



Report to: Development Services Committee

Report Date: September 25, 2012

SUBJECT: PRELIMINARY REPORT
Mahamevna Bhavana Asapuwa Toronto
11175 Kennedy Road
East of Kennedy Road, north of Elgin Mills Road
Applications for Official Plan, Minister's (Airport) Zoning
Order and Zoning By-law Amendments to permit a place of
worship
File No.: OPA/ZA 12 117122

PREPARED BY: Gary Sellars, Senior Planner, West District, ext. 2960

REVIEWED BY: Ron Blake, Manager, West District, ext. 2600

RECOMMENDATION:

- 1) That the report entitled "PRELIMINARY REPORT, Mahamevna Bhavana Asapuwa Toronto, 11175 Kennedy Road, East of Kennedy Road, north of Elgin Mills Road, Applications for Official Plan, Minister's (Airport) Zoning Order and Zoning By-law Amendments to permit a place of worship, File No.: OPA ZA 12 117122" be received.
- 2) That a Public Meeting be held to consider the applications for Official Plan and Zoning By-law Amendments.
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Official Plan, Minister's (Airport) Zoning Order and Zoning By-law Amendments, and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Property and Area Context

The subject property consists of 0.82 ha. (2 acres) on the east side of Kennedy Road, north of Elgin Mills Road. There is a 605m² (6512 ft²) two storey residential dwelling on the property that is currently used as a residence by Buddhist Monks and as a meeting place for Buddhist meditation and worship.

The surrounding context is as follows:

- To the north is a rural residential use. Further to the north is the Mandarin Golf Course
- To the south and east is the Mandarin Golf Course. Further to the south is Camp Green Acres.
- To the west, across Kennedy Road, is the North Toronto Chinese Baptist Church and the Melville Trustees Cemetery, and rural/agricultural uses

Official Plan and Zoning

The subject property is designated Agricultural Area by the Region of York Official Plan and Agriculture One by the Markham Official Plan. The Minister's (Airport) Zoning Order applies to this property. The southern portion of the property is zoned Rural Residential (RR1) and the northern portion of the property is zoned Agriculture (A1) by Markham By-law 304-87, as amended.

The Region of York Official Plan designation permits normal farm practices and a full range of agricultural uses, agriculture related uses and secondary agricultural uses.

The Markham Official Plan states that where land is designated Agriculture 1, the primary and predominant use of land shall be for agriculture. Permitted uses include farming activity, land uses related to and supportive of farming activities or the farming community, and existing rural residential uses. Land uses that are compatible with farming activity are also permitted, subject to justification of such use as outlined in the Official Plan. The justification criteria include the following:

- Need for the Proposed Use
- Location of the Proposed Use
- Impact on Agricultural Land and Farming Activities
- Impact on Natural Resources

Both the Region of York and Markham Official Plans do not permit places of worship within the Agricultural designations.

A proposal to amend the Markham Official Plan to permit a use other than those uses permitted in the Agricultural designation shall be required to be justified by the applicant as outlined in the Official Plan (as noted above), unless certain criteria are met including that the proposal is on an existing lot not greater than 2.0 hectares, the lot is isolated from larger agricultural holdings by natural or man-made features and the proposal is for rural residential or another rural type of use that is complementary to and compatible in scale and character with the rural surroundings.

The applicant has submitted applications to the Region of York to amend the Regional Official Plan and to the Province to amend the Minister's (Airport) Zoning Order to permit a place of worship on the property.

The applicant has also submitted applications to Markham to amend the City's Official Plan and Zoning By-law 304-87, as amended, to permit a place of worship on the property.

Proposal

The applicant is proposing a one storey 789 m² (8,489 ft²) meditation hall addition to the existing dwelling. The Buddhist Monks would continue to reside in the existing dwelling. Forty-nine parking spaces are proposed (Figures 4 and 5). Additional information has been requested from the applicant to determine if the proposed parking is in compliance with the Parking Standards By-law, as recently amended for places of worship.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

Potential benefits will be considered during staff's review of the proposal.

ISSUES TO BE RESOLVED:

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date:

The applicant has submitted a Planning Rationale, Agricultural Impact Assessment and Traffic Impact Study in support of this application. These studies are currently under review by Regional and City staff. The Region has sent the Agricultural Impact Assessment out for a peer review.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

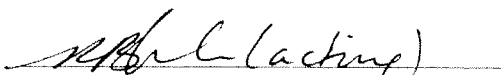
ALIGNMENT WITH STRATEGIC PRIORITIES:

The extent to which the proposal aligns with strategic priorities will be considered during staff's review of the proposal.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various Town departments and external agencies and are currently under review.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Proposed Site Plan

Figure 5 – Proposed Building Elevations

AGENT/APPLICANT:

Randal Dickie

5694 Highway 7 East

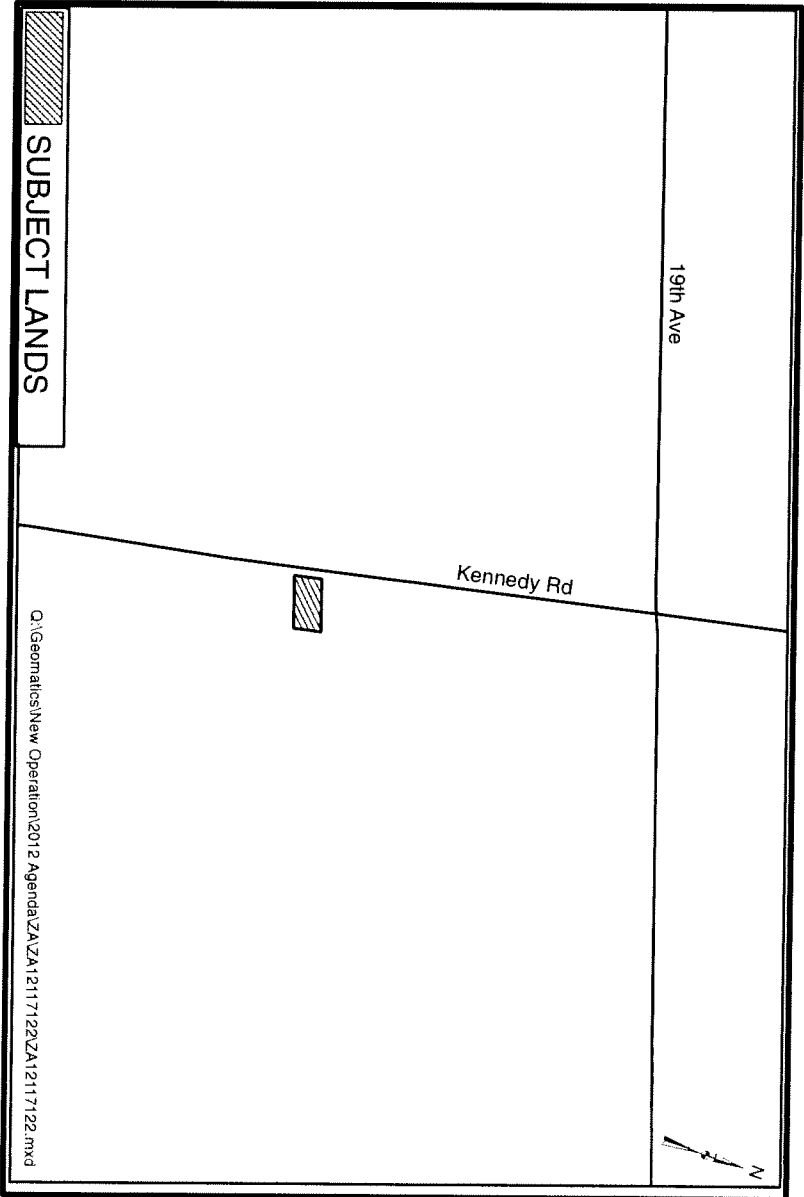
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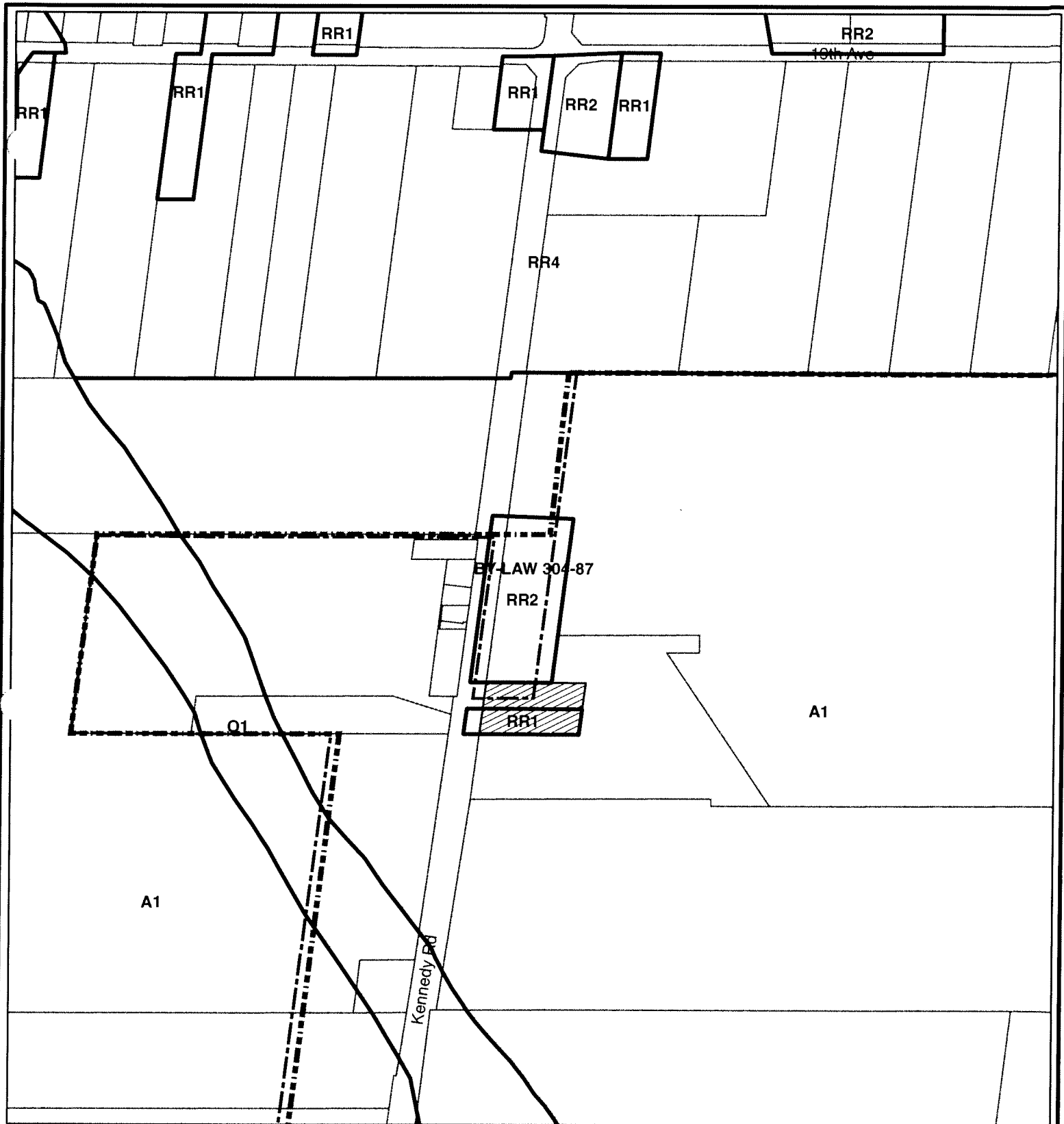
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AREA CONTEXT / ZONING

APPLICANT: MAHAMEVNA BHAVANA ASAPUWA TORONTO
11175 KENNEDY ROAD

 SUBJECT LANDS

FILE No. ZA.12117122 & OPA.12117122 (GS)

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DATE: 08/17/2012



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FIGURE No. 2



AIR PHOTO

APPLICANT: MAHAMEVNA BHAVANA ASAPUWA TORONTO
11175 KENNEDY ROAD

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DEVELOPMENT SERVICES COMMISSION

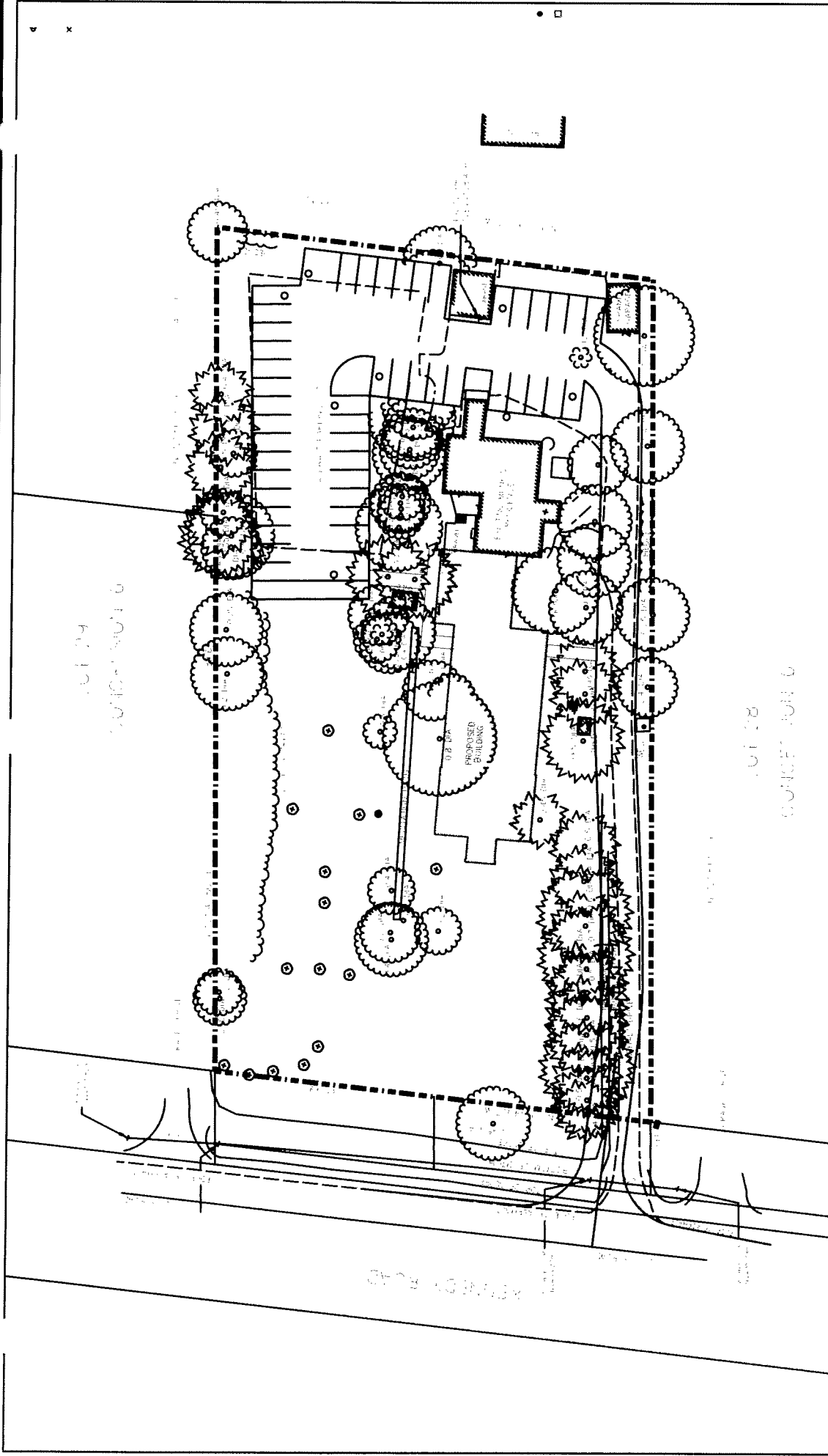
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FIGURE No. 3





SITE PLAN

APPLICANT: MAHAMEVNA BHAVANA ASAPUWA TORONTO

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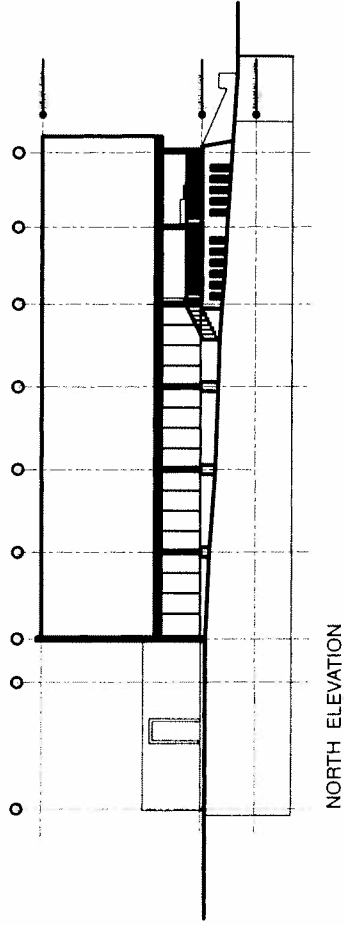
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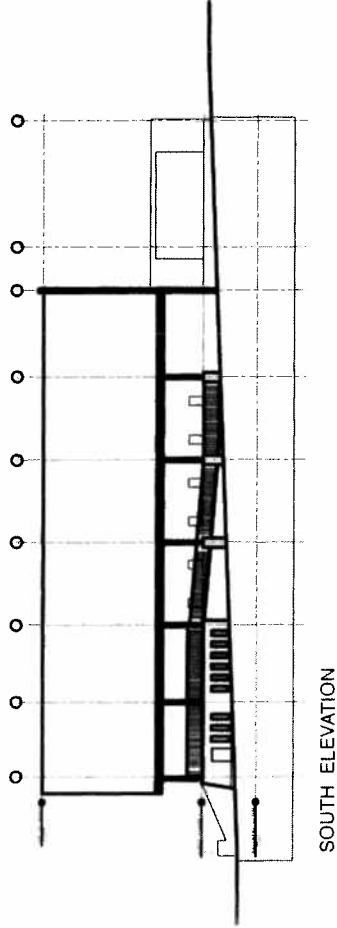
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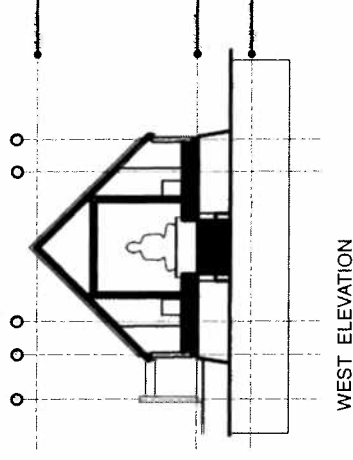
FIGURE No. 4



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

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