

<b>ITEM: 6.5</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A107/23 2535 MAJOR MACKENZIE DR, VAUGHAN</b>
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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	Kumon Math and Reading Centre	9929 Keele St	07/10/2023	Planning Rationale Letter

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

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

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
A043/19	05/16/2015	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  
A107/23  
2535 MAJOR MACKENZIE DR, VAUGHAN**

<b>ITEM NUMBER: 6.5</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Hemco Development Ltd.
<b>AGENT:</b>	Shruti Shah, Kumon Math & Reading Centre
<b>PROPERTY:</b>	2535 Major Mackenzie Dr, Vaughan
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed commercial school (Kumon Math & Reading Centre).

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

**The subject lands are zoned NC, Neighbourhood Commercial and subject to the provisions of Exception 14.217 under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance requested
1	The use of a Commercial School is not permitted.	To permit the use of a Commercial School.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, August 31, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive  
**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

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY 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.

## INTRODUCTION

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

<b>Date Public Notice Mailed:</b>	August 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	August 12, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The proposed construction is commercial school. The current zoning of the units is NC where this zoning doesn't permits commercial school.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b>  <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
<b>Adjournment Fees:</b> 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 <b>after</b> 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

\*\*See Schedule B for Building Standards (Zoning) Comments

<b>Building Standards Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	None
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## DEVELOPMENT ENGINEERING COMMENTS

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

The Development Engineering (DE) Department does not object to Minor Variance Application A107/23.

<b>Development Engineering Recommended Conditions of Approval:</b>	None
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## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comments.

<b>PFH Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### 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: None

### 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.

**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.

### IMPORTANT INFORMATION – PLEASE READ

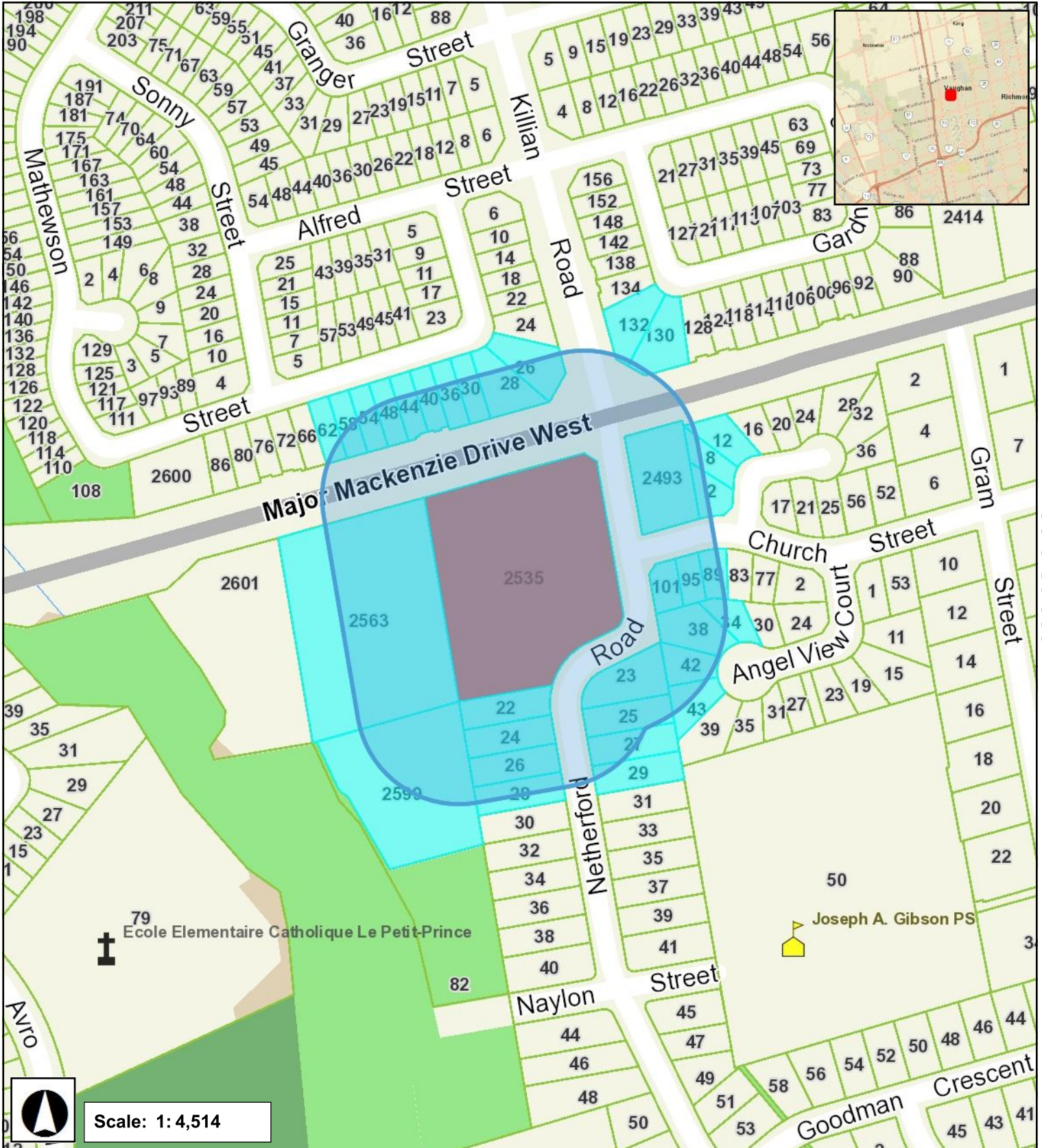
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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**

2535 MAJOR MACKENZIE DR. VAUGHAN



**Rutherford Road**



**RECEIVED**

By Christine Vigneault at 10:21 am, Jul 26, 2023

# Project : 2535 Major Mackenzie Dr W Maple, ON L6A 1C6

## PROPOSED ALTERATION TO EXISTING 2 SUITES 210A & 210B



### Project Statistics

ZONING	LOT NO:		PLAN NO:	LOT AREA		
NC 217			RP5828 Block A	14,569.84 m <sup>2</sup>		
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%
LOT COVERAGE	4,006.0 m <sup>2</sup>					
GROSS FLOOR AREA TOTAL	4,544.71 m <sup>2</sup>					
GROSS FLOOR AREA - RETAIL	3,914.71 m <sup>2</sup>					
GROSS FLOOR AREA - OFFICES	630.0 m <sup>2</sup>					
PARKING REQ TOTAL	241 CARSTALLS					
PARKING REQ FOR RETAIL	220 CARSTALLS 5.5/100 m <sup>2</sup>					
PARKING REQ FOR OFFICES	21 CARSTALLS 3.0/100 m <sup>2</sup>					

### GENERAL NOTES

CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012

ALL CONSTRUCTION PRACTICES TO COMPLY W/ ONTARIO BUILDING CODE REGULATIONS  
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL

- FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES, REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
- CONTRACTOR IS RESPONSIBLE TO PATCH AND REPAIR ANY GYPSUM BOARD WALLS AND CEILING PANELS EFFECTED BY NEW ELECTRICAL AND MECHANICAL REQUIREMENTS
- REMOVE THE DRYWALL PARTITION SEPARATING TWO UNITS 210A & 210B AND INSTALL DRYWALL CEILING INSTEAD OF THE REMOVED WALL
- RELOCATE THE ELECTRICAL PANEL AS INDICATED ON ELECTRICAL DRAWINGS
- REMOVE THE OFFICE ROOM AND KEEP THE PANTRY AS EXISTING. PROVIDE TWO OPENINGS IN THE PANTRY AS SHOWN ON THE DRAWINGS

### Legend

- Sections & elevations
- Construction Notes
- Exterior partition wall
- Interior partition wall
- Fire rated wall
- Interior non-load bearing wall
- 2'x4' Suspended False ceiling panels
- guards
- Smoke Alarm
- Carbon monoxide detector
- Floor Drainage (F.D.)
- Exhaust Fan
- Ceiling Height
- Supply vent
- Exterior Light
- 2'x4' light fixtures
- Emergency light
- Exit sign

WINDOW SCHEDULE			
ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m <sup>2</sup> W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR All Windows shall have a max U-value of 1.8			
NO.	TYPE	SIZE	REMARKS
(W1)	CASEMENT (INTERIOR)	120-0 x 92-0	1. New window within interior partition

### DRAWINGS LIST

- A0.1 - COVER SHEET
- A0.2 - EXISTING SITE PLAN
- A1.1 - EXISTING FLOOR & REELECTED CEILING LAYOUT
- A1.2 - PROPOSED FLOOR & REELECTED CEILING LAYOUT
- A1.3 - PROPOSED FURNITURE PLANS

Rev:	Issue Date:	Description
0	28/05/2023	issued for approval

**Owner Name & Address:**  
Mrs. Shruti Shah, email: shrutishah@ikumon.com  
2535 Major Mackenzie Dr W Maple, ON L6A 1C6

**Designer:**  
The Undersigned has reviewed & takes responsibility for the design work on behalf a firm registered under section 3.2.4 of Div C of building code.

Qualification information  
  
Wissam Saifi Name 111895 BCIN

Registration information  
Required unless design exempt under section C- 3.2.4.1 of the Building Code

WH Leaders Contracting Inc. 119718 BCIN  
Firm Name

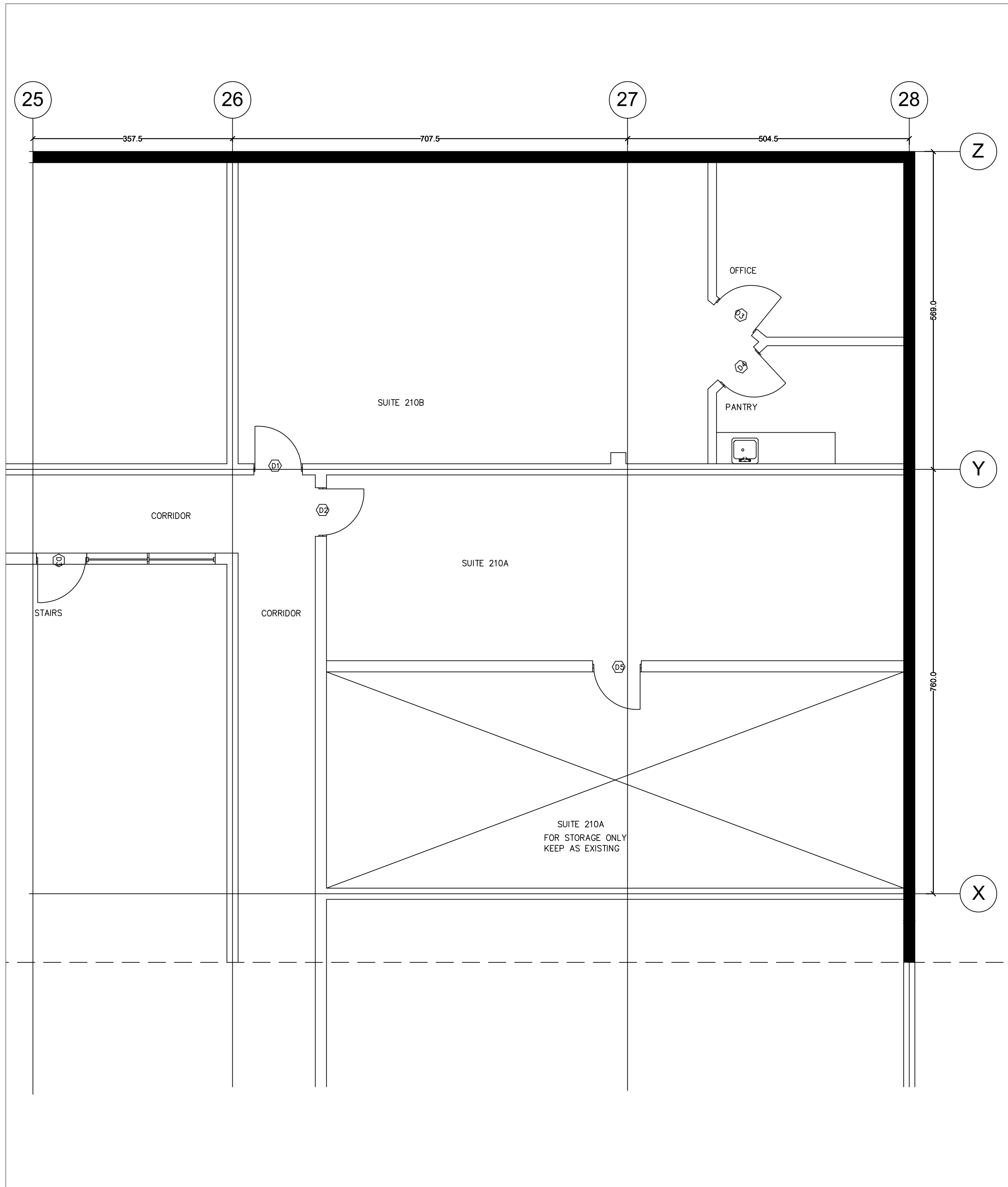
**Project Title:**  
PROPOSED ALTERATION TO EXISTING 2 SUITES 210A & 210B

**Drawing Title:**  
Cover Sheet

Designed WS	Checked: WS	Date: 28/05/2023
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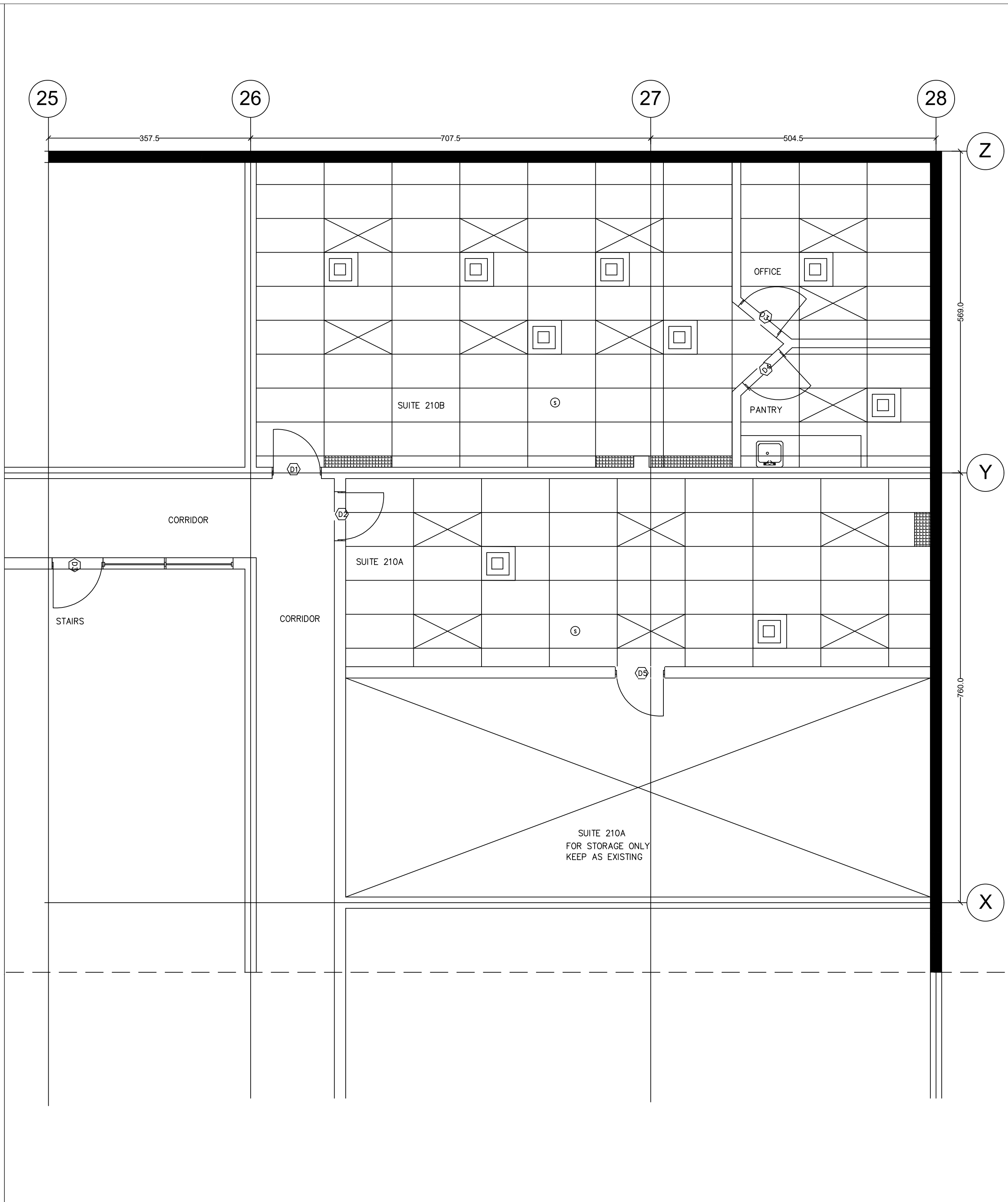
Discipline Architectural	Sheet no A0.1	Scale:
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Existing Floor Layout

scale 1:125




Existing Reflected Ceiling Layout

scale 1:125

Rev:	Issue Date:	Description
0	03/05/2023	issued for approval

**Owner Name & Address:**  
 Mrs. Shruti Shah, email: shrutishah@ikumon.com  
 2535 Major Mackenzie Dr W Maple, ON L6A 1C6

**Designer:**  
 The Undersigned has reviewed & takes responsibility for the design work on behalf a firm registered under section 3.2.4 of Div C of building code.  
 Qualification information

Wissam Saifi   
 Name 111895 BCIN

Registration information  
 Required unless design exempt under section C- 3.2.4.1 of the Building Code

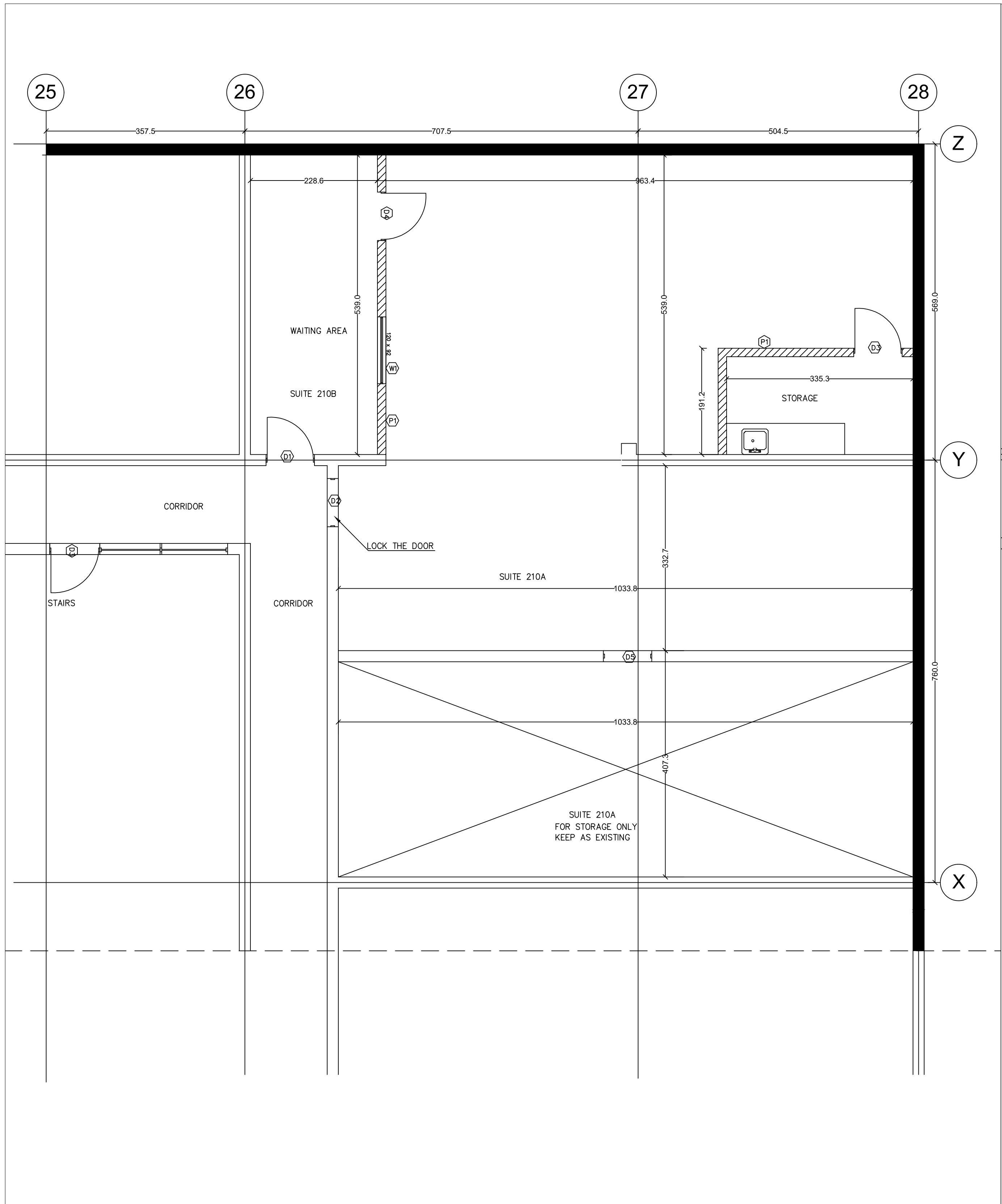
WH Leaders Contracting Inc. 119718  
 Firm Name BCIN

**Project Title:**  
 PROPOSED ALTERATION TO EXISTING 2 SUITES 210A & 210B

**Drawing Title:**  
 Existing Floor & Reflected Ceiling Layout

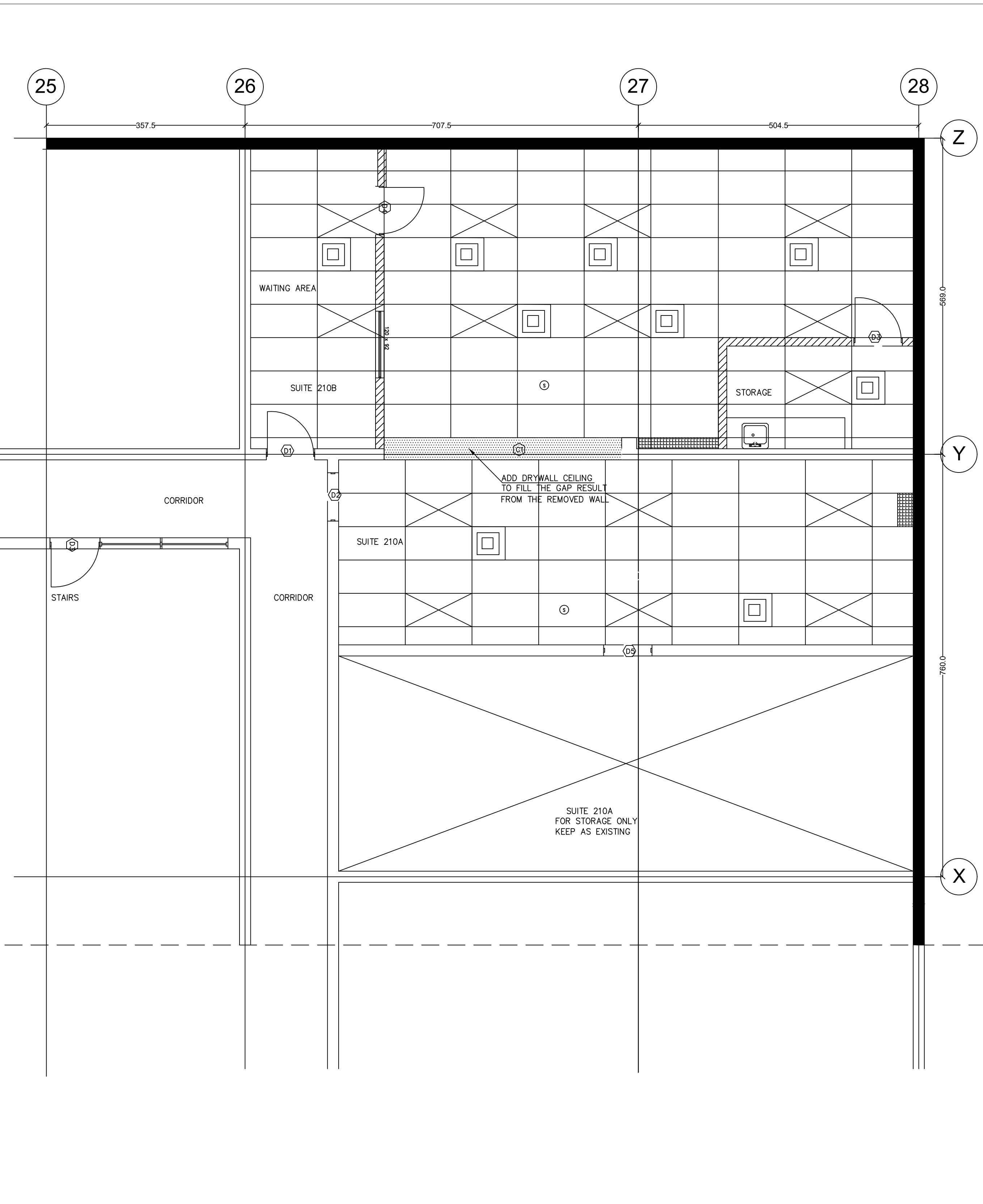
Designed WS	Checked: WS	Date: 03/05/2023
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Discipline Architectural	Sheet no A1.1	Scale: 1:125
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Proposed Floor Layout

scale 1:125



Proposed Reflected Ceiling Layout

scale 1:125

Rev:	Issue Date:	Description
0	03/05/2023	issued for approval

Owner Name & Address:  
 Mrs. Shruti Shah, email: shrutishah@ikumon.com  
 2535 Major Mackenzie Dr W Maple, ON L6A 1C6

Designer:  
 The Undersigned has reviewed & takes responsibility for the design work on behalf a firm registered under section 3.2.4 of Div C of building code.  
 Qualification information

Wissam Saifi  
 Name 111895 BCIN

Registration information  
 Required unless design exempt under section C- 3.2.4.1 of the Building Code

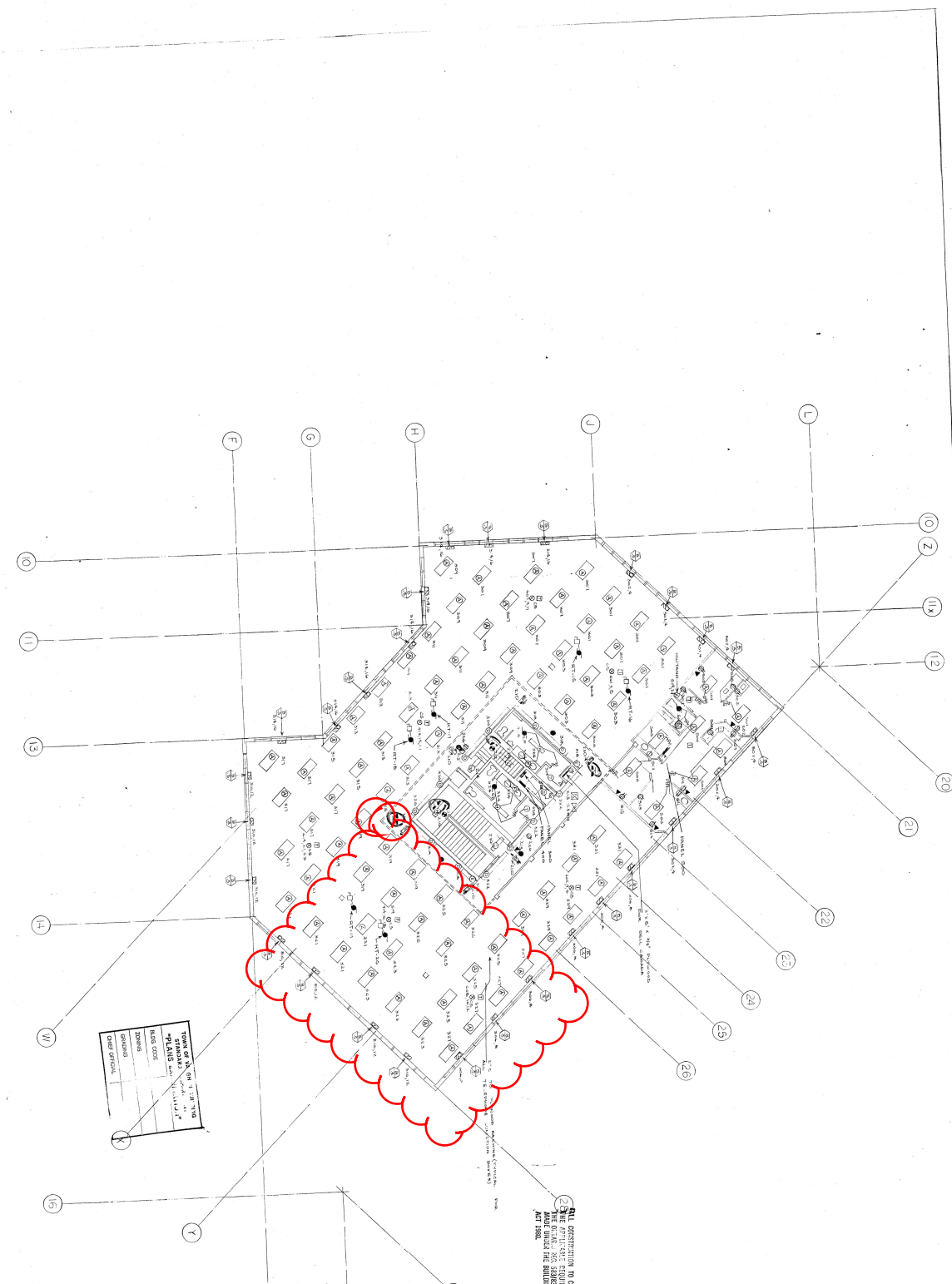
WH Leaders Contracting Inc.  
 Firm Name 119718 BCIN

Project Title:  
 PROPOSED ALTERATION TO EXISTING 2 SUITES 210A & 210B

Drawing Title:  
 Proposed Floor & Reflected Ceiling Layout

Designed WS	Checked: WS	Date: 03/05/2023
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Discipline Architectural	Sheet no A1.2	Scale: 1:125
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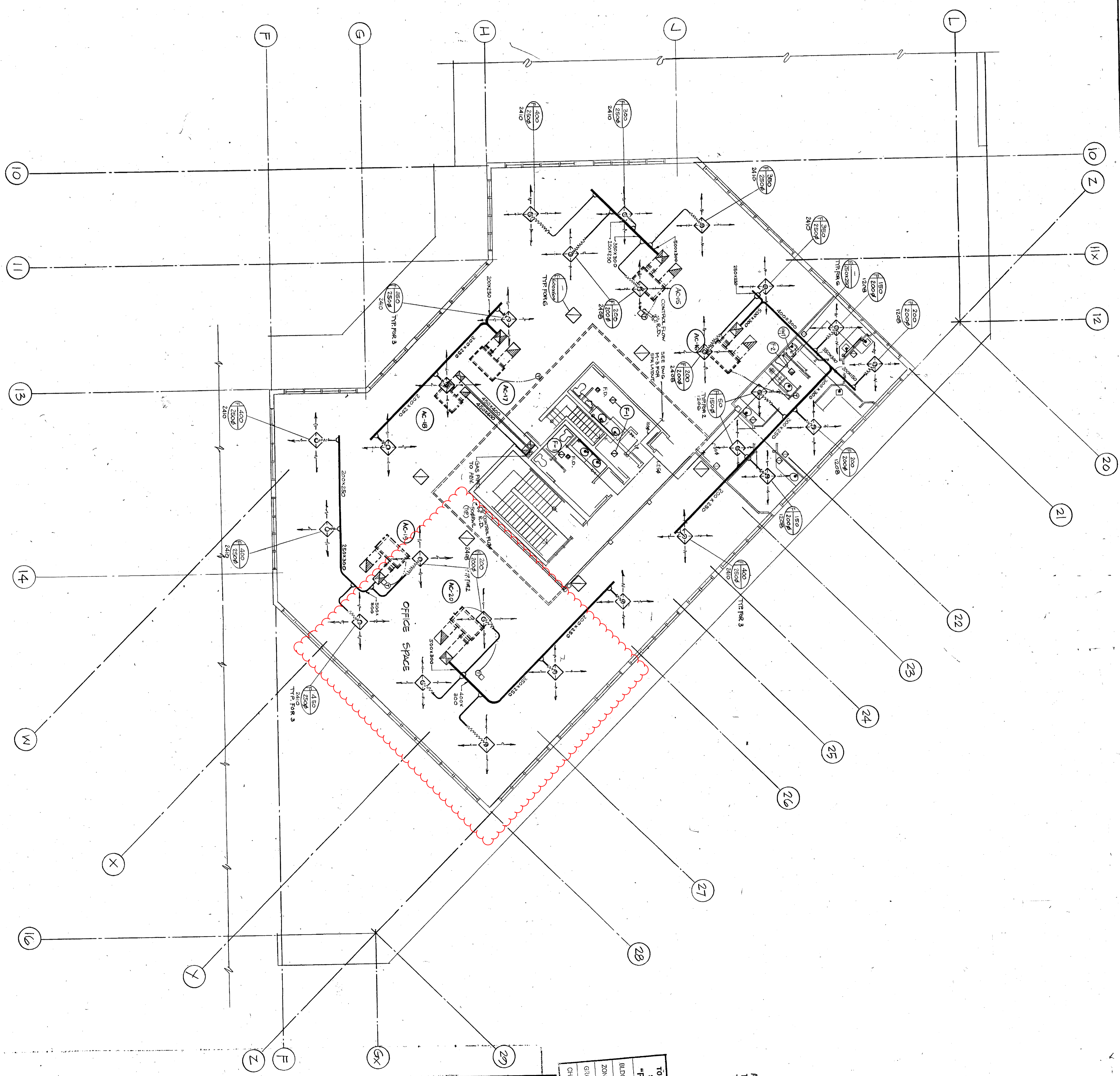


2. ALL SUBMISSIONS TO COMPLY WITH THE BUILDING ACT 1984, THE BUILDING REGULATIONS OF 1985, AND THE BUILDING CODE.

DATE OF ISSUE: 1.12.14  
 DRAWING NO: 83-022  
 PROJECT: SECOND FLOOR RENOVATION TO MAPLE PLAZA  
 CLIENT: TOWN OF VALDAMAN

<p><b>htn</b>                  CORPORATION                  ENGINEERING CONSULTING ENGINEERS</p>	
<p>PROJECT: SECOND FLOOR RENOVATION TO MAPLE PLAZA                  CLIENT: TOWN OF VALDAMAN</p>	
<p>DATE: 1.12.14</p>	<p>PROJECT: 83-022</p>
<p>PROJECT: 83-022</p>	
<p>PROJECT: 83-022</p>	

2ND FLOOR PLAN



**TOWN OF VAUGHAN BUILDING STANDARDS DEPARTMENT "PLANS EXAMINATION"**  
 BIDS CODE  
 ZONING  
 GRADING  
 CHIEF OFFICIAL

ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE PROVISIONS OF THE ACT AND THE BY-LAWS MADE UNDER THE BUILDING CODE ACT 1994.

**INTRON CORPORATION LTD.**  
 ENGINEERING CONSULTING ENGINEERS  
 418 BATHURST ST., TORONTO, ONT. TELEPHONE 416-594-2311

PROJECT: ADDITION TO MAPLE PLAZA  
 DRAWING TITLE: MECHANICAL SECOND FLOOR PLAN  
 DRAWN BY: T.W.S.  
 CHECKED BY: S.W.W.  
 SCALE: 1/100  
 DATE: JULY 84

PROJECT NO: 83-022  
 DRAWING NO: M-7  
 SHEET NO: 8

NO.	DATE	DESCRIPTION	BY
1	06/08/84	ISSUED FOR PERMITS AND REPORT	SWW

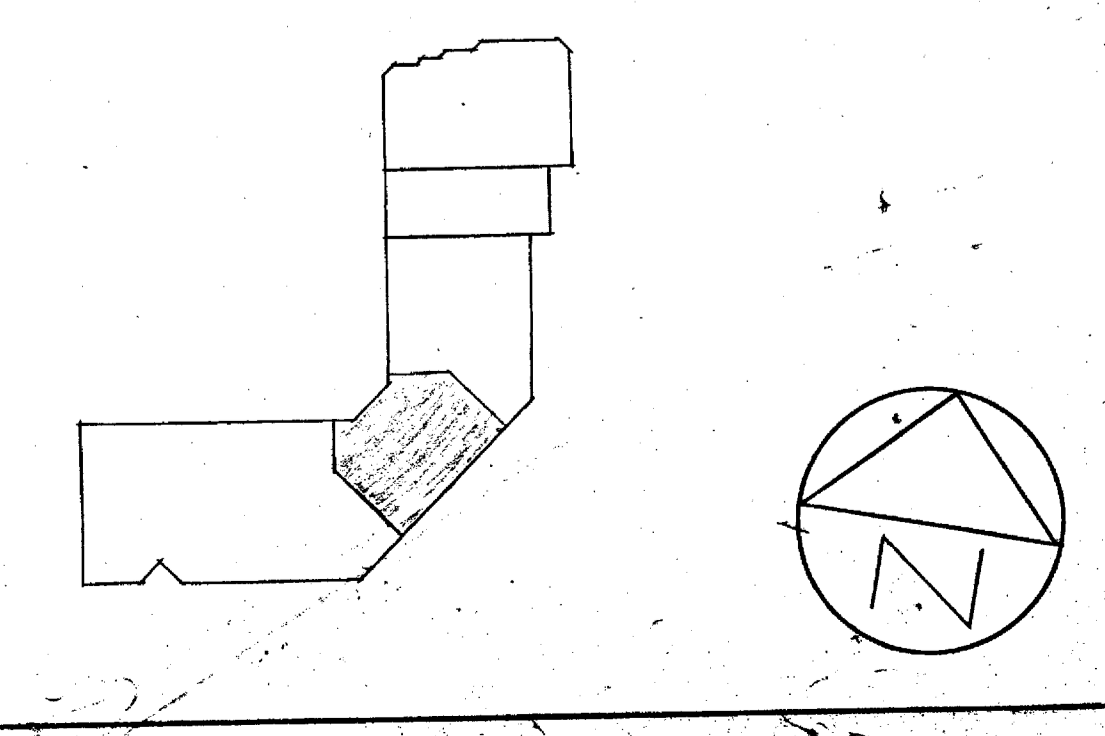
REVISIONS: ALL PRINTS DATED PREVIOUS TO THE LAST DATE ABOVE.

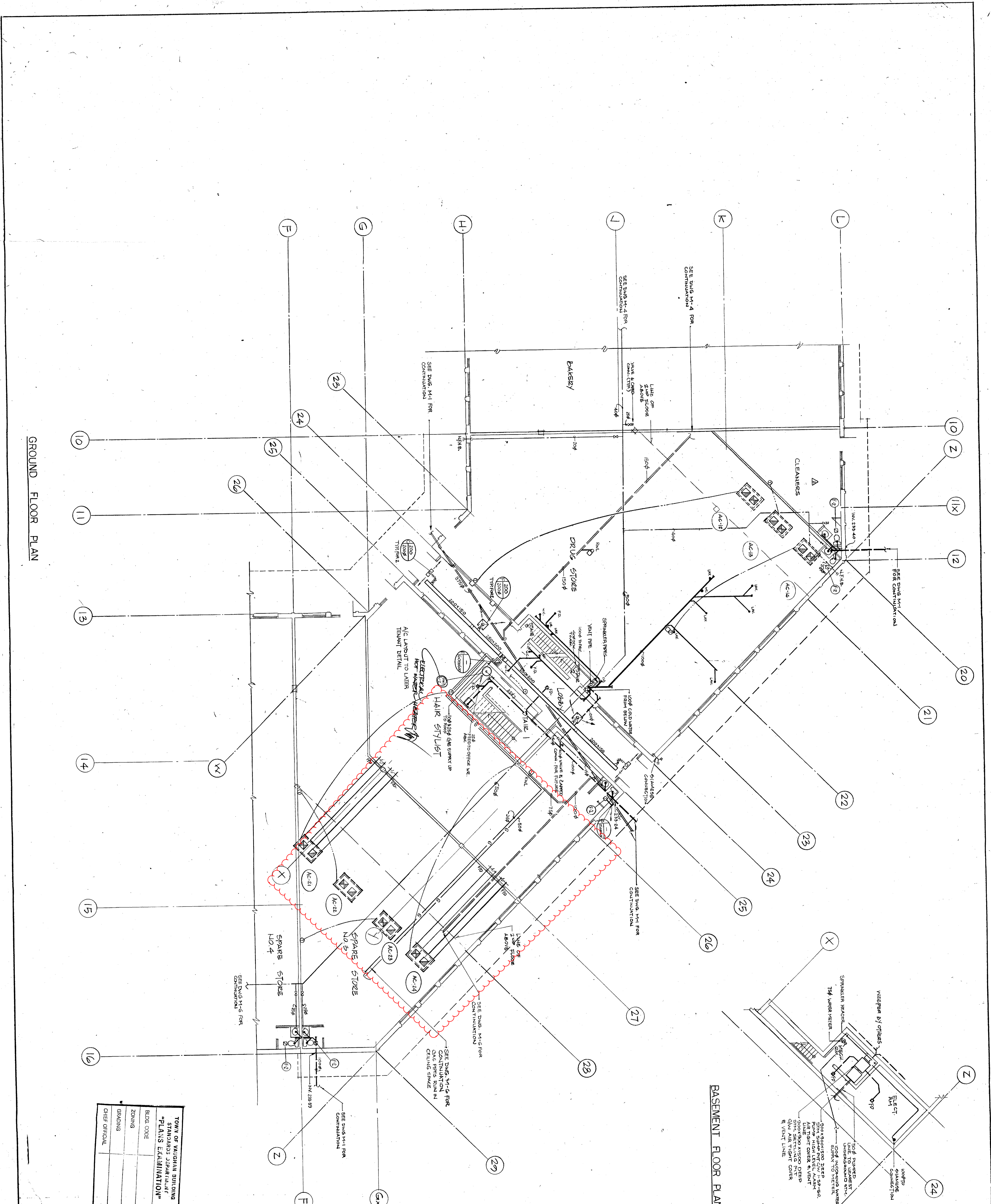
THE DRAWING SHALL ONLY BE USED WHEN SIGNED FOR THE PURPOSE SPECIFIED BELOW.

CONSTRUCTION	DATE	CHECKED BY
PERMIT	06/15/84	SWW
FOR	DATE	CHECKED BY

SUBMISSIONS

THESE DRAWINGS ARE TO BE CONSIDERED AS AN INTERIM SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK AND MUST BE RETURNED AT COMPLETION OF WORK.





GROUND FLOOR PLAN

BASEMENT FLOOR PLAN

TOWN OF VAUGHAN BUILDING STANDARDS DEPARTMENT	PLANS EXAMINATION
BLOCK CODE	
ZONING	
GRADING	
CHIEF OFFICIAL	

ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE BUILDING ACT AND THE BUILDING CODE ACT 1990.

NO.	DATE	REVISIONS	BY
1	14/02/04	Revised - issued for tender	TWS
2	14/02/04	Issued for pricing and permit	SWW
3	14/02/04	Revised	SWW
4	14/02/04	Revised - all minor dated revisions to the last date above	SWW

NO.	DATE	SUBMISSIONS	BY
1	14/02/04	Submitted	TWS
2	14/02/04	Submitted	SWW
3	14/02/04	Submitted	SWW
4	14/02/04	Submitted	SWW

THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF INTRON ENGINEERING CORPORATION LTD. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTRON ENGINEERING CORPORATION LTD.

**Intron**  
ENGINEERING CORPORATION LTD.  
CONSULTING ENGINEERS  
145 BATHURST ST., TORONTO, ONT. Telephone 416-594-2511

PROJECT: ADDITION TO MAPLE PLAZA  
TOWN OF VAUGHAN ONTARIO

DRAWING TITLE: MECHANICAL PARTIAL GROUND AND BASEMENT FLOOR PLAN  
DRAWING NO.: M-5

DESIGNED BY: T.W.S.  
CHECKED BY: S.W.W.  
SCALE: 1:100  
DATE: JULY 04  
PROJECT NO.: 83-022

83-022  
M-5  
8

**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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	No Comments or Concerns
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments



**To:** Committee of Adjustment  
**From:** Catherine Saluri, Building Standards Department  
**Date:** July 27, 2023  
**Applicant:** Kumon Math and Reading Centre (Shruti Shah)  
**Location:** 2535 Major Mackenzie Drive  
 PLAN RP5828 Block A  
**File No.(s):** A107/23

**Zoning Classification:**

The subject lands are zoned NC, Neighbourhood Commercial and subject to the provisions of Exception 14.217 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	The use of a Commercial School is not permitted.	To permit the use of a Commercial School.

**Staff Comments:**

**Building Permit(s) Issued:**

A Building permit may be required for interior alterations for the subject units.

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
3	The subject lands may be subject to the Greenbelt Act.

**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.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** August 9, 2023  
**Name of Owner:** Kumon Math and Reading Centre (Shruti Shah)  
**Location:** 2535 Major Mackenzie Drive  
**File No.(s):** A107/23

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**Proposed Variance(s) (By-law 001-2021):**

1. To permit the use of a Commercial School.

**By-Law Requirement(s) (By-law 001-2021):**

1. The use of a Commercial School is not permitted.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use".

**Comments:**

The Owners are requesting to permit the use of a Commercial School (Kumon Math & Reading Centre) with the above noted Variance by adding the proposed use to the list of permitted uses as a like-use.

The Subject Lands are designated "Low-Rise Mixed-Use" in VOP 2010, which permits retail uses, including service commercial uses. The Subject Lands contain an existing commercial plaza building with a reverse 'L' shape. The majority of the building contains 1-storey at-grade commercial units with direct access to the outdoors. There is a small second storey in the southeast portion of the building. A variety of retail, office, goods, and service oriented commercial businesses that benefit from direct client access occupy first floor. Office-type uses that do not require direct ground-level access are found on the second floor, such as: a law office, dentist, and insurance broker. The Commercial School is proposed to be located on the second floor. As the Commercial School use is proposed on the second floor of the plaza where only office uses exist, the Development Planning Department is of the opinion that the Commercial School use is a like-use compatible with the other office uses on the second floor. Given that the proposed Commercial School use does not cause a deficiency in parking, is permitted by the VOP 2010, and is not anticipated to be disruptive to the overall function of the plaza, the Development Planning Department has no objection to the variance.

Accordingly, the Development Planning Department can support the requested variance to add the use and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Michelle Perrone, Planner 1  
David Harding, Senior Planner

**Date:** July 31<sup>st</sup> 2023

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

**RE:** Request for Comments

**File No.:** **A107-23**

**Related Files:**

**Applicant** Kumon Math and Reading Centre (Shruti Shah)

**Location** 2535 Major Mackenzie Drive



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)

**From:** [Kristen Regier](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Christine Vigneault](#); [Lenore Providence](#)  
**Subject:** [External] RE: A107/23 (2535 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Friday, July 28, 2023 4:03:42 PM  
**Attachments:** [image001.png](#)

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Hello,

The subject property at 2535 Major Mackenzie Dr, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

**Kristen Regier, MA (she / her)**

Planner I

Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: [kristen.regier@trca.ca](mailto:kristen.regier@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)



**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A107/23 (2535 Major Mackenzie Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, August 9, 2023 7:29:48 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application (A107/23) and has no comment.

Please provide us with a copy of the notice of decision for our records.

Many thanks,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

**Niranjan Rajevan, M.Pl.** | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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

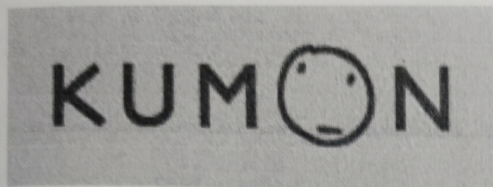


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**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant	Kumon Math and Reading Centre	9929 Keele Street	07/10/2023	Planning Rationale Letter



KUMON MATH AND READING CENTRES  
9929 Keele St #107,  
Maple, ON L6A1Y5  
Phone: (289) 459-0399  
Email: [shrutishah@ikumon.com](mailto:shrutishah@ikumon.com)  
Website: [www.ikumon.ca](http://www.ikumon.ca)

July 10, 2023

To,

Christine Vigneault, AMP, ACST  
Manager, Development Services & Secretary Treasurer to the Committee of Adjustment

File number A107/23,

I have applied for a conditional lease (Conditional on obtaining a Minor Variance ) at 2535 Major Mackenzie, Maple, ON.

The conditional offer expires on August 31, 2023.

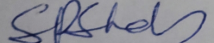
The above premises do not have a permit to open an educational facility.

I would like to apply for a change in use of the premises at 2535 Major Mackenzie to open an educational institution- Kumon Math and Reading Center

Currently, I am located at 9929 Keele street, Maple, ON. I have been given notice by the current landlord to vacate the premises by November, as the plaza will be demolished soon.

Mr. Wisam of WH Leaders Inc is authorized on my behalf to apply for a permit for change in use of the premises.

Please feel free to contact me if you have any questions or concerns.

  
Shruti Shah - Instructor/Director



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

<b>File Number</b>	<b>Date of Decision MM/DD/YYYY</b>	<b>Decision Outcome</b>
A043/19	05/16/2015	COA; APPROVED



**NOTICE OF DECISION**  
**Minor Variance Application A043/19**  
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

- Date of Hearing:** Thursday, May 16, 2019
- Applicant:** Hemco Developments Ltd.
- Agent** Rose Caparotta
- Property:** **2535 Major Mackenzie Drive, Unit 1, Maple**
- Zoning:** The subject lands are zoned C4 and subject to the provisions of Exception 9(399) under By-law 1-88 as amended.
- OP Designation:** VOP 2010: "Low-Rise Mixed-Use" with a maximum permitted height of 4-stories and maximum floor space index (FSI) of 1.5 time the area of the lot and located within a "Primary Intensification Corridor".
- Related Files:** None.
- Purpose:** Relief from the By-law is being requested to permit a Health Centre (fitness classes) in the cellar/basement of Unit #1.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A Health Centre (Fitness Classes) are not permitted within a cellar located on the subject lands.	1. To permit the use of a Health Centre (Fitness Classes) in the Cellar.

**Sketch:** A sketch illustrating the request has been attached to the decision.

**Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:**

THAT Application No. A043/19 on behalf of Hemco Developments Ltd., be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) .

**For the following reasons:**

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Please Note:**

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.






Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

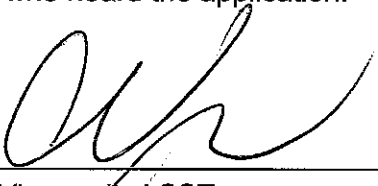
Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

**Written & oral submissions considered in the making of this decision were received from the following:**

<b>Public Written Submissions</b> * Public Correspondence received and considered by the Committee in making this decision	<b>Public Oral Submissions</b> *Please refer to the approved Minutes of the Thursday , May 16, 2019 meeting for submission details.
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:
Name: Address: Nature of Correspondence:	Name: Address:

**SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:**

		
H. Zheng Member	R. Buckler Chair	A. Perrella Vice Chair
		
S. Kerwin Member		A. Antinucci Member

<b>DATE OF HEARING:</b>	<b>Thursday, May 16, 2019</b>
<b>DATE OF NOTICE:</b>	<b>May 24, 2019</b>
<b>LAST DAY FOR *APPEAL:</b> *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>June 5, 2019 4:30 p.m.</b>
<b>CERTIFICATION:</b> I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
	
Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

**Appealing to The Local Planning Appeal Tribunal**  
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

**Appeal Fees & Forms**

**Local Planning Appeal Tribunal:** The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca) or by visiting our office.

**City of Vaughan LPAT Processing Fee:** \$817.00 per application

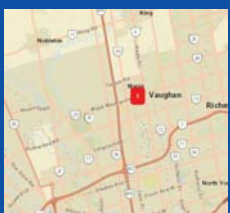
\*Please note that all fees are subject to change.

**Conditions**

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a Building Permit.



**Map Information:**



**Title:**

**LOCATION MAP - A043/19**

**2535 MAJOR MACKENZIE DRIVE WEST, UNIT #1, MAPLE**

**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:** 1:4,514

0 0.07 km



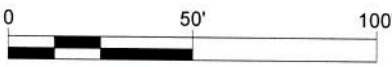
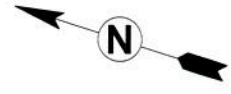
**Created By:**

Infrastructure Delivery  
Department  
March 29, 2019 11:51 AM

**Projection:**  
NAD 83  
UTM Zone  
17N

KEELE STREET

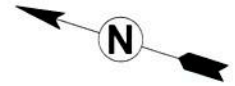
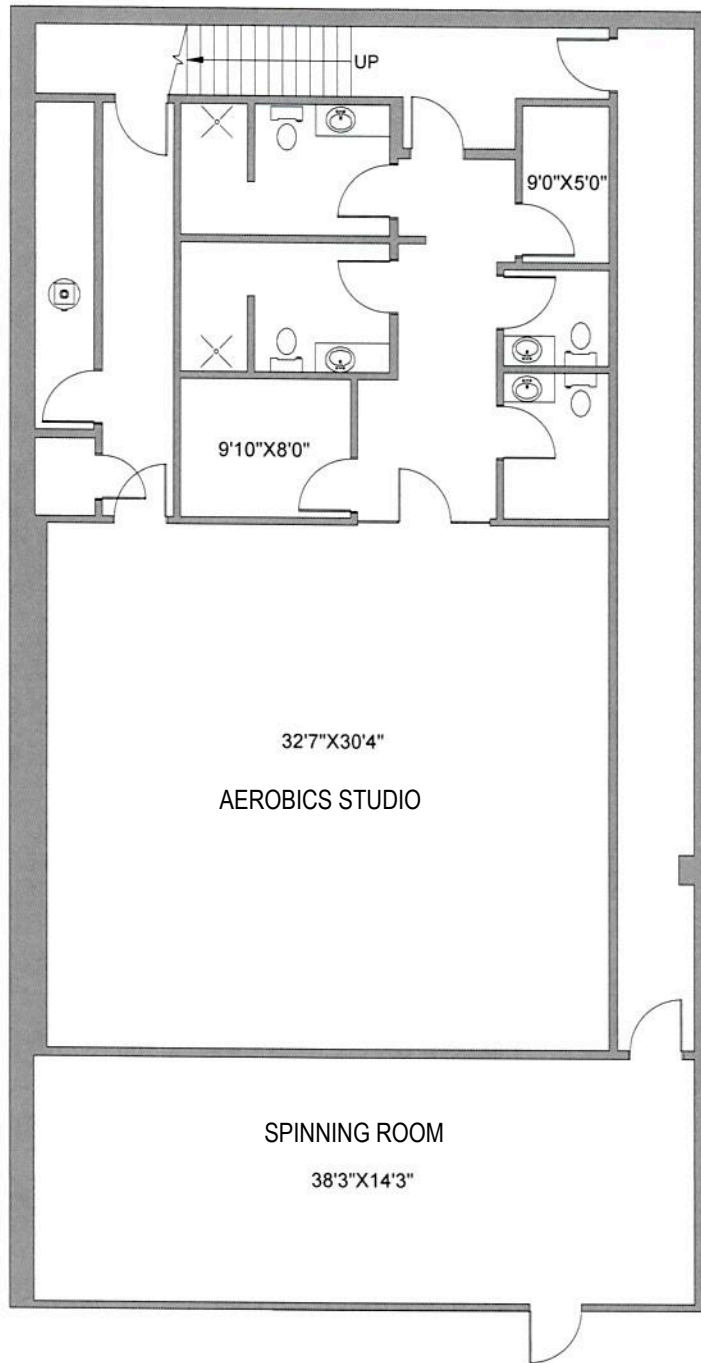
# A043/19



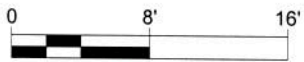
ADDRESS:	2535 Major Mackenzie Drive West Vaughan, ON	EXTERIOR GROSS AREA:	44,253 SQ. FT.	LOCATION PLAN:	DRAWING DATE:	DATE MEASURED:
DRAWING TITLE:	Main Floor Plan	GROSS LEASABLE AREA:	43,873 SQ. FT.		SCALE:	1" = 50'
PREPARED FOR:	EmTwo Property Management	MEZZANINE:	895 SQ. FT. (INCLUDED IN GLA)		DRAWN BY:	CHKD BY:
		MEASURED ACCORDING TO: ANSI/BOMA Z65.5 - 2010			SP	IF
				PREPARED BY: PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com		

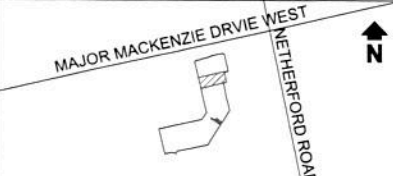

ANSI A - 8.5 X 11

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PLEASE REFER MAIN FLOOR UNIT 1 FOR A COMPLETE UNIT



ADDRESS: 2535 Major Mackenzie Drive West Vaughan, ON	EXTERIOR GROSS AREA: 2,954 SQ. FT.	LOCATION PLAN: 	DRAWING DATE: May 23, 2014	DATE MEASURED: May 15, 2014
DRAWING TITLE: Unit 1 Basement Floor Plan	GROSS LEASABLE AREA: 2,954 SQ. FT.		SCALE: 3/32" = 1'-0"	DRAWN BY: SP CHKD BY: IF
PREPARED FOR: EmTwo Property Management	MEZZANINE: N/A (INCLUDED IN GLA)		PREPARED BY: PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com	
 MEASURED ACCORDING TO: ANSI/BOMA Z65.5 - 2010	© 2014 PLANIT MEASURING®			

