

COMMITTEE OF THE WHOLE JUNE 5, 2012

SITE DEVELOPMENT FILE DA.11.085

MINH TUAN NGUYEN

WARD 1 – VICINITY OF KEELE STREET AND TESTON ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.085 (Minh Tuan Nguyen) BE APPROVED, to facilitate the development of a Place of Worship (Buddhist Temple) as shown on Attachments #3 to #8, 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, landscape plan, and landscape cost estimate 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 Development/Transportation Engineering Department;
 - iii) Minor Variance Application A226/10 shall be approved by the Vaughan Committee of Adjustment to permit the variances identified in Table 1 of this report, and shall be in full force and effect; and,
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).

Contribution to Sustainability

The Owner has advised the following sustainable features will be provided within the building and site design:

- i) occupancy sensors to control lighting;
- ii) low flow toilets and faucets;
- iii) bicycle racks;
- iv) pedestrian walkways;
- v) high efficiency furnace;
- vi) permeable pavers; and,
- vii) native and drought tolerant planting.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.085 (Minh Tuan Nguyen) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a Place of Worship (Cam

Lo Vuong Buddhist Community Temple) within the existing 323 m² single detached dwelling and a proposed 1,711 m² temple building as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located on the north side of Teston Road, west of Keele Street (2430 Teston Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Agricultural Area" by in-effect OPA #600, which does not permit a Place of Worship, however, the subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits a Place of Worship as-of-right on the property.

The subject lands are designated "New Community Area" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board. This Plan includes a policy that states that policies existing prior to the adoption of the new Official Plan remain in effect as they apply to places of worship until such time as any new policies are approved. To date, new places of worship policies have not been adopted by Vaughan Council.

As noted, the subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(541). A "church", which is defined (in part) in Zoning By-law 1-88 as, "a building dedicated to a place of worship", is a permitted use in an A Agricultural Zone. The Owner has submitted Minor Variance File A226/10 to implement the proposed site plan shown on Attachment #3 with the following site-specific variances to the Agricultural Zone standards of Zoning By-law 1-88:

Table 1:

	By-law Standard	By-law 1-88 A Agricultural Zone Institutional Use Requirements	Proposed Exceptions to the A Agricultural Zone Institutional Use Requirements of Zoning By- law 1-88
a)	Minimum Interior Side Yard Setback (westerly)	15.0 m	11.3 m
b)	Maximum Building Height (new temple)	11 m	12.2 m
c)	Minimum Required Parking Spaces	195 spaces	73 spaces

The proposed reduction to the minimum required westerly interior side yard and the increase in the maximum permitted building height for the proposed temple are considered minor and appropriate, and compatible with the surrounding development. Zoning By-law 1-88 requires a minimum building setback of 15 m from all property lines for an Institutional Use. The proposed

reduction to the required side yard can be supported as the proposed temple is located centrally on the property. Landscaping and a 1.8 m high wood fence will be provided along the entire east, west and north lot lines to facilitate a screen from the adjacent properties.

The total number of parking spaces required by Zoning By-law 1-88 for the proposed place of worship based on a ratio of 11 spaces per 100 m² is 195 spaces, whereas the Owner is proposing 73 spaces. The Owner has submitted a parking study in support of the reduction, which includes a comparison of other Buddhist Temple sites within the GTA. The Development/Transportation Engineering Department has reviewed the parking study and has provided the following comment:

"According to the City By-law 1-88, the proposed development would require 195 spaces (11.0 parking spaces per 100 sq.m). The study recommends 73 parking spaces to serve a maximum occupancy load of 115 persons. It may be noted that as per study report "Only one floor of the Temple is used at a time, while the Main Hall is in use for ceremony/prayer. The Community members do not use the multi-purpose room, similarly when lunch service begins, the Main Hall is no longer used".

The justification of parking reduction is based on the data collected on the existing development at 2430 Teston Road, Vaughan and similar type of facility at 420 Traders Blvd, Mississauga, Ontario. The maximum parking demand observed/recorded at 2430 Teston Road were 25 spaces, whereas 60 parking spaces were provided. The maximum parking demand observed/recorded at similar type of facility at 420 Traders Blvd., Mississauga were 59 spaces, whereas 63 parking spaces were provided.

The proposed 73 parking spaces are also supported by the Abbot of the Temple. According to the letter by Cam Lo Vuong dated May 10, 2012, "The proposed Cam Lo Vuong Temple is comparable in size to the Phap Van Temple (operating in Mississauga). Based on the experiences of the Phap Van Temple, we do not anticipate that parking will be an issue for our (subject development) Temple".

The proposed Cam Lo Vuong Temple, Vaughan is comparable in size to the Phap Van Temple that is operating in Mississauga. The existing/surveyed Temple in Mississauga has a total GFA of approximately 1560 sq.m. The main floor area is approximately 694 sq.m. The total number of parking provided at the site is 63 spaces, whereas 59 spaces were occupied during peak period of operation. The study report has also recorded a significant number of drop-offs at the site.

The proposed 73 parking spaces were found sufficient for the development's specific requirement. As per study report, the Temple has a specific worship pattern. The primary day of worship is Sunday with peak attendance between 11:00 am to 1:30 pm. During the session, the worshippers utilized only one floor at a time. The multi-purpose room is provided in the basement and functions as a lunch room, when lunch service begins, the Main Hall is no longer used.

As per IBI draft parking standard report, the subject development would require 120 parking spaces for the total GFA of 1,711 sq.m. (require 50 parking spaces excluding basement area & Master's living area)."

Based on the above, the Development/Transportation Engineering Department have no issue with the conclusion of the Parking Study, and therefore, supports the reduction in parking spaces from 195 spaces to 73 spaces.

The proposed variances in Table 1 must be identified in Minor Variance File A226/10 and approved by the Vaughan Committee of Adjustment. The Committee's decision must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The site is developed with a 323 m² single-detached dwelling, currently occupied by the Cam Lo Vuong Buddhist Community Temple, situated on the southerly portion of the site as shown on Attachment #3. The Owner is proposing to construct a 1,711 m² temple building to the rear of the existing dwelling. The Owner has advised that once the temple building is completed, it will be the main building used for worship, and the existing building will be used as an ancillary residence for the Master.

Landscaping will be provided in the front, rear and side yards of the property. The front of the property will also include a reflective pool and shrine linked to a concrete walkway from Teston Road to throughout the site as shown on Attachments #3 and #4. The subject lands will feature a series of statues, a bell tower and drum tower. A 1.8 m high wood fence is proposed on the west, east and north property lines to screen the adjacent westerly and future residential development from the site. The elevations for the existing building will be upgraded to be consistent with the proposed elevations of the temple building as shown on Attachments #5 to #8. The site is served by an existing driveway onto Teston Road. The Owner has proposed to utilize a portion of the 3 car garage for garbage storage and additional bike storage.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, elevations, landscape plan and landscape cost estimate, must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department provides the following comments regarding servicing:

The site will be serviced by connections to the existing municipal water and sanitary services on Giancola Crescent. A site storm sewer connection will be provided from the existing 525mm storm sewer on Teston Road. Stormwater quantity control will be provided through a combination of on-site storage and orifice control. A stormceptor treatment unit will provide an appropriate level of storm quality control located on the site.

The Vaughan Development/Transportation Engineering Department has advised that the final site servicing and grading plan, and storm water management report, must be approved to their satisfaction. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA requires the Applicant to revise the Erosion and Sediment Control Plan to comply with the *Erosion and Sediment Control Guideline for Urban Construction, December 2006*, and to revise the landscape plan to replace the non-native "Dwarf Winged Burning Bush" species with a suitable, non-invasive species. The Owner has agreed to revise the plans and will submit the required drawings to the City and the TRCA, for approval. The Owner is required to satisfy the requirements of the Toronto and Region Conservation Authority. A condition to this effect is 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 Well-Being".

Regional Implications

The Region of York Transportation Services Department has indicated that only one access will be permitted on site, which is approximately 476 m west of the centreline of Keele Street as shown on Attachment #3. The Owner will be required to satisfy all requirements of the Region of York.

Conclusion

Site Development File DA.11.085 has been reviewed in accordance with OPA #600, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the development of the subject lands for a Place of Worship (Buddhist Temple) is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations – Proposed Temple
6. Elevations - Existing Residential Building (Current Temple)
7. Rendered Elevation – Entrance View
8. Rendered Elevation – Temple View

Report prepared by:

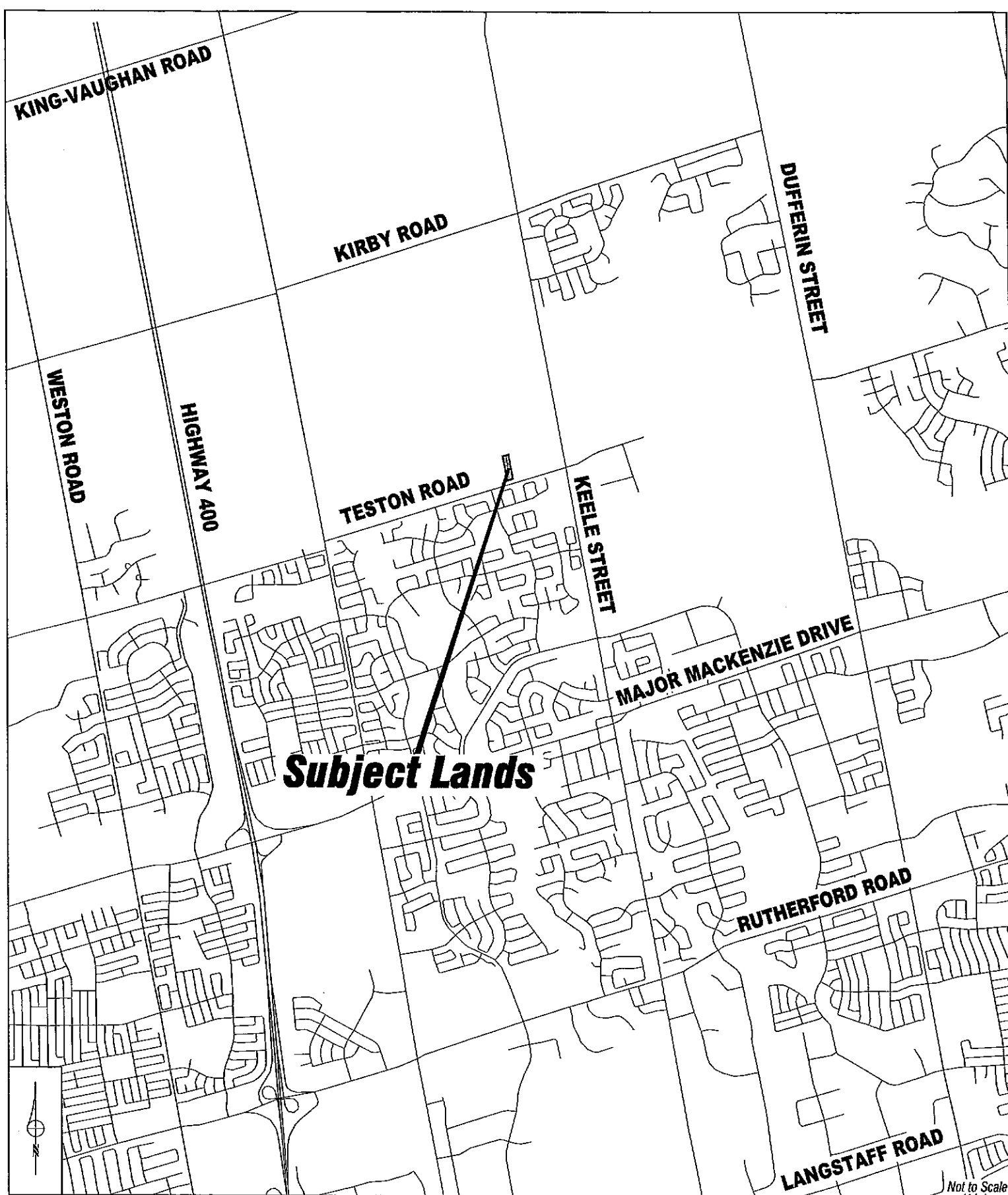
Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 26, Concession 4

APPLICANT:
Minh Tuan Nguyen

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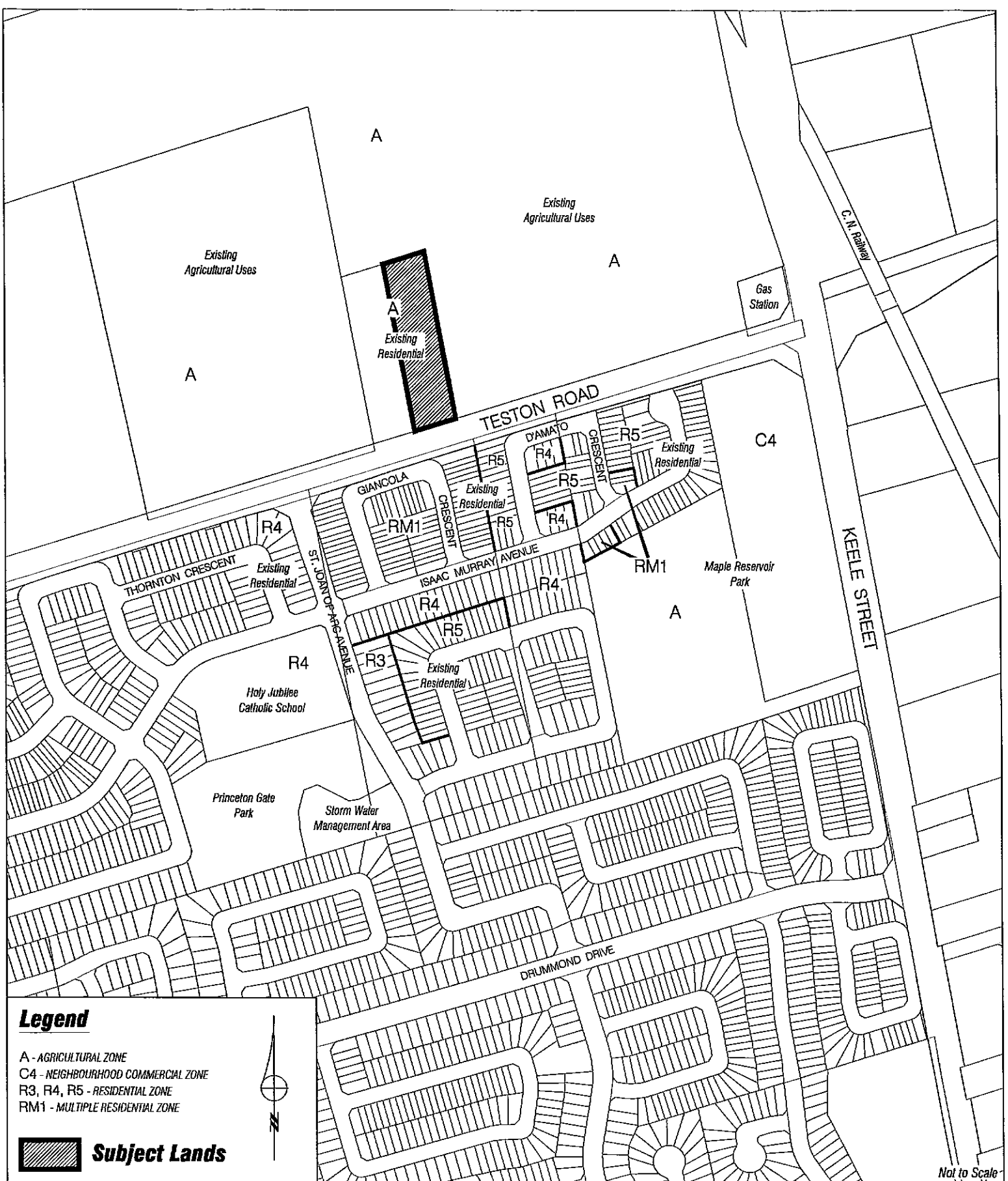


Attachment

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April 18, 2012

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Location Map

LOCATION:
Part Lot 26, Concession 4

APPLICANT:
Minh Tuan Nguyen

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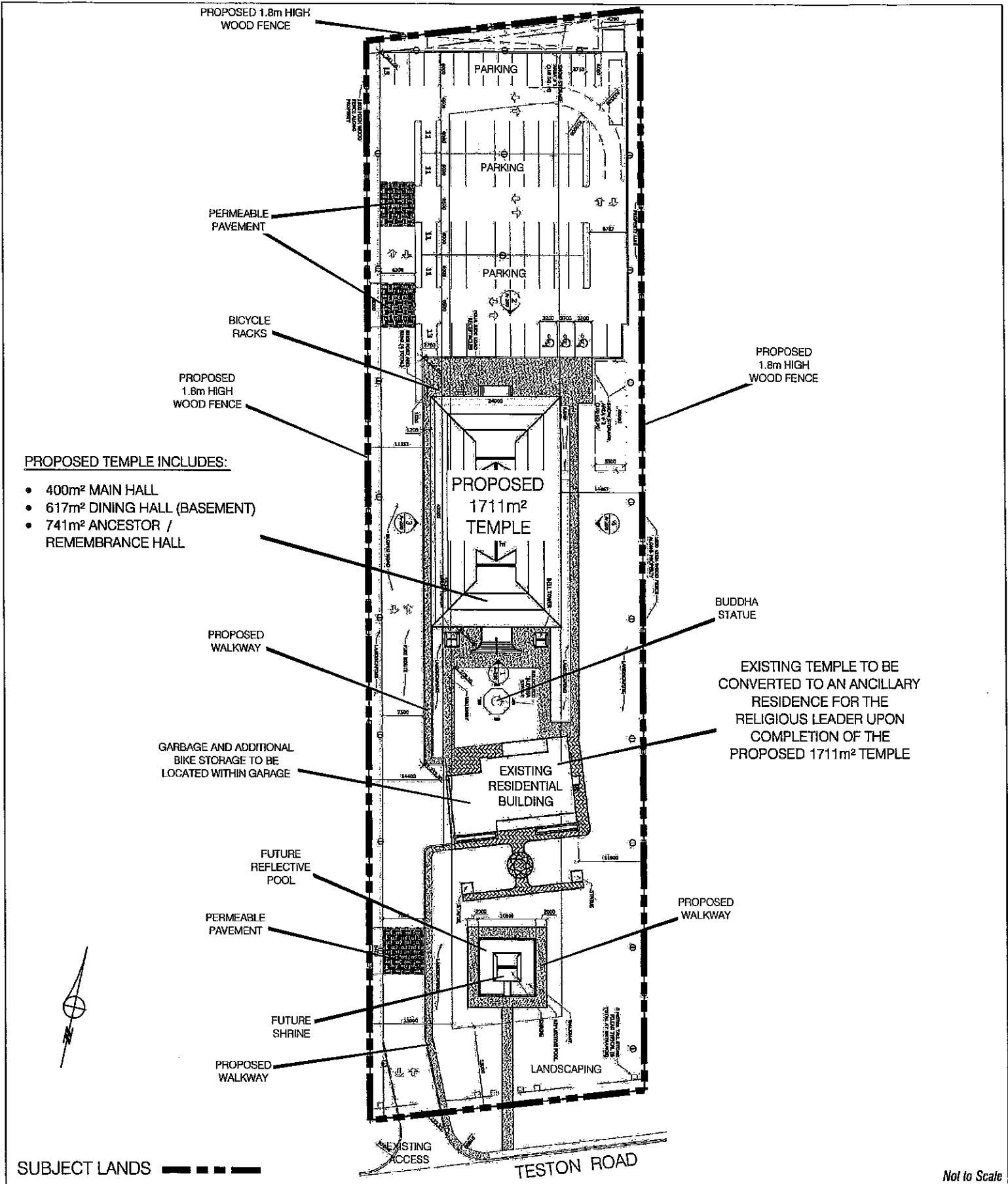


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DATE:
April 18, 2012

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Site Plan

LOCATION:
Part Lot 26, Concession 4

APPLICANT:
Minh Tuan Nguyen

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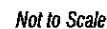


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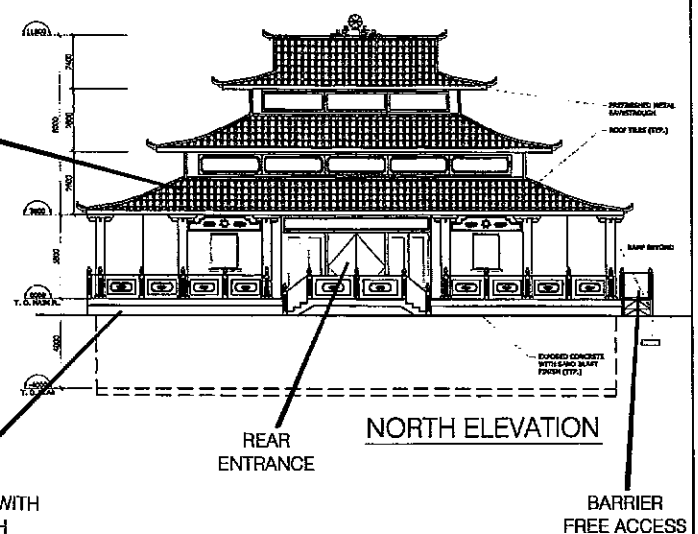
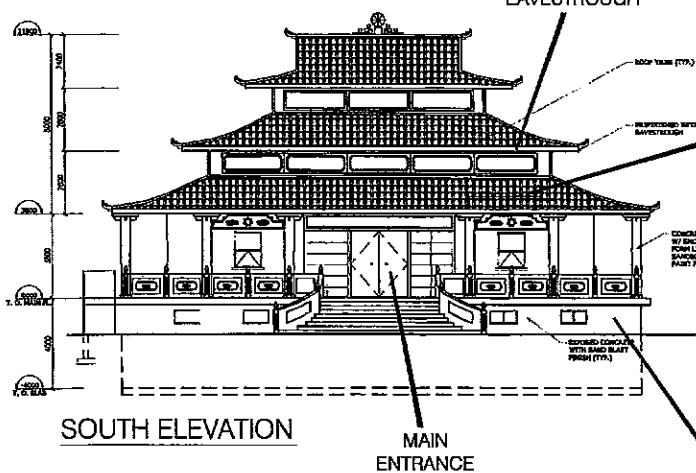
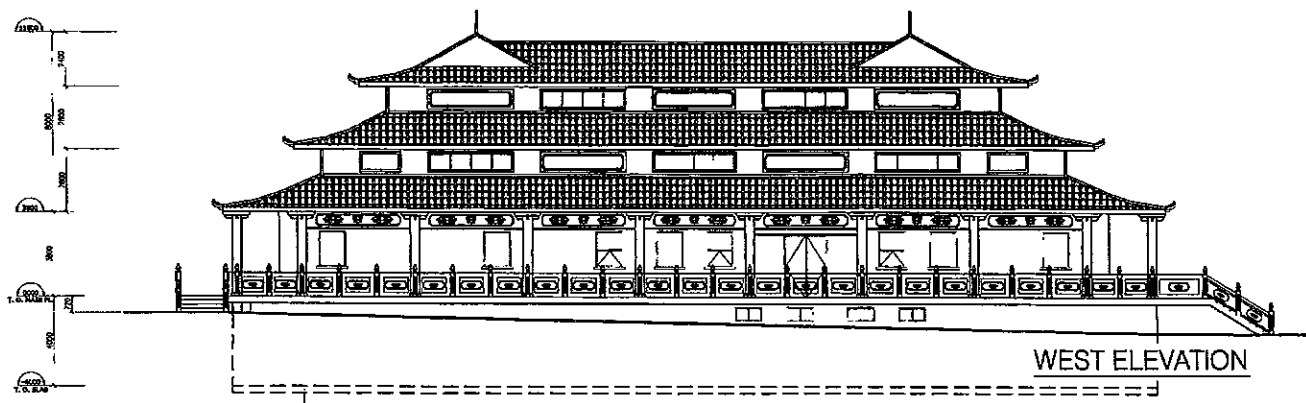
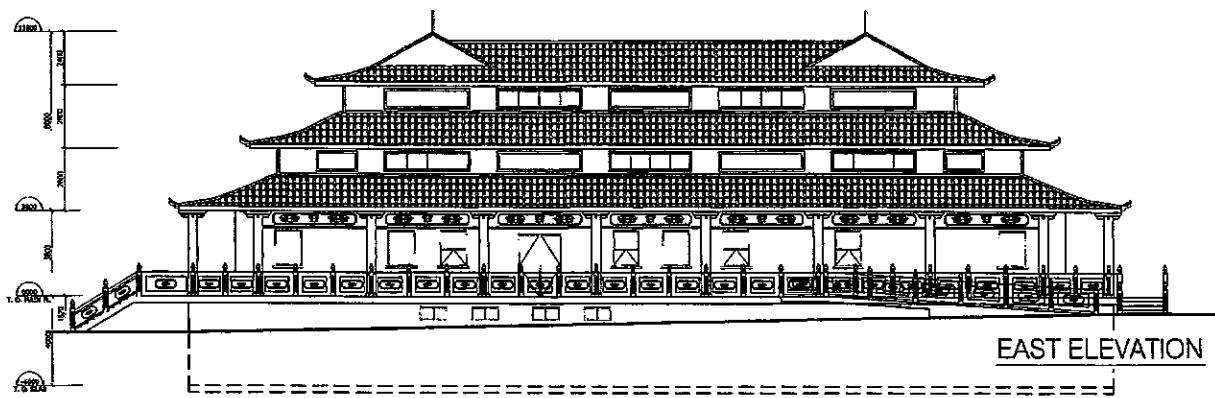
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3



4



Not to Scale

Elevations - Proposed Temple

LOCATION:
Part Lot 26, Concession 4

APPLICANT:
Minh Tuan Nguyen

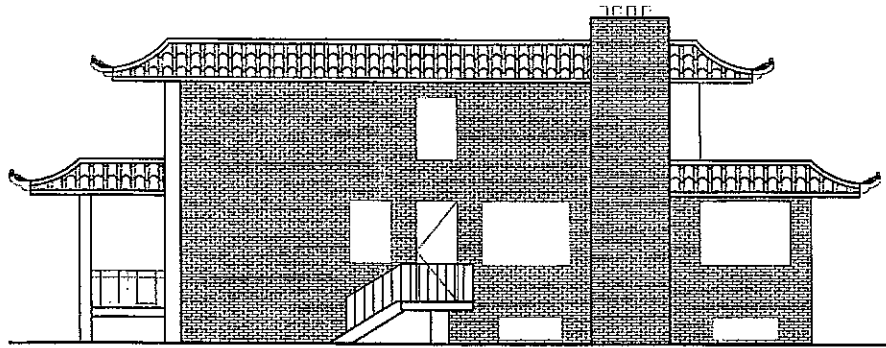


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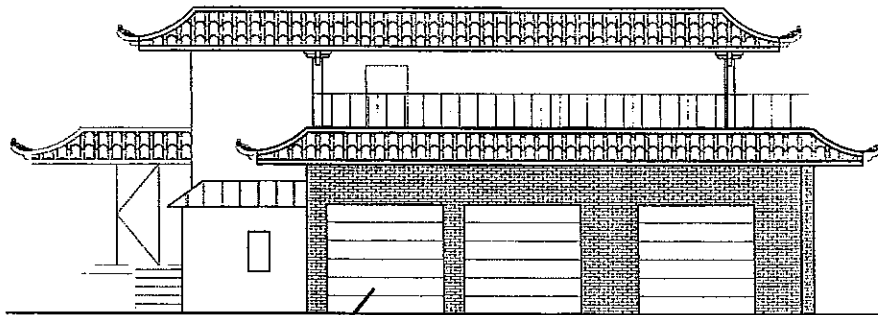
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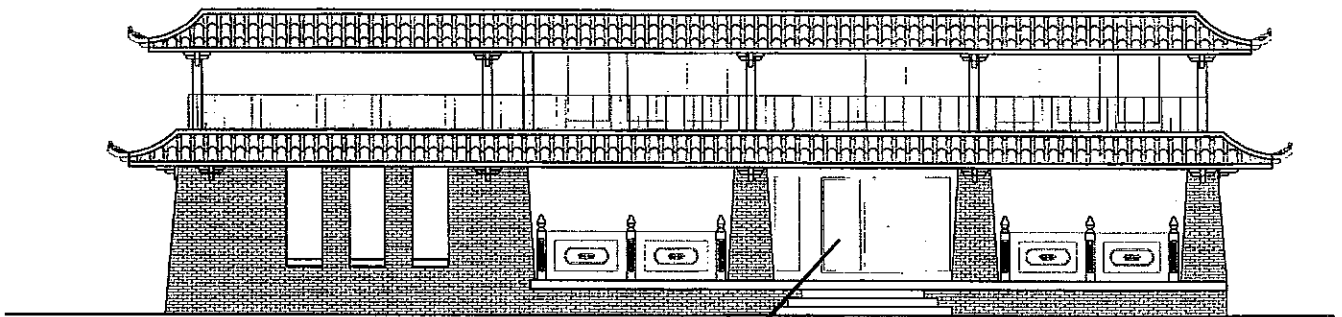


EAST ELEVATION



GARBAGE AND ADDITIONAL
BIKE STORAGE TO BE
LOCATED WITHIN GARAGE

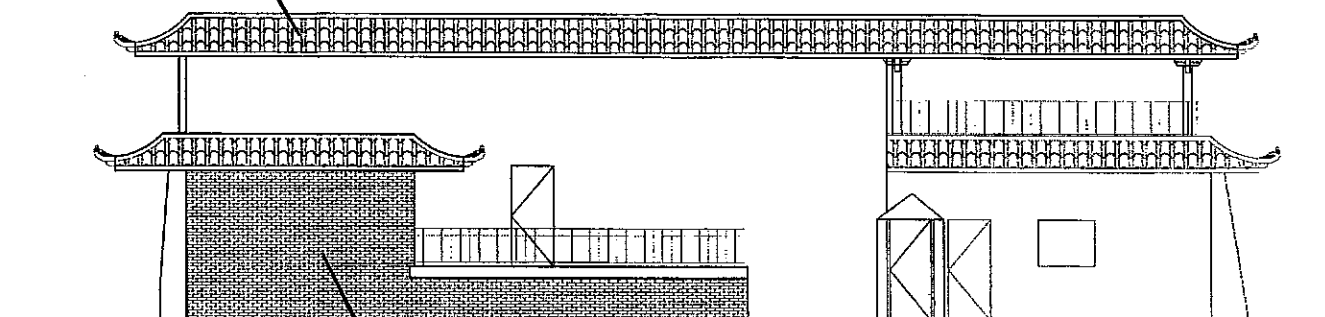
WEST ELEVATION



SOUTH ELEVATION (FRONTING ONTO TESTON ROAD)

EXISTING ENTRANCE TO
RESIDENTIAL BUILDING

ROOF TILES



BRICK

NORTH ELEVATION

Not to Scale

Elevations - Existing Residential Building (Current Temple)

LOCATION:
Part Lot 26, Concession 4

APPLICANT:
Minh Tuan Nguyen

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DATE:
April 18, 2012

6



ENTRANCE VIEW
LOOKING NORTH EAST

Not to Scale

Rendered Elevation - Entrance View

APPLICANT: Minh Tuan Nguyen
LOCATION: Part Lot 26, Concession 4

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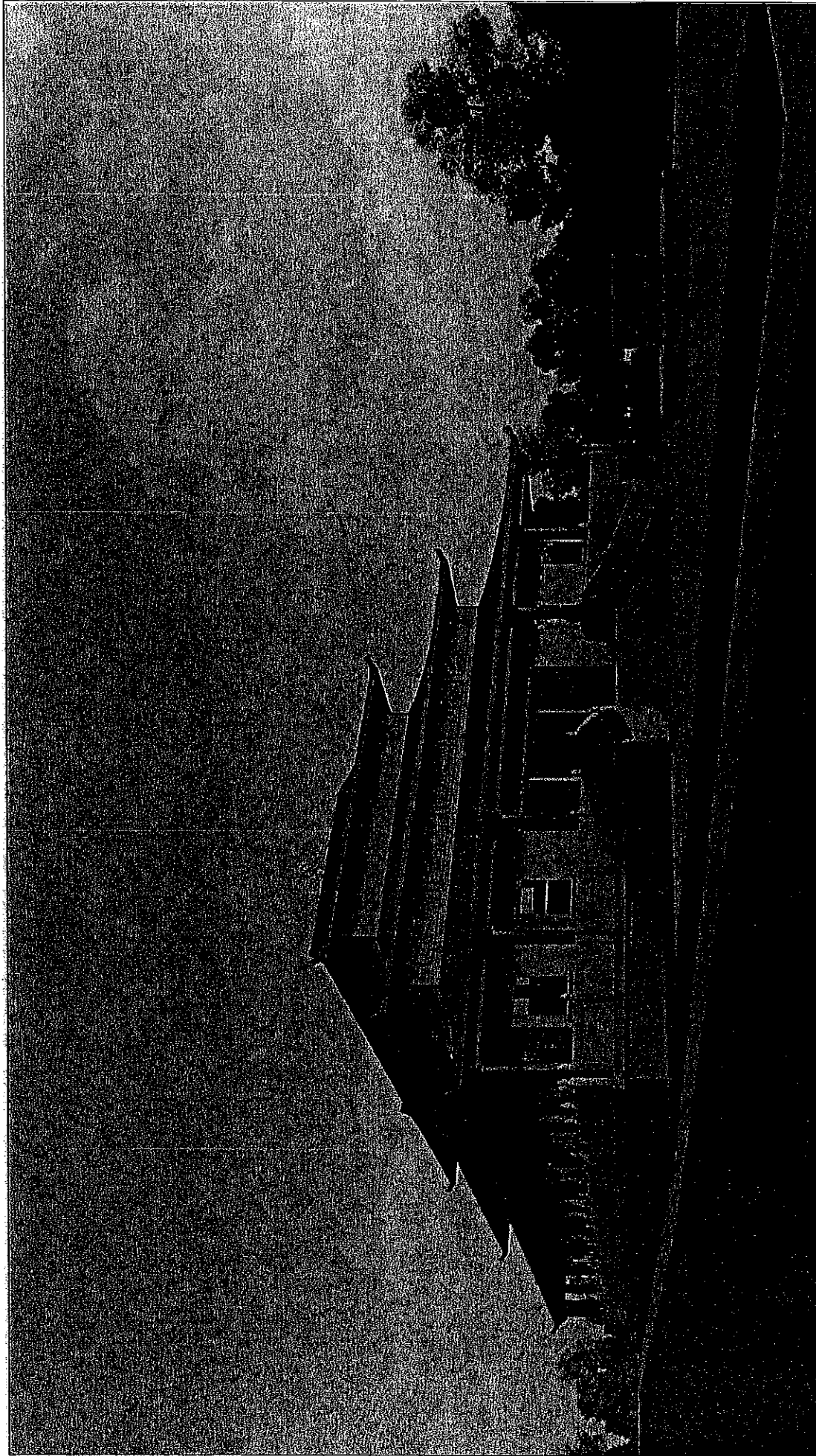


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DATE:
April 18, 2012

7



TEMPLE VIEW
LOOKING NORTH EAST

Not to Scale

Rendered Elevation - Temple View

APPLICANT: Minh Tuan Nguyen
LOCATION: Part Lot 26, Concession 4

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DA.11.085

DATE:
April 18, 2012

8