



Report to: Development Services Committee

Report Date: June 28, 2011

SUBJECT: RECOMMENDATION REPORT
St. Maurice and St. Verena Coptic Orthodox Church
1050 Rodick Road, at Highway 7
Application for site plan approval for a Place of Worship
File No. SC 11 118788

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District

REVIEWED BY: Richard Kendall, Manager, Central District

RECOMMENDATION:

- 1) That the staff report entitled "St. Maurice and St. Verena Coptic Orthodox Church, 1050 Rodick Road, Application for site plan approval for a Place of Worship, File No. SC 11 118788," be received.
- 2) That the application be endorsed, in principle, subject to the conditions outlined in the staff report.
- 3) That site plan approval be delegated to the Commissioner of Development Services, or his designate, to be issued following execution of a site plan agreement (Site Plan Approval is issued only when the Commissioner has signed the site plan "approved").
- 4) And 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 discuss and recommend endorsement, in principle, of site plan approval for a proposed place of worship at the north-west corner of Highway 7 and Rodick Road.

BACKGROUND:

Subject Lands (Figures 1, 2 and 3)

The subject lands have an area of 1.2 ha (3.0 acres) and are located at the northwest corner of Highway 7 and Rodick Road.

To the north is an industrial building, to the east across Rodick Road is a Hydro Corridor, to the immediate west and to the south, across Highway 7, are a storm pond, the Rouge River and associated valleylands (Figure 3).

Proposal (Figures 4, 5 and 6)

The applicant is proposing to develop the property with a 7,229 square metre (77,815 square foot) place of worship with ancillary facilities including a day care centre, a community fellowship hall, a gymnasium and a private residence for the Bishop (when visiting).

The sanctuary is oriented to the intersection of Highway 7 and Rodick Road, with the ancillary uses to the west along the Highway 7 frontage of the site.

300 parking spaces are provided; 113 at grade to the rear and west side of the building, and 187 within a one-level below grade structure.

The primary vehicular access is via a driveway off Rodick Road, shared with the industrial building to the north. A secondary right-in/right-out access is proposed from Highway 7.

The building is primarily faced with stucco, accented by cultured and cast stone and mosaic artwork.

OPTIONS/ DISCUSSION:**Subject property rezoned in 2010 for proposed place of worship**

In September, 2010, Council approved amending zoning by-law No. 2010-190, which incorporated the subject property into the Markham Centre Zoning By-law and incorporated site specific use permissions, development standards and parking requirements for the proposed development. The current project plans are consistent with the plans presented at public meeting for the zoning amendment, and comply with the requirements of the zoning by-law, as amended.

Identified issues have been addressed

Through the rezoning process, two issues were identified:

1. The owner of the adjoining industrial building expressed concern with the traffic impact of the proposed place of worship. This concern has been addressed to the satisfaction of the adjacent owner as follows:
 - The driveway onto Rodick Road has been shifted entirely onto the church property, with a driveway connection to the industrial building.
 - The Region of York has confirmed that it will allow the proposed driveway onto Highway 7.
2. Members of Development Services Committee expressed concern that during the first phase (sanctuary, office and bishop's residence only), the surface parking area would be highly exposed to Highway 7. This is no longer a concern as the development is not being phased.

Project design is acceptable

The sanctuary is oriented to the Highway 7/Rodick Road intersection, where it will act as a prominent landmark. The ancillary facilities are deployed across the Highway 7 frontage of the site, providing a strong built form along the roadway and obscuring the surface parking area from view. Pedestrian walkway connections are provided from both Rodick Road and Highway 7. (Figure 4)

The built form and use of building materials are varied and interesting, and express the function of the building. (Figures 5 and 6)

The applicant is proposing an extensive sustainability package, including:

- Energy efficient building envelope to achieve high R-values.
- Light coloured roof materials, low E glass and roof overhangs to minimize heat loss/gain.
- Intelligent Building Management System (BMS).
- High efficiency boilers, air to air heat recovery systems, occupancy based controls. (Markham District Energy advises that because the site is a considerable distance from their existing infrastructure, and given the small scale of the development, it would be too costly to extend their system to this development.)
- Energy efficient interior and exterior lighting, dark sky rated exterior lighting fixtures.
- Light coloured paving materials to reduce ambient temperatures.
- Drought tolerant, native plant selections.

Staff are working with the applicant to refine the building elevations, coordinate the streetscape elements and grading along Highway 7 and Rodick Road with the proposed VIVA improvements, and screen the proposed transformer from Rodick Road.

The applicant provided a preliminary overview of this proposal to the Markham Centre Advisory in May, 2010. The Advisory was very supportive of the proposal. Prior to final Site Plan Control Approval the application will formally be presented to the Markham Centre Advisory for consideration and evaluation against the Performance Measures Document.

Staff will ensure that appropriate Fatal Light Awareness Program (FLAP) measures are incorporated into the final project plans.

FINANCIAL CONSIDERATIONS AND TEMPLATE (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development supports the Growth Management and Diversity strategic priorities of Council.

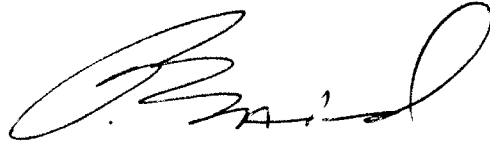
BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal Town departments and external agencies. All comments/requirements of these departments and agencies are or will be reflected in the final project plans, or will be secured in the site plan agreement.

RECOMMENDED BY:



Rino Mostacci M.C.I.P., R.P.P.
Director of Planning and Design



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

ATTACHMENTS:

- Figure 1 - Property Location Map
- Figure 2 - Air Photo
- Figure 3 - Area Context/Zoning
- Figure 4 - Site Plan
- Figure 5 - Building Elevations
- Figure 6 - Rendering

APPENDIX 'A' - Conditions of Site Plan Approval

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File path: Amanda\File 11 118788\Documents\Recommendation Report

APPENDIX A
Conditions of Site Plan Approval
St. Maurice and St. Verena Coptic Orthodox Church
1050 Rodick Road

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings, underground parking garage layout plans, grading, servicing and engineering drawings that comply with all requirements of the Town, the Markham Centre Advisory, and authorized public agencies, to the satisfaction of the Commissioner of Development Services. The final plans shall incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure a more bird friendly building, to the satisfaction of the Town.
2. landscape Plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
3. a storm water management report and a functional servicing report.
4. a geotechnical report.
5. an environmental site assessment report, phase 1/2.

for endorsement or approval by the Town.

The Owner shall enter into a Site Plan Agreement with the Town and the Region of York, containing all standard and special provisions and requirements of the Town, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the Town of Markham Waste Management Department.
3. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way.
4. To convey, free of cost to the Town, an access easement to provide access for maintenance to the adjacent stormwater management pond.
5. That the Owner convey a permanent easement to the adjoining landowner over the shared-use portion of the driveway onto Rodick Road.
6. That the Owner present the proposed development to the Markham Centre Advisory for evaluation against the Performance Measures Document and respond to comments made by the Advisory prior to final Site Plan Control Approval.
7. That the Owner provide and implement a comprehensive Green Infrastructure plan to the satisfaction of the Commissioner of Development Services.
8. Provisions to ensure implementation of the recommendations of the approved studies and reports.
9. Provisions for satisfying all requirements of Town departments and public agencies, including the TRCA.

This endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 28, 2011, in the event that the site plan agreement is not executed within that period.