

COMMITTEE OF THE WHOLE JULY 6, 2010

**SITE DEVELOPMENT FILE DA.10.032
VAUGHAN COMMUNITY CHURCH
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.032 (Vaughan Community Church) BE APPROVED, to permit a 3,618.97 m² place of worship building addition, elevation enhancements, and additional landscaping and parking as shown on Attachments #3 and #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,
 - iii) the required minor variance for reduced parking shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

Contributions to Sustainability

The applicant has advised that the following sustainable features will be provided within the Vaughan Community Church building addition design:

- i) reflective "cool roof" surface;
- ii) low flow fixtures; and,
- iii) occupancy light sensors and energy efficient lighting.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (DA.10.032) to permit a 3,618.97 m² building addition to the existing 2,890.04 m² Vaughan Community Church, elevation enhancements, additional landscaping and parking area as shown on Attachments #3 to #7.

Background - Analysis and Options

Location

The existing building is located southwest of Highway #407 and Dufferin Street (200 Racco Parkway), in Part of Lot 34, Concession 2, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) as amended by OPA #515. The proposed building addition conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1073), which specifically permits a Place of Worship and Day Nursery on the subject lands. The proposal complies with the requirements of By-law 1-88, except for parking, as discussed in the "Minor Variance" section of this report.

Site Plan Review

The subject lands are developed with an existing 2,890.04 m² Place of Worship (Vaughan Community Church). The applicant is proposing a 3,618.97 m² building addition which will incorporate a 970 seat sanctuary, complete with a stage and choir section, offices and a daycare facility. To facilitate the proposed building addition, minor revisions to the interior curb on the east side of the building and relocation of the previously approved outdoor playground and barrier free parking are required. The northwest corner of the subject lands will be paved to allow for an additional 56 parking spaces and 4 barrier free parking spaces for a total of 312 parking spaces, whereas Zoning By-law 1-88 requires a minimum of 326 spaces. The applicant must obtain approval from the Vaughan Committee of Adjustment, as discussed in the Minor Variance section of this report for the reduction in the minimum required number of parking spaces.

The Vaughan Development Planning Department is generally satisfied with the overall site layout. The final site plan must be approved to the satisfaction of the Development Planning Department.

Elevations

The existing Vaughan Community Church was constructed with tan and dark tweed bricks, turquoise metal siding, green tinted windows and forest green asphalt shingles. The proposed elevations for the building addition shown on Attachments #5 and #6, include the same building materials and colours and will be consistent with the elevations of the existing institutional building.

The Vaughan Development Planning Department is generally satisfied with the proposed building elevations. The final elevation plan must be approved to the satisfaction of the Vaughan Development Planning Department.

Landscaping

The proposal includes additional landscaping around the perimeter of the subject lands and the building as shown on Attachment #4. The final landscape plan, including detailed drawings must be approved to the satisfaction of the Vaughan Development Planning Department.

Minor Variance

Through the technical review of the site development application, it was determined that the following minor variance will be required to implement the proposed 3,618.97² building addition:

	By-law Standard	By-law 1-88 Requirement Exception 9(1073) (EM1 Prestige Employment Area Zone)	Proposed Exception to EM1 Zone of By-law 1-88 9(1073)
a.	Minimum Number of Parking Spaces	326 spaces	312 spaces

An additional 56 parking spaces are proposed for the property, resulting in a total of 312 spaces. By-law 1-88 requires a minimum of 326 spaces thereby resulting in a deficiency of 14 spaces. The proposed parking reduction of 4% is considered to be minor and can be supported by the Development Planning Department. The Owner will be required to obtain approval for the variance from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450 (Employment Area Plan) as amended, By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is generally satisfied with the proposed 3,618.97m² building addition to the existing 2,890.04m² Vaughan Community Church, elevation enhancements and additional landscaping and parking provided, which conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report, including obtaining a minor variance for reduced parking, which must be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North & East Elevations
6. South & West Elevations
7. Perspectives

Report prepared by:

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Christina Napoli, Acting Senior Planner, ext. 8483

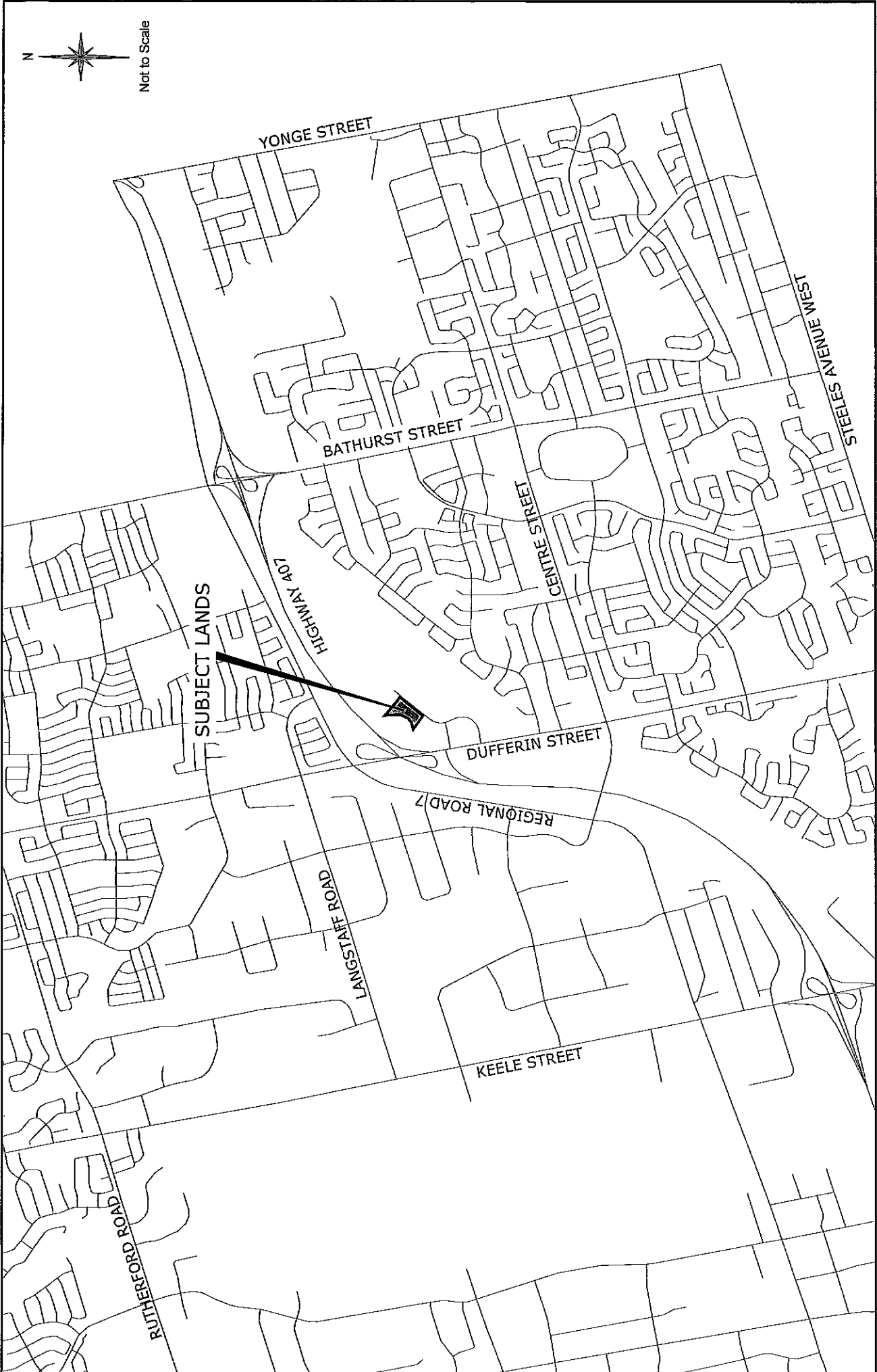
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 9,
Concession 2

Applicant:
Vaughan Community Church
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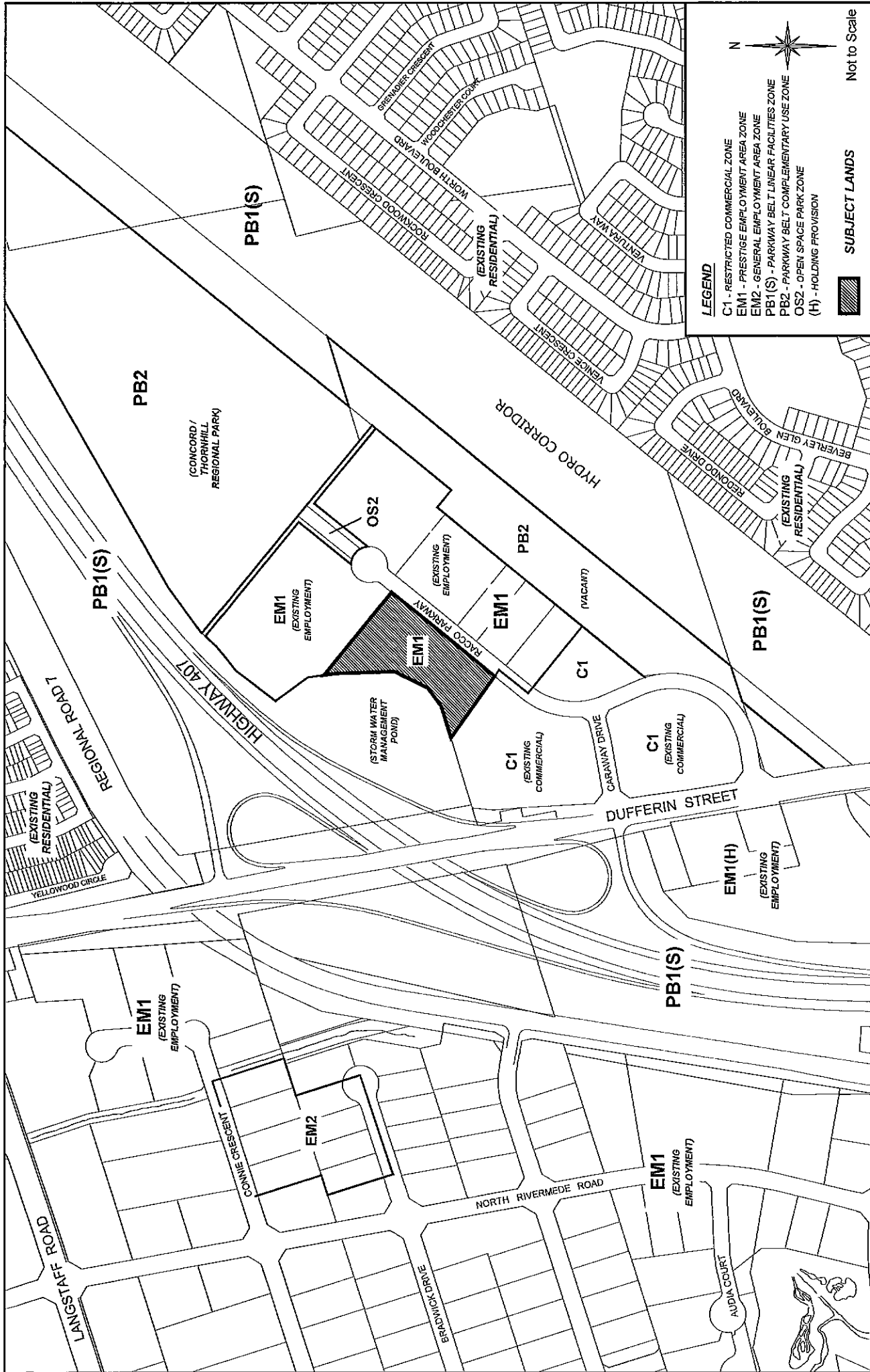
Development Planning Department

Attachment

File:
DA.10.032

Date:
June 3, 2010

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LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS Not to Scale

Location Map

Location: Part of Lot 9,
Concession 2

Applicant:
Vaughan Community Church
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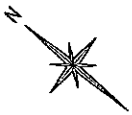
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Development Planning Department

Attachment

File: DA.10.032
Date: June 3, 2010

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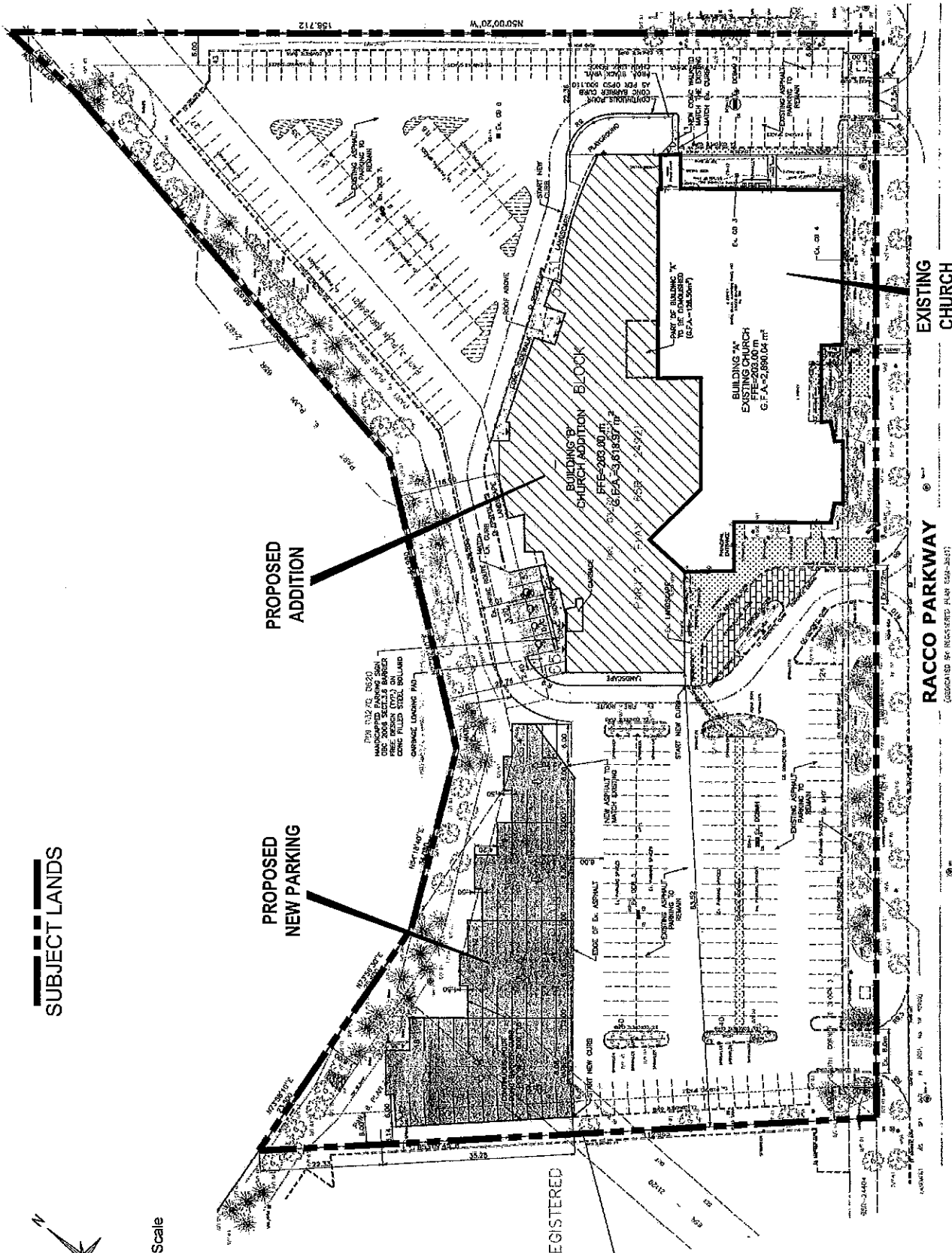
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SUBJECT LANDS

**PROPOSED
NEW PARKING**

**PROPOSED
ADDITION**

REGISTERED



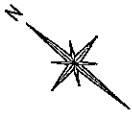
Site Plan
 Location: Part of Lot 9,
 Concession 2

Applicant:
 Vaughan Community Church
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Attachment 3
 File: DA.10.032
 Date: June 3, 2010

SUBJECT LANDS

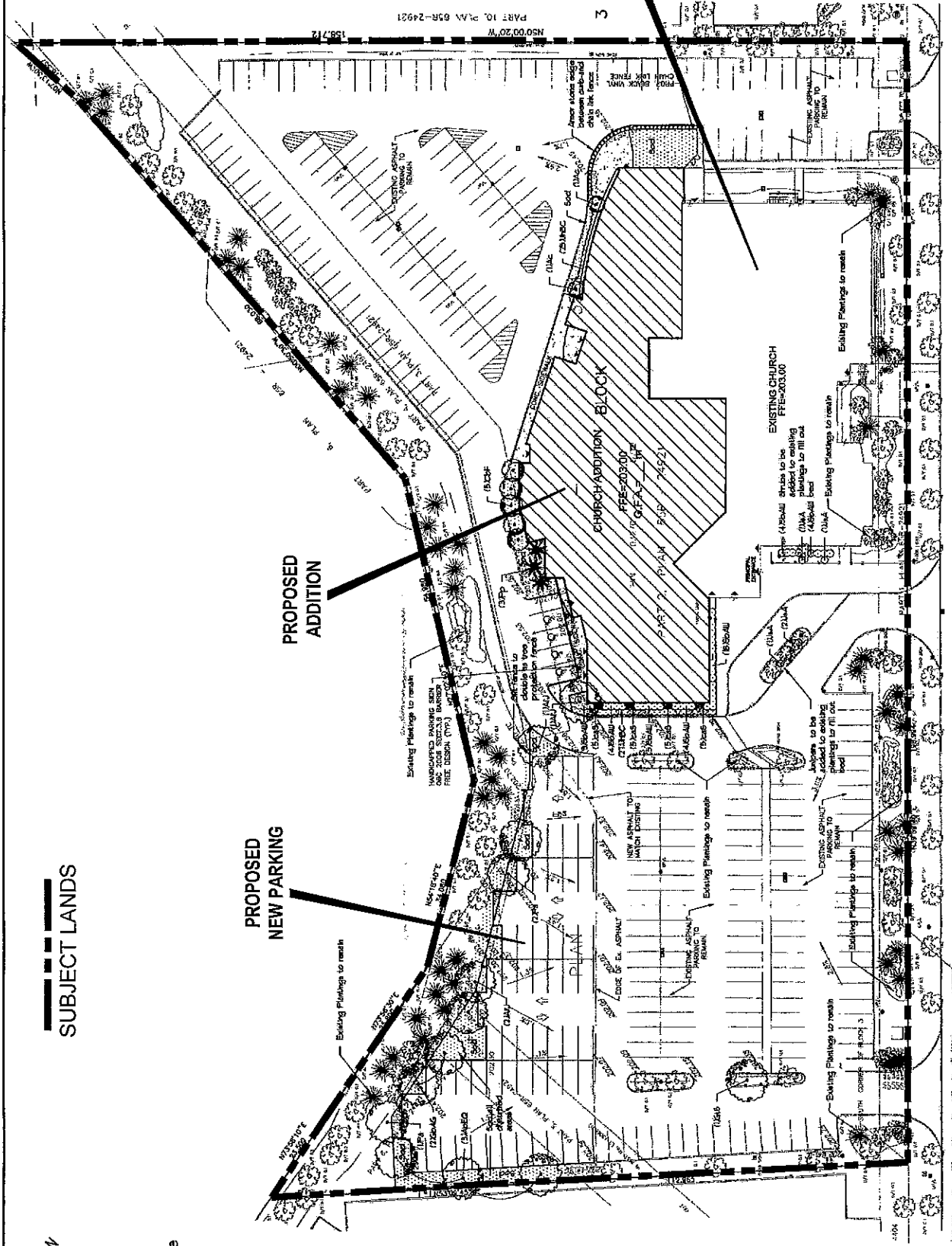


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**PROPOSED
NEW PARKING**

**PROPOSED
ADDITION**

**EXISTING
CHURCH**



RACCO PARKWAY

Landscape Plan

Location: Part of Lot 9,
Concession 2

Applicant:
Vaughan Community Church
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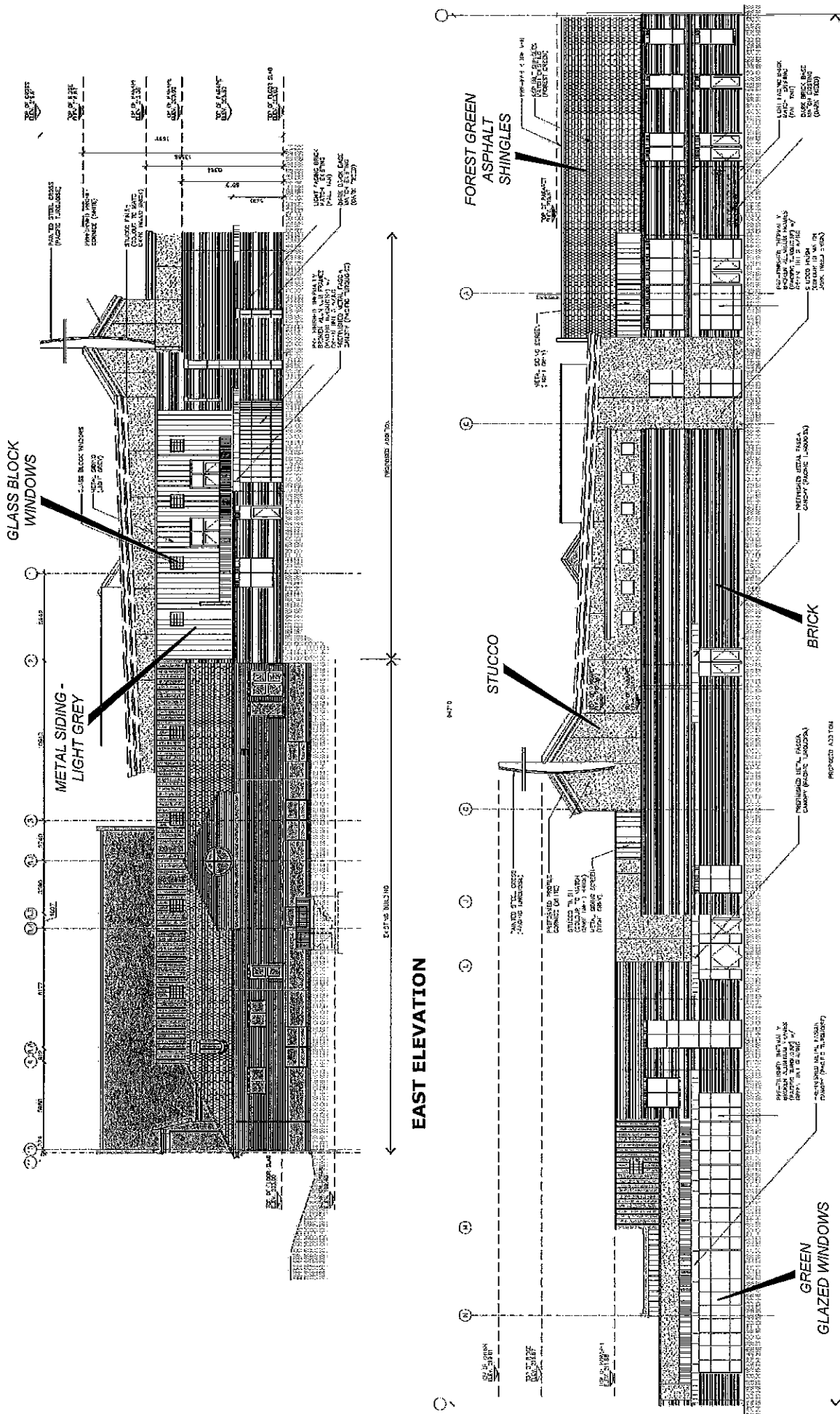
Development Planning Department

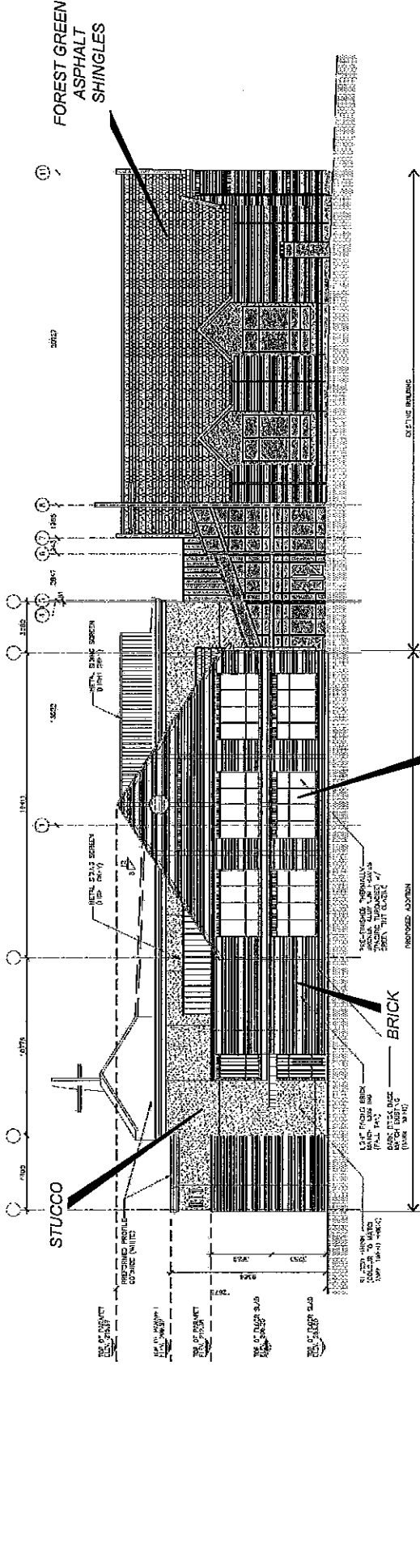
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June 3, 2010

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WEST ELEVATION

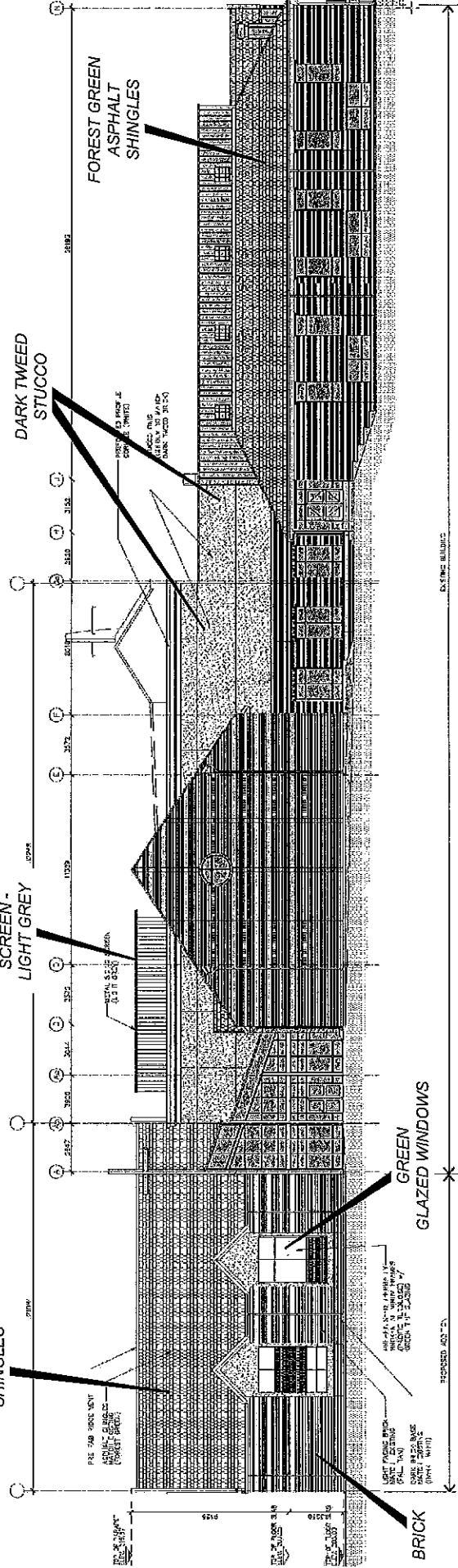
GREEN GLAZED WINDOWS

FOREST GREEN ASPHALT SHINGLES

METAL SIDING SCREEN - LIGHT GREY

DARK TWEED STUCCO

FOREST GREEN ASPHALT SHINGLES



SOUTH ELEVATION

Not to Scale

South & West Elevations

Location: Part of Lot 9, Concession 2

Applicant: Vaughan Community Church

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The City Above Toronto

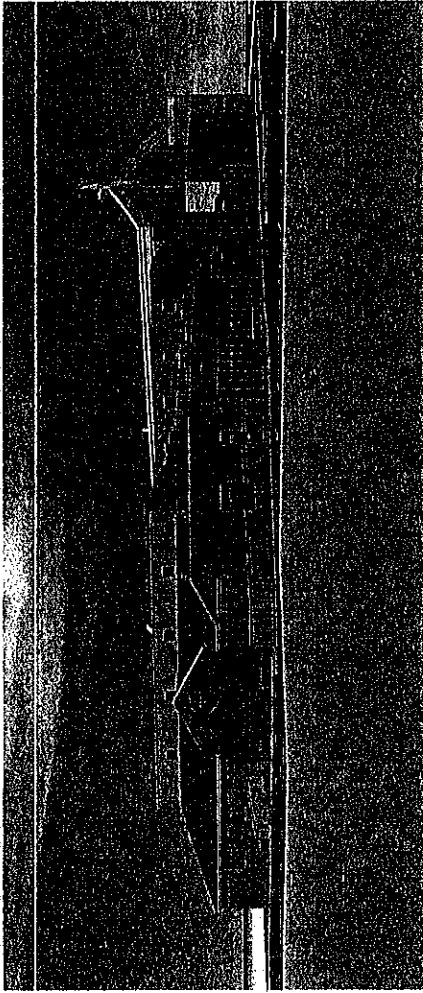
Development Planning Department

Attachment

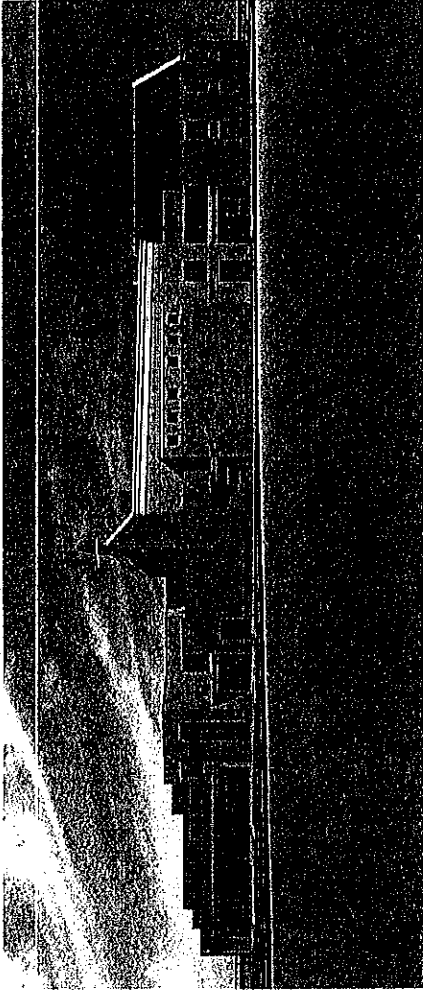
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Date: June 3, 2010

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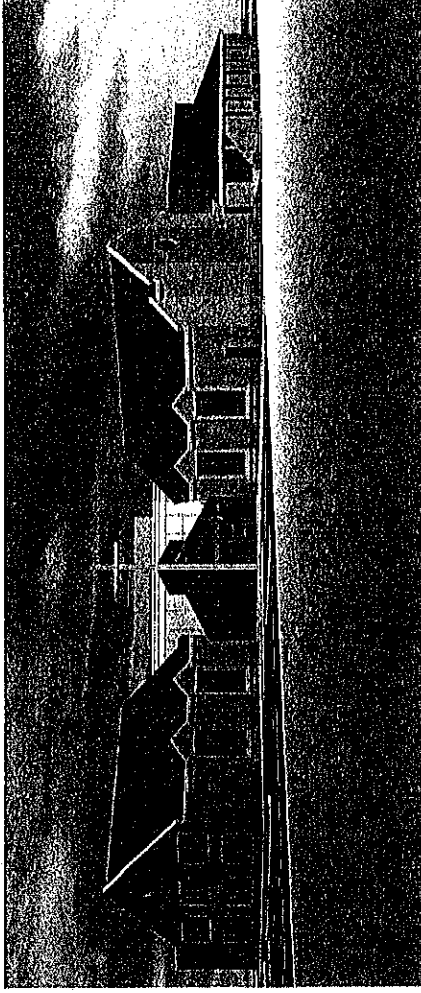
NORTH EAST ELEVATION



NORTH ELEVATION



NORTH WEST ELEVATION



SOUTH ELEVATION

Not to Scale

Perspectives

Location: Part of Lot 9,
Concession 2

Applicant:
Vaughan Community Church
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The City Above Toronto

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