

**COMMITTEE OF THE WHOLE NOVEMBER 7, 2005**

**SITE DEVELOPMENT FILE DA.05.001**  
**THE ROCK COMMUNITY CHURCH**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.001 (The Rock Community Church) BE APPROVED, to permit the construction of a church building as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
  - i) the final site plan, elevation plan, and landscape plan shall be approved by the Development Planning Department;
  - ii) the final site servicing and grading plans, stormwater management report, access and on-site vehicular circulation, shall be approved by the Engineering Department;
  - iii) all required road widenings and improvements to Mounsey Street and Clarence Street shall be approved to the satisfaction of the Vaughan Engineering Department;
  - iv) all hydro requirements of PowerStream Inc. shall be satisfied;
  - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied and that a permit in accordance with Ontario Regulation 158 be obtained;
  - vi) all required variances shall be final and binding; and
- b) that the site development agreement contain the following provision:
  - i) all garbage shall be stored indoors until ready to be picked up.

**Economic Impact**

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

**Purpose**

The Owner has submitted a Site Development Application to develop the 2.2ha parcel of land with a 723.4m<sup>2</sup> church comprised of a main floor with a 250 seat sanctuary and a basement level. The existing residences on the subject lands (249 Clarence Street and 3 Mounsey Street) are to be maintained and incorporated into the development. The pertinent site statistics are as follows:

Site Area =	2.2ha
<u>Gross Floor Area</u>	
New Church Building =	723.40m <sup>2</sup>
Existing Caretaker's Residence (249 Clarence Street) =	315.08m <sup>2</sup>
Existing Residence (3 Mounsey Street) =	<u>181.60m<sup>2</sup></u>
Total Gross Floor Area (New and Existing) =	1220.08m <sup>2</sup>
Parking Provided =	86 spaces

## Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 3 separate residential lots and are located on the southeast corner of Clarence Street and Mounsey Street, (249 Clarence Street and 3 Mounsey Street), in Part of Lot 9, Concession 7, City of Vaughan. The surrounding land uses are:

- North - Mounsey Street; Board of Trade Golf Course (R2 Residential Zone, OS2 Open Space Park Zone, OS1 Open Space Conservation Zone)
- South - valley (OS1 Open Space Conservation Zone), existing residential subdivision (R2 Residential Zone)
- East - existing residential dwelling (R2 residential Zone)
- West - Clarence Street; Board of Trade Golf Course (OS1 Open Space Conservation Zone)

## Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) which permits the proposed church building provided it is compatible with existing adjacent uses and located on an arterial or collector road. The subject lands are located at the corner of Clarence Street and Mounsey Street and surrounded by open space valley and golf course uses, and treed areas on the adjacent easterly lands and at the southwest corner. The proposed development conforms to the Official Plan.

## Zoning

The subject lands are zoned R2 Residential Zone and OS1 Open Space Conservation Zone (valleylands) by By-law 1-88. The R2 Zone permits the proposed church use. The applicant has assembled 3 lots and is proposing to merge them into one parcel requiring an exception to the zoning by-law to permit two residential dwellings on the one lot, whereas only one residential dwelling is permitted.

The exception to the by-law is considered appropriate as the two dwellings are existing, and the merging of the lots into one property is required for the proper functioning of the site with respect to access and parking. The Owner is to obtain approval from the Committee of Adjustment for a variance to facilitate the final site plan.

## Site Design

The subject lands include two residences, one of which has been identified as a Heritage Structure, as identified on the site plan on Attachment #2. The land is irregular in shape and includes both tableland and open space valley lands. The north portion of the property is relatively flat, and while the rear portion slopes considerably into a ponding area. The new church and the existing dwellings are all located on the tableland portion of the parcel closest to Mounsey Street.

The Heritage Structure at 249 Clarence Street, along with the dwelling at 3 Mounsey Street will be maintained and incorporated as part of the overall development. The main access to the site is from Mounsey Street and leads to a parking area serving all three buildings. The new church is centred between the existing homes and designed to act as the hub for this development.

An existing outside garbage storage area located south of the dwelling 3 at Mounsey Street should be relocated within the new church building or within one of the existing dwellings until it is ready to be collected. The site plan agreement will contain a condition that all garbage is to be stored indoors.

## Parking and Access

The site plan provides a total of 86 parking spaces to serve the development, based on the following standards:

Church Building- 723.4m <sup>2</sup> @ 11 spaces/100m <sup>2</sup>	= 80 spaces
Two Detached Residential Dwellings- 3 spaces/ detached dwelling)	= <u>6 spaces</u>
	= 86 spaces

The proposed parking supply is sufficient for this development.

### Elevations-New Church

The proposed elevations for the Church are shown on Attachments #4 and #5. The proposed building is one storey in height with a basement level slightly above ground. The shape of the building resembles a triangle, and is small in scale with a large facade spread along the north elevation (Mounsey Street) and then terminating into a point along the southern elevation in the rear.

The building will be constructed using prefinished wood cedar siding, reddish brown in colour as the predominant wall cladding material with elements of glazing, and wood panelling detailing. The use of different sized and shaped windows inserted in a random order adds character to the building. The applicant has incorporated a variation of the traditional hip roof type with the applicable roof pitch and finished with a bitumen modified roofing system. The applicant has indicated that the design and the material used for the building stems around the natural surrounding area, which is heavily treed and rurally isolated, and in consideration of the existing structures on the site. The structure, known municipally as 249 Clarence Street is a two storey dwelling and constructed using a heritage red brick and decorative detailing. The second structure, municipally known as 3 Mounsey Street is constructed with a wood siding finish in a dark brown colour scheme. The applicant has used elements from both of these homes in the design of the church.

The north elevation serves as the main face and entrance to the new church building with a glazed double door entry with large transom windows and highlighted with a prefinished wood panelling system. A prefinished cedar siding finish comprises a majority of the façade and is interrupted by various shaped and sized windows randomly located along the elevation adding character to the simple elevation.

The east and west elevations are identical in shape, construction and design and are highlighted with a large picture window extending the full height of the building. These elevations are simple in appearance comprised with prefinished cedar wood siding as the main element and interrupted by various sized and shaped windows randomly inserted throughout. The building is setback from Clarence Street and is located between the two existing buildings, and the view of the church is obstructed from the street.

The Development Planning Department is generally satisfied with the development, but requires additional details with respect to the assessment of any trees to be removed and details regarding pedestrian access for the elderly and handicapped. The final elevation plans shall be approved by the Development Planning Department.

### Landscaping

The proposed landscape plan is shown on Attachment #3. The subject lands are currently covered with an abundance of large trees and shrubs. The applicant proposes to complement the natural landscaping with additional landscape material including trees and shrubbery along Mounsey Street and within the interior of the site around the existing and proposed buildings. The landscape plan maintains many of the existing trees on the site and provides for replacement of the trees lost to development with comparable plantings.

The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

### Servicing

The Vaughan Engineering Department has reviewed the second site plan submission and requires that the Toronto and Region Conservation Authority approve the Stormwater Management Report prepared by the applicant. The Owner is also required to enter into a separate development agreement with the City for the required road widenings and improvements to Mounsey Street, and to Clarence Street to the satisfaction of the Engineering Department.

All hydro requirements must be approved to the satisfaction of PowerStream Inc.

### Parkland

The parkland dedication requirement under the Planning Act will not be required for this development as institutional uses are exempt.

### Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

### Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law, the comments provided by City Departments and external public agencies, and the area context. The proposed development is consistent with the policies of the Official Plan and the development standards in the Zoning By-law. The development of the church use is an acceptable development form for this site. The proposed building elevations and site plan layout are considered to be satisfactory, subject to the comments in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

### Attachments

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

### Report prepared by:

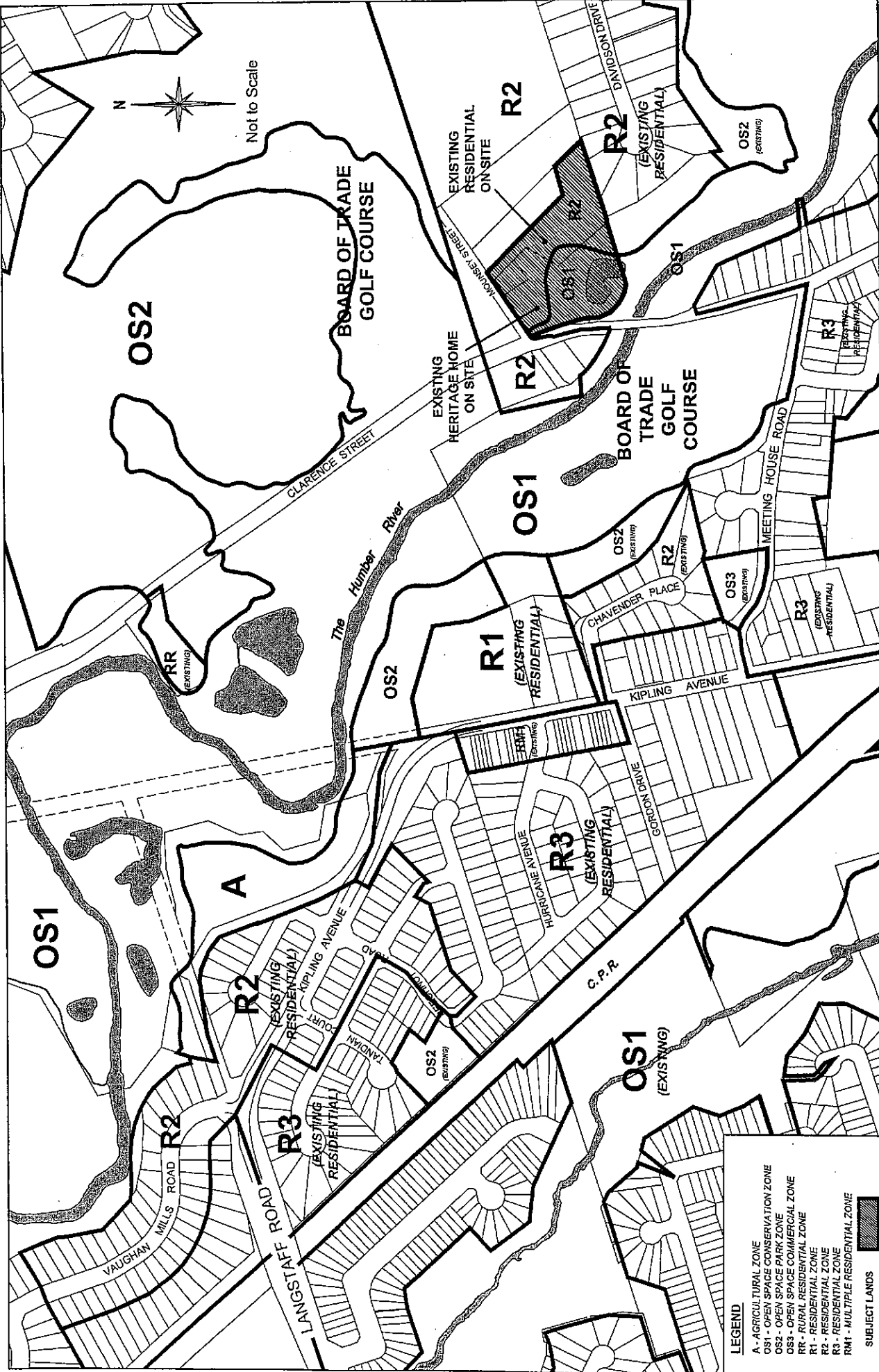
Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



- LEGEND**
- A - AGRICULTURAL ZONE
  - OS1 - OPEN SPACE PARK ZONE
  - OS2 - OPEN SPACE COMMERCIAL ZONE
  - RR - RURAL RESIDENTIAL ZONE
  - R1 - RESIDENTIAL ZONE
  - R2 - RESIDENTIAL ZONE
  - R3 - RESIDENTIAL ZONE
  - RM1 - MULTIPLE RESIDENTIAL ZONE
- SUBJECT LANDS**
- [Hatched Box] SUBJECT LANDS

**Attachment 1**

FILE No.: DA.05.001  
 DATE: October 21, 2005

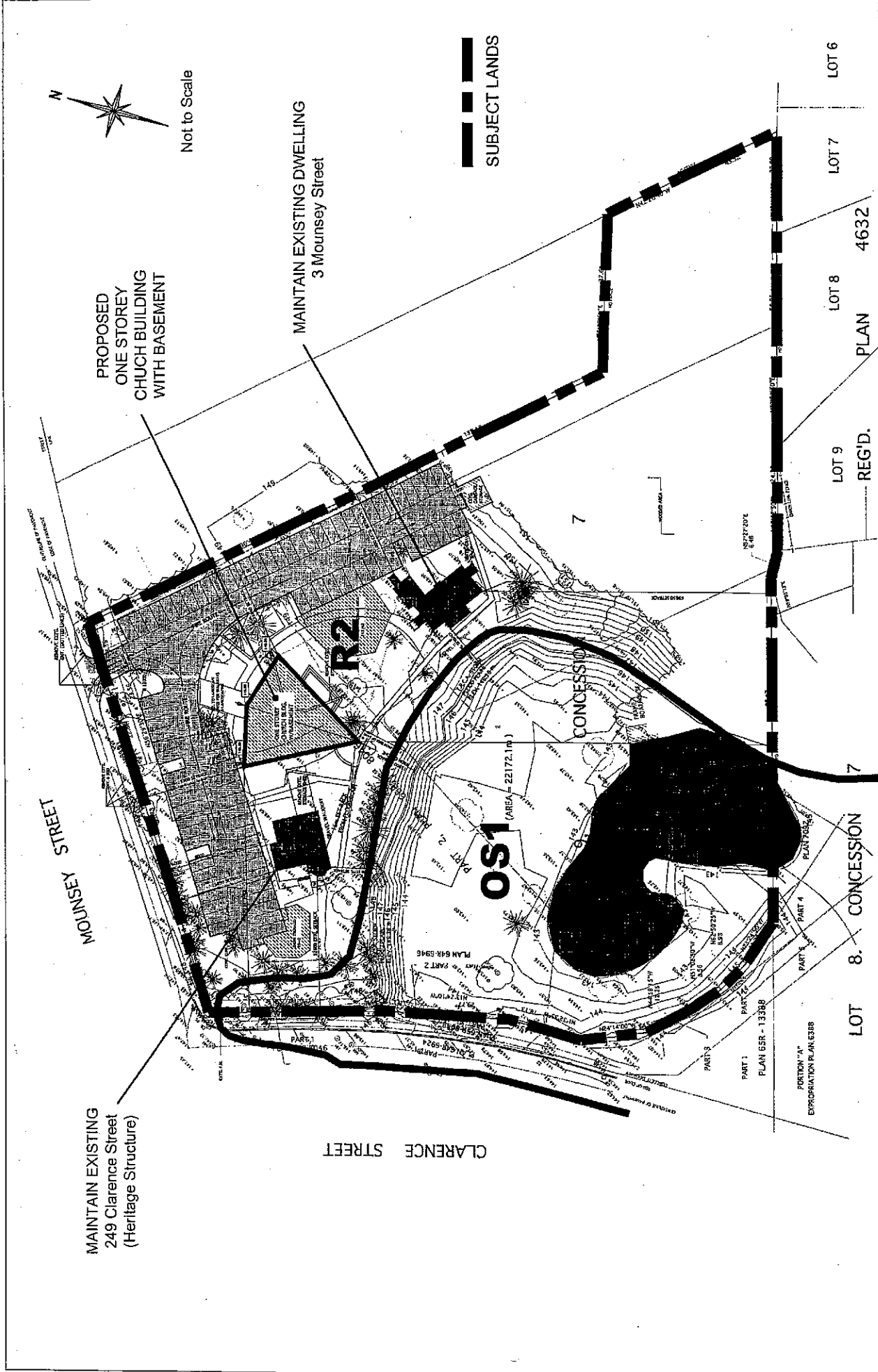
City of **Vaughan**

**Location Map**

Part Lot 9,  
 Concession 7  
 APPLICANT:  
 THE ROCK COMMUNITY CHURCH

Development Planning Department

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# Attachment 2

FILE No.: DA.05.001  
 DATE: October 12, 2005

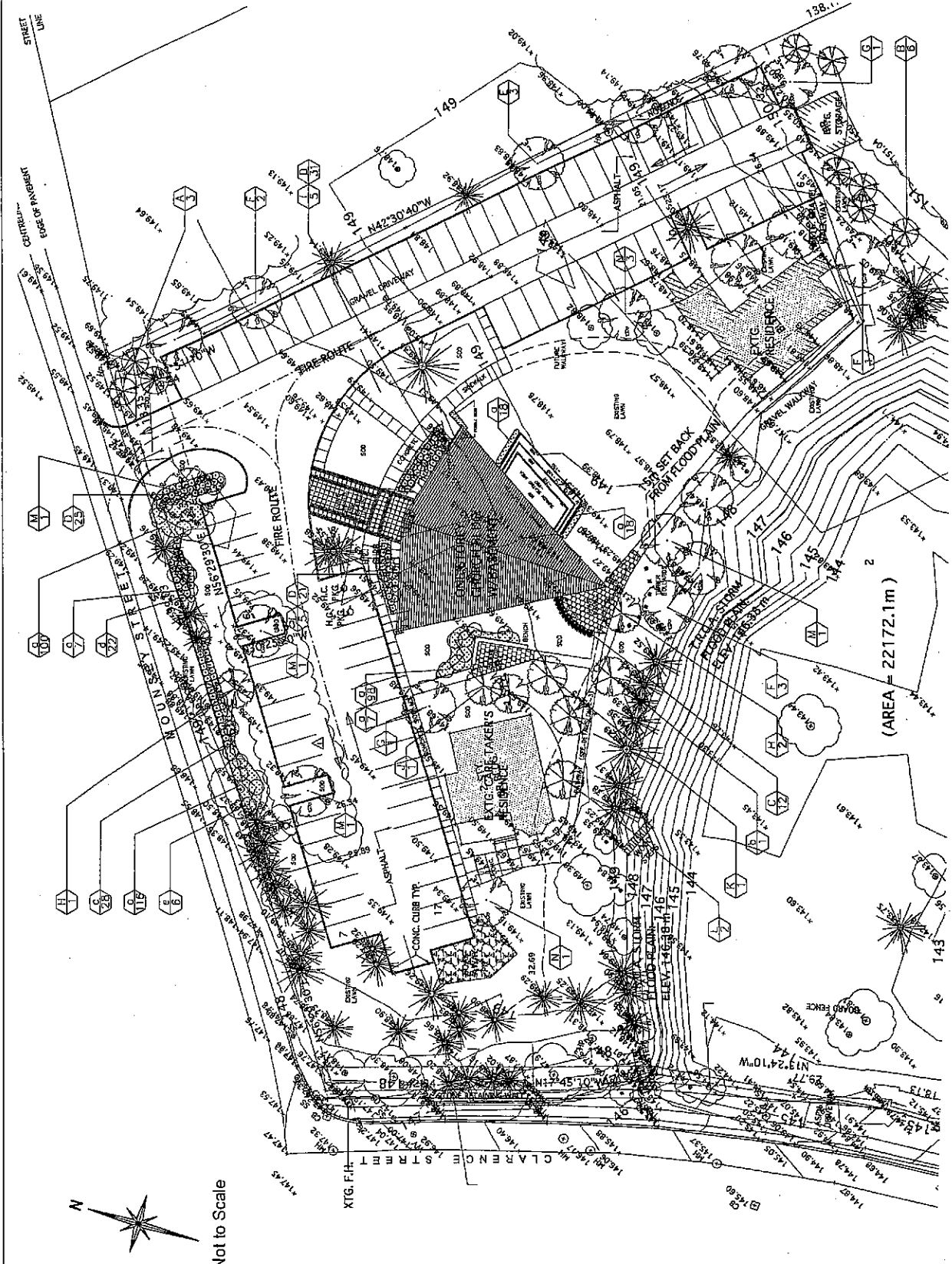
## City of Vaughan

Development Planning Department

### Site Plan

Part Lot 9,  
 Concession 7  
 APPLICANT:  
 THE ROCK COMMUNITY CHURCH

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Not to Scale

# Landscape Plan

Part Lot 9,  
Concession 7  
APPLICANT:  
THE ROCK COMMUNITY CHURCH

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# City of Vaughan

Development Planning Department

# Attachment 3

FILE No.:  
DA.05.001  
DATE:  
October 11, 2005

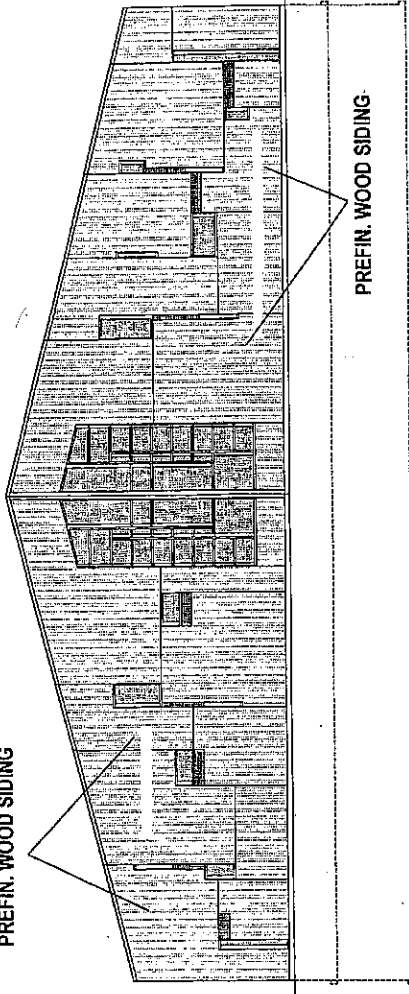
PREFIN. WOOD SIDING

TOP OF ROOF H.P. 8000

TOP OF ROOF L.P. 4500

GROUND FL. 0000

BASEMENT -3300



### SOUTH ELEVATION

2-PLY BITUMEN  
MODIFIED ROOFING

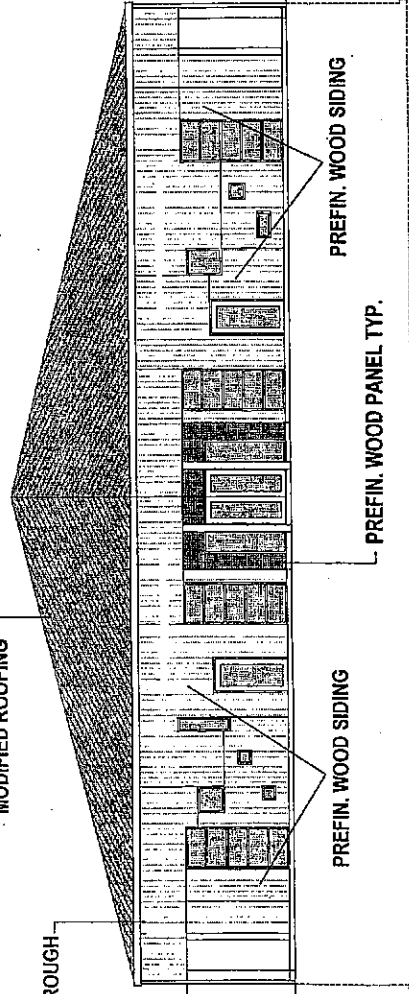
PREFIN. ALUM. EAVESTROUGH

TOP OF ROOF H.P. 8000

TOP OF ROOF L.P. 4500

GROUND FL. 0000

BASEMENT -3300



### NORTH ELEVATION

## South & North Elevations

Part Lot 9,  
Concession 7  
APPLICANT:  
THE ROCK COMMUNITY CHURCH

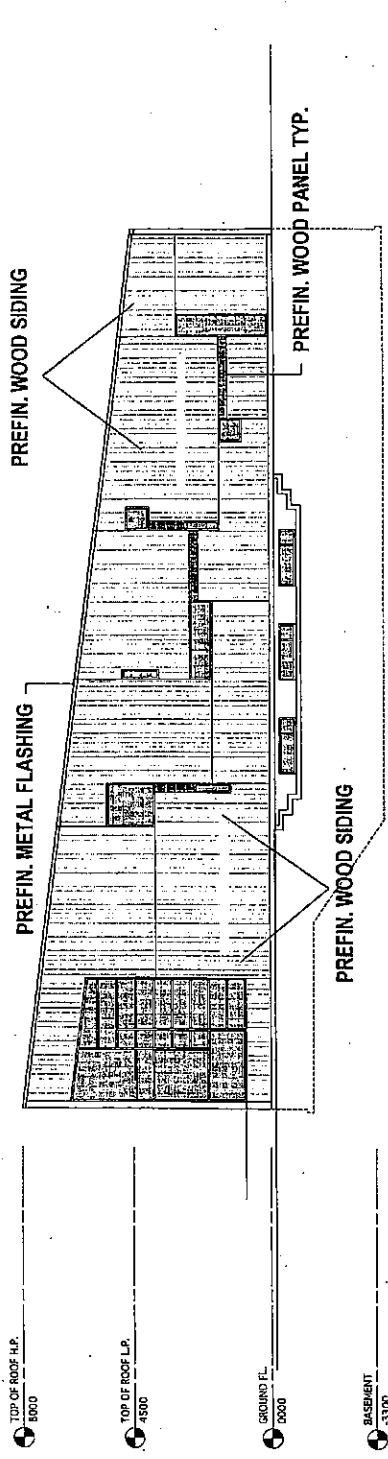


Development Planning Department

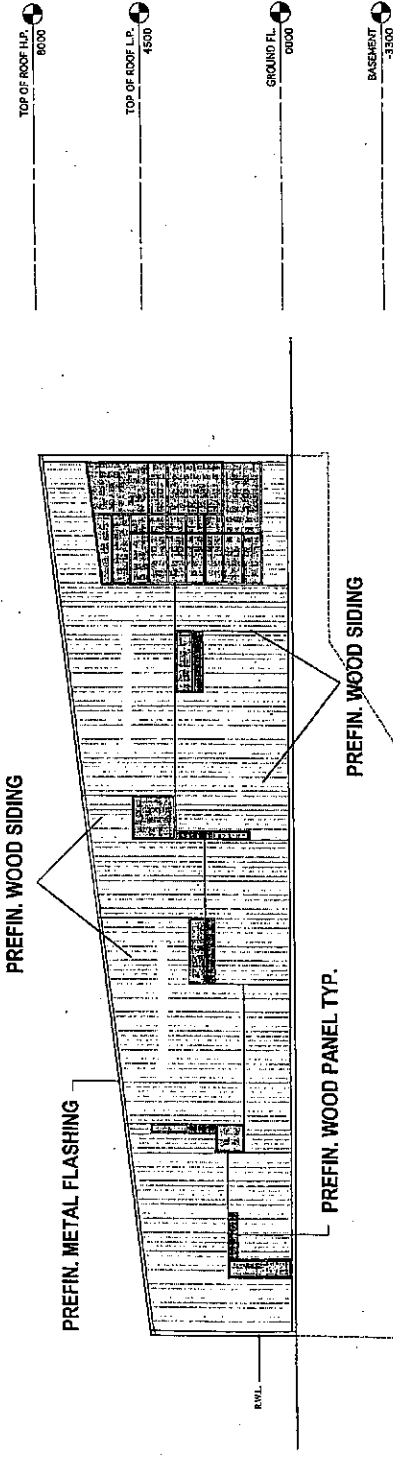
FILE No:  
DA.05.001

DATE:  
October 12, 2005





**EAST ELEVATION**



**WEST ELEVATION**

**East & West Elevations**

Part Lot 9,  
Concession 7  
APPLICANT:  
THE ROCK COMMUNITY CHURCH

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Development Planning Department