



Staff Report for Council Meeting

Date of Meeting: June 22, 2022

Report Number: SRPI.22.077

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.077 – Request for Approval – Zoning By-law Amendment Application – The Trustees for The Saint Archangel Gabriel Serbian Orthodox Parish Church – City File D02-22004**

Owner:

The Trustees for the Saint Archangel Gabriel Serbian Orthodox Parish Church
49 North Lake Road
Richmond Hill, Ontario
L4E 1A8

Agent:

JKO Planning Services
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Part of Lot 25, Registered Plan 169

Municipal Address: 49 North Lake Road

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to remove the Holding (H) provision to facilitate the construction of a Place of Worship on the subject lands.

Recommendation:

- a) **That the Zoning By-law Amendment application submitted by JKO Planning Services to remove the Holding (H) provision for the lands known as Part of Lot 25, Registered Plan 169 (Municipal Address: 49 North Lake Road), City File D02-22004, be approved; and,**

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- b) That Zoning By-law Amendment 93-22 attached hereto as Appendix “B” be enacted at the June 22, 2022 Council meeting.

Contact Person:

Julie Mallany, Planner I, Site Plans, phone number 905-771-2459 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

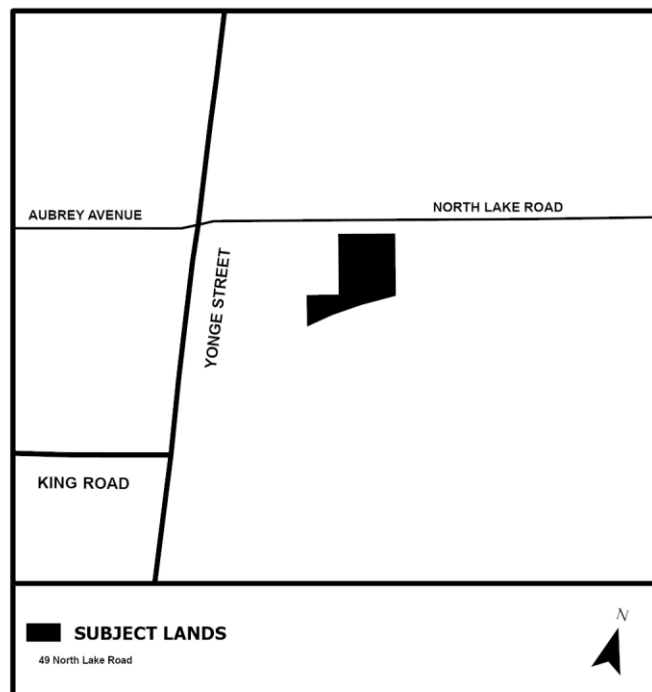
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, Interim 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 the person listed under “Contact Person” above.



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Background:

The subject Zoning By-law Amendment application was received by the City on February 23, 2022 and deemed complete on March 4, 2022. The application was subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, Council approved Official Plan and Zoning By-law Amendment (City Files D01-13001 and D02-12017) in April 2016 to facilitate the construction of a Place of Worship on the subject lands (refer to Appendix A). As part of the approval of the zoning for the lands, a Holding (H) provision was imposed with a condition that required the associated Site Plan application for the subject lands receive final approval from all commenting City departments and external agencies so as to address outstanding technical issues related to parking and buffer requirements to the adjacent environmental lands.

A related Site Plan Application, City File D06-12041, was subsequently submitted to the City to facilitate the construction of a 202.94 square metre Place of Worship on the subject lands. All comments from City departments and external agencies have been satisfied and the Site Plan agreement is ready to be prepared. Accordingly, the applicant has submitted the subject Zoning By-law Amendment application to remove the Holding (H) provision from the "Institutional One (I1)(H) Zone".

The purpose of this report is to seek Council's approval of the Zoning By-law Amendment application to remove the Holding (H) provision in order to facilitate the construction of the proposed development on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of North Lake Road, east of Yonge Street, and have a total lot area of 0.44 hectares (1.08 acres). The lands presently support a two storey building that is currently used as a chapel and to host parish community events along with an accessory structure, all of which are to be demolished. The lands abut North Lake Road to the north, residential uses to the east, an open space/wetland to the south and a one-storey utility company building to the west (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of a Zoning By-law Amendment application to remove the Holding (H) provision on the subject lands in order to facilitate the construction of a Place of Worship (refer to Map 4). Below is a summary outlining pertinent statistics of the applicant's development proposal based on the submitted Site Plan:

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- **Lot Area:** 0.44 hectares (1.09 acres)
- **Total Gross Floor Area:** 202.94 square metres (2184.43 square feet)
- **Number of Buildings:** 1
- **Building Height:** 10 metres (32.8 feet)
- **Total Parking Spaces:** 16 spaces (6 spaces per 100 square metres)
- **Bicycle Parking Spaces:** 8 spaces

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 2). The **Oak Ridges Local Centre** designation permits Community Uses, which includes Places of Worship. In this regard, the proposed use is a permitted use within the **Oak Ridges Local Centre** designation of the Plan.

The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) as defined in accordance with 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**.

In light of the preceding, the proposed development on the subject lands conforms with the Plan and the *Oak Ridges Moraine Conservation Plan*.

Zoning By-law Amendment Application

Zoning By-law 15-16 was approved by Council on April 11, 2016 and contains site specific provisions to facilitate the construction of a Place of Worship on the subject lands. As noted earlier in this report, the By-law also contains a Holding (H) provision on the portion of the lands zoned "Institutional One (I1)(H) Zone". The Holding (H) provision prohibits the construction of a Place of Worship on this portion of the subject lands until a Site Plan application for the lands to facilitate the proposed development has received final sign offs from all commenting City departments and external agencies.

As at the time of writing this report, staff have received final sign-offs from relevant City departments and external agencies as it relates to the Site Plan application and is in a position to prepare a Site Plan agreement for the proposed development. As such, staff is of the opinion that the condition of the Holding (H) provision has been satisfied and accordingly, recommends Council enact a Zoning By-law Amendment to remove the Holding (H) provision applicable to the subject lands.

City Department and External Agency Comments:

All circulated City departments and external agencies have not raised any concerns with the proposed Zoning By-law Amendment application.

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Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection.

Climate Change Considerations:

The recommendations of this report are aligned with Council's climate change considerations relating to a Compact Community. The proposed Place of Worship is an infill development located within walking distance of Yonge Street, a major transit corridor. This will provide encouragement and the opportunity for the congregation to utilize public transit instead of private vehicles to travel to and from the proposed Place of Worship.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-Law Amendment application to remove the Holding (H) provision applicable to the subject lands in order to facilitate the construction of a Place of Worship on its land holdings. As the condition of the Holding (H) provision has now been satisfied, staff recommends that Council approve the subject application.

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 Meeting CW# 04-16 held February 29, 2016
- Appendix B, Proposed By-law 93-22
- Map 1, Aerial Photograph
- Map 2, Existing Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Approved Site Plan

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Report Approval Details

Document Title:	SRPI.22.077 - Request for Approval ZBLA - 49 North Lake Rd.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Extract From CoW Meeting CW 04-16 held February 29 2016.pdf- Appendix B - Proposed By-law 93-22.docx- By-law 93-22, Schedule A.pdf- Map 1 - Aerial Photograph.pdf- Map 2 - Existing Official Plan Designation.pdf- Map 3 - Existing Zoning.pdf- Map 4 - Site Plan.pdf
Final Approval Date:	Jun 2, 2022

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

Gus Galanis - Jun 1, 2022 - 7:30 PM

Kelvin Kwan - Jun 1, 2022 - 8:15 PM

Darlene Joslin - Jun 2, 2022 - 8:43 AM