

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 19, 2022 **WARD:** 4

TITLE: THE CHURCH OF JESUS CHRIST (THE APOSTLES
FOUNDATION)
ZONING BY-LAW AMENDMENT FILE Z.22.017
227 BOWES ROAD
SOUTHEAST QUADRANT OF KEELE ST. & RIVERMEDE RD.

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole to rezone the Subject Lands to permit the use of a Place of Worship to occupy 649 m² (6,986 ft²) within an existing Banquet Hall Facility and a reduction in the required parking spaces as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to use a portion (approximately 50%) of the existing Banquet Hall as a Place of Worship and a reduction in required parking spaces
- Amendments to Zoning By-laws 1-88 and 001-2021 are required for the development
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.22.017 BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 227 Bowes Road (the 'Subject Lands') are located on the east side of Bowes Road, south of Rivermede Road and have an approximate area of 0.64 hectares (1.58 acres). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 26, 2021

Date application was deemed complete: June 29, 2022

A Zoning By-law Amendment Application has been submitted to permit the proposed development

A Zoning By-law Amendment File Z.22.017 has been submitted to amend Zoning By-law 1-88 and Zoning By-law 001-2021 to permit the additional use of a Place of Worship within the existing Banquet Hall Facility and a reduction in required parking (the "Development") as shown on Attachments 2 to 3, along with the site-specific zoning exceptions identified in Tables 1 and 2 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Meeting was circulated: August 19th, 2022

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands, in addition to an extended polling area north along Bowes Road, up to the north side of Rivermede Road and south along Bowes Road down to Highway 7. The notice was also circulated to the Concord West Ratepayers' Association, as well as anyone on file with the Office of the City Clerk having requested notice.

c) The following is a summary of written comments received as of August 23, 2022.

- No comments on the Application have been received to date.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- “Employment Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “General Employment” on Schedule 13 – Land Use by VOP 2010
- This designation permits the proposed Place of Worship use via Policy 9.2.1.10 of VOP 2010, which identifies that policies existing prior to the adoption of the Plan remain in effect as they apply to Places of Worship until such time as any new policies are approved. Accordingly, the Employment Area Management and Growth Plan (Official Plan Amendment 450 - ‘OPA 450’) provides direction of the applicable official plan policies for the Subject Lands.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021.

By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on June 10, 2022, and as such, given Council’s direction on October 20, 2021, the Application is subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

Amendments to Zoning By-law 1-88 and 001-2021 are required to permit the development

Zoning By-law 1-88:

- ‘EM2 – General Employment Zone’ by Zoning By-law 1-88, subject to site-specific Exception 9(770).
- This zone does not permit the proposed use.
- The Owner proposes to maintain the existing ‘EM2 – General Employment Zone’ on the Subject Lands in the manner shown on Attachment 2, to permit the Development, together with the following site-specific zoning exceptions:
 - a) To permit the additional use of a Place of Worship; whereas a Place of Worship is not permitted under the EM2 General Employment Zone;
 - b) To permit the use of a Banquet Hall within a Multi-Unit Building; whereas a Banquet Hall within a Multi-Unit Building is not permitted under the EM2 General Zone;

- c) To prohibit the use of Adult Entertainment Parlour on the Subject Lands, whereas the use is permitted; and,
- d) To amend the required parking provisions to provide a total of 97 parking spaces for both uses on the Subject Lands; whereas 190 parking spaces are required for both uses under the EM2 zone.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Zoning By-law 001-2021:

- 'EM2 – General Employment Zone' by Zoning By-law 001-2021.
- This zone does not permit the proposed use.
- The Owner proposes to maintain the existing 'EM2 – General Employment Zone' on the Subject Lands in the manner shown on Attachment 2, to permit the Development, together with the following site-specific zoning exceptions:
 - a) To add the permitted use of a Place of Worship; whereas a Place of Worship is not permitted under the EM2 Employment General Zone; and,
 - b) To amend the required parking provisions to provide a total of 97 parking spaces for both uses on the Subject Lands; whereas 154 parking spaces are required for both uses under the 'EM2 – General Employment Zone'.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010.
b.	Appropriateness of Amendments to the Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be

	MATTERS TO BE REVIEWED	COMMENT(S)
		approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by external public agencies and utilities. ▪ York Region has reviewed the proposal and has no concerns. ▪ The Toronto and Region Conservation Authority (TRCA) has reviewed the Application and a permit is required for the proposed development as the Subject Lands are within TRCA's Regulated Area.
e.	Parking Supply	<ul style="list-style-type: none"> ▪ The proposed parking supply does not meet the requirements of the By-law for the Subject Lands. The Applicant must work to ensure adequate parking is provided for the Development which may include off-site parking.
f.	Required Application	<ul style="list-style-type: none"> ▪ The Owner may be required to submit a Development Application for Site Plan Approval, should this Zoning By-law Amendment Application be approved.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

None.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Elevations – North, East, South, West

Prepared by

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Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett Director of Development Planning, ext. 8529

Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick'.

Nick Spensieri, City Manager