



Report to: Development Services Committee

Report Date: June 28, 2011

SUBJECT: **RECOMMENDATION REPORT**
CORNERSTONE CHRISTIAN COMMUNITY CHURCH
INC.
Site Plan Application and Zoning Amendment to permit Place
of Worship/Community Centre at 9642 9th Line
Files SC 09 129156 & ZA 09 129155

PREPARED BY: Rick Cefaratti, Planner II, East District Team, ext. 3675

RECOMMENDATION:

- 1) That the staff report entitled 'RECOMMENDATION REPORT', Cornerstone Christian Community Church Inc., Site Plan Application and Zoning Amendment to permit a place of worship/community centre at 9642 9th Line, be received;
- 2) That a Public Meeting be held to consider a revision to the Zoning By-law Amendment application (ZA 09-129155) submitted by Cornerstone Christian Community Church Inc., to add adjacent lands currently owned by the Region of York, for parking purposes for the church site, in the event that the Region agrees to the conveyance of these lands to the church;
- 3)
 - i) That, in the event the church does acquire adjacent lands from the Region of York the request to rezone the subject lands from A1- Agricultural One under By-law 304-87 to an appropriate Institutional Zone in By-law 177-96 as amended, be endorsed in principle and that an amending By-law for the lands currently owned by the church be finalized and enacted following a supplementary Public Meeting for the purpose of including adjacent lands owned by the Region of York; or alternatively,
 - ii) That, in the event the church does not acquire the that adjacent lands owned by the Region of York, that the proposed amendment to the Town's Zoning By-law 177-96, as amended, be enacted without further notice;
- 4) That the Site Plan Application (File No. SC 09-129156) submitted by Cornerstone Christian Community Church Inc. for the lands at 9642 9th Line, be endorsed in principle, subject to the conditions attached as Appendix 'C';
- 5) That site plan approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director or designate has signed the plan;
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to recommend endorsement in principle of a Zoning By-law Amendment to permit a place of worship / community centre on the subject property, to recommend endorsement of the associated Site Plan Application submitted by Cornerstone Christian Community Church Inc., and to seek authorization to hold a supplementary Public Meeting on September 13, 2011 relating to the inclusion of adjacent lands currently owned by the Region of York, for parking purposes.

BACKGROUND:**Property and Area Context**

The 2.3 ha (5.7 ac) site is located at the northwest corner of 9th Line and Donald Cousens Parkway, and municipally addressed as 9642 9th Line within the Greensborough community (see Figures 1, 2 and 3). An existing 199 m² (2,142 ft²) heritage dwelling (James Darius Harrington House) is located in the centre the property. The remaining lands are predominantly vacant with a row of mature trees located in an east-west alignment through the middle of the property and another along the east property line.

Surrounding land uses include a construction contractor establishment to the north with a storm water management pond and future residential lands located beyond, a recently constructed residential community to the west and southwest across Donald Cousens Parkway, and remnant lands associated with the 9th Line right-of-way to the east. Rouge Park is located to the east, across 9th Line

Proposal is for 2-storey place of worship / community centre

The proposed development comprises a 2-storey, 2,215 m² (23,840 ft²) building on the northern portion of the property (see Figure 4 – Proposed Site Plan and Figure 5 - Proposed Place of Worship Elevations) and the restoration of the existing heritage dwelling (see Figure 6 – Proposed Harrington House Restoration) for accessory office uses. The proposed facility is intended to serve both place of worship and related community centre purposes. It consists primarily of a large multi-purpose hall that can be used as a worship space, gymnasium or community meeting hall. Additional multi-purpose rooms and a kitchen facility are also proposed. The proposed facility is intended to serve the Cornerstone congregation and the surrounding community.

A total of 239 parking spaces are proposed to the north, east, and south of the proposed and existing buildings. The proposal maintains the existing mature trees located along the eastern boundary and in the middle of the property. In addition to the existing vehicular access to 9th Line, a new driveway access is proposed to the north connecting to an existing cul-de-sac (Castlemore Avenue) which connects with Donald Cousens Parkway.

DISCUSSION:

The subject property is designated “Community Amenity Area” in the Official Plan and further designated as “Community Amenity Area – North of Bypass” in the Greensborough Secondary Plan (OPA 51). This Official Plan designation provides for a range of uses including retail, service, office, recreational, institutional, residential, and places of worship. The trees on the subject property are identified as hedgerows on Schedule ‘I’ of the Official Plan. The Greensborough Secondary Plan requires development on the lands designated “Community Amenity Area – North of Bypass” to be planned on a comprehensive basis with Zoning By-law approvals for development based on the Official Plan, Secondary Plan and a Community Design Plan satisfactory to the Town.

The lands are currently zoned Agricultural One (A1) under By-law 304-87 as amended. The Zoning By-law Amendment application seeks to remove the property from By-law 304-87 and rezone the lands with an appropriate Institutional zone in By-law 177-96 to permit the proposed place of worship / community centre.

The proposal is consistent with the Community Design Plan

The Upper Greensborough Urban Design Guideline document, approved November 2010, is an addendum to the Neighbourhoods of Greensborough Community Design Plan, 2000. These documents establish a development vision for lands within the Greensborough Secondary Plan area, including those lands north of the Donald Cousens Parkway between the intersections at Major MacKenzie Drive East and Ninth Line.

It is envisioned that Upper Greensborough will be a well organized, walkable, safe and attractive community providing a range of housing together with commercial / retail amenities, a place of worship and good access to the Little Rouge Creek multi-use pathway system.

The proposal is consistent with the Community Design Plan.

Site Plan and Elevations are acceptable

The proposed place of worship, which incorporates on site the James Harrington House will combine extensive tree preservation and built heritage restoration with sensitive, high quality contemporary architecture and creative new plantings in a manner that conforms to the vision established in the Community Design Plan. Furthermore, its location at the easterly end of Castlemore Avenue, which is a primary east-west connecting street through the Community, provides an appropriate terminus to this street and an effective transition at the edge of the community to the Ninth Line and valley system to the east.

The proposed place of worship reflects its civic role through prominent high quality architecture. The building is designed to maximize natural light and passive solar benefits to the worship area demonstrated by the use of non-reflective glass and spandrel panels on all elevations. The east and west elevations in particular have sections of glazing up to approximately 14 m high (45 ft) in places that have been designed with regard to the Fatal Light Awareness Programme guidelines. Sun screens project above windows to provide passive solar shading opportunities and the use of metal roofing materials adds to the building's sustainable design.

Other materials used in the construction of the exterior include natural stone, timber and stucco, which combine well with the building's more natural setting surrounded by mature trees that will be preserved. A bio-retention island will provide an attractive landscaping and stormwater management opportunity while also creating a traffic island to aid safe vehicular circulation within the site. As noted below, while staff will continue to work with the applicant on certain site plan matters, staff are generally satisfied with traffic circulation and parking.

The site plan and elevations are considered acceptable.

Vehicular accesses and traffic circulation

The applicant has generally addressed previous comments by staff relating to vehicular access and traffic circulation through their most recent Site Plan application submission. In addition, Staff has reviewed the findings of a Traffic Impact Study dated May 2011, prepared by Aecom, and found it to be acceptable. However, it is recommended that staff will continue to work with the applicant to optimize the parking layout/circulation following site plan endorsement.

Proposed Parking for the place of worship / community centre is acceptable

A total of 239 parking spaces, including 7 accessible parking spaces, will be provided within the existing boundaries of the proposed development (see Figure 4 – Proposed Site Plan). Based on

the combined areas of the proposed building and the existing heritage building, The Town's Parking Standard's By-law (24-97) requires a total of 234 parking spaces to be provided on-site.

Restoration Plans for the preservation of heritage building are acceptable

Heritage Markham reviewed the restoration plans for the James Harrington House at their meeting of December 9, 2009. Heritage Planning Staff have indicated that comments relating to the architectural treatment of this heritage building have generally been addressed subject to minor revisions. Approval of the restoration of this heritage building has been delegated to staff. Staff also recommends that a Heritage Easement agreement and Markham Remembered Plaque regarding James Harrington House be included in the conditions of Site Plan approval.

Surplus 9th Line Right-Of-Way lands

The Region of York currently owns a 0.39 ha (.97 ac) property adjacent to the Church's property at the north-west quadrant of Donald Cousens Parkway and Ninth Line (see Figure 4 – Site Plan). This triangularly shaped parcel was created when Ninth Line was realigned in 2003.

The Region has determined that this property, while encumbered by a 1675 mm diameter trunk sewer below grade, may be surplus to its needs. Consequently, they are considering an agreement to allow the church to acquire this parcel in exchange for the Region acquiring a parcel of land from the Church for road widening purposes along the Donald Cousens Parkway (the Road widening is shown as Hatched Area on Figure 4 – Site Plan). It is anticipated that the Region will make a final decision on the land exchange in late June or early July of this year.

The Region intends to retain a 20 m (66 ft.) wide easement across the surplus lands which prevents the property from being used for buildings or structures. However, it can be used for non-structural uses, such as parking for the church.

For the church to use the surplus 9th Line Right-Of-Way lands for parking, it needs to be rezoned from "Agricultural One" to "Institutional". Therefore, staff recommend that the current zoning application be amended accordingly to include the surplus lands described above. These lands (if acquired by the church) will provide at least 50 additional parking spaces. It is further recommended that the Development Services Committee authorize the holding of a Public Meeting for this purpose, subject to the Region endorsing the land exchange. The by-laws for the current place of worship site and the surplus Regional lands may be combined or brought forward separately, depending on the timing of the conveyance of the surplus lands and Council decision on a by-law amendment applicable to such lands.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

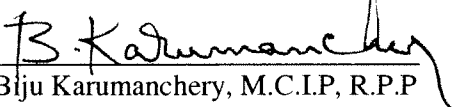
The proposed applications align with the Town's strategic priorities of Growth Management and the Environment.

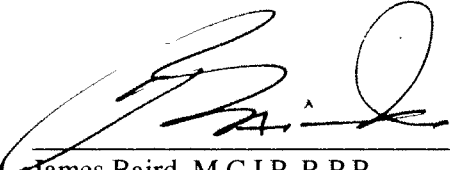
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been reviewed by various Town departments and external agencies. Requirements of the Town and external agencies will be reflected in the conditions of Site Plan approval and the implementing zoning by-law amendment.

RECOMMENDED

BY:


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


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

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context and Zoning
Figure 3 – Air Photo
Figure 4 – Proposed Site Plan
Figure 5 – Proposed Harrington House Restoration
Figure 6 – Proposed Place of Worship Elevations
Appendix 'C' – Conditions of Site Plan Approval

APPLICANT/AGENT:

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