

# BAHÁ'Í NATIONAL CENTRE AND CANADIAN NATIONAL TEMPLE

## OPA & ZBA APPLICATION UPDATE 2<sup>ND</sup> THORNHILL SUBCOMMITTEE

April 9, 2024

# AGENDA

## TRANSPORTATION

- Safe Access
- Traffic Impact and Management
- Pedestrian and Cyclist Safety
- Parking Requirements

## ENVIRONMENT

- Environmental Protection
- Uses in the Floodplain
- Impacts to the meadow & adjacent greenway lands
- Impacts to forests, species and habitats
- Net Ecological Gain through Restoration
- Tree Removal and Compensation

## PLANNING

- Official Plan and Zoning Adherence
- Place of Worship Official Plan Policies
- Property Tax Considerations

# LOCATION OF THE SUBJECT LANDS



**GERMAN MILLS MEADOW & NATURAL HABITAT**

**BAYVIEW GOLF AND COUNTRY CLUB MAINTENANCE FACILITY**

**EXISTING SINGLE DETACHED DWELLING**

**EXISTING BAHÁ'Í NATIONAL CENTRE**

**BAYVIEW GOLF AND COUNTRY CLUB**

**LOT 3**

**LOT 2**  
7290 LESLIE ST.

**LOT 1**  
7200 LESLIE ST.  
WATERLOO CT.

**LOT 4**  
7015 LESLIE ST.

**GERMAN MILLS SETTLERS PARK**

**EXISTING TRAIL**

**LAKE-TO-LAKE TRAIL**

**BERCY (WYCLIFFE) PARK**

**GERMAN MILLS CREEK**

**LESLIE PUMPING STATION**

**CURRENT HOME OF BAHÁ'Í DON VALLEY EDUCATION CENTRE FOR BAHÁ'Í STUDIES**

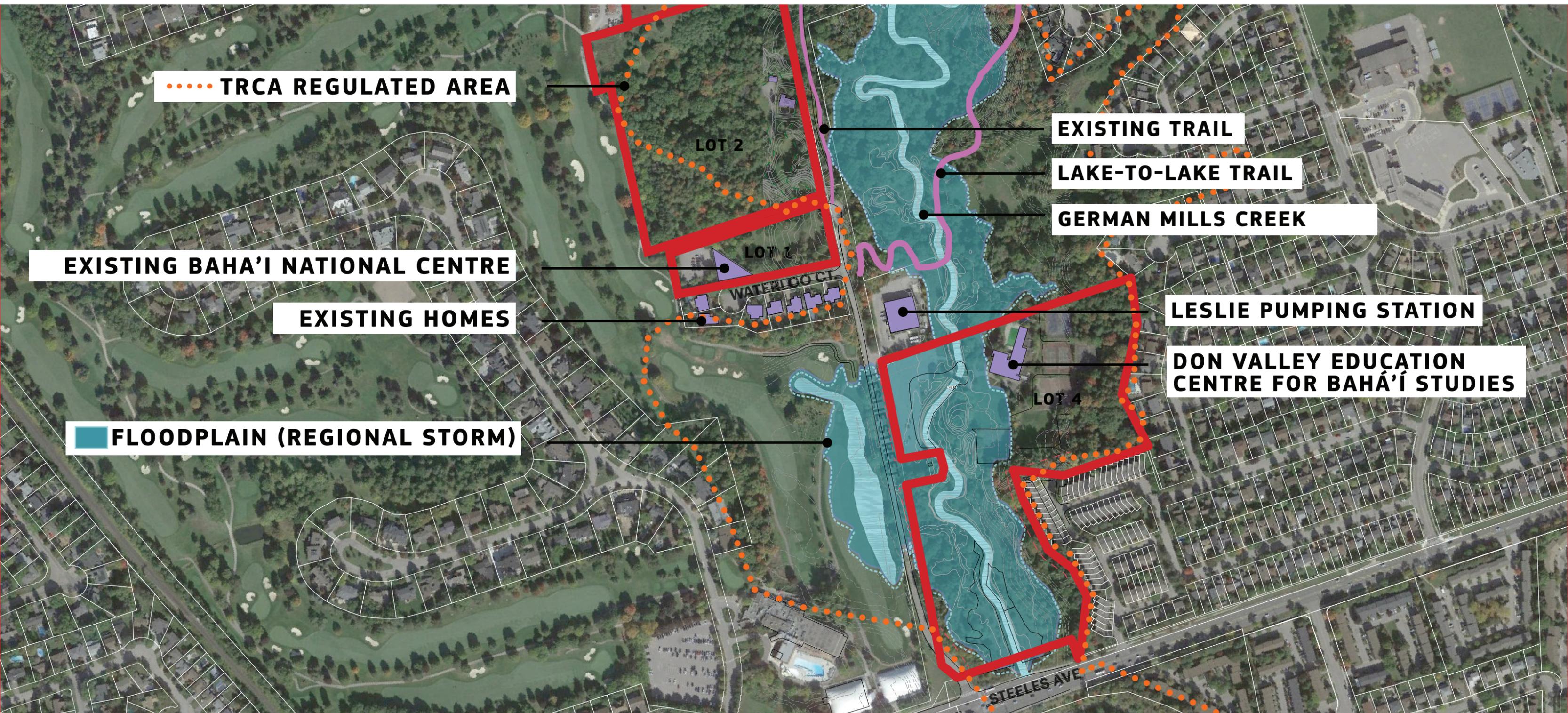
**FORMERLY MAYFIELD TENNIS & ADVENTURE VALLEY CAMP**

**LAKE-TO-LAKE TRAIL**

# TRANSPORTATION ISSUES:

1. Safe Access
2. Traffic Impact and Management
3. Pedestrian and Cyclist Safety
4. Parking Requirements

# LESLIE STREET PARTIALLY IN FLOODPLAIN



..... TRCA REGULATED AREA

EXISTING TRAIL

LAKE-TO-LAKE TRAIL

GERMAN MILLS CREEK

EXISTING BAHÁ'Í NATIONAL CENTRE

EXISTING HOMES

LESLIE PUMPING STATION

DON VALLEY EDUCATION CENTRE FOR BAHÁ'Í STUDIES

FLOODPLAIN (REGIONAL STORM)

# EMERGENCY ACCESS TO JOHN RECONSIDERED



**EMERGENCY ACCESS ALONG EXISTING TRAIL TO JOHN ST.**

**GERMAN MILLS MEADOW & NATURAL HABITAT**

**GERMAN MILLS SETTLERS PARK**

**BAYVIEW GOLF AND COUNTRY CLUB MAINTENANCE FACILITY**

**LAKE-TO-LAKE TRAIL**

**LOT 3**

**BERCY (WYCLIFFE) PARK**

**LOT 2  
7290 LESLIE ST.**

**LESLIE PUMPING STATION**

**BAHA'I NATIONAL CENTRE HOMES ALONG WATERLOO CRT**

**LOT 1  
7200 LESLIE ST.  
WATERLOO CRT**

**DON VALLEY EDUCATION CENTRE FOR BAHÁ'Í STUDIES**

**LOT 4  
7015 LESLIE ST.**

**LAKE-TO-LAKE TRAIL**

# COMPLETE AVOIDANCE OF MEADOW BY PROVIDING SAFE ACCESS ALONG LESLIE



GERMAN MILLS MEADOW & NATURAL HABITAT

GERMAN MILLS SETTLERS PARK

THE BAYVIEW GOLF AND COUNTRY CLUB

LAKE-TO-LAKE TRAIL

BAHA'I NATIONAL CENTRE HOMES ALONG WATERLOO CRT

BERCY (WYCLIFFE) PARK

LOT 3  
LOT 2  
7290 LESLIE ST.

LESLIE PUMPING STATION

DON VALLEY EDUCATION CENTRE FOR BAHÁ'Í STUDIES

LOT 1  
7200 LESLIE ST  
WATERLOO CRT

SAFE ACCESS BY RAISING LESLIE STREET UP OUT OF FLOOD ELEVATION

LOT 4  
7015 LESLIE ST.

LAKE-TO-LAKE TRAIL

STEELES AVE

# ADDRESS EXISTING ISSUES ON LESLIE



Mixed transportation modes



No defined parking spaces = Haphazard Parking

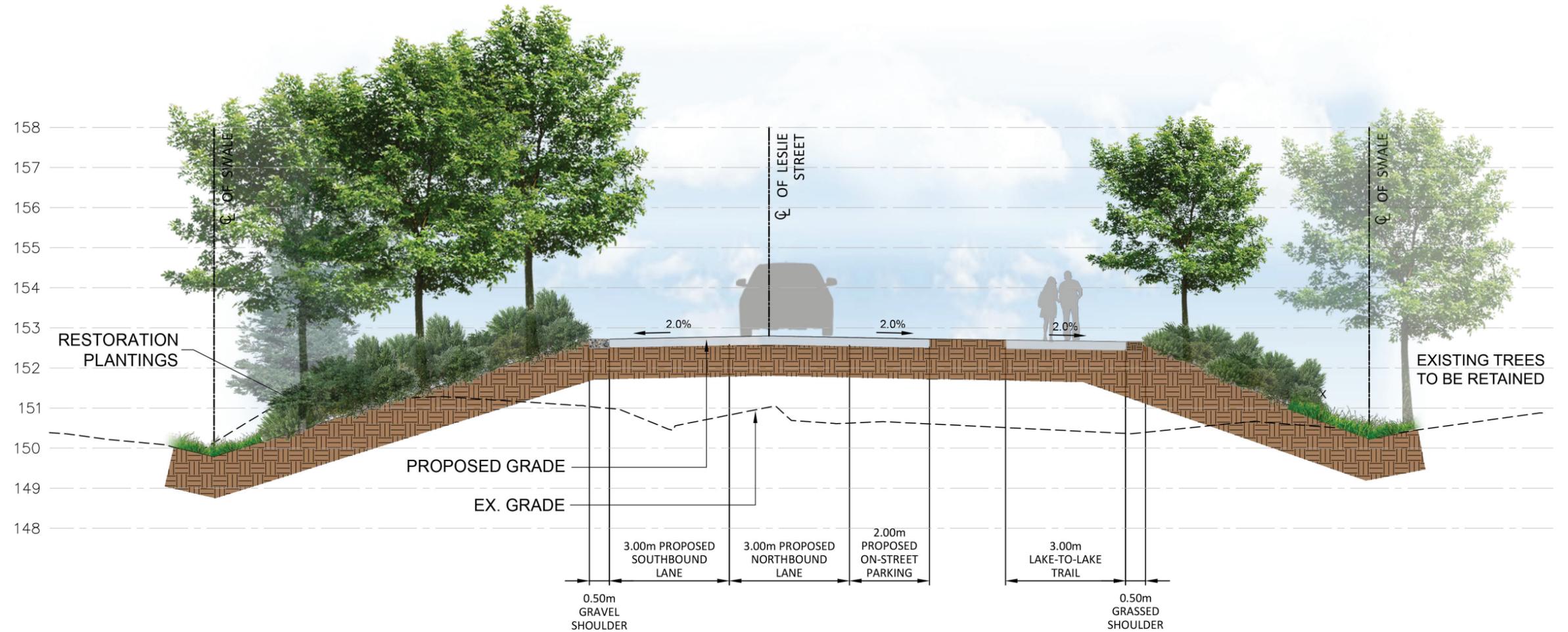
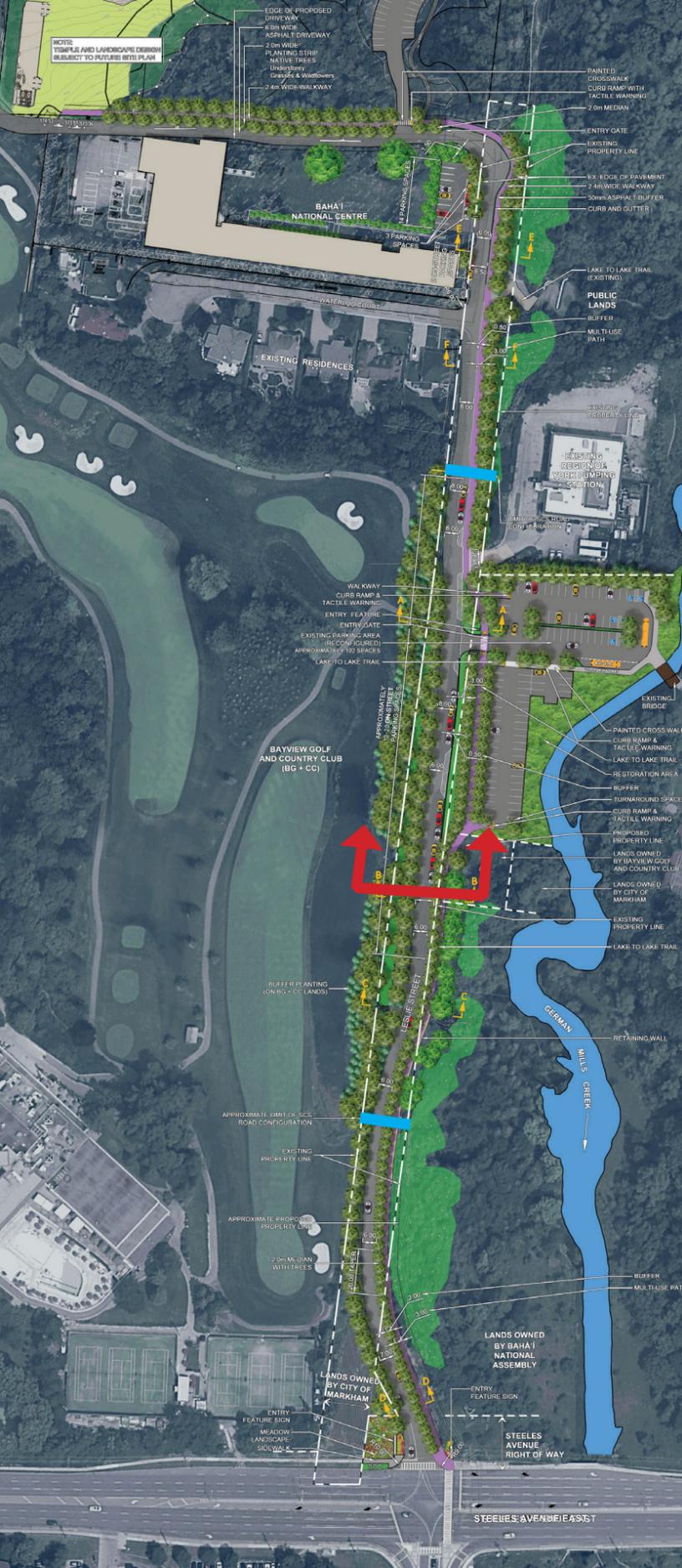


Increased usage of parks and trails



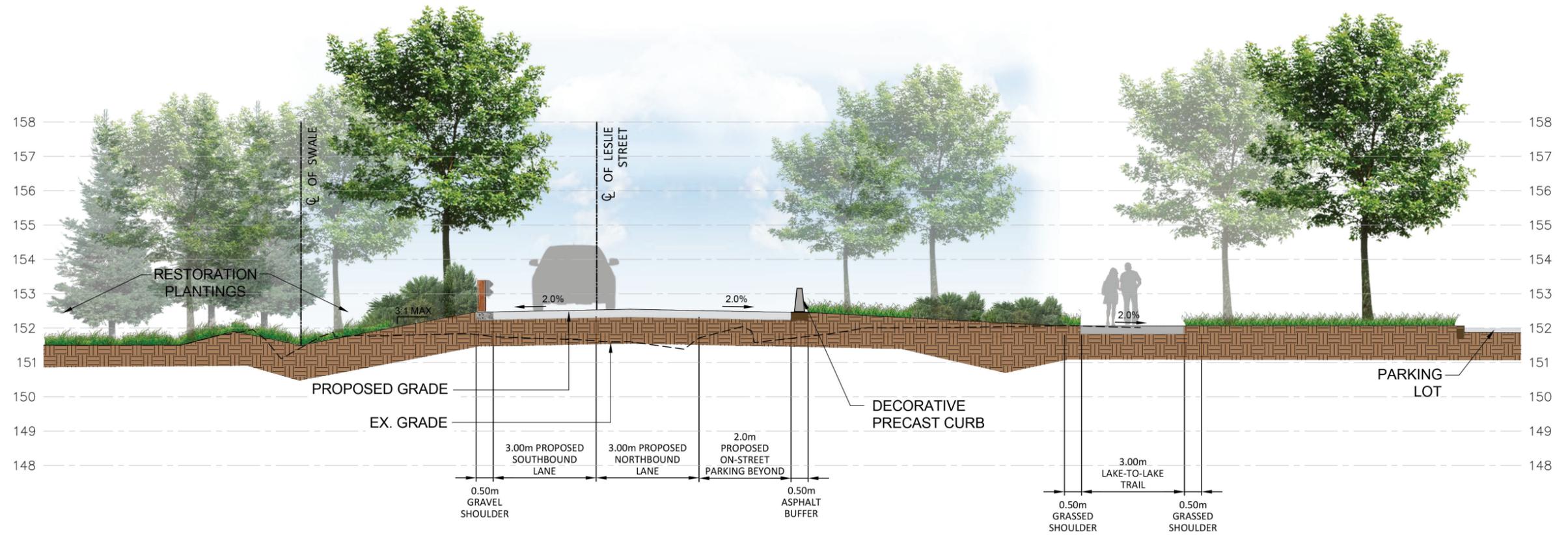
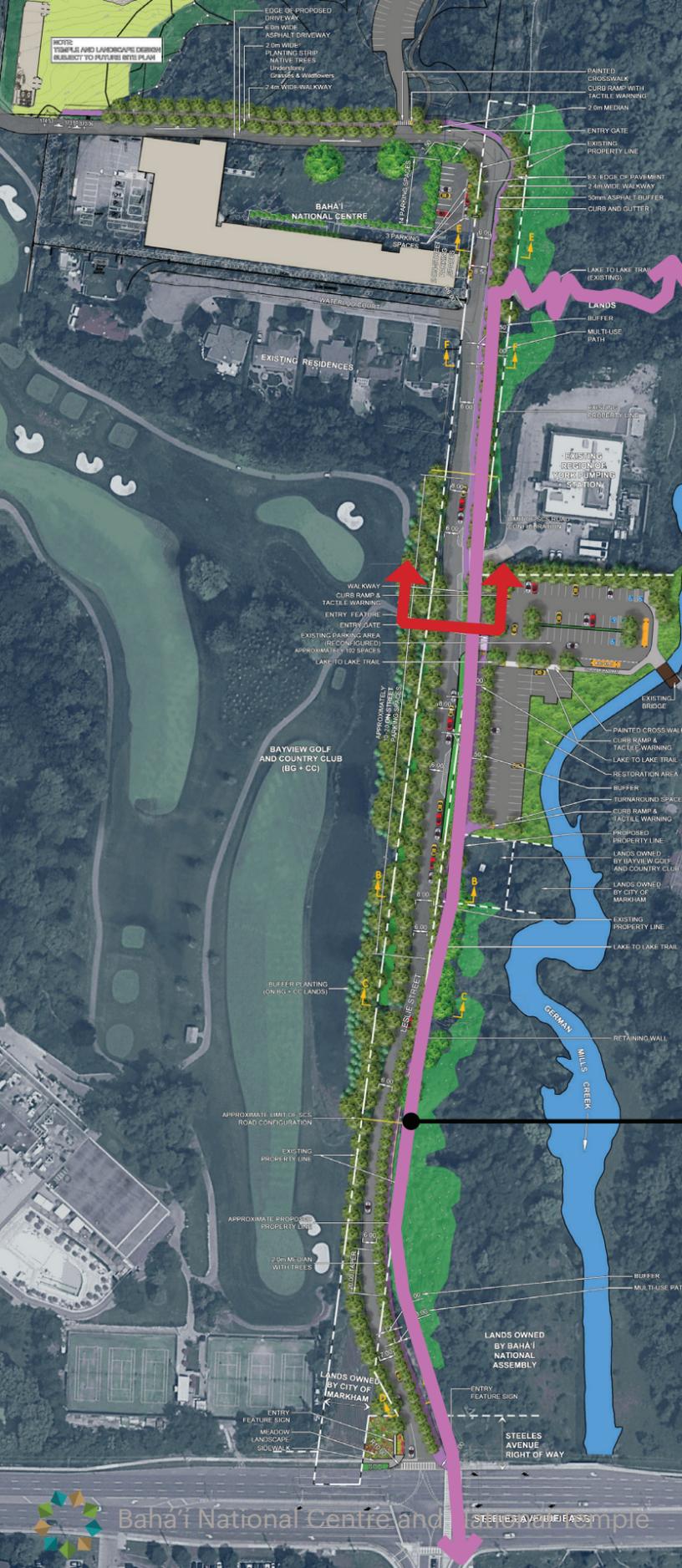
Overgrown vegetation obstructing views and signage

# LESLIE STREET IMPROVEMENTS



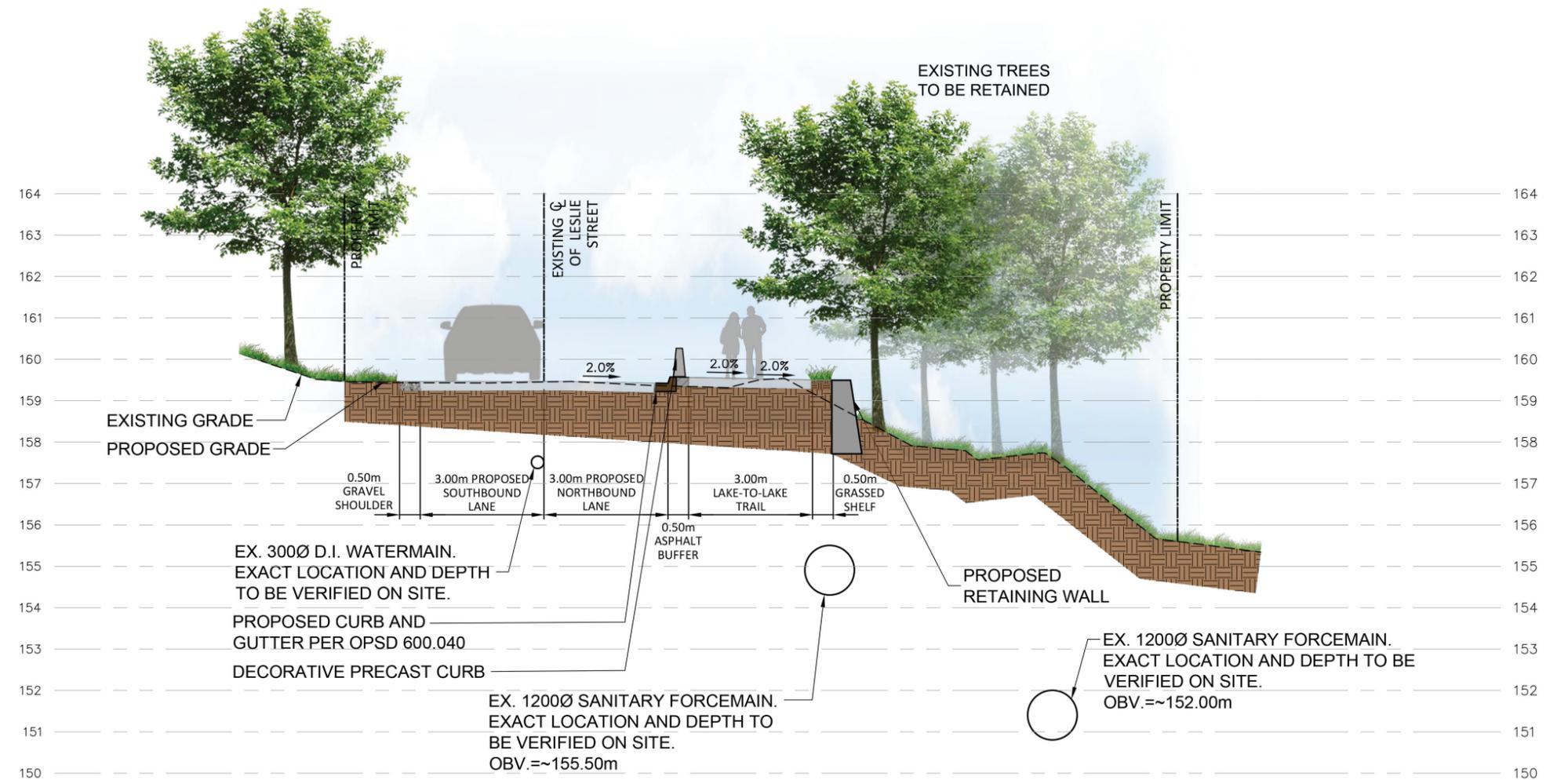
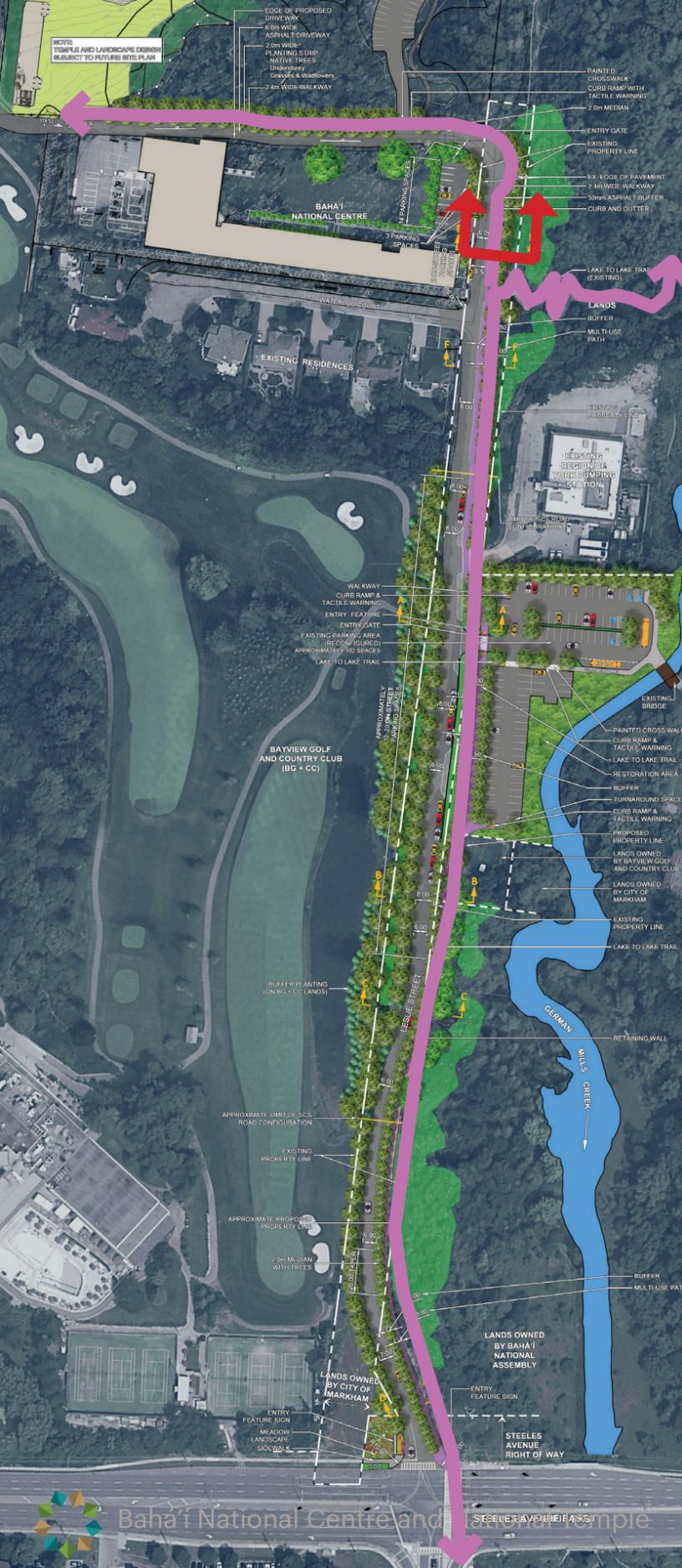
- Raise portion out of the floodplain to provide safe access
- Widening only to the east into 7015 Leslie Street
- Enhanced landscaping and golf course screening
- Provide a separate path for pedestrians and cyclists

# PROVIDE A SEPARATED TRAIL

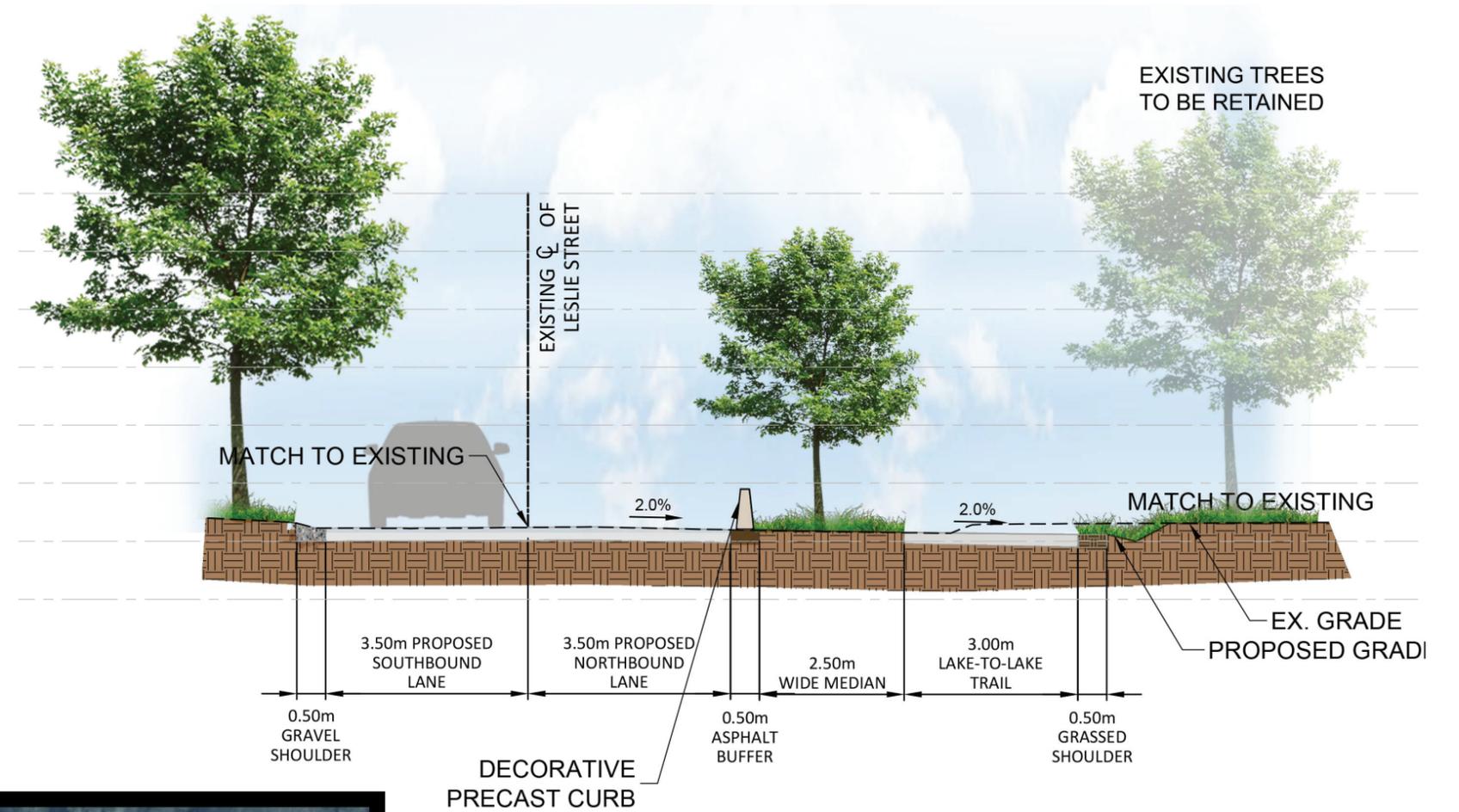


Direct Lake-to-Lake Trail Connection

# CONTINUOUS TRAIL CONNECTION



# INTERSECTION IMPROVEMENTS



Reduce overall street width  
Implement "NO U-TURN"

# DELINEATE ON-STREET PARKING



Improve Parking Lot

Delineate On-street Parking where space allows

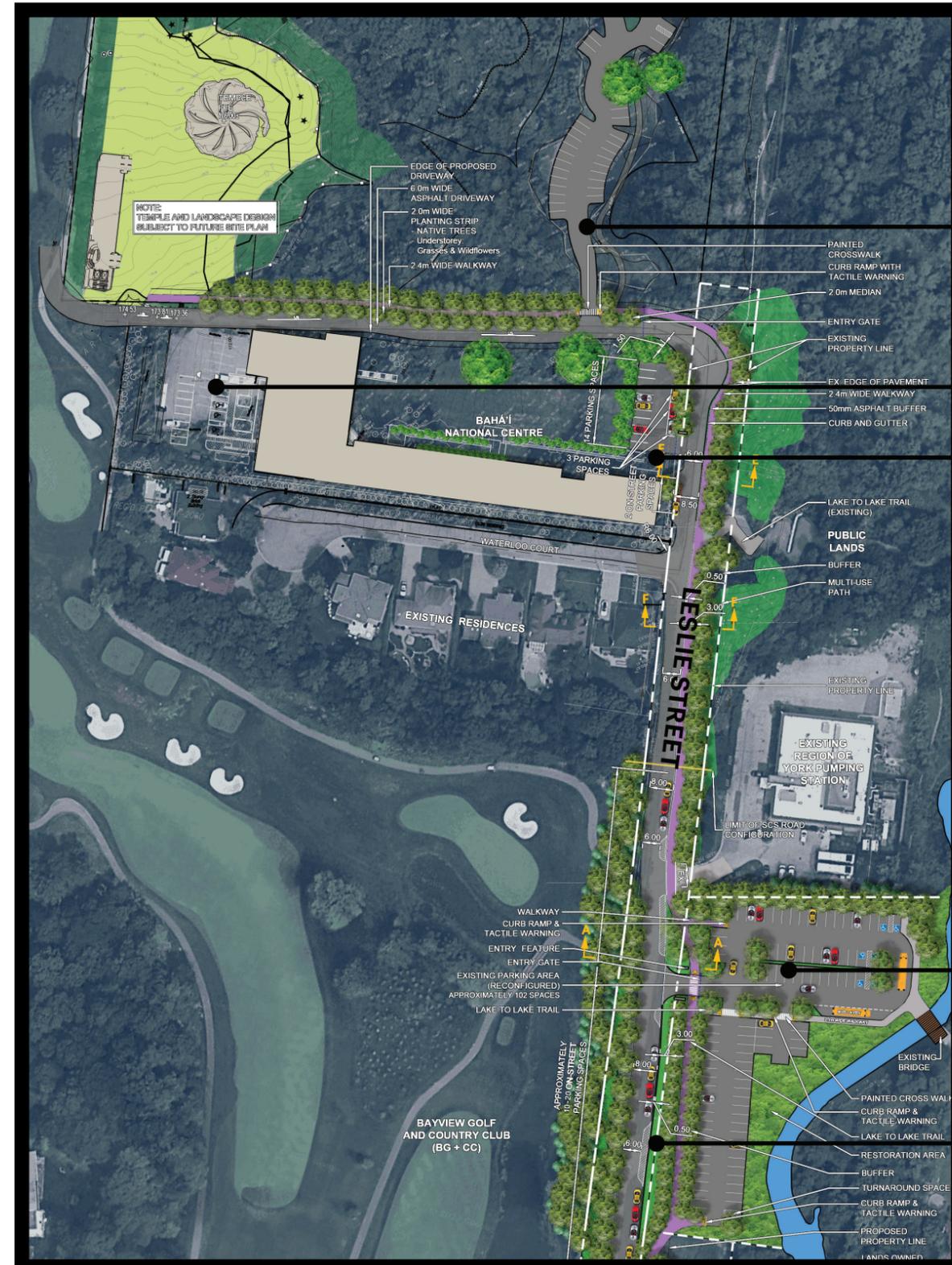
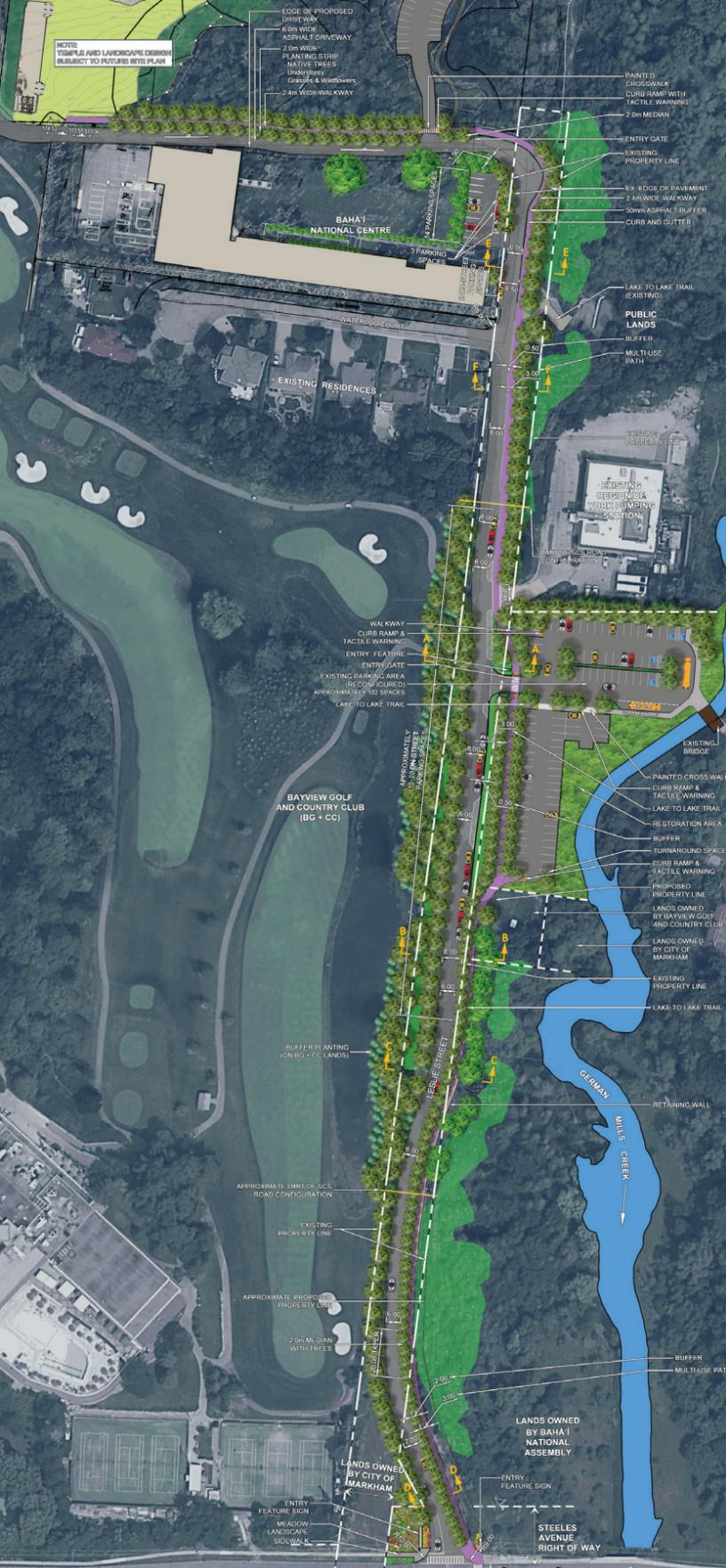
- WALKWAY
- CURB RAMP & TACTILE WARNING
- ENTRY FEATURE
- ENTRY GATE
- EXISTING PARKING AREA (RECONFIGURED) APPROXIMATELY 102 SPACES
- LAKE TO LAKE TRAIL

APPROXIMATELY 10-20 ON-STREET PARKING SPACES

- PAINTED CROSS WALK
- CURB RAMP & TACTILE WARNING
- LAKE TO LAKE TRAIL
- RESTORATION AREA
- BUFFER
- TURNAROUND SPACE
- CURB RAMP & TACTILE WARNING
- PROPOSED PROPERTY LINE
- LANDS OWNED BY BAYVIEW GOLF AND COUNTRY CLUB
- LANDS OWNED BY CITY OF MARKHAM

BAYVIEW GOLF AND COUNTRY CLUB (BG + CC)

# TOTAL PARKING PROPOSED



**ON SITE: 110 Spaces**  
 — 47 spaces  
 — 50 spaces  
 — 13 spaces

**OFF-SITE / OVERFLOW:**  
 +/- 100 spaces

**LESLIE STREET:**  
 10 - 20 public spaces

# ENVIRONMENTAL ISSUES:

1. Environmental Protection
2. Uses in the Floodplain
3. Impacts to the meadow & adjacent greenway lands
4. Impacts to forests, species and habitats
5. Net Ecological Gain through Restoration
6. Tree Removal and Compensation

# EXTENSIVE ENVIRONMENT IMPACT STUDY

**A comprehensive, multi-season natural heritage study to identify features and functions and gain a deep understanding of the site's ecology and its role in the greater natural system**

Data Collection, Surveys, Identification and Classification Included:

- Botanical Inventory and Ecological Land Classification
- Natural Feature Staking with TRCA
- Aquatic Ecology and Watercourse Characterization
- Identification of Fish Habitat
- Surveys: Breeding Birds, Reptile and Amphibians, Insects, Bat, and Wildlife
- Identification **Significant Woodlands** (\*as defined by the Provincial Policy Statement / PPS)
- Identification **Significant Wildlife Habitat** (\*as defined by the PPS)
- Habitat for Endangered and Threatened Species
- Detailed Tree Inventory and Assessment of over 1,100 trees



..... TRCA REGULATED AREA

— LONG TERM STABLE TOP OF SLOPE

☀ PROPOSED TEMPLE SITE

EXISTING BAHA'I NATIONAL CENTRE

EXISTING HOMES

■ FLOODPLAIN (REGIONAL STORM)

EXISTING TRAIL

LAKE-TO-LAKE TRAIL

LESLIE PUMPING STATION

DON VALLEY EDUCATION CENTRE FOR BAHA'I STUDIES

LOT 3

LOT 2

LOT 1

WATERLOO CT

LOT 4

STEELES AVE

**TRCA REGULATED AREA, FLOODPLAIN, & STABLE TOP OF SLOPE**



**CULTURAL MEADOW**

**CULTURAL WOODLAND  
BLACK LOCUST**

**MIXED & DECIDUOUS FOREST**

**CULTURAL WOODLAND  
FORMER PLANTATION /**

**PROPOSED TEMPLE SITE**

**EXISTING NATIONAL CENTRE**

**ANTHROPOGENIC**

**EXISTING TRAIL**

**LAKE-TO-LAKE TRAIL**

**ANTHROPOGENIC**

**LESLIE PUMPING STATION**

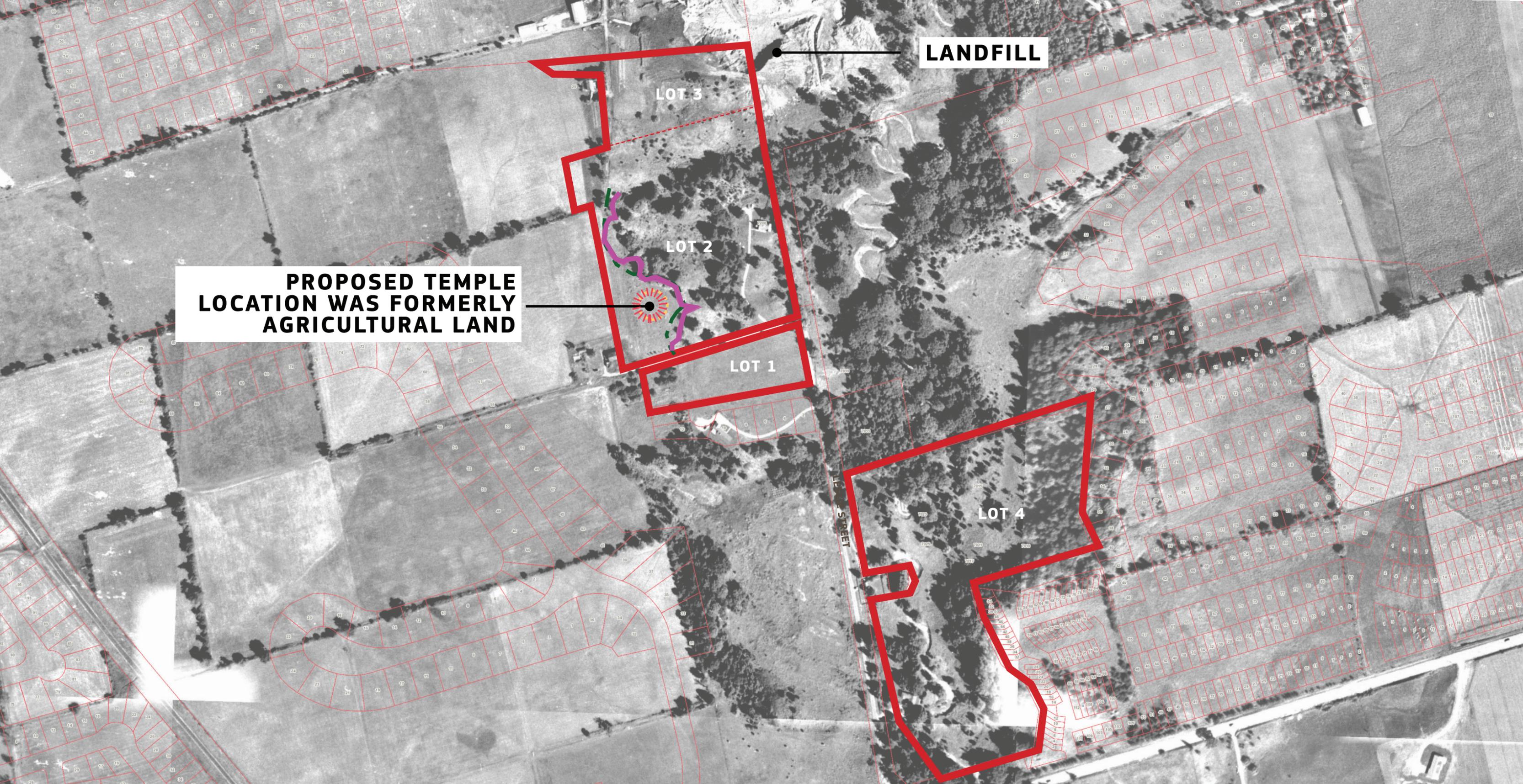
**DON VALLEY EDUCATION  
CENTRE FOR BAHÁ'Í STUDIES**

**ANTHROPOGENIC**

**MIXED & DECIDUOUS FOREST**

**CULTURAL MEADOW**

**VEGETATION COMMUNITIES AND HABITATS**



**LANDFILL**

**LOT 3**

**LOT 2**

**LOT 1**

**LOT 4**

**PROPOSED TEMPLE  
LOCATION WAS FORMERLY  
AGRICULTURAL LAND**

**LEWIS STREET**

**HISTORICAL AERIAL PHOTOGRAPH 1954**



**CURRENT AERIAL PHOTOGRAPH**

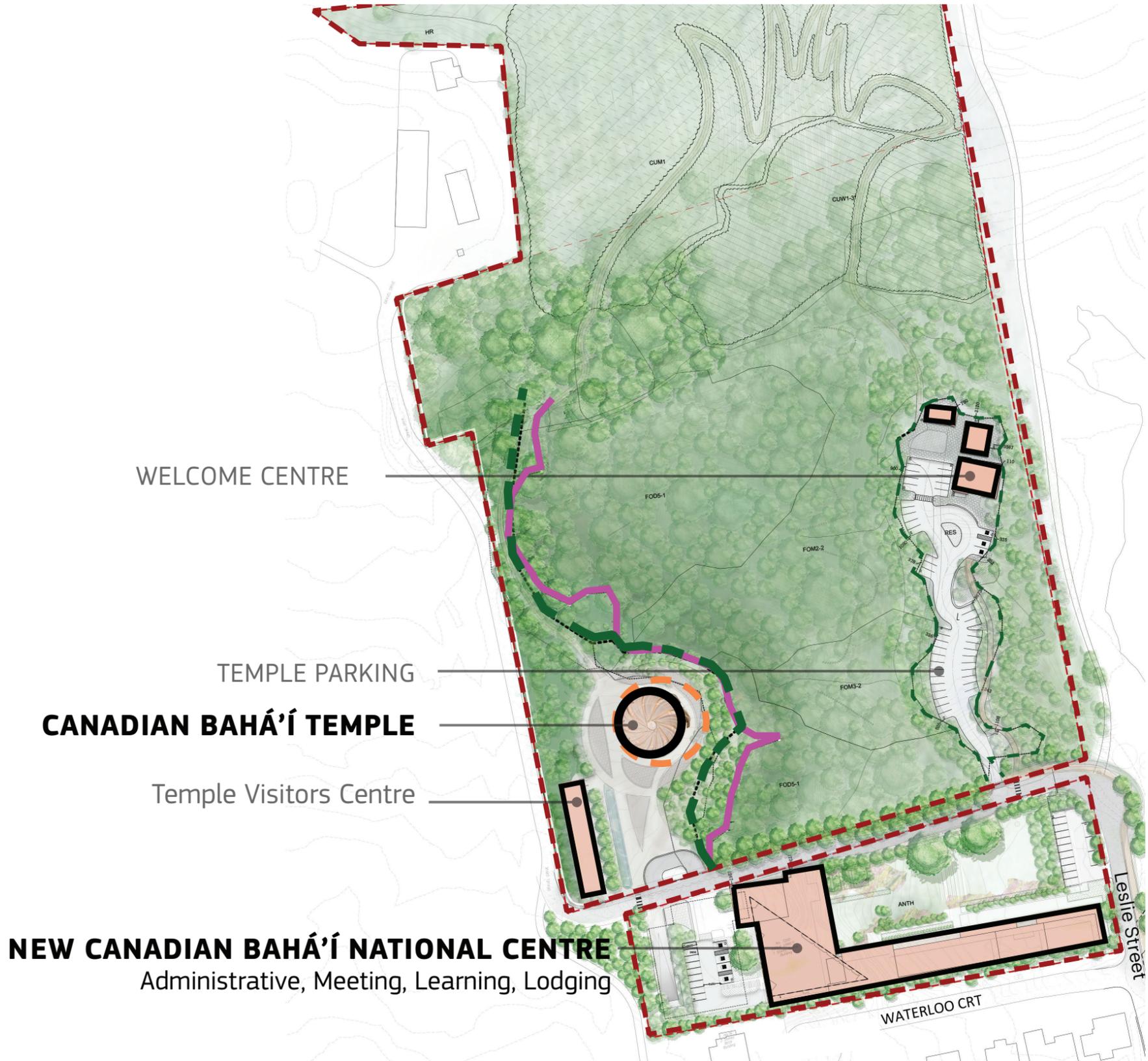
# HEIGHT OF TEMPLE REDUCED



30m

Max 25m

# TEMPLE SIZE REDUCED & SHIFTED WEST

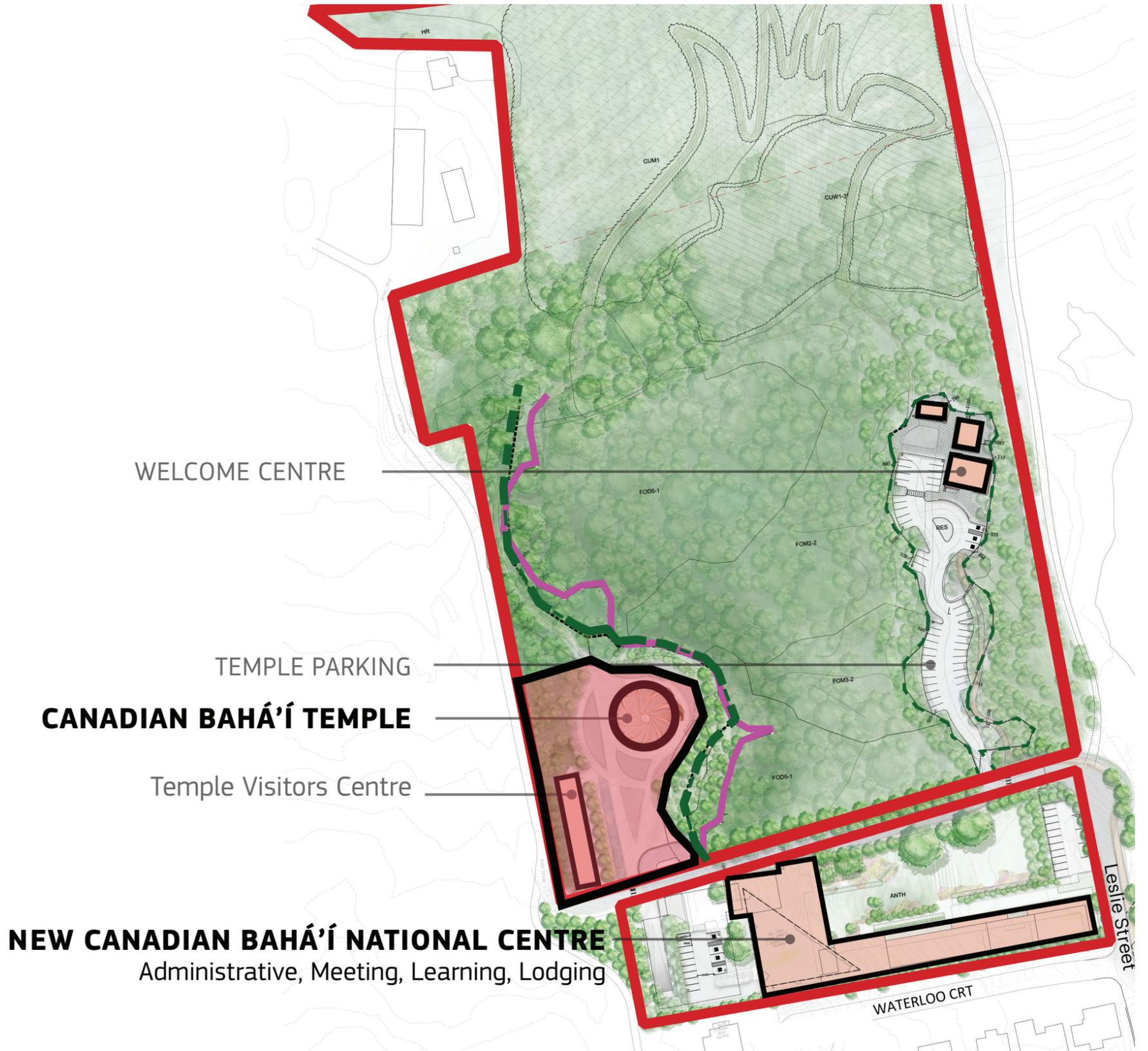


PROPOSED TEMPLE  
FLOOR AREA:

~650 sm (7,000 sf)  
~~~1,000 sm (10,760 sf)~~

- Long Term Stable Top of Slope
- - - Survey Woodland Edge

# MINIMIZED AREA OF IMPACT

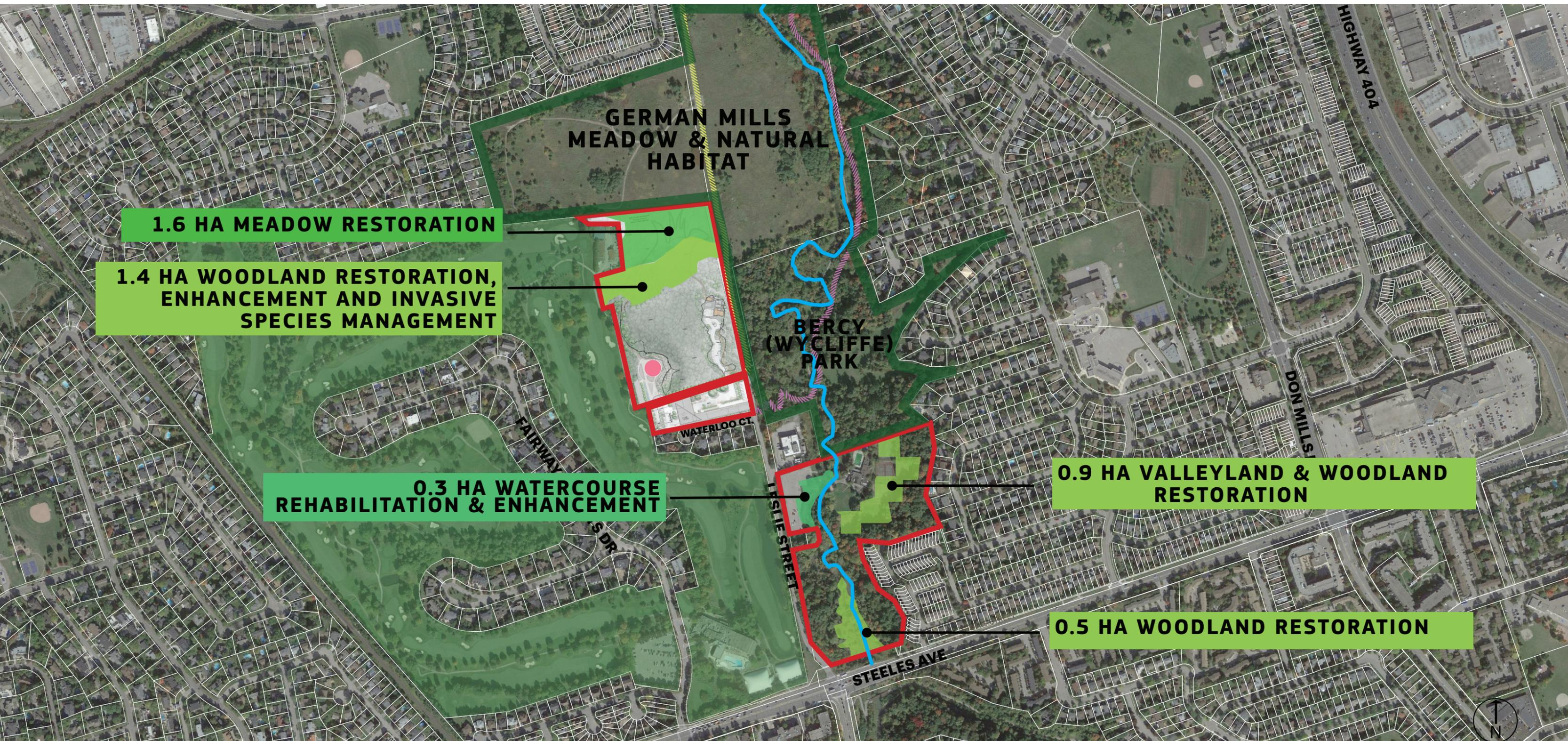


WOODLAND IMPACT:  
 PARKING AREA:  
 BUFFER ENCROACHMENTS:  
**TOTAL:**

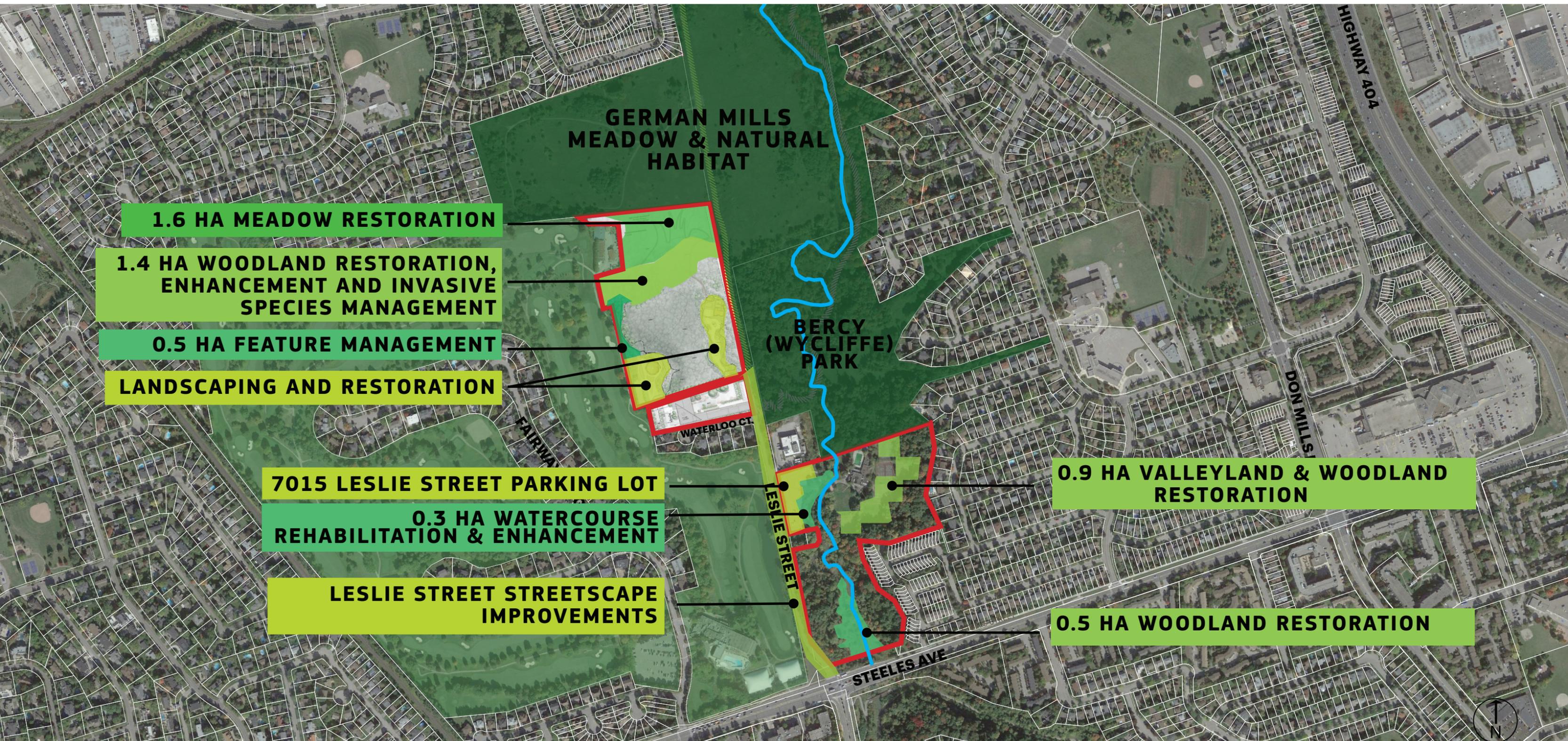
| <u>AREA OF IMPACT</u> | <u>REQUIRED COMP.</u> |
|-----------------------|-----------------------|
| 0.55 ha               | 2.75 ha               |
| 0.22 ha               | 0.22 ha               |
| <u>0.07 ha</u>        | <u>0.07 ha</u>        |
| <b>0.84 ha</b>        | <b>3.04 ha</b>        |

- Long Term Stable Top of Slope
- - - Survey Woodland Edge

# 4.7 HECTARES OF RESTORATION PROPOSED



# PLUS LANDSCAPING ENHANCEMENTS



# NET ECOLOGICAL GAIN

**The project will result in an overall improvement to the ecological system and an increase in land for preservation and natural cover.**

**0.55 ha** Woodland Removal  
**0.22 ha** Valleyland Encroachment  
**0.07 ha** Buffer Encroachment  
**0.84 ha** Total Area of Impact

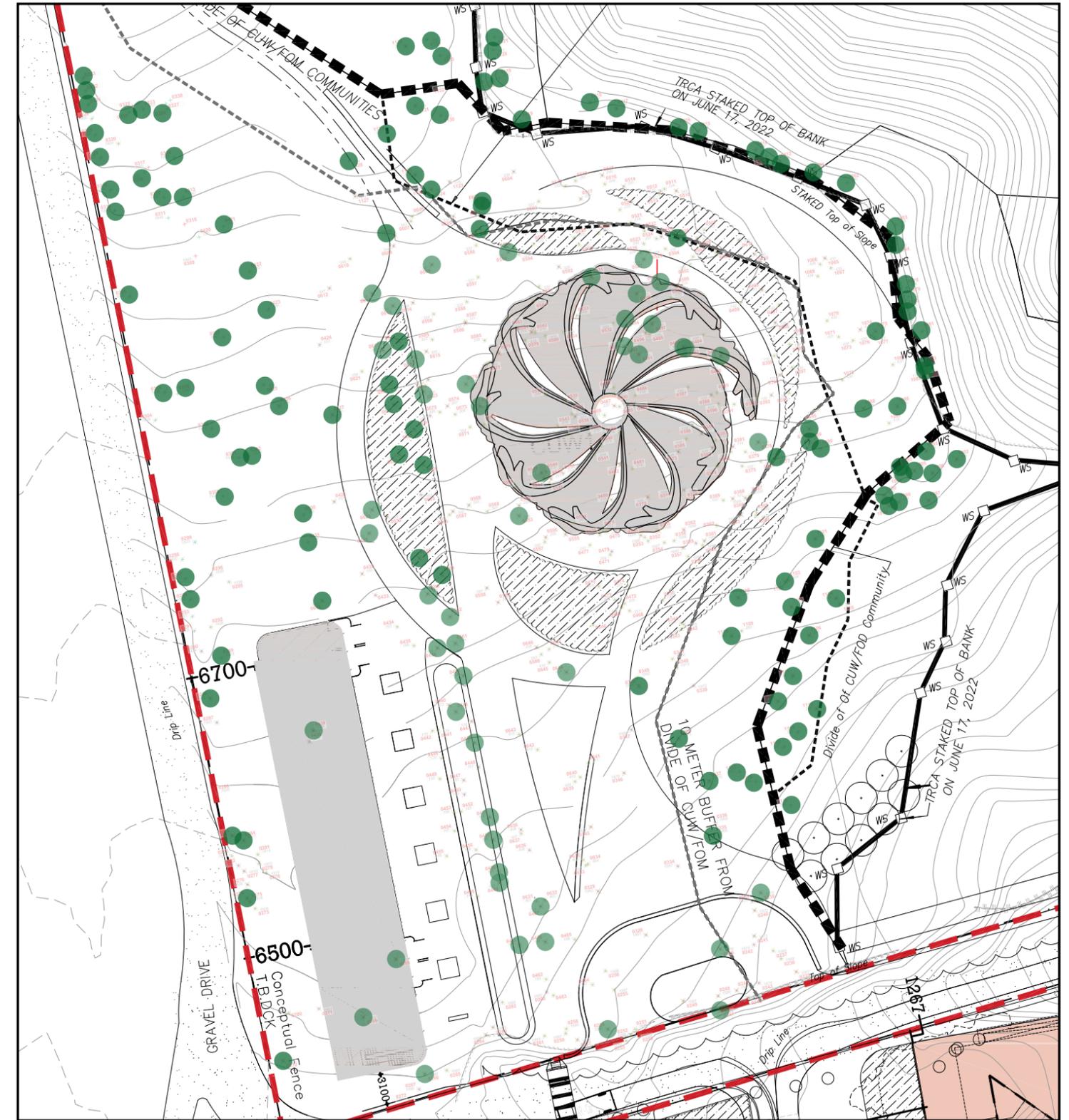


**4.7 ha** Restoration  
(3.04 ha is required)

**NET GAIN: ~4.0 ha Restoration**

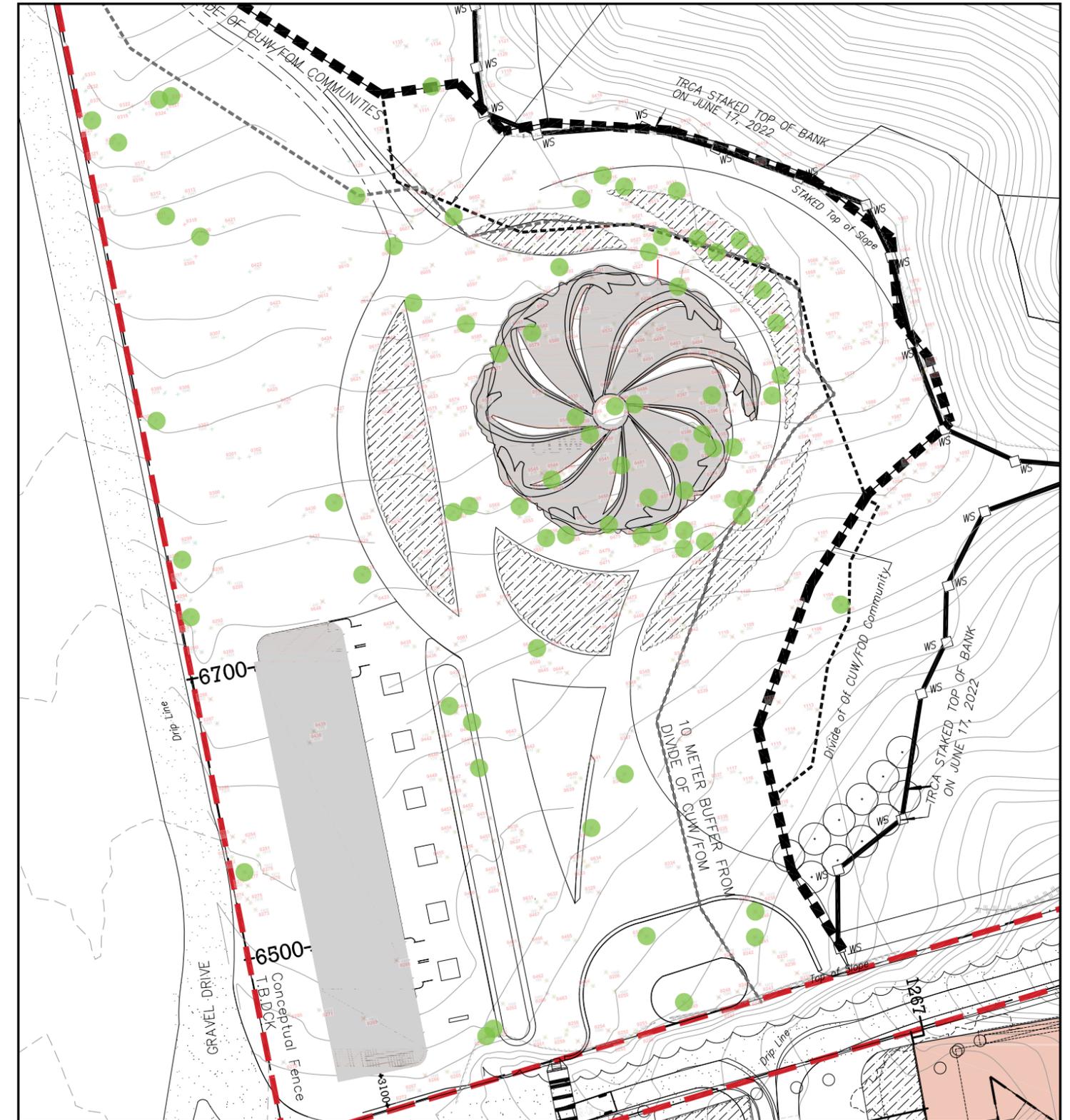
# TREE INVENTORY AND ASSESSMENT

● 168 EXSITING NON-INVASIVE TREES IN GOOD CODITION



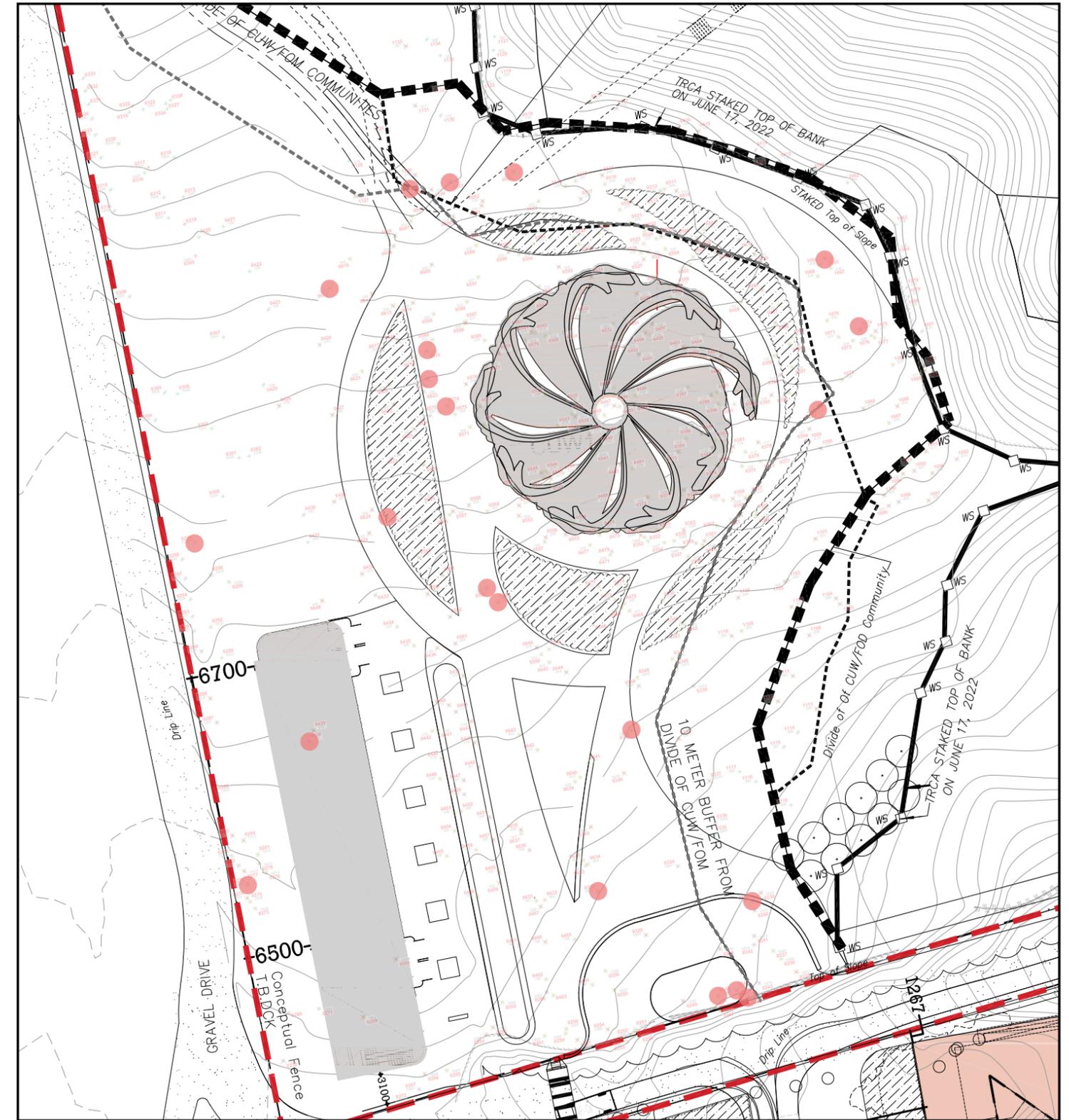
# TREE INVENTORY AND ASSESSMENT

- 168 EXSITING NON-INVASIVE TREES IN GOOD CODITION
- 77 EXISTING NON-INVASIVE TREES IN FAIR CONDITION
- 17 EXISTING NON-INVASIVE TREES IN POOR CONDITION
- 105 TREES OF 262 NON-INVASIVE TREES TO BE REMOVED DUE TO NEW PROPOSED GRADING & CONSTRUCTION (GOOD, FAIR, POOR)
- ◆ 231 INVASIVE SPECIES TO BE REMOVED
- 25 TREES TO BE REMOVED DUE TO POOR CONDITION / DEAD



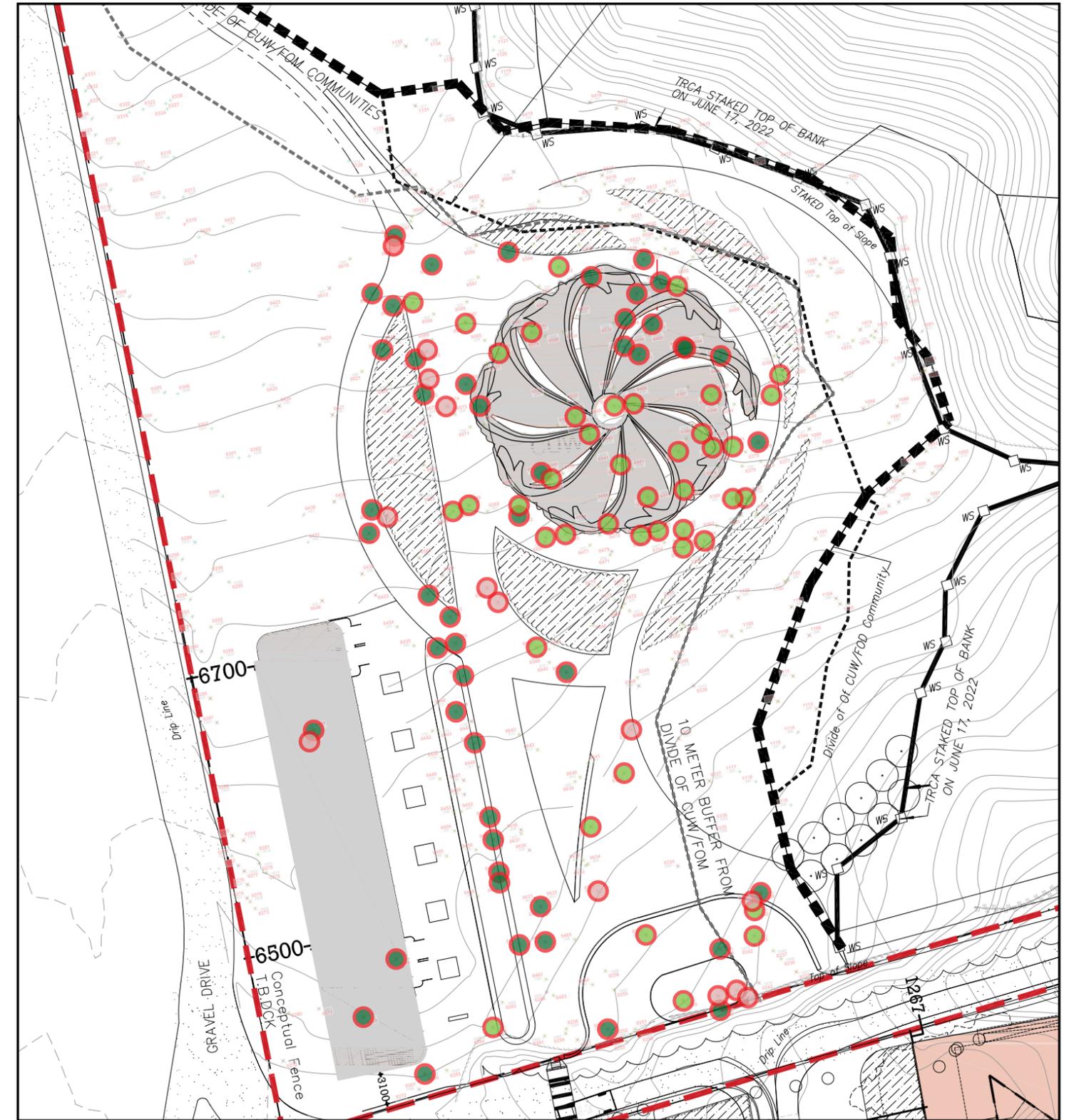
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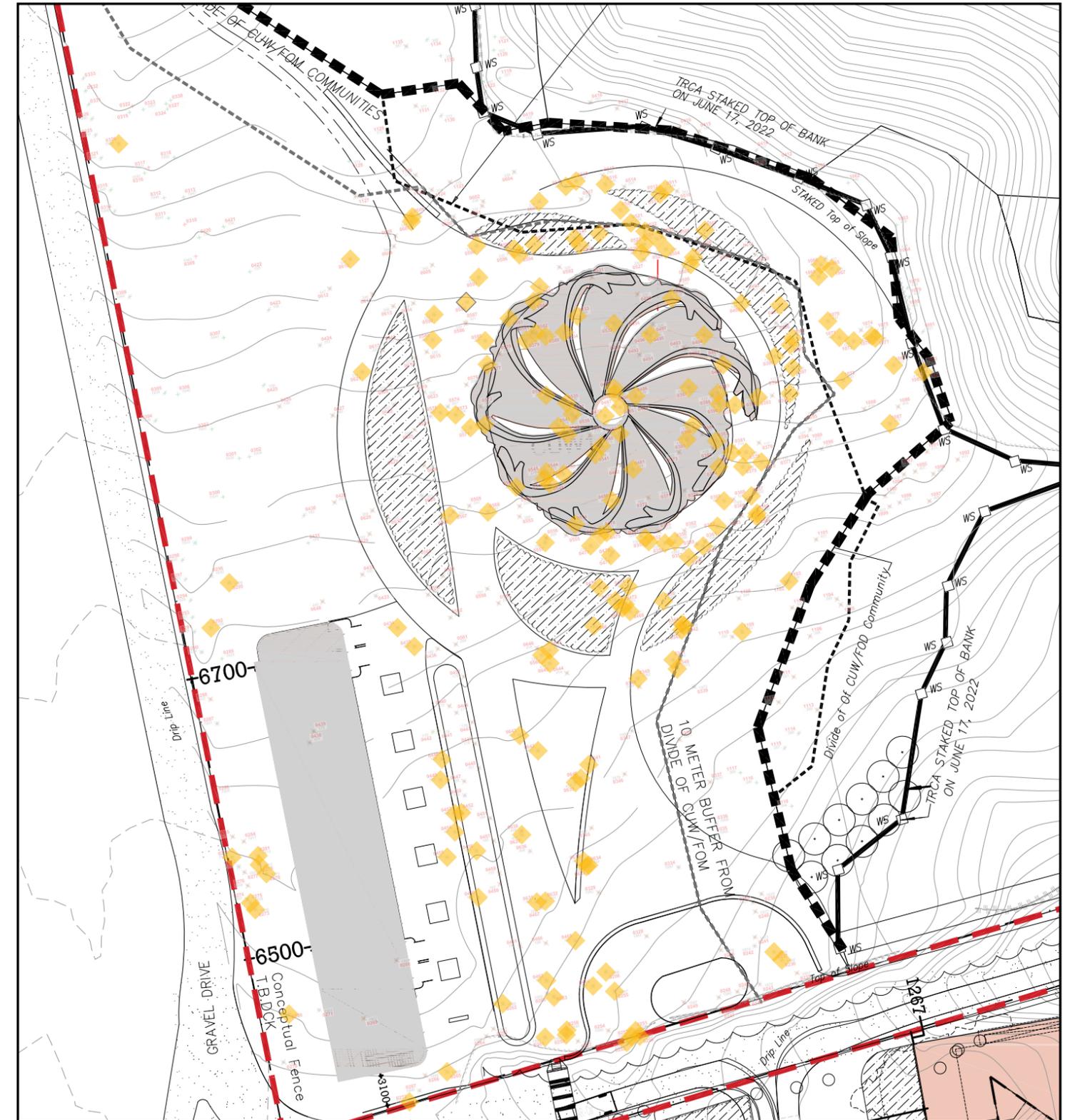
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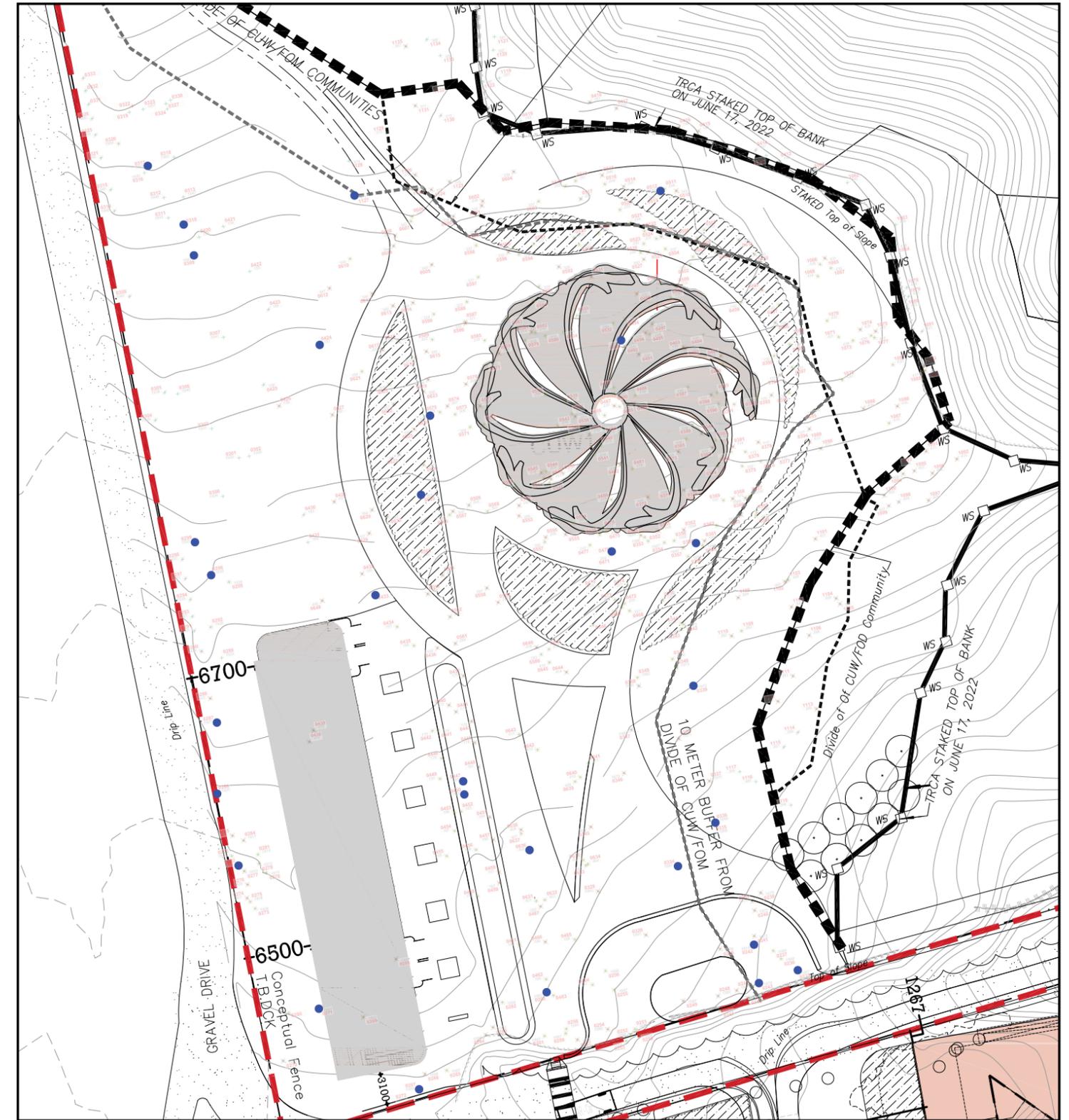
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# TREE COMPENSATION PLANTINGS

**TREES PROPOSED TO BE PLANTED: 2,450**

**SHRUBS PROPOSED TO BE PLANTED: 5,000**

**AREA OF SEEDING TO ESTABLISH MEADOW: 1.6 ha**

# OFFSETTING ENVIRONMENTAL IMPACTS



**Restoration and compensation as well as enhanced sustainability measure will offset impacts and improve ecological function over time.**

- No direct impact to *significant wildlife habitat* or *significant natural features*
- Landscape Restoration and Compensation Strategy in accordance with City and TRCA standards
- Tree removal compensation per Markham Tree Removal By-law will result in an increase tree canopy cover over time
- Mitigation of potential indirect impacts on species, habitats and functions
- Sustainable & “green” site, building, and construction measures and technologies to be employed

# MEADOW WILL BE PROTECTED



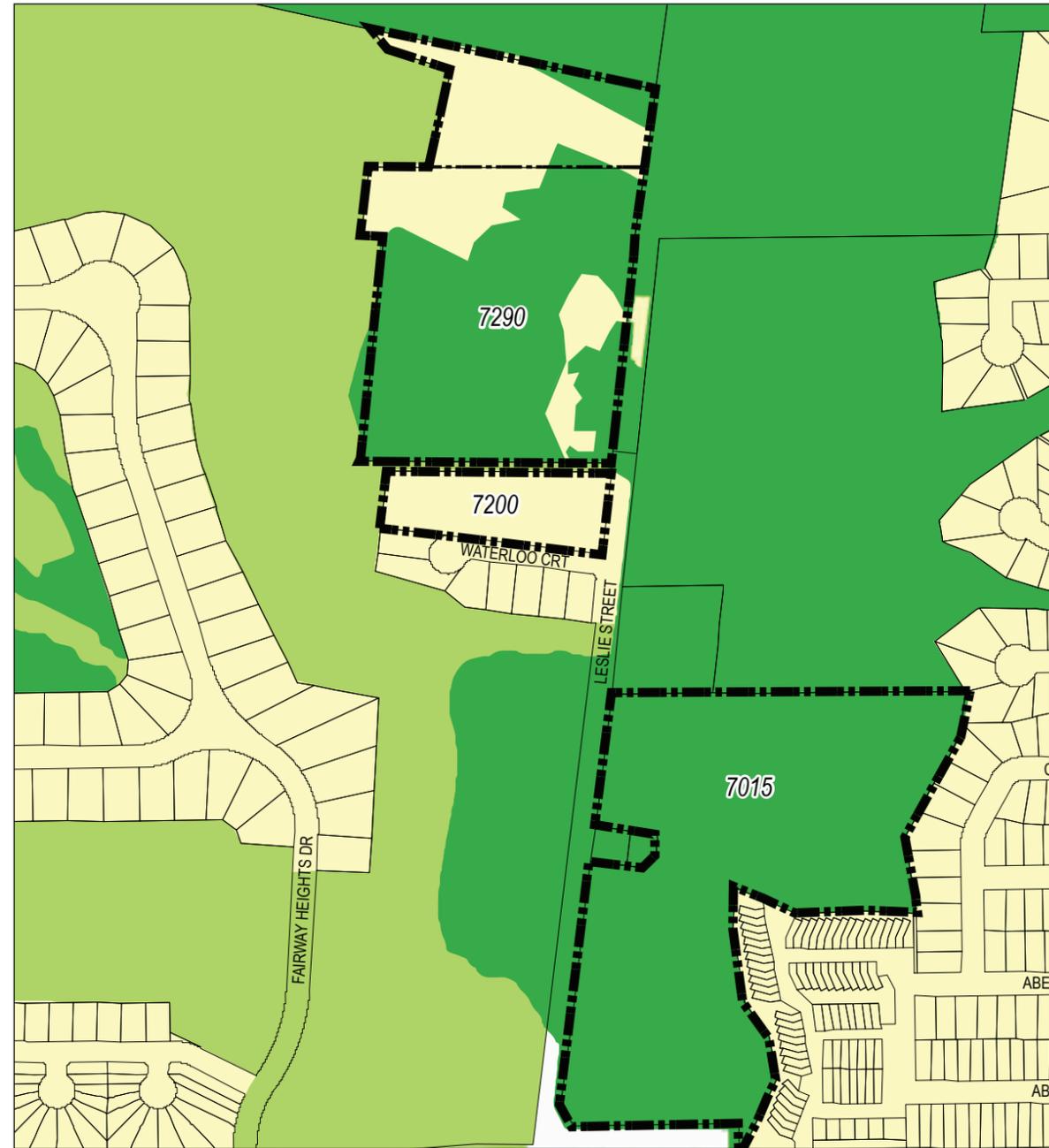
- No encroachment is proposed into the German Mills Meadow and Natural Habitat.
- Creation of **1.45 ha** of new meadow habitat within the Subject Lands on Lot 3 will help to reinforce the meadow
- Removal of existing invasive species that pose a threat to the existing meadowlands.
- Commitment to stewardship to mitigate re-establishment of invasive species.

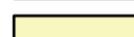
# OFFICIAL PLAN AND ZONING

1. Adherence to official plan and zoning
2. Policies for place of worship
3. Property Tax consideration

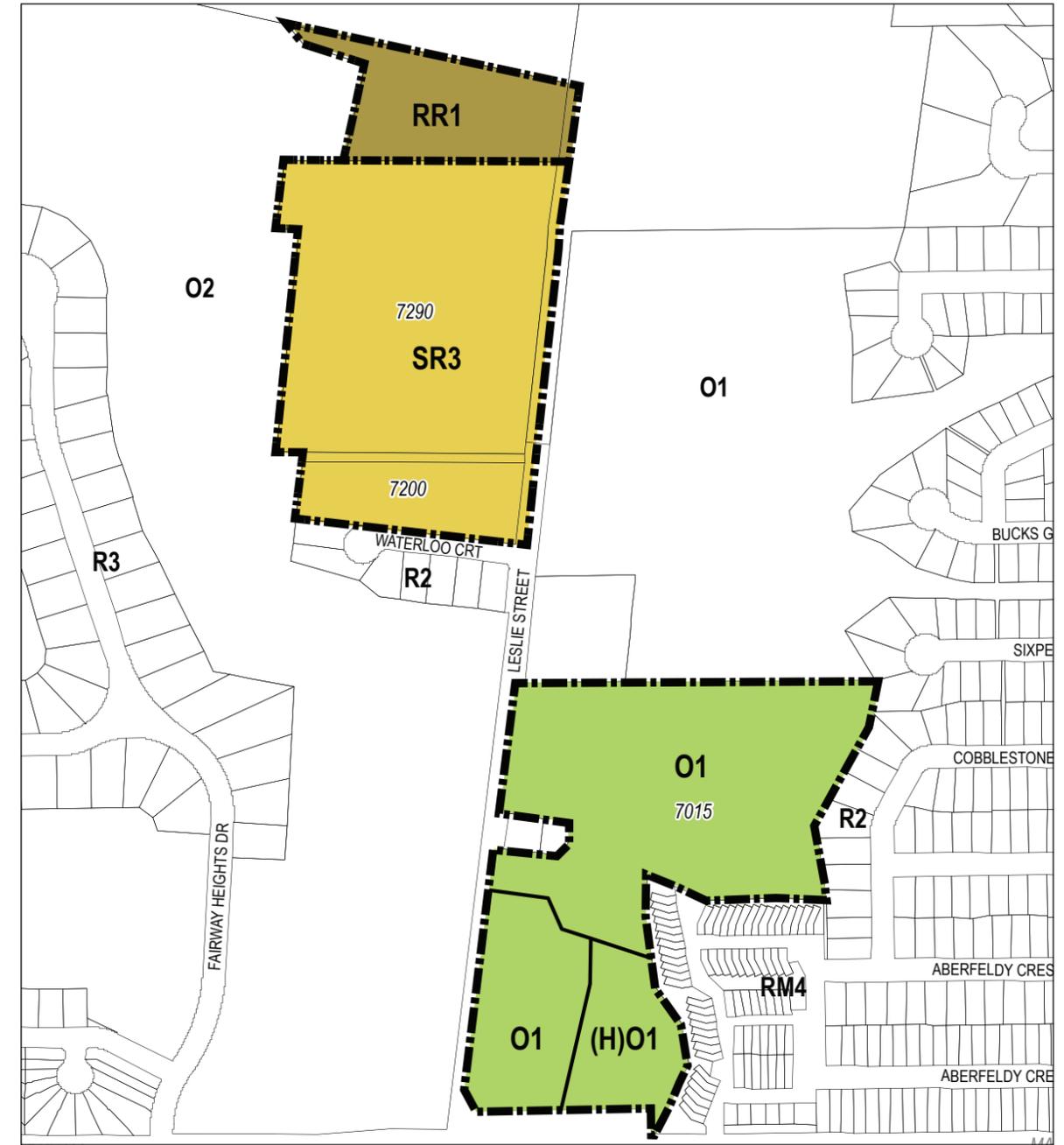
# CURRENT OP AND ZONING

**EXISTING** OFFICIAL PLAN DESIGNATIONS  
MAP 3: LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  GREENWAY
-  PRIVATE OPEN SPACE
-  RESIDENTIAL LOW RISE

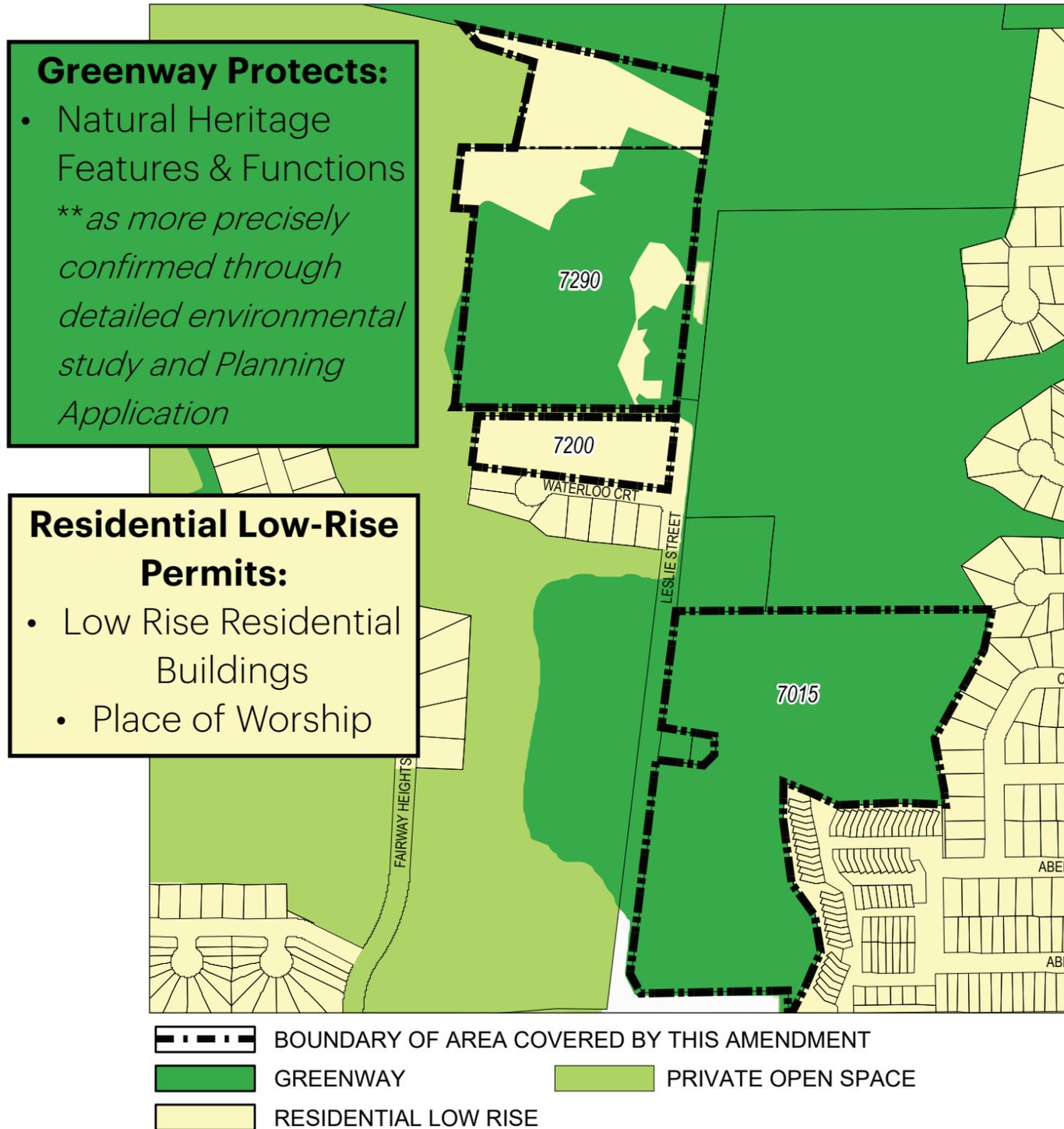
**EXISTING** ZONING  
ZONING BY-LAW 1767, 304-87, & 2612, as amended



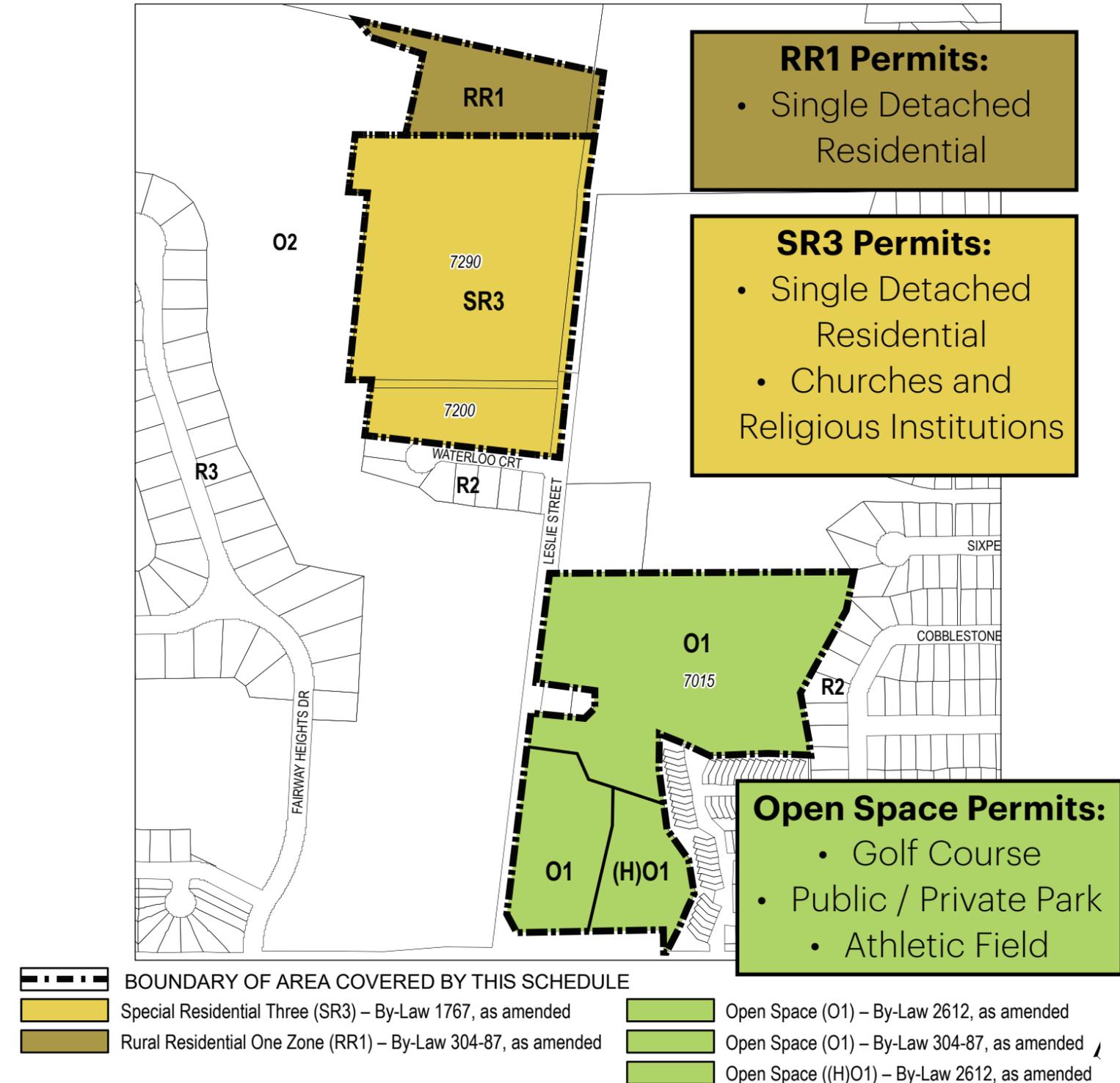
-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  Special Residential Three (SR3) – By-Law 1767, as amended
-  Rural Residential One Zone (RR1) – By-Law 304-87, as amended
-  Open Space (O1) – By-Law 2612, as amended
-  Open Space (O1) – By-Law 304-87, as amended
-  Open Space ((H)O1) – By-Law 2612, as amended

# CURRENT OP AND ZONING

## EXISTING OFFICIAL PLAN DESIGNATIONS MAP 3: LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014

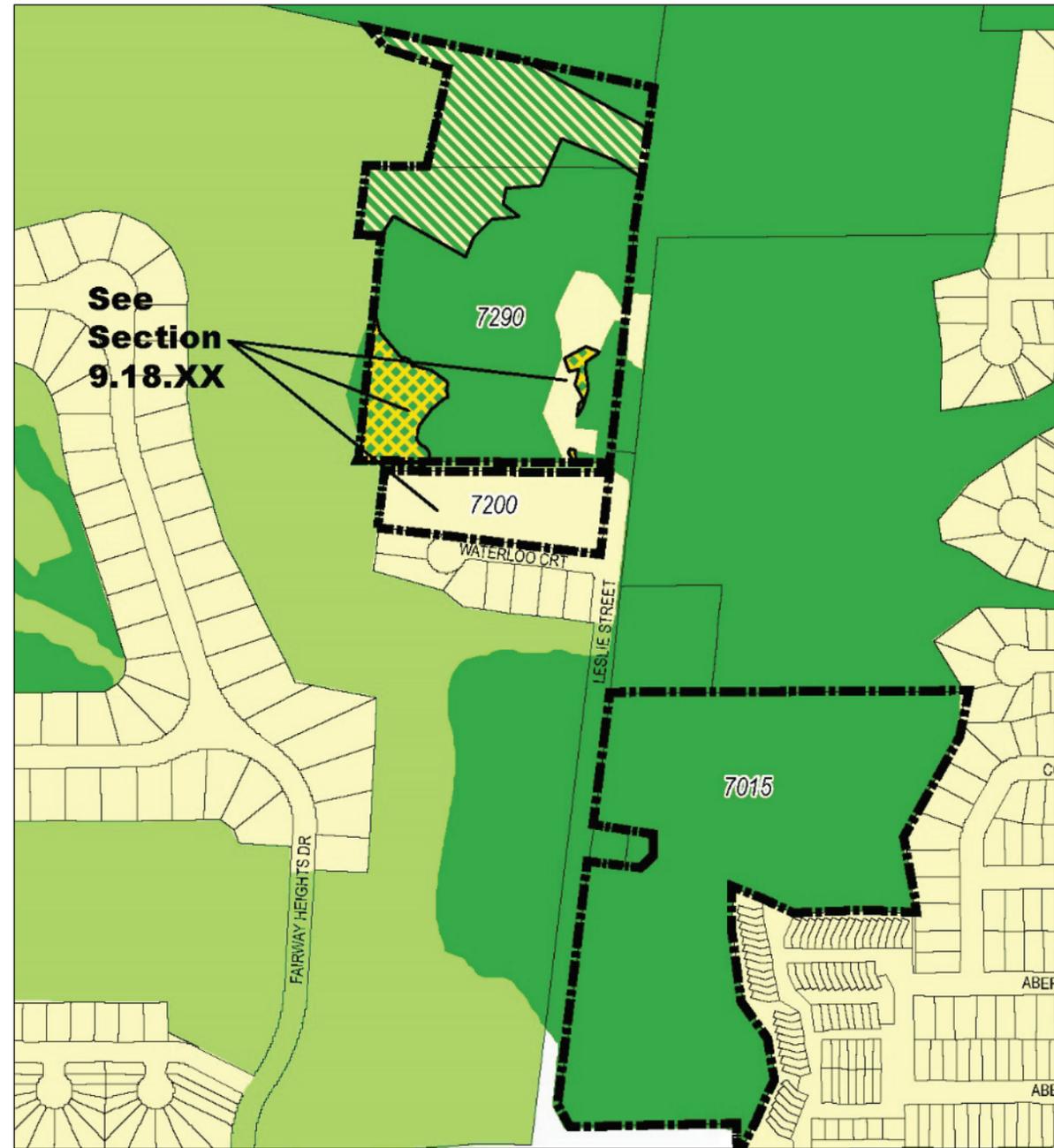


## EXISTING ZONING ZONING BY-LAW 1767, 304-87, & 2612, as amended



# EXPANDED GREENWAY LANDS

**PROPOSED** LAND USE DESIGNATIONS  
TO MAP 3: LAND USE - CITY OF MARKHAM OFFICIAL PLAN 2014



--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

- GREENWAY
- RESIDENTIAL LOW RISE
- RE-DESIGNATE FROM "GREENWAY" TO "RESIDENTIAL LOW RISE (EXCEPTION 9.18.XX)"
- RE-DESIGNATE FROM "RESIDENTIAL LOW RISE" TO "GREENWAY"

**PROPOSED** ZONING AMENDMENT  
ZONING BY-LAW 1767, 304-87, & 2612, as amended



--- BOUNDARY OF AREA COVERED BY THIS SCHEDULE

- RE-ZONE FROM SR3 TO R1\*XX
- RE-ZONE FROM RR1 TO R1\*XX
- RE-ZONE FROM SR3 TO G
- RE-ZONE FROM RR1 TO G
- RE-ZONE FROM O1 TO G
- RE-ZONE FROM O1 or O2 TO OS2\*XX

# INCREASED LANDS DESIGNATED GREENWAY

The proposal will result in an increase in land designated and zoned for environmental protection.

**0.53 ha** Removed from Greenway



**2.23 ha** Additional Greenway Land  
*+ 0.58 ha Greenway Management*  
*+ 7015 Leslie Street*

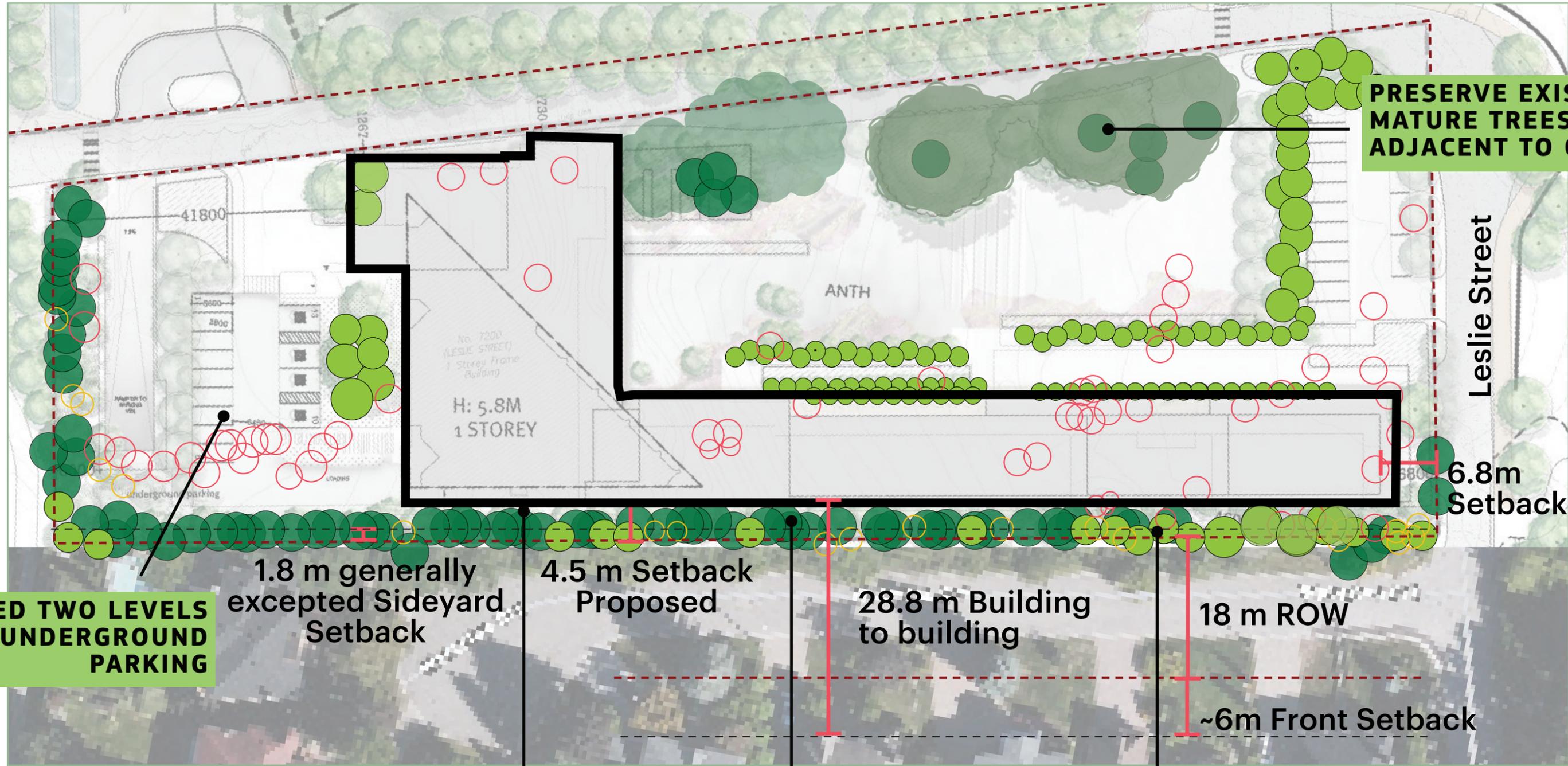
**NET GAIN: + 1.7 ha Added to Official Plan  
Greenway Designation**

**0.00 ha** Removed from Greenway Zone



**XXX ha** Added to Greenway Zone

# TREE PRESERVATION: NATIONAL CENTRE



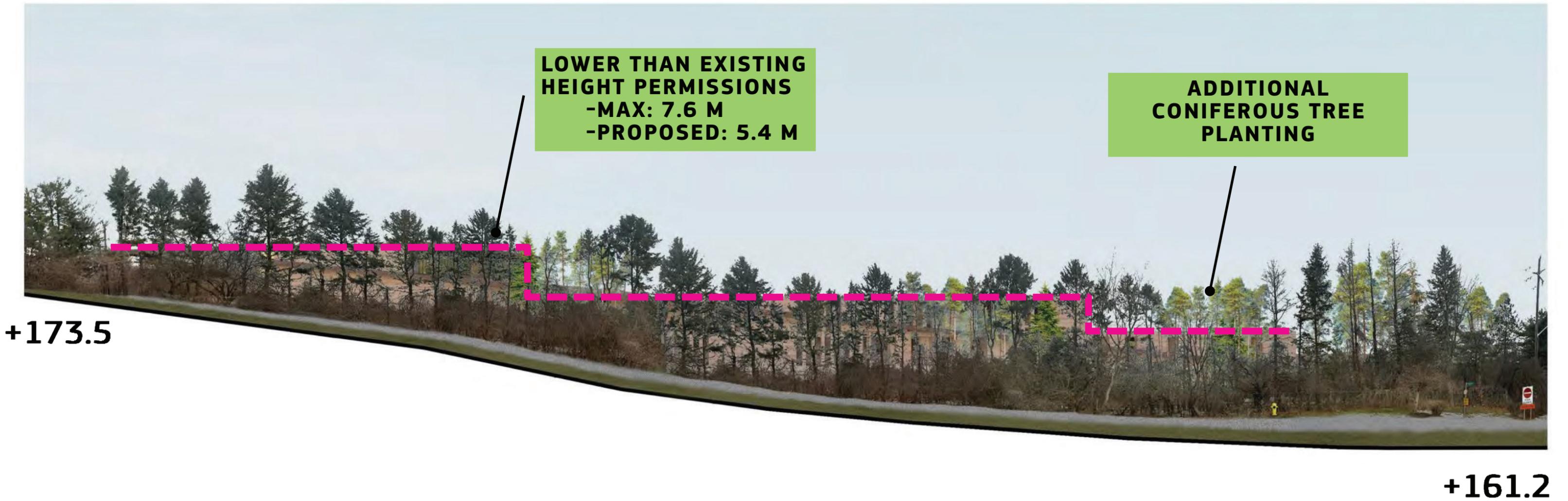
**REMOVED TWO LEVELS OF UNDERGROUND PARKING**

**INCREASED MINIMUM SIDEYARD TO 4.5 METRES FROM 4.0 METRES**

**SUFFICIENT TREE PROTECTION ZONE**

**ADDITIONAL PLANTINGS TO IMPROVE SCREENING**

# WINTER VIEW FROM WATERLOO COURT



# TREE PRESERVATION: NATIONAL CENTRE

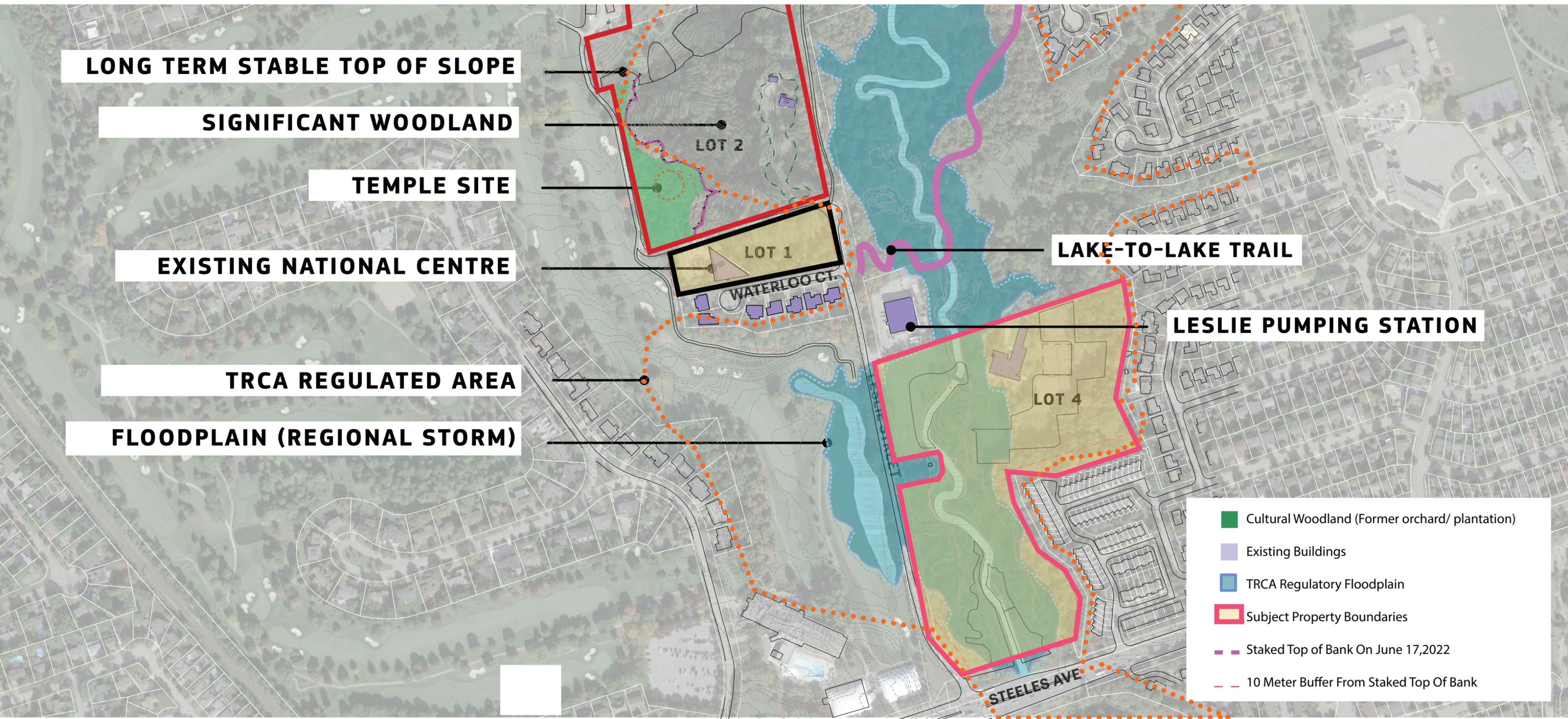


CONCEPTUAL RENDERING OF THE NEW NATIONAL CENTRE

# THANK YOU!

More information available at:  
[temple.bahai.ca](http://temple.bahai.ca)

# LESLIE STREET PARTIALLY IN FLOODPLAIN



## REGULATED AREA, FLOODPLAIN, STABLE SLOPE & WOODLANDS

# CONCEPTUAL SITE PLAN

