

Committee of the Whole (2) Report

DATE: Wednesday, October 13, 2021

WARD(S): 3

TITLE: VAUGHAN BAPTIST CHURCH
SITE DEVELOPMENT FILE DA.20.042
VICINITY OF TESTON ROAD AND WESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.042 (Vaughan Baptist Church) for the subject lands shown on Attachment 2. The Owner proposes to develop a two-storey Church containing a school and gymnasium with 114 parking spaces, as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the subject lands with a two-storey Church containing a school and gymnasium with a total of 114 parking spaces
- A Site Development Application is required to permit the development
- The Owner must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report
- The Development Planning Department supports the approval of the application as it is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, as amended, York Region Official Plan 2010 and the Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Site Development File DA.20.042 (Vaughan Baptist Church) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a two-storey Church served by 114 surface parking spaces as shown in Attachments 3 to 6.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2 are located at the southwest corner of Teston Road and Weston Road. The Subject Lands are currently vacant and contain small creeks traversing the site. The Subject Lands are located entirely within the Toronto Region Conservation Authority ('TRCA') regulated area and contain Core Features identified on Schedule 2 of Vaughan Official Plan 2010 ('VOP 2010'). The Subject Lands are located within the Block 40/47 Block Plan as shown on Attachment 7, as a non-participating landowner. The Subject Lands and surrounding land uses are shown on Attachment 2.

Site Development File DA.20.042 has been submitted to permit the proposed development

Vaughan Baptist Church (the 'Owner') has submitted Site Development File DA.20.042 (the 'Application') for the Subject Lands shown on Attachment 2 to permit a two-storey Church containing a school and gymnasium served by 114 surface parking spaces (the 'Development'), as shown on Attachments 3 to 6.

Previous Reports/Authority

N/A

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development. The policies support the overall goal of enhancing the quality of life for all Ontarians. The key policy objectives of the PPS include building strong, healthy communities; the wise use and management of resources; protecting public health and safety and recognition of local character and context. The *Planning Act* requires Vaughan Council's planning decisions to be consistent with the PPS.

The Development Planning Department has reviewed the Development in consideration of the policies of the PPS, specifically Section 1.1.1 and 2.1 regarding development in settlement areas, providing an appropriate mix and range of employment and institutional uses to meet long term needs, and the long-term protection of natural features.

The Subject Lands are located within a “Settlement Area”, as defined by the PPS, and are serviced by existing municipal water and wastewater systems. The Development would use the Subject Lands more efficiently by utilizing vacant land to provide a development that is compatible with the existing and planned uses in the surrounding area. The Development will contribute to the City’s long-term institutional needs and to livable and resilient communities. The Owner is required to dedicate lands located outside of the development limit established by TRCA into TRCA’s ownership to preserve and ensure proper maintenance of the natural heritage features, in accordance with Section 2.1 of the PPS.

In consideration with the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended (the ‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development conforms to the Growth Plan objectives, specifically Sections 2.2.1 for growth within settlement areas, and 4.2.2 to protect and enhance key natural heritage features and areas. The development limits established by the TRCA, identified as the “Proposed TRCA Development Limit (New Property Line)” on Attachment 3, will establish the lot boundary and all portions of the Subject Lands outside of this limit will be dedicated into TRCA’s ownership.

The Subject Lands are located within a settlement area and a delineated built-up area where existing municipal water and wastewater systems are efficiently utilized. The Development is located on an underutilized site and assists in meeting economic and institutional goals in the area. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 – Regional Structure and "Regional Greenlands System" on Map 2 – Regional Greenlands System. The "Urban Area" designation permits a range of residential, industrial, commercial, and institutional uses, subject to additional policy criteria.

Policy 2.1.5 of YROP 2010 states that in Urban Areas, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans and integrated into community design. The limits of development established by TRCA as shown on Attachment 3 is consistent with the limits established by VOP 2010. The protection of lands within the Regional Greenlands System will be ensured through the dedication of these lands into the public ownership. In consideration of the above, the Development conforms to YROP 2010.

The Development conforms to the Vaughan Official Plan 2010

The Subject Lands are located within the "Natural Areas and Countryside" as identified on Schedule 1 – Urban Structure of the Vaughan Official Plan ('VOP 2010') and are designated "Medium Density Residential/Commercial" and "Valley Lands" by VOP 2010, Volume 2, Section 12.13 – Block 40/47. Section 12.13 is based on the policy framework of Official Plan Amendment No. 600 ('OPA 600'), and therefore the policies of Section 12.13 and Official Plan Amendment No 600 shall prevail over the land use designations in accordance with Section 12.13.1.2 of VOP 2010.

The "Medium Density Residential/Commercial" designation in OPA 600 identifies a Church or Place of Worship as a permitted use. The lands designated "Valley Lands" within the Subject Lands shall be dedicated to TRCA's ownership to maintain and ensure its long-term protection. The Development conforms to VOP 2010.

Exceptions to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "A Agricultural Zone" and "OS1 Open Space Conservation Zone" by Zoning By-law 1-88. A Church is a permitted use within the "A Agricultural Zone". No development is proposed within the "OS1 Open Space Conservation Zone". The following zoning exceptions are required to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	'A Agricultural Zone' Requirements	Proposed Exceptions to the 'A Agricultural Zone' Requirements
a.	Minimum Front Yard Setback (Weston Road)	15 m	4.3 m
b.	Minimum Exterior Side Yard Setback (Teston Road)	15 m	3.0 m
c.	Minimum Interior Side Yard Setback	15 m	0.6 m
d.	Minimum Required Parking	Church: 11 parking space/100 m ² GFA 1,474.4 m ² x 11 spaces/100 m ² = 163 spaces	Church: 7.7 parking space/100 m ² GFA 1,474.4 m ² x 7.7 spaces/100 m ² = 114 spaces
e.	Maximum Lot Coverage	20 %	23.3 %
f.	Minimum Landscape Strip abutting a street	6.0 m	3.0 m (Weston Road) 4.3 m (Teston Road)

The Development Planning Department can support the proposed zoning exceptions as they are considered appropriate in the context and constraints of the Subject Lands and are considered to have minimal impacts to the surrounding neighbourhood. The reduced setbacks are a result of the new property lines through the staked development limits established by the TRCA. The portion of the Subject Lands located outside of the development limits will be dedicated to the TRCA. A Parking Study prepared by JD Northcote Engineering Inc. and dated April 21, 2021 was also submitted in support of the reduced parking supply. The Development Engineering Department are satisfied with the findings of the Parking Assessment.

The Owner is required to successfully obtain approval of a Minor Variance Application for the required variances from the Committee of Adjustment (the 'Committee') and the

Committee's decision shall be final and binding. Should the Application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Planning ('DP') Department supports the Application, subject to Conditions of Approval

Site Plan

The Development shown on Attachment 3 proposes a 2-storey Church building to be constructed in two phases. Phase 1 consists of the main 1-storey Church building containing the foyer and sanctuary. Phase 2 proposes a 2-storey addition to the Church building containing classrooms and offices. The foyer from Phase 1 will be replaced with a gymnasium and will be relocated to the Phase 2 portion of the Church building. One vehicular access is proposed from Teston Road. There are a total of 114 parking spaces proposed, including 5 barrier free parking spaces. An additional 6 parking spaces are identified on the Site Plan as "snow storage area". These spaces are not included in the total 114 parking spaces as they may not be available in the winter months. A concrete walkway connects the main sidewalk on Teston Road to the entrances of the building. Additional pedestrian connections shall be provided, leading to entrances at the north and east side of the building. The boundary identified as "Proposed TRCA Development Limit (New Property Line)" shown on Attachment 3 shall be the new property boundary and the remainder of the Subject Lands are to be conveyed to the TRCA.

Building Elevations

The building elevations shown on Attachments 4 and 5 will incorporate brick veneer in various colours, metal and aluminum siding panels, and fiberglass shingles. Bird friendly treatment and standard notes shall be annotated on the elevations. The final building elevations shall be approved to the satisfaction of the DP Department.

Landscape Plan

The Landscape Plan incorporates bike parking, pedestrian walkways, and sod planting. The final Landscape Plan shall be submitted and approved to the satisfaction of the DP Department.

Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metrics for the proposed Development which achieves a score of 48. The Owner must address the minor redline comments to the satisfaction of the DP Department and provide an updated

Sustainability Performance Metrics score. A condition to this effect is included in Attachment 1.

Signage

The proposed Site Signage drawings are shown on Attachment 6. All dimensions on the drawings shall be in metrics and an annotation shall be added to state that illumination values will range at maximum 300nits sunset to sunrise and at maximum 500nits sunrise to sunset.

Lighting

The Owner shall provide 5.0 lux along barrier-free paths of travel and 2.0 lux for all other pedestrian pathways while maintaining 0.0 lux at all property lines. The final photometric plan shall be approved by the DP Department. A condition to this effect is included in Attachment 1.

Cultural Heritage

The Subject Lands are in an area identified as being of archaeological significance. The Owner has submitted Stages 1 to 4 Archaeological Assessment Reports ('AA Reports') prepared by This Land Archaeology Inc. The Cultural Heritage Division is generally satisfied with the findings of the AA Reports, subject to the Owner submitting the clearance and acceptance letter from the Ministry of Heritage, Sport, Tourism, and Culture Industries for the Stage 4 Archaeological Assessment Report prepared by This Land Archaeology Inc. and dated August 4, 2021, prior to final approval. Should any future development be proposed that extends beyond the area that was surveyed in the Archaeological Assessment Reports, additional work for archaeological assessment will be required. Conditions to this effect and standard clauses are included in Attachment 1.

The DP Department is satisfied with the Development, as shown on Attachment 3 to 6. The DP Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate, sustainability performance metrics and photometric plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Engineering ('DE') Department has no objection to the Development, subject to Conditions of Approval

The DE Department has reviewed the Application and provides the following comments:

Transportation Engineering

The submitted a Traffic Impact Study ('TIS') prepared by JD Northcote Engineering Inc. and dated April 21, 2021. A revised TIS is required to include a Synchro analysis of Teston Road and Weston Road reflecting traffic during peak periods. The DE Department is satisfied with the findings of the Parking Assessment in support of the proposed reduced parking supply. The proposed access and daylight triangles on Teston Road require review and approval by York Region.

Noise Impact Study

The submitted Environmental Noise Assessment, prepared by Valcoustics Canada Ltd. dated June 22, 2020 in support of the Application is satisfactory to the DE Department.

Municipal Servicing

Water Servicing

An existing 450mm diameter watermain on the north side of Teston Road north of the Subject Lands will be connected for the proposed Development. The water meter within the building will be owned by the City and shall be purchased from the City's Environmental Services Department by the Owner. The configuration of the proposed watermain connection complies with the City Standards and DE is generally satisfied that the Development can be adequately supplied with water service, subject to the conditions and comments to be addressed by the Owner to the satisfaction of the City.

Sanitary Servicing

A sanitary connection is proposed to be installed to the existing municipal sanitary mainline on the eastern side of Weston Road. The DE Department is satisfied that the proposed lands can be adequately accommodated with sanitary service, subject to the conditions and comments to be addressed by the Owner to the satisfaction of the City.

Storm Servicing

Stormwater servicing for the Subject Lands is proposed to connect via an existing 525mm storm sewer along the south side of Teston Road. The stormwater will ultimately discharge into TRCA regulated lands and the Owner shall obtain TRCA approval on discharge location and discharge rates for the Subject Lands. The DE Department is generally satisfied that the Development can be adequately accommodated with the proposed storm sewer system.

Environmental Engineering

The Environmental Engineering Division of the DE Department has reviewed the submitted Phase One Environmental Site Assessment prepared by BlueFrog Environmental Consulting Inc. dated September 23, 2020 and BlueFrog Reliance Letter,

dated December 9, 2020, and has advised no potentially contaminating activities were identified on the Subject Lands. As such, the DE Department has no further comments or objections to the Development.

Grading Design/Erosion and Sediment Control

Catch basins along Teston Road shall be reviewed and approved by York Region. A catch basin sediment protection feature on Weston Road is recommended as the Sanitary Sewer connection will be constructed from Weston Road. All comments on the Grading and Erosion Sediment Control Plans must be addressed by the Owner to the satisfaction of the City.

The DE Department has no objections to the Development subject to their conditions included in Attachment 1.

The Environmental Services Department, Solid Waste Management Division, has no objection to the Development

The Environmental Services Department has no objection to the proposed Molok system shown on Attachment 3, subject to the Owner providing details on the size of each Molok container to the satisfaction of the Environmental Services Department. A Condition to this effect is included in Attachment 1.

The Financial Planning and Development Finance Department has no objection to the Development, subject to the following Conditions of Approval

The Owner will be required to pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A condition requiring the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

Cash-in-lieu of the dedication of parkland is not required

The Infrastructure Development Department, Real Estate Services has advised cash-in-lieu of the dedication of parkland is not required for institutional uses.

The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development

The PIPD Department has reviewed the Application and has no objection to the approval of the Development.

The Forestry Operations Division has no objection to the Development, subject to Conditions of Approval

The Forestry Operations Division has no objection to the Application, subject to the Arborist Report and Tree Preservation Plan, prepared by Brodie & Associates Landscape Architects Inc. and dated April 9, 2021, being revised to the satisfaction of the Forestry Operations Division. The Owner must obtain permits and approval from York Region for the removal of regional trees.

Prior to the execution of Site Plan Letter of Undertaking, the Owner is required to obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Forestry Operations Division in accordance with the City's Tree Protection Protocol. Tree Protection Fencing shall be provided to the satisfaction of the Forestry Operations Division. Conditions to this effect are included in Attachment 1.

The Toronto Region Conservation Authority has no objection to the Development, subject Conditions of Approval

The entire Subject Lands are located within the Toronto Region Conservation Authority ('TRCA') Regulated Area and contain Core Features as identified in Schedule 2 of VOP 2010. The TRCA has reviewed the Development, and advise they are satisfied in principle with the proposed development limits and site layout, subject to conditions. The development limits established by the TRCA, identified as the "Proposed TRCA Development Limit (New Property Line)" on Attachment 3, will establish the new lot boundary and all portions of the Subject Lands outside of this limit will be dedicated into TRCA's ownership. Portions of this "New Property Line" encroaches into the 10 m buffer required by the TRCA. The Owner has provided calculations to TRCA to reach a 1:1 balance between lands encroaching into the buffer and TRCA lands added to the best of their ability. TRCA is satisfied with what has been provided. The Owner is required to obtain final approval from TRCA, including obtaining a TRCA Permit, and shall satisfy all remaining comments prior to the execution of the Letter of Undertaking. A condition to this effect is included in Attachment 1.

Canada Post has no objection to the Development

Canada Post has no objection to the Development and mail delivery will remain as it is currently in this area, being either door to door delivery or to a community mailbox. Nothing is required by the Owner for Canada Post at this time. Should any changes occur to the unit numbers, the Owner should contact Canada Post.

The various utility companies have no objection to the Development, subject to Conditions of Approval

Enbridge Gas, Alectra Utilities, and Bell Canada have no objection to the Application subject to the Owner coordinating servicing, connections, and easements prior to the commencement of any site works. Conditions to this effect are included in Attachment 1. Hydro One Networks Inc. and Rogers Communications Inc. have no objection to the approval of the Development.

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department. The proposed access shall be limited to a right and, left-in/right-out access. Left-in vehicular access from Teston Road shall be restricted. The Owner is required to satisfy all requirements of York Region. Conditions to this effect is included in Attachment 1 of this report.

Conclusion

The Development Planning Department has reviewed Site Development File DA.20.042 in consideration of the policies of the PPS, Growth Plan, YROP 2010 and VOP 2010 policies, the requirements of Zoning By-law 1-88, comments from City Departments, external Public agencies, and the surrounding area context. The Development is consistent with the policies of the PPS and conforms to the Growth Plan, the YROP 2010, and VOP 2010.

The Development Planning Department is satisfied that the Development shown on Attachments 3 to 6 is compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval included in Attachment 1.

For more information, please contact: Jennifer Kim, Planner, Development Planning Department, ext. 8592

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan and Landscape Plan
4. Building Elevations (Phase 1)
5. Building Elevations (Phase 2)
6. Signage Details and Elevations
7. Approved Block 40/47 Block Plan

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