



## **Staff Report for Council Meeting**

**Date of Meeting:** September 9, 2020

**Report Number:** SRPRS.20.113

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.20.113 - Request for Comments – Site Plan Amendment Application – North Toronto Chinese Alliance Church – City File D06-16024**

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### **Owner:**

North Toronto Chinese Alliance Church  
11221 Bayview Avenue  
Richmond Hill, Ontario  
L4S 1L8

### **Agent:**

Arise Architects Co-operative  
360 Woolwich Street, Guelph  
Guelph, Ontario  
N1H 3W6

### **Location:**

**Legal Description:** Part of Lot 29, Concession 2, E.Y.S.  
**Municipal Address:** 11221 Bayview Avenue

### **Purpose:**

A request for comments concerning a Site Plan Amendment application to facilitate the construction of a building addition, an outdoor patio area, and a new parking area for the existing place of worship located on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPRS.20.087 with respect to a Site Plan Amendment application submitted by North Toronto Chinese Alliance Church for lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11221 Bayview Avenue), City File D06-16024, be received and that all comments be referred back to staff.**

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### Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or  
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

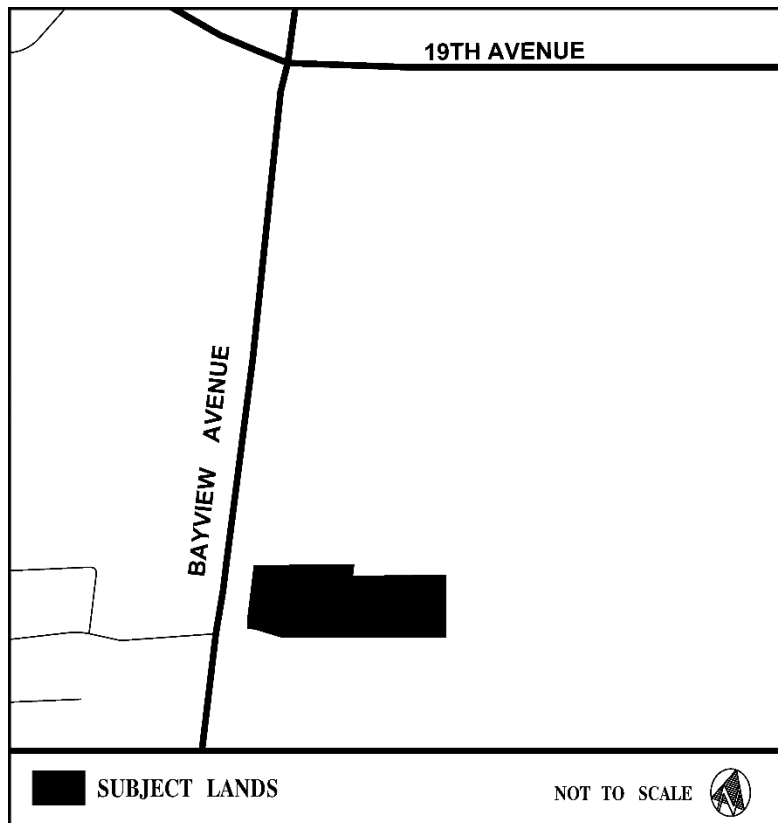
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, 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.



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### Background:

The subject Site Plan Amendment application was received by the City on April 14, 2016 and deemed complete on April 26, 2016. The application was subsequently circulated to relevant City Departments and external agencies for review and comment. Revised submissions were provided on January 26, 2018 and July 29, 2019 to address technical comments from City departments and external agencies, the majority of which have been satisfactorily addressed at the time of writing this report.

The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan Amendment application.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue, north of Elgin Mills Road East, and have a total lot area of approximately 2.49 hectares (6.15 acres) (refer to Maps 1 and 2). The lands support an existing place of worship and abut Bethel Canadian Reformed Church to the north, Bayview Avenue to the west, a draft approved Plan of Subdivision to the east (City File D03-04008) and a draft approved Plan of Subdivision to the south (City File D03-12013) consisting of low and medium density residential development and blocks for elementary school, park, open space, storm water management, and road widening purposes.

#### Development Proposal

The applicant is seeking approval of its Site Plan Amendment application to construct a one storey addition to the existing place of worship located on the subject lands, as well as the establishment of a new outdoor patio and parking area. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 2.49 hectares (6.15 acres)
- **Proposed Height of Addition:** 12.94 metres (42.45 feet)
- **Existing Gross Floor Area:** 1,699.80 square metres (18,296.49 square feet)
- **Proposed Gross Floor Area:** 2,047.80 square metres (22,042.34 square feet)
- **Existing Lot Coverage:** 6.55%
- **Proposed Lot Coverage:** 7.95%
- **Existing Number of Parking Spaces:** 114 spaces
- **Proposed Total Number of Parking Spaces:** 158 spaces

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The proposed building addition is to be located on the west side of the existing main church building. The proposed outdoor patio will be located directly north of the proposed building addition, while a new parking area will be located southwest of the existing parking area (refer to Maps 5 to 7).

### Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of its development proposal:

- Site Plan;
- Elevation Plans;
- Floor Plans;
- Site Servicing and Grading Plan;
- Tree Inventory and Preservation Plan and Report;
- Erosion and Sediment Control Plan;
- Stormwater Management Report;
- Erosion and Sediment Control Plan;
- Electrical and Lighting Plan;
- Landscape Plan;
- Hydrogeological Study;
- Natural Heritage Evaluation.

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Natural Heritage System** and **Protected Countryside** in accordance with Schedule A - Land Use Plan of the North Leslie Secondary Plan (the "Secondary Plan") (refer to Map 3). Lands within the **Natural Heritage System** and **Protected Countryside** designations of the Secondary Plan are generally intended to be set aside for environmental protection in accordance to Section 9.6.8 of the Secondary Plan. Notwithstanding, the proposed building addition, outdoor patio area and parking area will be an expansion to an existing place of worship as shown on Schedule A of the Secondary Plan.

**Section 9.5.2.2 (K)** of the Secondary Plan states that development and land disturbances related to existing uses are permitted in the **Natural Heritage System** subject to the relevant provisions of the *Greenbelt Plan* and the submission of an Environmental Impact Statement which demonstrates that the use can occur in an environmentally acceptable manner.

The applicant has submitted a Natural Heritage Evaluation in support of the proposed development, and both City and Toronto and Region Conservation Authority staff are satisfied that the proposal is environmentally acceptable based on the scale of development and the recommended mitigation measures. On this basis, the applicants

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development proposal conforms with the policies of the Official Plan and Secondary Plan and is considered appropriate and good planning.

### Zoning By-law

The subject lands are zoned **Rural Residential (RR2) Zone** in accordance with By-law 2325-68, as amended (refer to Map 4). A place of worship is listed as a permitted use under the **RR2 Zone**.

### Department and External Agency Comments:

The subject Site Plan Amendment application and associated drawings 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 received with respect to the applicant's development proposal.

#### Development Planning Division

The City's Development Planning Division has carefully reviewed the applicant's development proposal and is generally satisfied with the location, scale, and design of the proposed building addition, outdoor patio area, and parking area. The building elevations of the proposed building addition are similar in style to the existing building and are compatible with Bethel Canadian Reformed Church to the north. In this regard, the City's Urban Design and Heritage Section staff is also satisfied with the design of the applicant's proposed building addition.

The proposed outdoor patio area is considered to be appropriate as it will provide amenity space for users of the existing place of worship. Furthermore, the patio area is small in scale and visibility from Bayview Avenue will be minimal as it will be located east of the existing heavily vegetated wetland area and proposed buffer plantings. As such, it will not have any negative impacts on the existing streetscape.

Lastly, with regard to the proposed parking area, Development Planning staff is satisfied that its location will not be visible from Bayview Avenue. No concerns have been identified by the City's Development Engineering Division regarding its layout and design.

In consideration of the preceding, Development Planning staff is satisfied that the applicant's development proposal is considered appropriate and constitutes good planning.

#### Development Engineering Division

The City's Development Engineering Division has reviewed the applicant's development proposal and has provided technical comments related to the submitted hydrogeological investigation that will need to be further addressed. All other comments related to

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transportation, lighting, servicing, grading, and erosion and sediment control issues have been satisfactorily addressed.

### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has reviewed the applicant's most recent resubmission and is satisfied that previous comments requiring more information in the submitted Natural Heritage Evaluation has been satisfactorily addressed. Furthermore, mitigation measures to enhance the overall green system and additional tree and buffer plantings have been proposed to the satisfaction of Park and Natural Heritage Planning Section staff. In this regard, Park and Natural Heritage Planning Section staff is satisfied with the proposed development and has no further concerns or objections.

### **Regional Municipality of York**

The Regional Municipality of York has advised that they will be party to the Site Plan Amending Agreement. The Region has reviewed the Site Plan Amendment application and has no objections to the proposed development in principle. However, there are water resource comments that will need be further addressed through a revised hydrogeological investigation and associated engineering plans.

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

Comments have also been received from the Building Services Division – Building Section, Building Services Division – Zoning Section, Community Services Department, Urban Design Section and Financial Services Division, as well as Alectra Utilities, Bell Canada, Enbridge Gas Distribution, Canada Post and the Toronto and Region Conservation Authority. These departments and external agencies have no objections to the application and/or have provided minor comments to be considered by the applicant prior to final approval.

All comments received by the City at the time of writing this report have been forwarded to the applicant for consideration but have not been appended to this report. Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed. Staff will continue to work with the applicant towards finalization and execution of the Site Plan Agreement.

### **Financial/Staffing/Other Implications:**

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

### **Relationship to the Strategic Plan:**

The applicant's development proposal would align with **Goal Three – A More Vibrant Richmond Hill** in that it would provide an expansion to a community use for current and future members of the existing place of worship.

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### **Conclusion:**

The applicant has submitted a Site Plan Amendment application to the City to facilitate the construction of a one storey building addition to an existing place of worship, as well as the establishment of a new outdoor patio area and parking area. At this time only minor technical matters remain to be resolved prior to the City's approval of the plans submitted in support of the proposed development. In consideration for the preceding, it is recommended that this report be received by Council and that all comments regarding the proposed development be referred back to staff.

### **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 – Official Plan Designation
- Map 3 – North Leslie Secondary Plan Schedule 'A' – Land Use Plan
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed South and West Elevations
- Map 7 – Proposed North and East Elevations

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### Report Approval Details

Document Title:	SRPRS.20.113 - 11221 Bayview Avenue - D06-16024 (NORTH TORONTO CHINESE ALLIANCE CHURCH).docx
Attachments:	- SRPRS.20.113 - MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.20.113 - MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.20.113 - MAP_3_NORTH_LESLIE_SECONDARY_PLAN_SCHEDULE A - LAND USE PLAN.pdf - SRPRS.20.113 - MAP_4_EXISTING_ZONING.pdf - SRPRS.20.113 - MAP_5_PROPOSED_SITE_PLAN.pdf - SRPRS.20.113 - MAP_6_PROPOSED_SOUTH_WEST_ELEVATIONS.pdf - SRPRS.20.113 - MAP_7_PROPOSED_NORTH_EAST_ELEVATIONS.pdf
Final Approval Date:	Aug 19, 2020

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

**Gus Galanis - Aug 19, 2020 - 9:03 AM**

**Kelvin Kwan - Aug 19, 2020 - 9:41 AM**

**MaryAnne Dempster - Aug 19, 2020 - 11:46 AM**