



**COMMITTEE OF ADJUSTMENT
REPORT SUMMARY
MINOR VARIANCE APPLICATION
FILE NUMBER A251/21**

AGENDA ITEM NUMBER: 3	CITY WARD #: 5
APPLICANT:	Richmond Hill Russian Jewish Centre
AGENT:	Evans Planning Inc.
PROPERTY:	1252 Centre St Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Mid-Rise Mixed-Use B" by Volume 2, Section 12.9 - Centre Street Corridor
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed synagogue and to facilitate related Site Plan Application DA.17.008.

**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 Recieved 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 type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 / Authorized Agent	Evans Planning Inc.	8481 Keele Street, Unit 12		Justification Letter
Applicant / Authorized Agent	Evans Planning Inc.	8481 Keele Street, Unit 12		Response to Staff Correspondence

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
None		

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
A251/21**

AGENDA ITEM NUMBER:	CITY WARD #: 5
APPLICANT:	Richmond Hill Russian Jewish Centre
AGENT:	Evans Planning Inc.
PROPERTY:	1252 Centre St Thornhill
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP2010'): Mid-Rise Mixed-Use B" by Volume 2, Section 12.9 - Centre Street Corridor
RELATED DEVELOPMENT APPLICATIONS:	DA.17.008.
PURPOSE OF APPLICATION:	Relief from the City's Zoning By-law is being requested to permit the construction of a proposed synagogue and to facilitate related Site Plan Application DA.17.008.

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

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exceptions 14.776 and 14.1120 under Zoning By-law 01-2021.

#	Zoning By-law 01-2021	Variance requested
1	A Place of Worship is not permitted on the subject lands. [Table 7-2]	To permit a Place of Worship on the subject lands.
2	A minimum of 57 parking spaces are required. [Table 6-2]	To permit a total of 26 parking spaces.
3	A maximum building height of 9.5 metres is permitted. [Table 7-4]	To permit a maximum building height of 13.90 metres.

The subject lands are zoned R3 – Residential and subject to the provisions of Exception 9(776) under Zoning By-law 1-88, as amended.

#	Zoning By-law 1-88	Variance requested
1	A minimum front yard setback of 15 metres is required. [Schedule A]	To permit a minimum front yard setback of 6.06 metres to the building.
2	A minimum front yard setback of 13.2 metres is required to an exterior stairway which is uncovered, unexcavated and unenclosed. [Subsection 3.14 c]	To permit a minimum front yard setback of 4.73 metres to an uncovered, unexcavated and unenclosed exterior stairway.
3	A minimum interior side yard setback of 15 metres is required. [Schedule A]	To permit a minimum interior side yard setback of 4.93 metres (west).
4	A minimum interior side yard setback of 15 metres is required. [Schedule A]	To permit a minimum interior side yard setback of 3.0 metres (east).
5	A maximum lot coverage of 20% is permitted. [Schedule A]	To permit a maximum lot coverage of 32.28%.
6	A minimum of 112 parking spaces are required. [Subsection 3.8].	To permit a total of 26 parking spaces.
7	A minimum landscape strip of 6.0 metres in width is required. [Subsection 3.13].	To permit a minimum landscape strip width of 3.84 metres.
8	A maximum building height of 11 metres is permitted. [Schedule A]	To permit a maximum building height of 13.90 metres.

HEARING INFORMATION

DATE & TIME OF HEARING: Thursday, February 10, 2022 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC PARTICIPATION

You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil

If you wish to speak to the Committee of Adjustment on an application please complete and submit a [Public Deputation Form](#) to cofa@vaughan.ca **by noon** on the last business day prior to the hearing.

Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca

[For more information, please visit the City of Vaughan website.](#)

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:	January 26, 2022
Date Applicant Confirmed Posting of Sign:	January 19, 2022
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	See Justification Letter
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>	None
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

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

BUILDING STANDARDS (ZONING) COMMENTS

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

The subject lands may be subject to the Oak Ridges Moraine Conservation Act, RSO 2001. Please note as of January 1, 2015 Accessible Parking Spaces are subject to the provisions of Ontario Regulation - O.Reg.413/12, Subsections 80.32 through 80.39, which supersede the current by-law requirements in By-law 1-88 as amended.

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three(3) metres above finished grade.

An A/C unit and/or pool equipment shall be setback a minimum of 1.2 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard or exterior side yard.

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule C for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

The Development Engineering (DE) Department does not object to variance application A251/21.

Transportation comments:

The total number of parking spaces mentioned in the variance application are found consistent with the earlier submitted parking study, we therefore have no comments.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry is currently working with development planning for this project.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

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

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

No comments or concerns

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT COMMENTS

No comments or concerns

Fire Department Recommended Conditions of Approval:

None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & 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: 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.

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

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

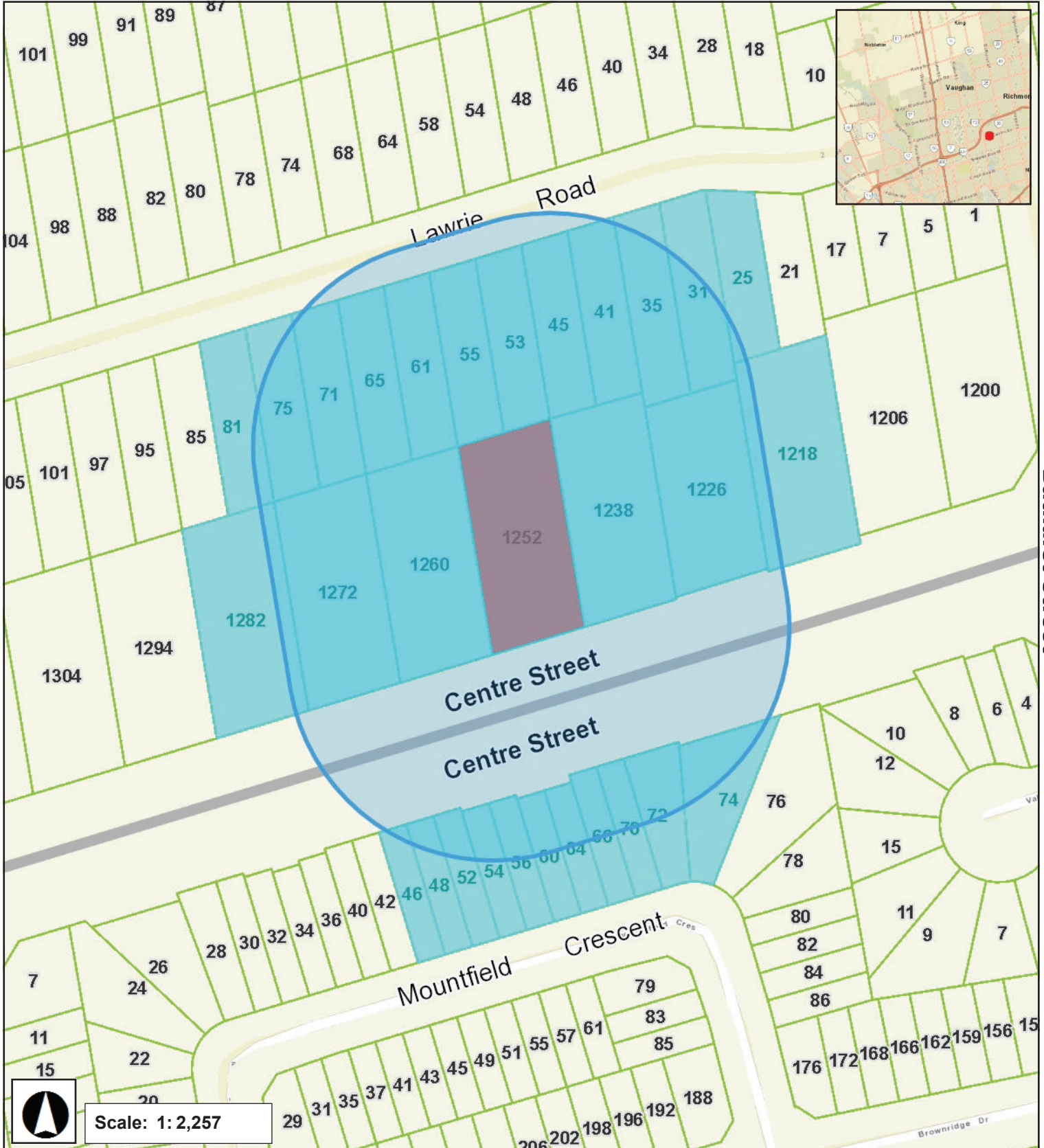
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



LOCATION MAP - A251/21

1252 CENTRE STREET, THORNHILL



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
TRCA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
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 Recieved 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: February 10, 2022

Name of Owner: Richmond Hill Russian Jewish Centre

Location: 1252 Centre Street

File No.(s): A251/21

Proposed Variance(s) (By-law 01-2021):

- 1) To permit a Place of Worship on the subject lands.
- 2) To permit a total of 26 parking spaces.
- 3) To permit a maximum building height of 13.90 m.

By-Law Requirement(s) (By-law 01-2021):

- 1) A Place of Worship is not permitted on the subject lands. [Table 7-2]
- 2) A minimum of 57 parking spaces are required. [Table 6-2]
- 3) A maximum building height of 9.5 m is permitted. [Table 7-4]

Proposed Variance(s) (By-law 1-88):

- 4) To permit a minimum front yard setback of 6.06 m to the building.
- 5) To permit a minimum front yard setback of 4.73 m to an uncovered, unexcavated and unenclosed exterior stairway.
- 6) To permit a minimum interior side yard setback of 4.93 m (west).
- 7) To permit a minimum interior side yard setback of 3.0 m (east).
- 8) To permit a maximum lot coverage of 32.28%.
- 9) To permit a total of 26 parking spaces.
- 10) To permit a minimum landscape strip width of 3.84 m.
- 11) To permit a maximum building height of 13.90 m.

By-law Requirement(s) (By-law 1-88):

- 4) A minimum front yard setback of 15 m is required. [Schedule A]
- 5) A minimum front yard setback of 13.2 m is required to an exterior stairway which is uncovered, unexcavated and unenclosed. [Subsection 3.14 c]
- 6) A minimum interior side yard setback of 15 m is required. [Schedule A]
- 7) A minimum interior side yard setback of 15 m is required. [Schedule A]
- 8) A maximum lot coverage of 20% is permitted. [Schedule A]
- 9) A minimum of 112 parking spaces are required. [Subsection 3.8].
- 10) A minimum landscape strip of 6.0 m in width is required. [Subsection 3.13].
- 11) A maximum building height of 11 m is permitted. [Schedule A]

Official Plan:

Vaughan Official Plan 2010 ('VOP2010'): Mid-Rise Mixed-Use B" by Volume 2, Section 12.9 - Centre Street Corridor

Comments:

The Owner is requesting permission to construct a two-storey 1,014.20 m² place of worship (synagogue and associated primary worship school) (the 'Development') with the above noted variances. File DA.17.008 was approved, subject to conditions, by Council on November 16, 2021, to permit the Development. The subject lands are identified in the Vaughan Official Plan 2010 ('VOP 2010') as a "Regional Intensification Corridor" and "Major Arterial (Regional) Road" on Schedules 1 and 9 respectively. The subject lands are designated "Mid-Rise Mixed-Use B" by VOP 2010, Volume 2, Section 12.9 - Centre Street Corridor which permits institutional uses within low and mid-rise buildings and in public or private institutional buildings. The proposal conforms to VOP 2010.

In accordance with the Conditions of the Site Plan Approval for DA.17.008, the Owner is required to obtain approval of a Minor Variance Application from the Committee of Adjustment for the Variances noted above.

Variances 2 to 11 facilitate the Council approved DA.17.008 and are considered appropriate for the Development. Variance 1 is now required as Zoning By-law 1-21

does not recognize the previous permissions for a Place of Worship on the subject lands that were contained in Zoning By-law 1-88. DA.17.008 was deemed a complete application on February 13, 2017, prior to the passing of the Zoning By-law 01-2021, and was initially reviewed under Zoning By-law 1-88. In order to now ensure compliance with both Zoning By-laws 1-21, Variance 1 is required and can be supported as the subject lands can appropriately accommodate the Development and the use is permitted by the "Mid-Rise Mixed-Use B" designation of VOP 2010, Volume 2, Section 12.9 - Centre Street Corridor.

Based on the above, the Development Planning Department has no objection to the variances, as they are consistent with Council's approval and facilitate the Development.

The Development Planning Department is of the opinion that the requested variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are 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 condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

Chris Cosentino, Senior Planner

Date: December 22nd , 2021

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A251-21**

Related Files:

Applicant Richmond Hill Russian Jewish Centre

Location 1252 Centre Street



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

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

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

E-mail: stephen.cranley@alectrautilities.com

Email: tony.donofrio@alectrautilities.com

Pravina Attwala

Subject: FW: [External] RE: A251/21 (1252 CENTRE STREET) - REQUEST FOR COMMENTS

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-06-22 10:03 AM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A251/21 (1252 CENTRE STREET) - REQUEST FOR COMMENTS

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

Gabrielle

Gabrielle Hurst mcip rpp | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Evans Planning Inc.	8481 Keele Street, Unit 12		Justification Letter
Applicant / Authorized Agent	Evans Planning Inc.	8481 Keele Street, Unit 12		Response to Staff Correspondence



November 12, 2021

City of Vaughan
Office of the City Clerk
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attn: Ms. Christine Vigneault

Dear Ms. Vigneault,

RE: 1252 Centre Street
Minor Variance Application (Associated to Site Plan Application DA.17.008
Jewish Russian Community Centre

Evans Planning acts on behalf of the Jewish Russian Community Centre, the owners of the lands located at 1252 Centre Street in the City of Vaughan.

A Site Plan Application DA17.008 has been submitted to the City of Vaughan to facilitate a Place or Worship to be established at the site. The Site Plan Application has been presented to the Committee of the Whole on November 2, 2021, and has been approved subject to the conditions of the Site Plan Approval.

In accordance with the Conditions of Site Plan Approval, an approval of a Minor Variance Application from the Committee of Adjustment for the site-specific exceptions to Zoning By-law 1-88 identified in the staff report shall be obtained.

We herewith submit to you the below listed plans/supporting documentation for the Minor Variance Application:

- One (1) copy of Minor Variance Application Form
- One (1) copy of Staff Report of the Site Plan Application Presented to the Committee of the Whole
- One (1) copy of Memorandum provided by Building Standards Department for Site Plan Application DA.17.008
- One (1) copy of Site Plan
- One (1) copy of Architectural Plans Package (Including Floor Plan and Elevation)
- One (1) copy of Landscape Plans Package (Including Tree Preservation Plan and Landscape Plan)
- One (1) USB stick with all submission materials in digital format.



I trust that the information submitted to you will be sufficient for your review. Should you require any additional information or copies of the submitted material, please contact the writer at your earliest convenience.

Yours truly,

Qianqiao Zhu, RPP, MCIP
Associate Planner

cc. Jewish Russian Community Centre

Pravina Attwala

Subject: FW: [External] Re: A251/21 (1252 CENTRE STREET) - ZONING REVIEW INCOMPLETE (ADDITIONAL INFORMATION REQUEST)

From: Qianqiao Zhu (Harry) <qzhu@evansplanning.com>
Sent: December-20-21 2:59 PM
To: Catherine Saluri <Catherine.Saluri@vaughan.ca>
Cc: Pravina Attwala <Pravina.Attwala@vaughan.ca>
Subject: Re: [External] Re: A251/21 (1252 CENTRE STREET) - ZONING REVIEW INCOMPLETE (ADDITIONAL INFORMATION REQUEST)

Hi, Catherine,

Understood. I agree that you can add this email communication into the file. Please revise the comments as mentioned.

Happy holidays!

Thanks,
Harry

Qianqiao Zhu (Harry)
Associate Planner

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario L4K 1Z7
P:(647)-881-8740 (Temporary)

E: qzhu@evansplanning.com

Due to the evolving situation related to the omicron variant of COVID-19, effective December 20, 2021 our office will be closed and Staff will be working remotely until further notice. We will be keeping in touch via email transmissions and telephone and will use our best efforts to continue to move projects forward.

From: Catherine Saluri <Catherine.Saluri@vaughan.ca>
Sent: December 20, 2021 10:12 AM
To: Qianqiao Zhu (Harry) <qzhu@evansplanning.com>
Subject: RE: [External] Re: A251/21 (1252 CENTRE STREET) - ZONING REVIEW INCOMPLETE (ADDITIONAL INFORMATION REQUEST)

Good Morning,

It is something that is a requirement under the new zoning bylaw 1-2021. If you cannot provide a response for the reasons listed below, please note that the Building Standards Department will not be responsible should you need to seek further relief from the bylaw. I can amend my note to make it an FYI.

I would like to attach this email to the minor variance file. If you permit this, please ask Pravina to add it to the file for our records.

Catherine

From: Qianqiao Zhu (Harry) <qzhu@evansplanning.com>
Sent: Monday, December 20, 2021 10:08 AM
To: Pravina Attwala <Pravina.Attwala@vaughan.ca>; Catherine Saluri <Catherine.Saluri@vaughan.ca>
Cc: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Subject: [External] Re: A251/21 (1252 CENTRE STREET) - ZONING REVIEW INCOMPLETE (ADDITIONAL INFORMATION REQUEST)

Hi, Pravina and Catherine,

For the Building Standard comments regarding the file A251-21, I noticed that the only comment that would require some clarification and additional information is as below:

"Mechanical equipment is shown on the Roof Plan. Mechanical equipment shall comply with Section 4.20 Rooftop Mechanical Equipment and Rooftop Mechanical Penthouses. Applicant to please demonstrate compliance with this section."

As this project is still at planning approval stage, we do not have a mechanical engineer retained. Is this information necessary? We fully understand that if we do not apply for any variance on this Section, then we have to maintain compliance with it, if the new by-law becomes effective. Otherwise, new variance might be needed. We will make sure that mechanical engineer, at the building permit stage, understand this regulation.

Furthermore, I also have a question regarding how Building Department will review the building permit. If at the time of building permit application, the New By-law still have not been approved by the OLT, would the building permit application review both by-laws.

Thanks,
Harry

Qianqiao Zhu (Harry)
Associate Planner

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P:(647)-881-8740 (Temporary)

E: gzhu@evansplanning.com

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