

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development and Parks Planning

Date: February 4, 2025

Name of Owner: Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada

Location: 1075 Major Mackenzie Drive, Maple

File No.(s): A204/24

Proposed Variance(s) (By-law 1-88):

1. To permit a single detached dwelling to be attached to the Church.
2. To permit a maximum building height of 15 m.
3. To permit a strip of land not less than 4.6 m in width to be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

By-Law Requirement(s) (By-law 1-88):

1. A single family detached dwelling means a separate building containing only one (1) dwelling unit.
2. A maximum height of 11 m is required.
3. A strip of land not less than 6.0 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use" Schedule 13 – Land Use Designation, and "Oak Ridges Moraine Settlement Area" Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas

Comments:

The Owner is seeking relief to permit the construction of a new church, with the above noted variances.

Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada (the 'Owner') is requesting permission to attach a single detached unit, increase the maximum building height, and reduce the width of the landscape strip. These variances are required to facilitate the development of a new Place of Worship, St. Andre Bessette Roman Catholic Church. In addition to the proposed church the proposal contemplates a two (2) – storey rector residence. There is an active Site Plan Application on the Subject Lands (DA. 18.099).

The Development and Parks Planning Department has no objection to Variance 1 to permit a single detached dwelling (rectory) to be attached to the proposed church. The rectory will be constructed on the southeast corner of the Subject Lands and is intended for the church's pastor. The northeast corner of the rectory will be the only portion of the dwelling connected to the church. There is no proposed internal passage between the two buildings. Access to the rectory will be provided by a separate external entrance. The attached rectory will function as an accessory structure, necessary for the operations of the church.

The Development and Parks Planning Department has no objection to Variance 2, to permit the proposed building height of 15m, whereas the Zoning By-law permits 11 m. The building has a proposed height of 13.5m however, the additional height 1.5m is being requested as a buffer for the proposed roof structure. The requested additional height is minimal in nature and there are no anticipated adverse impacts on the surrounding properties.

The Development and Parks Planning Department has no objection to Variance 3 to permit a 4.6 m wide buffer to be provided along a lot line which abuts a street line to be used for no other purpose than landscaping. The 1.4 m reduction to the width of the proposed landscape strip is needed to facilitate parking for the church. There is sufficient buffering proposed between the right-of-way and church's parking lot and is not anticipated to negatively impact the function of the overall site.

Accordingly, the Development and Parks Planning Department can support the requested variances 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 and Parks Planning Department recommends approval of the application, subject to the following conditions:

Conditions of Approval:

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

That the Owner provide an updated Site Plan for Site Development Application File DA.18.099 that reflects the variances approved through this related minor variance application.

Comments Prepared by:

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