

**1. ZONING BY-LAW AMENDMENT FILE Z.11.004
 JEHOVAH BLESS INTERNATIONAL MINISTRIES INC.
WARD 2**

P.2011.20

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.11.004 (Jehovah Bless International Ministries Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m and the Woodbridge Core Ratepayers' Association
- c) Comments Received as of May 31, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.004 to amend Zoning By-law 1-88, specifically the R3 Residential Zone to permit a day nursery use with a maximum capacity for 32 children within the basement level of the existing place of worship and an outdoor playground having an area of 93.7 m² on the subject lands shown on Attachment #3. The Owner has also submitted related Site Development File DA.11.016, to implement the proposed use.

The following site-specific zoning exceptions are requested to facilitate the proposed day nursery use:

	By-law Standard	By-law 1-88, R3 Residential Zone Requirements	Proposed Exceptions to R3 Residential Zone
a.	Minimum Required Parking	63 spaces total Existing Church - 487.16 m ² @ 11 spaces/100 m ² (54 spaces) Proposed Day Nursery - 6 employees @ 1.5 spaces/employee (9 spaces)	16 parking spaces, including 4 proposed parallel parking spaces (reflects an existing condition)

b.	Minimum Landscape Strip Width Abutting a Residential Zone (North Property Line)	2.4 m	The landscape area tapers to 0.16 m (reflects an existing condition)
c.	Access/Egress Width	7.5 m	6.0 m (Kipling Avenue) 5.8 m (Woodbridge Avenue) (reflects an existing condition)
d.	Minimum Setbacks for an Institutional Use	15.0m	Rear yard – 0.16m Interior Side – 1.7 m (reflects an existing condition)

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report. It should be noted that the existing place of worship on the subject lands was built in the 1800's and pre-dates Zoning By-law 1-88.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 7971 Kipling Avenue. Northeast quadrant of Kipling Avenue and Woodbridge Avenue, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated "Institutional" by OPA #240 (Woodbridge Community Plan) as amended by OPA #695 (Kipling Avenue Corridor Plan). ▪ "Low-Rise Residential A" by the City of Vaughan Official Plan 2010 (Section 11.5, Volume 2 - Kipling Avenue Corridor), which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York. ▪ The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ R3 Residential Zone by Zoning By-law 1-88. ▪ A day nursery use is not permitted in an R3 Residential Zone. An amendment to Zoning By-law 1-88 is required to permit the proposed day nursery within the existing place of worship and the outdoor playground area of 93.7 m².
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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.	City Official Plan Policies	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zoning Amendment and Related Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed zoning amendment to permit a day nursery use on the subject lands will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context.▪ The existing place of worship was built in the 1800's and predates Zoning By-law 1-88. The proposed zoning exceptions for the building are required to reflect the existing as-built condition.▪ The appropriateness of permitting the proposed use with 16 on-site parking spaces will be reviewed.
c.	Related Site Development Application (File DA.11.016)	<ul style="list-style-type: none">▪ The Site Development Application will be reviewed to address issues including, but not limited to, site design, pedestrian and vehicular access, landscaping, parking, and the playground location, configuration and design. Details respecting the proposed outdoor storage building located within the proposed playground area must be provided by the Owner.
d.	Heritage Conservation District	<ul style="list-style-type: none">▪ The subject property is designated under Part V of the Ontario Heritage Act and is within the Woodbridge Heritage Conservation District. As such, the proposal must be reviewed by the Vaughan Cultural Services Division.
e.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to, traffic and parking studies.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Playground Plan and Chain Link Fence Detail

Report prepared by:

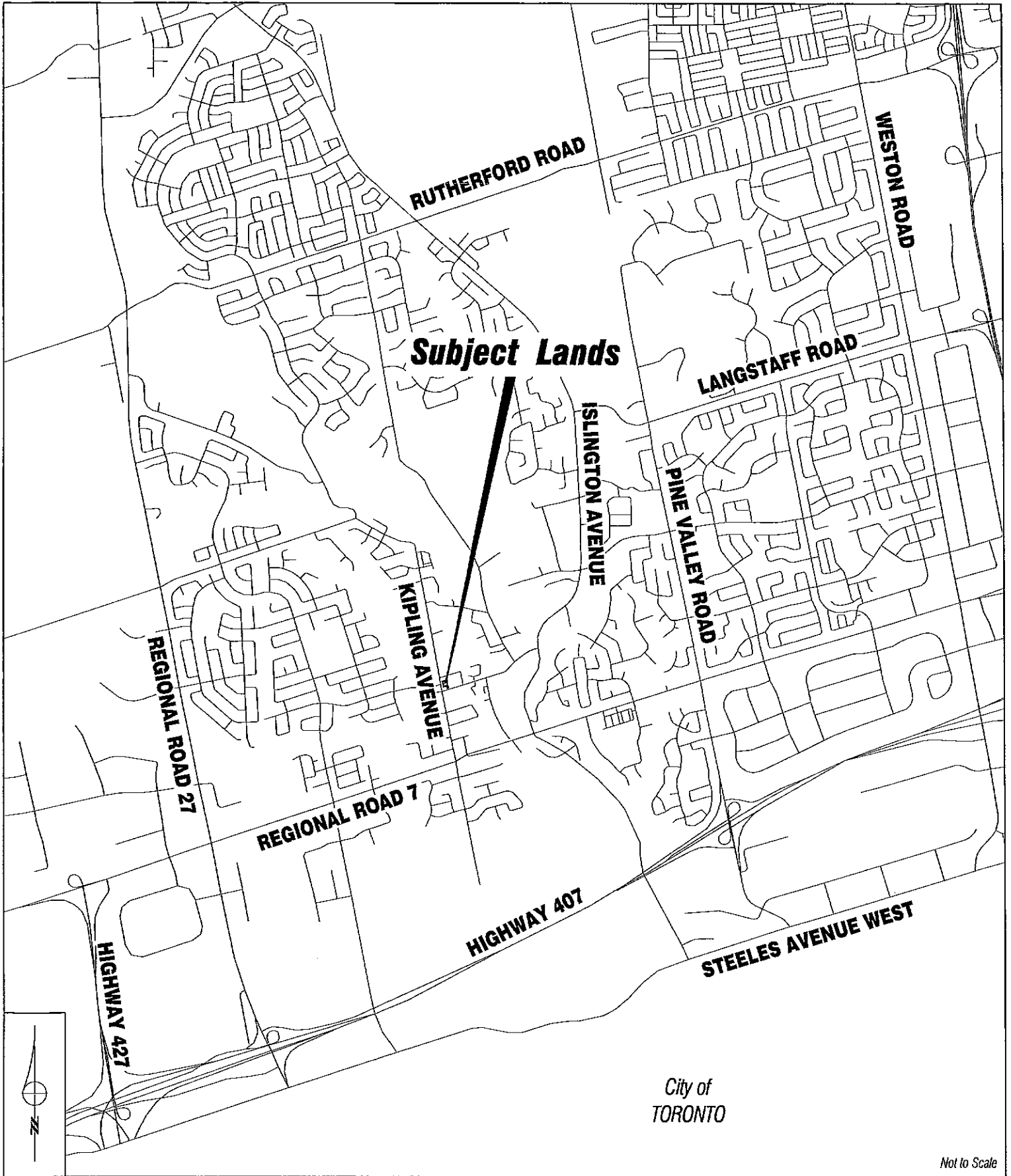
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext.8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



City of
TORONTO

Not to Scale

Context Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Jehovah Bless International Ministries Inc.

N:\DFT\1 ATTACHMENTS\2\z.11.004.dwg

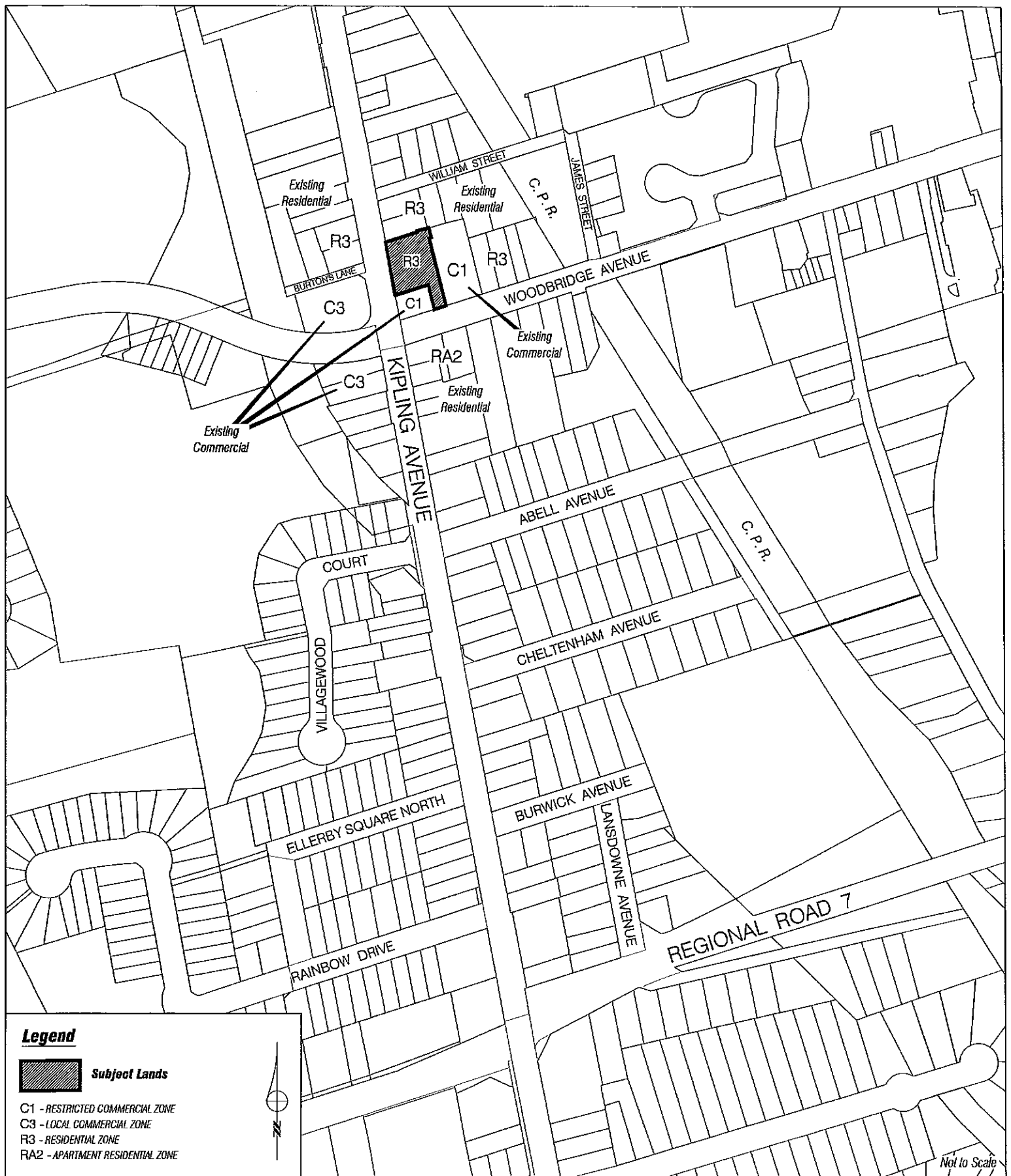


Attachment

FILE: Z.11.004
RELATED FILE: DA.11.016

DATE:
March 21, 2011

1



Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Jehovah Bless International Ministries Inc.

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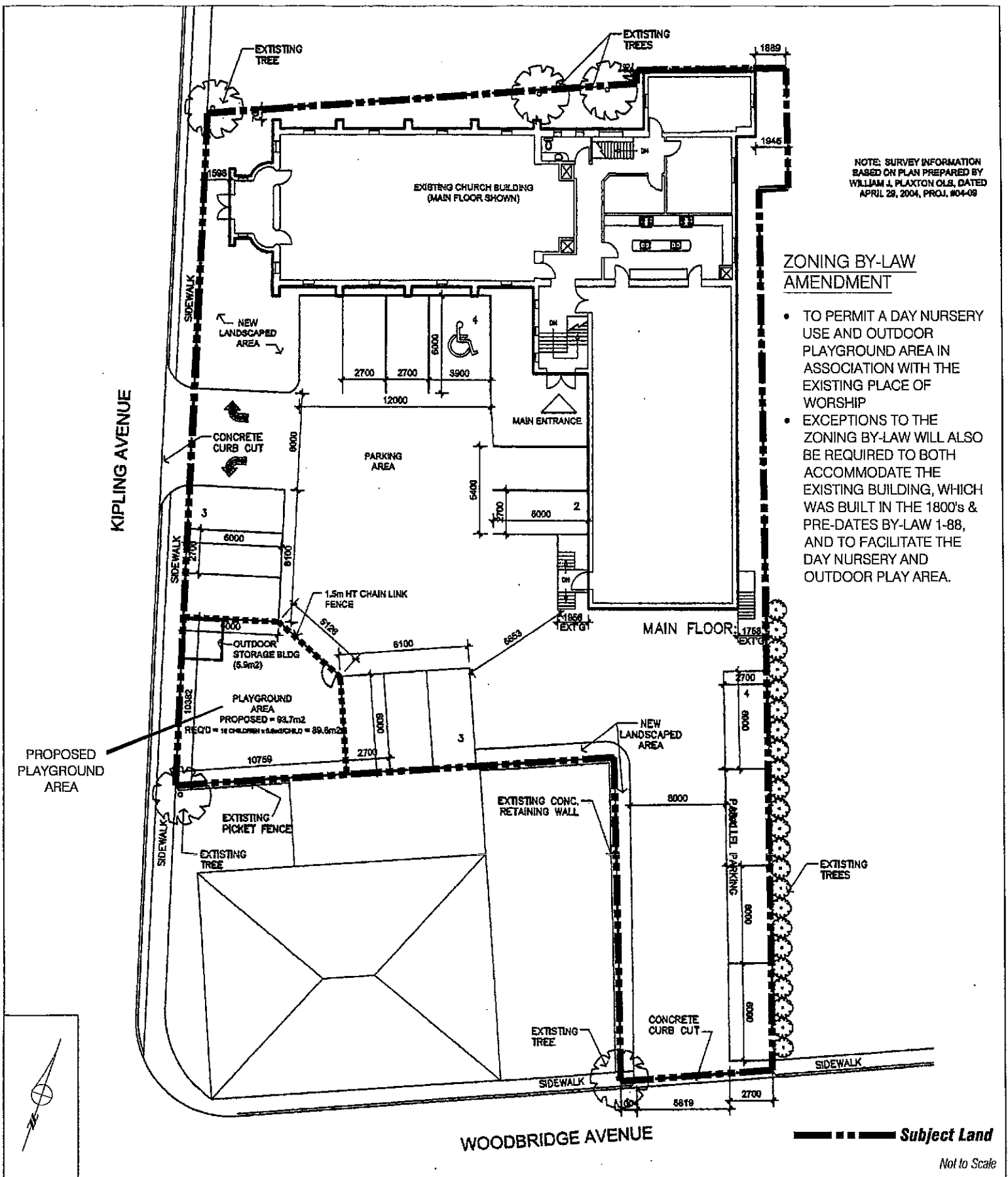


Attachment

FILE: Z.11.004
RELATED FILE: DA.11.016

DATE:
March 21, 2011

2



NOTE: SURVEY INFORMATION
BASED ON PLAN PREPARED BY
WILLIAM J. PLAXTON OLS, DATED
APRIL 28, 2004, PROJ. #04-08

ZONING BY-LAW AMENDMENT

- TO PERMIT A DAY NURSERY USE AND OUTDOOR PLAYGROUND AREA IN ASSOCIATION WITH THE EXISTING PLACE OF WORSHIP
- EXCEPTIONS TO THE ZONING BY-LAW WILL ALSO BE REQUIRED TO BOTH ACCOMMODATE THE EXISTING BUILDING, WHICH WAS BUILT IN THE 1800's & PRE-DATES BY-LAW 1-88, AND TO FACILITATE THE DAY NURSERY AND OUTDOOR PLAY AREA.

Site Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Jehovah Bless International Ministries Inc.

N:\DFT\1 ATTACHMENTS\Z\z.11.004.dwg

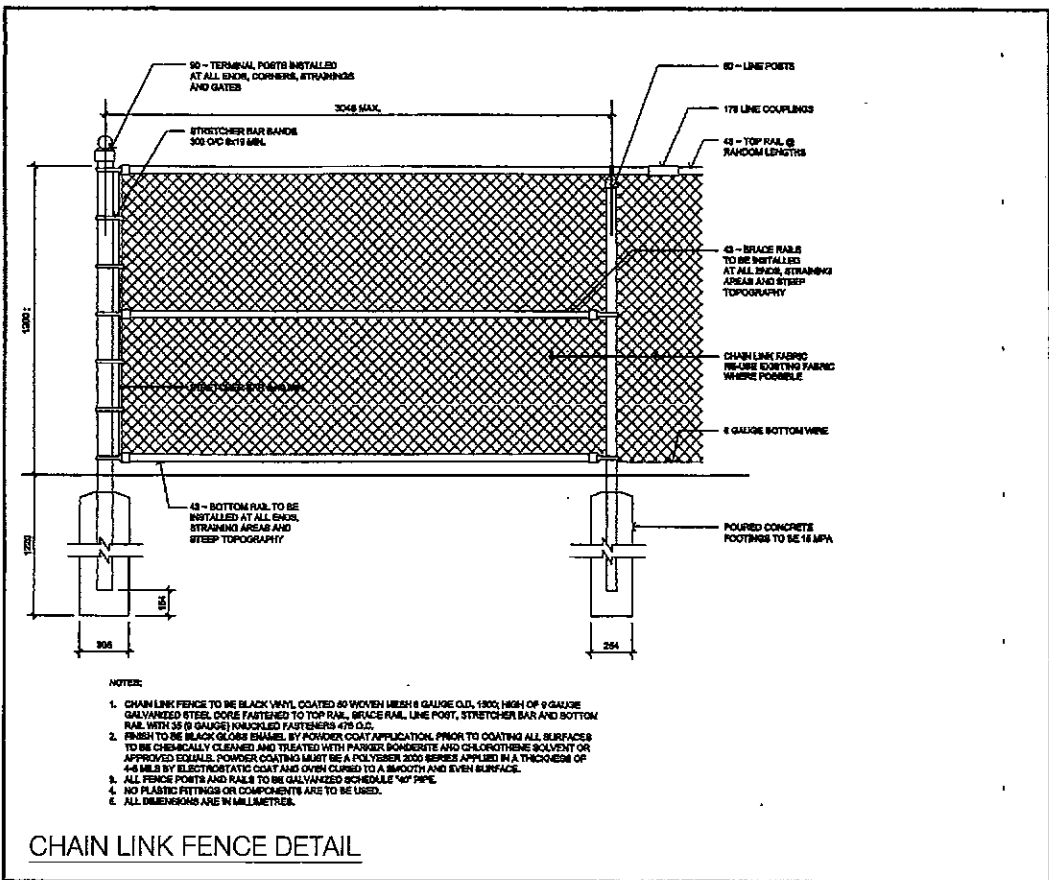
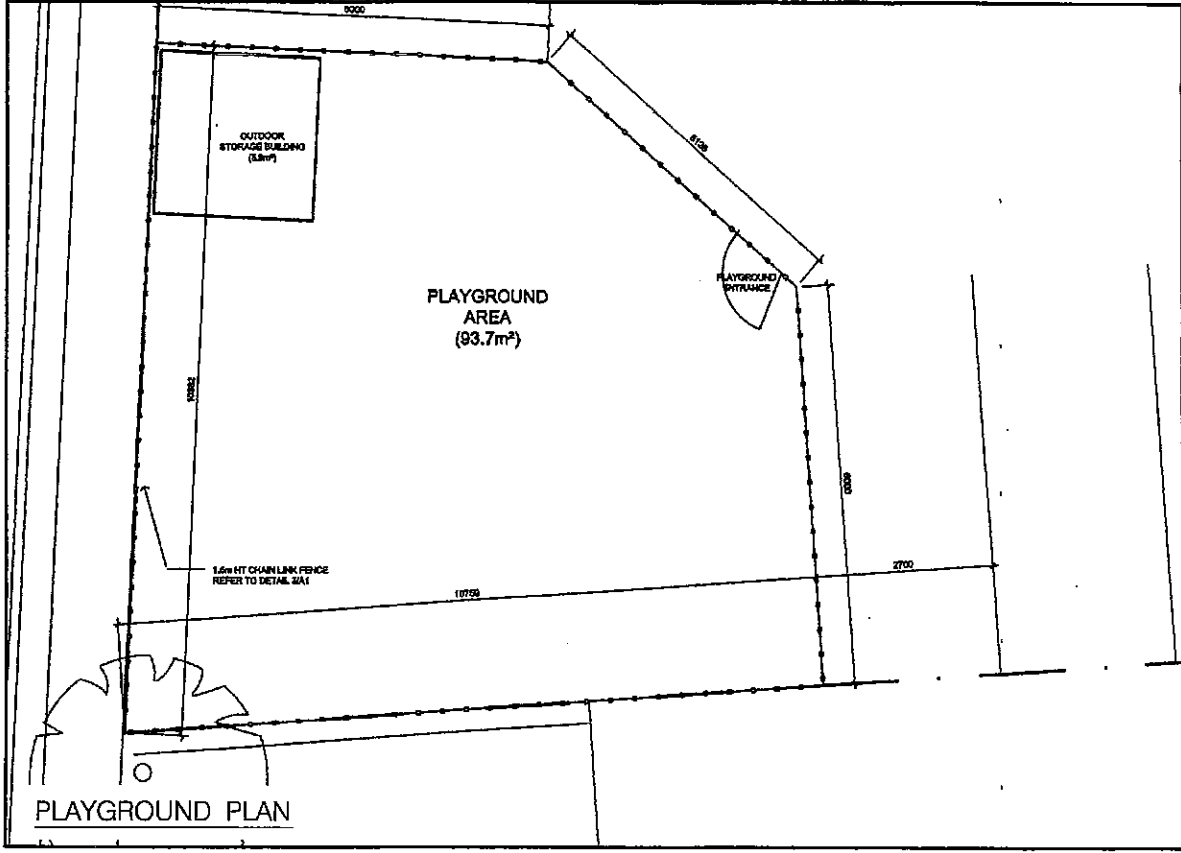


Attachment

FILE: Z.11.004
RELATED FILE: DA.11.016

DATE:
March 21, 2011

3



Subject Land

Not to Scale

Playground Plan and Chain Link Fence Detail



Attachment

FILE: Z.11.004
RELATED FILE: DA.11.016

DATE:
March 21, 2011

4

APPLICANT:
Jehovah Bless International Ministries Inc.

LOCATION:
Part of Lot 7, Concession 7