

COMMITTEE OF THE WHOLE MAY 29, 2006

SITE DEVELOPMENT FILE DA.06.022
ARCHDIOCESE OF TORONTO

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.022 (Archdiocese of Toronto) BE APPROVED, to permit a one-storey, 3768m² place of worship, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan, and signage plan, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) a minor variance application to implement the development shall be approved by the Committee of Adjustment, and shall be final and binding; and,
 - v) all hydro requirements of PowerStream Inc. shall be satisfied.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1 to permit a one-storey, 3768m² place of worship as shown on Attachment #2.

Background - Analysis and Options

The 2.6 ha vacant, triangular-shaped site as shown on Attachment #1, is located on the north side of Major Mackenzie Drive, west of Islington Avenue and municipally known as 5500 Major Mackenzie Drive, in Part of Lot 20, Concession 8, City of Vaughan.

- North - existing residential (R1 Residential Zone)
- South - Major Mackenzie Drive; existing residential (RV3 Residential Urban Village Zone Three), District Park (OS2 Open Space Park Zone)
- East - Old Major Mackenzie Drive and Islington Avenue
- West - existing and future residential (R1 Residential Zone), park (OS2 Open Space Park Zone)

Official Plan

The subject lands are designated "Serviced Residential" by OPA #601 (Kleinburg Nashville Community Plan). The proposed place of worship conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The proposed place of worship is a permitted use in the Agricultural Zone.

The following variances to By-law 1-88 are required to implement the proposed site plan:

- i) a maximum building height for the place of worship of 14.8m, whereas the By-law currently permits a maximum height of 11m;
- ii) a minimum landscape buffer strip of 0.29m abutting Major Mackenzie Drive, whereas the By-law currently requires a minimum of 6.0m; and
- iii) a minimum exterior side yard setback from the rectory of 9.8m (north property line abutting Old Major Mackenzie Drive), whereas the By-law currently requires a minimum of 15m;

An increase in building height of 3.8m for the place of worship is considered appropriate given the location of the site and adjacent to Major Mackenzie Drive, and the architectural design of the building. The building is designed with a gable roof and the additional 3.8m in height is required to accommodate the roof-line, and therefore, is considered to be appropriate. In addition, this location lends itself to the development of a prominent building that has the potential to be a landmark for Kleinburg and the City of Vaughan.

The landscape strip provided along Major Mackenzie Drive varies in size from 3m to a minimum of 0.29m in the easterly portion of the site. A boulevard exists along the north side of Major Mackenzie Drive abutting the subject lands, which when included with the landscape strip would increase the width to 6.29m. In light of the above, the reduction to 0.29m from 6.0 m is acceptable.

The proposed rectory will be setback 9.8m from Old Major Mackenzie Drive. The variance is considered minor given that the existing residential dwelling abutting Old Major Mackenzie Drive located immediately west of the subject lands has been developed with a 4.5m exterior side yard setback, and therefore it will not impact on the surrounding development.

The Owner is required to file an application to the Committee of Adjustment for consideration of the above noted variances. In light of the above, the variances required to implement the proposed development are considered supportable for the appropriate development of the subject lands. The variances must be approved and final and binding prior to the execution of the implementing site plan agreement.

Site Design

The proposed site plan is shown on Attachment #2 and illustrates a one-storey place of worship situated towards the centre of the triangular-shaped site. The site plan is proposed to be developed in four separate phases consisting of the place of worship and garden (Phase 1), the atrium, (Phase 2), outdoor amphitheatre (Phase 3), and rectory (Phase 4).

The site will be served by one 7.5m wide driveway access on Major Mackenzie Drive, and 3 accesses on Old Major Mackenzie Drive. The majority of the parking is situated at the west end of the site, with a total of 407 parking spaces, including 4 handicapped spaces. The proposed 'Place of Worship', amphitheatre and rectory uses require a total of 397 parking spaces, therefore the site will be developed with a surplus of 4 spaces. A circular garden is proposed at the front of the building, at the corner of Old Major Mackenzie Drive and Major Mackenzie Drive. A 2.4m wide landscape buffer area along the west property line separates the parking area from the adjacent residential development. The Development Planning Department will work with the applicant to ensure that this area is properly landscaped to achieve appropriate buffering from the

adjacent residential dwellings. A rectory is located at the northwest corner of the site adjacent to Old Major Mackenzie Drive, and an outdoor amphitheatre is proposed adjacent to the west side of the building. The site contains various pedestrian linkages from the parking areas to the building entrances, as well as to the amphitheatre. A pedestrian walkway is proposed to connect the building to Old Major Mackenzie Drive. The Development Planning Department requires additional pedestrian connections along Old Major Mackenzie Drive, and will work with the applicant to facilitate the additional linkages.

Building Elevations

The proposed building elevations for the place of worship are shown on Attachments #4, #5, #6 and #7. The one-storey building will be constructed to a maximum height of 14.8m, with different level gable-roof tops throughout. The building material proposed consists of beige-tone manufactured stone, renaissance stone and limestone. The building incorporates many architectural details on the building facades, windows and along the roof-lines. A bell tower is located at the southwest corner, with a brown-tone metal roof. The main entrance consists of a gable-roof atrium (Phase 3) with stained and tinted glass. The side elevations (north and south) feature a series of prominent glass and stained glass windows that help define the architecture of the structure.

The building has been designed to address the grade of the site. The central portion of the building drops below the main grade of the site and allows for the provision of the prominent windows. The rear elevation (west) of the building has been designed to be primarily functional and is consistent with the balance of the structure. The west elevation is visible from the parking area and is adjacent to the proposed amphitheatre (Phase 3), however, provides sufficient architectural elements to define the structure and to display the strong lines of the entire building.

The proposed elevations for the rectory (Phase 4) at the northwest corner of the site are required for Council's review in the future.

The final building elevations must be approved to the satisfaction of the Development Planning Department.

Region of York

The proposed development fronts onto Major Mackenzie Drive, and therefore, the Owner will be required to satisfy all requirements of the Region of York Transportation and Works Department.

Services

Garbage and snow removal will be private pick-up/removal. Garbage is to be stored internal to the building. The Owner must identify the location of the internal garbage storage area to ensure proper truck maneuvering for pick-up. The proposed development will be fully serviced on the municipal system, including hydro, water, sanitary and storm sewers. The final site servicing and grading plan, stormwater management report, and access and on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

Landscaping

The landscape plan as shown on Attachment #3 includes a variety of deciduous and coniferous trees and shrubs throughout the site, and around the perimeter the property. A 2.4m wide landscape strip is provided along the west property line, a 6.0m landscape strip adjacent to Old Major Mackenzie Drive, and a landscape strip between 0.24m and 3m is provided adjacent to Major Mackenzie Drive. A phased re-naturalization of the southern limits of the site along Major Mackenzie Drive is proposed. Details on the re-naturalization phasing are required to determine its appropriateness at this location. Regional approval is also required for the re-naturalization

proposed on the Regional lands abutting Major Mackenzie Drive. The Development Planning Department will work with the Owner and the Region to achieve the re-naturalization in this area

A circular garden is proposed at the main entrance of the building at the Old Major Mackenzie Drive and Major Mackenzie Drive location, which includes flag-stone paving, circular seating areas and various trees, shrubs and perennials. A circular driveway consisting of unit pavers is provided around the garden. Unit pavers are also provided at the main entrance and atrium, as well as the at the north elevation, facing Old Major Mackenzie Drive. A wall feature is proposed for the corner of Major Mackenzie Drive and Old Major Mackenzie Drive. Additional information on the wall details as well as any additional landscape treatment at this street corner is required prior to final approval.

The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This 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 Site Development Application to facilitate the development of the subject lands with a one-storey, 3768m² Place of worship in accordance with the policies of OPA #601 (Kleinburg Nashville Community Plan) and the requirements of By-law 1-88. The Development Planning Department is satisfied with the proposed site plan layout, landscaping and building elevations. In addition, the variances required to implement the proposed site plan are considered minor and will facilitate a development that is compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions identified in the recommendation section of this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevation (East) - Place of Worship
5. Building Elevation (North) - Place of Worship
6. Building Elevation (South) - Place of Worship
7. Building Elevation (West) - Place of Worship

Report prepared by:

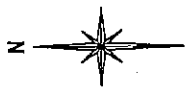
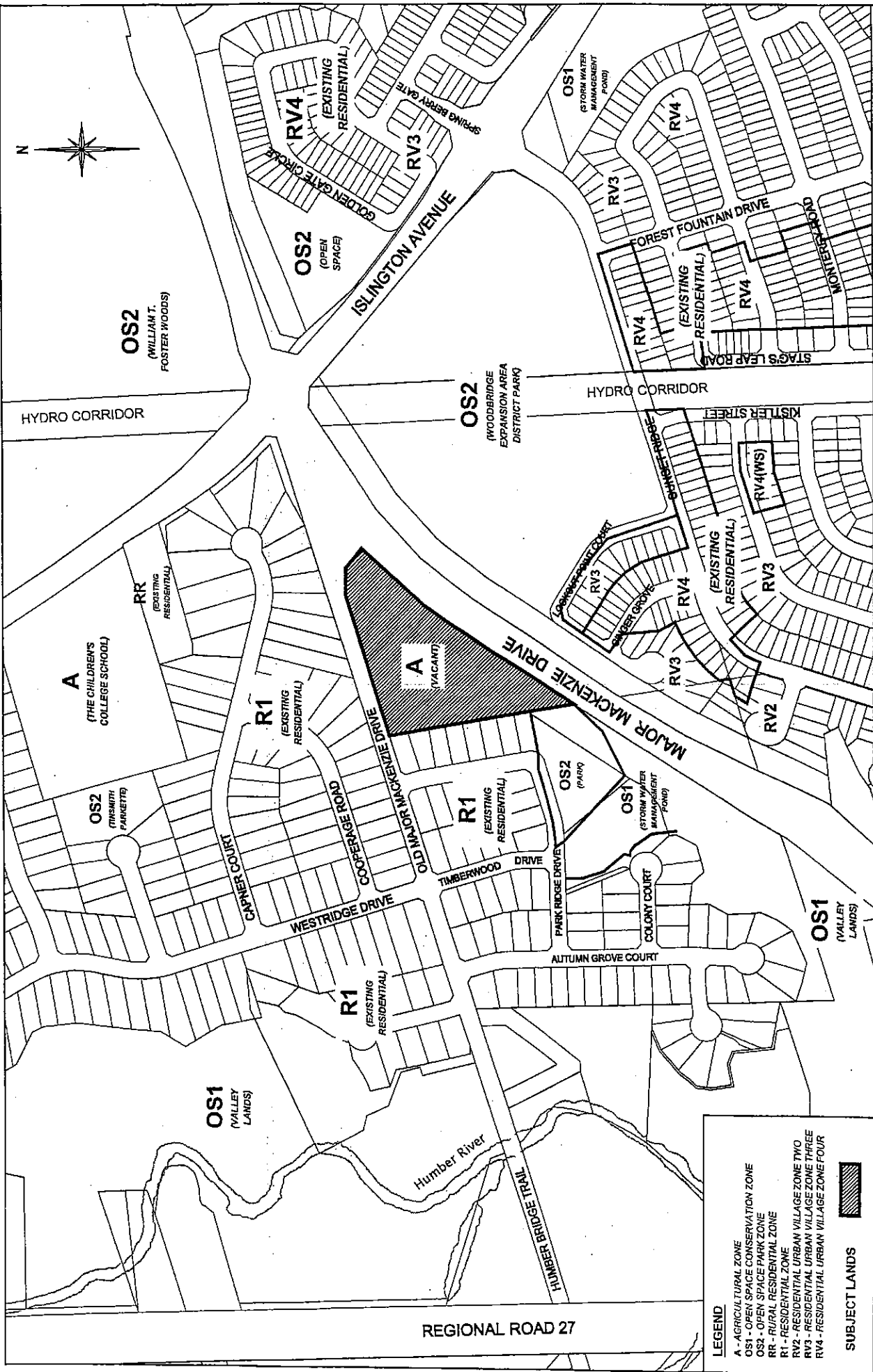
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG
R:\SER\WORKING\MARRELLC\PadrePioChurch.cw.doc



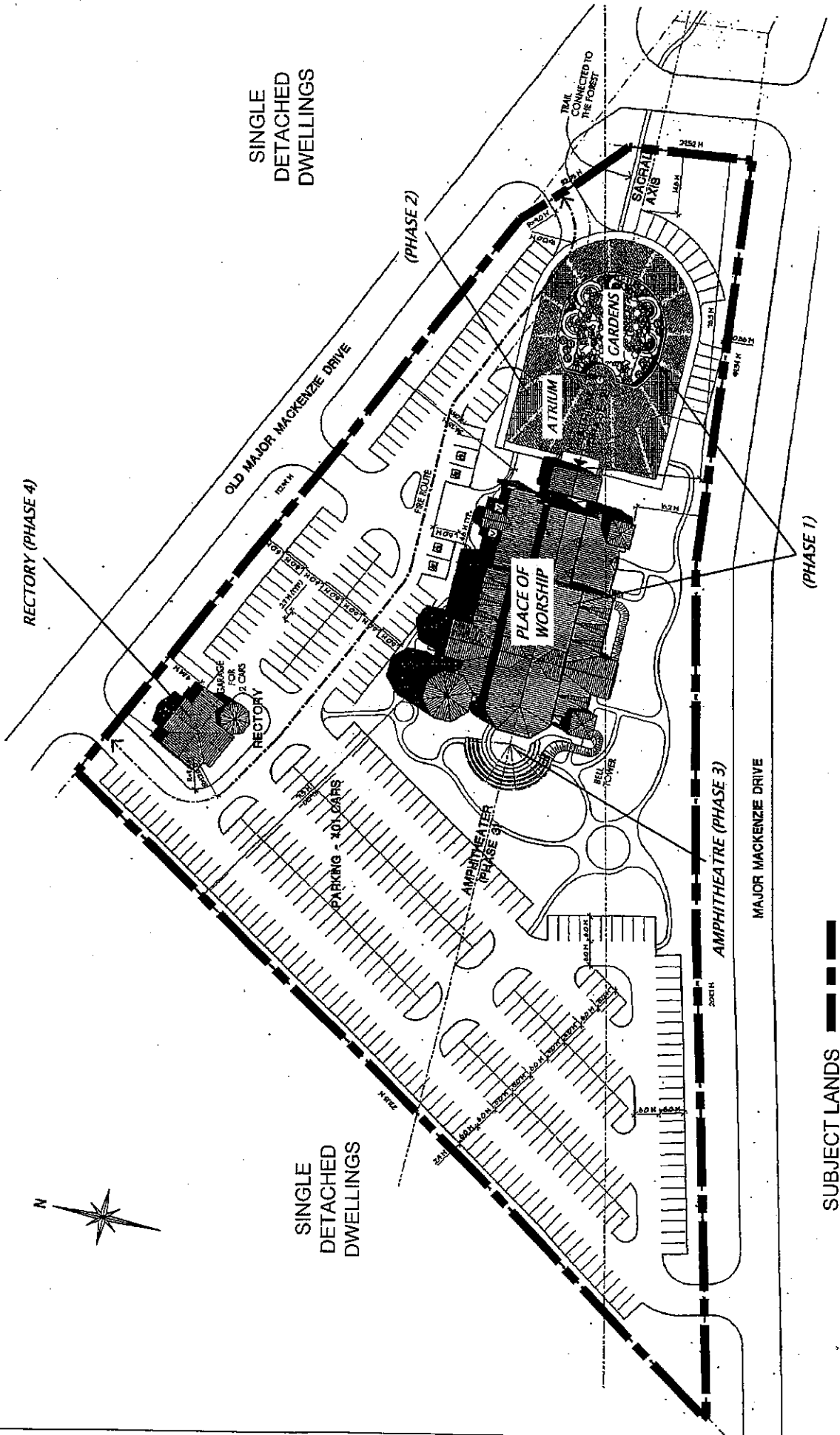
- LEGEND**
- A - AGRICULTURAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RR - RURAL RESIDENTIAL ZONE
 - R1 - RESIDENTIAL ZONE
 - RV2 - RESIDENTIAL URBAN VILLAGE ZONE TWO
 - RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
 - RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- SUBJECT LANDS**
-

Attachment 1

FILE No.: DA.06.022
 Not to Scale
 March 13, 2006

City of **Vaughan**
 Development Planning Department

Location Map
 Lot 20,
 Concession 8
 APPLICANT:
 ARCHDIOCESE OF TORONTO

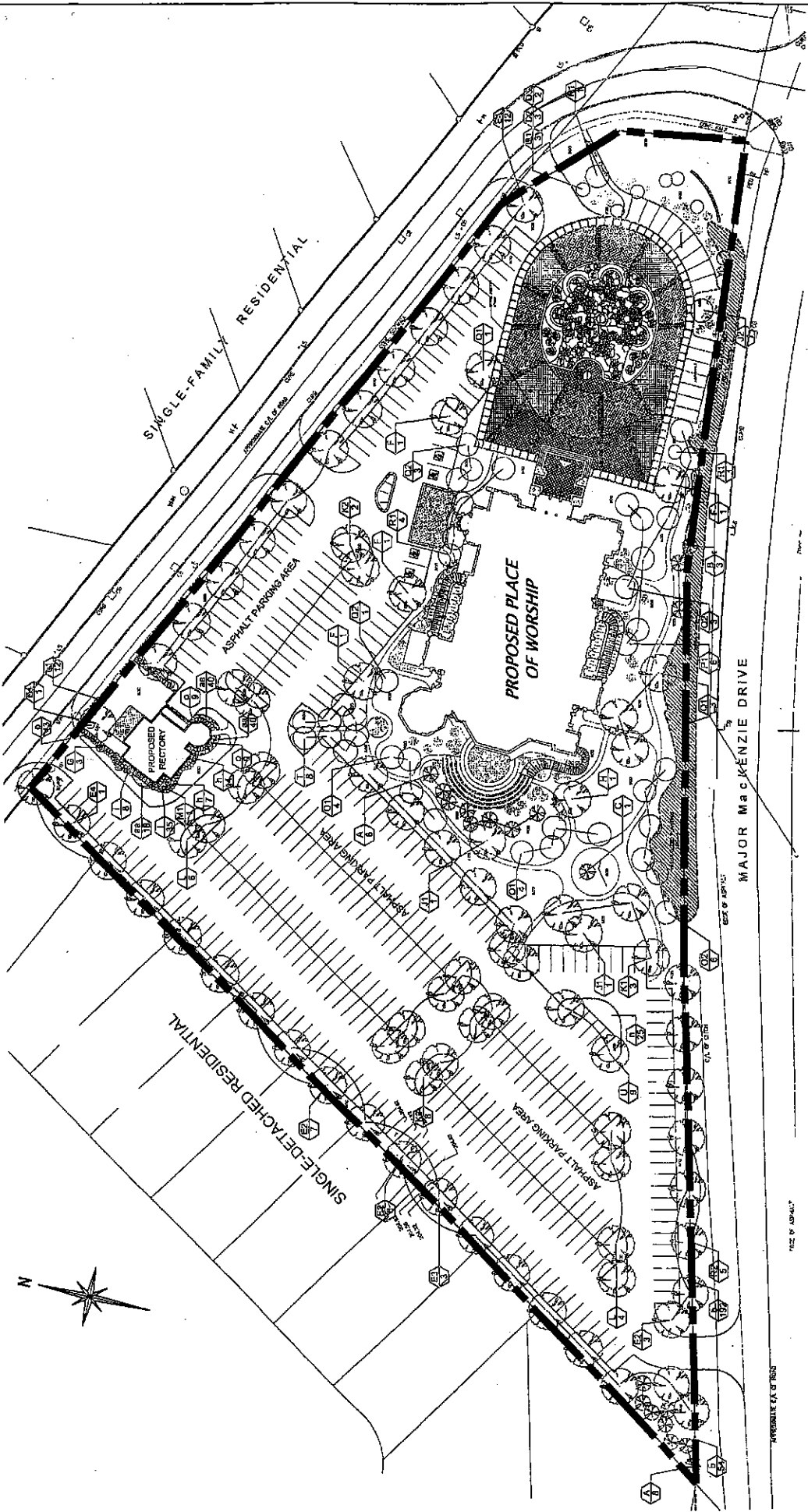


Attachment 2
 FILE No.: DA.06.022
 Not to Scale
 May 9, 2006

City of **Vaughan**
 Development Planning Department

Site Plan
 Lot 20,
 Concession 8
 APPLICANT:
 ARCHDIOCESE OF TORONTO

N:\DPT\1 ATTACHMENTS\DA 06.06.022



SUBJECT LANDS - - - - -

Landscape Plan

Lot 20,
Concession 8

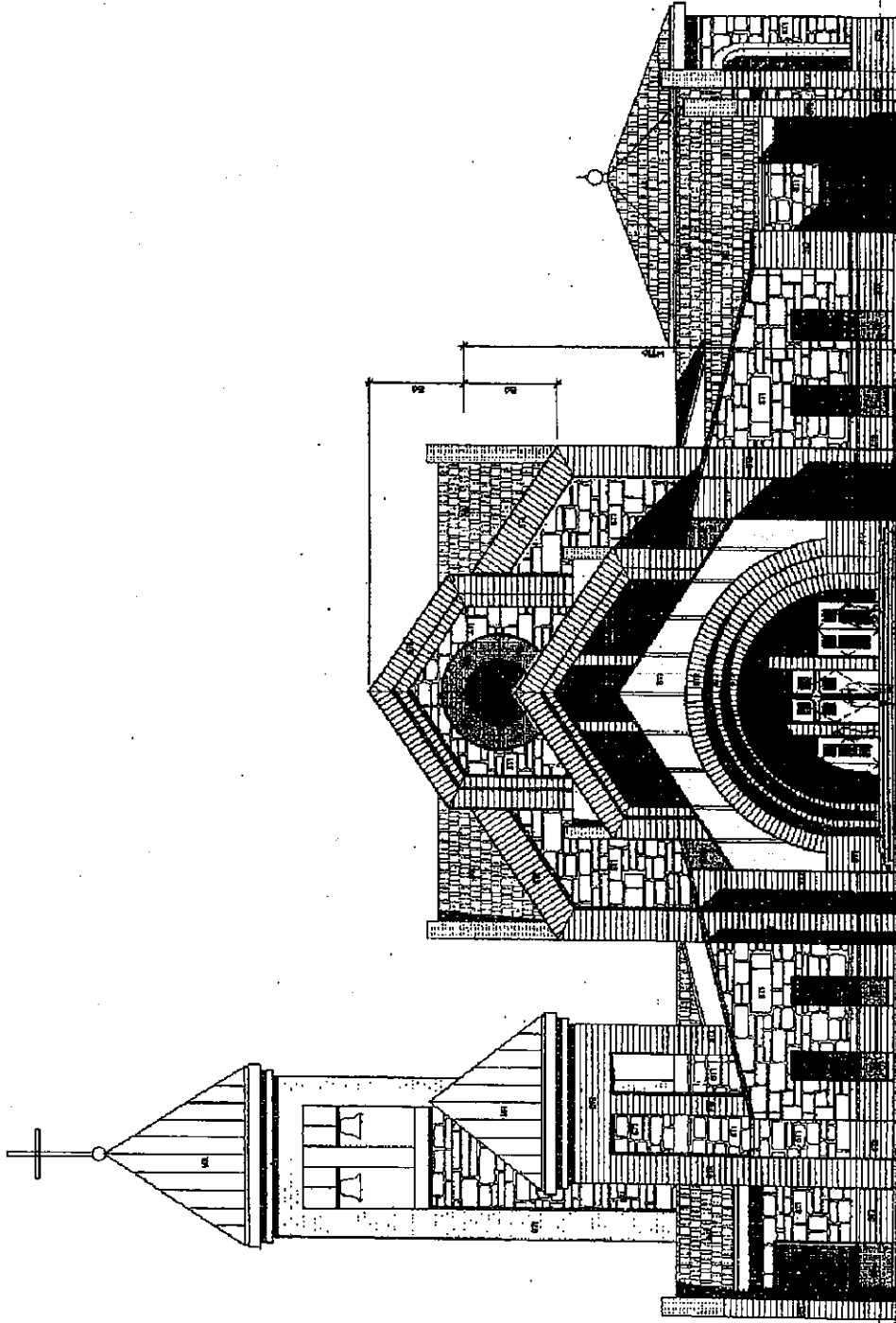
APPLICANT:
ARCHDIOCESE OF TORONTO

H:\A\PT\1 ATTACHMENTS\DA\da.06.022

City of Vaughan

Development Planning Department

Attachment 3
FILE NO.:
DA.06.022
Not to Scale
May 8, 2006



East Elevation

Lot 20,
Concession 8

APPLICANT:
ARCHDIOCESE OF TORONTO

14-0071 - ATTACHMENTS\VA_06.06.022

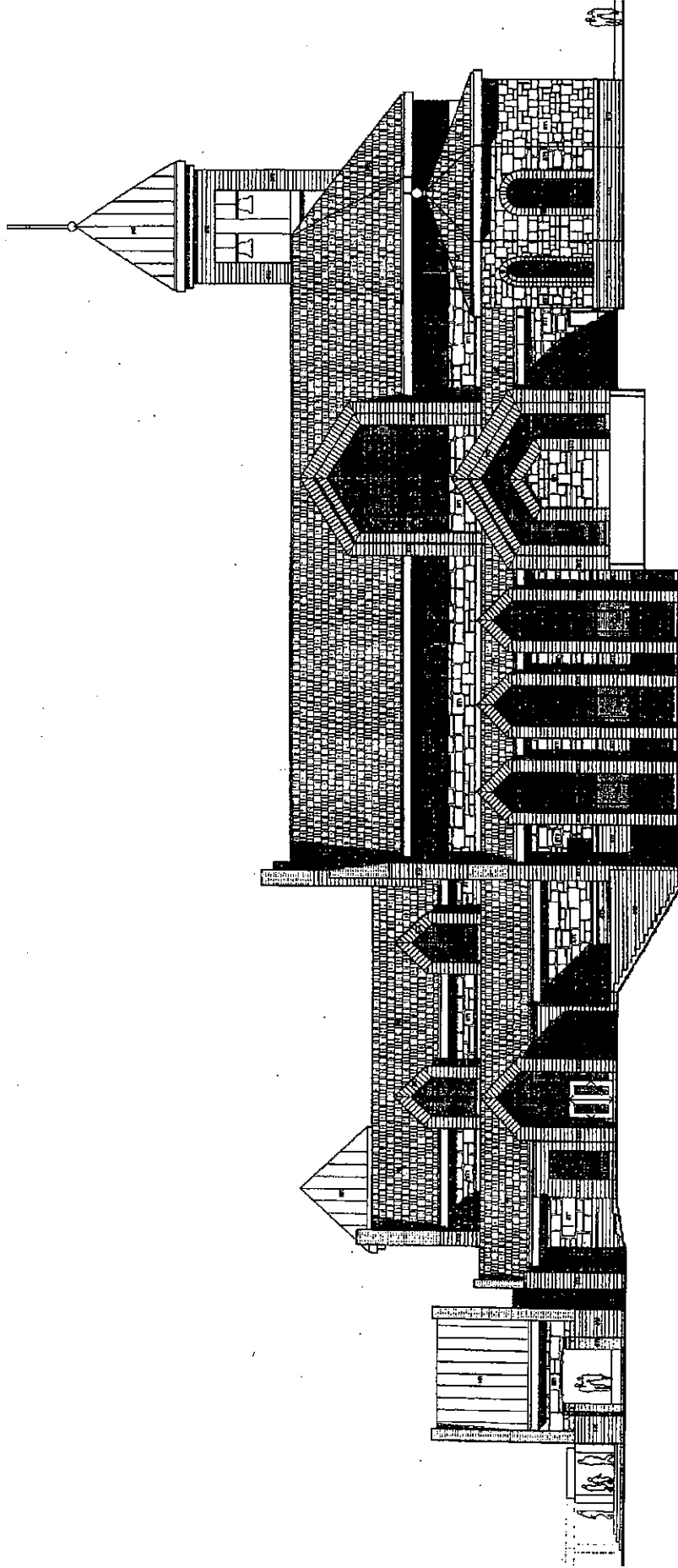
City of
Vaughan

Development Planning Department

Attachment 4

FILE No.:
DA.06.022

Not to Scale
May 8, 2006



North Elevation

Lot 20,
Concession 8

APPLICANT:
ARCHDIOCESE OF TORONTO

H:\DFT\1 ATTACHMENTS\DA\06.06.022

City of
Vaughan

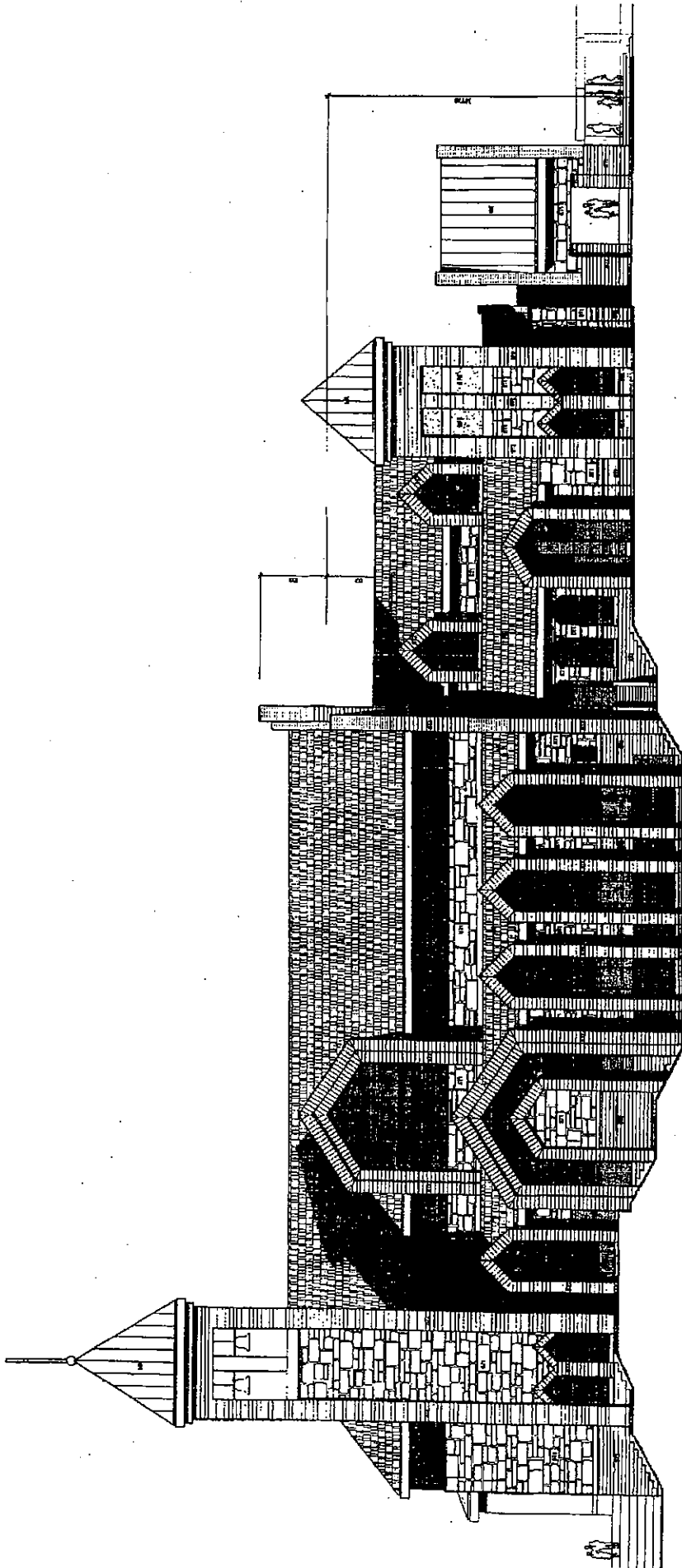
Development Planning Department

Attachment 5

FILE No.:
DA.06.022

Not to Scale

May 8, 2006



South Elevation

Lot 20,
Concession 8

APPLICANT:
ARCHDIOCESE OF TORONTO

H:\06\1 ATTACHMENTS\06_06_022

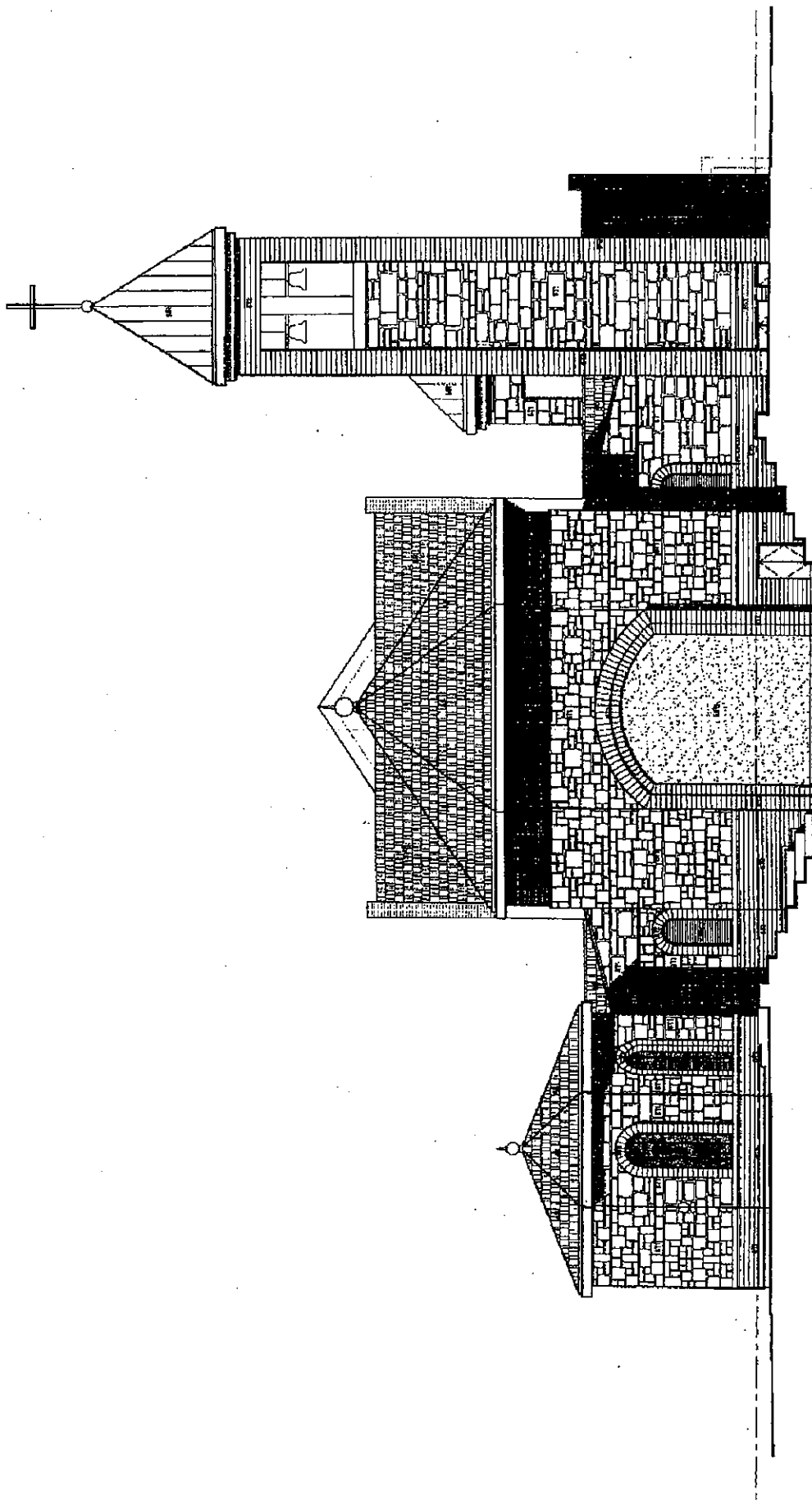
City of
Vaughan

Development Planning Department

Attachment 6

FILE No.:
DA.06.022

Not to Scale
May 8, 2006



West Elevation

Lot 20,
Concession 8

APPLICANT:
ARCHDIOCESE OF TORONTO

N:\AR\T\1 ATTACHMENTS\DA\06.05.022

City of Vaughan

Development Planning Department

Attachment 7

FILE No.:
DA.06.022

Not to Scale
May 8, 2006