



COMMUNICATION C20
ITEM NO. 10
COMMITTEE OF THE WHOLE (2)
October 13, 2021

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3092

October 12, 2021

c/o Todd Coles, City Clerk
City Clerk's Department
Vaughan City Hall
Ground Floor, South Wing
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Todd Coles, City Clerk, and Honourable Mayor & Members of Vaughan Council

RE: **COMMUNICATION - Wednesday October 13, 2021, 1:00 PM**
Committee of the Whole Meeting (2) -- ITEM #10
Applicant: Vaughan Baptist Church
Application: Site Development File DA.20.042
Location: Vicinity of Teston Road and Weston Road, Ward 3

Dear City Clerk and Honourable Mayor & Members of Vaughan Council,

I am writing this Communication to you on behalf of my client, the Vaughan Baptist Church ("VBC"), who owns lands at the southwest corner of Teston Road and Weston Road, and is proposing a Site Development Application to facilitate a new church with a Christian school and gymnasium uses. The church is to be built in two (2) phases over a 10 – 15 year period with site plan approval to be given to the ultimate development design at this time. The first phase will be one-storey in height with the second phase to include a two-storey addition on the south side of the building.

Our client is very pleased with the Planning Report and thank the City Planner and Deputy City Manager in working diligently with us to place this report on the October 13th agenda, together with the great assistance we received from Regional Councillor Linda Jackson and Local Councillor Rosanna DeFrancesca who also helped the VBC to resolve design issues with the TRCA and Region of York, which have now been rectified with the assistance of their respective staff. We thank all of these individuals for their assistance in making this project happen.

The purpose of this Communication is to correct a few items in the Planning Report as well as an incorrect figure on the applicant's site plan that requires adjustment to a few of the required zoning exceptions on Table 1 of the report, together with a few other items, which we would like the Committee and Council to adopt for the public record, as follows:

1. Zoning Exceptions Listed on Table 1

The applicant's site plan identifies the gross floor area ("GFA") of the church as 1,474.4 m², however, it has come to our attention from the architect that the correct GFA is 1,973.8 m² and was not changed on the latest site plan drawing. The correct ground floor area of the ultimate church building is also 1,484 m². A change is also required to correct the minimum landscape strip width along Teston Road. **This will require changes to Items d, e and f on Table 1 as follows:**

- d. Minimum Required Parking - Church: **5.77 parking spaces/100 m² GFA**
(1,973.8 m² GFA x 5.77 spaces/100 m² = 114 spaces)
- e. Maximum Lot Coverage - **23.4 %**
(1,484 m² Ground Floor Area / 6,335.2 m² Developable Lot Area = 23.4 %)

In addition, the minimum landscape strip width abutting Teston Road is listed in the Planning report as 4.4 m (at the northeast corner of the building and the daylighting triangle), however, it is actually 3 m in width along the north side of the church and should be correctly referenced as follows:

- f. Minimum Landscape Strip abutting a street – **3.0 m (Weston Road and Teston Road)**

KLM will be filing a Minor Variance Application to the Vaughan Committee of Adjustment on October 12, 2021 to seek the variances identified in Table 1 together with the revisions identified above in this Communication.

2. Broader Regional Impacts / Considerations

The Planning Report incorrectly identifies that the Region of York Engineering Department requirements for the driveway access is limited to a "right and left-in / right-out" access. On October 10, 2021, the Region of York provided the applicant with Regional standard drawings to have the access changed to reflect a "right-in / full movement out" access. **That is, "right-in / left and right-out" access, which will be reflected on the final set of site plan drawings.**

3. Conditions of Site Plan Approval on Attachment 1

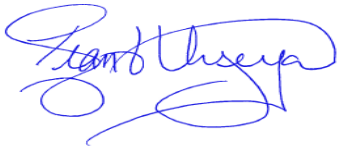
The VBC purchased the subject property in 2019 from a non-participating landowner in the Block 40/47 Landowners Group. Accordingly, **the following additional condition of site plan approval should be added to Table 1 in the report as 1.j):**

- j) The Owner shall provide the City with a letter from the Trustee of the Block 40/47 Landowners Group to confirm that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 Landowners Group Cost Sharing Agreement.***

I will be attending the Committee of the Whole Meeting as a Deputant and can respond to any questions that the Committee may have at the meeting.

Respectfully submitted,

KLM PLANNING PARTNERS INC.



Grant Uyeyama, MCIP, RPP
Principal Planner

Copy to: Pastor Bill Adams, Vaughan Baptist Church
 Lionel Normand, Vaughan Baptist Church
 Fred Lorusso, Vaughan Baptist Church
 Anthony Cesario, Northcliffe
 Ryan Mino-Leahan, Partner, KLM Planning Partners Inc.
 Haiquig Xu, Vaughan Deputy City Manager, Planning and Growth Management
 Jennifer Kim, Vaughan Planner
 Catherine Saluri, Vaughan Zoning Examiner