



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.173

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.173 – Request for Comments – Site Plan Application – Summit Community Church – City File D06-07038

Owner:

Summit Community Church
1750 Stouffville Road
Richmond Hill, Ontario
L4E 0K3

Agent:

Dickinson + Hicks Architects Inc.
45 Mill Street
Orangeville, Ontario
L9W 2M4

Location:

Legal Description: Part of Lot 1, Concession 3, E.Y.S.
Municipal Address: 1750 Stouffville Road

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a Place of Worship on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.173 with respect to a Site Plan application submitted by Summit Community Church for lands known as Part of Lot 1, Concession 3, E.Y.S. (Municipal Address 1750 Stouffville Road), City File D06-07038, be received for information purposes and that all comments be referred back to staff.

Page 2

Contact Person:

Doris Cheng, Senior Planner – Site Plans, phone number 905-771-5563 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

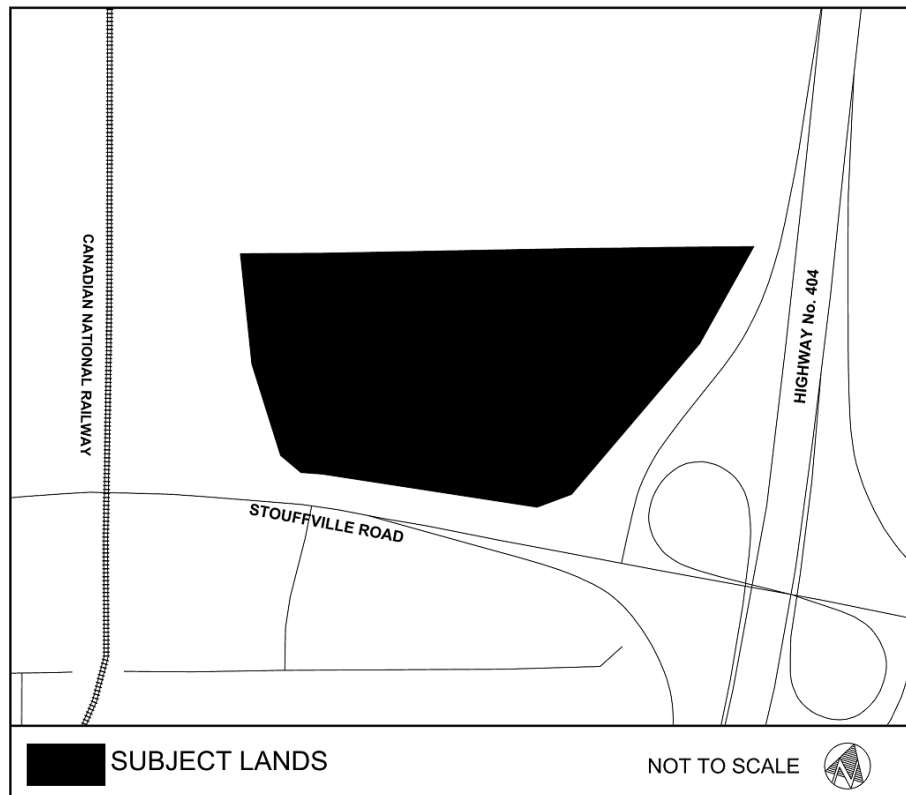
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 “Contact Person” above.



Page 3

Background:

The subject Site Plan application was received and deemed complete by the City on July 30, 2007. City staff and external agencies identified a number of issues with the original submission with respect to the location of the proposed Place of Worship structure, compliance with natural heritage system policy requirements, potential traffic conflicts with the new Gormley GO station, and operational concerns associated with the proposed vehicular access along Stouffville Road within the Ministry of Transportation's Controlled Access to Highway 404.

Since then, the applicant has been working diligently with City of Richmond Hill staff, the Region of York, the Ministry of Transportation, the Ministry of Natural Resources and Forestry, Metrolinx, and the Toronto and Region Conservation Authority to resolve the series of complex issues associated with the proposed development. The current Site Plan is a culmination of over 15 years of collaboration and mutual compromises, resulting in an integrated design solution acceptable to the applicant, neighbouring landowners, the City, and all commenting agencies. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's proposal.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of Highway 404 and Stouffville Road. The lands have a total site area of 9.24 hectares (22.83 acres) and presently contains a barn, a large storage shed, and a one storey detached residential dwelling, which are to remain. Uses surrounding the property include farm lands to the north, a Provincially Significant wetland and the Gormley GO Station to the west, Highway 404 to the east, and a small residential community consisting of low density, single detached residential homes, the Unilock operational storage facility and additional farmland to the south (refer to Maps 1 and 2).

Development Proposal

Staff is seeking comments on the applicant's Site Plan application to facilitate the construction of a Place of Worship on the subject lands. The proposal includes a two storey discipleship building and associated surface parking areas which are to be located within the centre of the subject lands, along with the existing single storey storage barn, single storey workshop, and residential dwelling (refer to Maps 6 and 7) for storage and offices. The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to City staff for consideration:

Page 4

Total Lot Area: 9.24 hectares (22.83 acres)

Proposed Main Discipleship Building:

- **Gross Floor Area:** 2,413.5 square metres (25,978 square feet)
 - **Sanctuary Seats:** 600 seats
- **Building Height:** 12.50 metres (41.01 feet), 2 storeys
- **Loading Spaces:** 1 space

Parking:

- **Proposed Total Number of Parking:** 250 spaces
 - **Barrier Free spaces:** 12 spaces

Existing Structures on Site:

- **House (to be used as Offices)** 2,413.5 square metres (25,978 square feet)
- **Storage Barn** 515.32 square metres (5,546.85 square feet)
- **Workshop** 162.7 square metres (1,743.75 square feet)

The proposed Place of Worship is intended to provide space for a daycare, pre-school area, classrooms, a Children's Ministry, and other social and educational programming spaces for congregants of the Summit Community Church.

The existing driveway access to the subject property on Stouffville Road, is located within the Ministry of Transportation's Controlled Access Area. As such, a second alternative access was necessary to accommodate the anticipated volume of traffic, without causing vehicular conflicts within the Controlled Access Area, which is proposed on the abutting property to the north.

In this regard, the applicant has been working with the landowner of the property to the immediate north of the subject lands and the TRCA to establish a single consolidated driveway access. Through the collaboration of all stakeholders, it was agreed that vehicular access along Stouffville Road would be restricted to a 'right-in / right-out' and a secondary access through the abutting property to the north, as a result of ongoing collaboration with the neighbour and Metrolinx. This access will provide a driveway from the Summit Church, through the neighbouring lands to the north, connecting to the road network within the Gormley Go Station, to the full-moves signalized intersection at Stouffville Road. The shared access will be achieved by providing an overall net ecological benefit to the natural heritage system by removing and restoring two other wetland crossings.

The crossing will be subject to a consent for easement purposes, and a separate private easement between Summit Community Church, the landowner to the north, and Metrolinx will be required.

It should be noted that through the detailed review of the development proposal and the resolution of various technical comments raised to date, some additional revisions to the Site Plan may be required, prior to final Site Plan approval.

Page 5

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Moraine Countryside (ORMCO)** on Land Use – Schedule A2 in the City’s Official Plan (the “Plan”) and are located in the **Greenway System** in the City’s Urban Structure – Schedule A1 (refer to Map 3). Consistent with the Oak Ridges Moraine Conservation Plan (ORMCP) and the Region of York Official Plan (ROP), these areas are intended to function as areas for fish, wildlife and forest management, and conservation projects related to flood and erosion control, as well as other uses including agricultural and agricultural related uses, transportation infrastructure and utilities, single detached dwellings and home businesses and industries, and related uses.

On March 9, 2006, the Ministry of Municipal Affairs and Housing approved Official Plan Amendment 218 (OPA 218) to bring the City’s former Plan into conformity with the ORMCP. The Ministry included modifications to the OPA, which provided for a site specific exception to the Countryside Area Policies. Accordingly, this site specific modification of the Plan by the Province permits a Place of Worship on the subject lands, as proposed by the subject application which was originally submitted in 2007.

OPA 218 was repealed by the City’s Plan in 2010, and as such, the proposed land use is subject to Transition Policy 7.33 (a). This policy respects pre-existing rights with respect to legally permitted uses that comply with an in-force Zoning By-law at that time. As such, in accordance with this policy, the permitted land use (Place of Worship) was integrated within the implementing By-law 128-04 as outlined below.

Existing Zoning By-law

The site is zoned **Oak Ridges Moraine Countryside (ORMCO) Zone** and **Oak Ridges Moraine Natural Linkage (ORMNL) Zone** under By-law 128-04 (refer to Map 4). Notwithstanding the existing **ORMCO** zone category, these lands are subject to Site Specific Exception 7.3 under By-law 128-04 which specifically states: *“Primary use shall be for a Place of Worship and may include accessory uses such as an office, day nursery, daycare centre, meetings rooms, existing single detached dwelling, existing storage barn and church manse”* on the lands. The following is a summary of the relevant development standards permitted under the By-law in comparison to what is proposed:

Development Standard	Permitted	Proposed
Minimum Front Yard Setback	12.0 metres (39.37 feet)	54.9 metres (180.12 feet)
Minimum Side Yard Setback (West)	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)
Minimum Side Yard Setback (North)	8.0 metres	130.12 metres

Page 6

	(86.11 feet)	(426.90 feet)
Minimum Side Yard Setback (East)	12.0 metres (39.37 feet)	129.84 metres (425.98 feet)
Minimum Setback to Hydro Corridor	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)
Minimum Dimensions of Parking Space	2.75 x 5.8 metres (9.02 x 19.03 feet)	2.75 x 6.0 metres (9.02 x 19.68 feet)
Minimum Driveway Width for Fire Route	6.0 metres (19.68 feet)	7.0 metres (22.97 feet)
Minimum Number of Parking Spaces	6.4 spaces per 100 square metres of gross floor area or 1 space per 2.4 seats of maximum seating capacity, whichever is greater.	250 spaces
Maximum Height	15.0 metres (49.21 feet)	12.5 metres (41.01 feet)
Minimum Landscape Strip Abutting Street	6.0 metres (19.68 feet)	20.54 metres (67.39 feet)
Minimum Setback to a Buffer Zone	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)
Development Envelope on Area Zoned ORMCO	100%	4.2%

Based on the information above, the proposed development complies with the existing site specific exception to By-law 128-04.

Department and External Agency Comments:

As of the time of writing this report, the City is awaiting a resubmission from the applicant to address all outstanding comments provided on its most recent submission as outlined below.

Ministry of Transportation (MTO)

The driveway access from Stouffville Road is located within the Ministry of Transportation's Controlled Access Area. A restricted right-in/right-out access from Stouffville Road has been permitted provided that an additional primary access to the property is secured. In this regard, MTO has advised of no objections to the proposed full-moves access to/from the Gormley Go Station, subject to compliance with MTO's design requirements.

Ministry of Natural Resources and Forestry (MNR)

The Ministry of Natural Resources and Forestry has identified a Provincially Significant Wetland (PSW) on the western portion of the site, which is also identified as

Page 7

Contributing Habitat to Redside Dace under the *Endangered Species Act*.

Development is not permitted within a PSW, however MNRF, the Toronto and Region Conservation Authority, the applicant and the abutting landowner to the north have collaborated to achieve a design solution which will result in an overall net benefit to the system as follows:

- consolidation of the existent three access points in the PSW into a single formalized access location, shared among the Summit Community Church and the abutting landowner to the north;
- direct the formalized consolidated access to an area of existing disturbance which was created without approvals or permits. This area is to be designed and constructed to meet the requirements of the City and the TRCA, and will provide access for both the landowner to the north and to Summit Community Church through Metrolinx lands, to gain access to the signalized intersection at Stouffville Road;
- all fill associated with the previously constructed access points is to be removed;
- all culverts associated with the previously constructed access points in the PSW will be removed and area restored (as they are a barrier to wildlife passage); and,
- the entire length of these previously constructed access points will be restored with native soil and enhanced with native plantings to provide a net benefit to the existing PSW.

Based on the above “overall net benefit” approach, and in the spirit of cooperation, MNRF does not object to the proposal and has deferred the details of the overall net benefit to be achieved to the TRCA through their respective permit process.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised they are generally satisfied with the proposed site plan. They have advised the location of the shared access across the abutting landowner to the north and connect to Metrolinx’s lands is acceptable subject to an overall net ecological benefit to the natural heritage system, as noted above. This includes the removal of the two historical crossings and the restoration and enhancement of these areas. The proposed works are being reviewed under the TRCA permit process to ensure all proposed works meet TRCA’s requirements.

Metrolinx

Metrolinx has advised they have no operational issues or concerns associated with the proposed shared access road on the abutting property to the north of the subject lands. However, they have requested written confirmation from the project engineer, confirming the physical connection will not impact the integrity of the station road (e.g. with respect to the road bed integration and drainage impacts). All other concerns will be addressed through a future private “shared access agreement” that will identify the

Page 8

specific terms and conditions related to the access configuration between Metrolinx, Summit Community Church, and the landowner to the north.

Region of York

The Region of York has advised they have no objection to the development proposal in principle, subject to the Region's comments related landscaping, transportation, dewatering activities and stormwater management being satisfied. Furthermore, the Region of York is requesting to be a party to the Site Plan Agreement due to the Stouffville Road access being restricted to a right in/right out access movement only.

Other Commenting Agencies

Enbridge Gas Distribution Inc., Alectra Utilities, Canada Post, Hydro One Networks Inc., Bell Canada and Rogers Cable Communications Inc. have provided their comments and have no concerns with the proposal, subject to their requirements.

Interim Growth Management Strategy (IGMS):

Council approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria. On February 18, 2014, in accordance with IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), Council approved threshold scores to evaluate and assess applications to ensure all applicable applications are achieving a certain sustainability performance level.

This application was originally submitted and deemed complete in 2007, and as such, precedes the requirement for the submission of a Sustainability Metrics tool. Notwithstanding the above, City staff have requested the applicant consider implementing innovative technologies such as low impact development strategies and other innovative technologies to meet other municipal, provincial and agency requirements.

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 generally aligns with **Goal One – Stronger Connections in Richmond Hill** by providing additional facilities to create connections on a spiritual and social level within the City, **Goal Two – Better Choice in Richmond Hill** by providing opportunities for people to volunteer and share their talents with the community, and **Goal Four – Wise Management of Resources in Richmond Hill** by using the land responsibly and planning for the protection and enhancement of the environment and green spaces in the City of Richmond Hill.

Page 9

Conclusion:

Staff is seeking comments from Council on the applicant's Site Plan application to facilitate the construction of a Place of Worship and associated surface parking areas on its land holdings. Based on the review to date, staff have no principal concerns with the proposed development subject to the completion of the Site Plan approval process. As such, it is recommended that the staff report be received by the Committee of the Whole and that all comments be referred back to staff for consideration.

Page 10

Attachments:

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: Official Plan Designation
- Map 4: Zoning
- Map 5: Proposed Site Plan
- Map 6: Proposed Colour Elevations

Page 11

Report Approval Details

Document Title:	SRPRS.19.173 - Request for Comments - Site Plan Application - Summit Community Church - City File D06-07038.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S607038A.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_ZONING_S607038A.pdf- MAP_5_PROPOSED_SITE_PLAN.pdf- MAP_6_PROPOSED_COLOUR_ELEVATIONS.pdf
Final Approval Date:	Oct 30, 2019

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

Gus Galanis - Oct 18, 2019 - 3:24 PM

Kelvin Kwan - Oct 30, 2019 - 3:09 PM

Neil Garbe - Oct 30, 2019 - 3:23 PM