


TITLE: CONDITIONAL USE 33 – 11 TH STREET NORTH OWNER: POLISH GYMNASTIC ASSOCIATION (SOKOL) BRANDON INC. APPLICANT: THE REDEEMED CHRISTIAN CHURCH OF GOD (OLUSAWEYI ADEYINKA)		
MEETING DATE: September 20, 2023		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & applicant's site photos	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-08-23 to allow for a place of worship in the Residential Low Density (RLD) Zone be approved at 33 – 11th Street North (Lots 15/17, Block 90, Plan 2 BLTO) in accordance with the intent of the attached letter of intent "Attachment A-1 and A-2".

BACKGROUND:

Request

The applicant, Olusaweyi Adeyinka of The Redeemed Christian Church of God, on behalf of the property owner, Polish Gymnastic Association (Sokol) Brandon Inc., is applying to allow for a place of worship for a property located at 33 – 11th Street North in the RLD Zone.

Development Context

The subject site currently has a single-storey building used as an assembly hall known as Sokol Hall and Club Rooms, and is located mid-block on the east side of 11th Street North between Stickney and Assiniboine Avenues. The additional gravel surfaced parking area across 11th Street North on property known as 44 – 11th Street is also part of the Sokol Hall and Club Rooms site under the same property ownership. Uses surrounding the site include low density residential on all sides, with some institutional uses like assembly halls and places of worship scattered around the neighbourhood. 11th Street North provides access to the site.

History

The building housing Sokol Hall and Club Rooms was built in 1920, with the shed in the northeast corner of the site added in 1977.

ANALYSIS:

The applicant proposes to use the existing building as a place of worship, and is not proposing any additions to the building, changes to the site, or an increase in occupancy compared to the current use. The application only applies to 33 – 11th Street North and specifically the building in which the use will be. Though 44 – 11th Street North is under the same ownership, its principal use as a parking lot for 33 – 11th Street North does not change, and therefore 44 – 11th Street North is not part of this conditional use application.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:

1. *Will be compatible with the general nature of the surrounding area;*

There is a cluster of institutional uses like assembly halls and places of worship within two blocks of this site in a predominantly low-density residential area, including three places of worship and two assembly halls. The proposed use therefor is compatible with the general nature of the surrounding area.

2. *Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;*

The proposed place of worship use is similar to the current assembly hall use in that significant numbers of people gather in one location for specific events. Given that the applicant is not proposing to increase the occupancy load for the place of worship compared to the current assembly hall, the use should have a similar intensity to the surrounding area as the current use, and therefore should not have any further detrimental effects to people or properties in the surrounding area.

3. *Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law*

Development Plan

- Site located in “Residential” area under Map 1: Urban Land Use
- Non-residential uses in “Residential” areas possible provided
 - Scale and intensity is compatible with adjacent residential development
 - Proposed use will have a low impact on the nearby residential area (Policy 2.2.10)

Zoning By-law

- No changes proposed to building footprint or layout, existing building has a lawfully non-conforming front yard
- With no change to maximum occupancy, site should have sufficient parking with two parking lots, one on site and one across the street at 44 – 11th Street North

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:*Notification*

In accordance with Section 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject site and notice posters were posted on the site.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant did not have to do public outreach, as the application will not result in an increase in intensity of the use of the site compared to what is already permitted under the current use. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.