



File: A114/19

Applicant: 1502843 ONTARIO LIMITED

Address: 9100 Jane St, Bldg B, Units 22, 23 & 24  
Vaughan

Agent: Khalid Janjua

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: A084/19, A286/11, A382/07, A335/07, A053/06



Minor Variance  
Application

Agenda Item: 12

A114/19

Ward: 4

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

**Date of Hearing:** Thursday, September 5, 2019

**Applicant:** 1502843 Ontario Limited

**Agent:** Khalid Janjua

**Property:** 9100 Jane St Bldg B, Unit 22, 23 & 24, Vaughan

**Zoning:** The subject lands are zoned C1, Restricted Commercial Zone, and subject to the provisions of Exception 9(1030) under By-law 1-88 as amended.

**OP Designation:** In effect OPA 600: “General Commercial” with an Office Precinct and Special Policy Overlay.

Vaughan Mills Centre Secondary Plan (VMCSP): “High-Rise Mixed-Use” by the Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.7, which is pending approval.

**Related Files:** None

**Purpose:** Relief from the by-law is being requested to permit a place of worship within Unit 22, 23 & 24.

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

By-law Requirement	Proposal
1. A Place of Worship shall be in a free standing building.	1. To permit a Place of worship in a multi tenant building.

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A084/13	Permit a place of worship within a multi-unit building (Unit 47)	Approved (Decision Provided)
A286/11	Permit construction of a commercial building	Approved (Decision Provided)
A382/07	Permit construction of a restaurant within Building J, Units 68 & 69	Approved (Decision Provided)
A335/07	Permit construction of a 2 <sup>nd</sup> floor over existing 1 storey commercial building	Approved (Decision Provided)
A053/06	Permit construction of commercial plaza	Approved (Minutes Provided)

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, “A001/17”.

To search property address, enter street number and street name using quotes. For example, “2141 Major Mackenzie”. Do not include street type (i.e. drive).

Adjournment History: N/A

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**Committee of Adjustment:**  
Public notice was mailed on August 21, 2019

Applicant confirmed posting of signage on August 21, 2019



Property Information	
Existing Structures	Year Constructed
Commercial Plaza	2006

Applicant has advised that they cannot comply with By-law for the following reason(s): The units 22, 23 and 24 are presently zoned as commercial. Islamic Society of Vaughan, the buyer, desires to change it to a place of worship. There are no other changes to the dimensional structure of the units except some minor renovations in the interior to suit the buyers needs.

**Adjournment Request:** N/a

**Building Standards (Zoning Review):**

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A building permit will be required for the proposed units.

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

**Building Inspections (Septic):**

No comments or concerns.

**Development Planning:**

In effect OPA 600: “General Commercial” with an Office Precinct and Special Policy Overlay.

Vaughan Mills Centre Secondary Plan (VMCSP): “High-Rise Mixed-Use” by the Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.7, which is pending approval.

The Owner previously submitted a Minor Variance Application (A084/13) for permission to operate a “Place of Worship” in a multi-tenant building (Building F, Unit 47) within the same commercial plaza, which was supported by Development Planning and approved by the Committee of Adjustment on April 11, 2013.

The Owner is proposing to relocate their existing “Place of Worship” from Building F, Unit 47 to Building B, Units 22-24, as their attendance has increased.

The Planning Department has no concerns with the above noted application as a religious institution (Place of Worship) is permitted within a “General Commercial – Special Policy” designation. The Zoning for these Subject Lands permits a “Place of Worship”, however, due to the definition of “Church” in Zoning By-law 1-88, the interpretation is that a “Place of Worship” shall be located in a free-standing building.

Furthermore, the approval of this variance will not introduce another “Place of Worship”, rather it replaces one that has been in existence for several years.

Planning staff 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.

The Development Planning Department recommends approval of this application.

**Cultural Heritage (Urban Design):**

No response.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A114/19.

**Parks Development:**

No comment.

**By-Law and Compliance, Licensing and Permit Services:**

No Response.

**Financial Planning and Development Finance:**

No comment no concerns.

**Fire Department:**

No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

Application Cover Letter – Islamic Society of Vaughan (July 18, 2019)  
Condo Board (YRSCC 1086) Letter – Summary of Concerns (August 21, 2019)  
Letter form Islamic Society of Vaughan – Addressing YRSCC 1086 Concerns (August 26, 2019)

Letters of Support:

Vinnie Zucchini Italian Eatery – 9100 Jane Street  
Popeye’s Restaurant – 9100 Jane Street  
Cruise Holidays – 9100 Jane Street  
New Hope United Church – 9100 Jane Street  
KFC – 9100 Jane Street  
Galito’s Flame Grilled Chicken – 3175 Rutherford Road, Unit 9

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

**Schedule D - Previous Approvals (Notice of Decision)**

A084/13	Permit a place of worship within a multi-unit building (Unit 47)
A286/11	Permit construction of a commercial building
A382/07	Permit construction of a restaurant within Building J, Units 68 & 69
A335/07	Permit construction of a 2 <sup>nd</sup> floor over existing 1 storey commercial building
A053/06	Permit construction of commercial plaza

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers 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.

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: N/A

**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.

**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. 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.

## Notice to the Applicant – 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 to Public

**WRITTEN SUBMISSIONS:** 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. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan  
Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[CofA@vaughan.ca](mailto:CofA@vaughan.ca)

**ORAL SUBMISSIONS:** If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information 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.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) 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.

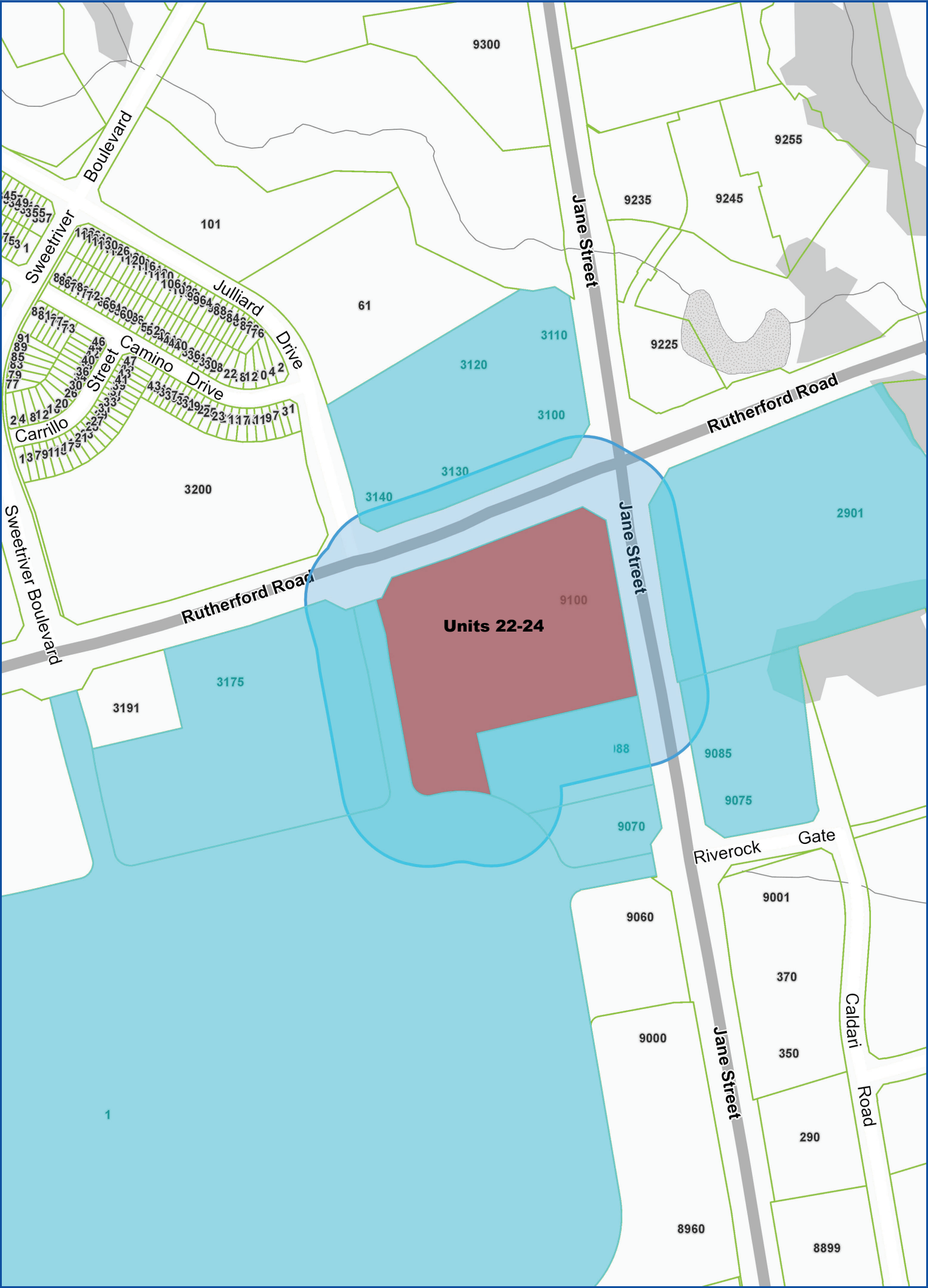
**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8332  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

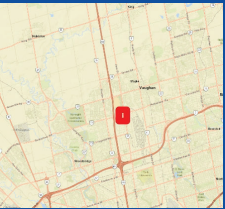
Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map  
Sketches



Map Information:



Title: 9100 JANE STREET, MAPLE

LOCATION MAP - A114/19

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.

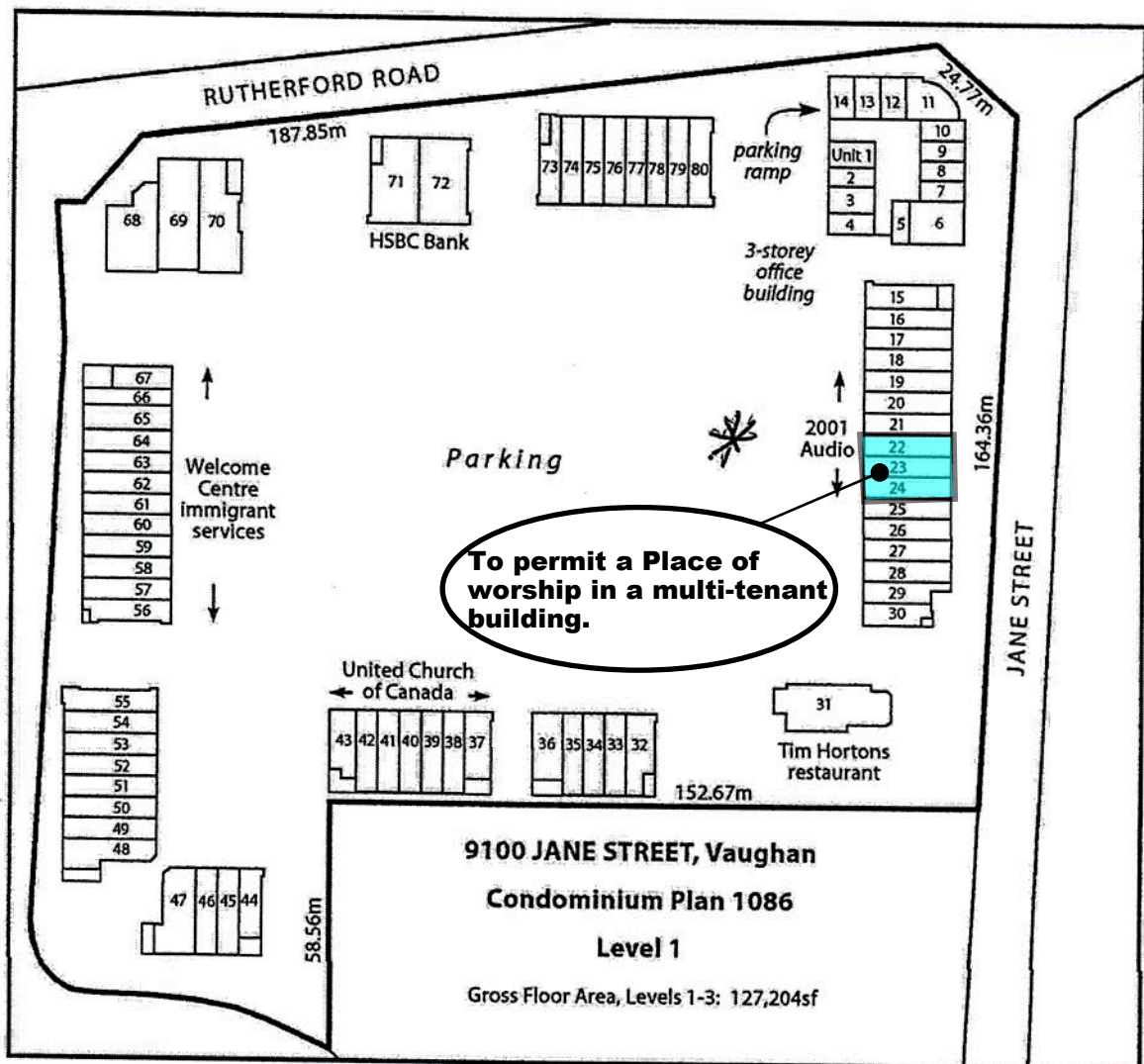


Scale: 1:4,514  
0 0.07 km



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Infrastructure Delivery  
Department  
August 16, 2019 9:38 PM

Projection:  
NAD 83  
UTM Zone  
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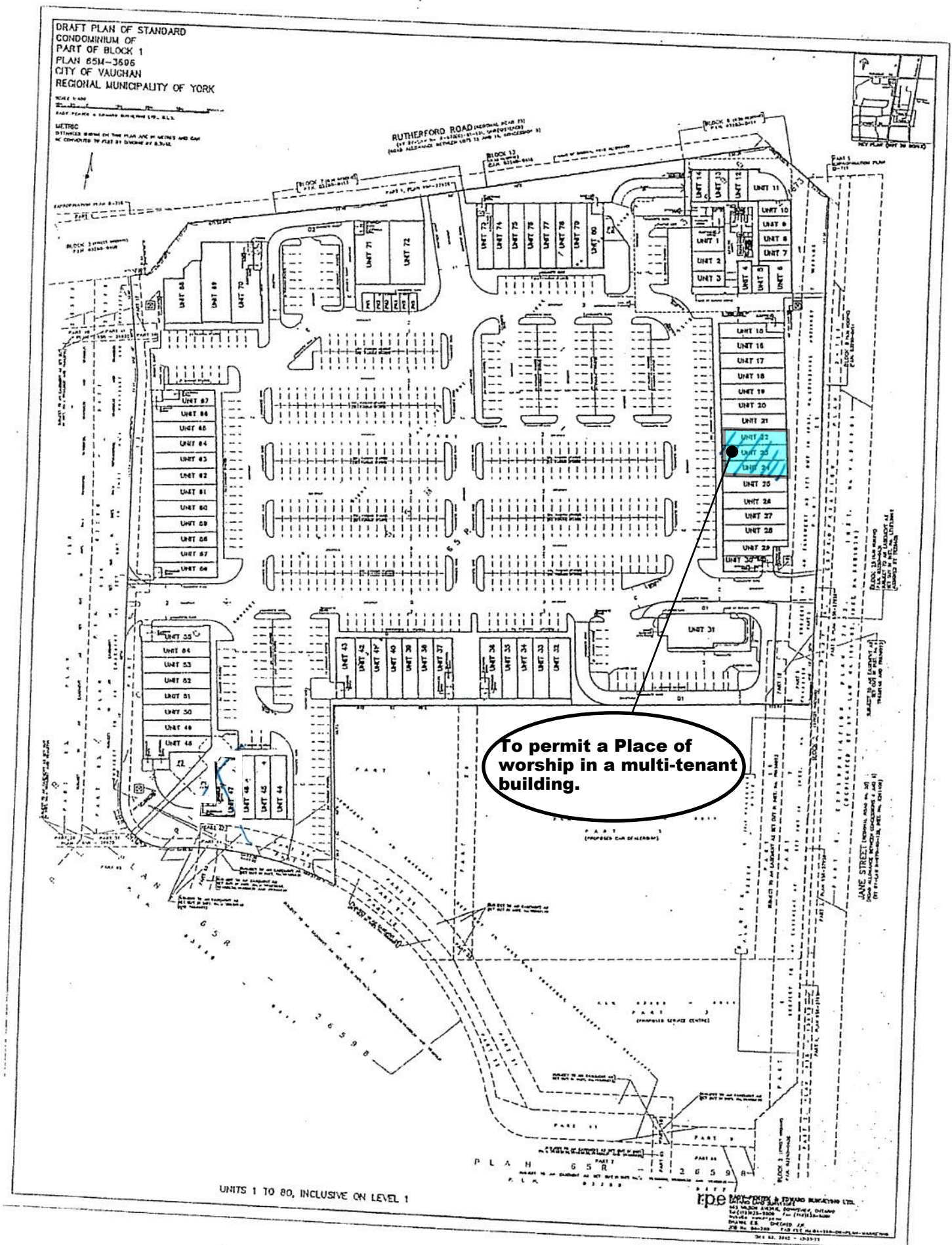




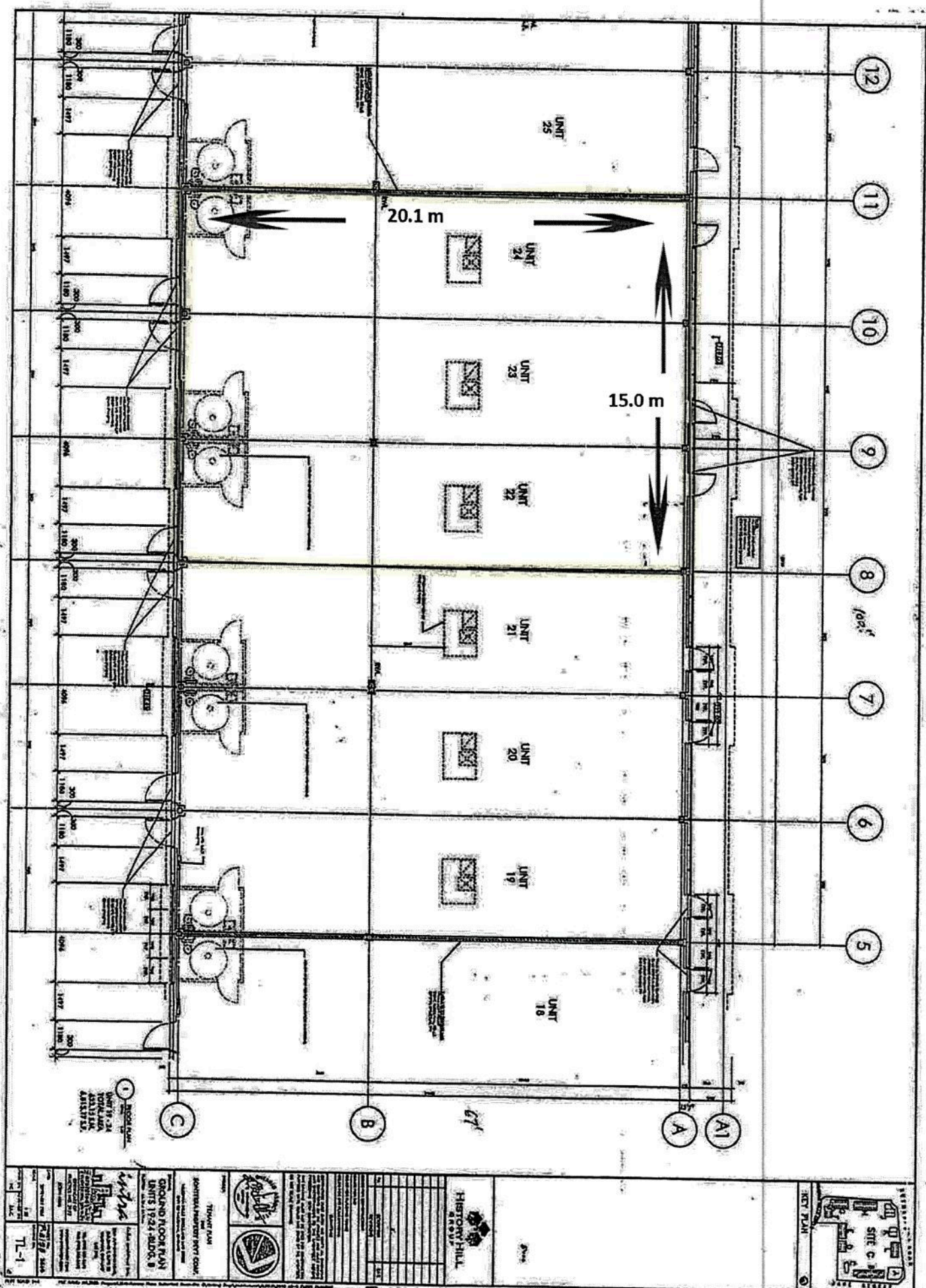
**A114/19**

SCHEDULE "B"

## SITE PLAN UNITS







**Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

**Application Cover Letter – Islamic Society of Vaughan (recieved**  
**Condo Board (YRSCC 1086) Letter – Summary of Concerns**  
**Letter form Islamic Society of Vaughan – Addressing YRSCC 1086 Concerns**

**Letters of Support:**

**Vinnie Zucchini Italian Eatery – 9100 Jane Street**  
**Popeye’s Restaurant – 9100 Jane Street**  
**Cruise Holidays – 9100 Jane Street**  
**New Hope United Church – 9100 Jane Street**  
**KFC – 9100 Jane Street**  
**Galito’s Flame Grilled Chicken – 3175 Rutherford Road, Unit 9**



A114/19



## ISLAMIC SOCIETY OF VAUGHAN

July 18, 2019

Committee of Adjustment  
Buildings Standards Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Subject: Minor Variance – 9100 Jane Street

I am writing this letter to provide you some background and obtain your preliminary approval for a minor variance at 9100 Jane Street in Vaughan.

On June 4, 2013 City's Buildings Department issued a building permit to 1143341 Ontario Inc. for Change in Use of Unit 47 at 9100 Jane Street. Since then this place has been used and operated, by Islamic Information Community Centre of York (IICCY), as a place of worship for the Muslim community of Vaughan. (Document attached).

Over the years, the number of congregants who attend the worship and prayer services at this location has gradually increased with the arrival of new Muslims in this diverse and growing City. In July, 2017, a large number of our community members decided to start the process of registering a new Federal Not for Profit organization. Therefore, on July 28, 2017, a new entity, Islamic Society of Vaughan, was federally incorporated, under Corp. number 1018370-9, and all the activities of IICCY were transferred over to this new organization.

In February 2018, Islamic Society of Vaughan, aka **ISV**, applied for registration as a charity and on June 4, 2019, it obtained its registration by Canada Revenue Agency's Directorate of Charities. **ISV** has carried on daily and weekly Friday prayers at this location over the last two years. It also helps the community children learn basic Arabic and proper ways to say prayers, supplications and Islamic values.

The number of people for our Friday congregation prayers has gradually increased over the last two years. **ISV** cannot accommodate all the congregants in one prayer service and we have to arrange for a second imam (sermon leader) for a second service on Fridays at extra expenses. We regularly use the patio area of our leased premises for prayer service, even in winter months, due to lack of sufficient space inside the building.

Also, the number of children, who come to learn and practice our religious services, has gradually increased. Children come and listen to the knowledgeable volunteers, watch religious videos and learn basic Islamic values in different age groups, all crowded in the same room (prayer hall) at unit 47 due to lack of space at this location. Also, we are very concerned about the safety of the young children, who are potentially exposed to nearby busy traffic of Vaughan Mills shoppers, just south of our building patio.



Unit 47, Building F, 9100 Jane Street,  
Vaughan, ON L4K 0A4  
Canada

[www.islamicocietyvaughan.com](http://www.islamicocietyvaughan.com)  
[info@islamicocietyvaughan.com](mailto:info@islamicocietyvaughan.com)  
[fb.me/islamicocietyofvaughan](https://fb.me/islamicocietyofvaughan)  
[twitter.com/ISocietyVaughan](https://twitter.com/ISocietyVaughan)


ISV has been regularly fundraising and searching for a larger place, over the last two years, to arrange for the growing number of Muslims coming for worship and for our children who come for religious services. We recently found, a time sensitive opportunity to acquire three attached units in the same plaza, at 9100 Jane Street. Presently, we are located at unit 47, just west of New Hope United Church and our potential new location shall be in units 22-24 is just east of this church, at the same plaza.

We are working on a conditional offer to acquire these three attached units through another Ontario entity, owned by a member of the community. Therefore, we are approaching you through this letter to seek your preliminary approval to transfer the abovementioned Building Permit to this new location upon closing this potential transaction in February, 2020.

This location has potential to meet our immediate needs of a larger space for place of worship and for safety of our community children who attend religious services at our currently tight premises.

Since we are required to make large deposit with the offer and another non-refundable larger deposit for proceeding with the due diligence process, we urgently require your Committee's preliminary consent that we would be allowed to transfer our Building Permit to this potential location, upon successful closing of our intended transaction. We will formally file an application at a later date to seek your proper approval of Permit for this new location.

Sincerely

  
Khalid Janjua (Cell: 647-801-3260)

President

Islamic Society of Vaughan

Encl. Building Permit & Notice of Decision Minor Variance

c.c. Dr. Ehsan Khan

**RECEIVED**

*By providel at 4:49 pm, Aug 22, 2019*

**A114/19**

August 21, 2019

City of Vaughan  
Committee of Adjustment  
Attention: Lenore Providence  
Vaughan City Hall, Level 100  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Members of the Committee:

**RE: File No. A114/19  
Units 22, 23 and 24 - 9100 Jane Street  
Request for Minor Variance  
Acknowledgment of York Region Standard Condominium Corporation No. 1086  
("YRSCC 1086")**

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YRSCC 1086 acknowledges the application for the above noted minor variance. Please accept this letter as a summary of the concerns that YRSCC 1086 has with respect to that application.

By way of background, the units form part of York Region Standard Condominium Plan No. 1086 (the "Property"). The Property was developed, and is used, as a commercial centre and the majority of the units are occupied by retail stores, offices and food services. The Property consists of one three storey commercial building, ten one storey commercial buildings and various parking and service areas.

The Property differs from typical commercial centres, as each owner holds title to their unit while the common element areas are owned, and are to be shared, by all owners in common. The common elements include the walkways, surface parking spaces, driveways and common service areas such as garbage disposal rooms.

With the consideration of the layout and the nature of the Property in mind, YRSCC 1086 has the following specific concerns:

1. YRSCC 1086 has a limited number of visitor parking spaces. The increased traffic flow that the proposed variance would permit, and its impact on parking and access to and from neighbouring businesses, is a concern.
2. As described above, the exterior areas of the Property form part of the common elements and may not be used for any business purpose or in a manner that will interfere with the use of those exterior areas by other owners, residents, visitors and guests.
3. The Corporation is concerned about sound levels related to the proposed variance and the impact that the transmission of those sound levels could have on neighbouring businesses.
4. There is no garbage facility within the one storey commercial building where the Units are located.

We thank you in advance for your consideration of these matters and please do not hesitate to contact us for any further information or clarification.

Sincerely,

**YORK REGION STANDARD  
CONDOMINIUM CORPORATION NO. 1086**

Per: \_\_\_\_\_  
Title: Director  
Name: D. Presta

Per: \_\_\_\_\_  
Title: \_\_\_\_\_  
Name: \_\_\_\_\_

Per: \_\_\_\_\_  
Title: \_\_\_\_\_  
Name: \_\_\_\_\_

*We have authority to bind the Corporation*



August 26, 2019

City of Vaughan  
Committee of Adjustment  
Attention: Lenore Providence / Christine Vigneault  
Vaughan City Hall, Level 100  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Members of the Committee

**Re: File No. A114/19  
Units 22, 23 and 24 – 9100 Jane Street  
Request for Minor Variance  
Response to concerns of "YRSCC 1086"**

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Thanks very much for forwarding us the concerns of York Region Standard Condominium Corporation No. 1086 in their memo of August 21, 2019. We are totally familiar with the commercial buildings in the Plaza and we can appreciate their concerns. Here is our response to each one of their concerns.

1. The number of people who presently come to our current location, Unit 47 – 9100 Jane has been consistently maintained. In general, 25-30 persons attend our regular prayers every day. Two of our prayers are held an hour before sunrise and two hours after sunset, when most of the parking is empty. The number of people attending daily prayers is also about 25-30.

Once a week, on Fridays, this number increases with the people who come to listen to Friday sermons, in the early afternoon for about 30-45 minutes. Most of these persons park in the open parking area in the middle of Tuscany Plaza. As evident from the recently submitted referral letters of our immediate neighbors, Vinnie Zucchini's Italian Eatery, Cruise Holidays and New Hope Church, there is no concern of parking or otherwise in the neighborhood.

2. The exterior area of the units 22, 23 and 24 have no exterior space as walkway or a patio, so there would be no activity or interference with the use of any common areas by other owners or visitors.
3. We have noticed that music is played, during dining hours, by the restaurant owners in our neighborhood, but we have no complaint about it. Our sermons or lectures would be only within interior of the three units with no sound device on the exterior. Therefore, our Society would not transmit any higher sound to other businesses.
4. We understand that there is no garbage facility in the commercial building where the three units are located. We are already planning to eliminate or substantially reduce usage of



disposable plastic bottles. We never cook any food within our premises. We have taken measures to reduce disposable food utensils. We understand that we should have access to garbage facilities located in Building D or E. Therefore, there would be no garbage outside the three units.

Also, our visitors would be happy to support nearby Tim Hortons and other neighboring businesses.

A handwritten signature in black ink, appearing to read 'Khalid Janjua', with a long horizontal stroke extending to the right.

Khalid Janjua  
President  
Islamic Society of Vaughan



To Whom It May Concern

We are writing to inform you that the *Islamic Society of Vaughan* have been our neighbors for over 3 years. We own and operate an Italian Restaurant by the name of Vinnie Zucchini's at 9100 Jane Street in Tuscany Place, Vaughan Mills.

Since they have been our neighbors, we have enjoyed a pleasant relationship with them and they were always courteous. They were very co-operative with parking their vehicles away from the restaurant in order to accommodate our customers.

We had no issues with the members of the Society and would recommend having them as neighbors should they move to another location.

Sincerely,

Amy Brigante

Manager/Parnter

Vinnie Zucchini's Italian Eatery

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Corporate Head Office

1170 Sheppard Avenue West, Suite 23, Toronto, ON M3K 2A3 Telephone 416.636.1956 • Fax 416.636.0010 • [www.vinniezucchini.com](http://www.vinniezucchini.com)

## HT International Inc.

9100 Jane Street, Unit 70/J

Vaughan, ON L4K 6A4

Tel: 905-761-0400

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July 31, 2019

TO WHOME IT MAY CONCERN

Subject: **Islamic Society of Vaughan**

It is with great pleasure to write this brief letter on behalf of Islamic Society of Vaughan which is presently located, in our neighbourhood, at Unit 47, 9100 Jane Street. We have known many members of this Society for more than 5 years. The Society provides prayer services for the Muslim Community of Vaughan and facilitates children to learn Islamic faith and supplications, basic knowledge of how to perform prayers and practice good manners.

We are always delighted to provide our restaurant food to members of this community on demand and on special occasions during the month of Ramadan.

We hope to continue enjoying our friendly relationship with the members of this place of worship and we look forward to have them as our neighbours for long time.

Sincerely



Ghazala Imran  
Manager  
Popeyes Restaurant





***Cruise Holidays at Vaughan***

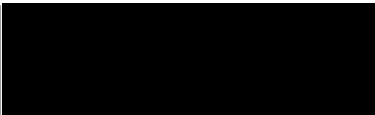
August 15, 2019

To Whom it May Concern

I am writing to refer Islamic Society of Vaughan who have been our neighbors for more than two years at unit 47. This Society operates a place of worship. Their community members come every day for their service and they have congregation prayers on Fridays.

I manage my business of Cruise Holidays at Vaughan and I have been here at unit 47 for over 10 years. Members of Islamic Community who attend their services at unit 47 are always very courteous. Most of these people park away from our business as there is plenty of parking in Tuscany Place.

We have no complaints or concerns about Islamic Society of Vaughan and we hope to enjoy cordial neighborly relations with them for long time.



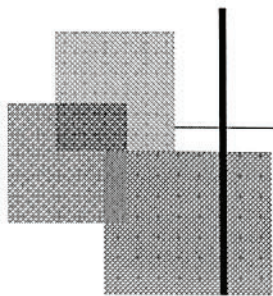
Paul Leung

Owner/Manager

Cruise Holidays at Vaughan

9100 Jane Street, Unit 46, Building F, Vaughan, Ontario, Canada L4K 0A4  
Tel: 905.738.8788 Fax: 905.738.6488 info@cruisego.ca





# NEW HOPE UNITED CHURCH



9100 Jane Street  
Bldg. "E", Unit 37-42  
CONCORD ON  
L4K 0A4

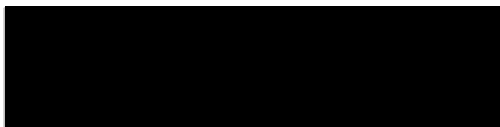
Phone: 905-738-6446  
E-mail: [newhopeunited@bellnet.ca](mailto:newhopeunited@bellnet.ca)  
[www.newhopevaughan.com](http://www.newhopevaughan.com)

August 16, 2019

To Whom It May Concern

We are writing to inform you that the Islamic Society of Vaughan has shared our corner of Tuscany Place for over 3 years. As a fellow member of our neighbourhood and our city, we welcome their presence here and hope they will continue to be a part of our community.

We have had no issues with the members of the Society and would absolutely recommend having them as neighbours should they move to another location.



Thom Stenson  
Council Chair

**KT Hospitality**  
**5899 Leslie St., North York**  
**ON M2H 3R9**



17 August 2019

TO WHOM IT MAY CONCERN

This is a reference letter for Islamic society . we (KFC) do not have any problem with them, they are very good neighbor.

Thanks

Navdeep kaur  
Restaurant general manager(RGM)  
9100 jane street,Vaughan  
Phone no : [REDACTED]



**SAJJAD AHMAD**  
Owner

**T: 289 597 6333**  
C: 647 831 3140  
sajid@galitoschicken.com

3175 Rutherford Rd #9,  
Rutherford and Jane, Vaughan.



August 16, 2019

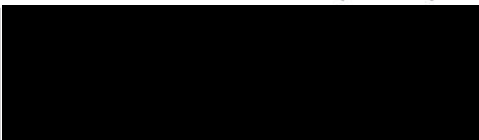
TO WHOM IT MAY CONCERN

I am delighted to write a few words on behalf of Islamic Society of Vaughan, operating a masjid at unit 47, Building F, 9100 Jane Street.

Our business is located in the next block to this Society. We offer Flame-Grilled Halal chicken meals for lunch and dinner. This Society organizes daily prayers and a larger congregation of Jumuah on Fridays. It also helps young children to learn about basics of Islam and to read Quran. Its services are very much appreciated by the Muslims living in Vaughan.

I often come to its location for daily prayers. As a part of my own motivation to help this Society, I voluntarily donate 30-40 take-out meals every Friday for the people attending this mosque. The Society management are very happy with my goodwill and they usually refer many people to our restaurant for lunch or dinner.

I know members of the management team of this Society and they are courteous and helpful. I hope to maintain our mutual relationship of respect and service for many years.



Sajjad Ahmad  
Owner  
Galito's Flame-Grilled Chicken  
[www.galitoschicken.com](http://www.galitoschicken.com)



Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections  
Region of York – No concerns or objections

**Providence, Lenore**

---

**Subject:** FW: A114-19 -REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

**Sent:** August-16-19 3:14 PM

**To:** Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>; Vigneault, Christine <Christine.Vigneault@vaughan.ca>

**Subject:** RE: A114-19 -REQUEST FOR COMMENTS (VAUGHAN - Committee of Adjustment)

Good afternoon Lenore,

The Regional Municipality of York has completed its review of the above Minor Variance application and has **no comment.**

Regards,  
Gabrielle



**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  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

Schedule D: Previous Approvals (Notice of Decision)

A084/13	Permit a place of worship within a multi-unit building (Unit 47)
A286/11	Permit construction of a commercial building
A382/07	Permit construction of a restaurant within Building J, Units 68 & 69
A335/07	Permit construction of a 2 <sup>nd</sup> floor over existing 1 storey commercial building
A053/06	Permit construction of commercial plaza

## **NOTICE OF DECISION**

### **MINOR VARIANCES**

**FILE NUMBER:** A084/13

**APPLICANT:** 1143341 ONTARIO INC.

**PROPERTY:** Part of Lot 15, Concession 5, (Block 1, Registered Plan 65M-3696, municipally known as 9100 Jane Street, Unit 47, Concord).

**ZONING:** The subject lands are zoned C1, Restricted Commercial Zone and subject to the provisions of Exception Number 9(1030) under By-Law 1-88 as amended.

**PURPOSE:** To permit the construction of a place of worship, as follows:

**PROPOSAL:** 1) To permit a Place of Worship within a multi-unit building

**BY-LAW REQUIREMENT:** 1) Place of Worship shall be in a free standing building

**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:  
Minor Variance Applications:  
A286/11 - 3.0 parking spaces per 100 sq.m. of GFA & landscape strip with 3.0m - **APPROVED** - October 6, 2011  
A335/07 - 634 parking spaces - **APPROVED** - September 6, 2007  
A382/07 - Max. GFA 25.5% devoted to eating establishment - **APPROVED** - November 8, 2007  
A053/06 - Loading Spaces, 3.5m landscape strip - **APPROVED** - February 9, 2006

A sketch is attached illustrating the request.

**MOVED BY:**



**SECONDED BY:**



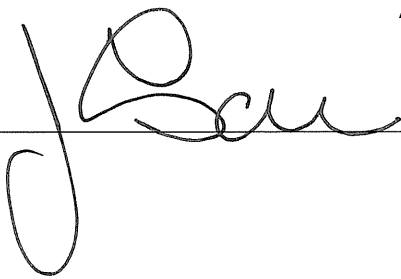
THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A084/13, 1143341 ONTARIO INC.**, be **APPROVED**, in accordance with the sketch attached

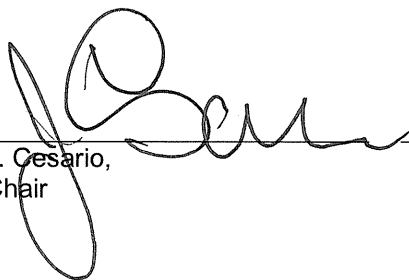
**THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.**

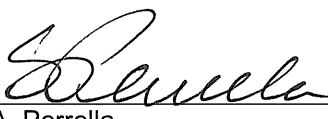
**CARRIED.**

CHAIR:



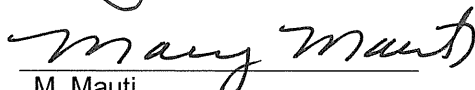
Signed by all members present who concur in this decision:

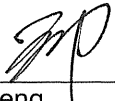
  
J. Cesario,  
Chair

  
A. Perrella,  
Vice Chair

  
L. Fluxgold,  
Member

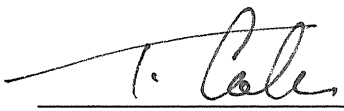
ABSENT

  
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

<b>Date of Hearing:</b>	<b>APRIL 11, 2013</b>
<b>Last Date of Appeal:</b>	<b>MAY 1, 2013</b>

**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](http://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**

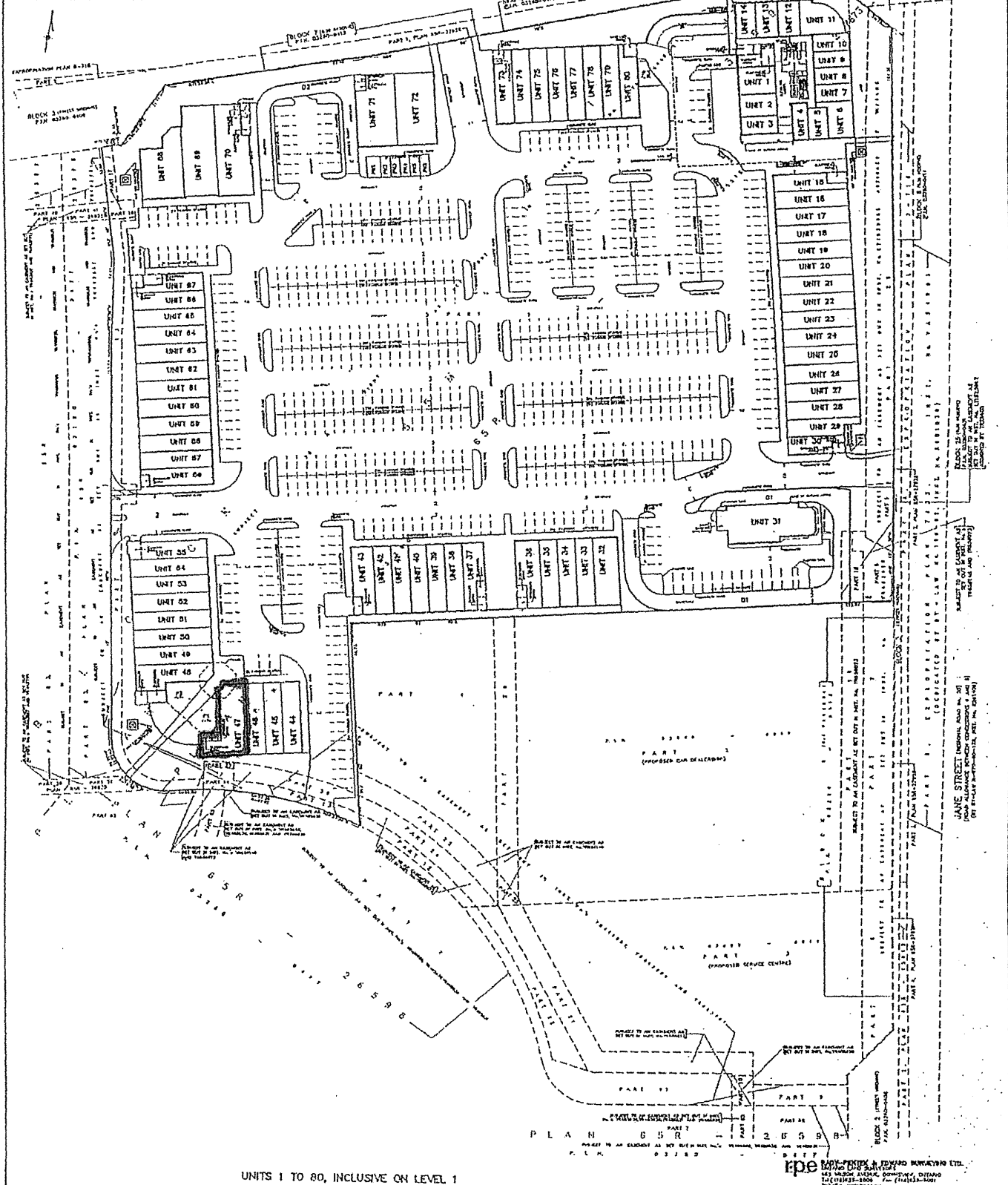
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: **MAY 1, 2014**

SCHEDULE "B"

SITE PLAN UNITS

DRAFT PLAN OF STANDARD  
CONDOMINIUM OF  
PART OF BLOCK 1  
PLAN 85M-3696  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:500  
PART 1: PLAN 85M-3696  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048



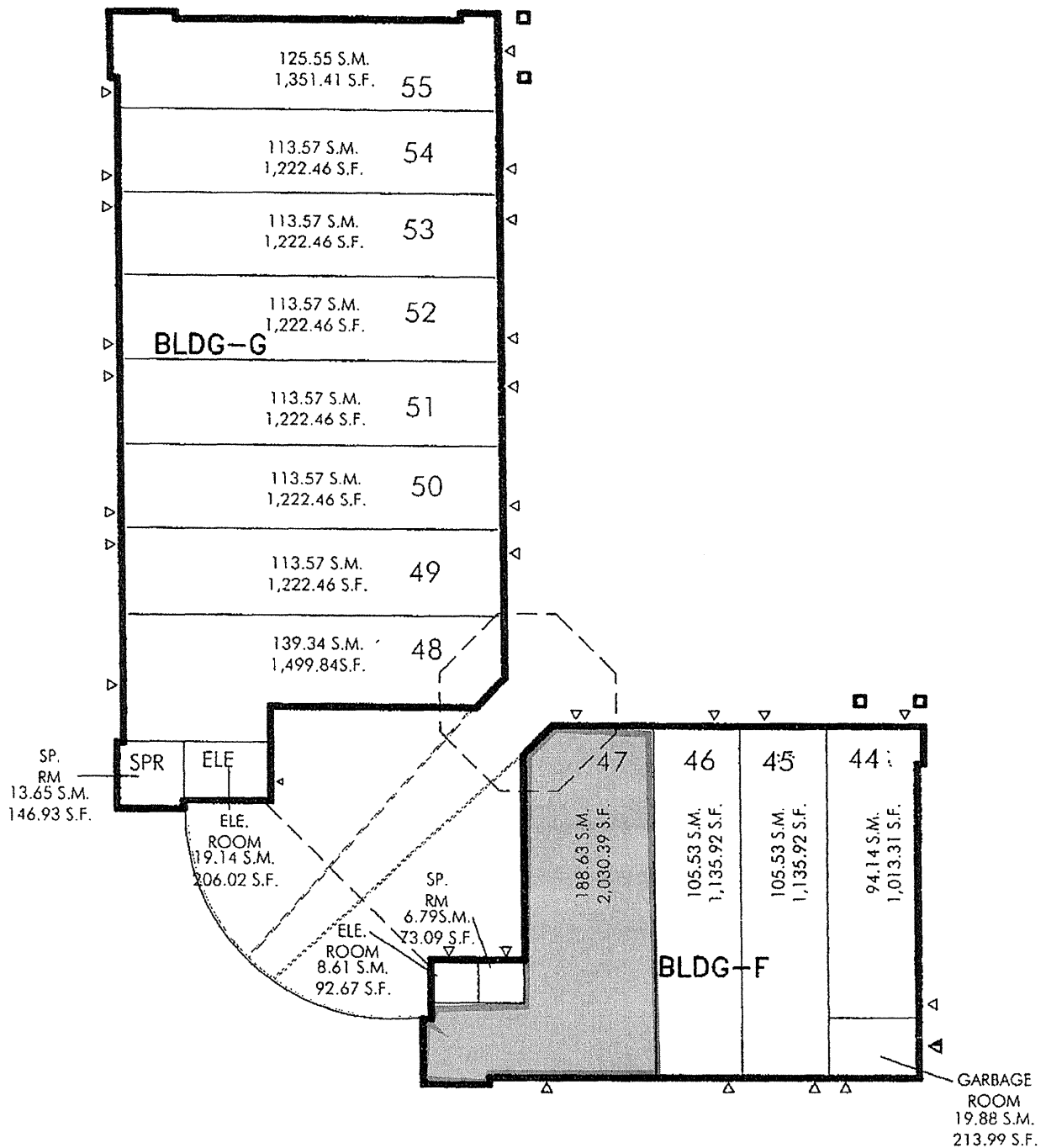
UNITS 1 TO 80, INCLUSIVE ON LEVEL 1

PREPARED BY: R. J. BROWN & ASSOCIATES LTD.  
1000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T5  
DRAWN BY: J. BROWN  
DATE: 01/01/00  
FILE NO. 85M-3696-01





**A084/13**



### BUILDING 'F' COMMERCIAL AREAS

COMMERCIAL AREA:	493.84 S.M.	(5,315.65 S.F.)
SERVICE AREAS:	35.28 S.M.	(379.75 S.F.)
TOTAL FLOOR AREA:	529.12 S.M.	(5,695.40 S.F.)

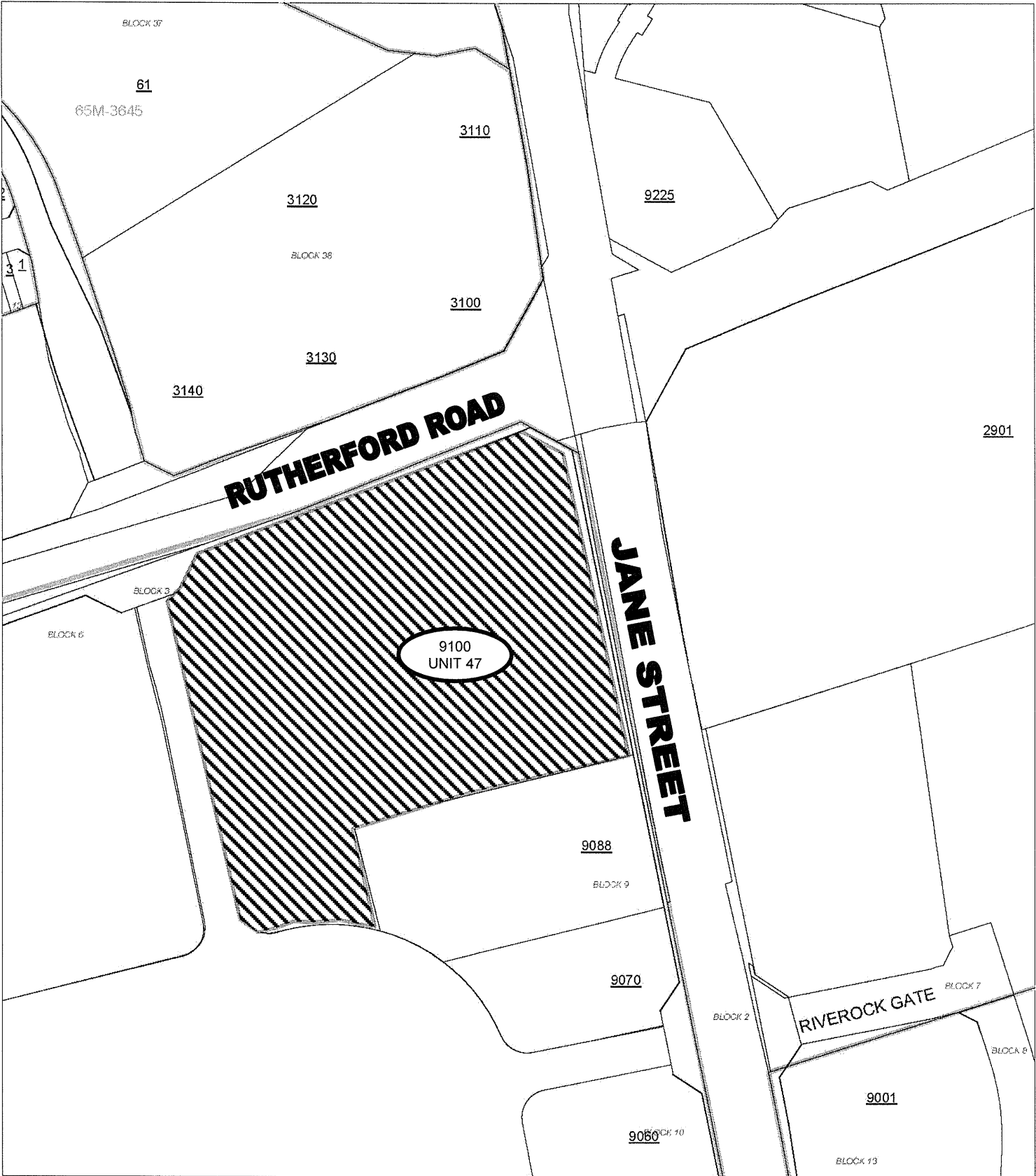
### BUILDING 'G' COMMERCIAL AREAS

COMMERCIAL AREA:	946.27 S.M.	(10,185.57 S.F.)
SERVICE AREAS:	32.79 S.M.	(352.95 S.F.)
TOTAL FLOOR AREA:	979.06 S.M.	(10,538.51 S.F.)

## PROPOSED COMMERCIAL DEVELOPMENT FOR SONTERRA PROPERTY DEVELOPMENT CORP.

RUTHERFORD ROAD AND JANE STREET, CITY OF VAUGHAN, ONTARIO

ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE RELATIVE TO FINAL CONSTRUCTION DRAWINGS.



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

	FILE NUMBER:	A084/13
	APPLICANT:	1143341 ONTARIO INC.
		<b>Subject Area</b> Municipally known as 9100 Jane Street, Unit 47, Concord

## **NOTICE OF DECISION** **MINOR VARIANCES**

**FILE NUMBER:** A286/11

**APPLICANT:** CASERTANO DEVELOPMENT CORP. (PHASE 1)

**PROPERTY:** Part of Lots 14 and 15, Concession 5, (Part of Block 1, Registered Plan 65M-3696, municipally known as part of 9100 Jane Street, Concord).

**ZONING:** The subject lands are currently zoned *C1(H), Restricted Commercial* with a holding provision subject to *Exception 9(1030)* under By-law 1-88 as amended.

**PURPOSE:** To permit the construction of a proposed five-storey mixed use commercial building.

**PROPOSAL:**

1. To permit a minimum of 3.0 parking spaces per 100 square metres of gross floor area.
2. To permit a landscape strip width of 3.0 metres abutting Jane Street.

**BY-LAW REQUIREMENT:**

1. A minimum of 6.0 parking spaces per 100 square metres of gross floor area is required.
2. A minimum landscape strip width of 6.0 metres is required along a lot line abutting Jane street.

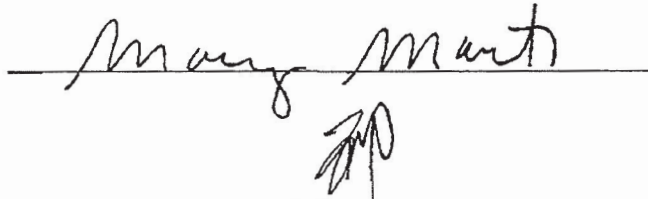
**BACKGROUND INFORMATION:** The land which is subject to this application was also the subject of another application under the Planning Act:

Site Plan Application:  
DA.11.072 UNDER REVIEW

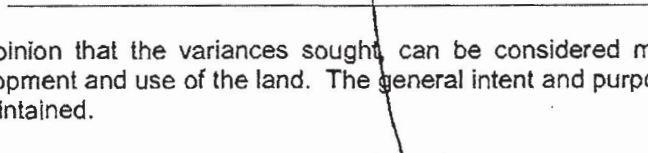
Zoning Amendment Application:  
Z.11.024 UNDER REVIEW To remove "H" symbol.

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. **A286/11, CASERTANO DEVELOPMENT CORP. (PHASE 1)**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the related Site Development File DA.11.072 be approved by Vaughan Council, if required, to the satisfaction of the Development Planning Department;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. (PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)



**VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT, AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.**

**FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.**

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:

  
L. Fluxgold,  
Chair

  
J. Gesario,  
Vice Chair

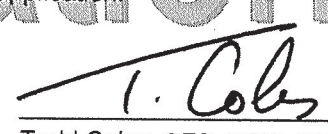
  
M. Mauti,  
Member

  
A. Perrella,  
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:

OCTOBER 6, 2011

Last Date of Appeal:

OCTOBER 26, 2011

#### 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](http://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.

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**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.

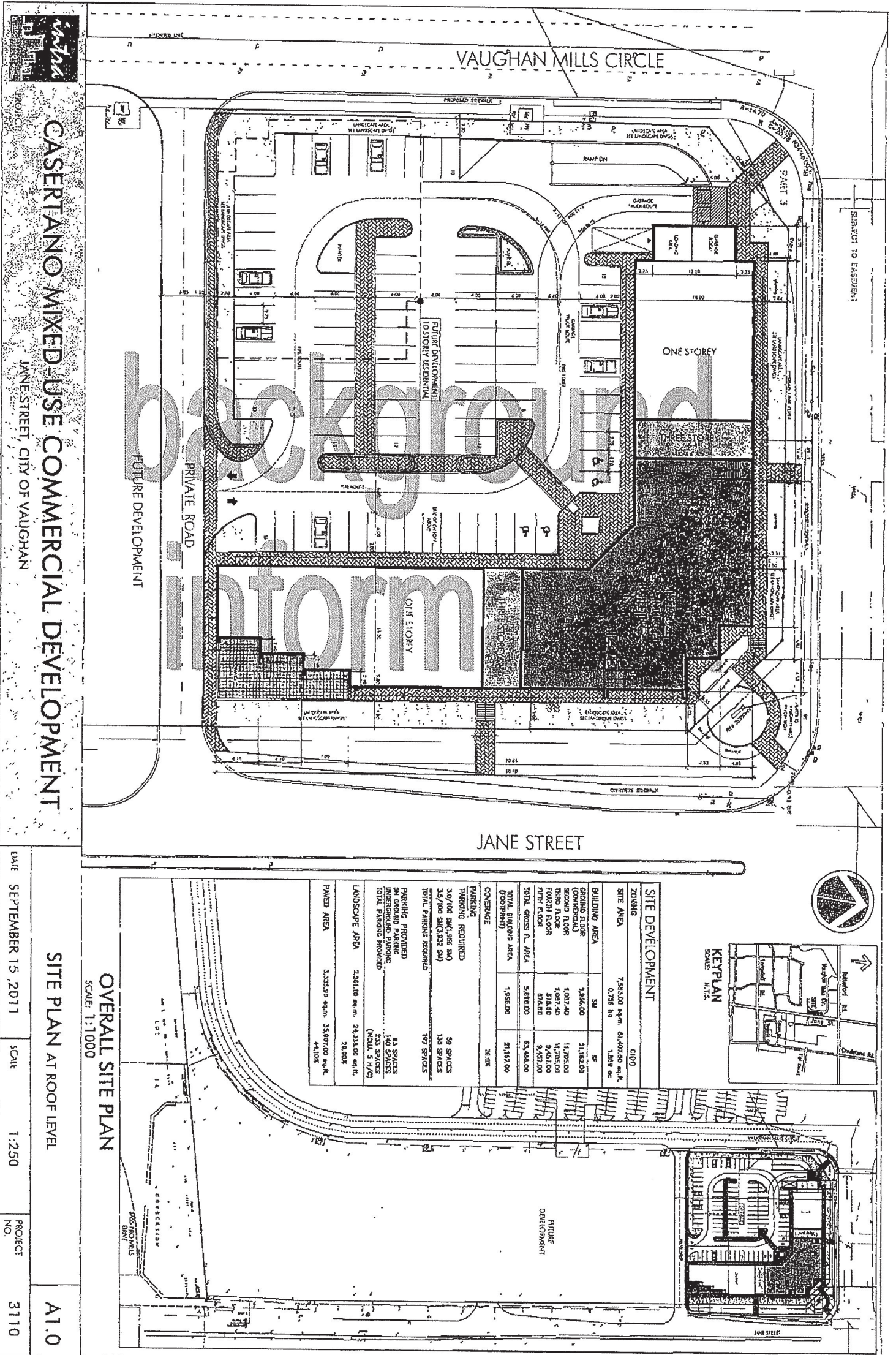
#### CONDITIONS

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

**OCTOBER 26, 2012**



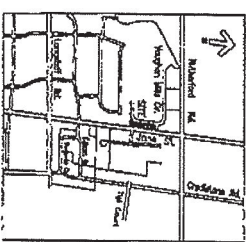
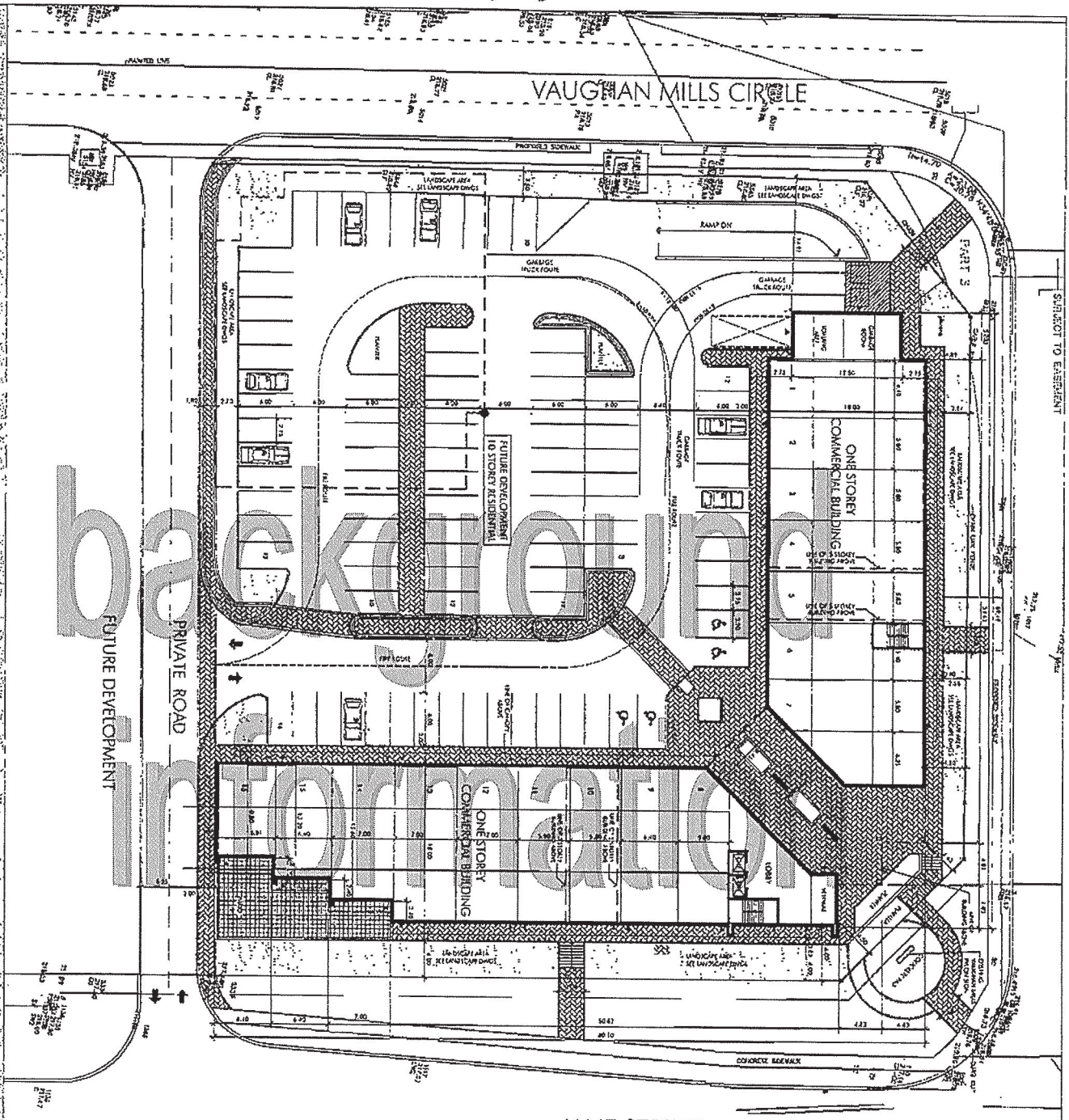
A286/11





NEW  
(Sept. 15/11)

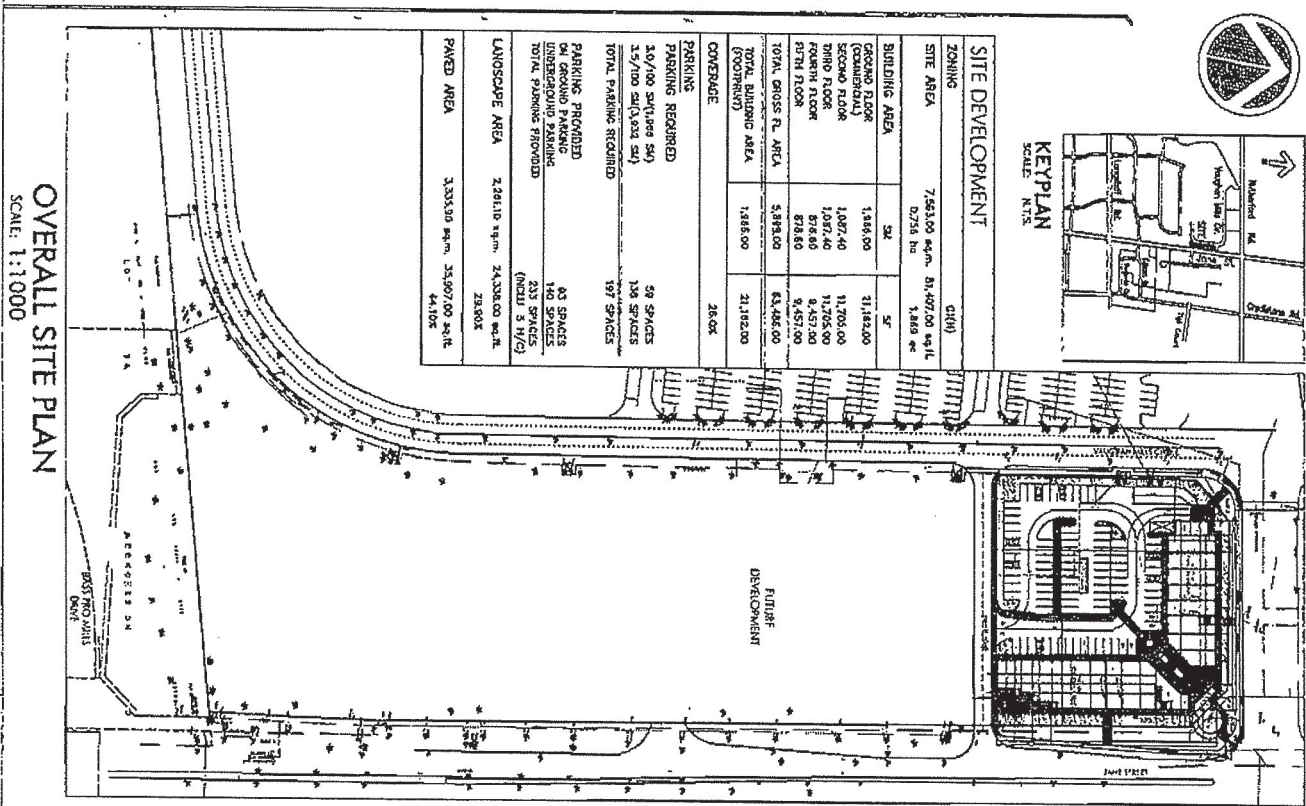
A286/11



KEY PLAN  
SCALE: N.T.S.

SITE DEVELOPMENT

ZONING		C1H1
SITE AREA		7,683.00 sq.m. 81,497.00 sq.ft. 0.736 ha 1,988 ac
BUILDING AREA	Sq. Ft.	Sq. M.
GROUND FLOOR (COMMERCE)	1,146.00	31,182.00
SECOND FLOOR	1,087.40	11,705.00
THIRD FLOOR	1,087.40	11,705.00
FOURTH FLOOR	976.60	10,572.00
FIFTH FLOOR	878.60	9,457.00
TOTAL GROSS FL. AREA	5,894.00	63,456.00
TOTAL BUILDING AREA (FOOTPRINT)	1,985.00	21,182.00
COVERED AREA		28.0%
PARKING REQUIRED		59 SPACES
10/100 sq.ft./100 sq.m.		126 SPACES
1.5/100 sq.ft./1.022 sq.m.		197 SPACES
TOTAL PARKING REQUIRED		197 SPACES
PARKING PROVIDED		40 SPACES
UNDERGROUND PARKING		160 SPACES
TOTAL PARKING PROVIDED		200 SPACES
		(NET 3 1/2%)
LANDSCAPE AREA	2,261.00 sq.m.	24,336.00 sq.ft.
		23.90%
PAVED AREA	3,333.50 sq.m.	35,807.00 sq.ft.
		44.10%



OVERALL SITE PLAN  
SCALE: 1:1,000

CASERTANO MIXED-USE COMMERCIAL DEVELOPMENT

PROJECT: JANE STREET, CITY OF VAUGHAN

SITE PLAN AT GROUND FLOOR LEVEL

A2.0

DATE: SEPTEMBER 15, 2011 SCALE: 1:250 PROJECT NO. 3110



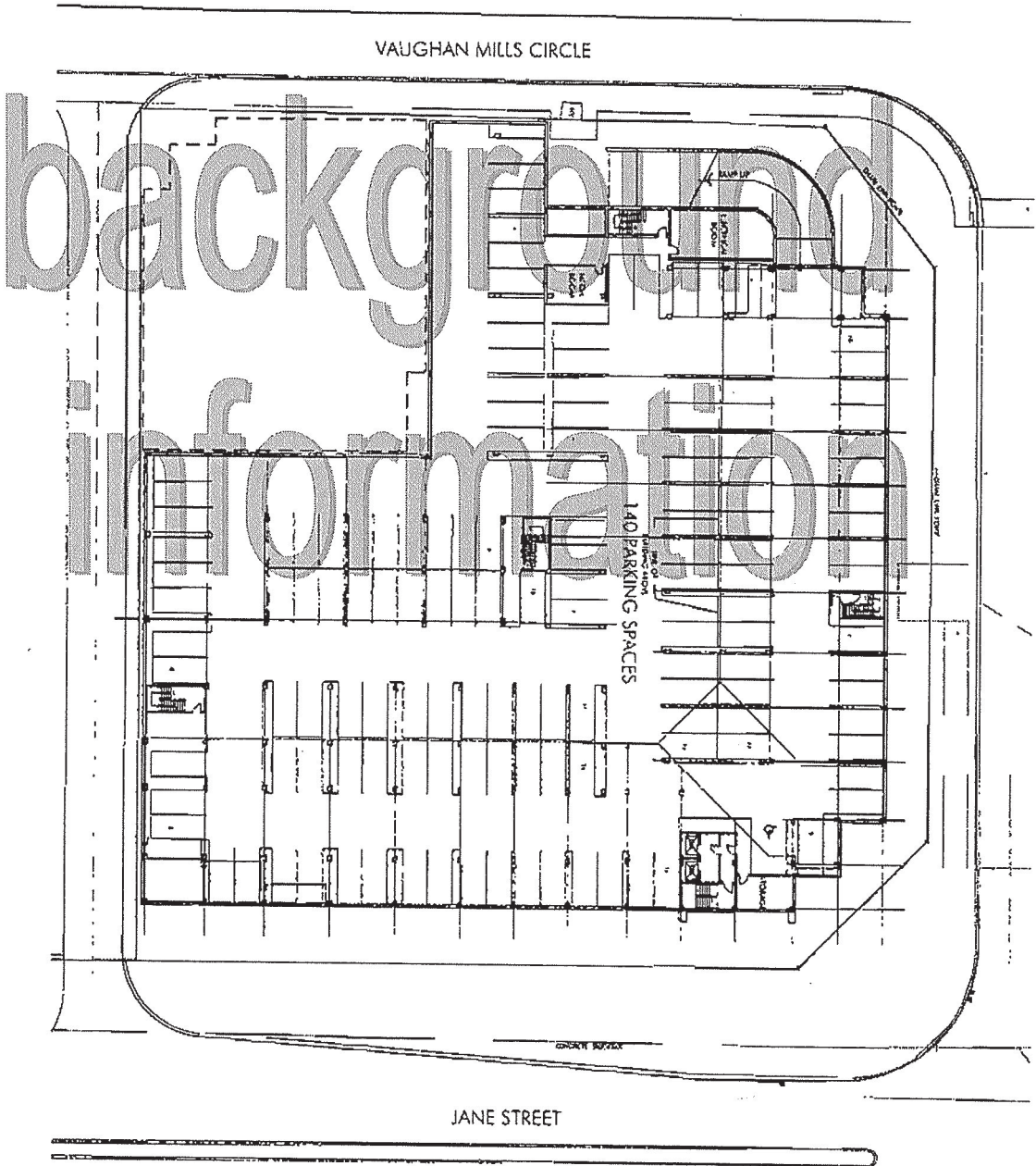
NEW  
(Sept. 15/11)

A286/11

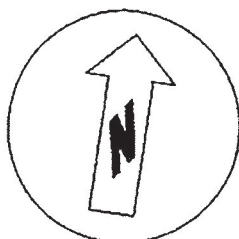
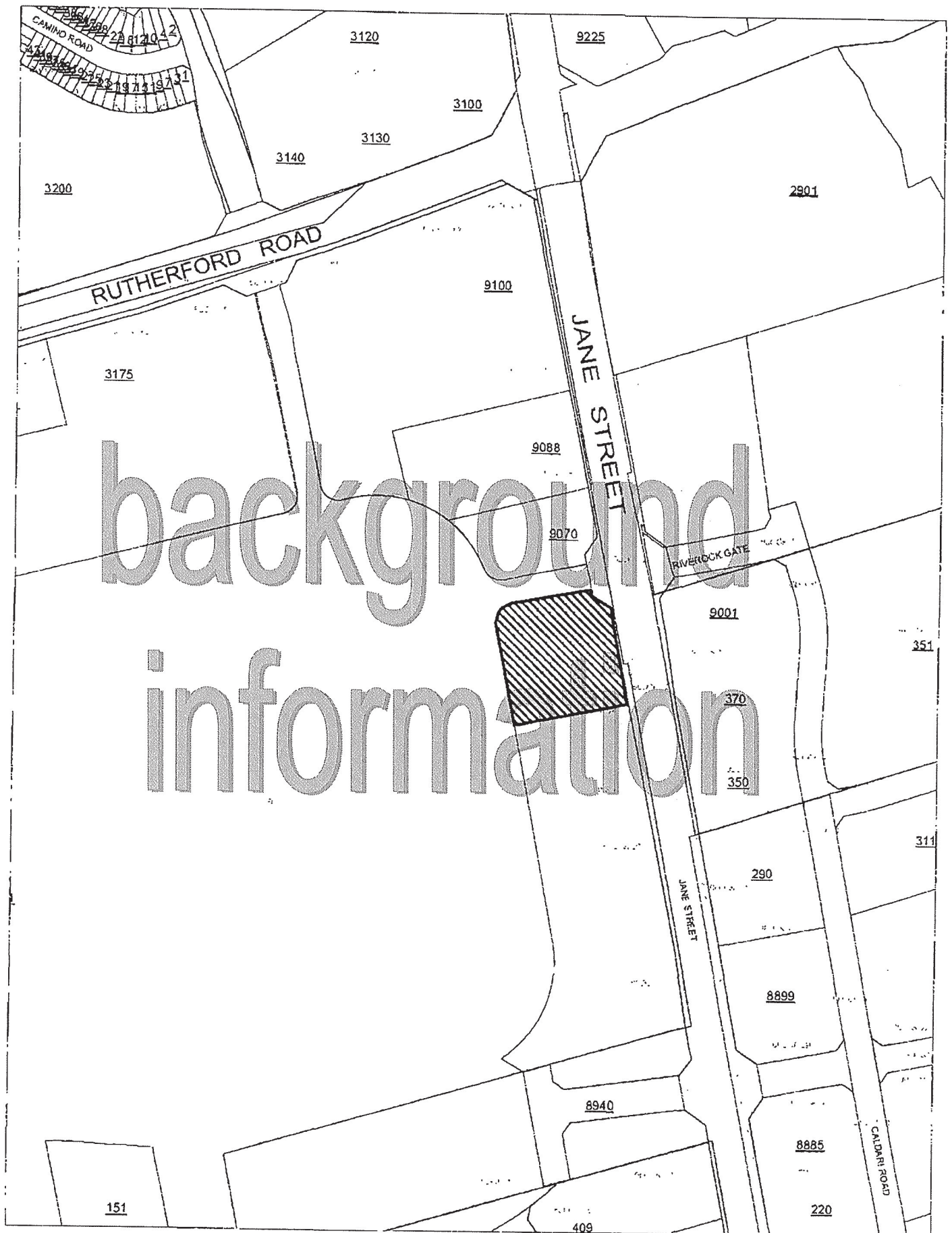



CASERTANO COMMERCIAL + MIXED USE DEVELOPMENT  
JANE STREET, CITY OF VAUGHAN

UNDERGROUND PARKING LEVEL  
DATE: SEP 15, 2011  
SCALE: 1:250  
PROJECT NO: 3110







COMMITTEE OF ADJUSTMENT	
File No.:	A286/11
Applicants:	CASERTANO DEVELOPMENT CORP. (PHASE 1)
	SUBJECT LANDS: W/S JANE STREET, VAUGHAN

# NOTICE OF DECISION

**FILE NO: A335/07**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **JANE RUTHERFORD CENTRE INC.**, with respect to Part of Lot 15, Concession 5, (Block 1, Registered Plan No. 65M-3696, municipally known as 9100 Jane Street, Building "L" (Units 73-80), Maple).

The subject lands are zoned C1, Restricted Commercial under By-Law 1-88 as amended and further subject to Exception 9(1030).

The purpose of this application is to request a variance to permit the construction of a second floor for an existing one storey commercial building as follows:

**Proposal:**

1. Minimum parking provided 634 spaces.

**By-Law Requirements:**

1. Minimum parking required 670 spaces.

Sketches are attached illustrating the request.

Moved by:

Seconded by:

THAT the Committee is of the opinion that the variance sought can be considered minor and is 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. **A335/07 – JANE RUTHERFORD CENTRE INC.,** be **APPROVED**, in accordance with the sketches attached;

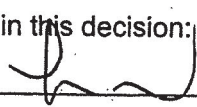
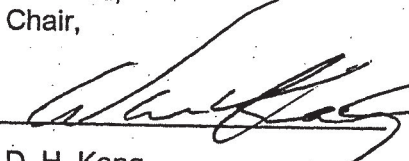
**THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.**

CARRIED.




CHAIR: 

Signed by all members present who concur in this decision:

**ABSENT**  
M. Mauti,  
Chair,  
L. Fluxgold,  
Vice Chair,  
J. Cesario,  
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.

  
Todd Coles  
Manager of Development Services  
and Secretary-Treasurer to  
Committee of Adjustment,  
City of Vaughan

DATE OF HEARING:

**SEPTEMBER 6, 2007**

LAST DATE OF APPEAL:

**SEPTEMBER 26, 2007****APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON SEPTEMBER 26, 2007.**

*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](http://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 \$150.00 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.

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

**\*\*\* SEPTEMBER 26, 2008 \*\*\***



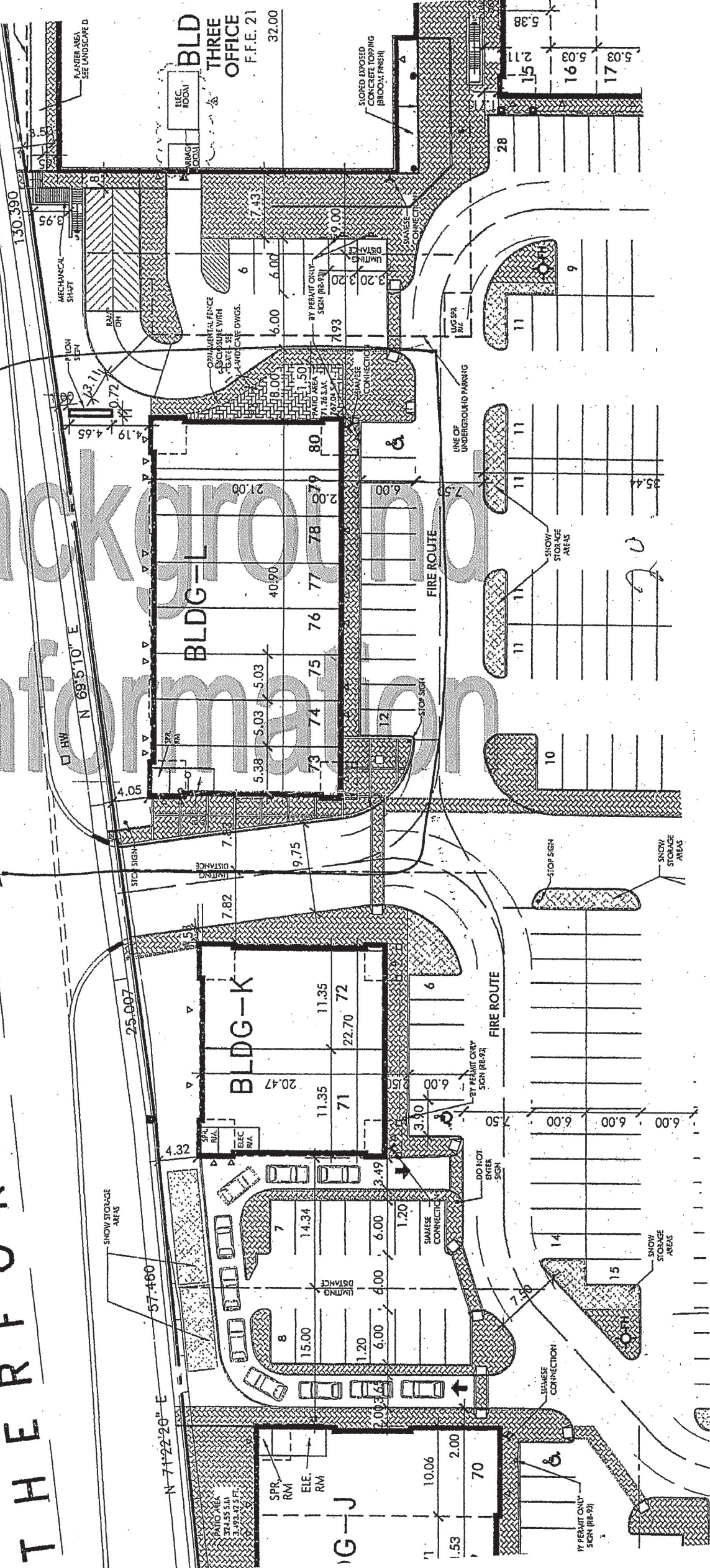




A335/p1

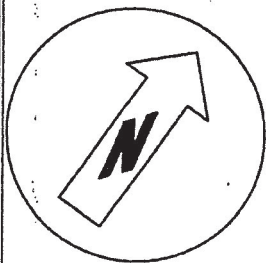
background information


110.00  
THERFORD ROAD

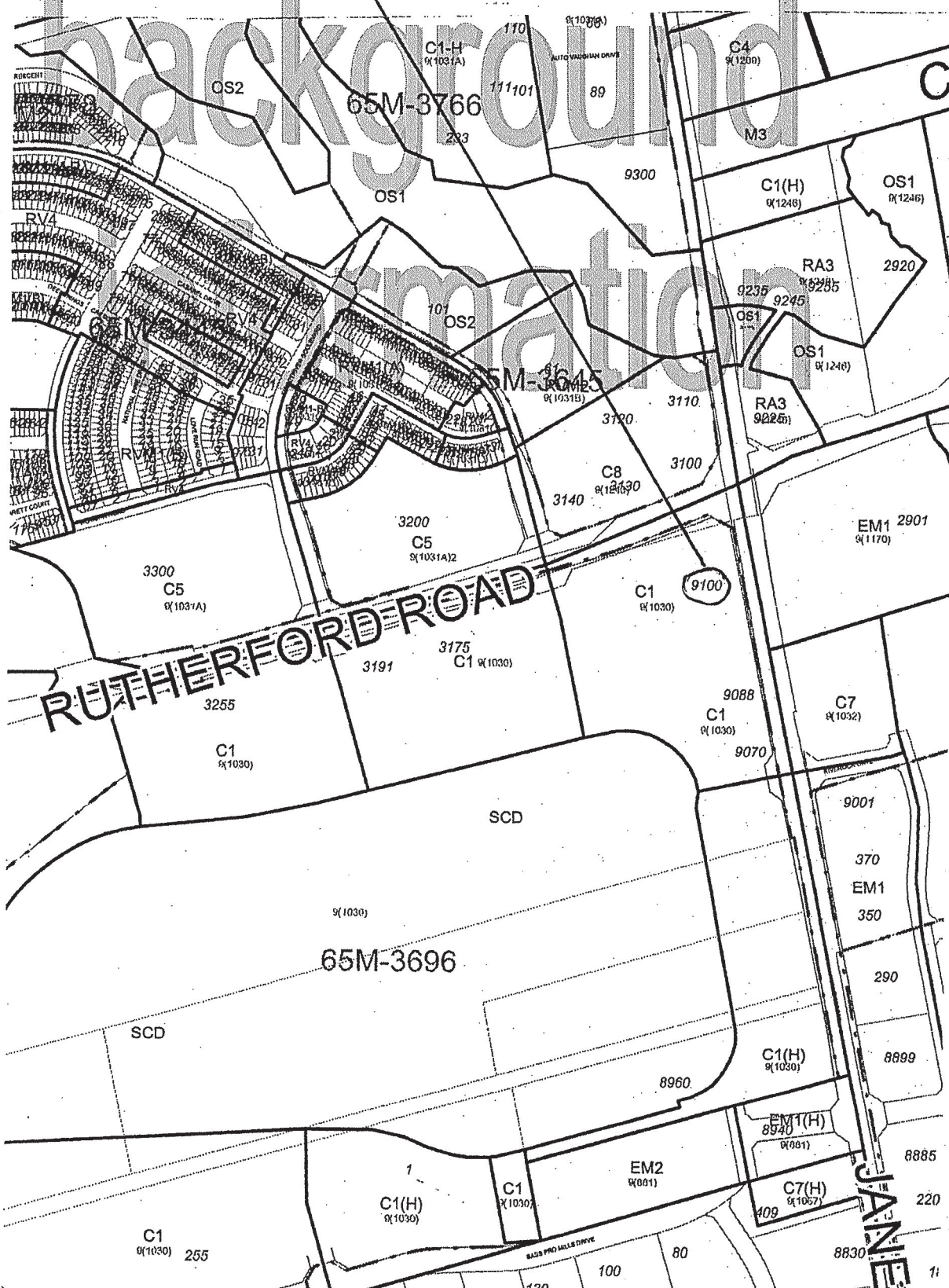




# COMMITTEE OF ADJUSTMENT



<b>File No.:</b>	<b>A335/07</b>
<b>Applicant:</b>	<b>Jane Rutherford Centre Inc. c/o Gabriel Bianchi</b>
	<b>9100 Jane Street, Bldg. "L", Concord</b>
<b>Subject Area</b>	





# NOTICE OF DECISION

FILE NO: A382/07

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **1231628 ONTARIO LIMITED**, with respect Part of Lot 15, Concession 5, Registered Plan No. 65M-3696, Block 1, (municipally known as 9100 Jane Street, Bldg. J, Units 68 & 69, Concord.)

The subject lands are zoned C1, Restricted commercial under By-Law 1-88 as amended and further subject to Exception 9(1030).

The applicant is requesting a variance to permit the construction of restaurant use within Bldg. "J" Units 68 & 69, increasing the maximum gross floor area devoted to an eating establishment, as follows:

Proposal:

1. Maximum "Gross Floor Area" devoted to eating establishments 25.5%

By-Law Requirements:

1. Maximum "Gross Floor Area" devoted to eating establishments 20%

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.

AND THAT Application No. A382/07 – 1231628 ONTARIO LIMITED. 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:

  
ABSENTM. Mauti,  
Chair,  
L. Fluxgold,  
Vice Chair,  
ABSENTJ. Cesario,  
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.

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

DATE OF HEARING:

NOVEMBER 8, 2007

LAST DATE OF APPEAL:

NOVEMBER 28, 2007

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M. ON NOVEMBER 28, 2007.

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](http://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 \$150.00 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.

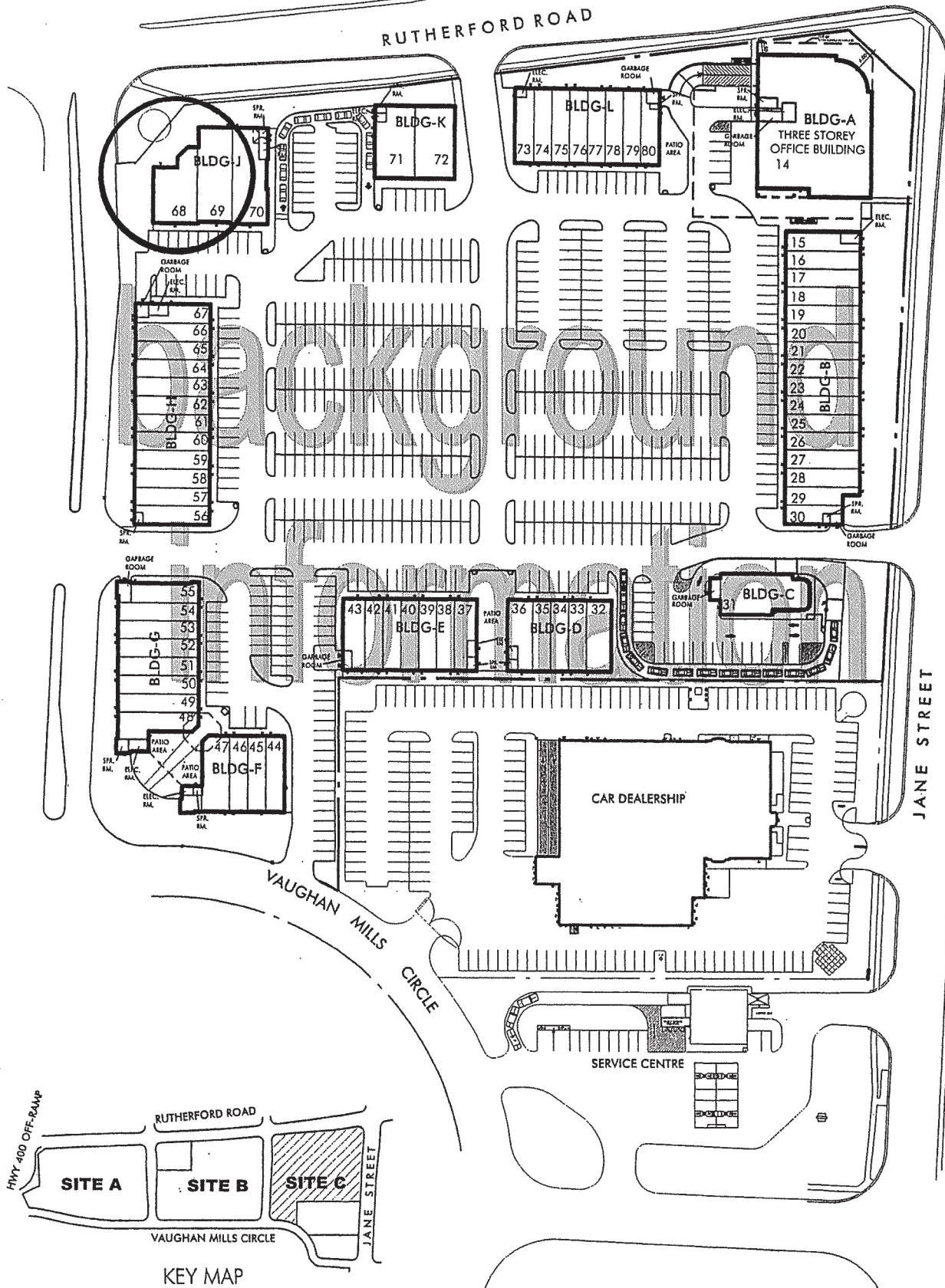
**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:**

**\*\*\* NOVEMBER 28, 2008 \*\*\***

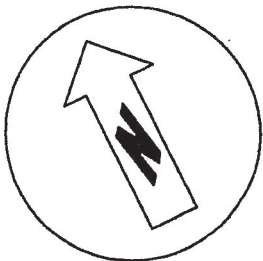
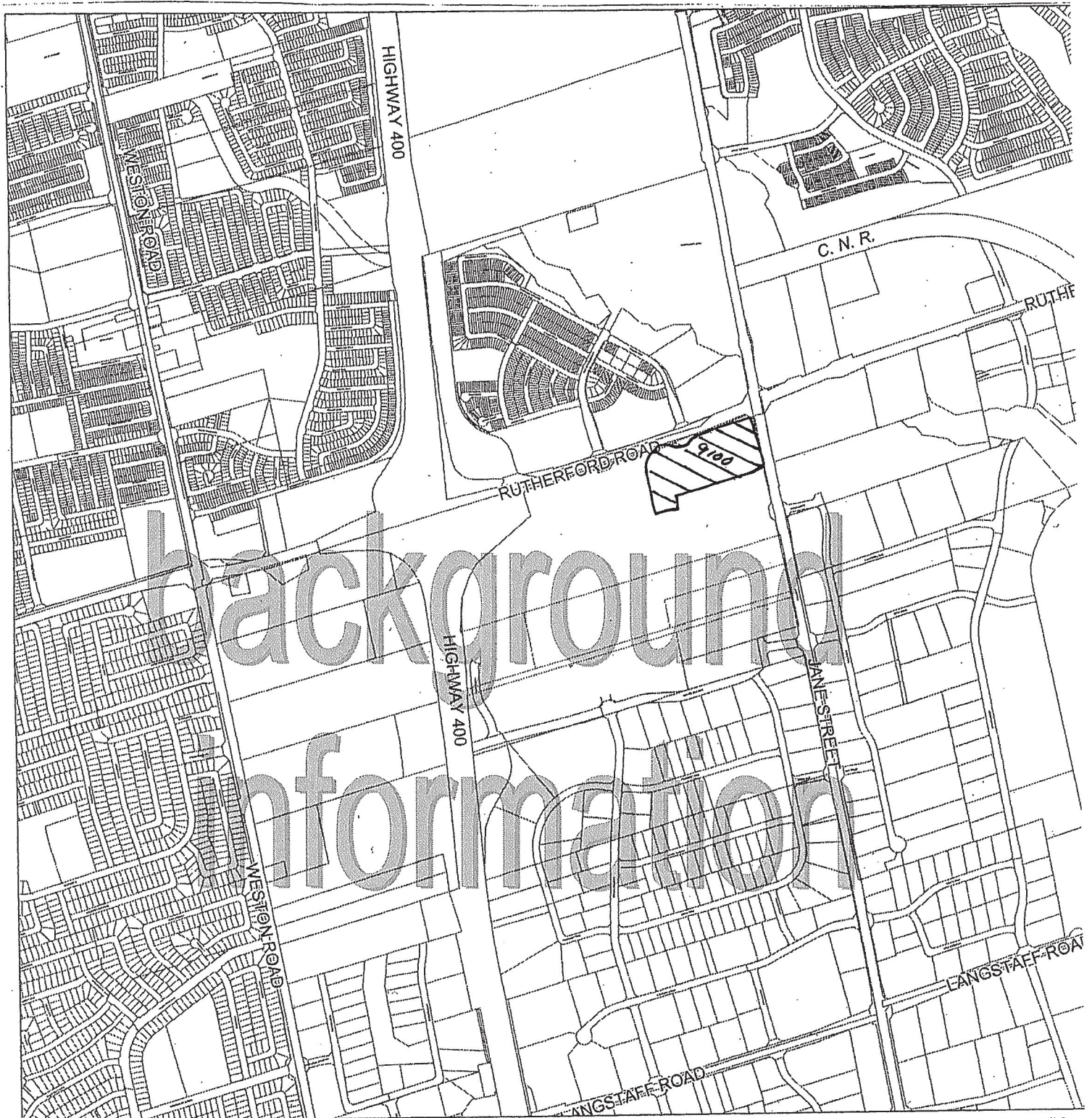



A382/07

INCREASE THE maximum GFA DEVOTED  
TO AN EATING ESTABLISHMENT TO  
25.5%







COMMITTEE OF ADJUSTMENT	
File No.:	A382/07
Applicant	1231628 ONTARIO LIMITED
	Subject Area MUNICIPALLY KNOWN AS:  9100 JANE ST., BLDG. J, UNITS 68 & 69, CONCORD



**FILE NO: A053/06**  
**SONTERRA PROPERTY DEVELOPMENT CORP.**

**LOCATION**

Part of Lot 15, Concession 5, (Part of Block 1, Registered Plan No. 65M-3696, municipally known as 9100 Jane Street, Concord.)

The subject lands are zoned C1 Restricted Commercial, under By-Law 1-88 as amended and further subject to Exception 9(1030).

The applicant is requesting variances to permit the construction of a commercial plaza (1 three storey office building and 10 one storey multi unit commercial buildings.) as follows:

**Proposal:**

- 1.) No loading spaces proposed for Office Building.
- 2.) Minimum landscape strip 3.5m abutting Jane Street and Rutherford Road.

**By-Law Requirements:**

- 1.) Office Building requires 2 loading spaces.
- 2.) Minimum 6.0m landscape strip abutting Jane Street and Rutherford Road.

**Other Planning Act Applications:**

Site Development Application File No. **DA.05.055, - APPROVED by Council JANUARY 23, 2006.**

Zoning By-Law Amendment File No. **Z.05.047(lifting holding provision – By-Law to be implemented prior to the execution of the site plan agreement) – APPROVED by Council January 23, 2006.**

Joe Di Giuseppe, replaced Vania Ottoborgo as the designated agent on behalf of the applicant and gave a brief submission regarding the request.

There was no one in attendance either in support of or in opposition to the request.

There were no comments/objections from any Departments or Agencies.

The Committee is of the opinion that the variance sought can be considered minor and is 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.

MOVED by D. H. Kang  
Seconded by L. Fluxgold

THAT Application No. **A053/06 – SONTERRA PROPERTY DEVELOPMENT CORP.,** be **APPROVED**, in accordance with the sketch attached.

CARRIED.