



Report to: Development Services Committee

Report Date: April 12, 2011

SUBJECT: PRELIMINARY REPORT
St. Mary and St. Samuel The Confessor Coptic Orthodox Church
Rezoning and site plan applications to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road.

ZA 10 131982 & SC 10 131983

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, St. Mary and St. Samuel The Confessor Coptic Orthodox Church, Rezoning and site plan applications to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road, File Nos. ZA 10 131982 & SC 10 131983,” dated April 12, 2011 be received;
- 2) That a Public Meeting be held to consider the applications submitted by St. Mary and St. Samuel The Confessor Coptic Orthodox Church for rezoning and site plan approval to permit a place of worship and accessory uses;
- 3) 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 provide preliminary information on the rezoning and site plan applications submitted for 9377 and 9389 McCowan Road (the “subject lands”) and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

The applications have been deemed complete

The rezoning application submitted by St. Mary and St. Samuel The Confessor Coptic Orthodox Church to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road was deemed complete on January 21, 2011.

BACKGROUND:**Subject lands and area context**

9377 and 9389 McCowan Road (the “subject lands”) are located on the east side of McCowan Road, north of 16th Avenue (Figure 1). The subject lands are approximately 0.8 hectares (2 acres) with a frontage of approximately 65 metres (213 feet) on McCowan Road. The site contains two (2) single family dwellings with trees and hedges along the south, north and east property lines. A rural residential single family home and the Salvation Army Community Church are located to the south of the subject lands. Low density residential development is to the west across McCowan Road and a single family dwelling is located to the immediate north with residential subdivision development registered for the lands to the east of the subject properties (Figure 3).

Proposed place of worship with accessory uses

A place of worship, The St. Mary and St. Samuel The Confessor Coptic Orthodox Church, is proposed for the subject lands. The place of worship is proposed to be approximately 4,582 square metres (49,320 square feet) (Figure 4). One (1) storey is proposed below grade and three (3) storeys are proposed above grade. The majority of the building will have a height of approximately 30 metres (98 feet), with the height increasing to approximately 43.6 metres (143 feet) at the highest point to accommodate two (2) steeples (Figure 5).

The proposed place of worship would accommodate approximately 440 parishioner seats, with an additional 18 seats for deacons. Accessory uses to the place of worship such as Sunday school, banquet facilities, gymnasium, multi-purpose hall, day care centre and a bishop’s residence are also proposed to be contained within the proposed place of worship.

The plans submitted show 172 parking spaces and indicate that there is a parking shortfall of approximately 52 spaces. The total parking required remains to be verified by the Town. Also, only two (2) barrier free parking spaces are provided whereas, seven (7) are required. A parking justification study submitted to address the parking shortfall is under review by the Town.

Official Plan and Zoning

The subject lands are designated “Urban Residential” in the Town’s Official Plan and “Low Density Residential” in the Wismer Commons Secondary Plan (OPA 37). Places of worship are provided for in both Official and Secondary Plan designations. The subject lands are zoned “Rural Residential One (RR1)” which permits single family dwellings (Figure 2). The applicant is requesting permission to rezone the subject lands to permit the proposed place of worship and accessory uses. A site plan application has also been submitted and is under review concurrent with the rezoning application.

OPTIONS/ DISCUSSION:

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

1. Staff are reviewing the appropriateness of the proposed place of worship and accessory uses on the subject lands.
2. Staff are evaluating development criteria to be considered in the review of applications for places of worship including location, impacts and interface with the surrounding area, access, traffic, parking, landscaping, buffering, site layout and building design.
3. Preservation of the existing trees and hedges along the property line of the subject lands.
4. Mitigating and minimizing the impacts of the proposed place of worship and accessory uses on the surrounding area.
5. Review of technical studies and plans including a traffic and parking study, tree inventory and preservation plan, servicing, stormwater management and grading plans.
6. Region of York requirements will also need to be addressed.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Staff are reviewing the applications for conformity with the Town's growth management, environment, recreation and culture, and transportation strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various Town departments and external agencies and their requirements will be addressed in the final staff report.

RECOMMENDED BY:

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

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

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Building Elevations

AGENT/CONTACT INFORMATION

Ben Quan
Q x 4 Investments Limited- Consulting Services
17 Bauer Crescent
Markham, ON, L3R 4H3
Tel: 416-564-0351
Fax: 905-479-4517
Email: ben.quan@rogers.com

file path: amanda\file 10 131982\documents\recommendation report