

File Z.22.017 - Zoning By-Law Amendment
Church of Jesus Christ (Apostles Foundation)
227 Bowes, Road





0 1.25 km

Castleberg

Coventry

Nobleton

King Creek

Laskay

Victoria Square

Bolton

Glasgow

Purpleville

Vaughan

Tor more

Kleinburg Station

KLEINBURG

Richmond Hill

Toronto
Buttonville
Municipal
Airport (YKZ)

Thornlea

Concord GO Centre
Secondary Plan

Wildfield

Coleraine

Elder Mills

Boyd
Conservation
Park

NEWTON BROOK

Castlemore

Ebenezer

ZENWAY BLVD

ETOBICOKE

STEELES AVE W

NORTH YORK

14°
AQI 1

G. Ross
Lordi Park

DUFFERIN ST

FINCH AVE W

YONGE ST

BAYVIEW AVE

SHEPPARD AVE E

BATHURST ST

Earl Bales Park

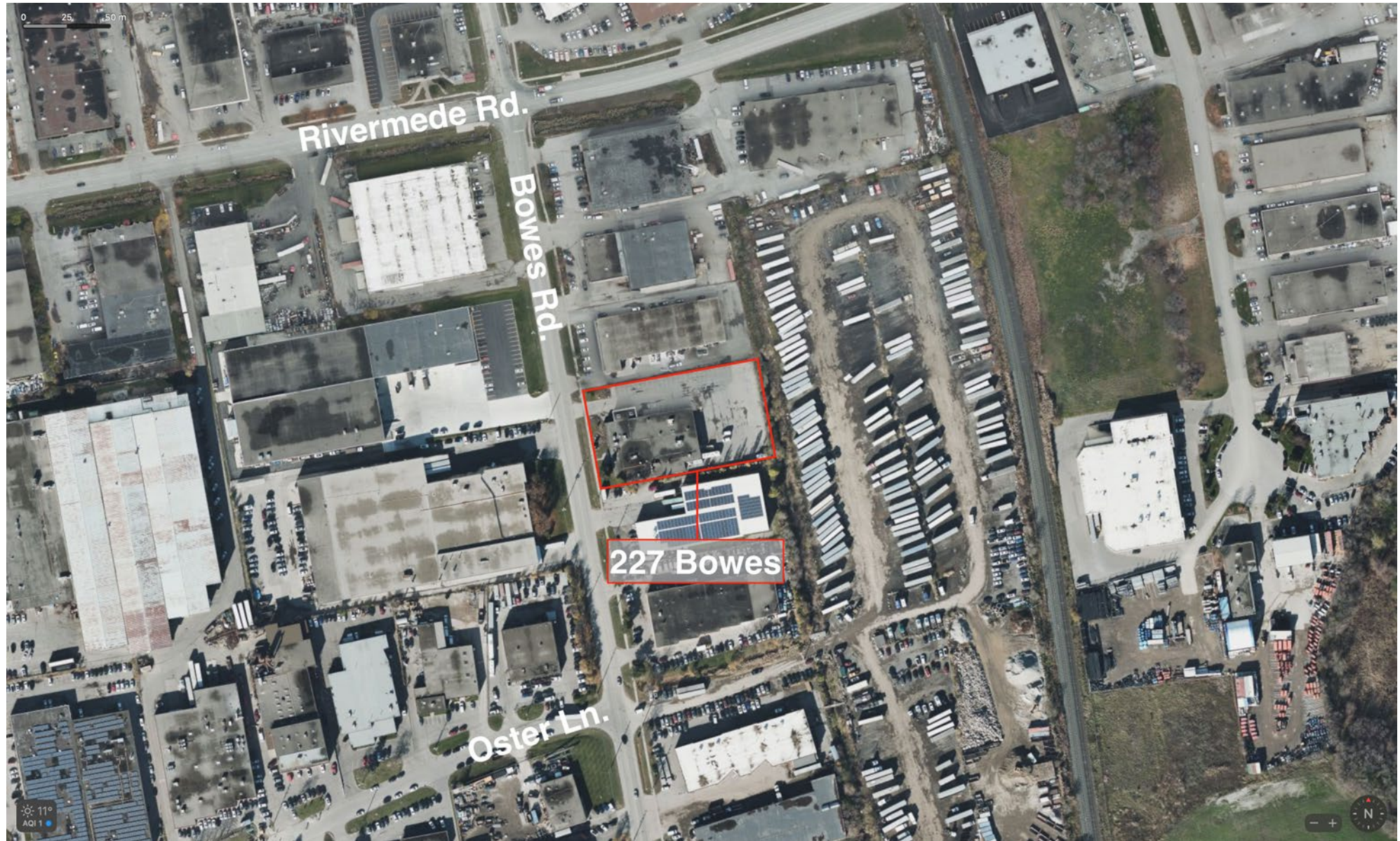
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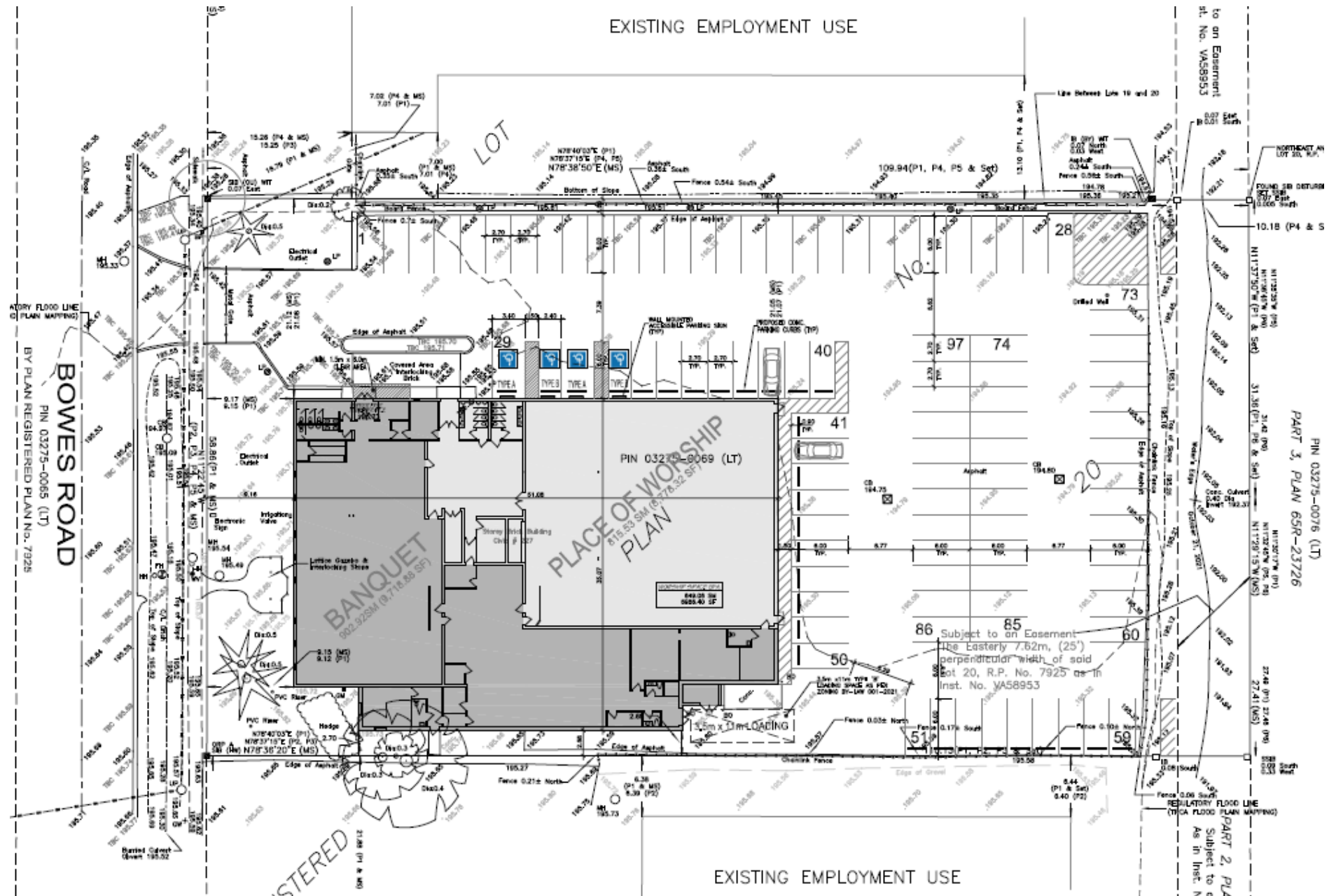
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Location





Background



Requested Amendments to Zoning By-law

Bylaws 1-88 and 001-2021

- To permit a place of worship; whereas a place of worship is not listed as a permitted use under EM2 General Employment Zone.
- To provide 97 parking spaces in total for all uses on this site.

Bylaw 1-88

- To permit a banquet hall in a multi-tenanted building; whereas, the Bylaw allows a banquet hall in a single unit building.

Planning Justification

The planning merits of the proposal:

- ✓ Pursuant to Section 2 of the Planning Act, the proposal will NOT evoke a matter of provincial interest as it is within the built urban employment area of the municipality.
- ✓ The proposal is consistent with the Provincial Policy Statement 1.3.1 (a) Planning authorities are required to promote economic development and competitiveness by... *“providing for an appropriate mix and range of employment, institutional [place of worship], and broader mixed uses to meet long-term needs.*
- ✓ The proposal conforms to the Growth Plan or does not conflict with its objectives as this matter concerns the use of an existing commercial building.
- ✓ Official Plan policy allows and promotes a place of worship in employment areas.
 - 2.2.1.1a states that “...a wide variety of uses shall be permitted in the Employment Area... including community services”. Community services include a place of worship.
 - Policy 2.2.1.1b indicates that “any use which serves to implement the structural concept established in this plan shall be deemed to be a permitted use”.

Planning Opinion

In addition to the planning merits discussed, it is our considered and professional planning opinion that OP policy supports the use of underutilized employment buildings whenever possible. In this case policy supports places of worship in employment areas and therefore Council's approval of this proposal must be considered good planning as in accordance with section 7.2. of the Official Plan the proposal will add a community service use (place of worship) that will provide privately funded and essential services that would otherwise need to be publicly funded including (passages in 'italics' taken verbatim from the Official Plan):

- ✓ *Services that ... improve the quality of life for Vaughan residents and employees.*
- ✓ *Places of worship, like public school facilities, play an important community building role and are a convenient location for many functions.*
- ✓ *Places of worship cater to the spiritual needs of a community but also often function as a hub for other activities including celebrations, social services, and child-care.*
- ✓ *Child-care providers play an important role for many and contribute to complete communities.*

Thank You



Questions?