



File: A221/21

Applicant: Vaughan Baptist Church

Address: 3801 Teston Rd Vaughan

Agent: KLM Planning Partners Inc.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday , November 18, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance
Application**

Agenda Item: 21

A221/21

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday , November 18, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

- Applicant:** Vaughan Baptist Church
- Agent:** KLM Planning Partners Inc.
- Property:** **3801 Teston Rd Vaughan**
- Zoning:** The subject lands are zoned A, Agricultural and OS1, Open Space Conservation and subject to the provisions of Exception 9(89) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Medium Density Residential/Commercial", subject to Area Specific Plan 12.13: Block 40/47.
- Related Files:** Site Plan Application DA.20.042
- Purpose:** Relief from By-law 1-88, as amended, is being requested to facilitate the development of the Vaughan Baptist Church as contemplated by related Site Plan Application DA.20.042.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum front yard setback of 15 metres is required. [Schedule A]	1. To permit a minimum front yard setback (abutting Weston Rd) of 4.3 metres.
2. A minimum exterior side yard setback of 15 metres is required. [Schedule A]	2. To permit a minimum exterior side yard setback (abutting Teston Rd) of 3.0 metres.
3. A minimum interior side yard setback of 15 metres is required. [Schedule A]	3. To permit a minimum interior side yard setback of 0.6 metres.
4. A minimum of parking spaces are required. [Subsection 3.8]	4. To permit a minimum of 114 parking spaces.
5. A maximum lot coverage of 20% is permitted. [Subsection 3.8]	5. To permit a maximum lot coverage of 23.4 %.
6. A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. [Subsection 3.13]	6. To permit a minimum landscape strip width of 3.0 metres abutting Teston Road and Weston Road.

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:

Public notice was mailed on November 3, 2021

Applicant confirmed posting of signage on October 27, 2021

Property Information	
Existing Structures	Year Constructed
Building	Vacant Lot (Purchased)

Applicant has advised that they cannot comply with By-law for the following reason(s):
Please refer to the submitted cover letter prepared by KLM Planning Partners Inc., dated October 12, 2021.

Committee of Adjustment recommended conditions of approval: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Other Comments:

The subject lands are currently being reviewed under Development Application file no. DA.20.042.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Greenbelt Act.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Building Inspections (Septic):

No comments received to date

Development Planning:

Please see Schedule C for Development Planning comments/conditions.

Development Engineering:

A parking study by JD Northcote Engineering Inc. dated April 21, 2021 was approved earlier under file # DA.20.042. (copy of the letter is attached for reference). However, study mentioned a total of 118 spaces comparing to variance application total parking of 114 spaces. Based on parking study (estimated parking ratio) the total parking number as mentioned in the variance application is found enough for development's specific requirements and I have no objections.

The Development Engineering (DE) Department does not object to variance application A221/21 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.042) from the Development Engineering (DE) Department.

Parks Development – Forestry Conditions:

1. Applicant/owner shall obtain a "Private Property Tree Removal & Protection" permit through the forestry division prior to any construction works on the subject property.
2. Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Applicant Correspondence – Cover Letter

Schedule C - Development Planning & Agency Comments

Development Planning Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee **adjourn** this application the following condition(s) is required: N/A

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.20.042) from the Development Engineering (DE) Department.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$1,155.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.
8	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x3614 Zachary.Guizzetti@vaughan.ca	1. Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to any construction works on the subject property. 2. Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting Vaughan.ca/LiveCouncil. To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

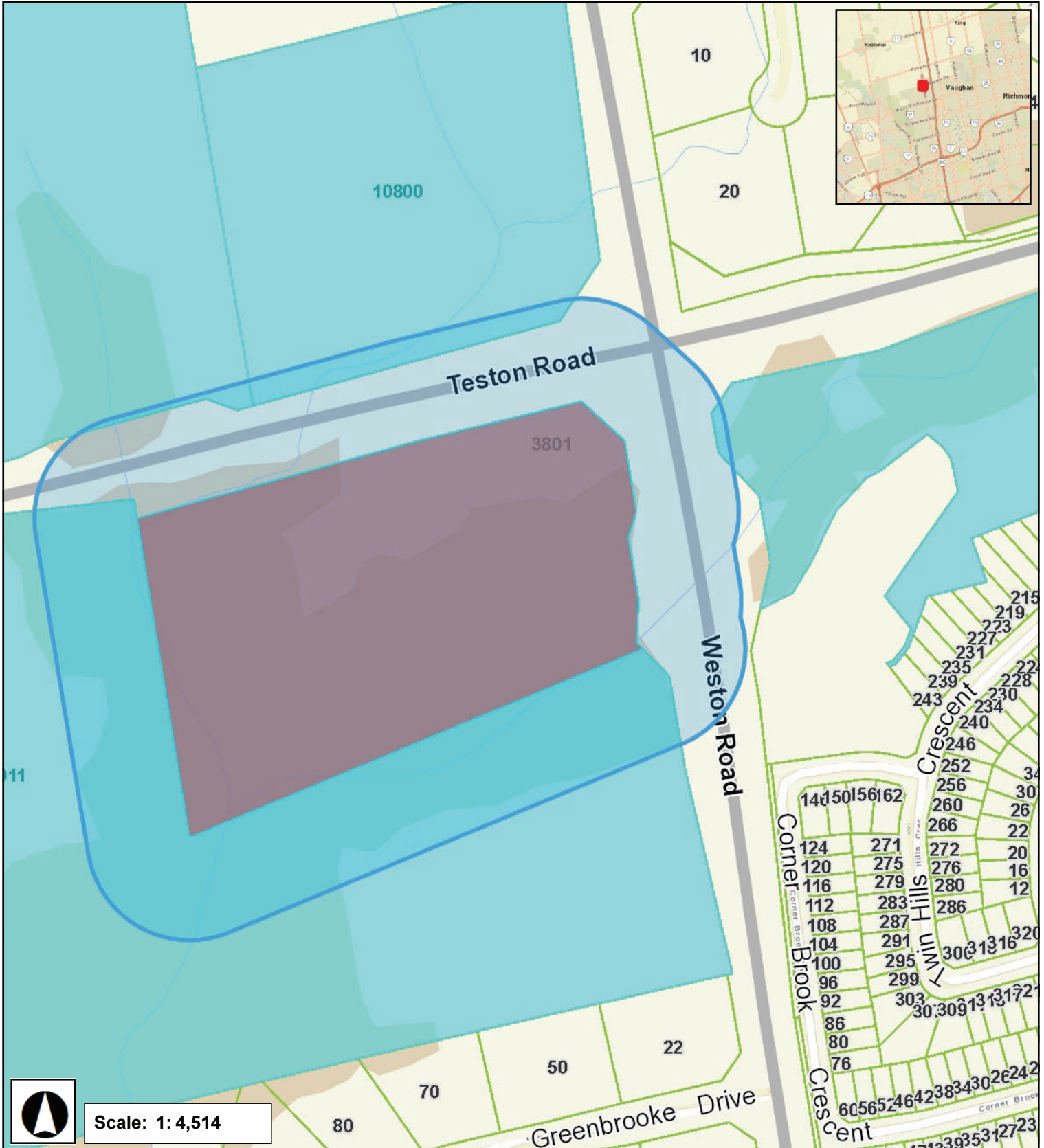
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map
Plans & Sketches**



LOCATION MAP A221/21

3801 TESTON ROAD, VAUGHAN



ITEM	ZONING BYLAW REQUIREMENTS	PROPOSED
ZONING CATEGORY	A	A
LOT AREA (sqm)	N/A	6,355.2
MIN. LOT FRONTAGE (m)	20	34
GROUND FLOOR AREA (sqm)	-	1474.4
GROSS FLOOR AREA (sqm)	N/A	1,973.8
		1474.4
MAX. LOT COVERAGE	20%	23.4% Variance 5
FRONT YARD (min.) - EAST (m)	15	2.4 *
REAR YARD (min.) - WEST (m)	15	50.9
EXT. SIDE YARD (min.) - NORTH (m)	15	3.0 *
INT. SIDE YARD (min.) - SOUTH (m)	15	0.6 *
MAXIMUM HEIGHT (m)	11	10.6
NUMBER OF PARKING SPACES (BUILDING AREA = 1474.4sqm)	163	120 Variance 1
NUMBER OF ACCESSIBLE PARKING SPACES (4%)	6.5	5
PARKING STALL DIMENSIONS (m)	2.7 x 6.0	2.7 x 6.0
ACCESSIBLE PARKING STALL DIMENSIONS - TYPE A (m)	3.5 x 6.0	3.5 x 6.0
ACCESSIBLE ADJACENT SHARED ACCESS AISLE DIM. (m)	2.4 x 6.0	2.4 x 6.0
ASPHALT PAVED AREA (sqm)	N/A	1.9
STREET LOT LINE SOFT LANDSCAPING REQ. (m)	N/A	3/8/7.7
LANDSCAPED AREA (sqm)	6.0	3.0 *
PERCENTAGE OF LOT LANDSCAPED	1098/14	17.3%

* MINOR VARIANCE REQUIRED

Requested Variances

1. "The minimum required parking shall be 114 parking spaces, notwithstanding 120 spaces will be provided including 6 spaces for snow storage"
2. "To permit a minimum front yard setback of 4.3 metres"
3. "To permit a minimum exterior side yard setback of 3.0 metres"
4. "To permit a minimum interior side yard setback of 0.6 metres"
5. "To permit a maximum lot coverage of 23.4%"
6. "To permit a minimum required landscape strip of 3.0 metres abutting Weston Road and Teston Road"

PAVEMENT DESIGN

PAVEMENT STRUCTURE	FIRE ROUTE & DRIVEWAY PAVEMENT (mm)	PARKING PAVEMENT (mm)
HMA SURFACE COURSE, TS 1151 SP 12.3 B	40	40
HMA BINDER COURSE, TS 1151 SP 19.0 B	60	50
GRANULAR BASE COURSE, TS 1010 GRANULAR A	150	150
GRANULAR SUB-BASE COURSE, TS 1010 GRANULAR B II 400	300	300
TOTAL THICKNESS	550	540

LEGEND

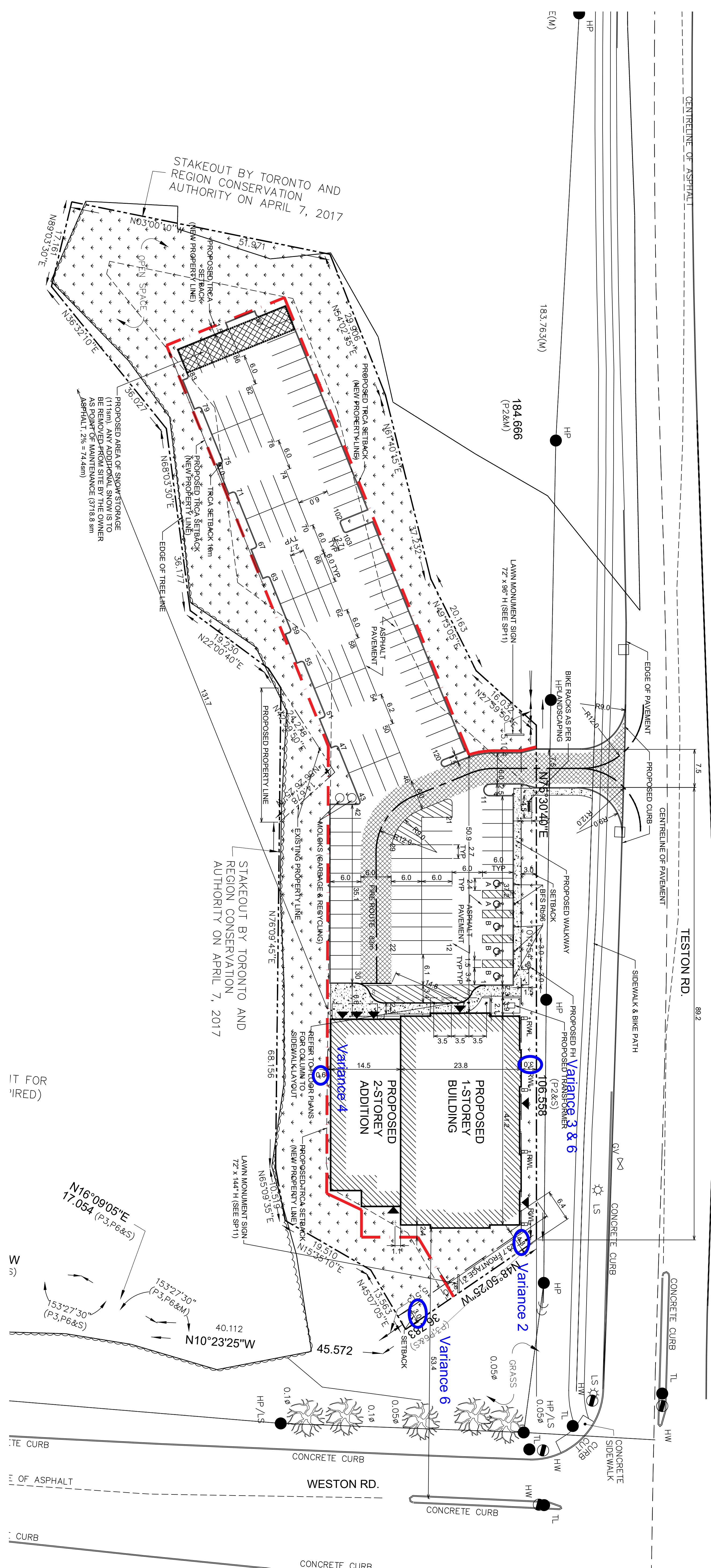
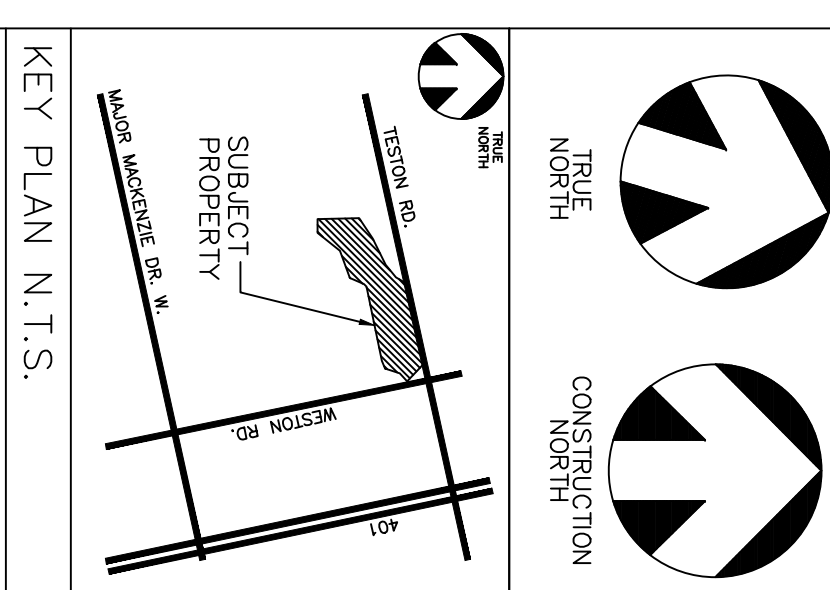
	PROPERTY LINE
	SETBACK LINE 3m
	EXISTING TRACK SETBACK 10m
	PROPOSED TRACK SETBACK (NEW PROPERTY LINE) ZONE LINE
	PROPOSED BUILDING
	DOOR/ENTRANCE LOCATION
	PROPOSED FIRE HYDRANT LOCATION, REFER TO SITE SERVICING PLANS
	PAVEMENT MARKING-ACCESSIBLE
	CURB CUT (C) OR DEPRESSED CURB
	CONCRETE WALKWAY
	LANDSCAPING
	PROPOSED SNOW STORAGE AREA
	PROPOSED FIRE ROUTE (HEAVY DUTY ASPHALT)
	EXISTING UTILITY POLE
	RAINWATER LEADER SPLASHING ONTO GRADE
	EXISTING TREE

**PART OF LOT 25
CITY OF VAUGHAN
Regional Municipality of York**

TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY KROMAR SURVEYORS LTD., DATED 29th of AUGUST, 2015 (UPDATED 18th of JULY, 2018)

OWNER	APPLICANT
VAUGHAN BAPTIST CHURCH 3911 TESTON RD. 0C5 VAUGHAN, ON L4T 2T1 P (905) 457-1618 F (905) 457-8852	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON, ON L7T 2T1 P (905) 457-1618 F (905) 457-8852

NOTE: DRAWING IS FULLY COORDINATED WITH LANDSCAPE DRAWING.



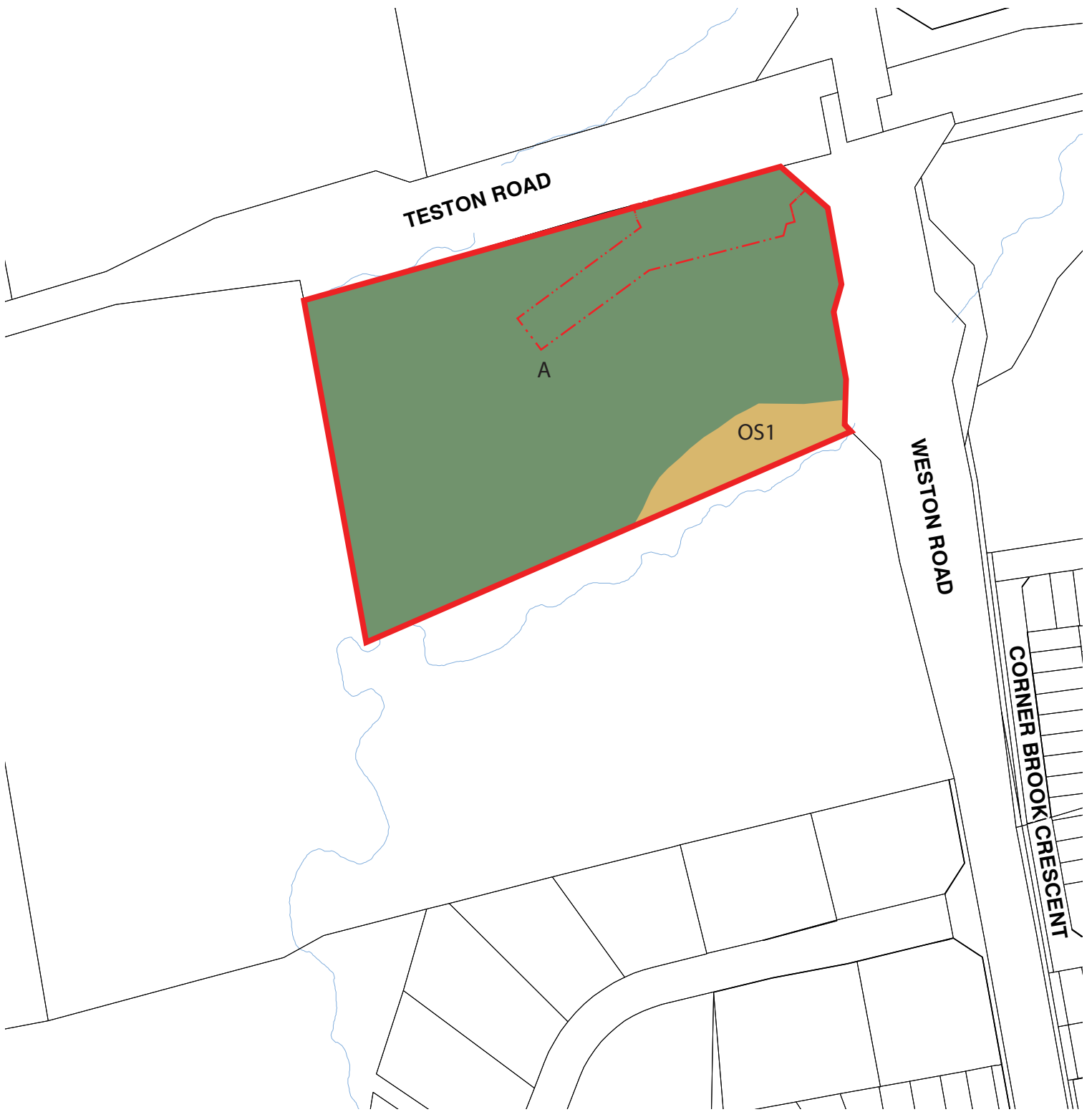
drawing no.	date	description
20007-SP2B	2021-03-16	PHASE 2

VAUGHAN BAPTIST CHURCH
3911 TESTON ROAD
VAUGHAN, ON L4T 0C5
VAUGHAN FILE #0A 20.042

REINDERS + LAW LTD.
ARCHITECTURE, ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L7T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.GA WWW.REINDERS.GA

ONTARIO ASSOCIATION OF ARCHITECTS
JUNE 16, 2021
KIMEL REINDERS
LICENCE #874

GENERAL NOTES:
1. ALL DIMENSIONS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWING SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE CONSENT OF REINDERS + LAW LTD. NO SCALE CHANGE PERMITS ANY ERROR OR DISCREPANCY TO BE REPORTED IMMEDIATELY TO REINDERS + LAW LTD.
2. CAD FILE: 15003
3. DATE PLOTTED: Sep/08/2021



Data Source: Based on City of Vaughan Zoning By-law 1-88

Context Map

LEGEND

- Subject Lands
- New Property Line
- Agricultural (A Zone, By-law 1-88)
- Open Space (OS1 Zone, By-law 1-88)

**Part of Lot 25, Concession 6
3801 Teston Road
Vaughan, York, Ontario**

DATE: Oct., 01, 2021

SCALE: NTS

P:\30005\3092_Vaughan Baptist Church - Pt. Lot 26, Conc. 5 W of Pine Valley N of Teston Vaughan\CORELVAI



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

Applicant Correspondence – Cover Letter



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T.905.669.4055
F.905.669.0097
klmplanning.com

KLM File P-3092

October 12th, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Christine Vigneault
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment

Re: Minor Variance Application
Landowner: Vaughan Baptist Church
3801 Teston Road, Southwest Corner of Weston Road and Teston Road
Part of Lot 25, Concession 6
City of Vaughan, Region of York
Related File Number: DA.20.042 (Site Plan)

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planner on behalf of our Client, the Vaughan Baptist Church, Owner of the lands situated at the southwest corner of Teston Road and Weston Road, municipally known as 3801 Teston Road. On behalf of our client, we are pleased to submit the enclosed materials in support of the application to the Committee of Adjustment for Minor Variance to the "A" Agricultural Zone in By-law 1-88, which is required to facilitate the Site Plan Application (File DA.20.042) that is currently in process and is to be considered by the Vaughan Committee of the Whole at its meeting to be held on October 13th, 2021.

1.0 Development Proposal

The proposed development consists of the relocation of the Vaughan Baptist Church from the current base in Woodbridge which will facilitate the development of a new two (2)-storey church with Christian School and gymnasium uses with a total gross floor area of 1,973.8 m², upon the ultimate completion of Phase 2 of two phases, on the tableland portion of the Subject Lands. The proposed institutional development will be divided into two construction phases of development. Phase 1 will include the development on the ground floor of the church (2-storeys high) that will include a sanctuary, foyer, 2 classrooms and a nursery. Phase 2 will include a

re-organization of the Phase 1 ground floor that will include a sanctuary, gymnasium and storage rooms, together with a ground floor and second-storey addition on the south side of the Phase 1 building that will include a foyer, 2 classrooms and 2 offices on the ground floor, and 5 classrooms and 2 offices on the second floor. The proposed development will be accessed by both pedestrians and vehicles from Teston Road. The total development area is 0.63 hectares creating a new property line on the Subject Lands. All of the lands on the site below the new property line will be dedicated to the TRCA following Site Plan Approval this fall of 2021.

2.0 Minor Variance Application

A request for a Minor Variance application is required to introduce site specific development standards which will facilitate the development of the Vaughan Baptist Church, contemplated by the in-process Site Plan Approval application (City File DA.20.042) that is scheduled to be considered by the Vaughan Committee of the Whole on October 13, 2021.

3.0 Requested Relief

The requested variances pertain to the minimum required parking spaces, minimum front yard setback (east), minimum exterior side yard setback (north), minimum interior side yard setback (south), maximum lot coverage, and minimum landscape strip widths (east and north). The following section of this letter will provide a discussion on each of the proposed variances.

1. Minimum Required Parking

“The minimum required parking shall be 114 parking spaces”

The requested variance to reduce the minimum required parking from 163 spaces to 114 spaces is required to facilitate the proposed development of the church. Although the variance reads to permit a total of 114 parking spaces, 120 parking spaces are provided on the site plan with six of those parking spaces reserved for snow storage, when and if it is required in the winter months. The six parking spaces for snow storage will be used as parking spaces throughout the year when there is no snow accumulation, which will end up being the majority of the months within the year. A parking study was completed by JD Northcote Engineering Inc. and submitted as part of the Site Plan Application materials (File DA.20.042). The Parking Study was in support of the ultimate Phase 2 development and the proposed parking supply. Vaughan Engineering and Vaughan Transportation departments reviewed the parking study and were also in support and agreement with the proposed number of parking spaces.

2. Minimum Front Yard Setback

“To permit a minimum front yard setback of 4.3 metres”

The requested variance to reduce the minimum required front yard setback from 15.0 metres to 4.3 m is required to facilitate the proposed development of the church. Though the front yard setback is reduced to 4.3 metres, this is due to bringing the development of the church closer to the intersection with the newly emerging community Block 40/47 Guidelines to promote urban streetscape-oriented development supporting walkability and transit ridership opportunities.

3. Minimum Exterior Side Yard Setback

“To permit a minimum exterior side yard setback of 3.0 metres”

The requested variance to reduce the minimum required exterior side yard setback from 15.0 metres to 3.0 metres is required to facilitate the proposed development of the church. Similar to the above justification for the minimum front yard setback, as the development is on a corner lot, the reduced exterior side yard setback (north) is to facilitate the development of the proposed church closer to the intersection of Weston and Teston, promoting a streetscape-oriented development.

4. Minimum Interior Side Yard Setback

“To permit a minimum interior side yard setback of 0.6 metres”

The requested variance to reduce the minimum required interior side yard setback from 15.0 metres to 0.6 metres is required to facilitate the proposed development of the church. The interior side yard setback is reduced to 0.6 metres due to the TRCA setback (new property line, refer to the **Context Map**). The development limits were staked and confirmed to be appropriate by the TRCA through the Site Plan process, and the TRCA has not indicated any concerns with the location of the building.

5. Maximum Permitted Lot Coverage

“To permit a maximum lot coverage of 23.4%”

The requested variance to increase the maximum permitted lot coverage from 20% to 23.4% is required to facilitate the proposed development of the church. The proposed lot coverage of 23.4% (1,484 m² / 6,335.2 m²) slightly exceeds the maximum permitted lot coverage of 20%, which is considered to be minor and acceptable.

6. Minimum Required Landscape Strip

“To permit a minimum required landscape strip of 3.0 metres”

The requested variance to reduce the minimum permitted landscape strip width from 6.0 metres to 3.0 metres adjacent to Weston Road and Teston Road will facilitate a development that

addresses the public boulevard in close proximity to the prominent intersection of Weston and Teston Roads. Within new communities in Vaughan, it is common to create an urban landscaping condition by bringing the building closer to the street line.

4.0 Minor Variance Test Discussion

This Section will summarize the requested variances in respect to the four tests of a Minor Variance, set out by Section 45(1) of the Planning Act.

1. Is the development and requested variances consistent with the general intent and purpose of the Official Plan?

The Official Plan is used to manage how the City grows and develops. The Official Plan guides housing, industry, offices and shops, as well as the infrastructure required to support a growing City. The Subject Lands are identified in the Vaughan Official Plan 2010 on Schedule 14-B "Areas Subject to Area Specific Plans" as Site 12.13 - Block 40/47. The policies and schedule pertaining to Block 40/47 are based on the policy framework in the former City-wide OPA #600. The tableland is designated "Medium Density Residential-Commercial", which permits a place of worship and school uses as-of-right. The proposed development is deemed to conform to the Official Plan as the current zoning permits the contemplated use.

It is for the above reasons that we are of the opinion that the proposed development and requested variances are consistent with the general intent and purpose of the Official Plan and represent good land use planning as the variances do not alter the uses on the lands.

2. Is the development and requested variances consistent with the general intent and purpose of the Zoning Bylaw?

The City of Vaughan Zoning By-law regulates what land uses and building types are permitted on properties within the City. The Subject Lands where the proposed development is occurring is zoned 'A' Agricultural Zone by Zoning By-law 1-88, which permits the proposed church and school uses, and OS1 Open Space Conservation Zone for the valley lands. Through the related Site Plan Application, we have worked with the TRCA to create a proposed new property line, and upon Site Plan Approval, all lands below the new limits will be dedicated to the TRCA (both 'A' and 'OS1' lands). The requested variances do not change the land use and are minor adjustments to the Agricultural zoning in place to accommodate the proposed church development.

It is for the above reasons that we are of the opinion that the proposed development and requested variances are consistent with the general intent and purpose of the Zoning By-law and represent good land use planning as the variances do not alter the permitted Agricultural uses on the lands.

3. Are the requested variances desirable for the appropriate development of the lands?

The proposed institutional development is an appropriate use of the Subject Lands as the use is permitted by and conforms to the Zoning By-law and Official Plan, all expanded upon within this letter.

4. Are the variances requested minor in nature?

The variances that are being requested are minor in nature and will make only minor adjustments to the development standards of the 'A' Agricultural Zone.

5.0 Conclusion and Summary

Given the above analysis, we are of the opinion that the requested variances are consistent with the general intent and purpose of the Official Plan and the Zoning By-law, are desirable for the appropriate development of the lands, and are minor in nature. Furthermore, the proposed minor variances will not have any adverse impacts to abutting lands as the developable lands will abut 4.98 hectares of the Applicant's current lands that will be dedicated to the TRCA and contribute to the valley lands to the south and west. It is for these reasons that we believe the proposed minor variances represent good land use planning.

In support of the proposed application to the Committee of Adjustment for Minor Variance, please find enclosed the following materials:

1. One (1) copy of the fully executed Minor Variance Application Form;
2. One (1) Minor Variance Sketch; and,
3. One (1) Context Map.

A cheque in the amount of \$3,060.00 representing the 2021 Application fee for a Minor Variance Application will be delivered under separate cover via City Hall drop box on October 13th, 2021. A copy of this letter will be submitted with the cheque.

We trust that the enclosed materials are satisfactory. We look forward to working with the City of Vaughan staff and agencies as they review and approve the submitted materials. Should you have any questions, please do not hesitate to contact the undersigned.



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T.905.669.4055
F.905.669.0097
klmplanning.com

We would appreciate if the City can issue a Complete Application letter prior to the Scheduled enactment of the new City-Wide Zoning By-law that is expected on October 20, 2021.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read "Grant Uyeyama".

**Grant Uyeyama, BAA, MCIP, RPP
Principal Planner**

A handwritten signature in black ink, appearing to read "Lauren Dynes".

**Lauren Dynes, B.U.R.PI
Planner**

Copy: Pastor Adams – Vaughan Baptist Church
Ryan Mino-Leahan, Partner, KLM Planning Partners Inc.
Alyssa Woods, KLM Planning Partners Inc.
Jennifer Kim, City Planner
Catherine Saluri, Zoning Examiner

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

Development Planning Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

TRCA – comments with conditions

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 18, 2021
Name of Owner: Vaughan Baptist Church
Location: 3801 Teston Road
File No.(s): A221/21

Proposed Variance(s):

1. To permit a minimum front yard setback (abutting Weston Road) of 4.3 m.
2. To permit a minimum exterior side yard setback (abutting Teston Road) of 3 m.
3. To permit a minimum interior side yard setback of 0.6 m.
4. To permit a minimum of 114 parking spaces.
5. To permit a maximum lot coverage of 23.4%.
6. To permit a minimum landscape strip width of 3 m abutting Teston Road and Weston Road.

By-Law Requirement(s):

1. A minimum front yard setback of 15 m is required. [Schedule A]
2. A minimum exterior side yard setback of 15 m is required. [Schedule A]
3. A minimum interior side yard setback of 15 m is required. [Schedule A]
4. A minimum of 163 parking spaces are required. [Subsection 3.8]
5. A maximum lot coverage of 20% is permitted. [Subsection 3.8]
6. A strip of land not less than 6 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. [Subsection 3.13]

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Medium Density Residential/Commercial" and "Valley Lands", subject to Area Specific Plan 12.13: Block 40/47.

Comments:

The Owner is requesting permission to construct a two-storey church containing a school and gymnasium as reviewed through Site Development File DA.20.042. Vaughan Council, on October 20, 2021, draft approved File DA.20.042 subject to conditions. In accordance with the recommendations of the Committee of the Whole Report, ratified by Council on October 20, 2021, the Owner is required to successfully obtain approval of a Minor Variance application from the Committee of Adjustment (the 'Committee') and the Committee's decision shall be final and binding, for the required variances as identified in Table 1 of the Committee of the Whole Report.

The Development Planning Department can support the proposed variances, as they implement the approved Site Development File DA.20.042, and are considered appropriate.

Accordingly, the Development Planning Department 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:

Michael Torres, Planner I
Chris Cosentino, Senior Planner

Date: October 22nd , 2021

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A221-21**

Related Files:

Applicant Vaughan Baptist Church c/o Pastor Williams Adams

Location 3801 Teston Road



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: A221/21 (3801 TESTON ROAD) - REQUEST FOR COMMENTS

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>
Sent: October-26-21 5:34 PM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: [External] RE: A221/21 (3801 TESTON ROAD) - REQUEST FOR COMMENTS

Good afternoon,

As the property at 3801 Teston Road is outside of MTO permit control, MTO has no comments.

Colin Mulrenin (he/him) | Corridor Management Officer | York
Highway Corridor Management Section – Central Operations
159 Sir William Hearst Avenue | Ministry of Transportation
7th Floor, Building D | Downsview, Ontario | M3M 0B7
Phone: 437-533-9427
Colin.Mulrenin@ontario.ca

November 8, 2021

CFN 64195.33
X-Ref CFN 62561.24

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A221.21
3801 Teston Road
Part of Lot 25, Concession 6
City of Vaughan
Owner: Vaughan Baptist Church c/o Pastor William Adams
Agent: KLM Planning Partners Inc. c/o Grant Uyeyama**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on October 21, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

Purpose of Application

It is our understanding that the purpose of the above noted application is to request the following variances:

1. To permit a minimum front yard setback (abutting Weston Rd) of 4.3 metres, whereas a minimum front yard setback of 15 metres is required.
2. To permit a minimum exterior side yard setback (abutting Teston Rd) of 3.0 metres, whereas a minimum exterior side yard setback of 15 metres is required.
3. To permit a minimum interior side yard setback of 0.6 metres, whereas a minimum interior yard setback of 15 metres is required.
4. To permit a minimum of 114 parking spaces, whereas a minimum of 163 parking spaces are required.
5. To permit a maximum lot coverage of 23.4 %, whereas a maximum lot coverage of 20% is permitted.

6. To permit a minimum landscape strip width of 3.0 metres abutting Teston Road and Weston Road, whereas a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping.

The noted variances are being requested to facilitate the development of a 2-storey institutional building that will contain a place a worship, school, and a gymnasium. The proposal also includes the construction of a parking lot area containing 114 parking spaces.

Ontario Regulation 166/06

The subject property is entirely within TRCA's Regulated Area of the Humber River Watershed. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for the proposed development and site alteration. Further details regarding TRCA's permitting requirements will be provided as the proposal advances through detailed design.

Application-Specific Comments

Please be advised that TRCA staff are in receipt of a Site Development Application (City File No. DA.20.042). The noted file is currently being reviewed by TRCA staff. Although TRCA staff has no objection to the requested variances, TRCA staff are currently working with the City of Vaughan, the applicant, and their consultants to review technical aspects related to the applicable Site Development Application.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,155.00 (*Minor Variance-Institutional-Minor*) review fee. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A153.21 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,155.00 payable to the Toronto and Region Conservation Authority.
2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

TRCA's conditional approval does not include any clearance and/or approvals for the technical issues in support of the related Site Development Application or a future permit application.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh

Pravina Attwala

Subject: FW: A221/21 - (MVAR.21.V.0549) Vaughan Baptist Church

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: November-08-21 8:58 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] A221/21 - (MVAR.21.V.0549) Vaughan Baptist Church

Good morning Pravina,

The Regional Municipality of York has reviewed the Variance application. The following comments are provided and shall be addressed to the satisfaction of the Region:

1. The requested variance to reduce the minimum required parking from 163 spaces to 114 spaces may create future spillover traffic and parking on Regional roads. The developer should demonstrate a solution to the future spillover traffic and parking on Regional road. It is also suggested that parking strategies be considered and/or developed to minimize the use of vehicles and encourage other modes of transportation.
2. The Region is protecting for a basic 36.0 metre right-of-way for this section of Teston Road. As such, all municipal setbacks shall be referenced from a point 18.0 metre from the centerline of construction of Teston Road.
3. It should be noted that we have outstanding comments on the site plan application regarding the proposed access and the provision of turning lanes on Teston Road. The applicant shall demonstrate that the reduction in building setbacks will not preclude Region's ability to acquire lands for turning lanes at the proposed access.

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Planning and Economic Development Branch
| Corporate Services Department | The Regional Municipality of York | 1-877 464 9675 ext 71538 |
gabrielle.hurst@york.ca | www.york.ca