

ITEM #: 6.20

**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A296/22
9600 Bathurst Street, 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.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
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			Application Under Review
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X			No Comments Recieved to Date
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
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
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			No Comments Recieved to Date
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.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Planning Justification Report
Public	Vadim Sverdlik	2 Geshur Crescent	11/30/22	Letter expressing concern/objection

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

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

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A210/04		To be provided as addendum
A060/06	07/22/04	COA Approved
A011/10		To be provided as addendum
B001/10		To be provided as addendum
A027/13	01/31/2013	COA Approved
A027/14	02/13/14	COA Approved

ADJOURNMENT HISTORY

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

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A296/22
9600 Bathurst Street, Vaughan**

FILE MANAGER: Lenore Providence, Administrative Coordinator - Committee of Adjustment

ITEM NUMBER: 6.20	CITY WARD #: 4
APPLICANT:	Joseph & Wolf Lebovic Jewish Community Campus
AGENT:	WSP Canada Inc.
PROPERTY:	9600 Bathurst St Vaughan
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"
RELATED DEVELOPMENT APPLICATIONS:	DA.21.067, A297/22
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the development of a twin pad arena on the east side of the existing Community Centre and to facilitate related Site Plan Application DA.21.067.

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

The subject lands are zoned I1 General Institutional Zone and subject to the provisions of Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street
2	A minimum exterior side yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum exterior side yard setback of 2.0 metres to the addition abutting Lebovic Campus Drive.
3	A maximum building height of 11.0 metres is permitted. [Table 13-3].	To permit a maximum building height of 14 metres for the proposed addition.
4	A minimum 3.0 metre in width landscape strip is required along a street line. [Table 13-3].	To permit a minimum landscape strip of 1.0 metres abutting Bathurst Street and 2.0 m at the Sight-triangle.
5	A minimum 3.0 metre in width landscape strip is required abutting an Open Space Zone. [Table 13-3].	To permit a minimum landscape strip of 0.0 metres abutting an Open Space Zone.
6	Parking Space, Loading space and stacking lane requirements shall be provided for and located on the same lot as the use for which the parking is required. [Section 6.1.4]	To permit Parking Spaces, Loading spaces and stacking lanes requirements to be located on Lands to the south abutting the proposal.
7	A minimum of 5 Long Term Bicycling Spaces are required for the addition.	That no Long Term Bicycle Spaces will be provided.

The subject lands are zoned A, Agricultural and subject to the provisions of Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
8	A minimum front yard setback of 15.0 metres is required to the proposed addition abutting Bathurst Street. [Schedule A]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street.
9	A minimum exterior side yard setback of 15 metres is required to the proposed addition abutting Lebovic Campus Drive. [Schedule A]	To permit a minimum exterior side yard setback of 2.0 metres to the addition.

Zoning By-law 1-88		Variance requested
10	A maximum building height of 11.0 metres is permitted. [Schedule A]	To permit a maximum building height of 14.0 metres for the addition.
11	A maximum lot coverage of 20% is permitted for the site. [Schedule A]	To permit a maximum lot coverage of 45.0%
12	A minimum landscape strip of 6.0 metres in width is required abutting a street line. [Schedule A]	To permit a minimum landscape strip of 1.0 metre in width abutting Bathurst Street and Sight-triangle, 2.0 metres in width abutting Lebovic Campus Dr and Sight-triangle .
13	A minimum 2.4 metres in width landscape strip is required abutting an Open Space Zone. [Schedule A]	To permit a 0.0 metre wide landscape strip abutting an Open Space Zone.
14	The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas. [Section 3.8 a)]	To permit the location of parking spaces, and area not to be located on the lot but on the lot directly abutting to the south of the proposal.
15	A total minimum of 2187 parking spaces are required for the site with the proposed addition.	To permit a minimum 467 parking spaces on site and 263 parking spaces located on the City lot to the south at 2 Mark Santi Blvd, for a total of 730 parking spaces.
16	The minimum required number of accessible parking spaces is 11 Type A spaces and 11 Type B Spaces (based on the addition) [Section 3.8 d) iii]	To permit 7 Type A spaces (and 23 Type B spaces). This includes 7 Type A spaces and 3 Type B spaces on the adjacent lot to the south.

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

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

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

Email: 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 COMMENTS

Date Public Notice Mailed:

November 25, 2022

Date Applicant Confirmed Posting of Sign:

November 29, 2022

Applicant Justification for Variances:

*As provided by Applicant in Application Form

Due to the configuration of the existing buildings on the site, the proposed development is unable to comply with the provisions in the City's Zoning By-law.

COMMITTEE OF ADJUSTMENT COMMENTS

Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <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. *A revised submission may be required to address staff / agency comments received as part of the application review process. *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
Adjournment Fees: 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. 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.	
Committee of Adjustment Comments:	None
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	Application under review.

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
<p>Minor Variance Application A296/22 is related to Development Application DA.21.067, and is currently being reviewed by the Development Engineering Department.</p> <p>The proposed parking supply of 730 spaces, including 467 spaces on-site and 263 spaces off-site at the City's parking lot (2 Marc Santi), is supported by a Parking Study prepared by WSP and dated May 24, 2022 as a supporting document for development application file DA.21.067. The Parking Study included parking surveys at 9600 Bathurst Street and 2 Marc Santi Boulevard on Saturday April 9, 2022 and Wednesday April 13, 2022. The existing parking demands obtained from the aforementioned surveys then increased by 50% to account for potential lingering COVID related impacts, results in 449 spaces for existing demand. According to the compressive Zoning By-law 001-2021, the proposed expansion requires 246 spaces. The dedicated public parking at 2 Marc Santi Boulevard is 6 spaces according to the existing shared parking agreement. The proposed 730 spaces can accommodate the anticipated parking demands. Due to this Development Transportation Engineering does not object to this Minor Variance.</p> <p>The Development Engineering Department does not object to the Minor Variance application A296/22, Subject to the following Condition:</p>	
Development Engineering Recommended Conditions of Approval:	The Owner/applicant shall obtain approval for the related Site Development Application (DA.21.067) from the Development Engineering (DE) Department.

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comments received to date.	
PFH Recommended Conditions of Approval:	N/A

DEVELOPMENT FINANCE COMMENTS

No comment no concerns

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:	N/A
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	N/A
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FIRE DEPARTMENT COMMENTS

No comments received to date.

Fire Department Recommended Conditions of Approval:	N/A
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (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 roberto.simbana@vaughan.ca	Application under review.
2	Development Engineering ian.reynolds@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.21.067) 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.

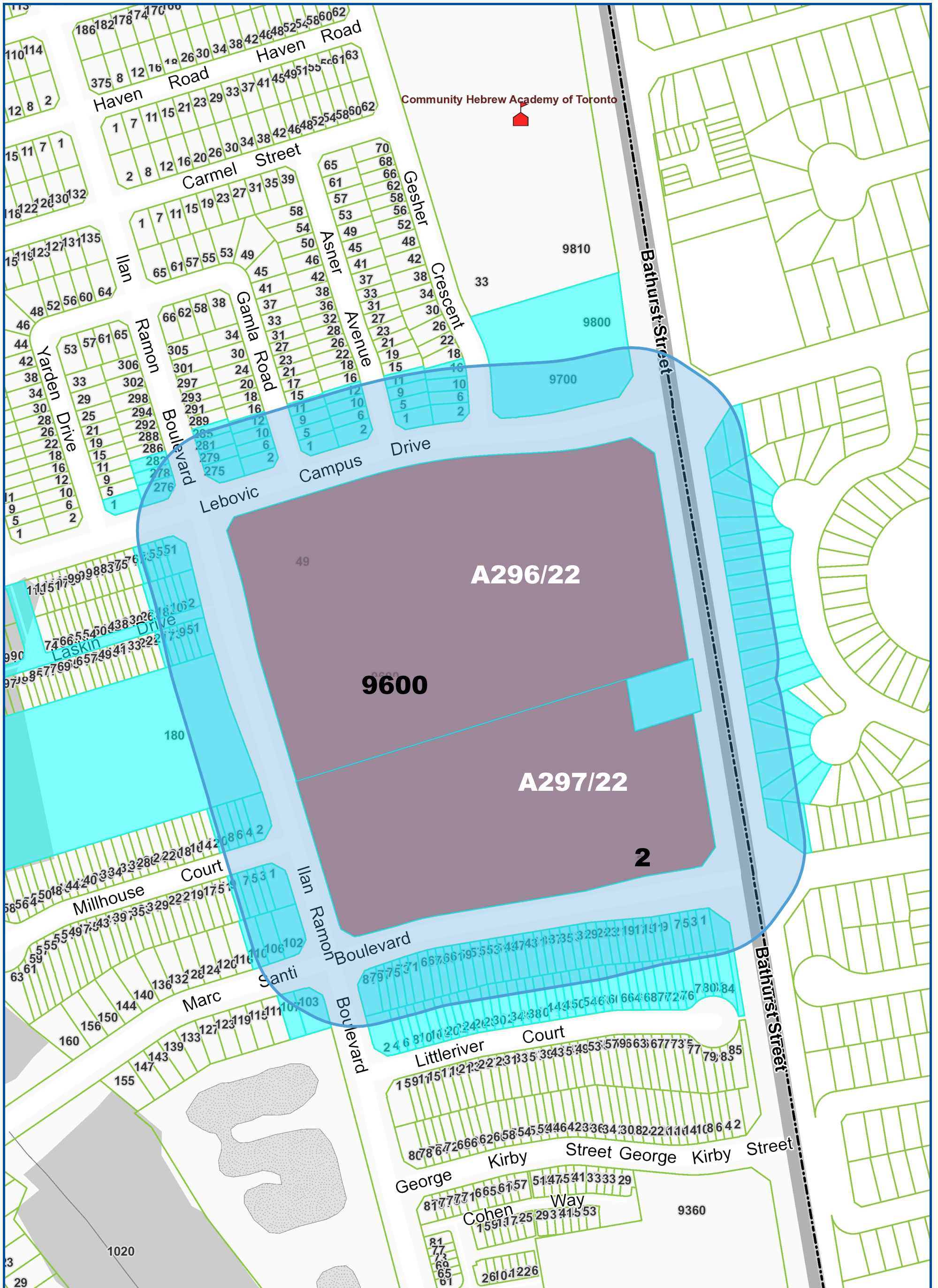
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

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

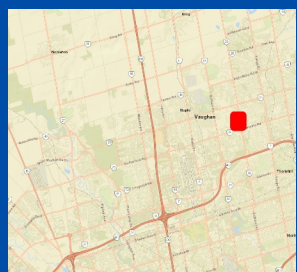
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the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



Map Information:



Title:

9600 Bathurst St and 2 Marc Santi Blvd, Maple
NOTIFICATION MAP A296/22 and A297/22

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:3,550

0 0.06 km



Created By:

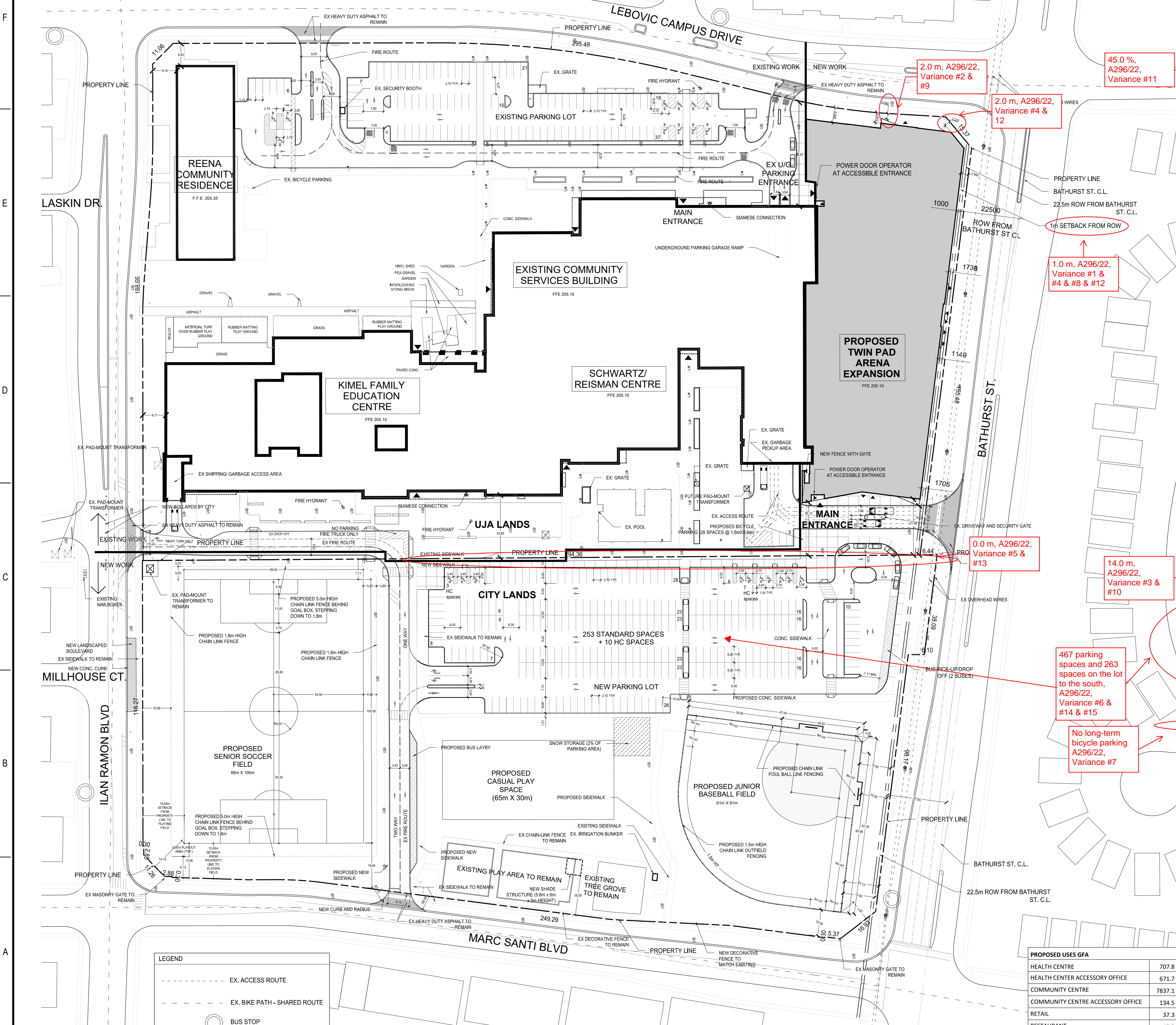
Infrastructure Delivery
 Department

November 23, 2022 10:22 AM

Projection:
 NAD 83
 UTM Zone
 17N

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A296/22

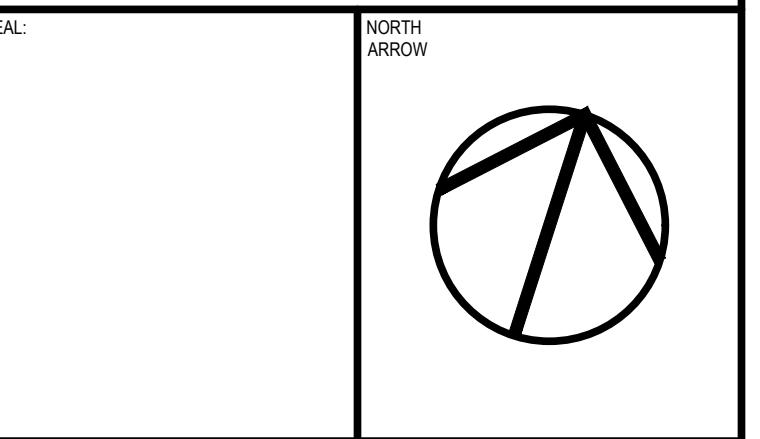


BUILDING AND SITE INFORMATION	
MUNICIPAL ADDRESS	9600 BATHURST STREET, MAPLE, ONTARIO, L6A 3Z8
ZONING OF SUBJECT PROPERTY	A - AGRICULTURAL (FORMER), G1 - GENERAL INSTITUTIONAL (CURRENT)
SITE AND BUILDING AREA - GENERAL	
EXISTING SITE AREA (NORTH LOT ONLY)	56647.5 sq.m.
EXISTING BUILDING FOOTPRINT	16468.3 sq.m.
EXISTING BUILDING FOOTPRINT (REENA CENTRE)	1586.9 sq.m.
EXISTING TOTAL BUILDING FOOTPRINT ON SITE (A)	18055.2 sq.m.
BUILDING FOOTPRINT OF PROPOSED ADDITION (B)	7114.8 sq.m.
TOTAL BUILDING FOOTPRINT ON SITE (A+B)	25170.0 sq.m.
LOT COVERAGE RATIO (TOTAL BUILDING FOOTPRINT/ SITE AREA)	0.4443 (44.4%)
PAVED SURFACE AREA (NORTH LOT ONLY)	16456.3 sq.m.
LANDSCAPED OPEN AREA (NORTH LOT ONLY)	12885.2 sq.m.
EXISTING BUILDING AREA (2 storey secondary school)	
GROUND FLOOR AREA	7354.4 sq.m.
SECOND FLOOR AREA	4980.0 sq.m.
MECHANICAL PENTHOUSE	310.8 sq.m.
TOTAL EXISTING GROSS FLOOR AREA	12645.2 sq.m.
EXISTING BUILDING AREA (community complex)	
BASEMENT FLOOR AREA (Parking and pool mech. Room)	16648.3 sq.m.
GROUND FLOOR AREA	9086.0 sq.m.
SECOND FLOOR AREA	5197.3 sq.m.
THIRD FLOOR AREA	2876.9 sq.m.
TOTAL EXISTING GROSS FLOOR AREA	33808.5 sq.m.
TOTAL EXISTING GROSS FLOOR AREA (secondary school + community complex)	
	46453.7 sq.m.
DEMOLISHED AREA	
TOTAL DEMOLISHED AREA	0 sq.m.
PROPOSED BUILDING AREA	
BASEMENT FLOOR AREA	39.7 sq.m.
GROUND FLOOR AREA	7087.2 sq.m.
RENOVATED GROUND FLOOR AREA (Within existing building)	0 sq.m.
SECOND FLOOR AREA	2232.4 sq.m.
RENOVATED SECOND FLOOR AREA (Within existing building)	74.4 sq.m.
TOTAL PROPOSED GROSS FLOOR AREA (Including renovated areas)	9433.7 sq.m.
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA (not including Reena Centre)	
	55887.4 sq.m.
FLOOR SPACE RATIO (GROSS FLOOR AREA OF ALL FLOORS/SITE AREA (NORTH LOT))	
	0.9866 (98.6%)
BUILDING SETBACKS	
NORTH FACE OF BUILDING	2.00M MIN.
EAST FACE OF BUILDING	1.00M MIN.
SOUTH FACE OF BUILDING	19.00M MIN.
BUILDING HEIGHT	
EXISTING BUILDING HEIGHT	3 STOREYS (14.3M)
PROPOSED BUILDING HEIGHT	2 STOREYS (13.87M)
TOTAL PARKING PROVIDED (INCLUDES SOUTH AND NORTH LOTS)	
NUMBER OF EXISTING PARKING SPACES REMAINING (ON UJA LANDS)(OUTDOORS-INDOORS)	467 SPACES
NUMBER OF NEW PARKING SPACES (ON PARK LANDS)	263 SPACES
TOTAL NUMBER OF PARKING SPACES (ON BOTH SITES)(EXISTING OR NEW)	730 SPACES
TOTAL NUMBER OF ACCESSIBLE PARKING SPACES (EXISTING OR NEW)	7A, 23B=30
NUMBER OF ELECTRIC VEHICLE CHARGING SPACES (EXISTING OR NEW)	0
PARKING REQUIREMENTS UNDER BYLAW 1-88	1208 (EXISTING) + 979 (EXPANSION)=2187 SPACES (11A, 11B)
PARKING REQUIREMENTS UNDER BYLAW 001-2021	246 SPACES (EXPANSION)(3A, 4B)
NUMBER OF SPACES UNDER SHARED USE AGREEMENT	80
NUMBER OF SHORT TERM BICYCLE PARKING SPACES	28 (PROPOSED)+ 26 (EXISTING)=54 TOTAL

ARCHITECTURE | 49

2300 Yonge Street, 21st Floor
TORONTO, ON, CANADA, M4T 1X3
TEL: 416-368-6887 | FAX: 416-869-9075 | architecture49.com

CONSULTANT - SUB CONSULTANT:

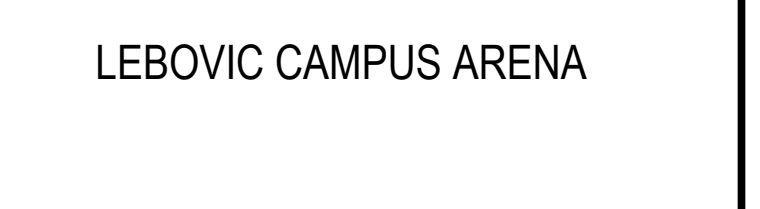


CLIENT:

JEWISH COMMUNITY PROPERTIES OF GREATER TORONTO

CLIENT REF. # PROJECT:

LEBOVIC CAMPUS ARENA



DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

REV	DATE	DESCRIPTION
F	2022-11-04	ISSUED FOR COMMITTEE OF ADJUSTMENT APPLICATION
E	2022-09-01	ISSUED FOR DEVELOPMENT CHARGE DEFERRAL APPLICATION
D	2022-07-22	SITE PLAN APPLICATION 4
C	2022-02-09	SITE PLAN APPLICATION 3
B	2022-01-28	SITE PLAN APPLICATION 2
A	2021-12-10	SITE PLAN APPLICATION 1

- GENERAL SITE NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR OVERALL LANDSCAPE PLAN.
 - GRADES AND ELEVATIONS SHOWN IN METRES.
 - BUILDING AND SITE DIMENSIONS SHOWN IN MILLIMETRES.
 - FOR SITE GRADING, REFER TO CIVIL.
 - REFER TO SITE SERVICES DRAWINGS FOR INFORMATION ON PROPOSED SITE SERVICES.
 - ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 - ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF VAUGHAN AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - REFER TO GEOTECHNICAL INVESTIGATION FOR BOREHOLE INFORMATION.
 - CO-ORDINATE WITH ROAD CONTRACTOR TO ENSURE THAT STORM AND SANITARY WORK IS COMPLETED AND SITE IS RESTORED TO FINISHED CONDITION.
 - NORTH LOT FORMERLY ZONED A (AGRICULTURAL) AS PER ZONING BY-LAW 1-88A.A. AS OF 2021/10/20, ZONING BY-LAW 001-2021 IS IN EFFECT, WHERE NORTH LOT IS CURRENTLY ZONED G1 (GENERAL INSTITUTIONAL).
 - EXISTING LOADING AND WASTE STORAGE AREAS TO REMAIN AS-IS.

PROPOSED USES GFA

HEALTH CENTRE	707.8 sq.m.
HEALTH CENTRE ACCESSORY OFFICE	671.7 sq.m.
COMMUNITY CENTRE	7837.1 sq.m.
COMMUNITY CENTRE ACCESSORY OFFICE	134.5 sq.m.
RETAIL	37.3 sq.m.
RESTAURANT	45.3 sq.m.

LEGEND

	EX. ACCESS ROUTE
	EX. BIKE PATH - SHARED ROUTE
	BUS STOP

SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
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			No Comments Recieved to Date
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

To: Committee of Adjustment
From: Gregory Seganfredo, Building Standards Department
Date: November 24, 2022 Revised
Applicant: Joseph & Wolf Lebovic Jewish Community Campus
Location: CONC 2 Part of Lot 18 municipally known as 9600 Bathurst Street
File No.(s): A296/22

Zoning Classification:

The subject lands are zoned I1 General Institutional Zone and subject to the provisions of Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street
2	A minimum exterior side yard setback of 3.0 metres is required to the proposed addition. [Table 13-3]	To permit a minimum exterior side yard setback of 2.0 metres to the addition abutting Lebovic Campus Drive.
3	A maximum building height of 11.0 metres is permitted. [Table 13-3].	To permit a maximum building height of 14 metres for the proposed addition.
4	A minimum 3.0 metre in width landscape strip is required along a street line. [Table 13-3].	To permit a minimum landscape strip of 1.0 metres abutting Bathurst Street and 2.0 m at the Sight-triangle.
5	A minimum 3.0 metre in width landscape strip is required abutting an Open Space Zone. [Table 13-3].	To permit a minimum landscape strip of 0.0 metres abutting an Open Space Zone.
6	Parking Space, Loading space and stacking lane requirements shall be provided for and located on the same lot as the use for which the parking is required. [Section 6.1.4]	To permit Parking Spaces, Loading spaces and stacking lanes requirements to be located on Lands to the south abutting the proposal.
7	A minimum of 5 Long Term Bicycling Spaces are required for the addition.	That no Long Term Bicycle Spaces will be provided.

The subject lands are zoned A, Agricultural and subject to the provisions of Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
8	A minimum front yard setback of 15.0 metres is required to the proposed addition abutting Bathurst Street. [Schedule A]	To permit a minimum front yard setback of 1.0 metres to the proposed addition abutting Bathurst Street.
9	A minimum exterior side yard setback of 15 metres is required to the proposed addition abutting Lebovic Campus Drive. [Schedule A]	To permit a minimum exterior side yard setback of 2.0 metres to the addition.
10	A maximum building height of 11.0 metres is permitted. [Schedule A]	To permit a maximum building height of 14.0 metres for the addition.
11	A maximum lot coverage of 20% is permitted for the site. [Schedule A]	To permit a maximum lot coverage of 45.0%
12	A minimum landscape strip of 6.0 metres in width is required abutting a street line. [Schedule A]	To permit a minimum landscape strip of 1.0 metre in width abutting Bathurst Street and Sight-triangle, 2.0 metres in width abutting Lebovic Campus Dr and Sight-triangle .
13	A minimum 2.4 metres in width landscape strip is required abutting an Open Space Zone. [Schedule A]	To permit a 0.0 metre wide landscape strip abutting an Open Space Zone.

14	The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time, parking spaces and areas. [Section 3.8 a)]	To permit the location of parking spaces, and area not to be located on the lot but on the lot directly abutting to the south of the proposal.
15	A total minimum of 2187 parking spaces are required for the site with the proposed addition.	To permit a minimum 467 parking spaces on site and 263 parking spaces located on the City lot to the south at 2 Mark Santi Blvd, for a total of 730 parking spaces.
16	The minimum required number of accessible parking spaces is 11 Type A spaces and 11 Type B Spaces (based on the addition) [Section 3.8 d) iii]	To permit 7 Type A spaces (and 23 Type B spaces). This includes 7 Type A spaces and 3 Type B spaces on the adjacent lot to the south.

Staff Comments:

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

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 15-001389 for Professional Services Unit - Interior Unit Alteration, Issue Date: Jul 08, 2015
 Building Permit No. 13-001060 for Recreation Facility (Commercial) - New, Issue Date: Apr 29, 2013
 Building Permit No. 14-002277 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Oct 03, 2014
 Building Permit No. 14-002277 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: Mar 09, 2015
 Building Permit No. 14-002277 for Business and Prof. Office Unit - Interior Unit Alteration, Issue Date: May 07, 2015
 Building Permit No. 20-109592 for Day Care - Alteration, Issue Date: Dec 10, 2020
 Building Permit No. 22-123969 for Day Care - Fire Protection Systems, Issue Date: (Not Yet Issued)

Other Comments:

Zoning By-law 01-2021	
1	None.

Zoning By-law 1-88	
2	None.

General Comments	
3	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
4	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
5	The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001.

Conditions of Approval:

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

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

From: [Development Services](#)
To: [Lenore Providence](#); [Committee of Adjustment](#)
Subject: [External] RE: A296/22 - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, November 24, 2022 1:39:50 PM
Attachments: [image002.png](#)
[image004.png](#)

Hi Lenore,

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

Please note that Regional Comments and Conditions are being provided and are applicable with the associated site plan (DA.21.067 – SP.22.V.0041).

Many thanks,

Niranjan Rajevan, M.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 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Planning Justification Report
Public	Vadim Sverdlik	2 Gesher Crescent	11/30/22	Letter expressing concern/objection



November 4, 2022

Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Email: cofa@vaughan.ca
905-832-8504

Subject: Application for Minor Variance – 2 Mark Santi Boulevard, Vaughan, Wood Valley Park Lands (associated with 9600 Bathurst Street)

To Whom it May Concern,

WSP Canada Group Limited (“WSP”) is pleased to submit the subject Minor Variance Application on behalf of Jewish Community Properties of Greater Toronto (UJA), for Wood Valley Park (2 Mark Santi Boulevard), in the City of Vaughan. A separate Minor Variance application has been submitted for the development of a twin pad arena that will be an expansion on the east side of the existing Community Centre directly north of the park. This application pertains to the City-Owned lands, located to the south of 9600 Bathurst St., known as Wood Valley Park, known municipally as 2 Mark Santi Boulevard.

On September 14, 2021, a Member’s Resolution was passed at Council authorizing and consenting to the JWLJCC submitting applicable planning applications to propose the redevelopment of the adjacent City-owned park lands as part of the Campus site plan application for the project. The Member’s Resolution also granted permission that the submitted site plan application proceeds through the regulatory Planning process for any and all approvals.

We are requesting the proposed application to be heard at the next available meeting of the Committee of Adjustment. As part of the application, the following materials are being submitted:

- One (1) copy of the Minor Variance Application Form, including the Variance Chart, Structure Size Chart, Structure Setback Chart, Tree Declaration Form & Owner Authorization Form.
- One (1) copy of each of the following plans:
 - Site Plan, Drawing A-003, dated November 4, 2022, prepared by A49
 - Ground Floor Plan, Drawing A-101, dated November 5, 2022, prepared by A49
 - Second Floor Plan, Drawing A-102, dated November 5, 2022, prepared by A49
 - Basement Floor Plan, Drawing A-103, dated November 5, 2022, prepared by A49
 - Roof Plan, Drawing A-104, dated November 5, 2022, prepared by A49
 - Building Elevations, Drawing A-301, dated November 5, 2022, prepared by A49

In order to facilitate the proposed development, a number of proposed minor variances are required in relation to the two applicable Zoning By-laws on the Subject Lands: Bylaw 1-88 and Bylaw 01-2021. The variances are related to the following provisions:

Setbacks

1. Minimum front yard setback;
2. Minimum rear yard setback;
3. Minimum exterior side yard setback; and
4. Minimum interior side yard setbacks.

SITE LOCATION AND COMMUNITY CONTEXT

The subject site is Wood Valley Park, a City of Vaughan owned park. It is bounded by the Joseph & Wolf Lebovic Jewish Community Campus property to the North, Bathurst Street to the east, Marc Santi Boulevard to the South, and Ilan Ramon Boulevard to the west. The nearest major intersection is Bathurst Street and Rutherford Road. The property is legally known as Part of Lot 17, Concession 2, and has a total area of approximately 43,453 m². The Subject Site has a frontage of approximately 116.2 m on Ilan Ramon Blvd. **Figure 1** shows an aerial image of the Subject Site. The site is designated Parks in the City of Vaughan Official Plan. Under the City of Vaughan Zoning By-law 1-88, the site is zoned Open Space (OS2). Under the City of Vaughan Zoning By-law 001-2021, the site is zoned Public Open Space (OS1).

The park includes an existing parking lot on the park lands that is currently used by the Community Centre through an agreement with the City of Vaughan. The park also includes a play structure, rest areas, a baseball diamond and soccer field.



Figure 1: Subject Site (Air Photo Source: Google Earth, 2022)

PROPOSAL SUMMARY

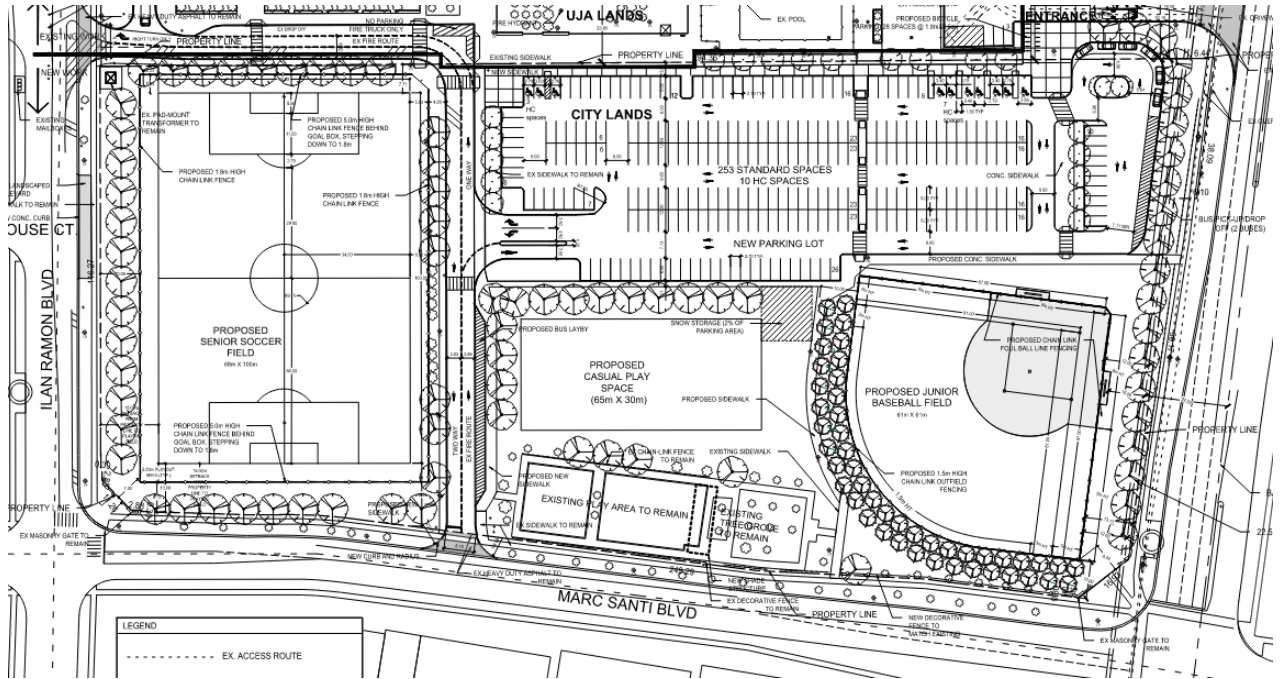


Figure 2. Site Plan - A-003

The Subject application seeks to reorganize the Wood Valley Park. A Minor Variance has been submitted for the under a separate cover for 9600 Bathurst Street, the property to the north. The existing senior soccer field is proposed to be moved to the west in the space currently occupied by the city parking lot. It is proposed that the parking lot will relocate to the north-east side of the park to provide better access to the proposed arena on the property to the north. The existing junior baseball field will relocate to the south-east side of the park. The relocated parking lot will continue to provide access to the outdoor amenities, the community centre, the private elementary school and the twin pad arena. The existing Wood Valley Park playground located on the south side of the park is not proposed to change. The current driveway access from Marc Santi and Ilan Ramon is to remain in place.

REQUESTED VARIANCES

As previously noted, the following requested variances are required to permit the proposed building addition:

Minor Variance #1: Setbacks

1. Schedule A of Zoning Bylaw 1-88 states,
The minimum front yard setback shall be 15.0m.

Requested Variance:

The minimum front yard setback shall be 12.0 metres (measured to the sight triangle, resulting in 15 metres to Ilan Ramon Blvd and 13 metres to Mark Santi Blvd).



- Schedule A of Zoning Bylaw 1-88 states,
The minimum rear yard setback shall be 15.0 metres.

Table 12-3 of Zoning Bylaw 001-2021 states,
The minimum rear yard setback shall be 15.0 metres.

Requested Variance:

The minimum rear setback shall be 8.0 metres (measured to the sight triangle, resulting in 10 metres to Bathurst Street).

- Schedule A of Zoning Bylaw 1-88 states,
The minimum exterior side yard setback shall be 15.0 metres.

Requested Variance:

The minimum exterior yard setback shall be 8.0 metres (measured to the sight triangle, resulting in 10 metres to Mark Santi Blvd and 10 metres to Bathurst Street).

- Schedule A of Zoning Bylaw 1-88 states,
The minimum interior side yard setback shall be 15.0 metres.

Requested Variance:

The minimum interior yard setback shall be 7.7 metres from the northern property line to the soccer field.

FOUR TESTS FOR MINOR VARIANCES

In our opinion, the proposed variances to permit the development of the Wood Valley Park are minor, appropriate and desirable.

In our professional opinion, as outlined below, the proposed variance satisfies the four tests under Section 45(1) of the *Planning Act*, which states that the variances are (1) to be minor in nature, (2) desirable for the appropriate development or use of the land, (3) maintains the general intent and purpose of the Zoning By-law and (4) maintains the general intent and purpose of the Official Plan. The following outlines our assessment of how the requested variances meet these four tests.

The following section outlines how each of the requested variances meet the four tests.

Setbacks

- The proposed variances are **minor in nature** as the intent of exterior, interior, rear and front yard setbacks is to ensure there is a minimal impact on the relationship between the park and street edge. The intent is also to ensure that landscaping elements can be incorporated, and to soften transitions between public and private realms. As proposed, the front, rear, interior and exterior side yard setbacks would provide appropriate separation distance from the street. In addition, when considered in light of the City's new By-law 001-2201 in which the requirement is 4.5m, the proposed reduction is minimal.



- The proposed variances are **appropriate and desirable** as they do not alter the nature of the proposed park redevelopment and respects the physical character of the surrounding neighbourhood. The existing park maintains the same uses i.e. a soccer field, baseball diamond, and parking lot, however the configuration has been altered to facilitate the configuration and development of the proposed expansion to the north and its uses. Accordingly, the park area will be revitalized at an earlier point than would otherwise be achieved. The variances maintain the relationship between the proposed development and existing neighbourhood and are necessary in order to facilitate the development which will provide many benefits to the surrounding community.
- The proposed variances **maintain the intent of the Zoning By-law** by ensuring that there is sufficient separation distance between the park and street. Landscaping is maintained throughout the site to provide additional separation between the park and street.
- The proposed variances **maintain the intent of the Official Plan** by providing active and passive recreation spaces including playing fields, community space, a baseball diamond and a soccer field. The variances continue to ensure that there is adequate space between the park uses and the right-of-way, ensuring appropriate transition. The reduced setbacks maintain the Official Plan's intent of being highly visible with prominent public street frontage.

Given the above, we are of the opinion that the proposed Minor Variance application meets the four tests as established by the *Planning Act*. Overall, the proposed variances will allow the construction of an interior equipment storage building and will not have any impacts on neighbouring properties or on the overall character and function of this business park.

We look forward to working with the Committee of Adjustment and City Staff in processing the subject application. Should you have any questions, please contact me at (416)289-5290 or by email at Doug.Stiles@wsp.com.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Doug Stiles'.

Doug Stiles, MCIP, RPP
Senior Planner
Urban and Community Planning
Planning, Transportation and Infrastructure
WSP Canada Inc.

Encl.

Lenore Providence

Subject: FW: [External] Notice of hearing minor variance application DA.21.067, A296/22, A297/22 - 8-Dec-22 hearing

From: Vadim Sverdlik

Sent: November-29-22 9:26 PM

To: Committee of Adjustment <CofA@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Andrew Zvanitajs <Andrew.Zvanitajs@vaughan.ca>

Subject: [External] Notice of hearing minor variance application DA.21.067, A296/22, A297/22 - 8-Dec-22 hearing

Hello, All,

regarding the City of Vaughan application (DA.21.067, A296/22, A297/22) from Joseph and Wolf Lebovic Jewish Community Campus at 9600 Bathurst Street, please see my comments

1. did all issues noted on Vaughan Committee of the Whole Report from Tuesday, June 07, 2022 has been resolved, see below :

- Traffic impact for the entire block; and
 - Staggered intersection at Ilan Ramon Boulevard; and
 - Ingress and egress to the new parking space; and
 - Proposed sanitary, water, and stormwater management strategy meeting City standards; and
 - Update to the geotechnical report with additional boreholes; and
 - Hydrant flow test on the existing water main on the west side of Ilan Ramon Boulevard; and
- the above issues were pre-requisites to approve DA.21.067, A296/22, A297/22 by City

2. we are experienced serious traffic issues associated with current outside parking lot 9600 Bathurst Street on North Side Lebovic Campus Drive.

specifically only one exit from Lebovic Campus Drive outside parking lot.

with proposed additional 263 parking spaces the only one lane exit to the right/eastbound on Lebovic Campus Drive toward Bathurst Street is not sustainable.

Currently bollards are installed to avoid left turn through all traffic as suggested by No-Left Turn signage on outside parking lot.

3. in addition to above # 2 => Applicant/City must perform Fire Evacuation Study in conjunction with Only One Lane Traffic Exit Eastbound from 9600 Bathurst Street JCC Lebovic Campus Drive outside parking lot and proposed 263 additional parking spaces.

4. Noise Study from requested Application DA.21.067, A296/22, A297/22 Variances to current impacted households are not done by Applicant/City.

please consider and propose mitigation on increased noise, e.g. barriers/elevated soil.

5. minimum required green space/trees must be consider to preserve.

6. detailed proposed 263 parking spaces structure is missing on Application.

p.s. cc-honourable Vaughan Fire Chief and Ward 4 Counsellors

Thanks,

Vadim Sverdlik

2 Gesher Crescent, Vaughan

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A210/04		To be provided as addendum
A060/06	07/22/04	COA Approved
A011/10		To be provided as addendum
B001/10		To be provided as addendum
A027/13	01/31/2013	COA Approved
A027/14	02/13/14	COA Approved

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A027/14

APPLICANT: JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS

PROPERTY: Part of Lot 18, Concession 2 (municipally know as 9600 Bathurst Street, Thornhill).

ZONING: The subject lands are zoned A, Agricultural, under By-law 1-88 as amended.

PURPOSE: To permit the construction of 3rd floor professional offices with accessory retail sales.

PROPOSAL: 1. Allow accessory retail sales within business & professional services offices (Hearing testing clinic dispensing hearing aids).

BY-LAW REQUIREMENT: 1. Retail sales not permitted as an accessory use to a business and professional office.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

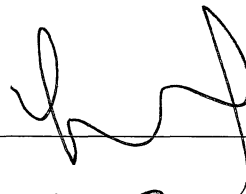
Site Plan Application DA.03.042 – Approved by The Committee of the Whole on June 21, 2004. Council approved Committee of the Whole recommendations on June 28/04

MINOR VARIANCE APPLICATION

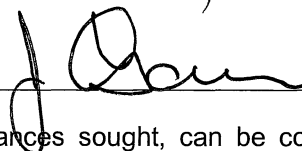
A060/06 - APPROVED - Feb 23/06 (min.setback to day-light triangle 9.91m NE side and min. ext. side yard of 11.11m NE side)
A210/04 - APPROVED – Jul 22/04 (Variances to setbacks, driveway width, landscape strip, loading spaces, building height, lot coverage and parking spaces)
A027/13 - APPROVED - Jan 31/13 (Variances to permit a retail pharmacy, to permit facility to be used for religious and fund raising functions, accessory to the institutional uses, where food and alcohol may be provided and licensing from the AGCO is required; and, To permit a maximum cumulative area of 2980.5 m2 (10% of GFA) to be used for various business office uses with no single unit area to exceed 1000 m2.)

Sketches are attached illustrating the request.

MOVED BY: _____



SECONDED BY: _____



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A027/14, JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: *Perrella*

Signed by all members present who concur in this decision:

Perrella
A. Perrella,
Chair

H. Zheng
H. Zheng,
Vice Chair

J. Cesario
J. Cesario,
Member

L. Fluxgold
L. Fluxgold,
Member

M. Mauti
M. Mauti,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

T. Coles
Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: FEBRUARY 13, 2014
Last Date of Appeal: MARCH 5, 2014

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

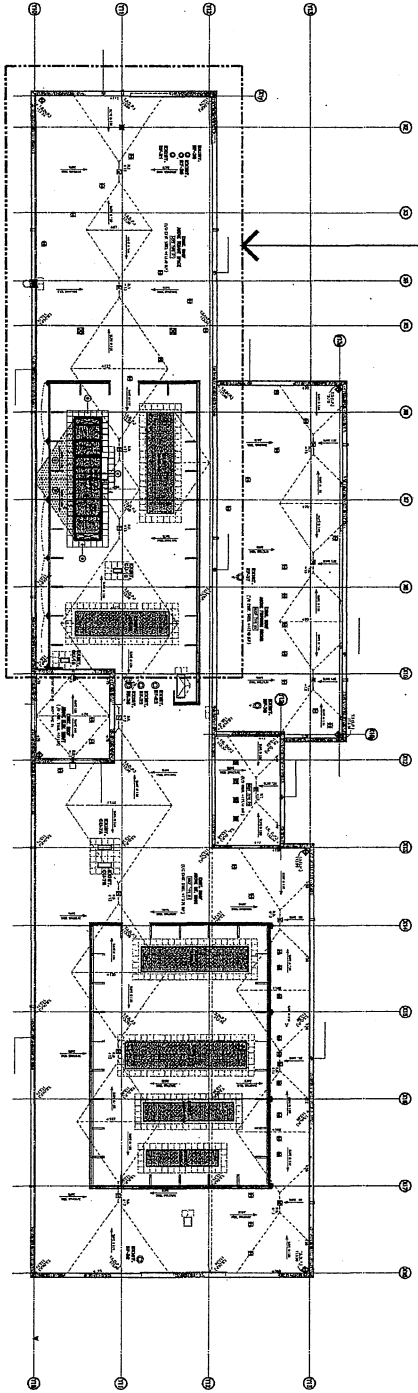
CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
MARCH 5, 2015

A027/14

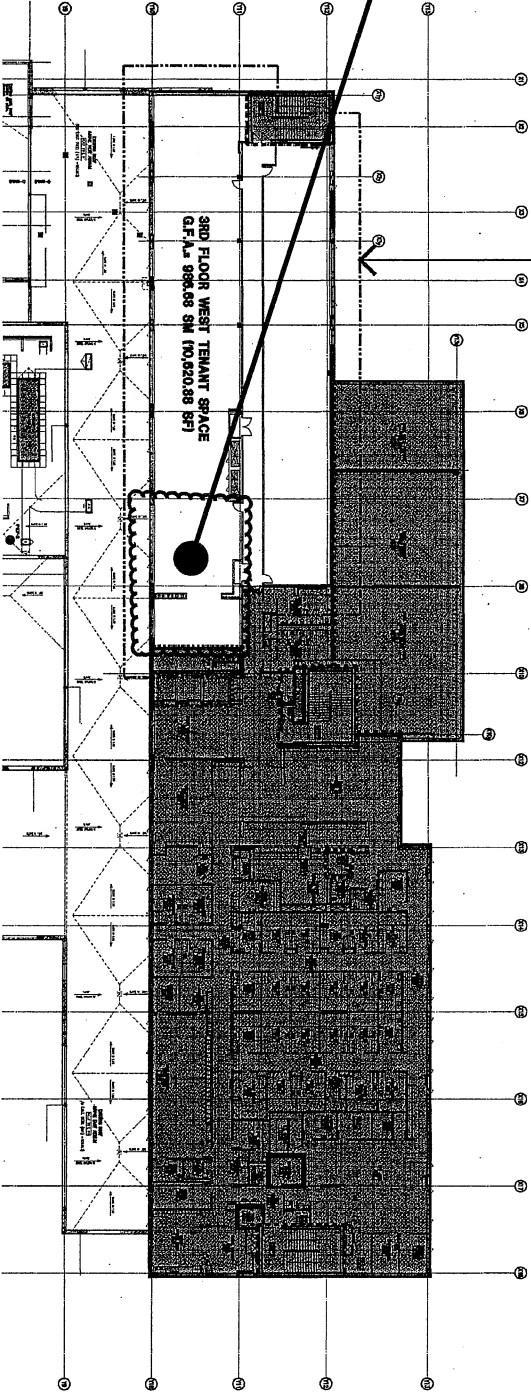
Variance to allow retail sales within business & professional services offices (hearing testing clinic dispensing hearing aids)

FOR DEMOLITION WORK AND NEW WORK IN THIS AREA, REFER TO DRAWING 2/A103

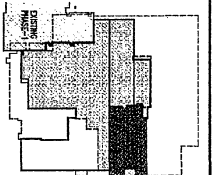


7/0 EXISTING ROOF PLAN (7/0 EXIST STEEL-113.59 L.P.)
SCALE: 1/8" = 1'-0"

PROPOSED TENANT SPACE
INTERIOR WORK
REFER TO DRAWING 1/A103



7/0 EXISTING THIRD FLOOR PLAN (7/0 EXIST. CONC. SLAB-109.22)
SCALE: 1/8" = 1'-0"



KEY PLAN

MAJOR OCCUPANCY DESIGN:

- GROUP A, DIVISION 1 - OFFICE AND RECREATIONAL
- GROUP A, DIVISION 2 - COMMUNITY CENTER
- GROUP A, DIVISION 3 - TRAINING ROOM, SHOW ROOM, MEETING ROOM
- GROUP A, DIVISION 4 - TRAINING CENTER

THE SEPARATIONS (EXISTING)

- 1. FLOOR ASSEMBLIES - 3 IN. MIN. THICK CONCRETE OR 2 IN. MIN. THICK Gypsum BOARD ON 1 IN. MIN. THICK WOOD JOISTS
- 2. WALL ASSEMBLIES - 4 IN. MIN. THICK CONCRETE OR 2 IN. MIN. THICK Gypsum BOARD ON 1 IN. MIN. THICK WOOD JOISTS

MAJOR OCCUPANCY SEPARATIONS:

- A) 2 IN. MIN. THICK CONCRETE OR 2 IN. MIN. THICK Gypsum BOARD ON 1 IN. MIN. THICK WOOD JOISTS
- B) 4 IN. MIN. THICK CONCRETE OR 4 IN. MIN. THICK Gypsum BOARD ON 1 IN. MIN. THICK WOOD JOISTS

NOTE:

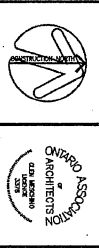
- 1. REFER TO DRAWING 1/A103 FOR DETAILS.
- 2. REFER TO DRAWING 1/A103 FOR DETAILS.
- 3. REFER TO DRAWING 1/A103 FOR DETAILS.
- 4. REFER TO DRAWING 1/A103 FOR DETAILS.

THE RESISTANCE RATING LEGEND:

- VERTICAL FIRE RESISTANCE RATING SHALL INCLUDE:
- 1. WALLS AND PARTITIONS
- 2. FLOORS AND ROOFS
- 3. CEILING
- 4. EXTERIOR WALLS

PLASING LEGEND:

- REINFORCED CONCRETE
- CONCRETE
- BRICK
- GLASS
- STEEL
- WOOD
- PAINTED METAL
- PAINTED WOOD



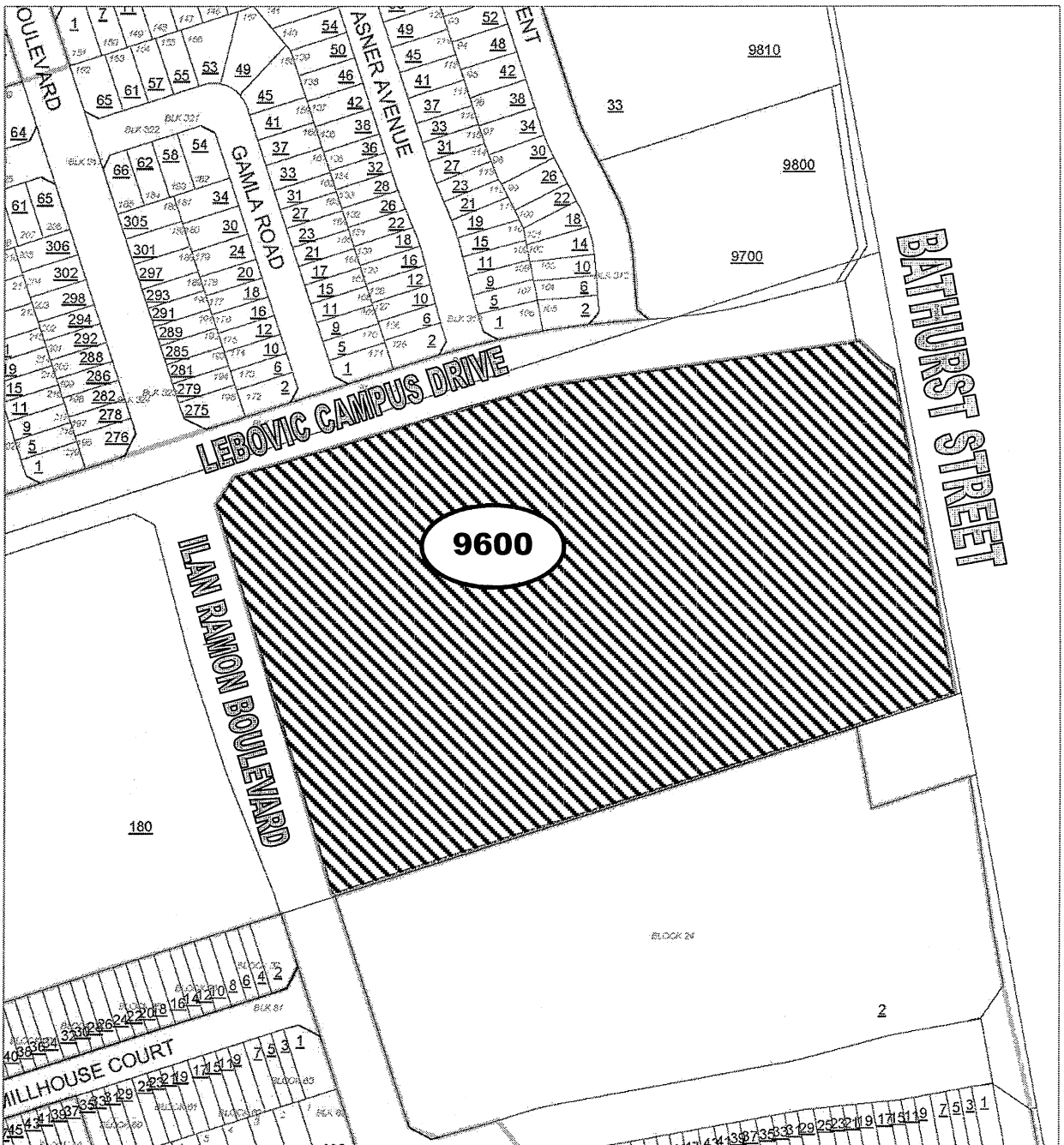
PETROTECH
ARCHITECTS
100 EAST WASHINGTON STREET
CHICAGO, ILLINOIS 60601
TEL: (312) 277-2000
FAX: (312) 277-2000

PETROTECH ARCHITECTS ASSOCIATION
MEMBER SINCE 1990

3RD FLOOR (WEST) TENANT SPACE
COMMUNITY CENTER, LESONG CAMPUS
Knoxville, Tennessee
FAC: JML/DCS

DATE	DESCRIPTION	BY	APP'D
02-23-13	ISSUED FOR PERMITS	JML	DCS
02-23-13	ISSUED FOR PERMITS	JML	DCS
02-23-13	ISSUED FOR PERMITS	JML	DCS

PROJECT: 04073
DRAWING: A102



COMMITTEE OF ADJUSTMENT
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A027/14
	APPLICANT:	JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
		Subject Area Municipally known as 9600 Bathurst Street, Thornhill

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A027/13

APPLICANT: JOSEPH AND WOLF LBOVIC JEWISH COMMUNITY CAMPUS

PROPERTY: Part of Lot 18, Concession 2 (municipally know as **9600 Bathurst Street** and 49 Lebovic Campus Drive, Thornhill).

ZONING: The subject lands are zoned A, Agricultural Zone, under By-law 1-88, as amended.

PURPOSE: To permit the continued interior construction of the Community Centre.

"PRIOR to the agents submission it was agreed to amend the Application, Sketch, and Notice of Application as follows:

3. To permit a maximum cumulative area of 2980.5 m² (10% of GFA) to be used for various business office uses **with no single unit area to exceed 1000 m².**

NOT: To permit a maximum cumulative area of 2980.5 m² (10% of GFA) to be used for various business office uses.

PROPOSAL:

1. To permit a retail pharmacy, accessory to the on site medical offices, to be located on the ground floor with a maximum area of 328 m².
2. To permit the facility to be used for religious and fund raising functions, accessory to the institutional uses, where food and alcohol may be provided and licensing from the AGCO is required.
3. To permit a maximum cumulative area of 2980.5 m² (10% of GFA) to be used for various business office uses **with no single unit area to exceed 1000 m².**

BY-LAW REQUIREMENT:

1. A retail pharmacy is not a permitted use in an Agricultural Zone.
2. A licensed banquet facility is not a permitted use in an Agricultural Zone.
3. Business offices are not a permitted use in an Agricultural Zone.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

SITE PLAN APPLICATION:

DA.03.042 **Approved by The Committee of the Whole on June 21, 2004. Council APPROVED Committee of the Whole recommendations on June 28/04**

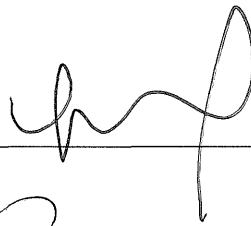
MINOR VARIANCE APPLICATION:

A060/06 **APPROVED - Feb 23/06** (min.setback to day-light triangle 9.91m NE side and min. ext. side yard of 11.11m NE side)

A210/04 **APPROVED - Jul 22/04** (Variances to setbacks, driveway width, landscape strip, loading spaces, building height, lot coverage and parking spaces)

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



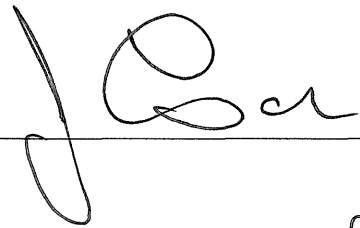
THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A027/13, JOSEPH AND WOLF LBOVIC JEWISH COMMUNITY CAMPUS**, be **APPROVED**, in accordance with the sketches attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

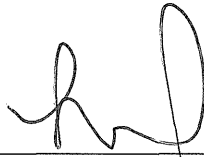
CHAIR:

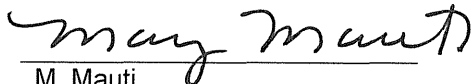



Signed by all members present who concur in this decision:


J. Cesario,
Chair


A. Perrella,
Vice Chair

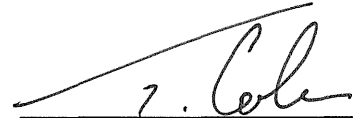

L. Fluxgold,
Member


M. Mauti,
Member


H. Zheng,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing: JANUARY 31, 2013
Last Date of Appeal: FEBRUARY 20, 2013

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

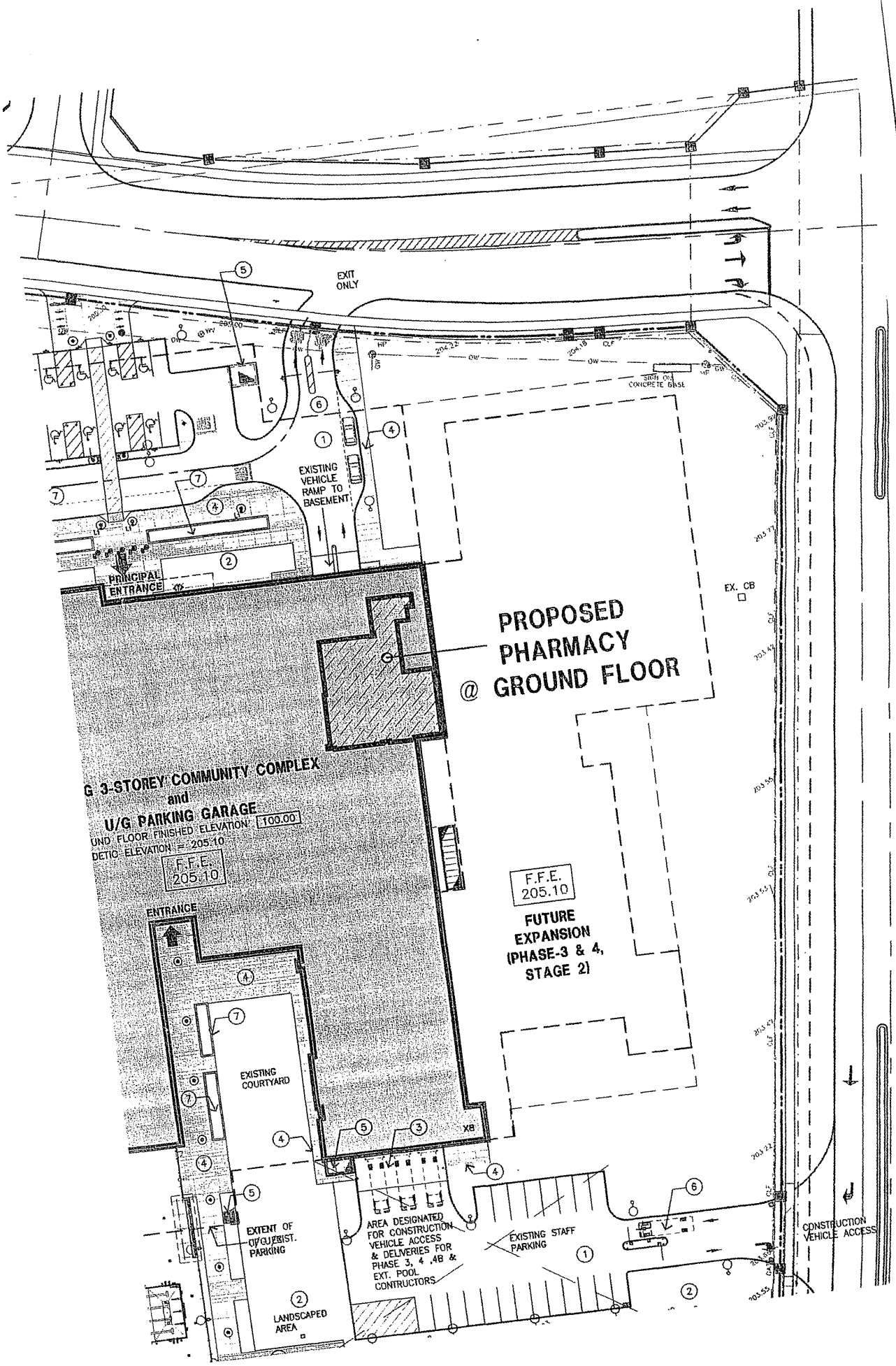
Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$650.00 processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **FEBRUARY 20, 2014**

A027/13



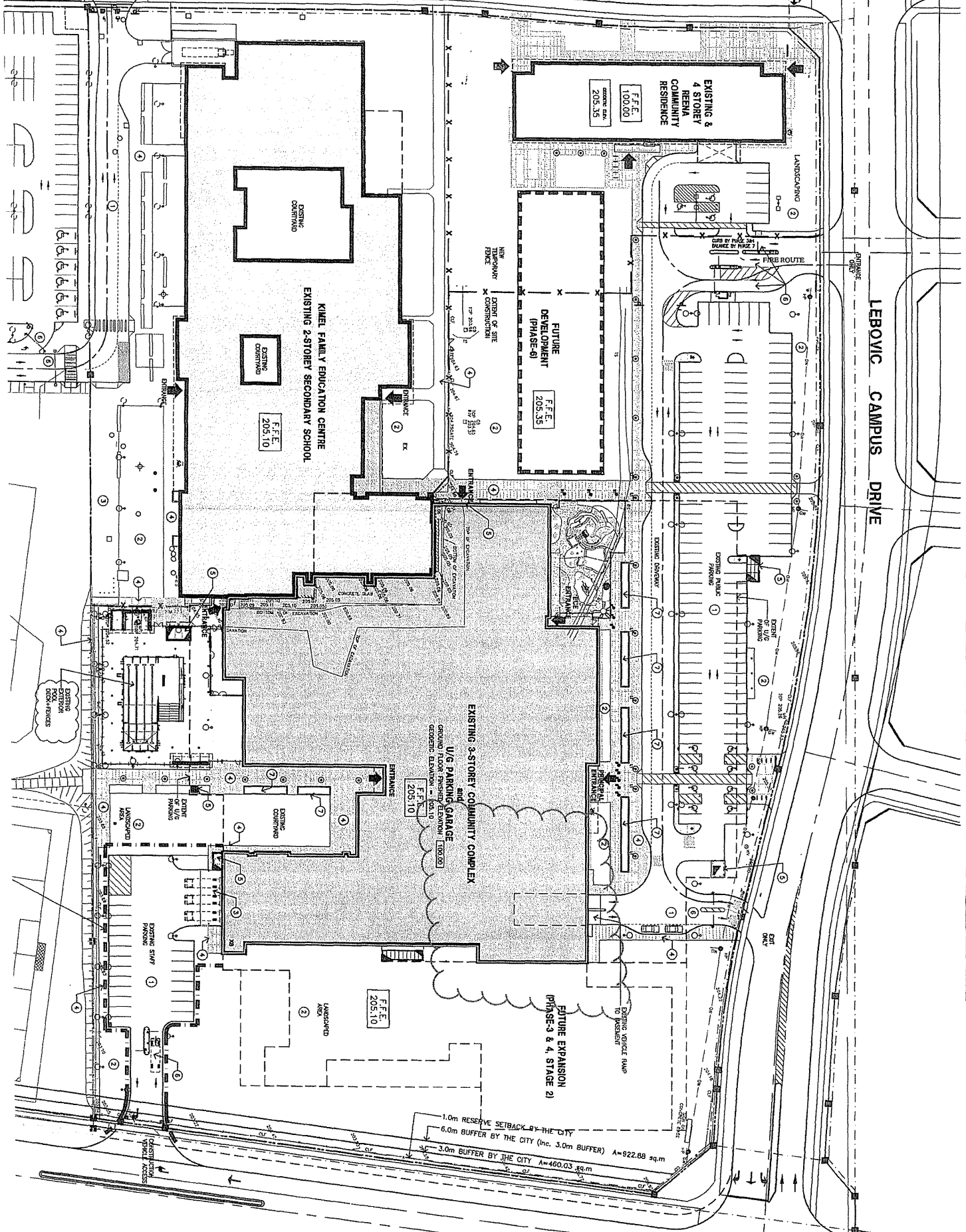
RD

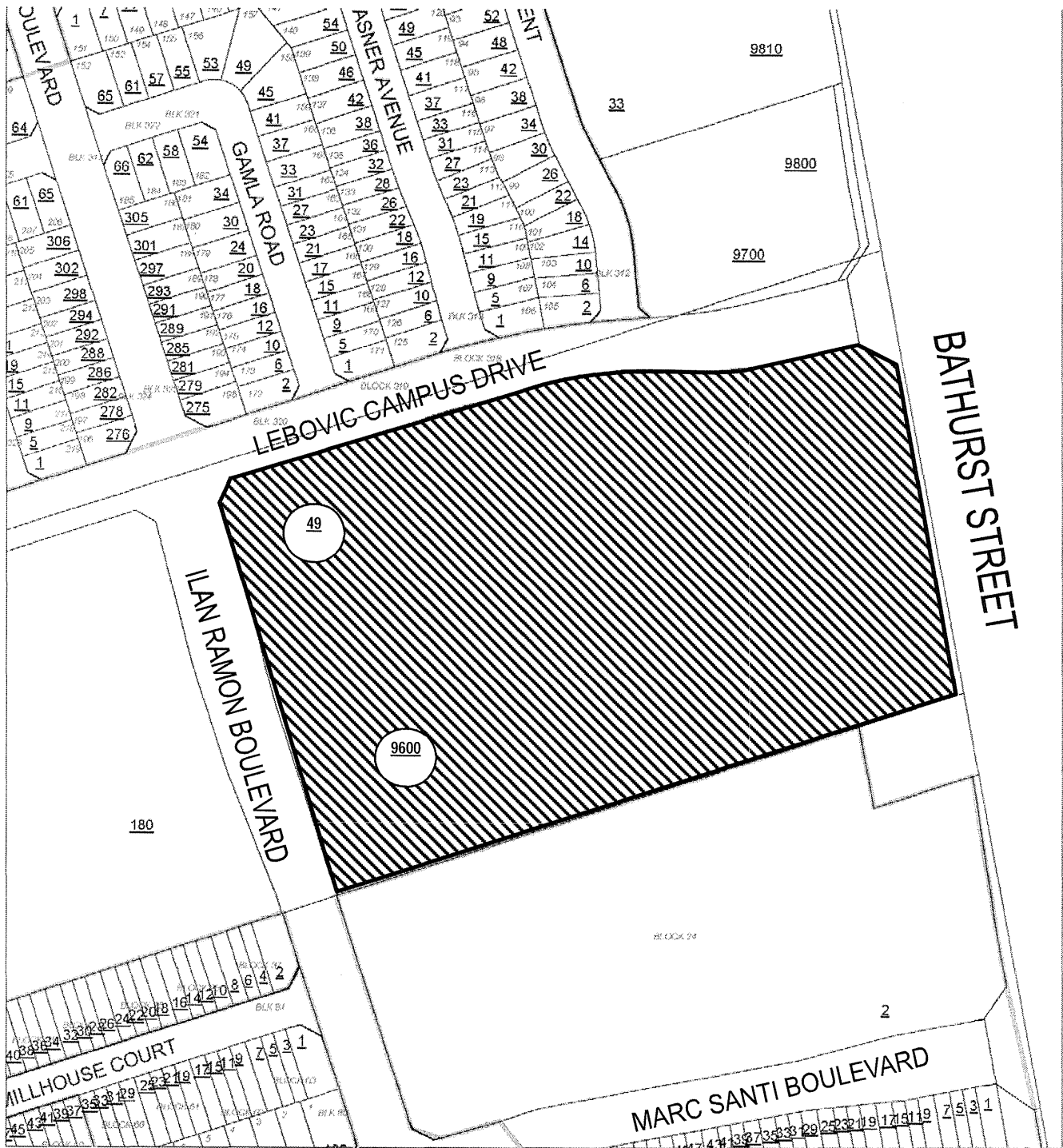
ILAN RAMON BOULEVARD

LEBOVIC CAMPUS DRIVE

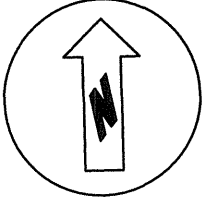

BATHURST STREET

WELDRICK ROAD WEST





COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

	FILE NUMBER:	A027/13
	APPLICANT:	JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
		Subject Area Municipally known as 9600 Bathurst Street, Thornhill

COMMITTEE OF ADJUSTMENT
 (VARIANCES)

NOTICE OF DECISION

FILE NO: A060/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **1376018 ONTARIO LIMITED c/o UJA FEDERATION OF GREATER TORONTO**, with respect to Part of Lot 17, Concession 2, (municipally located on Bathurst Street, (formerly 9550 Bathurst Street), Thornhill).

The subject lands are zoned A, Agricultural and OS1, Open Space Conservation and subject to the provisions of By-Law 1-88 as amended.

The applicant is requesting variances to permit the **construction of a proposed Community Centre**, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1. To provide a minimum yard setback from a day-lighting triangle of 9.91 metres. (North East Side).	1. A minimum yard setback of 15.0 metres is required from a day-lighting triangle.
2. To provide a minimum exterior side yard setback of 11.11 metres (North East Side).	2. A minimum exterior side yard setback of 15.0 metres is required.

A sketch is attached illustrating the request.

Other Planning act Applications

The land which is the subject in this application is also the subject of an application under the Planning act for:

Site Plan Application **DA.03.042**

Approved by The Committee of the Whole on June 21, 2004.
 Council approved Committee of the Whole recommendations on June 28/04

Minor Variance

File **A210/04 - APPROVED - Jul 22/04** (variances listed below)

- | | | |
|--|--|---|
| ◆ Min. front yard setback: 9.2 metres | ◆ Max. driveway access width: 10.0 | ◆ Max. lot coverage: 43.69% |
| ◆ Min. rear yard setback: 7.2m | ◆ Min. landscape strip abutting a street: 1.5m | ◆ On site parking spaces: 827 |
| ◆ Min. yard setback from a day lighting triangle: 1.5m | ◆ Permitting Loading and unloading between a building and a street | ◆ Permitting parking spaces and areas not to be located on the lot (224 parking spaces) |
| ◆ Min. exterior side yard: 6.0m | ◆ Max. building height: 20m | |

Moved by: _____

Seconded by: _____

THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No: **A060/06, 1376018 ONTARIO LIMITED c/o UJA FEDERATION OF GREATER TORONTO**, be **APPROVED** in accordance with the sketch attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: _____

Signed by all members present who concur in this decision:

M. Mauti,
Chair,

T. DeCicco
Vice Chair

L. Fluxgold,
Member

D. H. Kang,
Member,

M. S. Panicali,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING:

FEBRUARY 23, 2006

LAST DATE OF APPEAL:

MARCH 15, 2006

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON MARCH 15, 2006.

NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,
THE FINAL DATE FOR FULFILLING THEM IS:**

***** MARCH 15, 2007 *****