

To: Committee of Adjustment
From: Various Departments and Agencies
Date: 05 January 2017
Name of Owner: TSADOK AND KAYLA PEREIRA



Location: Part of Lot 13, Concession 2 (Lot 44, of Registered Plan 65M-3619), municipally known as 2 Coltrane Drive, Thornhill.

File No.(s): **A008/17**

Zoning Classification:

The subject lands are zoned RV3(W.S) and subject to the provisions of Exception 9(1063) under By-law 1-88 as amended

Proposal:

1. To permit a Place of Worship within a dwelling unit up to a maximum of 149.55m²?
2. To permit no parking spaces for the place of worship.
3. To permit a minimum lot frontage of 15.23 metres for the place of worship.
4. To permit a maximum lot coverage of 35% for the place of worship use.
5. To permit a front yard setback of 4.59 metres.
6. To permit a minimum interior side yard setback of 1.3 metres to the steps.
7. To permit a minimum rear yard setback of 6.0 metres.
8. To permit a minimum exterior side yard setback of 5.96 metres.

By-Law Requirements:

1. A dwelling unit does not permit a Place of Worship and the Place of Worship shall only be permitted in a single use building.
2. A minimum of 11.0 parking spaces per 100m² of gross floor area of the place of worship use shall be required.
3. A minimum lot frontage of 20 metres is required for the place of worship use.
4. A maximum lot coverage of 20% is permitted for the place of worship use.
5. A minimum front yard setback of 15.0 metres is required for the place of worship use.
6. A minimum interior side yard setback of 15.0 metres is required.
7. A minimum rear yard setback of 15.0 metres is required.
8. A minimum exterior side yard setback of 15.0 metres is required.

Public Comment(s):

Engineering Comment(s): Prepared by: Steve Lysecki

The application proposes zero parking spaces on-site for the proposed use. The Owner/Applicant shall provide a Parking Justification Study prepared by a qualified professional that justifies the variance request of zero on-site parking spaces.

Engineering Condition(s):

The Owner shall provide a Parking Justification Study to the satisfaction of the Development Engineering and Infrastructure Planning Department.

Finance Comment(s): Prepared by: Nelson Pereira

Please Note:

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 Development Charges 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 Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Finance Condition(s):

There are no conditions associated with this application