



Staff Report for Council Public Meeting

Date of Meeting: February 6, 2019

Report Number: SRPRS.19.025

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment
Application – Richmond Hill Christian Community
Church – Town File D02-18018 (SRPRS.19.025)

Owner:

Richmond Hill Christian Community Church
9670 Bayview Avenue
Richmond Hill, Ontario
L4C 9X9

Agent:

WSP Canada Inc.
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

Location:

Legal Description: Part of Lots 35 to 38, Plan 2260
Municipal Address: 9640 and 9670 Bayview Avenue

Purpose:

A request for comments concerning a Zoning By-law Amendment application to facilitate the construction of a two storey discipleship building and a four storey parking garage on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.025 with respect to the Zoning By-law Amendment application submitted by the Richmond Hill Christian Community Church for lands known as Part of Lots 35 to 38, Plan 2260 (Municipal Addresses: 9640 and 9670 Bayview Avenue), Town File D02-18018, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Jeff Healey, Senior Planner- Subdivisions, phone number 905-747-6452 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

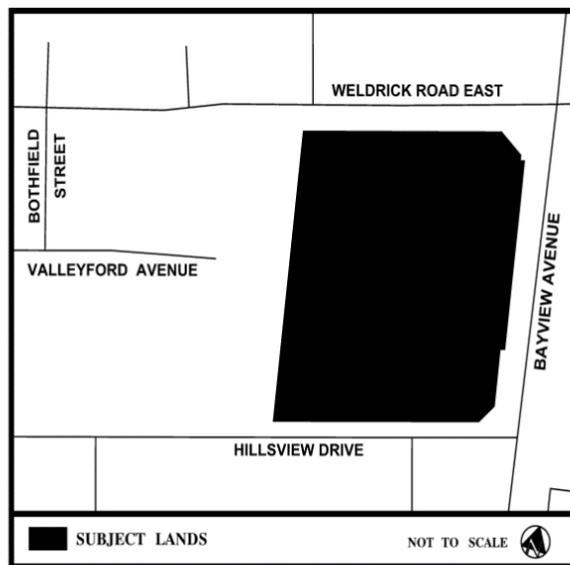
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



Background Information:

The subject Zoning By-law Amendment application was received by the Town on June 6, 2018 and deemed complete on June 27, 2018 after Bill 139 received Royal Assent on December 12, 2017. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis

Site Location and Adjacent Uses

The subject lands consist of two properties located at the southwest corner of Bayview Avenue and Weldrick Road East. The lands have a total combined lot area of 2.958 hectares (7.309 acres) (refer to Maps 1 and 2). 9670 Bayview currently supports a three storey place of worship (Richmond Hill Christian Community Church) that was originally built in 1991 with subsequent additions and alterations in 1997 and 2007. 9640 Bayview Avenue currently supports a two storey medical office building that is proposed to be demolished as part of the development proposal. The subject lands abut Weldrick Road East to the north, Bayview Avenue to the east, Hillview Drive to the south and existing institutional uses to the west.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate an expansion to the existing place of worship on the subject lands. The applicant is proposing a two storey discipleship building and a four storey parking garage on the southern portion of the property (refer to Maps 5 and 6). The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 2.958 hectares (7.309 acres)

- Discipleship Building:**
 - **Gross Floor Area:** 4,686 square metres (50,440 square feet)
 - **Classroom Space:** 1,641 square metres (17,667 square feet)
 - **Multi-Purpose Hall space:** 742 square metres (7,988 square feet)
 - **Meeting Hall Space:** 432 square metres (4,660 square feet)
 - **Office Space:** 231 square metres (2,488 square feet)
 - **Number of Classrooms:** 17
 - **Number of Multi-Purpose Halls:** 2
 - **Building Height:** 12.83 metres (42.09 feet)
 - **Loading Spaces:** 0 (1 space at existing church)

- Parking Garage:**
 - **Gross Floor Area:** 15,868 square metres (170,802 square feet)
 - **Building Height:** 16.10 metres (52.82 feet)

Parking:

- **Proposed Total Number of Parking:** 863 spaces
 - **Parking Garage:** 537 spaces
 - **Surface:** 326 spaces

The proposed discipleship is intended to provide space for social and educational programs for congregants of the Richmond Hill Christian Community Church. At the time of writing of this report, an associated Site Plan application has not been submitted to the Town.

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the Town in support of the proposed development:

- Site Plan;
- Floor Plans;
- Elevation Plans;
- Adjacent Property Plan;
- Planning Justification Report;
- Draft Zoning By-law;
- Urban Design Brief;
- Arborist Report;
- Servicing and Stormwater Management Report;
- Ministry of Environment Permit to Take Water;
- Water Balance Assessment;
- Hydrogeological Investigation Report;
- Preliminary Geotechnical Investigation Report;
- Phase 1 Environmental Site Assessment; and,
- Transportation Study.

Zoning By-Law Amendment Application

The subject lands are zoned **Institutional One (I1) Zone** and **General Commercial One (GC1) Zone** under By-law 2325-68, as amended. Furthermore, site-specific Zoning By-laws 2-01, as amended, 61-10, as amended and 120-11, as amended, applies to 9670 Bayview Avenue and site-specific Zoning By-law 361-88, as amended applies to 9640 Bayview Avenue. Zoning By-law 2325-68, as amended, pre-dates the adoption and approval of the Town's Official Plan. The applicant is seeking Council's approval to amend the Zoning By-law to facilitate the subject development. Specifically the applicant is proposing:

- to rezone the southeast corner of the property (lands comprising of 9640 Bayview Avenue from **General Commercial One (GC1) Zone** to **Institutional One (I1) Zone**; and,
- amend the following development standards of Zoning By-law 120-11, as amended:

Development Standard	Development Standards, I1 Zone	Proposed Standards
Minimum Front Yard Setback (to Bayview Avenue)	7.5 metres (24.60 feet)	6.0 metres (19.68 feet)
Minimum Side Yard Setback (to Hillsvie Drive)	20.0 metres (65.61 feet)	6.0 metres (19.68 feet)
Maximum Building Height	15.0 metres (49.21 feet)	16.5 metres (54.13 feet)

Planning Analysis

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the Plan). The **Neighbourhood** designation is generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas schools, day nurseries, places of worship, community centres, parks and urban open spaces. The existing place of worship is consistent with a **Community Use**, which is identified within Sections 4.1.1.3 and 4.1.1.7 of the Plan and permitted within the **Neighbourhood** designation. 9640 Bayview Avenue is identified as an existing Neighbourhood Commercial site in accordance with Appendix 7 of the Plan. **Community Uses** are permitted within Neighborhood Commercial sites, therefore an amendment to the Plan is not required to facilitate this proposal.

Department and External Agency Comments

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Section

In consideration of the policies of the Plan, which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- following the construction of the latest expansion to the main church building, Town staff became aware that adverse groundwater conditions were encountered due to the underlying aquifer complex. As a result, the owner installed a permanent dewatering system consisting of two dewatering pumps to lower groundwater levels intended to depressurize the underlying aquifer to prevent on-site flooding. To date, this dewatering system has not been fully reviewed or approved through an appropriate Site Plan amendment application. Therefore, prior to approval of a Site Plan application for the subject development proposal, information related to the dewatering system installed on-site must be included in the future Site Plan application to allow staff to adequately assess the impacts of the dewatering system on existing and proposed buildings on-site and determine any effects the dewatering may have to nearby wetlands and downstream riparian systems;
- the site specific parking requirements of Zoning By-law 120-11, as amended applicable to the lands only contemplated a single place of worship building and not

additional associated buildings as proposed by the subject application. Accordingly, the applicant is encouraged to review the Draft Parking Strategy, 2010 for the Town's standard parking rates applicable to places of worship and include a proposed parking rate that takes into account the proposed development of the land as contemplated by the subject application;

- a Site Plan application will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan approval prior to finalization of the Zoning By-law; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Development Engineering Section

Development Engineering staff has provided comments with respect to active transportation, parking, site servicing, grading and stormwater management matters. The Development Engineering Section has advised that the applicant will need to demonstrate that the proposed structures that are subject to this application would be able to withstand groundwater conditions in the event that existing dewatering system installed on-site were to cease operation in an emergency event. Additionally, the Town's Transportation Planning Section requests clarity surrounding the uses proposed within the discipleship building to ensure that the appropriate parking standards are implemented.

Building Services Division – Zoning Section

The Town's Building Services Division has reviewed the applicant's draft Zoning By-law amendment and have advised that the proposed development does not meet the Lot Coverage requirements of the Zoning By-law. Accordingly an amendment to this zoning provision will be required to form part of this application.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that the subject lands are located within the Wellhead Protection Area-Q2 (WHPA-Q2). Accordingly, the TRCA will review the proposed Zoning By-law Amendment and future Site Plan application for any impacts on the local watershed.

Other Town Departments and External Agency Comments

Comments have also been received from the Town's Urban Design Section, Park and Natural Heritage Planning Section, Finance Section, Town of Richmond Hill Fire Department, the Regional Municipality of York, Enbridge Gas, Alectra Utilities, Canada Post and Hydro One Networks.

Outstanding Town Department and External Agency Comments

As of the writing of this report, no additional comments remain outstanding from Town Departments or external agencies. Additional Comments may be provided upon the applicant's submission of a future Site Plan Application.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the Town's Strategic Plan. An overview of how the subject application is aligned with the goals of the Town's Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law amendment proposal to facilitate the construction of a two storey discipleship building and a four storey parking garage. The purpose of this report is to provide Council and the public with an overview of the applicant's development proposal, and to discuss the regulatory framework governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan – Land Use
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.19.025 - Zoning By-law Amendment - Richmond Hill Christian Community Church - 9640 and 9670 Bayview Avenue.docx
Attachments:	- Map 1 Aerial Photograph.pdf - Map 2 Neighbourhood Context.pdf - Map 3 Existing Zoning.pdf - Map 4 Official Plan - Land Use.pdf - Map 5 Proposed Site Plan.pdf - Map 6 Proposed Elevations.pdf
Final Approval Date:	Jan 28, 2019

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Jan 26, 2019 - 11:43 AM

Kelvin Kwan - Jan 28, 2019 - 9:34 AM

Neil Garbe - Jan 28, 2019 - 10:55 AM