



## **Staff Report for Council Public Meeting**

**Date of Meeting:** March 20, 2019

**Report Number:** SRPRS.19.047

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.19.047- Request for Comments- Official Plan Amendment Application - Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada – Town File D01-18002**

---

### **Owner:**

Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada  
1155 Yonge Street  
Toronto, Ontario  
M4T 1W2

### **Agent:**

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

### **Location:**

Legal Description: Part of Lots 1 to 3, Plan 136  
Municipal Addresses: 83 and 97 King Road

### **Purpose:**

A request for comments concerning an Official Plan Amendment application to permit the expansion of an existing Place of Worship on the subject lands.

### **Recommendation:**

**That Staff Report SRPRS.19.047 with respect to the Official Plan Amendment application submitted by the Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada for lands known as Part of Lots 1 to 3, Plan 136 (Municipal Addresses: 83 and 97 King Road), Town Files D01-18002, be received for information purposes only and that all comments be referred back to staff.**

## Page 2

### 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:

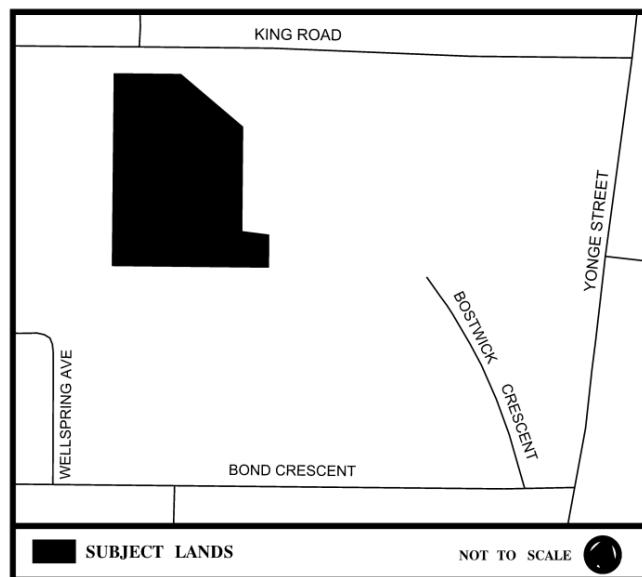
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 the “Contact Person” above.



## Page 3

### Background Information:

The subject Official Plan Amendment application was received by the Town on May 23, 2018 and deemed complete on May 31, 2018, after Bill 139 received Royal Assent on December 12, 2017. The application and supporting materials were 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 on the south side of King Road, approximately 250 metres (820.21 feet) west of Yonge Street and have a total combined lot area of 0.994 hectares (2.456 acres) (refer to Maps 1 and 2). 83 King Road currently supports a 1 ½ storey residential dwelling and a parking lot that is used by the abutting place of worship (Our Lady of the Annunciation Parish). 97 King Road supports the existing Our Lady of the Annunciation Parish church building and associated parish office, a rectory with associated detached garage and a single detached dwelling. The existing single detached dwellings on both properties are proposed to be demolished to facilitate the subject proposal. The existing church, parish office, and rectory buildings are proposed to remain. The subject lands currently utilize three access points onto King Road. The subject lands abut King Road and a Provincially Significant Wetland to the north, commercial uses and a stormwater pond to the east, institutional uses to the south and commercial uses to the west.

#### Development Proposal

The applicant is seeking Council's approval of its Official Plan Amendment application to facilitate the construction of a 1,343.4 square metre (14,460.23 square feet) expansion to the existing place of worship (refer to Map 5). The development proposal also consists of an expansion to the existing parking area, which will include a vehicular laneway around the front of the place of worship and two access points onto King Road. The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

<b>Total Lot Area:</b>	<b>0.994 hectares (2.456 acres)</b>
<b>Gross Floor Area:</b>	<b>2,323.4 square metres (25,008.9 square feet)</b>
<b>Building Height:</b>	<b>13.5 metres (1 storey)</b>
<b>Total Lot Coverage:</b>	<b>27.8%</b>
<b>Total Parking Spaces</b>	<b>159 spaces</b>
• <b>Parking Spaces:</b>	<b>152 spaces</b>
• <b>Barrier Free Parking Spaces</b>	<b>7 spaces</b>

## Page 4

At the time of writing this report, the applicant has not submitted a Zoning By-law Amendment or Site Plan applications for the subject lands.

### Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Official Plan Amendment;
- Site Plan;
- Survey; and,
- Natural Heritage Evaluation.

### Official Plan Amendment Application

The applicant has requested an amendment to Section 3.2.2.3(7) of the Town's Official Plan (the "Plan") regarding **Natural Hazards**. This policy requires that a minimum protection zone (or buffer) of 10 metres (32.80 feet) be provided and enhanced from the outer limits of hazardous lands and hazardous sites, as defined by the Town and the Toronto and Region Conservation Authority. In this regard, the applicant is requesting that policy Section 3.2.2.3(7) not apply to the subject lands.

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (PPS), the *Growth Plan for the Greater Golden Horseshoe* (2017) (Growth Plan), the *Oak Ridges Moraine Conservation Plan* (2017) (ORMCP) the *Regional Official Plan* (ROP), and the Plan. Staff notes that the Town's in-force Plan is consistent with the PPS, and conforms to the Growth Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS and the Growth Plan were updated in 2014. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

### Region of York Official Plan

The subject lands are designated **Urban Area** and **Regional Greenlands System** in accordance with Map 1 of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit an institutional development, as proposed by the subject application. The northeast portion of the property is located within a **Regional Greenlands System**, which are designed to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation systems. Development and site alteration are prohibited within the **Regional Greenlands System** and the applicable policies require that any development located within 120 metres of a **Regional Greenlands System** provide sufficient environmental studies to measure impacts on nearby Natural Heritage Features. It must be noted that the ROP recognizes the Town's **Lake Wilcox Special Policy Area** and requires that policies of approved Special Policy Areas be incorporated into the Plan.

## Page 5

### Town of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre, Neighbourhood** and **Natural Core** on Schedule-A2 (Land Use) to the Plan (see Map 4). The lands are also located within the **Lake Wilcox Special Policy Area**.

The majority of the property is designated **Oak Ridges Local Centre**, which is envisioned as a low-rise, pedestrian-oriented, human-scaled, mixed-use centre serving the Oak Ridges Community. It is the intent of the Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form and environmental design.

The northwest portion of the lands is designated **Neighbourhood**. The **Neighbourhood** designation is generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas community uses, 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 is permitted within both the **Oak Ridges Local Centre** and **Neighbourhood** designations.

The northern edge of the subject lands are designated **Natural Core**. The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. Accordingly, the **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential transportation, infrastructure, low-intensity recreational uses, unserviced parks and uses accessory thereto.

Further to the above, a portion of the property is located within an existing floodplain and its associated buffer. Therefore, **Natural Hazard** policies apply to the lands. **Natural Hazards** such as flooding, erosion and slope failures pose a risk to human health and safety, as well as to property. As a matter of public safety it is important to reduce the potential risks and costs associated with natural hazards by ensuring that development is directed away from these areas. Accordingly, development and site alteration is prohibited within the floodplain subject to Conservation Authority regulations and the natural hazard policies of the *PPS*. The Plan requires that a minimum protection zone of 10 metres (32.80 feet) is to be provided from the outer limits of hazardous lands or such greater distance as may be determined through appropriate environmental studies. The Plan includes policies in which the Town will seek dedication of key natural heritage features and their associated minimum protection zones through the development approval process to an appropriate public authority. It is noted that a **Special Policy Area** may permit development but must be planned and designed in order to minimize flooding impacts.

The subject lands are also located within the **Lake Wilcox Special Policy Area**. Lands located within **Special Policy Areas** have historically existed in the floodplain. It is

## Page 6

recognized that a strict adherence to the *PPS* may limit opportunities for development within the community, therefore this area is subject to a separate set of policies to allow for development subject to certain regulations. Development may occur within a **Special Policy Area** subject to Site Plan control with the implementation of appropriate flood measures to the satisfaction of the Town and the TRCA.

In June 2017, Council approved amendments to the **Lake Wilcox Special Policy Area** to address changes to the floodplain. Included within the changes was the removal of the King Road Special Policy Area sub-area from the **Lake Wilcox Special Policy Area**. It must be noted that the subject lands are located within the King Road sub-area proposed to be removed. At the time of writing of this report, the approved amendments to the **Lake Wilcox Special Policy Area** were under review by the Province of Ontario. Until such time that the Province issues approval, the **Lake Wilcox Special Policy Area** remains in effect. Should the Special Policy Area be removed, the **Natural Hazard** policies of the Plan shall apply.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in the ORMCP. In accordance with Section 3.2.1.1(18) of the Plan, all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

### Existing Zoning

83 King Road is zoned **General Commercial Two (GC2) Zone** and **Flood (F) Zone** under By-law 484-88, as amended. 97 King Road is zoned **Institutional Two (I2) Zone** and **Flood (F) Zone** also under By-law 484-88, as amended (refer to Map 3). The subject lands are split zoned due to their proximity to natural features and past acquisition of additional lands. A Zoning By-law Amendment application will be required to facilitate the subject proposal.

### Department and External Agency Comments:

The subject Official Plan Amendment application and 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:

- portions of the proposed development, parking and laneways are proposed within the 10 metre (32.80 feet) **Natural Hazard** buffer. As such, the applicant should explore opportunities to relocate portions of the building additions, front yard

## Page 7

staircase and accessibility ramp outside of the 10 metre (32.80 feet) buffer to areas of the site that are not impacted by flooding;

- Section 3.2.2.4(12) of the Plan states that development should not be planned or intensified beyond the level of development currently provided within the Plan, unless it has been demonstrated that no other alternatives exist outside of the floodplain. Therefore the applicant shall consider a new laneway and parking areas outside of the floodplain to the satisfaction of Parks Planning staff and the TRCA;
- safe access to the site in the event of severe flooding is a concern based on the proposed access points to the site, which require crossing through a floodplain. It is recommended that the applicant consider an alternative safe access point to the west or the south;
- the applicant shall consider the implementation of a vertical freeboard to address floodplain mitigation in certain locations of the site/building to the satisfaction of Parks and Natural Heritage Planning staff and the TRCA;
- the applicant shall explore the opportunity to relocate the proposed storage and air conditioning unit to accommodate for the rear addition, accessibility ramp or additional parking;
- a Zoning By-law Amendment application will be required to implement the proposed development, which will address among other matters; the limits of the Flood Zone on the subject lands, harmonize the **I2** and **GC2** Zones and implement development standards for the proposed additions to the existing Place of Worship; and,
- 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;

### Transportation Engineering Division

As part of the original submission for the subject lands, a single access point is proposed at the northwest corner of the subject lands. The applicant has since proposed a second access point onto King Road (via the Bostwick Crescent right-of-way). Transportation Engineering staff has no objection to the single access point and has not had the opportunity to review the proposed second access point.

### Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that the subject lands are located within a Regulated area under Ontario Regulation 166/06. The TRCA has advised that there is opportunity for the proposed addition to be located outside of the floodplain and the associated buffer. The TRCA further advises that as the lands are located within the **Special Policy Area** and that Provincial approval may be necessary before the TRCA can support the proposed Official Plan Amendment. Proposed new parking on the lands must demonstrate conformity to Section 8.4.13 of the TRCA's Living City Policies. The TRCA also notes issues with respect to safe access to the site given the location of the existing floodplain

## **Page 8**

over existing and proposed entranceways to the subject lands. TRCA comments are attached as Appendix A to this report.

### **Other Town Department and External Agency Comments**

Comments have also been received from Park and Natural Heritage Planning Section, Fire and Emergency Services, Urban Design Section, Financial Services, Alectra Utilities, Enbridge Gas, Canada Post and the Buttonville Airport. Further comments will be provided by Town Departments and Public Agencies upon submission of future Zoning by-law and Site Plan applications.

### **Outstanding Town Department and External Agency Comments**

As of the writing of this report, comments remain outstanding from the Regional Municipality of York, Community Services, Building Services Zoning Section and Bell Canada.

### **Interim Growth Management Strategy**

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The applicant will be required to submit a Sustainability Performance Metrics Tool as part of a future Site Plan application. However it should be noted that the proposed expansion will not require additional servicing allocation.

### **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 applications are aligned with the Strategic Plan will be included in a future recommendation report to Council



## **Page 9**

following a comprehensive review and evaluation of the applicant's development proposal.

### **Conclusion:**

The applicant is seeking Council's approval of its Official Plan Amendment application to facilitate the expansion of the existing place of worship on the subject lands. 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 these planning applications. 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.

- Appendix A, Memo from Toronto and Region Conservation Authority dated September 19, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Zoning Map
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan

## Page 10

### Report Approval Details

Document Title:	SRPRS.19.047- Request for Comments- Official Plan Amendment Application.docx
Attachments:	- SRPRS.19.047 - Attachments.pdf
Final Approval Date:	Mar 6, 2019

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

**Gus Galanis - Mar 6, 2019 - 11:48 AM**

**Kelvin Kwan - Mar 6, 2019 - 11:57 AM**

**Neil Garbe - Mar 6, 2019 - 2:15 PM**