

COMMITTEE OF THE WHOLE JUNE 18, 2001

SITE DEVELOPMENT APPLICATION THE ITALIAN PENTECOSTAL CHURCH FILE: DA.00.140

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Plan Application DA.00.140 (The Italian Pentecostal Church Inc. New Life Christian 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, including any signage, 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 site 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; and
 - vi) should any variances be required to implement the proposed and approved site plan be final and binding.

Purpose

On December 11, 2001, the Owner submitted a Site Development Application for a 1,270.5 m² church on the subject lands.

Background - Analysis and Options

Location

- East side of Weston Road, north of Carlauren Road
- 8111 Weston Road
- Lot 7 on Plan 65M-2589 (Part 1 of Plan 65R-18865)
- Part of Lot 8, Concession 5, City of Vaughan

Land Use Status

- Designation - "Prestige Area" by OPA #450 (Service Node)
- Zoning - C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(462D)

Site Description

- a 7,322.9 m² rectangular-shaped, through-lot, with 52.0 m frontage on Weston Road and 76.0m frontage on Jevlan Drive.
- the surrounding land uses are:

North - employment (EM1 Prestige Employment Area Zone)
South - commercial (C7 Service Commercial Area Zone)
East - Jevlan Drive; employment (EM2 General Employment Area Zone)
West - Weston Road; residential (R3 Single Family detached Residential Area Zone)

Site Design

The rectangular-shaped lot has been sited with the proposed church in the center, facing Weston Road, and surrounded by parking. Access to and from the site is proposed by a right-in/right-out access from Weston Road and a full access from Jevlan Drive. A 9.0 m landscape strip has been provided along Weston Road and a 6.0 m landscape strip along Jevlan Drive. The site statistics are as follows:

Lot Area:	7,322.9m ²
Total Gross Floor Area (including Basement):	2,670.4m ²
Total Landscaping Area:	1,125.0m ²
Parking Required:	116 spaces
Parking Provided:	128 spaces

Official Plan

The proposed use conforms to the “Prestige Areas” designation of OPA #450, as further identified as a Service Node.

Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(462D), which permits additional uses and provides for an increase in the front yard from 15.0 m to 21.0 m, and in the building height from 11.0 m to 18.5 m. By-law 1-88 permits a Place of Worship in all commercial zones, therefore the proposed use conforms to the Zoning By-law.

Building Design

The 2,670.4 m² rectangular-shaped building varies in height from 11.4 m at the Weston Road front of the building, to 4.0 m at the rear of the building. The main entrance consists of 2 sets of slightly recessed double doors and is centrally located on the west elevation, with a canopy above the main entrance and secured by columns projecting 3.6 m out of the front wall. Three steeples have been integrated into the design of the west elevation, two of which are 10.0m in height and located at each side of the building. The third steeple is centrally located and is a maximum height of 15.0 m, and bears a cross, which projects 7.0 m above the highest point. The east elevation facing Jevlan Drive has incorporated the two steeples at each side of building as well, and between the two, decorative accents have been added to the stucco portion of the rear wall located above the gymnasium.

Both the north and south elevations are comprised of the same materials including, brick veneer, stucco, and shingles for the roofing. A smooth finished band has been use throughout the

building to accent the brick veneer and frame the windows. This design element is most obvious on the north and south elevations where the lighter coloured brick smooth finished band has been used to accent the sides of the steeples with figures of the cross. Clear glass windows have also been used throughout the front and two side elevations.

Access and Traffic

The proposed site plan identifies two accesses. The Jevlan Drive access is a full service ingress/egress driveway, and is subject to the approval of Vaughan Engineering.

The right-in/right-out access to Weston Road, has been approved by York Region, subject to the following comment:

“A reference plan is required for lifting the 0.3 metre reserve to provide access to the site. The length of reserve to be lifted is from the edge to edge of pavement of the as-constructed driveway plus 500 mm beyond each edge of driveway.

The Regional Municipality of York is to be party to the Site Plan Agreement, and subsequent conditions of approval will be incorporated into the Site Plan Agreement.

Parking

By-law 1-88 requires 116 parking spaces whereas the site plan proposes 128. Concerns have arisen regarding parking availability during peak service hours. Therefore, in-lieu of a mandatory parking supply study, Transportation Staff have requested that the Applicant provide a letter of understanding that an abutting-neighbour parking relationship has been established with the Delmoro Funeral Home to the south at 8101 Weston Road. The applicant has entered into discussions regarding this matter with the Owner of the property to the south.

Site Services

The subject lands are municipally serviced. Services can be obtained from the property to the south, with the securing of easements in favor of both properties. Site servicing, grading and storm water management are subject to approval by the Engineering Department.

Landscaping

Extensive landscaping is proposed along both Weston Road and Jevlan Drive, including a mix of deciduous and coniferous tree planting. Landscaping has also been proposed in front of the church and along the two sides. The final landscaping plan is subject to the approval of the Urban Design Department.

Conclusion

Staff have reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed church. Should Committee concur, Site Development Application DA.00.140 (The Italian Pentecostal Church (New Life Christian Church)), can be approved with the adoption of the “Recommendation” in this report.

Attachments

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

4. Elevations

Report prepared by:

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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

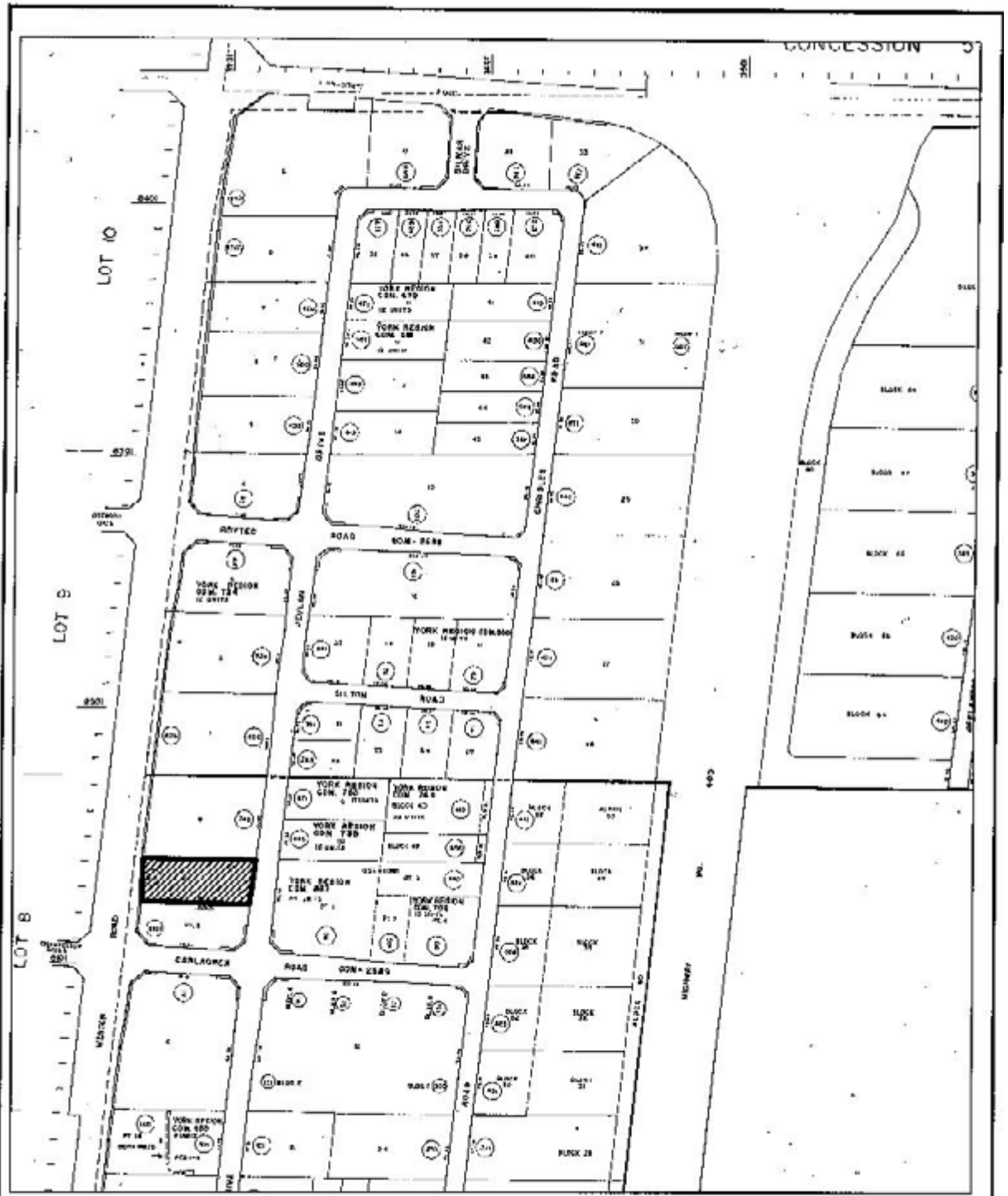
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning


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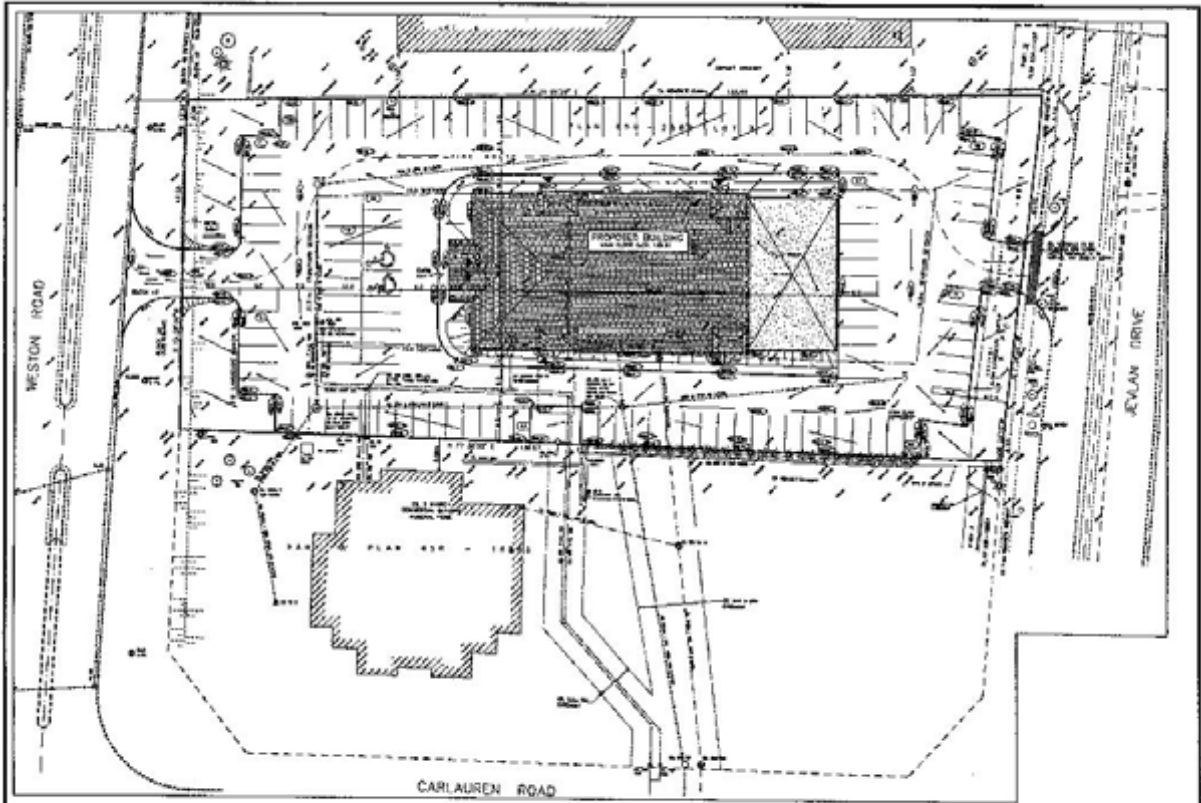


ATTACHMENT "1"
LOCATION MAP

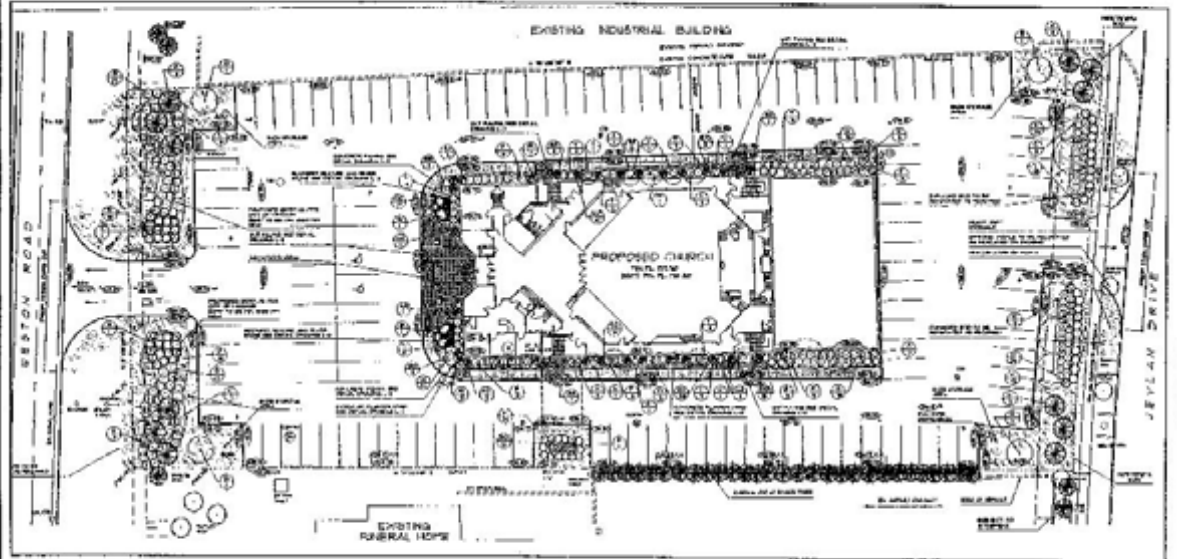
FILE #:	REPORT #:
DA.GU.140	LOCATION LOT 8, CONC. 5

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

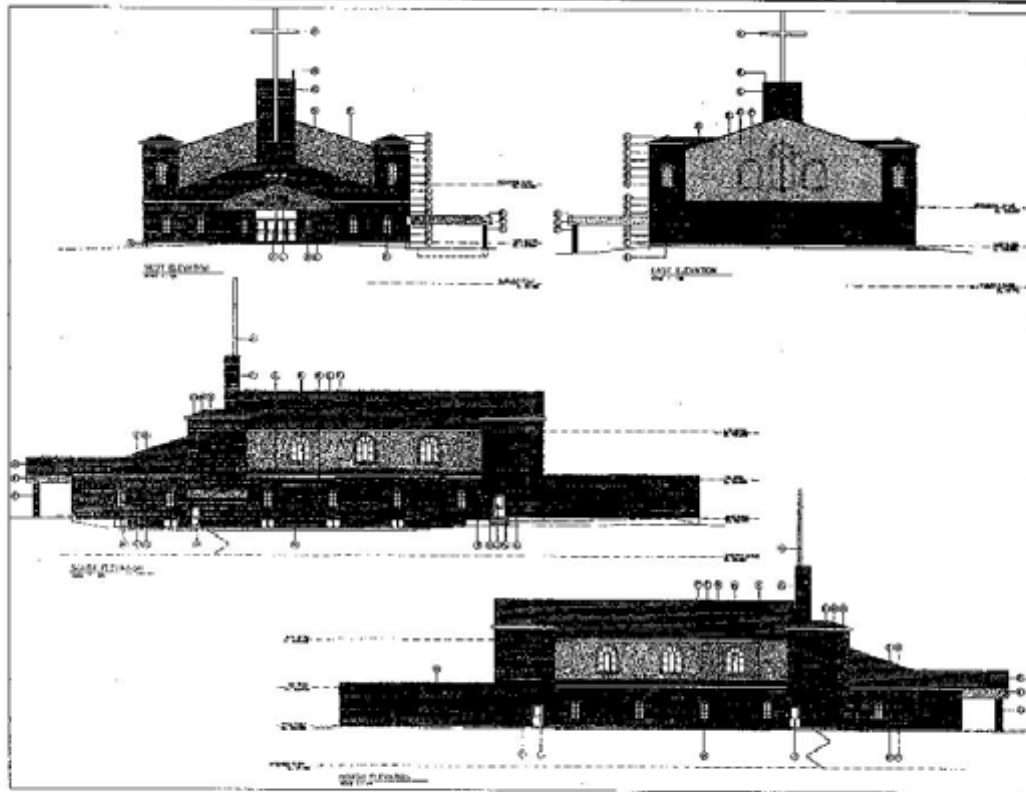
DATE: 01/02/21
SCALE: NOT TO SCALE
APPLICANT:
THE ITALIAN PENTECOSTAL CHURCH INC.
(NEW LIFE CHRISTIAN CHURCH)



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 01/02/21
	DA.00.140	LOCATION: LOT 8, CONC. 5	SCALE: NOT TO SCALE
	CITY OF WUGHAN PLANNING DEPARTMENT		APPLICANT: THE ITALIAN PENTECOSTAL CHURCH INC.



ATTACHMENT "3" LANDSCAPE PLAN	FILE #	REPORT #	DATE: 01/02/21
	DA.00.140	LOCATION: LOT B, CONC. 5	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: THE ITALIAN PENTECOSTAL CHURCH INC. (NEW LIFE CHRISTIAN CHURCH)



ATTACHMENT "4" ELEVATIONS	FILE #:	REPORT #:	DATE: 01/02/21
	DA.05.140	LOCATION: LOT 5, CONC. 5	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: THE ITALIAN PENTECOSTAL CHURCH INC. (NEW LIFE CHRISTIAN CHURCH)

