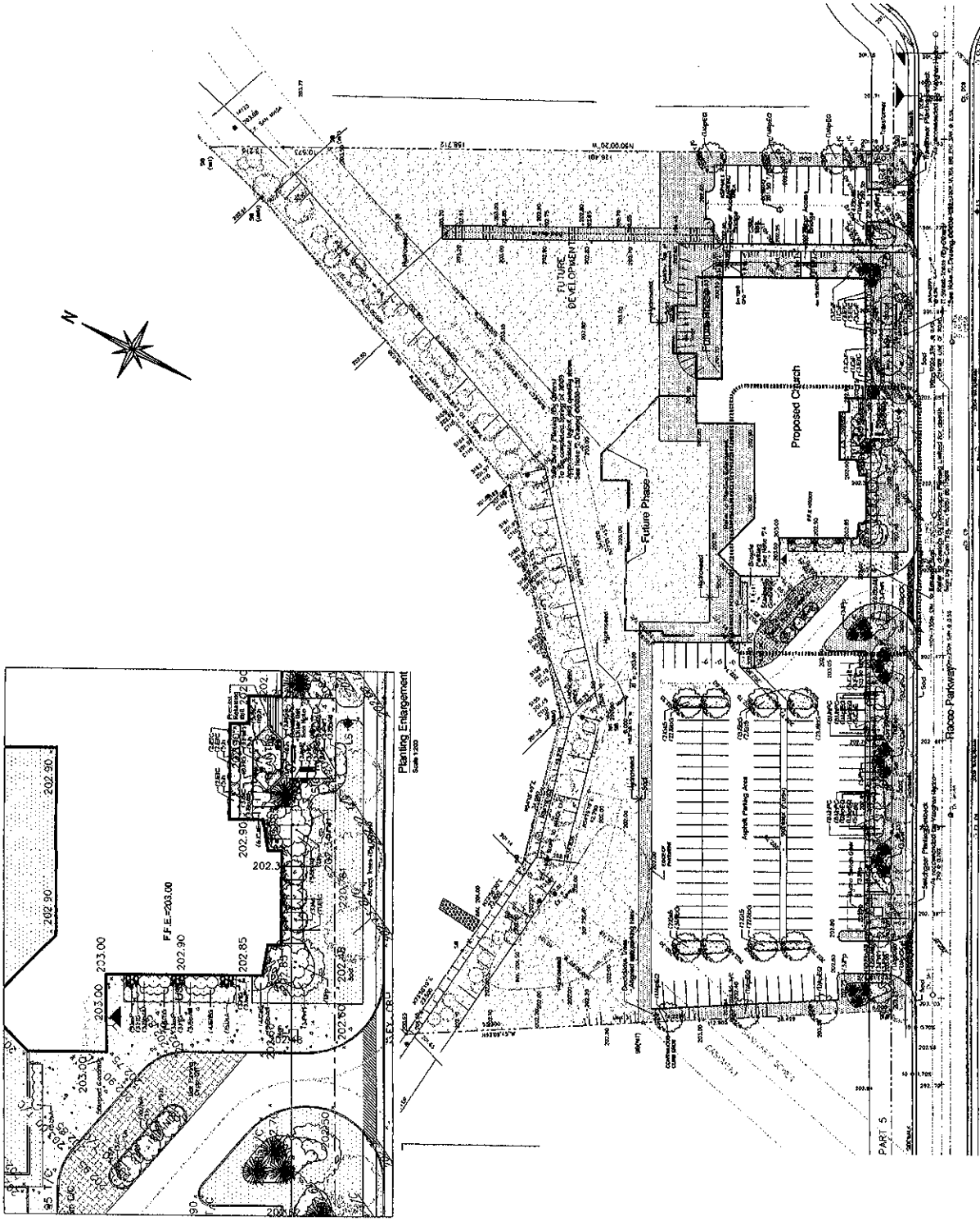
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Attachment

2

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Landscape Plan

Lots 8 & 9,
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Vaughan

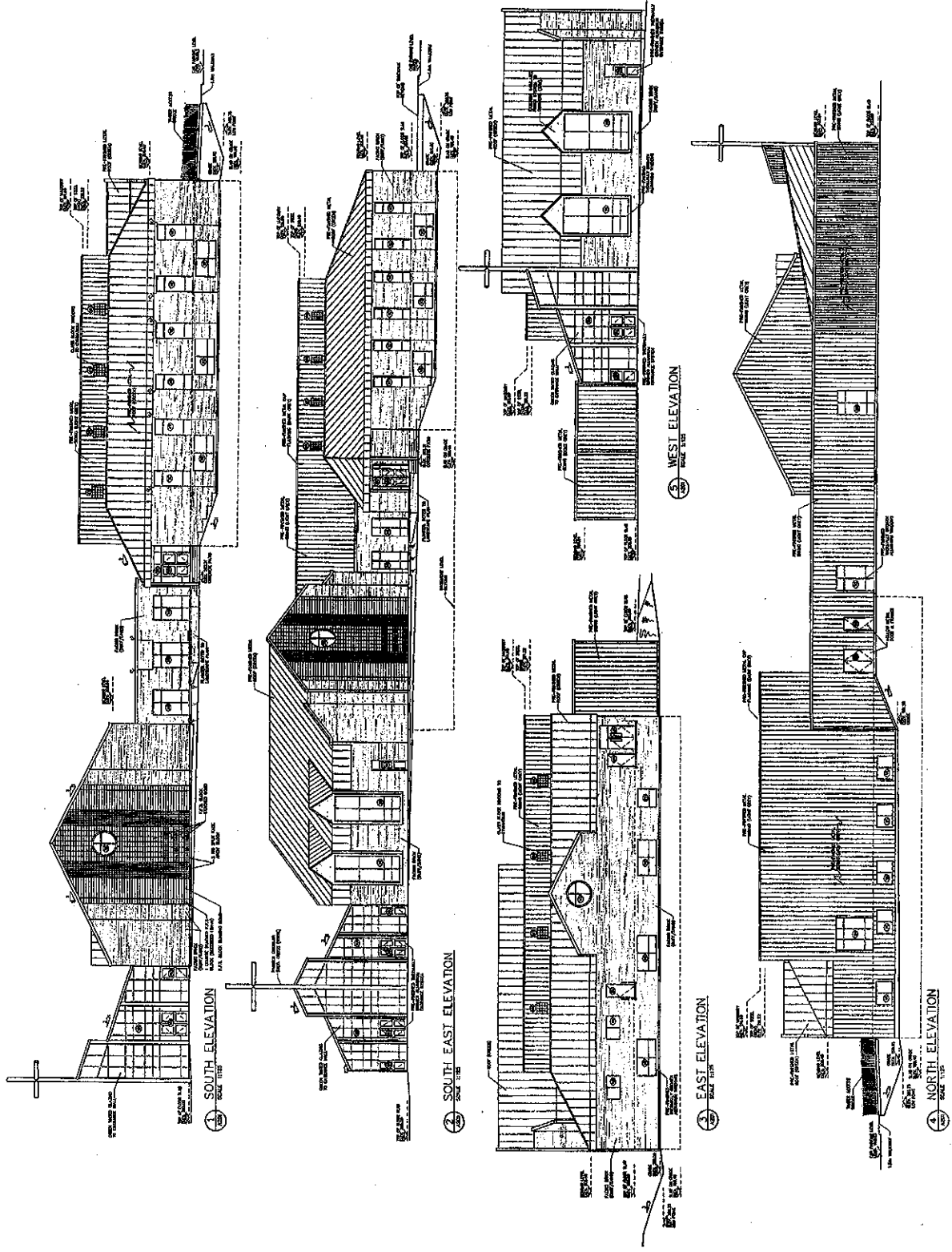
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Attachment

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Elevation Plan

Lots 8 & 9,
Concession 2

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EAST TORONTO PRESBYTERIAN
KOREAN CHURCH

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City of Vaughan

Community Planning Department

Attachment 4

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