

**ITEM #: 6.8**

**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A250/22  
7555 Bathurst St Vaughan**

**COA REPORT SUMMARY**

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

*Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.*

| <b>DEPARTMENTS</b>                            | <b>Circulated</b> | <b>Comments Received</b> | <b>Conditions</b> | <b>Nature of Comments</b>       |
|---|-------------------|--------------------------|-------------------|---------------------------------|
| Committee of Adjustment                       | X                 | X                        |                   | General Comments                |
| Building Standards -Zoning Review *Schedule B | X                 | X                        |                   | General Comments                |
| Building Inspection (Septic)                  | X                 |                          |                   | No Comments Recieved to Date    |
| Development Planning *Schedule B              | X                 | X                        |                   | Application Under Review        |
| Development Engineering                       | X                 | X                        | X                 | Recommend Approval w/Conditions |
| Parks, Forestry and Horticulture Operations   | X                 | X                        |                   | No Comments or Concerns         |
| By-law & Compliance, Licensing & Permits      | X                 |                          |                   | No Comments Recieved to Date    |
| Development Finance                           | X                 | X                        |                   | No Comments or Concerns         |
| Real Estate                                   |                   |                          |                   |                                 |
| Fire Department                               | X                 |                          |                   | No Comments Recieved to Date    |
| <b>AGENCIES</b>                               | <b>Circulated</b> | <b>Comments Received</b> | <b>Conditions</b> | <b>Nature of Comments</b>       |
| TRCA *Schedule B                              | X                 |                          |                   | No Comments Recieved to Date    |
| Ministry of Transportation (MTO) *Schedule B  | X                 |                          |                   | No Comments Recieved to Date    |
| Region of York *Schedule B                    | X                 | X                        |                   | General Comments                |
| Alectra *Schedule B                           | X                 | X                        |                   | General Comments                |
| Bell Canada *Schedule B                       | X                 |                          |                   | No Comments Recieved to Date    |
| YRDSB *Schedule B                             |                   |                          |                   |                                 |
| YCDSB *Schedule B                             |                   |                          |                   |                                 |
| CN Rail *Schedule B                           |                   |                          |                   |                                 |
| CP Rail *Schedule B                           |                   |                          |                   |                                 |
| TransCanada Pipeline *Schedule B              | X                 |                          |                   | No Comments Recieved to Date    |
| Metrolinx *Schedule B                         |                   |                          |                   |                                 |
| Propane Operator *Schedule B                  |                   |                          |                   |                                 |

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) 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.

| <b>Correspondence Type</b> | <b>Name</b>                    | <b>Address</b> | <b>Date Received (mm/dd/yyyy)</b> | <b>Summary</b>           |
|----------------------------|--------------------------------|----------------|-----------------------------------|--------------------------|
| Applicant                  |                                |                |                                   | Application Cover Letter |
| Public                     | 5028558 Ontario Inc.           | 265 Arnold Ave | 11/30/22                          | Support Letter           |
| Public                     | Oren & Neely Antebi            | 256 Arnold Ave | 11/30/22                          | Support Letter           |
| Public                     | Brian Katchan & Asia Kreichman | 260 Arnold Ave | 11/30/22                          | Support Letter           |

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see Schedule C of this report for a copy of the public &amp; applicant correspondence listed below.

|        |  |  |          |                |
|--------|--|--|----------|----------------|
| Public | Gil & Maria Shcolyar   | 261 Arnold Ave                         | 11/30/22 | Support Letter |
| Public | Kollel Rabbi Shimon BarYochai Shalom Revah                           | 269 Arnold Ave                         | 11/30/22 | Support Letter |
| Public | Congregation Rishon LeZion (Rabbi Shalom Revah)                      | 7585 Bathurst Street & 274 Arnold Ave  | 11/30/22 | Support Letter |
| Public | Rabbi Zalman Aaron Grossbaum (Chadbad Lubavitch of Southern Ontario) | 770 Chabad Gate                        | 11/30/22 | Support Letter |
| Public | Margarita Simkin (INKAS)   | N/A                                    | 11/30/22 | Support Letter |
| Public | Edward Kholodenko  | 5700 Yonge Street, Suite 1900, Toronto | 11/30/22 | Support Letter |
| Public | Dr. Boris Karlin   | 7533 Bathurst Street                   | 11/30/22 | Support Letter |

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see Schedule D for a copy of the Decisions listed below

| File Number | Date of Decision<br>MM/DD/YYYY | Decision Outcome |
|-------------|--------------------------------|------------------|
| None        |                                |                  |

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

|      |  |
|------|--|
| None |  |
|------|--|



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A250/22  
7555 Bathurst St Vaughan**

**FILE MANAGER: Pravina Attwala, Administrative Coordinator - Committee of Adjustment**

|  |  |
|--|--|
| <b>ITEM NUMBER: 6.8</b>                          | <b>CITY WARD #: 5</b>  |
| <b>APPLICANT:</b>                                | Mesivta Ohr & Temimim Lubavitch  |
| <b>AGENT:</b>                                    | Ideals Architect Incorporated  |
| <b>PROPERTY:</b>                                 | 7555 Bathurst St Vaughan ON  |
| <b>ZONING DESIGNATION:</b>                       | See Below  |
| <b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b> | Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"  |
| <b>RELATED DEVELOPMENT APPLICATIONS:</b>         | DA.22.039  |
| <b>PURPOSE OF APPLICATION:</b>                   | Relief from the Zoning By-law is being requested to permit an educational facility (private school) on the ground floor of the existing building, a proposed addition (in the form of a <b>portable</b> structure), which will be attached to the existing building and garbage enclosure.<br><br>Relief is also required to facilitate related Site Plan Application DA.22.039. |

The following variances have been requested from the City's Zoning By-law:

**The subject lands are currently zoned R1E (EN) – First Density Residential Zone (Established Neighbourhood), subject to Exception 14.547 under By-law 001-2021 as amended.**

| # | Zoning By-law 001-2021   | Variance requested   |
|---|--|--|
| 1 | An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any building erected on the "Subject Lands" as shown on Figure E-941. [14.547] | To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building. |
| 2 | All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]  | To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.   |
| 3 | All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]  | To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.        |
| 4 | A minimum of 19 on-site parking spaces shall be provided. [14.547.3.1].  | To permit a minimum of 14 on-site parking spaces.  |
| 5 | A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [14.547.2 1dii]   | To permit a minimum landscape width of 4.71 m along Bathurst Street.   |
| 6 | The strip of land along Arnold Avenue shall be 1.8 m. [14.547.1 d i]   | To permit a minimum landscape width of 1.2 m along Arnold Avenue.  |

**The subject lands are currently zoned R1V – Old Village Residential Zone, subject to Exception 9(858) under By-law 1-88 as amended.**

|   | Zoning By-law 1-88  | Variance requested   |
|---|---|--|
| 7 | An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any | To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building. |

| <b>Zoning By-law 1-88</b> |  | <b>Variance requested</b>  |
|---------------------------|--|--|
|                           | building erected on the "Subject Lands" as shown on Schedule E-941. [9(858)]   |  |
| 8                         | All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)]. | To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941. |
| 9                         | All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)]. | To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Schedule E-941.    |
| 10                        | A minimum of 19 on-site parking spaces shall be provided. [9(858, ei)].  | To permit a minimum of 14 on-site parking spaces.  |
| 11                        | A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [9(858 di)]                                       | To permit a minimum landscape width of 4.71 m along Bathurst Street.   |
| 12                        | A minimum landscape width of 1.8 m shall be provided along Arnold Avenue to be used for no other purpose than landscaping. [9(858 di)]   | To permit a minimum landscape width of 1.2 m along Arnold Avenue.  |

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, December 8, 2022

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

#### PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

### INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider 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.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

### COMMITTEE OF ADJUSTMENT (STAFF) COMMENTS

|   |   |
|---|---|
| <b>Date Public Notice Mailed:</b>   | November 24, 2022<br><br>A revised notice was issued November 28, 2022, confirming proposal for addition. After the issuance of the revised notice the applicant confirmed that the addition is in the form of a <b>portable</b> structure which will be attached to the existing building.                               |
| <b>Date Applicant Confirmed Posting of Sign:</b>  | November 22, 2022   |
| <b>Applicant Justification for Variances:</b><br><small>*As provided by Applicant in Application Form</small> | The bylaw Schedule E-941 applying to this lot in both Zoning By-Law I-88 and 001-2021 was based on the assumption made many years ago of developing this lot with a synagogue, nursery and school uses. This development never took place. The existing bungalow was and is a school with 3 classrooms. This is the legal |

### COMMITTEE OF ADJUSTMENT (STAFF) COMMENTS

|  |  |
|--|--|
|  | <p>existing use. We are adding a portable building with no additional classrooms, which is the same use. Therefore 3 provisions of Schedule E-941: the amount of parking spaces, the location of certain functions on respective storeys and the building envelope definition are non-applying due to the fact we are proposing a use consistent with the existing one and yet different than planned as per the Schedule E-941. The bylaw requires 1.5 parking spaces per classroom. We ask for relief for a total of 5 parking spaces including a Type A H/C spot. We ask for relief from specifications in Schedule E-941 regarding the building envelope and the location of uses on the different storeys in order to allow the positioning of the portable on the east side of the property.</p> |
| <b>Adjournment Requests (from staff):</b><br><small>*Adjournment requests provided to applicant prior to issuance of public notice</small>   | N/A  |
| <b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b><br><br><small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small><br><br><small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small><br><br><small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small> | No   |
| <b>Adjournment Fees:</b><br>In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.<br><br>An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.  |  |
| <b>Committee of Adjustment Comments:</b>   | None   |
| <b>Committee of Adjustment Recommended Conditions of Approval:</b>   | None   |

### BUILDING STANDARDS (ZONING) COMMENTS

|  |      |
|--|------|
| <b>**See Schedule B for Building Standards (Zoning) Comments</b> |      |
| <b>Building Standards Recommended Conditions of Approval:</b>    | None |

### DEVELOPMENT PLANNING COMMENTS

|   |                           |
|---|---------------------------|
| <b>**See Schedule B for Development Planning Comments.</b>      |                           |
| <b>Development Planning Recommended Conditions of Approval:</b> | Application under review. |

### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

With regards to the Zoning Report dated October 31, 2022, Item #5 of this Minor Variance application requires a minimum of 19 on-site parking spaces, as per special provision 14.547.3.1. Although the applicant does not meet this special provision requirement, the proposed parking availability as per zoning By-Law 001-2021 allows a rate of 1.5 spaces per classroom. Given the applicant has provided 14 spaces, they are within the allowable amount as per the By-Law. For that reason, Transportation Engineering does not have any objections to the proposed parking reduction.

The Development Engineering (DE) Department does not object to the variance application A250/22 subject to the following condition:

|  |  |
|--|--|
| <b>Development Engineering Recommended Conditions of Approval:</b> | The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.039) from the Development Engineering (DE) Department. |
|--|--|

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comments at this time

|  |      |
|--|------|
| <b>PFH Recommended Conditions of Approval:</b> | None |
|--|------|

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

|  |      |
|--|------|
| <b>Development Finance Recommended Conditions of Approval:</b> | None |
|--|------|

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

|  |     |
|--|-----|
| <b>BCLPS Recommended Conditions of Approval:</b> | N/A |
|--|-----|

### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

|  |     |
|--|-----|
| <b>Building Inspection Recommended Conditions of Approval:</b> | N/A |
|--|-----|

### FIRE DEPARTMENT COMMENTS

No comments received to date.

|  |     |
|--|-----|
| <b>Fire Department Recommended Conditions of Approval:</b> | N/A |
|--|-----|

### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

|                                 |   |
|---------------------------------|---|
| <b>Schedule A</b>               | Drawings & Plans Submitted with the Application   |
| <b>Schedule B</b>               | Staff & Agency Comments                           |
| <b>Schedule C</b> (if required) | Correspondence (Received from Public & Applicant) |
| <b>Schedule D</b> (if required) | Previous COA Decisions on the Subject Land        |

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:

### SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

| # | DEPARTMENT / AGENCY  | CONDITION(S) DESCRIPTION   |
|---|--|--|
| 1 | Development Planning<br><a href="mailto:roberto.simbana@vaughan.ca">roberto.simbana@vaughan.ca</a> | Application under review.  |
| 2 | Development Engineering<br><a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>    | The Owner/applicant shall obtain approval for the related Site Development Application (DA.22.039) from the Development Engineering (DE) Department. |

### IMPORTANT INFORMATION – PLEASE READ

**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 (**see condition chart above for contact**). 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.

## IMPORTANT INFORMATION – PLEASE READ

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

**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 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.

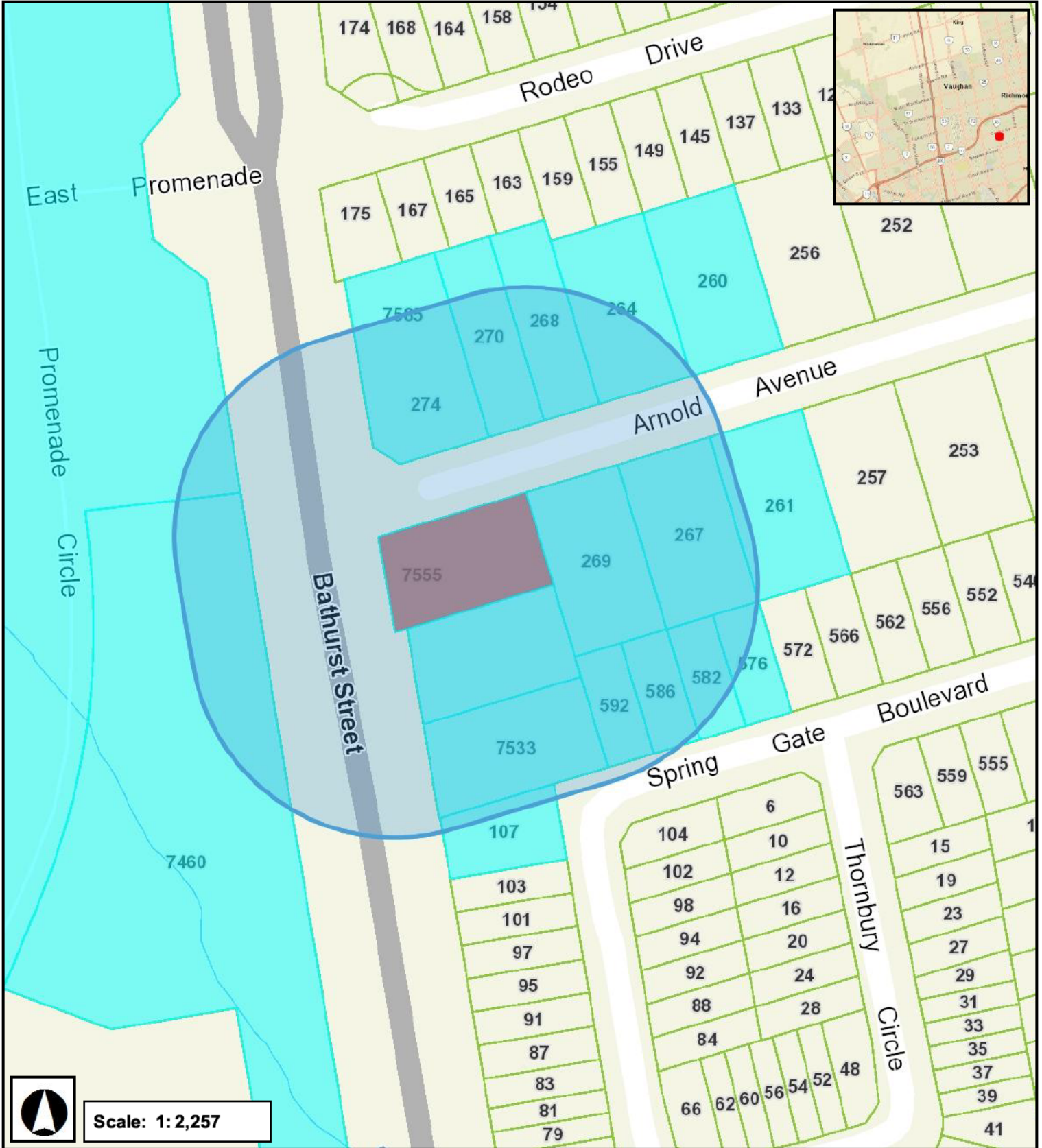
**SCHEDULE A: DRAWINGS & PLANS**





# LOCATION MAP - A250/22

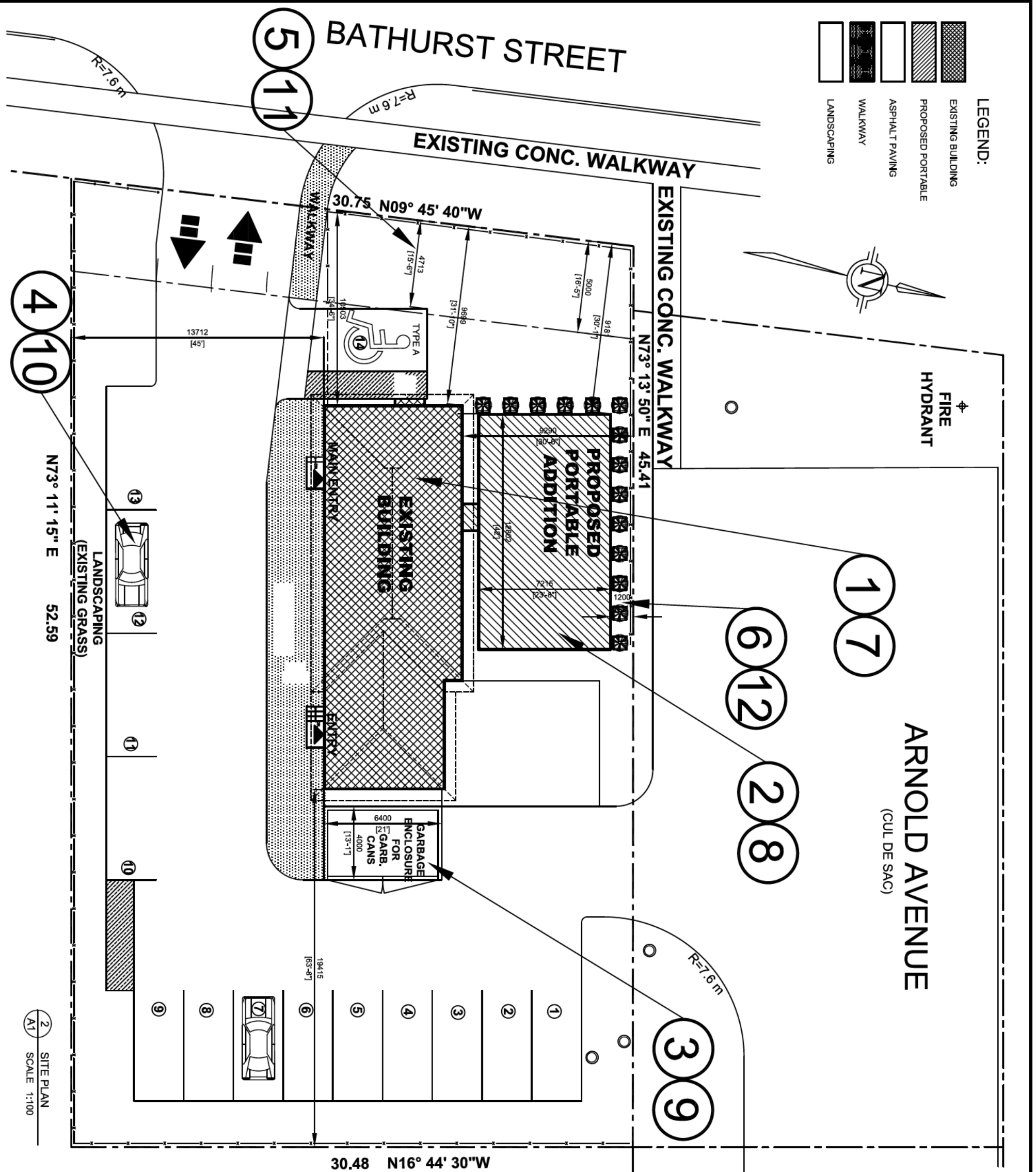
7555 BATHURST STREET, VAUGHAN



Scale: 1:2,257

**LEGEND:**

|  |                   |
|--|-------------------|
|  | EXISTING BUILDING |
|  | PROPOSED PORTABLE |
|  | ASPHALT PAVING    |
|  | WALKWAY           |
|  | LANDSCAPING       |



# ARNOLD AVENUE

(CUL DE SAC)

**SITE STATISTICS**

ZONING: R1V Old Village Residential Zone  
 LOT AREA: 1548 sq.m.  
 BUILDING AREA FOR COVERAGE:  
 EXISTING BUILDING 153.2 sq. m.  
 NEW PORTABLE ADDITION 93.6 sq. m.  
 TOTAL 246.8 sq. m.  
 COVERAGE 15.9%  
 MAX. ALLOWED LOT COVERAGE -27.5%

**GFA**

EXISTING BUILDING 153.2 sq. m.  
 GROUND FLOOR 120.5 sq. m.  
 BASEMENT  
 TOTAL 273.7 sq. m.  
 NEW PORTABLE ADDITION 93.6 sq. m.  
 TOTAL 367.3 sq. m.  
 LANDSCAPE AREA 574 sq. m.  
 LANDSCAPE COVERAGE 37.1%  
 PAVING AREA 696 sq. m.  
 PAVING COVERAGE 45.0%

**YARD MIN. REQUIRED PROVIDED**

FRONT 9.0 m, 9.2 m.  
 REAR 7.5 m, 19.415 m.  
 INTERIOR 1.5 m.  
 SIDE 13.712 m.  
 EXTERIOR 9.0 m, 1.2 m.

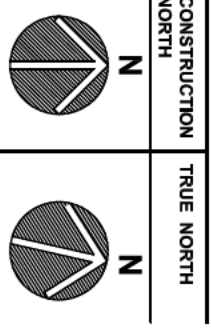
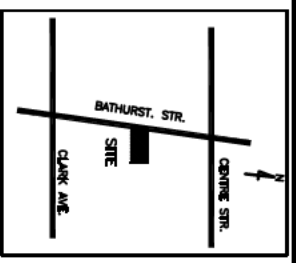
**PARKING COUNT**

**A) NEW SPACES**  
 3 CLASSROOMS X 1,5 = 4.5 REQUIRED PARKING SPACES  
 (AS PER CITY OF VAUGHAN BY LAW 1-88, 3.8 PARKING REQUIREMENTS, 1-TYPE OF USE - PUBLIC OR TECHNICAL SCHOOL SECONDARY)  
 TOTAL NEW REQUIRED PARKING : 5 PARKING SPACES  
 TOTAL REQUIRED PARKING : 5 SPACES  
 BY-LAW#1-88 SECTION 9 (858) : 19 SPACE  
 TOTAL PARKING PROVIDED : 14 SPACES

**1 STATISTICS**  
 SCALE - N.T.S.



| NO. | ISSUED                       | BY | DATE       |
|-----|------------------------------|----|------------|
| 1.  | PRELIMINARY CONSULTATION     | RS | 24.9.2020  |
| 2.  | MINOR SITE ALTERATION        | AG | 10.05.2021 |
| 3.  | REVISED                      | AG | 6.07.2022  |
| 4.  | REVISED AS PER CITY COMMENTS | AG | 16.08.2022 |
| 5.  | REVISED AS PER CITY COMMENTS | AG | 26.09.2022 |
| 6.  | REVISED AS PER CITY COMMENTS | AG | 28.09.2022 |
| 7.  | PROPOSED LANDSCAPE ADDED     | HQ | 27.10.2022 |
| 8.  | REVISED AS PER CITY COMMENTS | AG | 28.10.2022 |
| 9.  | REVISED AS PER CITY COMMENTS | AG | 8.11.2022  |
| 10. | COMMITTEE OF ADJUSTMENT      | AG | 17.11.2022 |



PROJECT:  
**MESJETA OHR TEMIMIM**  
 7555 BATHURST STREET, VAUGHAN, ON

**Gotfyrd Group**  
 307-3768 Bathurst Street  
 Toronto, Canada M3H 3M7  
 Tel: 416-298-2007 Fax: 416-298-2712  
 Email: info@gotfyrd.com

**iqoi**  
 80 NORTH MOUNTAIN CREST  
 HORNELL ONTARIO L4H 3S1  
 Tel: (905) 886-0032 Fax: (905) 886-7064  
 Email: info@iqoi.com

| SCALE   | AS NOTED |
|---------|----------|
| DRAWN   | A.G.     |
| CHECKED | RL       |
| DATE    | MAY 2021 |

| PROJECT NO. | SHEET NO. |
|-------------|-----------|
| IAI 20.15   | A1        |

**SCHEDULE B: STAFF & AGENCY COMMENTS**

| <b>DEPT/AGENCY</b>                           | <b>Circulated</b> | <b>Comments Received</b> | <b>Conditions</b> | <b>Nature of Comments</b>    |
|--|-------------------|--------------------------|-------------------|------------------------------|
| TRCA *Schedule B                             | X                 |                          |                   | No Comments Recieved to Date |
| Ministry of Transportation (MTO) *Schedule B | X                 |                          |                   | No Comments Recieved to Date |
| Region of York *Schedule B                   | X                 | X                        |                   | General Comments             |
| Alectra *Schedule B                          | X                 | X                        |                   | General Comments             |
| Bell Canada *Schedule B                      | X                 |                          |                   | No Comments Recieved to Date |
| YRDSB *Schedule B                            |                   |                          |                   |                              |
| YCDSB *Schedule B                            |                   |                          |                   |                              |
| CN Rail *Schedule B                          |                   |                          |                   |                              |
| CP Rail *Schedule B                          |                   |                          |                   |                              |
| TransCanada Pipeline *Schedule B             | X                 |                          |                   | No Comments Recieved to Date |
| Metrolinx *Schedule B                        |                   |                          |                   |                              |
| Propane Operator *Schedule B                 |                   |                          |                   |                              |
| Development Planning                         | X                 |                          |                   | Application under review.    |
| Building Standards (Zoning)                  | X                 | X                        |                   | General Comments             |

**Date:** September 22<sup>nd</sup> , 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A250-22**

**Related Files:**

**Applicant** Mesivta Ohr Temimim Lubavitch

**Location** 7555 Bathurst Street



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:

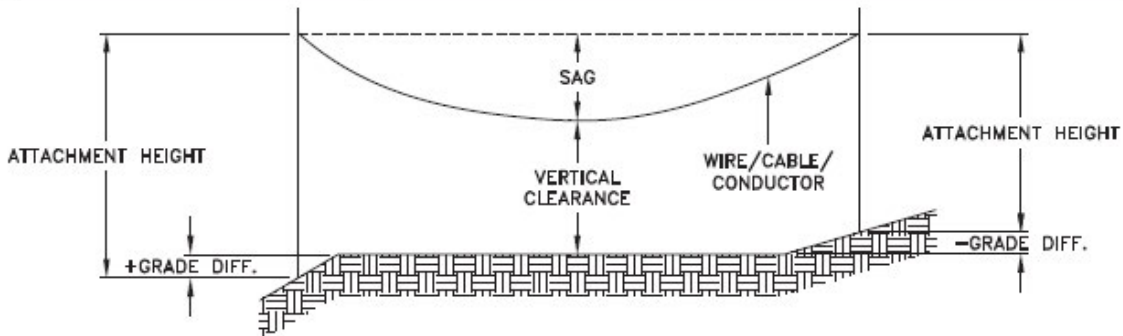
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

| LOCATION OF WIRES, CABLES OR CONDUCTORS                                   | SYSTEM VOLTAGE                     |                        |                                      |       |
|---|------------------------------------|------------------------|--------------------------------------|-------|
|   | SPAN GUYS AND COMMUNICATIONS WIRES | UP TO 600V AND NEUTRAL | 4.16/2.4kV TO 27.6/16kV (SEE NOTE 1) | 44kV  |
| MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)                                  |                                    |                        |                                      |       |
| OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u> | 442cm                              | 442cm                  | 480cm                                | 520cm |
| OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>            | 250cm                              | 310cm                  | 340cm                                | 370cm |
| ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>                             | 730cm                              | 730cm                  | 760cm                                | 810cm |



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

| METRIC | IMPERIAL (APPROX) |
|--------|-------------------|
| 810cm  | 27'-0"            |
| 760cm  | 25'-4"            |
| 730cm  | 24'-4"            |
| 520cm  | 17'-4"            |
| 480cm  | 16'-0"            |
| 442cm  | 15'-5"            |
| 370cm  | 12'-4"            |
| 340cm  | 11'-4"            |
| 310cm  | 10'-4"            |
| 250cm  | 8'-4"             |

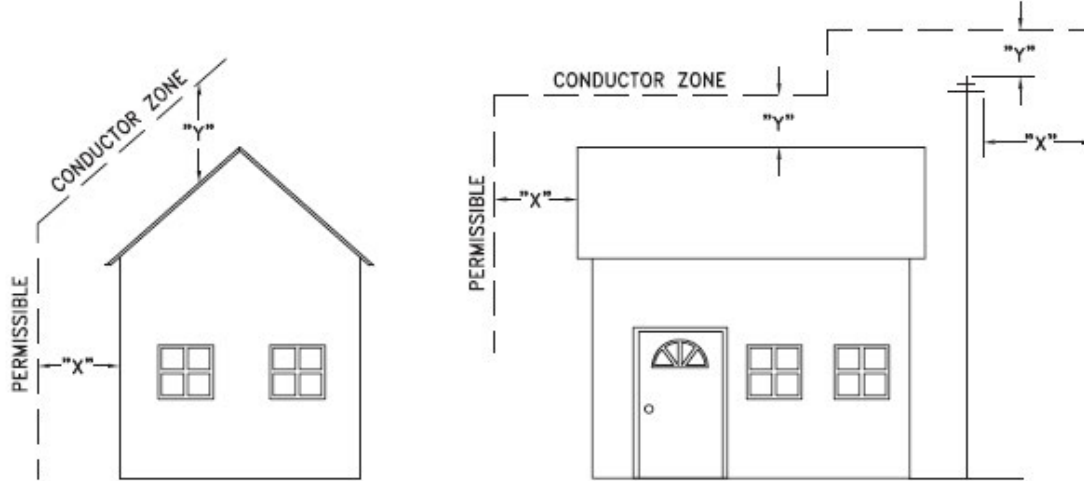
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

| Certificate of Approval   |             |
|---|-------------|
| This construction Standard meets the safety requirements of Section 4 of Regulation 22/04 |             |
| Joe Crozier, P.Eng.   | 2012-JAN-09 |
| Name  | Date        |
| P.Eng. Approval By:   | Joe Crozier |



| VOLTAGE            | MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4) | MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5) |
|--------------------|--|--|
| 0-600V AND NEUTRAL | 100cm  | 250cm  |
| 4.16/2.4 TO 44kV   | 300cm  | 480cm  |

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

| METRIC | IMPERIAL (APPROX) |
|--------|-------------------|
| 480cm  | 16'-0"            |
| 300cm  | 10'-0"            |
| 250cm  | 8'-4"             |
| 100cm  | 3'-4"             |

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS System Planning and Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 3.3-6/DWG 03-4 R0 May 5, 2010.dwg, 3/3/2010 10:27:02 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Catherine Saluri, Building Standards Department  
**Date:** November 10, 2022  
**Applicant:** Mesivta Ohr Temimim Lubavitch  
**Location:** 7555 Bathurst Street  
 PLAN RP3715 Lot 61  
**File No.(s):** A250/22

**Zoning Classification:**

The subject lands are currently zoned R1E (EN) – First Density Residential Zone (Established Neighbourhood), subject to Exception 14.547 under By-law 001-2021 as amended.

| # | Zoning By-law 001-2021   | Variance requested   |
|---|--|--|
| 1 | An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any building erected on the "Subject Lands" as shown on Figure E-941. [14.547] | To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building. |
| 2 | All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]  | To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.   |
| 3 | All buildings or structures erected on the lands shown as Subject Lands on Figure E-941 shall be located within the area described as Building Envelope No. 1. [14.547, 1a]  | To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.        |
| 4 | A minimum of 19 on-site parking spaces shall be provided. [14.547.3.1].  | To permit a minimum of 14 on-site parking spaces.  |
| 5 | A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [14.547.2 1dii]   | To permit a minimum landscape width of 4.71 m along Bathurst Street.   |
| 6 | The strip of land along Arnold Avenue shall be 1.8 m. [14.547.1 d i]   | To permit a minimum landscape width of 1.2 m along Arnold Avenue.  |

The subject lands are currently zoned R1V – Old Village Residential Zone, subject to Exception 9(858) under By-law 1-88 as amended.

| #  | Zoning By-law 1-88   | Variance requested   |
|----|--|--|
| 7  | An educational facility (private school) and synagogue having a total maximum gross floor area of 395 square metres, is only permitted on the second floor of any building erected on the "Subject Lands" as shown on Schedule E-941. [9(858)] | To permit an educational facility (private school) on the ground floor of the existing building and within an addition to the existing building. |
| 8  | All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)].   | To permit an addition to an existing building to be located outside of the area described as Building Envelope No. 1 as shown on Figure E-941.   |
| 9  | All buildings or structures erected on the lands shown as Subject Lands on Schedule E-941 shall be located within the area described as Building Envelope No. 1. [9(858, bi)].   | To permit the proposed garbage enclosure to be located outside of the area described as Building Envelope No. 1 as shown on Schedule E-941.      |
| 10 | A minimum of 19 on-site parking spaces shall be provided. [9(858, ei)].  | To permit a minimum of 14 on-site parking spaces.  |



|    |  |  |
|----|--|--|
| 11 | A minimum landscape width of 5.0 m shall be provided along Bathurst Street to be used for no other purpose than landscaping. [9(858 di)] | To permit a minimum landscape width of 4.71 m along Bathurst Street. |
| 12 | A minimum landscape width of 1.8 m shall be provided along Arnold Avenue to be used for no other purpose than landscaping. [9(858 di)]   | To permit a minimum landscape width of 1.2 m along Arnold Avenue.    |

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

A building permit is required for the proposed construction of the addition to the existing building.

**Other Comments:**

| General Comments |  |
|------------------|--|
| 1                | The subject lands are currently being reviewed under Development Application No. DA.22.039. The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval. |
| 2                | Revised details regarding proposed uses of storage and meeting of other needs of the educational facility (private school) in the addition have been confirmed by the Applicant.   |
| 3                | The Applicant is advised to consult with Bylaw Enforcement, City of Vaughan with respect to the proposed garbage enclosure and the fence bylaw.  |

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

None

\* Comments are based on the review of documentation supplied with this application.

## Pravina Attwala

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**Subject:** FW: [External] RE: A250/22 (7555 BATHURST STREET) - REQUEST FOR COMMENTS

---

**From:** Development Services <developmentsservices@york.ca>

**Sent:** November-09-22 12:50 PM

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

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

**Subject:** [External] RE: A250/22 (7555 BATHURST STREET) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Many thanks,

**Christine Meehan, B.U.R.PL.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 x73012 | [christine.meehan@york.ca](mailto:christine.meehan@york.ca) | [www.york.ca](http://www.york.ca)

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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

| <b>Correspondence Type</b> | <b>Name</b>  | <b>Address</b>                         | <b>Date Received<br/>(mm/dd/yyyy)</b> | <b>Summary</b>           |
|----------------------------|--|--|---------------------------------------|--------------------------|
| Applicant                  |  |  |                                       | Application Cover Letter |
| Public                     | 5028558 Ontario Inc.   | 265 Arnold Ave                         | 11/30/22                              | Support Letter           |
| Public                     | Oren & Neely Antebi  | 256 Arnold Ave                         | 11/30/22                              | Support Letter           |
| Public                     | Brian Katchan & Asia Kreichman                                       | 260 Arnold Ave                         | 11/30/22                              | Support Letter           |
| Public                     | Gil & Maria Shcolyar   | 261 Arnold Ave                         | 11/30/22                              | Support Letter           |
| Public                     | Kollel Rabbi Shimon BarYochai Shalom Revah                           | 269 Arnold Ave                         | 11/30/22                              | Support Letter           |
| Public                     | Congregation Rishon LeZion (Rabbi Shalom Revah)                      | 7585 Bathurst Street & 274 Arnold Ave  | 11/30/22                              | Support Letter           |
| Public                     | Rabbi Zalman Aaron Grossbaum (Chadbad Lubavitch of Southern Ontario) | 770 Chabad Gate                        | 11/30/22                              | Support Letter           |
| Public                     | Margarita Simkin (INKAS)   | N/A                                    | 11/30/22                              | Support Letter           |
| Public                     | Edward Kholodenko  | 5700 Yonge Street, Suite 1900, Toronto | 11/30/22                              | Support Letter           |
| Public                     | Dr. Boris Karlin   | 7533 Bathurst Street                   | 11/30/22                              | Support Letter           |



**IDELS ARCHITECT INCORPORATED**

---

80 North Meadow Crescent  
Thornhill, Ontario L4J 3B1  
tel: 905.886.0632 fax: 905.886.7064

Date: Oct 19, 2022

To: Adam Layton, Marcelle Gifford, Rabbi B Zaltzman

RE: 7555 Bathurst St - Portable Person Count

-----  
As per OBC - 3.1.17.1 Occupant Load

The Classroom OBC requirement is 1.85 sq. metre per person (student and teacher).

As this portable will be used to accommodate school assemblies, the required minimum sq. metres allowed for the portable to accommodate all students and teachers is 85.10 sq. metre per OBC occupant load. This size does not comply with the Zoning By-law, however, reducing the size of the portable would not comply with the required OBC occupant load.

A handwritten signature in blue ink, appearing to read 'Richard Idels'.

Richard Idels -  
Idels Architect Inc.

**– Mesivta Ohr Temimim Lubavitch –**  
**2<sup>nd</sup> Submission Comments**  
**7555 Bathurst Street, Vaughan**  
**Project Planner:**  
**Roberto Simbana, Planner 1, Development Planning Department**  
**File No. A250/22**

**Table of Contents**

**1.0 City of Vaughan – Development Planning Department.....2**

7555 Bathurst Street

1.0 City of Vaughan – Development Planning Department – August 31, 2022

|   | Alex Yang, Urban Designer, Development Planning Department   | Response Provided By                           | Response   |
|---|--|--|--|
| 1 | <p><b>Site Layout</b><br/>The garbage storage should be located away from the public right-of-ways. The proposed garbage storage is too close to Arnold Ave and proper landscape screening should be provided to mitigate the negative visual impact on public view. Staff recommend integrating the dedicated screened storage areas for waste bins into the building and site design.</p>  | Idels Architect Incorporated                   | Garbage storage has been relocated.  |
| 2 | To mitigate any possible clutter and to visually screen the back of the house servicing, please extend the existing wooden fence along the northern property boundary and incorporate a gate for the driveway if possible.   | Owner  | Fencing will not be extended and the driveway will remain open.  |
| 3 | Note the parking space and the dead-end driveway might not meet the requirements per the City's standard. Urban Design will defer to Zoning and Engineering department to comment on it and also to confirm if the number of parking spaces proposed on site are adequate.   | Evans Planning<br>Idels Architect Incorporated | Noted  |
| 4 | <p><b>Landscape</b><br/>The proposed construction may have an impact on the existing trees. And the portable may cause damage to the existing tree canopy. If there are no existing trees within 6 m of the construction zone, please provide a letter from a registered arborist to confirm. Otherwise, an arborist report is required to provide inventory and mitigation measures for the existing trees. If there is a tree on the neighbouring property that get impacted by the construction, a consent letter from the owner is required.</p> | My Heights Tree Service                        | Arborist letter has been provided stating that no trees will be interfered with or impacted by construction. |
| 5 | Please provide a landscape plan and landscape cost estimate depicting the fencing and garbage screening.   | Henry Gotfryd                                  | Landscape details have been provided on the Site Plan.   |
| 6 | Provide required landscape details as required per the City's standards, following the link below:<br><a href="#">Urban Design Detail Library</a>  | Henry Gotfryd                                  | Landscape details have been provided on the Site Plan.   |

November 25, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039

We are the owners of the property at 265 Arnold Ave. We are writing this letter in support of the proposal by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

We have reviewed the proposed site plan (appended) which would permit an educational facility (private school) to be located on the ground floor of the existing building, as well as a proposed addition to the building, and garbage enclosure.

I ask the Committee of Adjustments to support and approve their site plan application.

Thank you so much,

  
On behalf of:

5028558 Ontario Inc  
Sam  
265 Arnold Ave  
Thornhill, ON L4J 1C2

November 27, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039

To whom it may concern,

We are the Owners of the property at 256 Arnold Ave. We are writing this letter in support of the proposal by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

We have reviewed the proposed site plan (appended) which would permit an educational facility (private school) to be located on the ground floor of the existing building, as well as a proposed addition to the building, and garbage enclosure.

I ask the Committee of Adjustments to support and approve their site plan application.

Thank you so much,

Oren and Neely Antebi,  
256 Arnold Ave  
Thornhill, ON L4J 1C2

A handwritten signature in black ink that reads "Neely Antebi". The signature is written in a cursive, flowing style.



November 28, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039

We are the owners of the property at 260 Arnold Ave.  
We are writing this letter in support of the proposal by Mesivta  
Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street,  
seeking relief from the Zoning By-law.

We have reviewed the proposed site plan which would permit an  
educational facility (private school) to be located on the ground  
floor of the existing building, as well as a proposed addition to the  
building, and garbage enclosure.

I ask the Committee of Adjustments to please support and  
approve their site plan application.

Thank you so much,

Brian Katchan and Asia Kreichman,  
260 Arnold Ave  
Thornhill, ON L4J 1C2

*Brian Katchan*  
*Asia Kreichman*

**Rabbi Baruch Zaltzman**

---

**From:** Maria Shcolyar [REDACTED]  
**Sent:** November 28, 2022 8:57 PM  
**To:** Rabbi Baruch Zaltzman  
**Subject:** Re: Letter of support

November 28, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22

Site Plan Application DA.22.039

We are the owners of the property at 261 Arnold Ave.

We are writing this letter in support of the proposal by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

We have reviewed the proposed site plan which would permit an educational facility (private school) to be located on the ground floor of the existing building, as well as a proposed addition to the building, and garbage enclosure.

I ask the Committee of Adjustments to please support and approve their site plan application.

Thank you so much,

Gil and Maria Shcolyar ,

**BS"D**

**November 27, 2022**

**To the Committee of Adjustment.**

**Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039**

**I am the owner of the property at 269 Arnold Ave.  
I am writing this letter in support of the proposal by Mesivta  
Ohr Temimim Lubavitch for their facility at 7555 Bathurst  
Street, seeking relief from the Zoning By-law.**

**I reviewed the proposed site plan which would permit an  
educational facility (private school) to be located on the  
ground floor of the existing building, as well as a proposed  
addition to the north of the existing building, and a garbage  
enclosure on the east side.**

**I ask the Committee of Adjustments to please support and  
approve this site plan application.**

**Thank you so much,**



**Kollel Rebbi Shimon BarYochai  
Shalom Revah  
Kollel  
269 Arnold Ave**

BS"D

November 28, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039

I am the owner of the property at 7585 Bathurst Street also known as 274 Arnold Ave.

I am writing this letter in support of the proposal by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

I reviewed the proposed site plan which would permit an educational facility (private school) to be located on the ground floor of the existing building, as well as a proposed addition to the north of the existing building, and a garbage enclosure on the east side.

This plan will NOT impact me in any way.

I ask the Committee of Adjustments to please support and approve this site plan application.

Thank you so much,



Congregation Rishon LeZion  
Rabbi Shalom Revah  
7585 Bathurst Street & 274 Arnold Ave



November 27, 2022

To the Committee of Adjustment.

**Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039**

As the head emissary of the Lubavitcher Rebbe, representing the Chabad Lubavitch centres all across Ontario, I am writing this letter in support of the proposal submitted by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

Ohr Temimim is a vital charity institution in our great city of Vaughan. It serves many families and children who seek a proper Jewish education but could not afford it.

Rabbi Baruch Zaltzman Dean of Ohr Temimim, is committed to help and support the families in need of help.

I ask the Committee of Adjustments to please support and approve their site plan application.

Thank you so much,

Rabbi Zalman Aaron Grossbaum  
Executive Vice President  
Chabad Lubavitch of Southern Ontario

Synagogue  
Tefillin Bank  
Adult Education  
Family Counselling  
Holiday Awareness  
Chaplaincy Services  
The Friendship Circle  
Lubavitch Day Camp  
Model Matzah Bakery  
Jewish Lending Library  
The World Of Lubavitch  
Publication & Information  
Gan Israel Overnight Camp  
The Jewish Learning Institute



# INKAS

November 28, 2022

TO THE COMMITTEE OF ADJUSTMENT

Re: Letter of Support - Site Plan Application DA.22.039 (File No. A250/22)

Dear Members of The Committee of Adjustment,

My name is Margarita Simkin, Chairwoman of the INKAS® Group, and my husband, David Khazanski, CEO of INKAS® Group are long-term supporters of Mesivta Ohr Temimim Lubavitch School.

Our family made a valuable contribution to the naming of the School, and with G-d's help, we plan to continue our support and further invest in the future development of the School and its property. Moreover, we are not alone. A large circle of our friends and business associates are also involved with Mesivta Ohr Temimim Lubavitch.

Please accept this letter in support of Mesivta Ohr Temimim Lubavitch's proposal for the facility at 7555 Bathurst Street, Thornhill, ON seeking relief from the Zoning By-law.

I hereby urge you to review and approve the Site Plan Application DA.22.039 (File No. A250/22).

I trust you will find this request to your satisfaction. Please feel free to contact me directly at [REDACTED] should you have any questions or need additional information.

Thanking you in advance for your time and consideration of this matter.

Sincerely,

Margarita Simkin  
Chairwoman  
INKAS®

## Rabbi Baruch Zaltzman

---

**From:** Edward Kholodenko [REDACTED]  
**Sent:** November 28, 2022 7:47 PM  
**To:** Gila.Martow@vaughan.ca; Rebecca.Battat@vaughan.ca  
**Cc:** Rabbi Baruch Zaltzman; Inna Kholodenko  
**Subject:** Letter of support for file number A250/22; Site Plan Application DA.22.039

### To the Committee of Adjustment

Re: Letter of support for file number A250/22  
Site Plan Application DA.22.039

I am the President and CEO of Questrade, Inc., which is headquartered in Toronto. Questrade has been a leading Canadian financial institution for over 20 years and has over 1,000,000 accounts.

On a personal level, my family is one of the major financial supporters of Mesivta Ohr Temimim Lubavitch. We contributed towards the purchase of the 7555 Bathurst Street property and intend to continue to contribute towards the future development of the property.

In addition to my family, our friends and business associates are also involved with Mesivta Ohr Temimim Lubavitch and are writing this letter in support of the proposal submitted by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

We ask the Committee of Adjustments to please support and approve their site plan application.

Thank you so much,

Edward and Inna Kholodenko

November 27, 2022

To the Committee of Adjustment.

Re; Letter of support for file number A250/22  
Site Plan Application DA.22.039

I am the Owners of the property at 7533 Bathurst Street.  
I am writing this letter in support of the proposal by Mesivta Ohr Temimim Lubavitch for their facility at 7555 Bathurst Street, seeking relief from the Zoning By-law.

I have no objections to the proposed site plan which would permit an educational facility (private school) to be located on the ground floor of the existing building, as well as a proposed addition to the building, and garbage enclosure.

I ask the Committee of Adjustments to please support and approve their site plan application.

Thank you so much,



Dr. Boris Karlin,  
7533 Bathurst Street  
Thornhill, ON



**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

**COPY AND PASTE FROM SUMMARY CHART**