



Staff Report for Council Public Meeting

Date of Meeting: September 18, 2019

Report Number: SRPRS.19.148

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.148 – Request for Comments –
Zoning By-law Amendment Application – St.
Dumitru Romanian Orthodox Church – City File
D02-18019 (Related File D06-18033)**

Owner:

St. Dumitru Romanian Orthodox Church
526 Carrville Road
Richmond Hill, Ontario
L4C 6E6

Agent:

Ioana Tencaliuc
73 Shippigan Crescent
North York, Ontario
M2J 2G1

Location:

Legal Description: Part of Lot 41, Concession 1, W.Y.S.
Municipal Addresses: 482 and 526 Carrville Road

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to facilitate the construction of a place of worship and ancillary uses on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.148 with respect to the Zoning By-law Amendment application submitted by St. Dumitru Romanian Orthodox Church for lands known as Part of Lot 41, Concession 1, W.Y.S. (Municipal Addresses: 482 and 526 Carrville Road), City File D02-18019, be received**

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for information purposes only and that all comments be referred back to staff.

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-771-6480 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

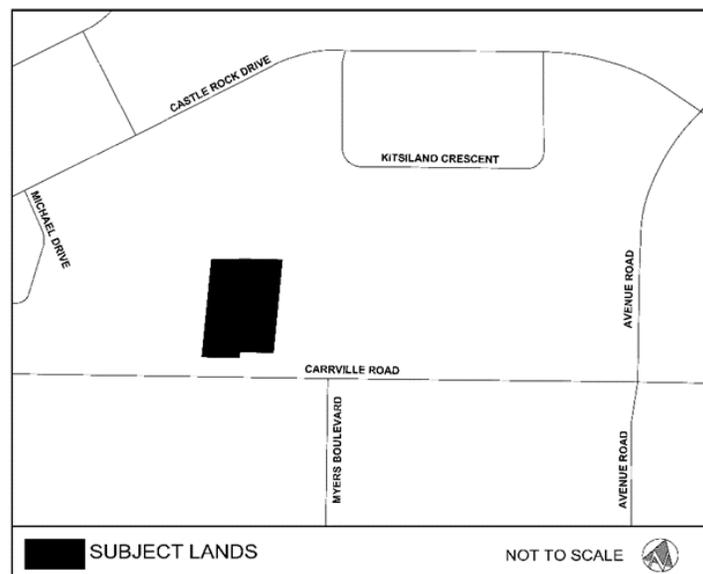
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. 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.



Background Information:

The subject Zoning By-law Amendment application and related Site Plan application were submitted to the City on July 9, 2018 and deemed complete on July 5, 2019 after Bill 139 received Royal Assent on December 12, 2017. The applications were

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subsequently circulated to relevant City Departments and external agencies for review and comment.

On January 5, 2010, the applicant submitted a Zoning By-law amendment application (File D02-10003) for 526 Carrville Road to permit the expansion of the existing one storey dwelling located on its land holdings to accommodate a place of worship with a seating capacity of 80 persons. A Council Public Meeting was held regarding this proposal on May 26, 2010, wherein Council received Staff Report SRPRS.10.059 for information purposes. The applicant subsequently acquired additional lands to the immediate east (482 Carrville Road) and a revised proposal was developed for the larger land holdings which is the subject of the current development applications. It should be noted that the previous application has been closed.

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 are located on the north side of Carrville Road, west of Avenue Road, and have a total lot area of 0.44 hectares (1.08 acres). The lands presently support two, one-storey single detached dwellings. The existing dwelling located at 526 Carrville currently supports a clergy residence and parish office and is proposed to remain. The existing dwelling located at 482 Carrville is currently used as a residence and is proposed to be expanded to include a community centre and day nursery as part of the subject development. The lands abut valley lands associated with the East Don River to the north, a trail connection and Roselawn Public School to the west, Carrville Road to the south, and residential uses to the east (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to construct a 339.48 square metre (3,654.13 square feet) place of worship with a seating capacity of 150 persons, a 224.40 square metre (2,415.42 square feet) community centre which is proposed to also include a day nursery, and a 116.10 square metres (1,249.69 square feet) existing dwelling that is proposed to continue to support a clergy residence and parish office (refer to Map 5). The development proposal also consists of a parking area that includes 57 parking spaces with a restricted right-in and right-out access onto Carrville 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 City:

- **Lot Area:** **0.44 hectares (1.085 acres)**
- **Total Number of Buildings:** **3**
- **Gross Floor Area:**
 - **Place of Worship:** **317.00 square metres (3,412.15 square feet)**

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- **Community Centre:** 238.11 square metres (2,562.99 square feet)
- **Existing dwelling:** 116.10 square metres (1, 249.69 square feet)
- **Building Height:**
 - **Place of Worship:** 23.9 metres (78.41 feet)
 - **Community Centre:** 11.14 metres (36.54 feet)
 - **Existing dwelling:** 5.23 metres (17.15 feet)
- **Lot Coverage:** 15.2%
- **Total Parking Spaces:** 67 spaces
 - **Parking Spaces:** 65 spaces
 - **Barrier Free Parking Spaces:** 2 spaces

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed Zoning By-law Amendment application:

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Site Plan;
- Survey;
- Phase I Environmental Site Assessment;
- Natural Heritage Report;
- Development Application Summary;
- Landscape & Grading Plan;
- Transportation Study;
- Stormwater Management Report;
- Restoration Plan;
- Tree Inventory and Preservation Plan;
- Elevation Plan;
- Floor Plan;
- Erosion and Sediment Control Plan;
- Exterior Lighting Plan;
- Water Balance Study;
- Geo-technical Study; and,
- Water Budget Analysis.

Zoning By-law Amendment Application

The subject lands are zoned “**Residential Second Density (R2) Zone**” under Zoning By-law No. 2523, as amended, which permits a single detached dwelling, a home occupation, a community centre and a public library. The proposed Place of worship and day nursery as contemplated by the subject application are not permitted under the current zone category. Accordingly, the applicant is proposing to add site-specific provisions to the “**Residential Second Density (R2) Zone**” to permit the proposed

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uses and implement appropriate development standards to facilitate the subject proposal.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** on Schedule- A2 (Land Use) to the City of Richmond Hill Official Plan (the Plan) (see Map 4). The **Neighbourhood** designation is generally characterized by low density residential uses and a range of service uses and facilities including neighbourhood commercial, community uses, parks and urban open spaces.

It should be noted that community uses are permitted in the Neighbourhood Designation. Section 4.1.1.2.h) of the Plan identifies places of worship as a community use, in accordance with meeting locational criteria as described in section 4.1.1.7 of the Plan. Further, Section 4.1.1.7 of the Plan states that places of worship, where permitted, shall be located at the intersection of two arterial streets or at the intersection of an arterial street and a collector street. Mid-block sites on arterial streets may be considered only where they abut the Greenway System, a park, educational facility, commercial or retail use.

A small portion of the subject lands located at the northern limit of the property is 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 the 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 *Provincial Policy Statement (PPS)*. The Plan requires a minimum protection zone of 10 metres (32.80 feet) be provided from the outer limits of hazardous lands or such greater distance as may be determined through appropriate environmental studies. The Plan also includes policies that seek the dedication of key natural heritage features and their associated minimum protection zones through the development approval process to an appropriate public authority.

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Department and External Agency Comments:

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

Development Planning Section

Planning staff has undertaken a preliminary review of the applicant's development proposal, including supporting plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed place of worship and ancillary uses are permitted within the **Neighbourhood** designation of the Plan;
- the proposed place of worship complies with the locational criteria as outlined in Section 4.1.1.7 of the Plan as the subject lands are located mid-block on an arterial street (Carrville Road), abut a Greenway System (to the north) and an education facility (to the east);
- pursuant to the policies of the Plan, all natural heritage features and buffers must be dedicated to a public authority;
- comments have yet to be received from the Toronto and Region Conservation Authority. These comments are critical in determining whether the proposal provides sufficient buffers from the adjacent valley lands associated with the East Don River;
- the proposed development will be reviewed for compliance with the Town's approved Urban Design Guidelines;
- the applicant shall satisfactorily address any issues identified by Town departments and external agencies that have been requested to review the subject development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Other City Department and External Agency Comments

Comments have also been received from the City's Financial Services Division, Fire and Emergency Services Division, and Rogers Cable Communications Inc., which have advised of no objections to the application.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Building Services Division, Heritage and Urban Design Section, Parks and Natural Heritage Planning Section, Development Engineering Division, Alectra Utilities, Bell Canada, Enbridge Gas, Canada Post, the Regional Municipality of York and the Toronto and Region Conservation Authority.

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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.*

Additionally, in accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required *Sustainability Performance Metrics Tool* in support of its development proposal. Staff are in the process of reviewing the submitted Sustainability Metrics and will require additional supporting information. The additional required information will be assessed and considered as part of the future Site Plan review.

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 City's Strategic Plan. An overview of how the subject application are aligned with the 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 application to permit a place of worship and related ancillary uses on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime 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.

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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 the contact person listed in this document.

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

Report Approval Details

Document Title:	SRPRS.19.148 - Zoning By-law Amendment Application - 482 and 526 Carrville Road .docx
Attachments :	- SRPRS.19.148_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.19.148_MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - SRPRS.19.148_MAP_3_EXISTING_ZONING.pdf - SRPRS.19.148_MAP_4_EXISTING_OFFICIAL_PLAN_SESIGNATION.pdf - SRPRS.19.148_MAP_5_PROPOSED_SITE_PLAN.pdf - SRPRS.19.148_MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Sep 4, 2019

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

Gus Galanis - Sep 4, 2019 - 2:19 PM

Kelvin Kwan - Sep 4, 2019 - 3:23 PM

Neil Garbe - Sep 4, 2019 - 3:28 PM