

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 1, Report No. 28, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

1 **ZONING BY-LAW AMENDMENT FILE Z.10.017**
BELA KACSO/JOSEPH RADY-PENTEK & 350467 ONTARIO LIMITED
WARD 4

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved;**
- 2) That the deputation of Mr. Yurij Michael Pelech, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, representing the applicant, and written submission dated June 1, 2010, be received; and**
- 3) That the written submission from Mr. Lance Dutchak, 36 Marathon Avenue, Concord, L4K 5G9, dated June 1, 2010, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.017 (Bela Kacso/Joseph Rady-Pentek and 350467 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 7, 2010.
- b) Circulation area: 150 m, and to the Concord West Ratepayers' Association, the Beverley Glen Ratepayers' Association and the Thornhill Woods Community Association.
- c) Comments received as of May 19, 2010: None.

Purpose

The Owners have submitted an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone in the manner shown on Attachments #3 and #4, respectively. The intent is to implement service commercial uses on the eastern portion of the lands, maintain restricted commercial uses on the western portion of the lands, and facilitate a future land exchange between the two respective property owners. The following site-specific zoning exceptions are required to implement the service commercial uses on the eastern portion of the lands:

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	By-law Standard	By-law 1-88 C7 Zone Requirements	Proposed Exceptions to C7 Zone
a.	Minimum lot frontage (Langstaff Road)	<ul style="list-style-type: none"> ▪ 65 m 	<ul style="list-style-type: none"> ▪ 60 m
b.	Minimum lot area	<ul style="list-style-type: none"> ▪ 8000 m² 	<ul style="list-style-type: none"> ▪ 4800 m²

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 1531 Langstaff Road, 8470 Dufferin Street and 8484 Dufferin Street. ▪ Southwest corner of Langstaff Road and Dufferin Street, being Parts 1-8 inclusive on Plan 65R-31588, in Part of Lot 10, Concession 3, City of Vaughan. ▪ Shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Area” by OPA #450 (Employment Area Plan), which also permits “Service Nodes”. ▪ Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone and C1 Restricted Commercial Zone by By-law 1-88 ▪ C1 Restricted Commercial Zone is subject to Exception 9(283). ▪ The proposal for the subject lands requires an amendment to Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

The eastern portion of the lands (0.48 hectares) is currently under the ownership of Bela Kacso/Joseph Rady-Pentek, and the western portion (0.15 hectares) is owned by 350467 Ontario Limited, as shown on Attachment #3. The proposed Zoning By-law Amendment application would facilitate a land exchange between the respective property owners through a future Consent Application which shall be approved by the Vaughan Committee of Adjustment. Through that application, the Owners would exchange an identical amount of land area (thereby ensuring the proposed C1 Zone lands are not considered to be an employment land conversion under the Provincial Policy Statement) to consolidate respective ownership through the newly created zones shown on Attachment #4. The existing and proposed land ownership as shown on Attachments #3 and #4 is summarized below:

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	Owner	Existing Land Ownership	Proposed Land Ownership
a.	Bela Kacso/Joseph Rady-Pentek	<ul style="list-style-type: none"> ▪ Parts 1, 3, 4, 6, 7 and 8 on Plan 65R-31588. 	<ul style="list-style-type: none"> ▪ Parts 4-8 inclusive on Plan 65R-31588.
b.	350467 Ontario Limited	<ul style="list-style-type: none"> ▪ Parts 2 and 5 on Plan 65R-31588. 	<ul style="list-style-type: none"> ▪ Parts 1-3 inclusive on Plan 65R-31588.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Land Exchange	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands to C1 Restricted Commercial Zone and C7 Service Commercial, including the proposed zoning exceptions and land exchange, will be reviewed in the context of surrounding land uses.
c.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report submitted by EMC Group Limited in support of the application must be approved to the satisfaction of the Development Planning Department.
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted by V.A. Wood Associates Limited in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
e.	Preliminary Geotechnical Investigation	<ul style="list-style-type: none"> ▪ The Preliminary Geotechnical Investigation for future development on the eastern portion of the lands (8470 Dufferin Street) submitted by V.A. Wood Associates Limited in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.

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f.	Future Site Plan Application	<ul style="list-style-type: none">▪ A future Site Plan Application to facilitate development on the eastern portion of the lands (proposed C7) will be required. The future application will be reviewed to ensure appropriate building form and massing, site design, access, internal traffic circulation and transportation issues, parking, landscaping, servicing and grading.▪ The westerly lands (C1) are developed with a 2-storey commercial building.
g.	Sustainable Development	<ul style="list-style-type: none">▪ Future site plan review will be given to opportunities for sustainable design including, but not limited to: CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, promotion of active and public modes of transportation, energy efficient features, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, minimized site disturbance through site design and construction, adaptive reuse, etc.▪ Sustainable design will be reviewed and implemented through the future site plan approval process, if the subject zoning application is approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Existing Zoning & Ownership
4. Proposed Zoning & Ownership

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Report prepared by:

Erika Ivanic, Planner I, ext. 8485

Christina Napoli, Acting Senior Planner, ext. 8483

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

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 2, Report No. 28, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

2

**LAND USE STUDY
FOR LANDS NORTH OF MAJOR MACKENZIE DRIVE
BETWEEN HIGHWAY 400 AND JANE STREET
(HEALTHCARE CAMPUS CENTRE PLAN)
FILE 15.107
WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved;
- 2) That the presentation by Ms. Catherine Gravely, Sorensen Gravely Lowes Planning Associates, 509 Davenport Road, Toronto, M4V 1B8, be received; and
- 3) That the following deputations be received:
 - a) Mr. Quinto Annibale, Vaughan Health Campus of Care, 9401 Jane Street, Suite 328, Vaughan, L6A 4H7;
 - b) Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5;
 - c) Mr. Peter Pallotta, 254 Maria Antonia Road, Woodbridge, L4H 2Z4;
 - d) Mr. Savino Quatela, 134 Grand Valley Boulevard, Vaughan, L6A 3K6
 - e) Mr. Dan Viggers, 40 Melia Lane, Maple, L6A 3K7;
 - f) Mr. Nick Pinto, West Woodbridge Homeowners' Association Inc., 57 Mapes Avenue, Woodbridge, L4L 8R4;
 - g) Mr. Michael DeGasperis, Vaughan Health Campus of Care, 9401 Jane Street, Suite 328, Vaughan, L6A 4H7;
 - h) Mr. Karim Tahir, 29 Zafarullah Khan Crescent, Vaughan, L6A 3A5; and
 - i) Ms. McNaughton, 42 Melia Place, Maple, L6A 3K7.

Recommendation

The Commissioner of Planning recommends:

1. THAT the information and recommendations contained in the report "Issues and Options Report (Attachment #2) for the Northwest Quadrant: Jane Street and Major Mackenzie Drive" by Sorensen Gravely Lowes BE RECEIVED; and
2. THAT Official Plan Amendment (Attachment #3) for the Healthcare Campus Centre Plan BE RECEIVED and that any issues raised at the public meeting and comments submitted in writing be addressed by the Policy Planning Department in a comprehensive report to Committee of the Whole and forwarded to a future Council meeting with the incorporation of any amendments as may be required;

Contribution to Sustainability

Consistent with *Green Directions Vaughan, Community Sustainability and Environmental Master Plan*, the new development created by the Secondary Plan will meet the Region of York's standards for complete communities, and requirements under Places to Grow: Growth Plan for the Greater Golden Horseshoe (2005) for intensification while meeting the following specific goals and objectives outlined by *Green Directions Vaughan*:

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Goal 2: To ensure sustainable development and redevelopment

Objective 4.1.8: Provide continued support for the development of a future hospital for Vaughan and continue to work with other levels of government and the Vaughan Health Campus of Care to provide comprehensive and integrated health care to citizens (from Vaughan Vision 2020).

Economic Impact

There is no economic impact associated with this report.

Communications Plan

The study's consultation process included community information and workshop meetings which are outlined in more detail later in this report. A Stakeholder Consultation Group and a Technical Advisory Committee was established to provide input throughout the study process. A total of three public forums were held to present to the public with an overview of the plan process and provide the opportunity for public discussion and feedback.

- October 22, 2009 – a public open house was held to present a summary of background information regarding the study, and provide a future timetable for the study.
- November 30, 2009 - a presentation was given by the consultant, Sorensen Gravely Lowes, summarizing the background material and study objectives. Three alternative development scenarios for the eastern 22 acres of lands on the parcel were presented, a workshop followed. The attendees were informed that a separate process for the western portion of the lands (approximately 60 acres), would occur through a more detailed Master Plan process through the Vaughan Health Campus of Care.
- May 6, 2010 – a third Open House was held to update the public on the status of the Study and the proposed Draft Official Plan Amendment (OPA). Both the City's consultants, Sorensen Gravely Lowes and, a representative from the Vaughan Health Campus of Care were present and provided summaries of the work completed to-date concerning the Vaughan Healthcare Campus Centre and the OPA.

The Public Hearing scheduled for June 1, 2010 is to consider amendments to the Official Plan. The notification process for the public meeting included mail outs to surrounding residents and landowners (as required by the *Planning Act*), postings on the electronic City Page, the City's website, local newspapers, and postings in public facilities (e.g. community centres and libraries).

Technical Advisory Committee / Agency Consultation

To engage stakeholders, the City established a Technical Advisory Committee (TAC) consisting of representatives from the Vaughan Health Campus of Care, York Central Hospital, Ministry of Transportation, Toronto Region Conservation Authority, York Region Planning and Development Services, York Region Works and Infrastructure Planning Departments, York Region District School Board, York Catholic District School Board, the Vaughan Engineering, Development Planning, Policy Planning, Economic Development, Legal Services Department, and the Study consultants Sorensen Gravely Lowes.

TAC members also had the opportunity to comment on the Options and Issues Report and the Draft Official Plan Amendment for the Healthcare Campus Centre Plan in April 2010.

Purpose of this Report

The purpose of this report is to bring forward the recommendations proposed and the proposed the draft Official Plan Amendment for a Healthcare Campus Centre Plan (Attachment 3).

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Background

This 32.8 ha (82 acre) parcel is located on the north side of Major Mackenzie Drive between Highway #400 and Jane Street, with the exception of the gas station site at the intersection of Jane Street and Major Mackenzie Drive as shown on Attachment 1.

The subject lands are undeveloped and are bounded by Highway #400, Major Mackenzie Drive, Jane Street and existing residential development to the west, south, east and north respectively. Commercial developments are located on both the south-east and north-east corners of Jane Street and Major Mackenzie Drive, and employment and commercial uses west of Highway 400. Canada's Wonderland is located to the south and is a specialized commercial, entertainment use with a wide, regional draw that operates seasonally.

On June 23, 2008, Council enacted Interim Control By-law 203-2008 to limit development on the property until further land use studies were completed to determine the most appropriate uses for the lands other than a Theme Park. The Interim Control By-law expires in June 2010. Council also directed the Policy Planning Department to prepare a Terms of Reference for a land use and urban design planning study for the subject lands.

On October 3, 2008, Council approved the proposed Term of Reference for the subject study. Its purpose was to establish an updated land, use urban design, transportation and servicing framework for the subject lands and; to ensure that the review considered all relevant contextual issues and local, Regional, Provincial and agencies' planning policies.

On April 14, 2009 the City approved the consultant team, Sorensen Gravely Lowes Planning Associates, together with Baird Sampson Neuert Urban Designers & Architects and AECOM Engineering, to undertake the Jane Street and Major Mackenzie Northwest Quadrant Study.

In August 2009, the City acquired the subject property to facilitate the development of a hospital and healthcare campus expected to require approximately 24 hectares (60 acres).

Analysis and Options

Provincial Policy Statement (2005):

The policies in the Healthcare Campus Centre Plan Amendment are consistent with the PPS in encouraging the promotion of efficient land use and development patterns to support strong, liveable and healthy communities, protection of environment and public health and safety, and that facilitate economic growth through intensification; and ensuring that necessary infrastructure and public service facilities are available or will be available to meet current or projected needs.

'Public Service Facilities' as defined by the PPS means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as.....health programs.

The policies proposed in the Healthcare Campus Centre Plan (Attachment 3), focus on compact development within the urban boundary, and speak to the compatibility of a healthcare campus and surrounding area through intensification, mixed-use development and urban design.

Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan was approved in 2006 and provides more refined policies that build on the Provincial Policy Statement requiring prescribed intensification targets at the Regional level.

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Under the Growth Plan, population and employment will be accommodated through compact development, intensification and directing growth within built-up areas. Reduction of automobile use can be supported through mixed-use development, pedestrian friendly and transit supportive environment. Providing a balance of jobs and housing to reduce the need for long distance commuting and to foster walking and cycling. The subject lands are located within the built up area and are situated along to major arterial roads (Jane Street and Major Mackenzie Drive) both planned for higher order transit to support increased densities.

Municipalities are required to develop an intensification strategy to be implemented through the Official Plan that is based on growth forecasts, identification of intensification areas, promotion of intensification, and opportunities for a range of housing choices, and compatible and transit supportive mixed-use development to support vibrant neighbourhoods.

Underutilized greenfield lands within the built-boundary, along 'intensification corridors' are strategic and key to the intensification targets as set out by the Region and Province. The study supports higher order uses such as a hospital and hospital campus for these lands, in addition to other uses such as residential and commercial uses for lands deemed surplus to the hospital campus.

York Region Official Plan

The "in force" Region Official Plan (2005) designates this site as "Urban Area" and both Jane Street and Major Mackenzie Drive as "Local Corridors" where growth and intensification is intended. Section 3.3.1 requires that government, institutional, major office, cultural and entertainment uses be located to support the centre and corridor structure of the ROP.

The policies of the Regional Plan directs growth to areas designated as urban areas and encourage a mix of housing and employment uses along corridors. The "urban area" designation provision requires that growth be directed within urban areas, promoting infill and redevelopment, efficient and mixed-use compact communities (s. 5.2.1). Both Jane Street and Major Mackenzie Drive are currently identified as "Local Corridors" in the Region's existing Official Plan (2005), where opportunities for residential and employment growth and intensification serving the local community is encouraged.

York Region Council adopted its new Official Plan in December 2009; approval from the Province is pending. The subject lands are designated as "Urban". Both Jane Street (south of Major Mackenzie Drive) and Major Mackenzie Drive are identified as "Regional Rapid Transit Corridors". Growth is to be concentrated along Regional Corridors and in Regional Centres and Local Corridors and Local Centres where future transit is planned.

Section 3.3 of the York Region Draft Official Plan focuses on the provision for human services. The policies encourage the co-location or campusing of human services with other uses such as recreational, public buildings, and arts and cultures facilities.

City of Vaughan Official Plan

The lands form part of site-specific Official Plan Amendment #508 encompassing all lands owned by Canada's Wonderland. OPA 508 was approved in 1998 by the Ontario Municipal Board and designates the subject lands as "Core Expansion Area" with the exception of a small buffer on the northern and southern edges of the parcel. OPA 508 permits an outdoor amphitheatre, amusement rides and structures, games of chance, conference and trade show facilities, hotels, motels and resorts, retail food and drink establishments and, uses supporting the theme park such as parking, administration and management facilities from the subject lands. Other commercial uses permitted on the site include: institutions, offices, entertainment and recreation

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uses and, special complementary retail uses. Height and setback restrictions are regulated by a required angular plane.

OPA #508 requires the design of new development north of Major Mackenzie Drive to address the existing tributary and any remedial measures of the West Don River as well as opportunities to enhance the watercourse, to the satisfaction of the Toronto Region Conservation Authority.

Vaughan's draft Official Plan establishes the City's urban structure and identifies these subject lands as a "Primary Centre" within the urban structure, which is consistent with Regional policies respecting intensification and higher-order transit along Jane Street and Major Mackenzie Drive. The site is designated "Major Institution" which permits a healthcare campus and related uses and requires that the balance of the site be subject to further study in order to assess the appropriate land uses for the land. The Healthcare Campus Centre Plan will form a Secondary Plan as set-out in Section 10 and Schedule 14 of the Draft Official Plan.

Draft Official Plan Amendment for Vaughan Healthcare Campus Centre

A draft Official Plan Amendment (OPA) for the Vaughan Healthcare Campus forms Attachment 3. The intent of the Official Plan Amendment is to establish policies to guide development of an Urban Centre that facilitates hospital and comprehensive campus care uses for the majority of the site. The OPA provides for planning to be completed in two phases. The first phase will contain a "Hospital Precinct Plan", and the second phase will consist of the planning of any residual lands as "Special Study Area".

Further planning exercises will establish a greater level of detail for the site, and the delineation of the boundary required for the "Hospital Precinct Plan" and "Special Study Area". This boundary will be based on the amount of land required for the Hospital Precinct Plan. Only when the Hospital Precinct Plan is completed, can the study for potential land uses begin for the "Special Study Area". A further Official Plan Amendment will be required to implement development of the Special Study Area.

Synopsis of the Draft Vaughan Health Campus of Care Official Plan

The policies of the draft Official Plan are summarized below:

a) Sustainability

- i. the Healthcare Campus Centre Plan will display 'best practices' to ensure sustainability principles in accordance with the "Green Directions Vaughan Community Sustainability and Environmental Master Plan";
- ii. Development will be compact and encourage pedestrian movement, cycling and the use of transit;
- iii. Stormwater management should foster means of infiltration to reduce runoff and enhance water quality;
- iv. Promote renewable energy sources and reduction of waste in the master planning of the site, in addition to green building and community design;
- v. Consideration of renewable source district energy system and 'green' means of sustained energy production;
- vi. Consideration of microclimate (wind, sun and shadow) in arrangement of land uses and building materials;

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- vii. The arrangement of mixed-land uses and convenience facilities to encourage pedestrian activity among workers and residents; and
 - viii. Encouragement of the installment of advanced telecommunication infrastructure and smart grid technology to support healthcare and business uses.
- b) Land Use and Transition
- i. Lands with the most density will be located where they are best served by transit along arterial roads;
 - ii. Identify areas of transition and ensure development is sensitive to the low density neighbourhood to the north through appropriate land use arrangement as well as setbacks, angular planes, landscaped buffers, and height and massing;
 - iii. Provide for appropriate separation and screening from land uses that may create noise, odour or reflect light (including those of Canada's Wonderland) so as not to affect the residential neighbourhood to the north.
- c) Urban Design
- i. Promotion of high quality urban design in public spaces, public buildings and infrastructure;
 - ii. Encouragement of transit-supportive development in the arrangement of land uses;
 - iii. Consideration for public safety and accessibility in arrangement of land uses and design elements;
 - iv. Encouragement of focal points and visual prominence should be given to hospital for ease of pedestrian and vehicular circulation and navigation;
 - v. Promotion of 'street-related' design elements; and
 - vi. All development will be subject to site plan control and reviewed by City's Design Review Panel.
- d) Transportation
- i. A full range of mobility options must be considered in the planning of the Healthcare Campus Centre providing convenient routes for pedestrians, particularly for those with mobility issues;
 - ii. Requirement for transit-supportive design of development, which may include accommodations for transit facilities within the Centre;
 - iii. Facilitate direct and coherent circulation routes of the Centre is designed to ensure ease of use by emergency and service vehicles and the orientation of visitors;
 - iv. Protect for additional transportation improvements through the Healthcare Campus Centre Plan or as identified by higher levels of government through future planning exercises; and
 - v. Provide for sufficient transportation capacity exists through phased development as necessary.

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e) Municipal Services and Stormwater Management

- i. Promote efficient municipal services and utilities within the Centre, emphasizing the reduction of energy and water consumption;
- ii. Require municipal servicing is in place or will be made available through phased development;
- iii. Encourage stormwater management that is designed to minimize runoff, enhance water quality, provide infiltration sensitive to the surrounding environment and natural heritage features; and
- iv. Enhancing the visual amenity of the Centre through the design of watercourses and stormwater ponds, so they do not impede on intensification potential of key sites, and located to best support its higher order function.

2. Land Use Designations

The Vaughan Health Campus Centre Plan Amendment identifies three land use designations, that will be further refined through a Hospital Precinct Plan planning exercises. Permitted land uses will be compatible with the higher order function of the Center and are identified as follows:

a) Major Institutional

The height and massing of buildings and structures within the “Major Institution” designation will be determined through a “Hospital Precinct Plan” which will require public input and agency review prior to development and may be subject to the Holding symbol “(H)” upon completion and approval of the Plan. The “Major Institution” designation would permit the following uses:

- i) hospital with full range of care;
- ii) rehabilitation facilities;
- iii) long-term care and other form of residential use related to healthcare;
- iv) research and development facilities;
- v) medical and dental offices;
- vi) laboratories;
- vii) facilities that construct or repair medical devices;
- ii) education and training facilities and meeting or conference facilities;
- iii) businesses or health facilities associated with healthcare use; and
- iv) ancillary uses (i.e. child or adult daycare, small scale retail facilities, chapel or small place of worship; utilities and maintenance operations, district energy plant; and recreational facilities associated with healthcare use).

It is the City’s intention to allow retail as an ancillary use supportive of functions on the subject site, recognizing that existing retail uses exist in proximity to the immediate area. The City’s new Official Plan permits ‘small scale retail uses’ within Major Institutional Designations (S. 9.2.2.11) in the new Draft Official Plan. It is important to note that the uses aforementioned, should not be considered in advance of the ‘Special Study’ to be undertaken for the residual lands on the site.

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b) Special Study Area

Uses permitted in the Special Study Area designation will include passive uses or infrastructure (e.g. roads, driveways, utility rights of way, stormwater management facilities) until such time as a Special Study is completed within the context of the Hospital Precinct Plan for the healthcare campus; appropriate transition policies for the lands to the neighbourhood to the north of the site; and its function as an Urban Centre as intended in the City's New Official Plan. It is required that public input and agency review is necessary prior to enabling future development of this area.

c) Natural Area

The "Natural Area" designation is intended to protect natural features and will permit the following uses:

- a) tributary corridor of the West Don River (as identified by Toronto Region and Conservation Authority);
- b) wetlands (natural or constructed) related to stormwater management;
- c) landscaped berm areas (if intended as permanent features, support natural vegetation, or contribute to an ecological function or linkage);
- d) uses within this designation are limited to pedestrian or cycling pathways, passive recreation, and activities conducive to environmental management.

3. Transportation Policies

A Functional Master Plan is required for the Healthcare Campus Centre to ensure that the proposed level of development can be accommodated on the site and on the external transportation system. A Terms of Reference is required, and must be approved by the City, in consultation with the Region and Ministry of Transportation. The Functional Master Plan must address all the requirements outlined in s. 4 b) to l) of the Healthcare Campus Centre Plan (Attachment # 3) mainly focusing on: major connection points, access, accommodation of transit and road improvements, development opportunity of adjacent lands; protecting the neighbourhood to the immediate north from vehicular traffic infiltration; and transit supportive urban design.

4. Municipal Services and Stormwater Management Policy

The draft Official Plan Amendment requires that a Master Servicing Strategy be provided and that development shall be on the basis of full urban water, wastewater and stormwater management facilities. The Master Servicing Strategy must address all the requirements outlined in s. 5 of the Healthcare Campus Centre Plan (Attachment # 3) mainly focusing on: functional water distribution, water and wastewater collection and stormwater management facilities, additional floodplain studies, assessment of new infrastructure or necessary improvements to existing infrastructure, and the location of stormwater ponds.

5. Implementation

The draft Official Plan Amendment will require that additional studies be undertaken to determine the detailed planning of the Healthcare Campus Centre. Through this process the boundaries of the healthcare campus will be established, in addition to appropriate land uses and massing in the context of infrastructure, adjoining land uses, and the input of stakeholders. The use of the Holding symbol "(H)", site plan control and development agreements may be employed as a measure to phase development.

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a) Hospital Precinct Plan

As noted above, the draft Official Plan Amendment requires that a Hospital Precinct Plan be prepared. Hospital Precinct Plan is a comprehensive document that requires approval by the City in consultation with the Region, Provincial agencies and the public; and shall include the following:

- i) Master Servicing Strategy as described above;
- ii) delineation of the boundaries for Natural Areas, including plans to realign and improve the watercourse and reduce the extent of current floodplain;
- iii) a Functional Transportation Master Plan as discussed above;
- iv) a Community Energy Plan that sets out a strategy to enable the Hospital Precinct to obtain goals respecting energy conservation, efficiency and reduction of emissions;
- v) An Urban Design Framework that addresses urban structure, built form, streetscape, transit supportive design, sustainability and public art; in addition to a transitional height and massing strategy to protect low density neighbourhood to the immediate north of the site;
- vi) investigation of potential archaeological resources;
- vii) specific location of land uses on the site;
- viii) delineation of boundary for the Hospital Precinct Area and the Special Study Area (residual lands);
- ix) proposed development phasing plan that will address coordination of development with provision of necessary infrastructure; and
- x) Hospital Precinct Plan will be evaluated based on the principles outlined in Section 1 of this report.

b) Special Study Area

Planning for lands subject to the Special Study designation will only be undertaken after the completion of the Hospital Precinct Plan and prepared in the context of the Plan. Further amendment to the Official Plan will be required that will involve opportunities for full public consultation and agency review.

Further detailed analysis is required as part of the OPA preparation for the Special Study Area that will determine the appropriate land uses for the site. The Special Study is required to address the items identified in Section 6.2.b) of the draft Healthcare Campus Centre Plan Amendment, Attachment #3 of this report, including: servicing strategy, transportation analysis, urban design framework, and the determination of detailed land uses, etc.)

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with Vaughan Vision 2020's Strategic Initiatives respecting planning and managing growth and economic vitality, specifically "Complete and Implement the Growth Management Strategy".

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 2, CW(PH) Report No. 28 – Page 10

Regional Implications

The Official Plan Amendment has been prepared in consultation with the Region of York pursuant to the policy requirements and provisions of both the “in-force” Regional Official Plan and newly adopted Regional Official Plan awaiting final approval by the Province.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing and be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map of Areas of Further Study and Location Map of Access
2. Issues and Options Report for North West Quadrant: Jane Street and Major Mackenzie Drive
3. Draft Healthcare Campus Centre Official Plan Amendment

Report prepared by:

Melissa Rossi, Policy Planner 1 – Ext. 8320
Mauro Peverini, Acting Policy Planning Manager – Ext. 8407

/LM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 3, Report No. 28, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 8, 2010.

3

**ZONING BY-LAW AMENDMENT FILE Z.10.015
PLACES OF WORSHIP
CITY OF VAUGHAN
WARDS 1 TO 5**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 1, 2010, be approved;
- 2) That the presentation by the Director of Urban Design be received;
- 3) That the following deputations and written submission be received:
 - a) Mr. Abraham Reuben, 270 Arnold Avenue, Thornhill, L4J 1C2;
 - b) Mr. Karim Tahir, Ahmadiyya Muslim Jamaat, 29 Zafarullah Khan Crescent, Maple, L6A 3A5;
 - c) Mr. Adam Gurns, 92 Zahavy Drive, Thornhill, L4J 7R7;
 - d) Ms. Esther Zeisler, 18 Campbell Avenue, Thornhill, L4J 2J2;
 - e) Mr. Shimon Cohen, 299 Mullen Drive, Thornhill, L4J 3W3;
 - f) Mr. Kash Sood, 251 Arnold Avenue, Thornhill, L4J 1C3;
 - g) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8;
 - h) Ms. Silvia Wolfson, 226 Arnold Avenue, Thornhill, L4J 1B9;
 - i) Mr. Savino Quatela, 134 Grand Valley Boulevard, Maple, L6A 3K6
 - j) Mr. Jeffrey Streisfield, Land Law, 662 Briar Hill Avenue, Toronto, M6B 1C3;
 - k) Mr. Chris Atkins, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8;
 - l) Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submission, dated May 26, 2010;
 - m) Ms. Letizia Orsi, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8;
 - n) Mr. Fred Cowen, 30 North Park Road, Suite 1408, Thornhill, L4J 0G6;
 - o) Dr. Robert Schlosser, 231 Arnold Avenue, Thornhill, L4J 1C1;
 - p) Mr. Bruce Silcoff, 237 Arnold Avenue, Thornhill, L4J 1C3;
 - q) Mr. Jay Shiel, 215 Westhampton Drive, Thornhill, L4J 7Y8;
 - r) Mr. Arnie Gotfryd, 396 York Hill Boulevard, Thornhill, L4J 3B7;
 - s) Mr. Moshe Baruchim, 198 Crestwood Drive, Thornhill, L4J 1A9;
 - t) Mr. Merav Levy, 30 North Park Road, Suite 1408, Thornhill, L4J 0G6;
 - u) Mr. Paul J. Stagl, Opus Management Inc., 62 Fairholme Avenue, Toronto, M6B 2W6;
 - v) Mr. Edwin Schild, 170 North Meadow Crescent, Thornhill, L4J 3C5;
 - w) Mr. Athol Cohen, 26 Zola Gate, Thornhill, L4J 9A7;
 - x) Mr. Jason Berman, 212 Arnold Avenue, Thornhill, L4J 1B9; and
- 3) That the following written submissions be received:
 - a) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 27, 2010;
 - b) Mr. Michael J. Wren, Miller Thomson LLP, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated May 28, 2010; and
 - c) Mr. John T. Syrtash, Garfin Zeidenberg LLP, 5255 Yonge Street, Toronto, M2N 6P4, dated June 1, 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 3, CW(PH) Report No. 28 – Page 2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File: Z.10.015 (Places of Worship - City of Vaughan) BE RECEIVED; and, that any issues identified by the Public and Council be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

Places of worship can provide a cornerstone to communities and fulfill a multiplicity of functions all day and all year. They can be hubs in the community, providing support services for people's everyday lives. Since they are often an integral component of complete communities, it is important that they are accessible by transit, connected to biking and walking facilities and are in proximity to residential communities.

Economic Impact

There are no requirements for funding associated with this report.

Communications Plan

On May 5 and 6, 2010, a Notice of Public Hearing was advertised in the Vaughan Weekly and the Vaughan Citizen/Liberal respectively. On May 6, 2010, the Notice of Public Meeting was also posted on the Policy Planning Department of the City's website and on the CityPage. In addition, on, May 6, 2010, a notice of this meeting was mailed to places of worship and related organizations throughout the City.

Purpose

The purpose of this report is to review current Zoning By-law 1-88 standards concerning places of worship and religious assembly to examine whether the current zoning standards are appropriate and to advise Council on appropriate revisions to these standards as may be necessary. A final report with recommendations which takes into consideration input from the public hearing and comments from Council will be presented at a future Committee of the Whole meeting.

Background - Analysis and Options

On April 14, 2009, Vaughan Council adopted, without amendment, Item 50, Report 18, of the Committee Of the Whole, which included the following recommendations:

“The Committee of the Whole recommends that the following be approved:

WHEAREAS, the City of Vaughan Official Plan and Zoning By-law are permissive with regard to the location of worship and religious assembly, in that the policies and the zoning permissions allow such uses in many residential zones and districts;

AND WHEREAS, the location of such uses in established residential neighbourhoods result in the conversion of existing single-family houses causing negative impacts within the neighbourhood such as but not limited to issues of traffic, parking – both on site and off site, reduction in landscaped areas, noise and hours of operation;

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 3, CW(PH) Report No. 28 – Page 3

THEREFORE BE IT RESOLVED, that the Commissioner of Planning be directed to prepare a report, the purpose of which is to review current Official Plan policies and zoning permissions concerning places of worship and religious assembly with a view to examining whether the current Official Plan policies and zoning permissions are appropriate and to advise Council on appropriate revisions to these documents as may be necessary; and

FURTHER, that the Commissioner of Planning be requested to report to the Committee of the Whole no later than September 30, 2009.”

Subsequently, on April 12, 2010, the Committee of the Whole (Working Session) considered a report from the Commissioner of Planning File: (15.34.1) entitled Review of Official Plan Policies and Zoning Provisions Related to Places of Worship. The Committee of the Whole (Working Session) resolved the following:

“The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 12, 2010, be approved subject to incorporating the committee members’ comments on the “Proposed Policies for Inclusion in the Official Plan” as set out in the report including the deletion of section 7 therein; and
- 2) That the presentation by the Director of Policy Planning, be received.”

Recommendation

The Commissioner of Planning recommends, in consultation with the Director of Building Standards Department, Director of Legal Services and Director of Enforcement Services:

1. That Staff be directed to undertake the preparation of Official Plan Amendments to OPA No. 600, the Thornhill Community Plan (OPA No. 210), the Woodbridge Community Plan (OPA No. 240), Maple Community Plan (OPA No. 350) and the Kleinburg/Nashville Community Plan (OPA No.601) in order to create a City-wide consistent policy for “Places of Worship” based upon this report and Council’s consideration.
2. That Staff be directed to undertake the preparation of amendments to Zoning By-law 1-88 respecting zoning standards for “Place of Worship” based upon this report and Council’s consideration.

On May 4, 2010, Item 2, Report No. 15 of the Committee of the Whole (Working Session) was adopted by Council without amendment. Accordingly, the Policy Planning Department has initiated a Zoning amendment process to facilitate an amendment to Zoning By-law 1-88.

It is noted that the reference to “Section 7” in the recommendation adopted by Council refers to one of the proposed places of worship policies for inclusion in the official plan that was included in the April 12, 2010 Committee of the Whole (Working Session) report. Specifically, the proposed policy was to permit places of worship on lands designated “Rural Areas” subject to an amendment to the Official Plan and provided certain criteria were satisfied. The draft Official Plan includes “Agricultural” and “Rural Residential” land use designations and does not utilize a “Rural Area” designation. The draft Official Plan (Section 9.2.1.8) does not permit places of worship in either the “Agricultural” or “Rural Residential” designation and therefore, the policy direction in the Plan is consistent with Council’s recommendation.

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Preliminary Review

Official Plan

The Zoning amendments being considered to By-law 1-88 conform to the current applicable Official Plans, including; Official Plan Amendment No. 600, the Kleinburg Community Plan (OPA No. 601), the Maple Community Plan (OPA No. 350), the Woodbridge Community Plan (OPA No. 240) and the Thornhill Community Plan (OPA No. 210). There is a small portion of Centre Street from Yonge Street to Atkinson Avenue where places of worship are permitted on a 20 metres road right-of-way. This would not conform to the proposed minimum 26 metres road width standard (discussed later in this report). Accordingly, this portion of Centre Street will not be subject to the provisions of the new official plan and zoning by-laws passed with respect to a minimum road right-of-way on which places of worship may locate, should they be approved by Council.

In April, 2010, the City of Vaughan released the draft new Official Plan which provides a comprehensive set of policies to guide future development in Vaughan. Included in the Official Plan are policies (Section: 9.2.1.9. – General Land Use Policies) that permit places of worship in all land use designations with the exception of Natural Areas, Parks, Private Open Spaces, Agricultural, Rural Residential, Theme Park and Entertainment, and Infrastructure and Utility, provided:

- i. they are located on a public street with a right-of-way of 26 metres or greater;
- ii. the building and use shall be compatible with adjacent uses in terms of size and form and subject to performance standards;
- iii. the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law;
- iv. traffic and parking studies which demonstrate that the use will not have an adverse impact on the existing or proposed traffic network be provided to the satisfaction of the City; and
- v. they are not located within areas designated as General Employment or Prestige Employment.

The proposed amendments to the Zoning By-law conform to the draft policies of the new Official Plan.

A consolidation of Vaughan specific official plan policies, as well as, the new draft Region of York Official Plan policies are outlined on Attachment #1.

City of Vaughan Current Zoning (By-law 1-88)

The following outlines the zoning standards applicable to places of worship under the current provisions of By-law 1-88:

i) Locational Criteria

By-law 1-88 currently permits a “church” to locate in Residential, Commercial and Agricultural Zones in the City. The following chart identifies the general land use categories of By-law 1-88 and where places of worship are permitted.

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ZONE SPECIFICATIONS FOR PLACES OF WORSHIP BY-LAW 1-88, CITY OF VAUGHAN	
Section of By-Law	Specifications
Section 4.1.7 -- Residential Zones	Church permitted under the General Provisions that apply to all Residential Zones.
Section 5.1.4 -- Commercial Zones	Church or Synagogue permitted under the General Provisions that apply to all Commercial Zones.
Section 6.0 -- Employment Area Zones	Prohibited
Section 6.7 -- Industrial Zones	Prohibited
Section 7.0 -- Open Space Zones	Prohibited
Section 8.0 -- Agricultural Zone	Church is a permitted Use

ii) General Development Standards

Definition:

By-law 1-88 defines church as:

“CHURCH - Means a building dedicated to religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or monastery.”

Site Standards: (e.g. minimum frontage, setbacks)

By-law 1-88 provides general standards for a church that apply across all zones where it is a permitted use as follows:

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone (m)	Land-Scaped Buffer strip to Streetline (m)
1-88	20	15	15	15	15	11	20	10 ⁽¹⁾	2.4	6

However, there are site-specific exceptions to the By-law 1-88 standards for places of worship that apply in many of the City’s communities, which vary from the general standard of By-law 1-88 identified above. These exceptions form “T”-Schedule(s) or Exceptions Tables to By-law 1-88.

Parking Requirements

The minimum parking required for place of worship under Section 3.8 a) of By-law 1-88 is 11 parking spaces for every 100 square metres of gross floor area. No change is being proposed to the minimum parking requirement for a place of worship as a result of this report.

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Minimum Landscaped Area

By-law 1-88 requires that a minimum of ten percent (10%) of the area of every lot on which a place of worship is erected shall be used for no other purpose than landscaping.

Where a place of worship abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 metres in width, contained wholly on the lot on which the Institutional Use is located and abutting the boundary of the Open Space or Residential Zone, shall be used for no other purpose than landscaping. Such landscaped area shall not be included in the computing of the minimum landscaping requirements as set out above.

In addition, a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

No changes are being proposed to these minimum landscaped area requirements of By-law 1-88 as a result of this report.

Site Plan Control

The development of a place of worship is subject to site plan control, and therefore, must be approved by Council. This requirement will not change as a result of this report.

PROPOSED APPROACH TO PLACE OF WORSHIP ZONING STANDARDS

Places of worship can fulfill a variety of needs within communities and help to meet the objectives of building safe, healthy and complete communities. They often provide for multiple functions all week long and/or all day long. They also often provide space for non-profit essential activities, hubs of information and gathering places. This helps to create community cohesion and to assist people in their everyday lives. However, some of the functions that are performed may result in impacts on surrounding land uses such as traffic and loss of privacy.

The City of Vaughan does not currently permit places of worship in Employment Areas in order to protect against erosion of the employment land supply. As well, locating places of worship in Employment Areas would not support the objectives of creating complete communities or being sustainable since they would be primarily auto-oriented. Further, on certain days of religious observance there may be traffic conflicts with normal employment operations.

For some of the same reasons and to conform to the Regional Plan and the City's Official Plan, Places of Worship should continue to be prohibited from Agricultural Areas.

Proposed Zoning By-Law Amendments

The City can address the effects that places of worship can have on the surrounding environment through land use permissions, set-backs, parking, landscaping, urban design, and traffic considerations. Through the updating of the "definitions" and application of revised standards, the less-desirable impacts of the use on a locale can be minimized, yet allow the congregation to choose the place that suits their needs. To fulfill some of these goals, By-law 1-88 will need to be amended with updated definitions and standards.

It is important to address some of the less-desirable impacts of the buildings and uses with amendments to By-law 1-88 and a series of performance standards.

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i) Amend By-law 1-88 to Conform to Official Plan

The City's Zoning By-law 1-88 has not been amended to prohibit "places of worship" as a permitted use in an A Agricultural Zone in accordance with OPA No. 600 and the Region of York Official Plan. To do so would involve deleting the word "church" from the list of Institutional Uses permitted from Section 8.2 of By-law 1-88. Accordingly, it is proposed that "Place of Worship" should not be permitted in an A Agricultural Zone in accordance with the existing Official Plan and the new draft Official Plan, and therefore deleted as a permitted use in the A Agricultural Zone.

ii) Proposed New Definition

It is proposed that the terms "Church" or "Synagogue" be replaced with the term "Place of Worship" and defined as follows:

PLACE OF WORSHIP: Means lands or buildings, or portion of a building or place wherein people assemble for religious worship, religious services or religious rites purposes, and may include as accessory uses, except where specific accessory uses are prohibited, classrooms for religious instruction, assembly areas, kitchens, a day nursery, and other office and administrative facilities required for the operation of the place of worship. Accessory uses shall not comprise more than 50% of the Gross Floor Area of the "Place of Worship", and Gross Floor Area shall include below-grade finished space.

This new definition modifies the current definition in By-law 1-88 by using a non-denominational term, rather than "church" and broadening the permitted uses by including additional accessory uses.

iii) Arterial/Collector Roads

Places of worship are proposed to be permitted only on public streets that have a right-of-way width of 26 metres or greater. (Due to variations in the City's Community Plans some of these roads are defined as Arterial Roads, Minor Arterial Roads, or Collector Roads). It should be noted that OPA 210 (Thornhill Community Plan) permits places of worship on Centre Street from Yonge Street to Atkinson Avenue on a minor arterial road with a right-of-way of 20 metres. If approved, an exception to the proposed minimum 26 metre right-of-way is required, in order to conform with the specific provisions of OPA 210.

In addition to implementing the City's Official Plan policies, the advantages of this approach are that:

- it directs uses to sites according to the expected land use impact on adjacent properties (e.g. larger-scale regional uses on regional roads);
- it sites facilities in appropriate locations in terms of access and visibility to the community;
- it provides greater predictability to landowners, proponents and communities; and,
- it provides for greater accessibility to the place of worship by public transit and to cyclists and pedestrians.

iv) Site Standards

The following charts shows the current Institutional Zone standards that apply to the existing communities in By-law 1-88 and site specific "T"- Schedules, and the recommended site standards for "Places of Worship":

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Current General Site Standards

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone (m)	Land-Scaped Buffer strip to Streetline (m)
T-Schedule Exceptions to By-law 1-88	20	7.5	7.5*	6	7.5	11	30	10 ⁽¹⁾	2.4	6
1-88	20	15	15	15	15	11	20	10 ⁽¹⁾	2.4	6

*Note: Minimum rear yard in Maple and Kleinburg is 9 metres.
 Note: (1) - Minimum 2.4 metres landscaped strip shall not be included in computing the minimum landscaped area.

The following new Site Standards are proposed:

Recommended Site Standards

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone(m)	Land-Scaped Buffer strip to Streetline (m)
Place of Worship	30 (i)	7.5*	15**	15	15	11 ⁽⁷⁾	30	10 ⁽¹⁾	2.4	6

*Note: Minimum front yard setback to exclude building stairs and porches.
 **Note: Minimum rear yard in Maple and Kleinburg is 9 metres.
 Note: (1) - Minimum 2.4 metres landscaped strip shall not be included in computing the minimum landscaped area.
 Note: (7) - can exceed height by 0.6 metre for every 0.3 metre increase in side-yard.
 Note: Where more restrictive criteria, policies or standards exist in a local area plan, the more restrictive criteria shall apply.
 (i) lot frontage shall only abut a street with a minimum right-of-way of 26 metres or greater.

The following changes are proposed to site standards to By-law 1-88:

- the minimum lot frontage has been increased from 20 metres to a minimum frontage of at least 30 metres, to be consistent with the scale of the 15 metres side yard;
- the lot shall abut a street with a minimum right-of-way of 26 metres or greater;
- the front yard has been reduced from 15 metres to 7.5 metres to reflect the setback requirements of other neighbouring uses found in these locations;
- the maximum building height limit has been adjusted to reflect the same standards in Community, Highway, Service, and Office Commercial (C4 - C8) Zones. This permits the maximum 11 metres to be exceeded by 0.6 metre for every 0.3 metre increase in side yard. The result is to provide increased design flexibility, while maintaining compatibility with the scale of other uses permitted on major roads; and
- the maximum lot coverage has been increased from 20% coverage to 30% coverage.

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Parking Standards

As Vaughan continues to evolve into an increasingly urban environment with improved levels of transit service, the City has recognized the need to review its parking standards. The City is currently completing a City-wide comprehensive parking standards review being undertaken by the IBI Group. The study will result in new parking standards that will be implemented across the City for all land uses including places of worship. The current parking standard for a place of worship (church) under By-law 1-88 is 11 parking spaces for every 100m² of gross floor area.

To date, the City-wide parking standards review has not been approved by Council. Should the minimum parking standard for a place of worship be changed, it will be implemented through a separate zoning by-law incorporating the approved recommendations of the study.

Legal Non-conformity

Existing legal places of worship vary greatly in age, lot size, and built form. Enacting a new zoning by-law standard may result in existing uses that do not comply with all the new standards. Existing legal places of worship may continue to operate as they are, but any change or expansion of use will trigger the need to apply the new approved standards. With the passing of new regulations some existing places of worship may become non-conforming.

Some existing places of worship may be exempt from the general provisions of the by-law because they are addressed through a site-specific exception. However, with the passing of new zoning standards, some of these legally existing places of worship that were adopted through exceptions, could also become non-conforming.

To ensure that no existing rights of use would be taken away from legally existing places of worship, the implementing Zoning By-law should contain a provision recognizing all legally existing places of worship (except in an A Agricultural and Rural Residential Zone) as permitted uses, subject to those development standards that currently apply. Existing places of worship located within the City's urban boundaries and zoned A Agricultural Zone would also be recognized. The proposed removal of "Places of Worship" as permitted uses in an A Agricultural Zone would result in legally existing places of worship becoming legal non-conforming and, like other legal non-conforming properties, not be able to receive a building permit for any expansion or improvements without first obtaining Committee of Adjustment approvals.

In addition, not permitting places of worship on roads with less than a minimum 26 metre right-of-way may also have an impact on existing places of worship wishing to expand.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the proposed amendments to By-law 1-88 respecting a new definition for "places of worship", locational criteria (frontage onto public street with right-of-

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way of 26 metres or greater), revised site standards and prohibition of places of worship on lands zoned A Agricultural Zone, and any other amendments as may be necessary to facilitate changes to By-law 1-88 resulting from this Public Hearing.

Attachments

1. Summary of City of Vaughan and Region of York Official Plan Policies Respecting Places of Worship.

Report prepared by:

Arto Tikiryan, Senior Planner, ext. 8212

/LM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)