

## Committee of the Whole (2) Report

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**DATE:** Tuesday, May 30, 2023

**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. AND RIVERMEDE ROAD.**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole to permit the use of a Place of Worship and Worship Space to occupy 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) within an existing Banquet Hall Facility as shown on Attachment 2.

**Report Highlights**

- The Owner proposes to permit a Place of Worship and Worship Space (300 m<sup>2</sup>) within the existing Banquet Hall Facility.
- An Amendment to Zoning By-law 001-2021 is required for the proposed use.
- The Development Planning Department supports the proposed use.

**Recommendation**

1. THAT Zoning By-law Amendment File Z.22.017 (The Church of Jesus Christ (The Apostles Foundation)) BE APPROVED, to amend Zoning By-law 001-2021 to permit the additional use of a Place of Worship and Worship Space up to a maximum of 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) as shown on Attachment 2.

## **Background**

Location: 227 Bowes Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed use***

The Owner has submitted a Zoning By-law Amendment Application (the 'Application') for the Subject Lands to permit the additional use of a Place of Worship and Worship Space (300 m<sup>2</sup>) within the existing Banquet Hall Facility (the 'Proposed Use') as shown on Attachment 2.

The Owner originally proposed a Place of Worship to consist of a total of 620 m<sup>2</sup> of gross floor area which included areas not intended for the sole purpose of worship.

The Owner has since revised their Application to provide for a total of 300 m<sup>2</sup> of gross floor area of Worship Space intended for the sole purpose of worship and to contain seating specifically dedicated to the worshippers and the worship area.

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

- Date of Notice: August 26, 2022 (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1);
- Location of Notice Sign: Frontage of property – 227 Bowes Road;
- Date of Public Meeting: September 19, 2022, date ratified by Council September 28, 2022

### ***Public Comments were received***

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

#### **Access, Traffic and Parking**

- The Proposed Use will intensify the use, and in conjunction with the reduced parking rate on site, will cause spillover parking
- Concerns with regards to how the spill over parking will be dealt with and addressed

As the Applicant has revised their proposal to reduce the area of Worship Space to 300 m<sup>2</sup>, the proposal now meets the parking requirements of Zoning By-law 001-2021. Therefore, there is no reduction in parking being sought as part of this Application. The above noted comments received from the public have been addressed through the reduction of the Worship Space area which now meets the parking requirements of Zoning By-law 001-2021.

## **Previous Reports/Authority**

Previous reports related to the Application and Subject Lands can be found at the following link:

The Church of Jesus Christ (The Apostles Foundation) Zoning By-law Amendment File Z.22.017, Public Meeting Report  
September 19, 2022, Committee of the Whole Public Meeting (Item 1, Report 35)

## **Analysis and Options**

***The Proposed Use is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP and VOP 2010***

### Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The proposed use facilitates an existing compact urban form in the City's established Settlement Area where full municipal services exist. The existing compact urban form and the ability to utilize existing municipal infrastructure is consistent with the PPS. Staff are satisfied that the Proposed Use is consistent with the PPS.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The proposed additional use within the existing Banquet Hall Facility conforms to the Growth Plan.

### York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands "Employment Area", which permits a range of employment uses including manufacturing, warehousing, industrial, offices and associated retail uses. The Proposed Use, which conforms to the YROP 2022, provides for a more intense development with an added mix of uses on a parcel of the land in close proximity to existing transit facilities.

### York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The proposed use, which conforms to the YROP 2010, provides for a denser development and use on a parcel of the land in close proximity to existing transit facilities.

### Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Area" on Schedule 1 – "Urban Structure" of VOP 2010
- "General Employment" by Volume 2, Section 11.10 – Concord Go Secondary Plan (CGSP)

The "Employment Area" land use 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 VOP 2010 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) provides direction of the applicable Official Plan policies for the Subject Lands and permits the Place of Worship use.

On this basis, the Proposed Use conforms to VOP 2010.

### ***Amendments to Zoning By-law 001-2021 are required to permit the Proposed Use*** Zoning:

- "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, together with the following site-specific zoning exceptions in Table 1 below.
  - a) To permit the additional use of a Place of Worship; whereas a Place of Worship is not permitted under the "EM2 - Employment General Zone";
  - b) To add a definition of "Worship Space"; whereas "Worship Space" is not a defined term in Zoning By-law 001-2021.

Table 1

	<b>Zoning By-law 001-2021 Standard</b>	<b>EM2 – General Employment Zone Requirement</b>	<b>Proposed Exceptions to the EM2 – General Employment Zone Requirement</b>
a.	Permitted Uses	Does not permit a Place of Worship	Permit the additional use of a Place of Worship
b.	Definition of “Worship Space”	No definition for “Worship Space”	“Shall mean the portion of the Place of Worship in which the main worship functions occur, and contain seating such as seats or benches permanently attached to the floor, or linked yet moveable seats, or a number of moveable seats, or seating as open floor area that shall exclude any areas intended solely for the use of the worship group leader or leaders, or musicians, such as an alter, a pulpit, a sanctuary, holy book area, or other named areas that are not intended to be occupied by the general worshipping public”

The Development Planning Department can support the additional use of a Place of Worship and Worship Space up to a maximum of 300 m<sup>2</sup> as shown on Attachment 2 on the basis that the proposed site-specific zoning standards identified would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will support an existing built form and uses that is supported in Employment Areas and contributes to the range of community services within the area.

**Financial Impact**

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

## **Operational Impact**

### **The Policy Planning and Environmental Sustainability Department supports the Proposed Use**

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications.

### ***The Development Engineering ('DE') Department supports the Proposed Use***

The DE Department has provided the following comments:

#### **Transportation**

Bowes Road is a 2-lane major collector road connecting Keele Street and Highway 7. It has a 26 m right-of-way and a sidewalk on one side. The proposed change of land use for the additional use of a Place of Worship along with the Banquet Hall would have minimal traffic operation impacts to the adjacent road network. Although the proposed parking supply is deficient from By-law 1-88 requirements, it fulfills the By-law 001-2021 requirements. Based on Development Transportation Engineering's review of the Application, overall the Application is acceptable.

### ***Other external agencies and various utilities have no objection to the Proposed Use***

Hydro One and Enbridge Gas have no objections to the Proposed Use. School Boards were not circulated as the proposal would not populate school ages kids (or any further residents).

## **Broader Regional Impacts/Considerations**

### ***York Region has no objection to the Proposed Use***

York Region has determined the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest.

### ***The Toronto and Region Conservation Authority (TRCA) has no objection to the Proposed Use***

A significant portion of the Subject Lands are located within TRCA's Regulated Area due to a Regional Storm flood plain associated with a tributary of the Don River that traverses the eastern portion of the Subject Lands. As such, a permit pursuant to Ontario Regulation 166/06 is required for any development (including change of use) or site alteration on the Subject Lands. The TRCA notes that a permit pursuant to Ontario Regulation 166/06 (TRCA Permit No. C-221149) was issued on September 22, 2022 for the Subject Lands for the proposed change of use within the existing building.

Therefore, the TRCA has no objection to the approval of the Application as all required permits and approvals have been obtained from the TRCA.

## **Conclusion**

The Development Planning Department is satisfied the Application is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Proposed Use is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Application.

**For more information**, please contact Christina Ciccone, Senior Planner, at extension 8773.

## **Attachments**

1. Context and Location Map.
2. Site Plan and Zoning.

## **Prepared by**

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## **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**



Zoran Postic  
on behalf of Nick Spensieri,  
City Manager