



## **Staff Report for Council Meeting**

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

**Report Number:** SRPI.20.025

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.20.025 – Request for Approval – Zoning By-law Amendment – Richmond Hill Christian Community Church – 9640 and 9670 Bayview Avenue – City File D02-18018

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### **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 Addresses: 9640 and 9670 Bayview Avenue

### **Purpose:**

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

### **Recommendations:**

- a) That the Zoning By-law Amendment application submitted by Richmond Hill Christian Community Church for lands known as Part of Lots 35 to 38, Plan 2260 (Municipal Addresses: 9640 & 9670 Bayview Avenue), City File D02-18018, be approved, subject to the following:

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- (i) that the subject lands be rezoned from “General Commercial One (GC1) Zone” under By-law 183-82, as amended, to “Institutional One (I1) Zone”, under By-law 2325-68, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.20.025;
- (ii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands; and,
- (iii) that the amending Zoning By-law be forwarded to Council for consideration and enactment.

### Contact Person:

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

### Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure Department

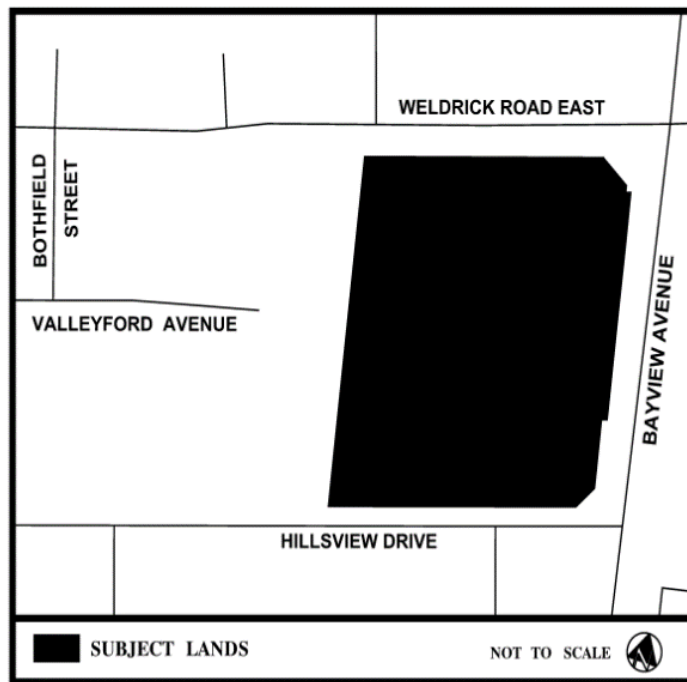
**Approved by:** Mary-Anne Dempster, City Manager

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.

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### Location Map:

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



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### Background:

The subject Zoning By-law Amendment application was considered at the February 6, 2019 Council Public Meeting wherein Council received Staff Report SRPRS.19.025 and directed that all comments be referred back to staff (refer to Appendix “A”). A number of comments/concerns were raised at the meeting which are addressed later in this report. All comments from circulated City departments and external agencies have now been satisfactorily addressed. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are comprised of two properties located at the southwest corner of Bayview Avenue and Weldrick Road East having a total combined lot area of 2.861 hectares (7.07 acres) (refer to Maps 1 and 2). 9670 Bayview currently supports the existing Richmond Hill Christian Community Church that was originally built in 1991 with subsequent additions/alterations in 1997 and 2007 and is to remain. 9640 Bayview Avenue currently supports a medical office building that is to be demolished. The 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 proposal to permit a two storey discipleship building which is intended to provide space for social and educational programs for congregants of the existing church and a four storey parking garage on the southern portion of its land holdings (refer to Maps 5 and 6). The following is a summary table outlining the relevant statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

<b>Total Lot Area:</b>	<b>2.861 hectares (7.07 acres)</b>
<b>Total Number of Buildings:</b>	<b>3</b>

##### Discipleship Building:

<b>Gross Floor Area:</b>	<b>4,686 square metres (50,440 square feet)</b>
○ <b>Classroom Space:</b>	<b>1,641 square metres (17,667 square feet)</b>
○ <b>Multi-Purpose Hall space:</b>	<b>742 square metres (7,988 square feet)</b>
○ <b>Meeting Hall Space:</b>	<b>432 square metres (4,660 square feet)</b>
○ <b>Office Space:</b>	<b>231 square metres (2,488 square feet)</b>
<b>Building Height:</b>	<b>10 metres (32.80 feet) or 2 storeys</b>

##### Parking Garage:

<b>Gross Floor Area:</b>	<b>15,868 square metres (170,802 square feet)</b>
<b>Building Height:</b>	<b>16.35 metres (53.64 feet) or 4 storeys</b>

##### Parking:

<b>Proposed Total Parking Spaces:</b>	<b>863 spaces</b>
○ <b>Parking Garage:</b>	<b>537 spaces (326 at grade)</b>

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### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the Plan) and are identified as an existing Neighbourhood Commercial site in accordance with Appendix 7 of the Plan. The **Neighbourhood** designation permits a range of uses and facilities beyond low density residential uses including neighbourhood commercial plazas, schools, **community uses**, parks and urban open spaces. The existing place of worship and the proposed discipleship are consistent with a **community use**, as defined within **Sections 4.1.1.3** and **4.1.1.7** of the Plan and therefore, the subject proposal is consistent with the land use permissions of the Plan.

#### Zoning By-law Amendment

The majority of the subject lands (9670 Bayview Avenue) are zoned **Institutional One (I1) Zone** under By-law 2325-68, as amended, and a portion of the lands (9640 Bayview Avenue) are zoned **General Commercial One (GC1) Zone** under By-law 183-82, as amended (refer to Map 3). Additionally, site-specific Zoning By-laws 2-01, as amended, 61-10, as amended, 120-11, as amended, and 361-88, as amended, apply to the subject lands.

Permitted uses for the portion of the lands zoned **Institutional One (I1) Zone** include a place of worship and a private elementary school. The **General Commercial One (GC1) Zone** only permits Business and Professional Offices and Medical Offices and does not permit the discipleship as proposed by the subject application. In this regard, the applicant is proposing to rezone the portion of the lands zoned **General Commercial One (GC1) Zone** under Zoning by-law 183-82 as amended to **Institutional One (I1) Zone** under Zoning By-law 2325-68 as amended, and amend the provisions of the **Institutional One (I1) Zone**, to establish the following development standards as bolded below:

Development Standard	I1 Zone Standard	Proposed Standard
Minimum Lot Frontage	100 metres (328.08 feet)	Complies
Minimum Lot Area	2.0 hectares (4.94 acres)	Complies
Minimum Front Yard Setback (to Bayview Avenue)	7.5 metres (24.60 feet)	<b>4.4 metres (14.44 feet)</b>
Minimum Rear Yard Setback	20.0 metres (65.61 feet)	Complies
Minimum Side Yard Setback (to Hillsview Drive)	20.0 metres (65.61 feet)	<b>6.3 metres (20.67 feet)</b>
Minimum Side Yard Setback (to Weldrick Road East)	15.0 metres (49.21 feet)	Complies
Maximum Yard Encroachment for Entrance Porches and Staircases (Hillsview Drive & Daylighting Triangle)	N/A	<b>3.0 metres (9.84 feet)</b>

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Development Standard	I1 Zone Standard	Proposed Standard
Minimum Landscaping Buffer, Front Lot line	6 metres (19.68 feet)	<b>4.4 meters (14.44 feet)</b>
Minimum Landscaping Buffer, Hillsview Drive	6 metres (19.68 feet)	Complies
Minimum Landscaping Buffer, Weldirck Road East	3 metres (9.84 feet)	Complies
Minimum Landscaping Buffer, all other lot lines	3 metres (9.84 feet)	Complies
Maximum Height	15.0 metres (49.21 feet)	<b>17.0 metres (55.77 feet)</b>
Maximum Lot Coverage	25%	Not Applicable
Maximum Gross Floor Area	N/A	<b>16,350.0 square metres (175,989.93 square feet)</b>
Parking Spaces	520 spaces	<b>5.29 spaces per 100 square metres</b>
Minimum Parking Space Size	2.75 metres (9 feet) in width and 5.8 metres (19.03 feet) in length	Complies
Minimum Aisle Width	6 metres (19.68 feet) for perpendicular parking spaces  5.5 metres (18.04 feet) for parking spaces at 60 degrees to aisle  3.7 metres (12.13 feet) for parking spaces at 45 degrees to aisle	Complies

Staff have reviewed the proposed site specific zoning provisions required to facilitate the construction of the proposed discipleship and parking structure and consider them appropriate on the basis of the following:

- the proposed setback reduction for the required front yard and required landscaping buffer reflects the setbacks from the existing place of worship to Bayview Avenue;
- the proposed reduction to the side yard setback along Hillsview Drive is appropriate as it applies only for the proposed two storey discipleship and is consistent with setbacks applicable to other commercial and institutional developments within the City;
- the proposed increase in building height to 17.0 metres (55.77 feet) applies to the proposed four storey parking garage. The proposed setbacks for the garage will provide sufficient spatial separation from existing residential uses on the south side of Hillsview Drive and Institutional uses located immediately west of the lands;
- with respect to parking, in consideration of the proposed discipleship and parking garage, staff has recommended that a consolidated parking standard be applied to the entire site. In this regard, the applicant has proposed that a parking rate of 5.29 spaces per 100 square metres be applied which would result in a total parking supply of 863 parking spaces for the larger site. It should be noted that the

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- proposed parking rate is less than the City's parking standard of 6.4 spaces per 100 square metres for Places of Worship. However, the reduced parking rate is acceptable on the basis that the discipleship and church are expected to operate at capacity during different times of the week and it is anticipated that the parking demand on the lands will alternate between the discipleship and the church. Further, an associated maximum Gross Floor Area (GFA) is to be included in the amending Zoning By-law in order to ensure the parking rate remains appropriate for the proposed development. Accordingly, any significant increase to the GFA of any of the buildings on the site require further examination of the parking supply; and,
- as a result of the inclusion of a maximum GFA provision, a definition for GFA has been included as one does not currently exist within By-law 2325-68 or any subsequent site-specific zoning by-law applicable to the lands.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the proposed development proposal; conforms with the applicable policies of the Plan; and represents good planning. It should be noted that as part of the subject application, the implementing Zoning By-law will reconcile the zoning standards and provisions from the existing **I1 Zone** applicable to existing place of worship lands with the proposed development standards required for the proposed discipleship and parking structure under one comprehensive site specific zone exception within Zoning By-law 2325-68, as amended.

It is further noted that at the time of writing of this report that the applicant had not submitted a Site Plan application in conjunction with the subject Zoning By-law amendment application. The Site Plan application assists in informing the implementing by-law as it requires a more detailed and technical review of the proposal. In this regard, the applicant has requested approval of the implementing Zoning By-law at this time without the benefit of a Site Plan application. The applicant has been advised that in accordance with the *Planning Act*, a two year moratorium on amendments is applicable upon passing of the amending Zoning By-law for the subject lands. Council permission may need to be sought in order to address any further zoning matters that may arise as part of the future Site Plan application.

### Council and Public Comments:

As noted previously, the applicant's Zoning By-law Amendment application was considered at the February 6, 2019 Council Public Meeting wherein a number of comments and/or concerns were raised by the public and members. These comments along with staff's responses are outlined below:

- **Hydrogeological and Geotechnical Concerns**  
Concerns were raised about the hydrogeological and geotechnical issues on the site given existing issues with the existing place of worship building. The City's Development Engineering Division has reviewed the Hydrogeological Investigation Report and supplementary information submitted by the applicant's engineer and are satisfied that the construction of the proposed parking structure and discipleship is

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feasible, irrespective of the existing hydrogeological and geotechnical concerns on the portion of the site associated with the existing place of worship building.

- **Traffic and Parking**

Concerns were raised with respect to the increased volume of traffic and parking demands that would be generated by the proposed development. Additionally, Council requested staff to review the feasibility of establishing a signalized intersection at Bayview Avenue and Hillsview Drive.

With regard to the parking concerns, the combination of both at-grade parking and the parking to be provided within the proposed parking structure, the development proposal will provide a parking supply of 863 parking spaces which is a net increase of 330 parking spaces on the subject lands. A Parking Study was submitted by the applicant to support the proposed parking supply which has been reviewed and accepted by the City's Transportation Engineering Section.

With respect to traffic, a Transportation Study and a further addendum to same was submitted by the applicant to address comments raised by members of Council, the public and staff. The City's Transportation Engineering section has reviewed the supporting documents and find them acceptable. Notwithstanding the preceding, Transportation staff have required the applicant to undertake a three-year monitoring program in conjunction with York Region to monitor the traffic patterns to and from the site following the construction of the proposed parking garage and discipleship. The monitoring program is to include an assessment of traffic operations, queuing analysis, signal warrant analysis and a parking utilization survey to determine if the traffic generated on the site remains at appropriate levels and/or whether a signalized intersection is warranted at the Bayview Avenue and Hillsview Drive intersection. The owner will be required to implement any improvements as identified from the findings of the monitoring program.

- **Urban Design**

Comments were raised with respect to the design of the proposed parking garage. The applicant has modified the design of the parking structure to provide a brick masonry design with additional design details on the precast wall panels and the addition of horizontal metal grilles in a simulated wood pattern (refer to Map 7).. In anticipation of a future Site Plan Application, the City's Heritage and Urban Design staff have requested enhanced architectural treatment of the proposed buildings along Hillsview Drive and Bayview Avenue due to their proximity to existing residential development to the south.

## Department and External Agency Comments:

All circulated City Departments and external agencies have indicated that they have no further comments and/or no objections with respect to the applicant's Zoning By-law Amendment application. Technical comments pertaining to the proposed development will be addressed through the subsequent Site Plan Application processes.



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### Development Planning Division

Development Planning staff has completed a review of the applicant's development proposal and recommends approval of the subject application for the following reasons:

- the proposed development is consistent with the applicable policies of the **Neighbourhood** designation and **Community Use** policies of the Plan;
- staff supports the applicant's proposed site specific development standards and find them appropriate for the subject development. The by-law structure and details of the site specific provisions will be finalized prior to enactment by Council;
- the proposed additional parking supply is adequate for the existing place of worship and proposed discipleship. Any additional increase to the GFA of the building(s) on site will be subject to additional review from a parking supply perspective;
- the proposed traffic generation of the development will continue to be monitored through the required monitoring program to ensure that traffic volumes remain appropriate and, if warranted, signalization of the Bayview Avenue and Hillview Drive intersection;
- a future Site Plan application to facilitate the construction of the proposed development will be required;
- prior to approval of a Site Plan application for the subject development proposal, information related to previously identified and unresolved matters with respect to the permanent dewatering system associated with the existing place of worship building shall be submitted to the City for review and approval. This is necessary in order to allow staff to adequately assess the impacts of the dewatering system on the existing and proposed buildings and to determine any impacts the dewatering may have on nearby wetlands and downstream riparian systems; and,
- the owner has satisfactorily addressed comments raised by staff, the public and Council with respect to the proposed Zoning By-law amendment.

### Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

### Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal One – Stronger Connections in Richmond Hill** by improving the function of buildings, streets and neighbourhoods, and **Goal Four - Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

### Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a two storey discipleship and a four storey parking garage on the subject

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lands. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and can advise that the submitted application conforms with the provisions of the Plan. Further, staff is of the opinion that the subject Zoning By-law Amendment application is appropriate and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application in accordance with the directions outlined in this report.

### **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.

- Appendix A, Extract from Council Public Meeting C#04-19 held on February 6, 2019
- Appendix B, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Site Plan (2020)
- Map 6, Revised Elevations (2020)

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### Report Approval Details

Document Title:	SRPI.20.025 - Request for Approval - Zoning By-law Amendment - Richmond Hill Christian Community Church.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.20.025 - Appendix A.pdf</li><li>- SRPI.20.025 - Appendix B - Draft ZBLA.pdf</li><li>- SRPI.20.025 - MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- SRPI.20.025 - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf</li><li>- SRPI.20.025 - MAP_3_EXISTING_ZONING.pdf</li><li>- SRPI.20.025 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- SRPI.20.025 - MAP_5_SITE_PLAN(2020).pdf</li><li>- SRPI.20.025 - MAP_6_REVISED_ELEVATIONS(2020).pdf</li></ul>
Final Approval Date:	Nov 23, 2020

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

**Gus Galanis - Nov 23, 2020 - 1:55 PM**

**Kelvin Kwan - Nov 23, 2020 - 2:08 PM**

**MaryAnne Dempster - Nov 23, 2020 - 2:13 PM**