

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 29, 2024

Name of Owner: International Missionary Society of Seventh Day Adventists
Reform Movement Canadian Union

Location: 7611 Pine Valley Drive

File No.(s): A160/23

Proposed Variance(s) (By-law 001-2021):

1. To permit a Place of Worship within a multi-unit building (Unit 9).

By-Law Requirement(s) (By-law 001-2021):

1. A Place of Worship is not permitted within a multi-unit building.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Mid-Rise Mixed-Use"

Comments:

The Owner is requesting permission to allow for a "Place of Worship" within Unit 9 of the existing multi-unit building, with the above-noted variance.

The Development Planning Department has no objection to Variance 1 to permit the proposed "Place of Worship". The "GMU – General Mixed-Use Zone" permits a "Place of Worship". Therefore, the use is permitted on the subject lands. However, the definition of a "Place of Worship" requires the use to be located in a free-standing building. The Zoning By-law defines a "Place of Worship" as "a building used for the gathering of a religious or faith-based organization for spiritual purposes". Due to the use of the word "building" the use is only permitted to occupy a whole building, not to occupy a part of a building. The intent of this definition is to ensure that adequate space and parking are available on site for a use that typically serves a large congregation. Such use is also typically and traditionally found in a single-use building. The proposed "Place of Worship" use is a smaller size to serve a smaller congregation. As such, locating a "Place of Worship" within a single unit of a multi-unit building is sufficient to contain the proposed use in this case.

The existing multi-unit building on site contains a mix of uses permitted by the "GMU" Zone including Office, Personal Service and Restaurant. As a "Place of Worship" is a permitted use, it is compatible with the other uses permitted in the "GMU" Zone. The proposed "Place of Worship" would serve a smaller congregation that is anticipated to generate traffic levels similar to the surrounding personal service uses and would not impede the function of the site. The proposed use complies with the parking provisions of the Zoning By-law. As such, the proposed use does not create adverse impacts to the function of the Subject Lands, does not create land use conflicts in the area, and is compatible with the surrounding area.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner