

Date:	Tuesday, May 23, 2023		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	National Spiritual Assembly of the Bahá’i’s (the "Owner")		
Agent:	Malone Given Parsons Ltd. c/o Allyssa Hrynyk		
Proposal:	The Owner proposes to develop a new Bahá’i National Centre building that includes administrative offices (7200 Leslie Street), meeting rooms and lodging facilities, a National Temple building for the Bahá’i faith (7290 Leslie Street), an ancillary restroom/reception building at the rear of the existing log cabin, and a new parking lot (the “Proposed Development”)		
Location:	7200 and 7290 Leslie Street (the “Subject Lands”)		
File Number:	PLAN 22 262723	Ward:	1
Prepared By:	Rick Cefaratti, MCIP, RPP, Senior Planner II, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff deemed the Applications complete on November 30, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on March 30, 2023.

NEXT STEPS

- Statutory Public Meeting is scheduled for May 23, 2023
- A Community Information Meeting will be scheduled and hosted by the Ward Councillor and the Owner following the statutory Public Meeting
- Recommendation Report for consideration by the Development Services Committee (“DSC”)

- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future application for Site Plan approval

BACKGROUND

Subject Lands and Area Context

The 8.46 ha (20.9 ac) Subject Lands are located on the west side of Leslie Street, approximately 520 m (1,706 ft.) north of Steeles Avenue, as shown on Figure 1, and currently contain an existing administration building for the Baha'i faith (7200 Leslie Street), log cabin style detached dwelling, and a detached garage (7290 Leslie Street), as shown on Figures 1 and 2. Figure 3 shows the surrounding land uses. The Subject Lands are located within a regulated area of the Toronto and Region Conservation Authority ("TRCA") as it contains natural heritage resources including a woodland feature.

The Applications facilitate the development of a new Bahá'i National Centre building that includes administrative offices, meeting rooms and lodging facilities, and a National Temple building, as shown in Figure 4

Table 1: the Proposed Development		
	7200 Leslie Street	7290 Leslie Street
Gross Floor Area:	5163 m ² (55,574 ft ²)	1774 m ² (19,095 ft ²)
Height:	7.6 m (25.0 ft.)	30.0 m (98.4 ft.)
Parking Spaces:	152	50

The Owner proposes to amend the Markham 2014 Official Plan (the "2014 Official Plan") to permit the Proposed Development as summarized in Table 2

Table 2: Official Plan Information	
Current Designations:	"Residential Low Rise" and "Greenway"
Permitted uses:	The Residential Low Rise designation permits residential buildings up to three storeys in height, including buildings associated with places of worship. The Greenway designation permits conservation, ecological restoration activities,

Table 2: Official Plan Information	
	forest management, and does not permit the development of any buildings or structures that are associated with places of worship.
Proposal:	The Owner proposes to modify the boundary of the Greenway designation and add site-specific policies to develop a new Bahá'i National Centre building that includes administrative offices, meeting rooms and lodging facilities, and a National Temple building for the Bahá'i faith.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 1767, as amended, and By-law 304-87, as amended (see Figure 2).

Table 3: Zoning By-law Amendment Information or Zoning Information	
Current Zone:	SR3 – Single Family Detached Dwelling Special Residential Third Density Zone under By-law 1767, as amended RR1 – Rural Residential One Zone under By-law 304-87, as amended
Permissions:	Permits a single detached dwelling, park, playgrounds and other recreational uses under the control of a public authority, schools under the jurisdiction of a Public School Board or a Separate School Board.
Proposal:	Rezone the Subject Lands to an appropriate zone category to permit a Place of Worship, associated administrative offices, and lodging rooms.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan and Zoning By-law Amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contribution will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication

- i) The proposal will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland and other financial contributions.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council for the proposed lodging units, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, built form, and location of the proposed buildings and structures are appropriate.
- ii) Evaluation of the compatible with existing and planned development within the surrounding area.
- iii) Determine whether safe access during times of flooding hazards is provided for in the Proposed Development, in accordance with the Provincial Policy Statement (2020).
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the place of worship/temple and associated uses.
- v) The submission of a future Site Plan Application will examine appropriate site layout, snow storage areas, building elevations and amenity areas.

g) Sustainable Development

- i) The future Application for Site Plan Control will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

h) Natural Heritage Matters

- i) The Applications propose to re-designate and remove 0.8 ha of Greenway lands and a similar natural vegetation area to allow for the development of the Temple building.

i) External Agency Review

- i) The Applications are under review with the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit a Site Plan application should the Applications be approved, to permit the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Proposed Development Concept Plan

Figure 5: Conceptual Rendering – Temple Building

Figure 6: Conceptual Rendering – National Centre Building – View from Waterloo Court

Figure 1

Location Map

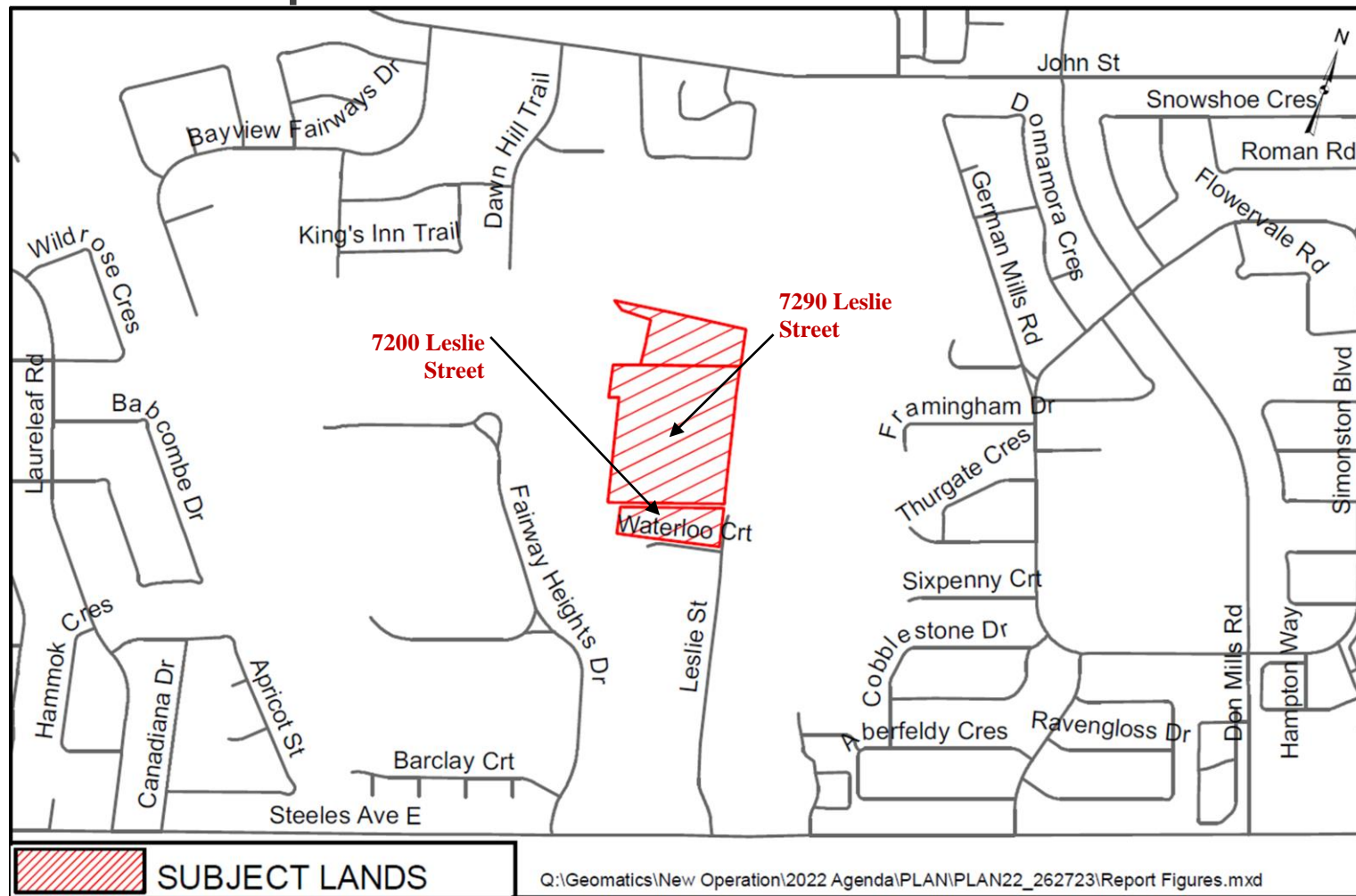


Figure 2

Area Context and Zoning

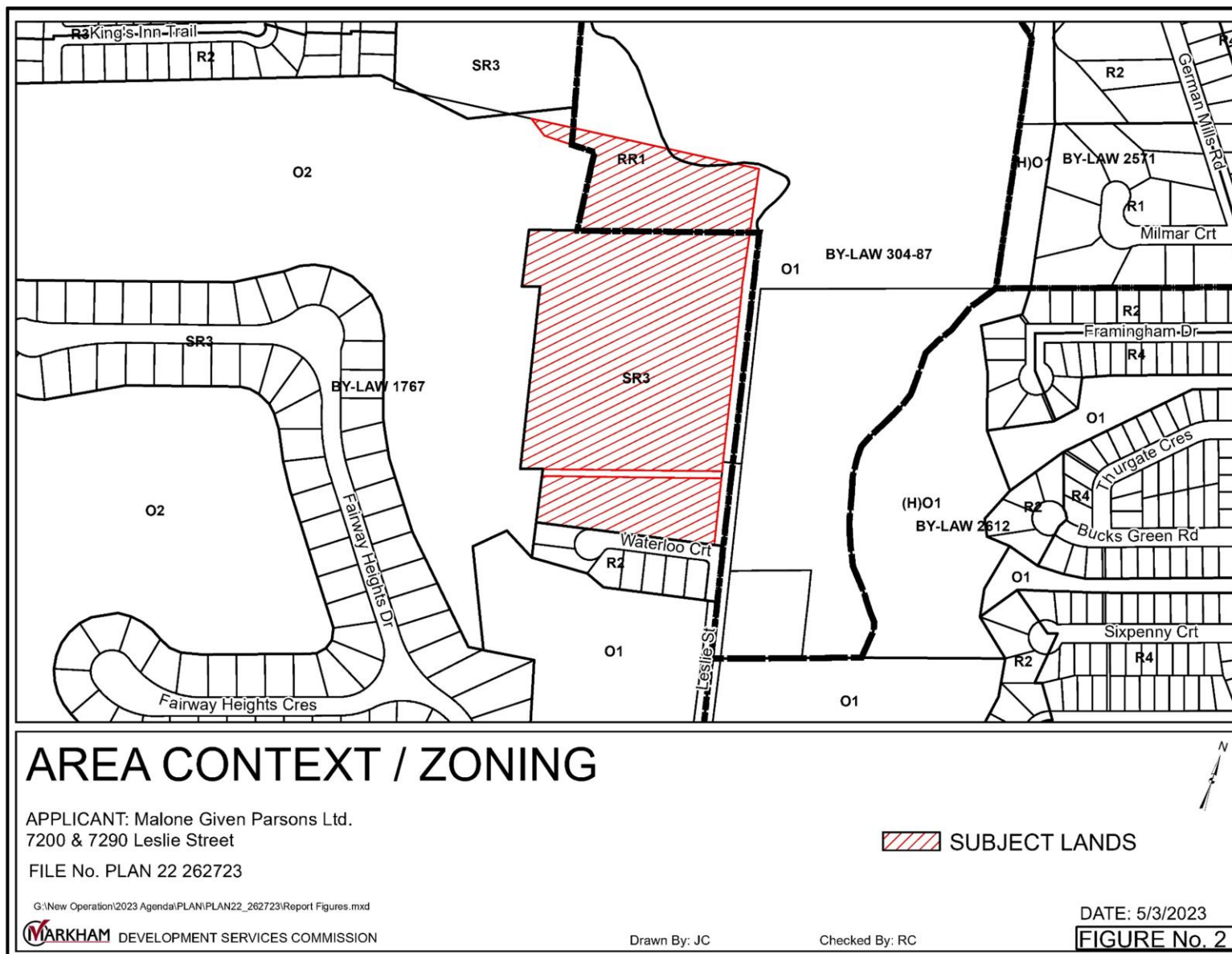


Figure 3

Aerial Photo



Figure 4

Proposed Development Concept Plan

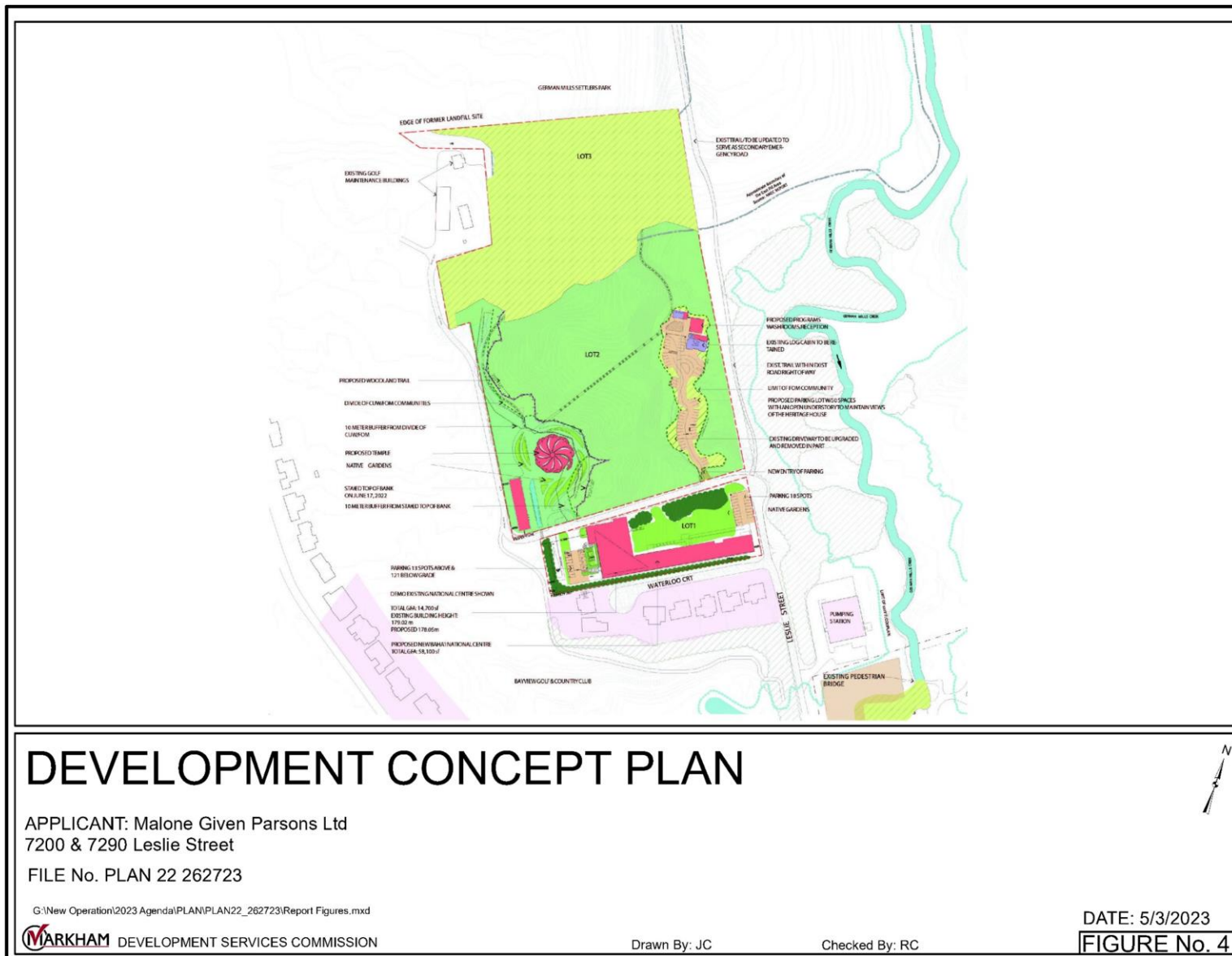


Figure 5

Conceptual Rendering – Temple Building



Figure 6

Conceptual Rendering of National Centre Building – View from Waterloo Court

