VAUGHAN

# Staff Report Summary

**Item 19**

Ward 2

**File:** A159/19

**Applicant:** Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada

**Address:** 100 Bainbridge Ave Woodbridge

**Agent:** Baldassarra Architects Inc.

**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 | ☑ Positive Comment<br>☒ Negative Comment | Condition(s)<br>☑ ☒ |
|---|---|---|
| Committee of Adjustment | ☑ | |
| Building Standards | ☑ | |
| Building Inspection | ☑ | |
| Development Planning | ☑ | ☑ |
| Cultural Heritage (Urban Design) | | |
| Development Engineering | ☑ | ☑ |
| Parks Department | ☑ | |
| By-law & Compliance | ☑ | |
| Financial Planning & Development | ☑ | |
| Fire Department | | |
| TRCA | | |
| Ministry of Transportation | | |
| Region of York | ☑ | |
| Alectra (Formerly PowerStream) | ☑ | |
| Public Correspondence **(see Schedule B)** | | |

Adjournment History: N/A

Background History: B90/96, A28/85, A31/84 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, December 12, 2019

# Minor Variance Application

Agenda Item: 19

# A159/19

Ward: 2

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date of Hearing:** Thursday, December 12, 2019

**Applicant:** Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada

**Agent:** Baldassarra Architects Inc.

**Property:** **100 Bainbridge Ave Woodbridge**

**Zoning:** The subject lands are zoned R4, Residential Zone, and subject to the provisions of Exception 9(723) under By-law 1-88 as amended.

**OP Designation:** Low Rise Residential

**Related Files:** None

**Purpose:** Relief from the By-law is being requested to permit the construction of three (3) proposed additions to the existing church and to permit the reconfiguration of the existing driveway fronting onto Bainbridge Avenue to facilitate Site Plan Application DA.19.045.

Three additions are comprised of a new storage room, expansion of rear entrance with washroom facilities and expansion to narthex and new bell tower.

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

| By-law Requirement | Proposal |
|---|---|
| A minimum of 180 parking spaces are required. | To permit a minimum of 152 parking spaces. |

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

| Application No.: | Description: | Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent |
|---|---|---|
| B96/90 | Lease for shared access driveway and parking purposes | Approved November 15, 1990 |
| A28/85 | Two storey building (church) – exterior side yard 13.8m; 126 parking spaces | Approved April 2, 1985 |
| A31/84 | Two storey building (institutional) exterior side yard 13.8m; lot coverage 26% | Approved March 22, 1984 |

For information on the previous approvals listed above please visit 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 November 27, 2019

Applicant confirmed posting of signage on November 27, 2019

| Property Information | |
|---|---|
| **Existing Structures** | **Year Constructed** |
| Church | Lands purchase approximately 1983<br>Church built approximately 1984 |

Applicant has advised that they cannot comply with By-law for the following reason(s):
Site Plan cannot accommodate any further parking space allocation.

**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 has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

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

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.

**Building Inspections (Septic):**
No comments or concerns

**Development Planning:**
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): Low-Rise Residential

The Owner is requesting permission to construct additions to the existing place of worship and revisions to the driveway, parking and landscaped areas.

Site Development Application File DA.19.045 is scheduled for Committee of the Whole on January 14th, 2020. Development Engineering (DE) has reviewed the parking provided on site and have no objections as the increase of gross floor area does not facilitate additional worship space. Based on DE's approval, the Development Planning considers the requested parking variance to be minor in nature.

Accordingly, the Development Planning Department is of the opinion that the requested variance for reduced parking spaces on site 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 the application subject to the following condition:

That Site Development Application DA.19.045 be approved by Vaughan Council.

**Development Engineering:**
The Development Engineering (DE) Department does not object to variance application A159/19 subject to the following condition:

The owner/applicant shall obtain approval for the related Site Development Application (DA.19.045) from the Development Engineering (DE) Department.

**Parks Development:**
No comments or concerns.

**By-Law and Compliance, Licensing and Permit Services:**
No comments or concerns.

**Financial Planning and Development Finance:**
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 Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

**Fire Department:**
No Response.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**
None

**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)**
B96/90, A28/85, A31/84

**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:

| | Department/Agency | Condition |
|---|---|---|
| 1 | Development Engineering<br>Jason Pham<br><br>905-832-8585 x 8716<br>Jason.pham@vaughan.ca | The owner/applicant shall obtain approval for the related Site Development Application (DA.19.045) from the Development Engineering (DE) Department. |
| 2 | Development Planning<br>Brandon Bell<br><br>905-832-8585 x 8112<br>Brandon.bell@vaughan.ca | That Site Development Application DA.19.045 be approved by Vaughan Council. |

## 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

**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 8002
E CofA@vaughan.ca

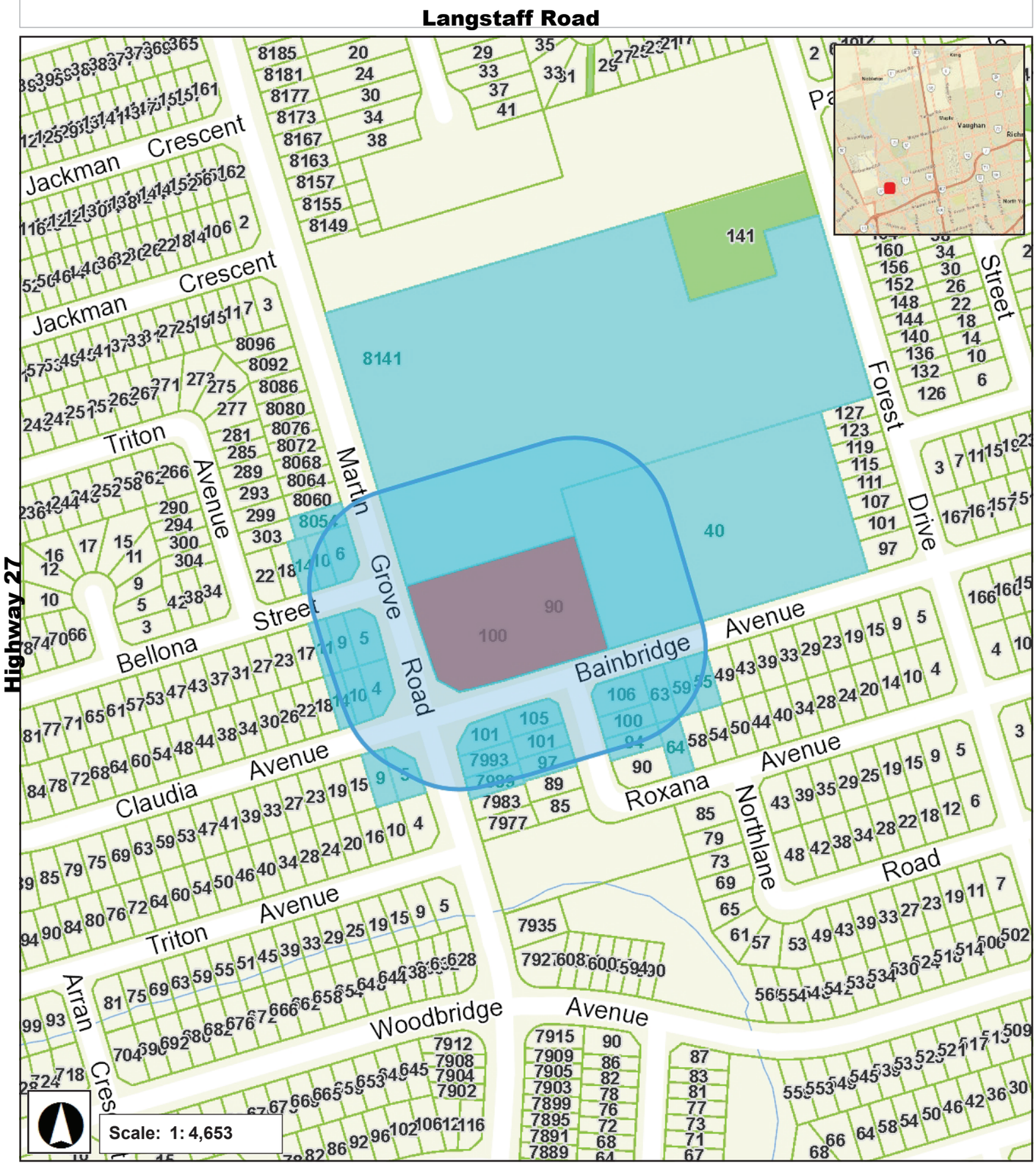
# Schedule A: Plans & Sketches

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**

# LOCATION MAP - A159/19

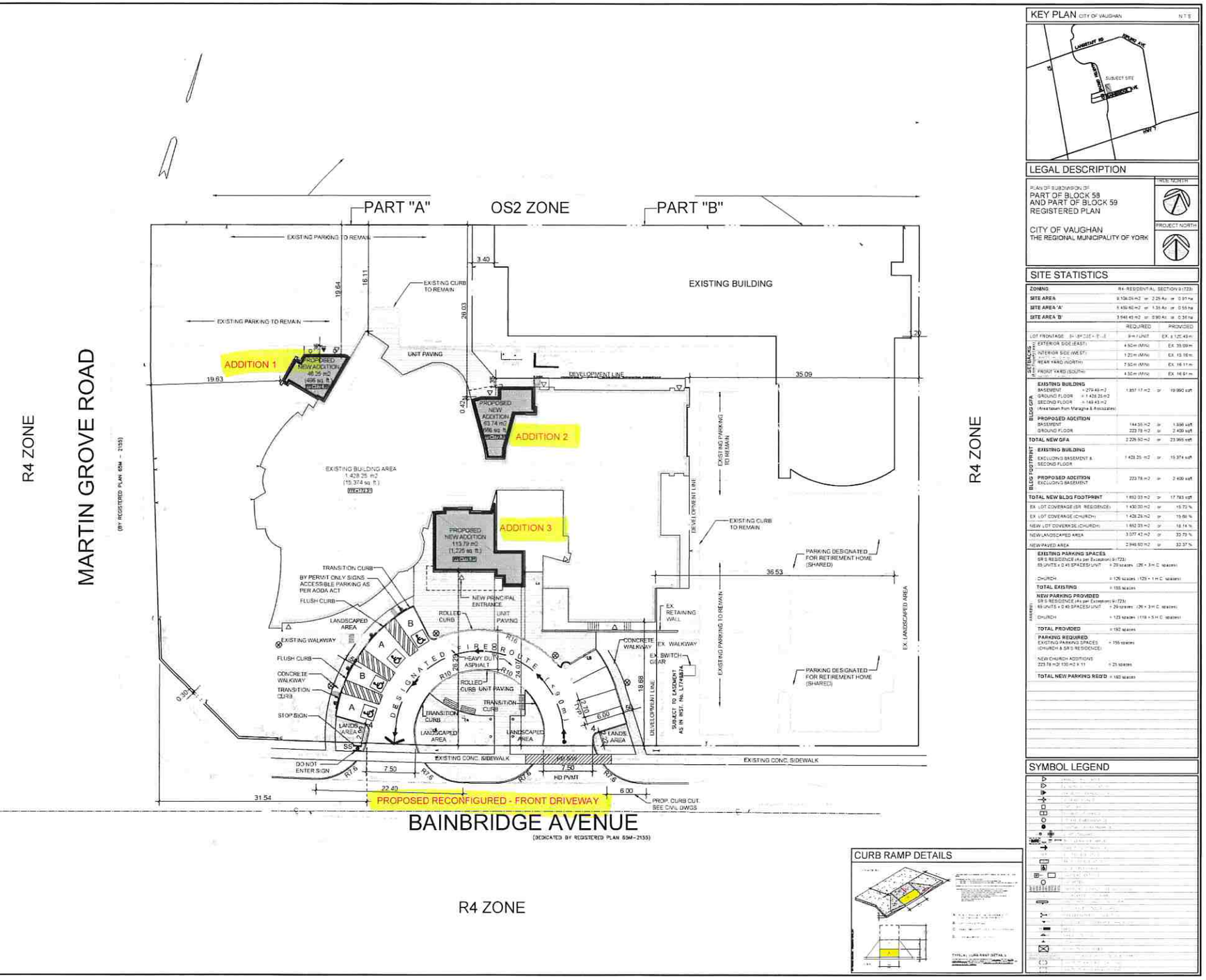
100 BAINBRIDGE AVENUE, WOODBRIDGE




November 20, 2019 2:57 PM

**A159/19**

**TO PERMIT 152 PARKING SPACES**




## KEY PLAN CITY OF VAUGHAN

N.T.S.




## LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF
PART OF BLOCK 58
AND PART OF BLOCK 59
REGISTERED PLAN

CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

TRUE NORTH

PROJECT NORTH

## SITE STATISTICS

| | | | |
|---|---|---|---|
| ZONING | R4 - RESIDENTIAL, SECTION 9 (723) | | |
| SITE AREA | 9 106.05 m2 or 2.25 Ac or 0.91 ha | | |
| SITE AREA 'A' | 5 459.60 m2 or 1.35 Ac or 0.55 ha | | |
| SITE AREA 'B' | 3 646.45 m2 or 0.90 Ac or 0.36 ha | | |
| | REQUIRED | PROVIDED | |
| LOT FRONTAGE (I - SP.C.3E + 'B' - I) | 9 m / UNIT | EX. ± 125.43 m | |
| SETBACKS: EXTERIOR SIDE (EAST) | 4.50 m (MIN) | EX. 39.09 m | |
| SETBACKS: INTERIOR SIDE (WEST) | 1.20 m (MIN) | EX. 13.16 m | |
| SETBACKS: REAR YARD (NORTH) | 7.50 m (MIN) | EX. 16.11 m | |
| SETBACKS: FRONT YARD (SOUTH) | 4.50 m (MIN) | EX. 16.91 m | |
| BLDG GFA: EXISTING BUILDING (BASEMENT ± 279.49 m2, GROUND FLOOR ± 1 428.25 m2, SECOND FLOOR ± 149.43 m2 (Area taken from Maragna & Associates)) | 1 857.17 m2 | or | 19 990 sqft |
| BLDG GFA: PROPOSED ADDITION (BASEMENT 144.55 m2, GROUND FLOOR 223.79 m2) | 368.34 m2 | or | 3 966 sqft |
| TOTAL NEW GFA | 2 226.50 m2 | or | 23 955 sqft |
| BLDG FOOTPRINT: EXISTING BUILDING (EXCLUDING BASEMENT & SECOND FLOOR) | 1 428.25 m2 | or | 15 374 sqft |
| BLDG FOOTPRINT: PROPOSED ADDITION (EXCLUDING BASEMENT) | 223.79 m2 | or | 2 409 sqft |
| TOTAL NEW BLDG FOOTPRINT | 1 652.03 m2 | or | 17 783 sqft |
| EX. LOT COVERAGE (SR. RESIDENCE) | 1 430.00 m2 | or | 15.70 % |
| EX. LOT COVERAGE (CHURCH) | 1 428.25 m2 | or | 15.68 % |
| NEW LOT COVERAGE (CHURCH) | 1 652.03 m2 | or | 18.14 % |
| NEW LANDSCAPED AREA | 3 077.42 m2 | or | 33.79 % |
| NEW PAVED AREA | 2 946.60 m2 | or | 32.37 % |
| PARKING: EXISTING PARKING SPACES — SR S RESIDENCE (As per Exceptions) 9 (723): 65 UNITS x 0.45 SPACES/UNIT | = 29 spaces (26 + 3 H C spaces) | | |
| PARKING: CHURCH | = 126 spaces (125 + 1 H C spaces) | | |
| PARKING: TOTAL EXISTING | = 155 spaces | | |
| PARKING: NEW PARKING PROVIDED — SR S RESIDENCE (As per Exceptions) 9 (723): 65 UNITS x 0.45 SPACES/UNIT | = 29 spaces (26 + 3 H C spaces) | | |
| PARKING: CHURCH | = 123 spaces (118 + 5 H C spaces) | | |
| PARKING: TOTAL PROVIDED | = 152 spaces | | |
| PARKING: PARKING REQUIRED — EXISTING PARKING SPACES (CHURCH & SR S RESIDENCE) | = 155 spaces | | |
| PARKING: NEW CHURCH ADDITIONS 223.79 m2/ 100 m2 x 11 | = 25 spaces | | |
| PARKING: TOTAL NEW PARKING REQ'D | = 180 spaces | | |

## SYMBOL LEGEND

## CURB RAMP DETAILS

| No | ISSUED | DATE |
|---|---|---|
| 1 | ISSUED FOR REVIEW | JAN. 18 2019 |
| 2 | ISSUED FOR SITE PLAN AMENDMENT | MAY 28, 2019 |
| 3 | RE-ISSUED FOR SITE PLAN AMENDMENT | NOV. 4 2019 |

| No | REVISION | DATE |
|---|---|---|


BALDASSARRA Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905 660 0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
H. BALDASSARRA
LICENSE
3654


OWNERS INFORMATION

ST. PETER'S CATHOLIC CHURCH
RENOVATION

100 BAINBRIDGE AVE
VAUGHAN, ON

**SITE PLAN**

| DATE | DRAWN BY | CHECKED | SCALE |
|---|---|---|---|
| JAN 2019 | HP | | 1:250 |

| PROJECT No | DRAWING No |
|---|---|
| O:1853 | A-1.0 |

## STATISTICS

EXISTING BUILDING AREA
(INCLUDING BASEMENT & SECOND FLOOR)
1,857.17 sq.m (19,990 sq.ft.)

PROPOSED BUILDING AREA
(INCLUDING BASEMENT)
368.33 sq.m (3,965 sq.ft.)

TOTAL NEW BUILDING AREA
2,225.50 sq.m (23,955 sq.ft.)

| No. | ISSUED | DATE |
|---|---|---|
| 1 | ISSUED FOR REVIEW | JAN. 18 2019 |
| 2 | ISSUED FOR SITE PLAN AMENDMENT | MAY 28, 2019 |
| 3 | RE-ISSUED FOR SITE PLAN AMENDMENT | NOV. 4 2019 |

| No. | REVISION | DATE |
|---|---|---|

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905 660 0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
J. BALDASSARRA
LICENSE
3654

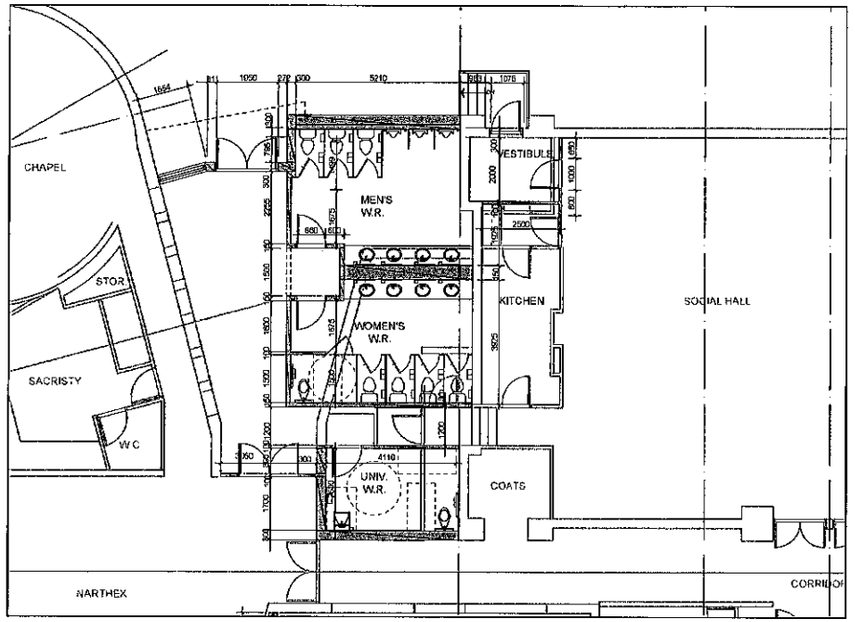
DRAWING INFORMATION

ST. PETER'S CATHOLIC CHURCH
RENOVATION
100 BAINBRIDGE AVE
VAUGHAN, ON

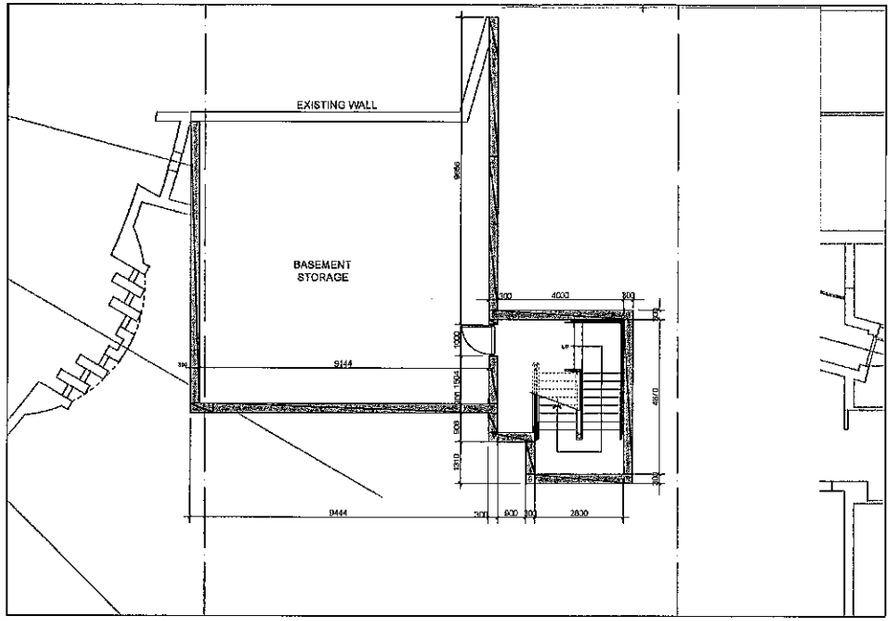
**FLOOR PLAN**

| DATE | DRAWN BY | CHECKED | SCALE |
|---|---|---|---|
| JAN. 2019 | HP | | 1:150 |

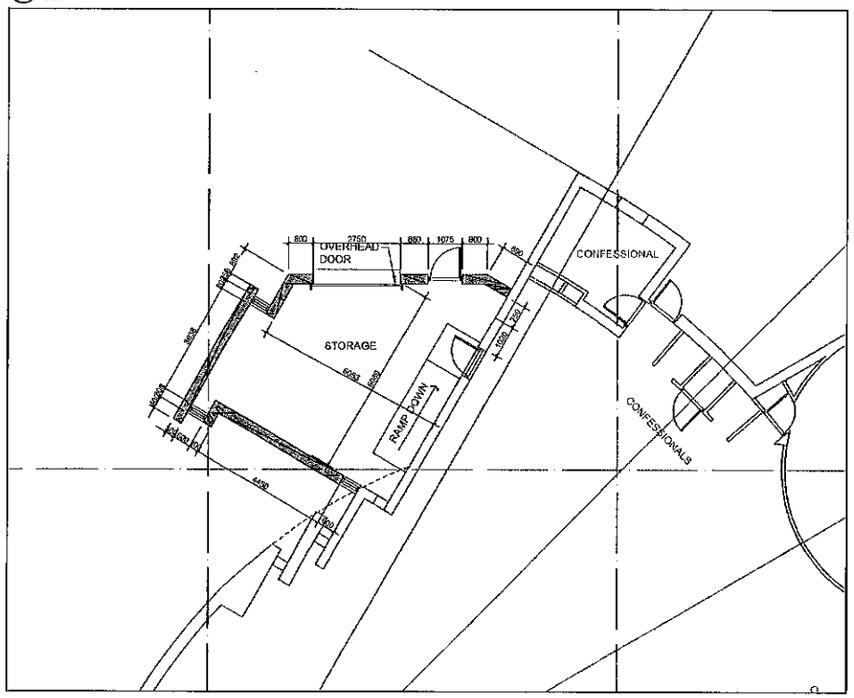
| PROJECT No | DRAWING No |
|---|---|
| O: 1853 | A-2.0 |



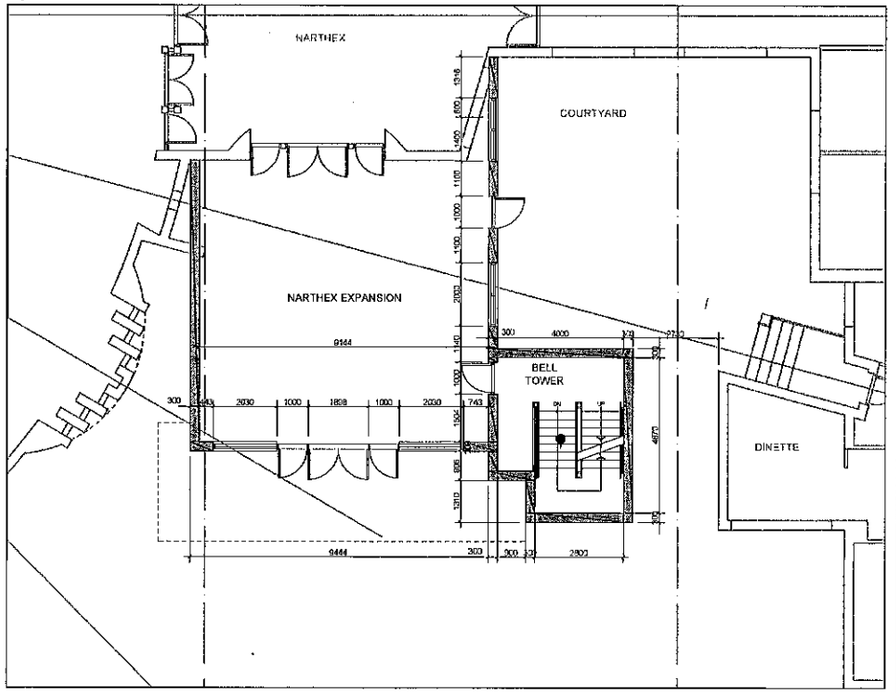

1 A-2.1 ENLARGED WASHROOM FLOOR PLAN
1:75




2 A-2.1 BASEMENT FLOOR PLAN
1:75




3 A-2.1 STORAGE ROOM PLAN
1:75




2 A-2.1 NARTHEX FLOOR PLAN
1:75

| No | ISSUED | DATE |
|---|---|---|
| 1 | ISSUED FOR REVIEW | JAN. 18 2019 |
| 2 | ISSUED FOR SITE PLAN AMENDMENT | MAY 28, 2019 |
| 3 | RE-ISSUED FOR SITE PLAN AMENDMENT | NOV. 4 2019 |

| No. | REVISION | DATE |
|---|---|---|

BALDASSARRA Architects Inc.
33 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

OWNER'S INFORMATION:

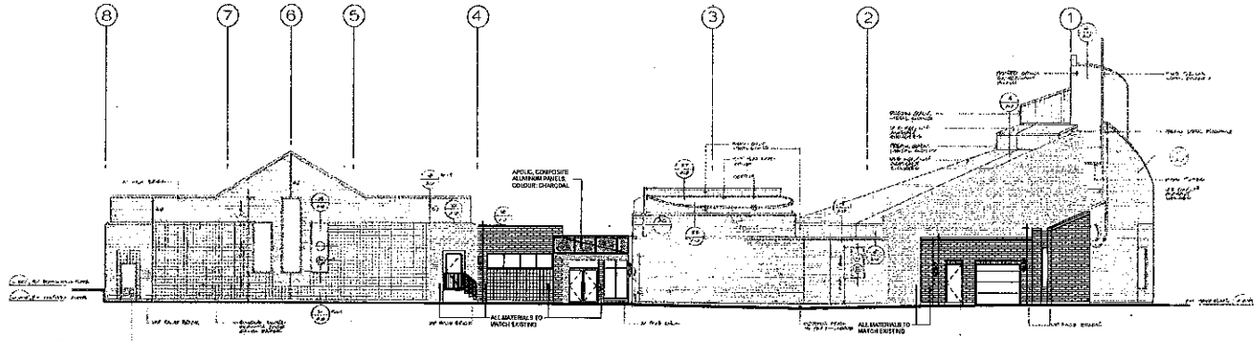
ST. PETER'S CATHOLIC CHURCH
RENOVATION
100 BAINBRIDGE AVE
VAUGHAN, ON

ENLARGED FLOOR PLANS

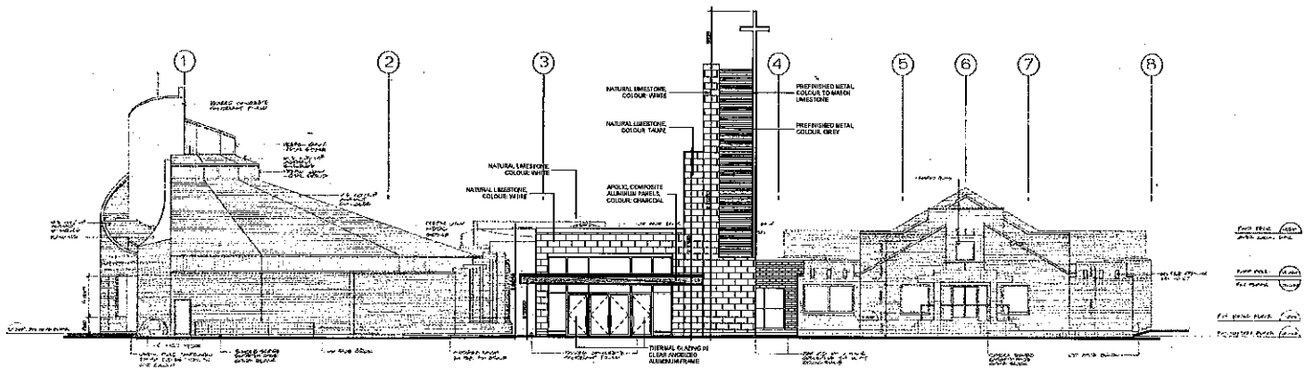
| DATE | DRAWN BY | CHECKED | SCALE |
|---|---|---|---|
| JAN. 2019 | HP | | 1:75 |

PROJECT No. O: 1853

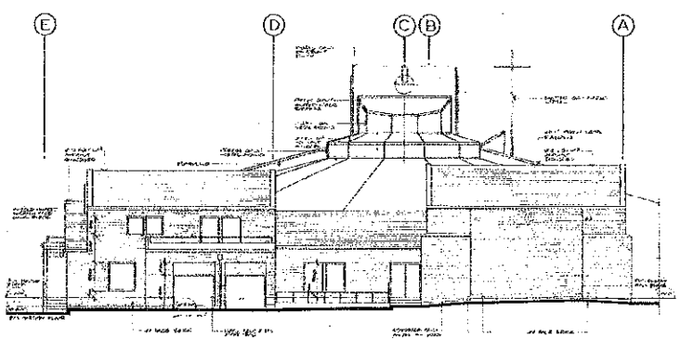
DRAWING No. A-2.1



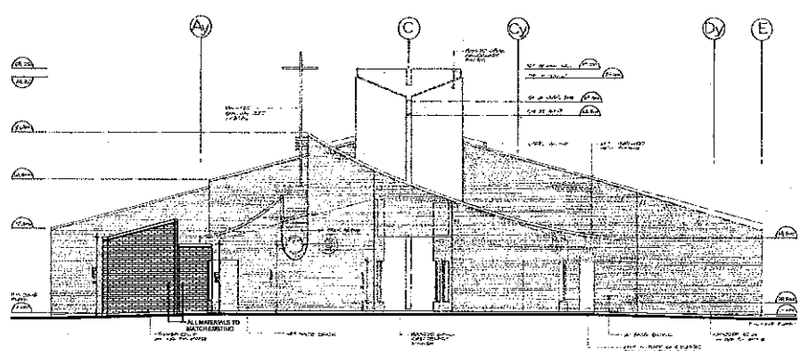

1/A4 NORTH ELEVATION




2/A4 SOUTH ELEVATION




3/A4 EAST ELEVATION




4/A4 WEST ELEVATION

| No. | ISSUED | DATE |
|---|---|---|
| 1 | ISSUED FOR REVIEW | JAN. 16 2019 |
| 2 | ISSUED FOR SITE PLAN AMENDMENT | MAY 28, 2019 |
| 3 | RE-ISSUED FOR SITE PLAN AMENDMENT | NOV. 4 2019 |

| No. | REVISION | DATE |
|---|---|---|

BALDASSARRA Architects Inc.
33 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T 905 660.0722 | www.baldassarra.ca

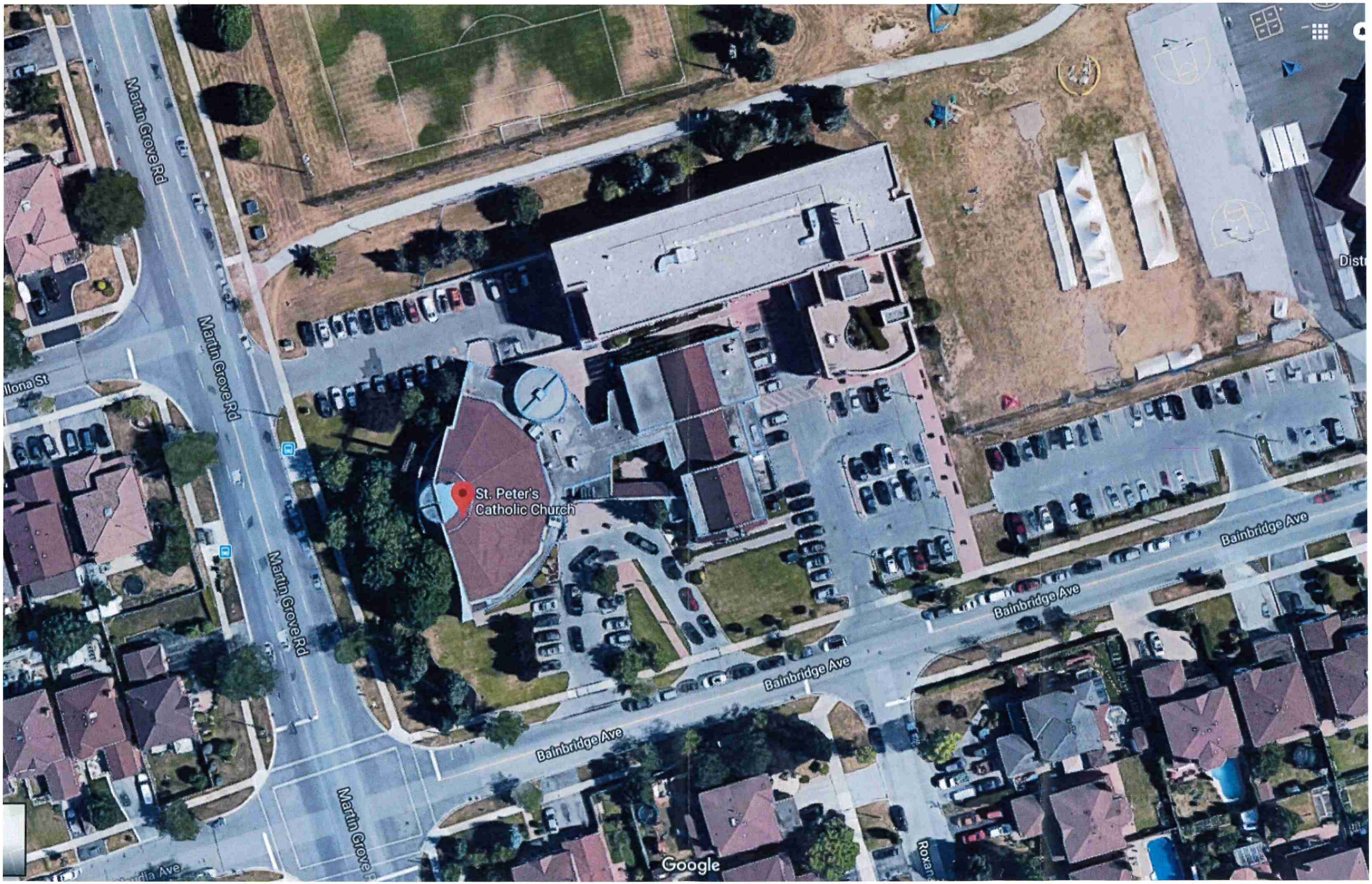
ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA
LICENSE
3604

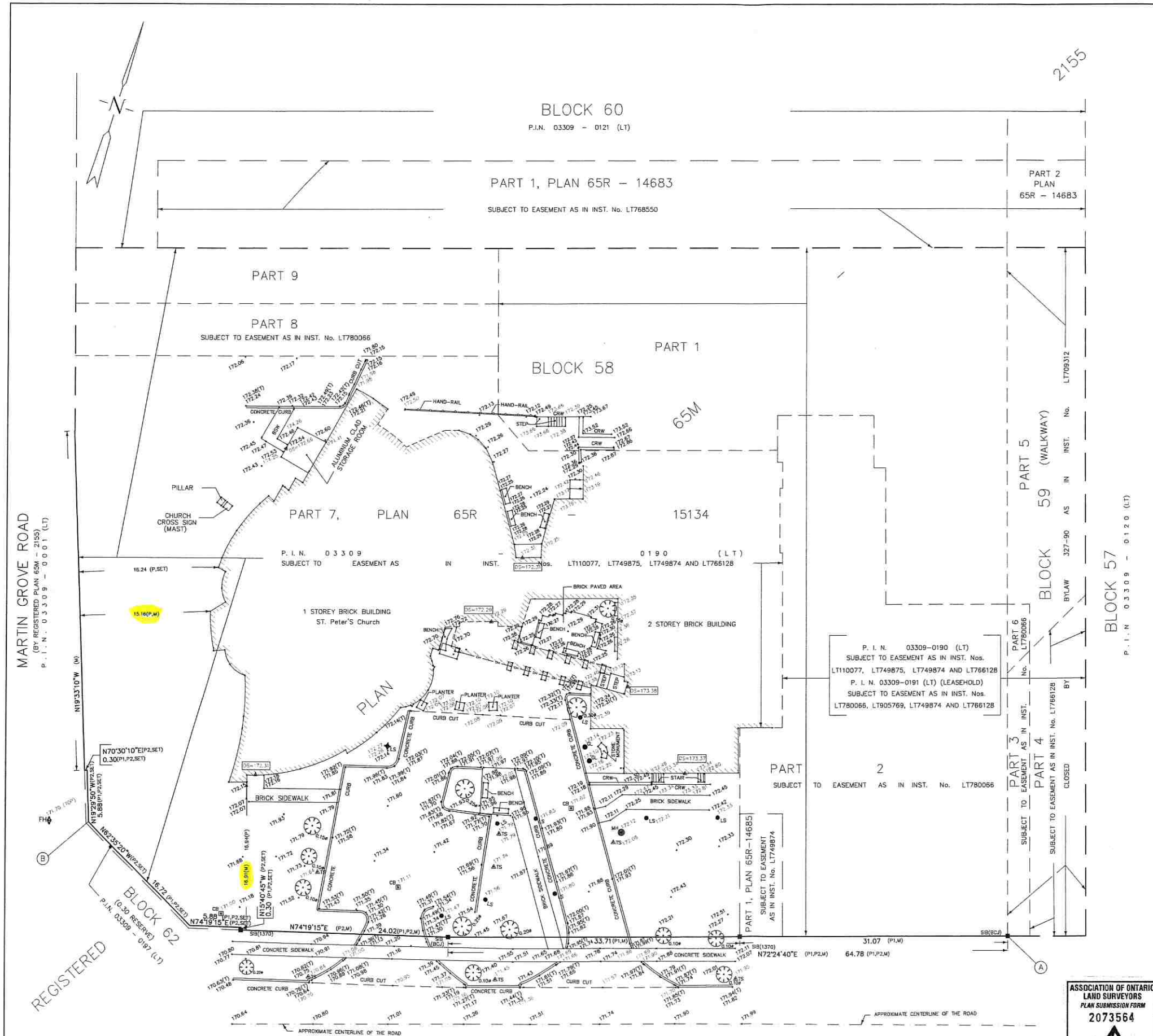
OWNERS INFORMATION.

ST. PETER'S CATHOLIC CHURCH
RENOVATION
100 BAINBRIDGE AVE.
VAUGHAN, ON

**PROPOSED ELEVATIONS**

| DATE | DRAWN BY | CHECKED | SCALE |
|---|---|---|---|
| JAN. 2019 | HP | | 1:150 |
| PROJECT No. 0:1853 | | DRAWING No. A-3.0 | |


Martin Grove Rd
Martin Grove Rd
Martin Grove Rd
Martin Grove Rd
St. Peter's
Catholic Church
Bainbridge Ave
Bainbridge Ave
Bainbridge Ave
Bainbridge Ave
Google




PARTIAL TOPOGRAPHY SURVEY OF

# PART OF BLOCK 58 AND PART OF BLOCK 59

**((WALKWAY) CLOSED BY LT709312)**

## REGISTERED PLAN 65M-2155

CITY OF VAUGHAN

(FORMERLY TOWN OF VAUGHAN)

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

5m 4 3 2 1 0 5 10 15 20m

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

### NOTES AND LEGEND

BEARING ARE SHOWN UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, (81° WEST LONGITUDE, NAD83 (CSRS) (2011).

| OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS)(2011) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10 | | |
|---|---|---|
| POINT | NORTHING | EASTING |
| A | 4848939.97 | 611863.56 |
| B | 4848920.30 | 611758.09 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOW ON THIS PLAN | | |

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFEREED TO CITY OF VAUGHAN BENCH MARK No. 51-4, HAVING ELEVATION 168.974 meters.

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT PLANTED |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| CC | DENOTES | CUT CROSS |
| WIT | DENOTES | WITNESS |
| MEAS/M | DENOTES | MEASURES |
| P | DENOTES | WILLIAM J. PLAXTON LIMITED, O.L.S., PLAN OF BUILDING LOCATION SURVEY, DATED JULY 31, 1985 |
| P1 | DENOTES | PLAN 65R-15134 |
| P2 | DENOTES | PLAN 65M-2155 |
| 1370 | DENOTES | VLADIMIR KROMAR O.L.S. |
| BCJ | DENOTES | BROWNE CAVELL AND JACKSON LTD. O.L.S. |
| LS | DENOTES | LIGHT STANDARD |
| FH | DENOTES | FIRE HYDRANT |
| CB | DENOTES | CATCH BASIN |
| TS | DENOTES | TRAFFIC SIGN |
| MH | DENOTES | MANHOLE |
| DS | DENOTES | DOOR SILL |
| (T) | DENOTES | TOP OF THE CURB |
| GL | DENOTES | GARDEN LIGHT |
| CRW | DENOTES | CONCRETE RETAINING WALL |
| BSW | DENOTES | BRICK SIDEWALK |
| OH | DENOTES | OVERHANG |
| 0.10ø | DENOTES | CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres |
| 0.10ø | DENOTES | DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres |
| 000.00 | DENOTES | SPOT ELEVATION |

- ALL PARTS ARE REFERRED TO PLAN 65R-15134 IF NOT SPECIFIED
- FOR BEARING COMPARISONS, A ROTATION OF 1° 00' 15" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLANS P, P1 AND P2 TO CONVERT TO UTM BEARINGS.
- REVISED ON 28 MARCH, 2019: "TREES IN FRONT OF ALUMINUM CLAD STORAGE ROOM WAS DELETED ACCORDING TO THE WINTER STORM"

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF NOVEMBER, 2018.

DECEMBER 13, 2018
DATE

GEORGE C. M. LO
Ontario Land Surveyor

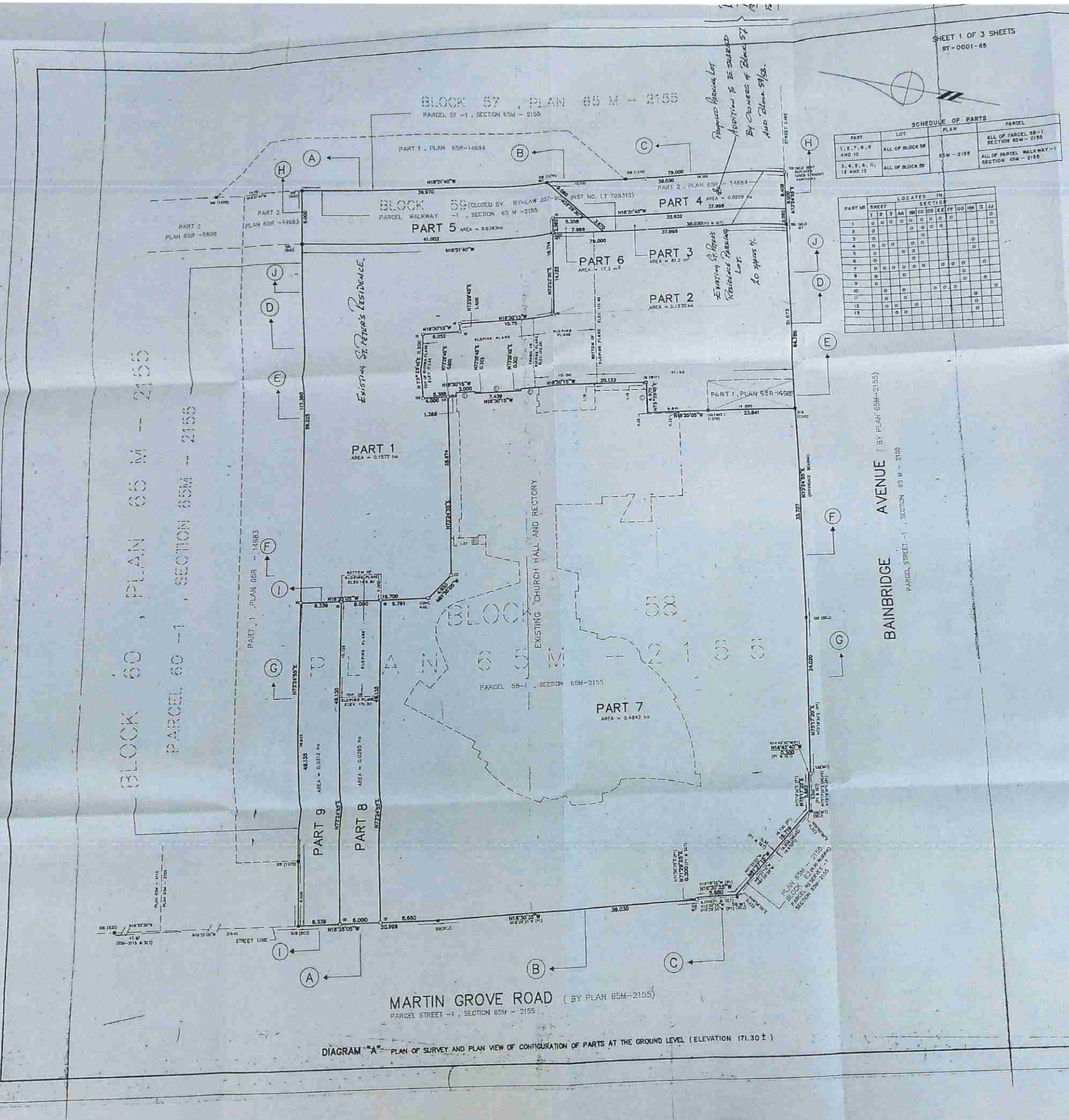
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2073564

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).


R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL.: (416) 490-8352 www.ravissurveying.com FAX: (416) 491-6206


| | |
|---|---|
| CHECKED BY : F.A., O.L.S. | |
| CALCULATED BY : S.S. | PROJECT No. : 3239-0 |
| DRAWN BY : S.S. | DRAWING No. : 3239-OT.DWG |

PLAN CONFIGURATION OF BOUNDARY AT ELEVATION 171.30 (GROUND LEVEL)




SHEET 1 OF 3 SHEETS
BT-0001-65

SCHEDULE OF PARTS

| PART | LOT | PLAN | PARCEL |
|---|---|---|---|
| 1,2,7,8,9 AND 10 | ALL OF BLOCK 58 | 65M - 2155 | ALL OF PARCEL 58-1 SECTION 65M - 2155 |
| 3,4,5,6,11, 12 AND 13 | ALL OF BLOCK 59 | | ALL OF PARCEL WALKWAY-1 SECTION 65M - 2155 |

| PART NR | LOCATED IN SHEET 1 | 2 | 3 | AA | BB | CC | DD | EE | FF | GG | HH | II | JJ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | o | o | o | o | o | o | o | o | o | | | | o |
| 2 | o | | | | o | o | o | o | | | | | o |
| 3 | o | | | | o | o | | | | | o | | |
| 4 | o | o | o | o | o | o | | | | | o | | |
| 5 | o | | | o | o | | | | | | o | | |
| 6 | o | | | o | o | | | | | | o | | |
| 7 | o | o | o | o | o | o | o | o | o | | | o | |
| 8 | o | | | o | | | | | o | | | | |
| 9 | o | | | | | | o | o | o | | | o | |
| 10 | | o | | o | | | | | o | | | | |
| 11 | | o | | o | | | | | | | o | | |
| 12 | | o | o | | o | | | | | | o | | |
| 13 | | | o | o | | | | | | | o | | |

I REQUIRE THIS PLAN CONSISTING OF SHEETS 1,2 AND 3 TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE March 8 1991
VLADIMIR KRCMAR O.L.S.

PLAN 65R - 15134
SHEETS 1,2 AND 3 RECEIVED AND DEPOSITED
DATE 16 APRIL 1991
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

EXAMINER'S APPROVAL
APPROVED
ASST. EXAMINER OF SURVEYS

EXAMINER'S APPROVAL
APPROVED IN ACCORDANCE WITH SUBSECTION 3 (3C) OF REGULATION 855 OF REVISED REGULATIONS OF ONTARIO, 1980
DATE APRIL 12 1991
ASST. EXAMINER OF SURVEYS

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

PROPERTY OF THE REGISTRY OFFICE

# PLAN OF SURVEY OF
# BLOCKS 58 AND 59
# PLAN 65M-2155
# CITY OF VAUGHAN (FORMERLY TOWN OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

5 2.5 0 5 10 15 20 25m

VLADIMIR KRCMAR LTD O.L.S. 1991

**METRIC**
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

| | | |
|---|---|---|
| SIB | DENOTES | SHORT STANDARD IRON BAR |
| ○ | DENOTES | SURVEY MONUMENT PLANTED |
| ● | DENOTES | SURVEY MONUMENT FOUND |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| P1 | DENOTES | PLAN 65M-2155 |
| P2 | DENOTES | PLAN 65R -14684 |
| P3 | DENOTES | PLAN 65R -14685 |
| CC | DENOTES | CUT CROSS |
| 830 | DENOTES | E. W. PETZOLD O.L.S. |
| 1370 | DENOTES | VLADIMIR KRCMAR O.L.S. |
| BCJ | DENOTES | BROWNE,CAVELL AND JACKSON LTD O.L.S. |
| OU | DENOTES | ORIGIN (UNKNOWN) |
| ① | DENOTES | OUTSIDE BRICK FACE OF CHURCH WALLS |
| ② | DENOTES | HORIZONTAL PLANE CONTROLLED BY THE GEODETIC ELEVATIONS SHOWN ON THE SECTIONS |
| ③ | DENOTES | SLOPING PLANE CONTROLLED BY THE GEODETIC ELEVATIONS SHOWN ON THE SECTIONS |
| ⑥ | DENOTES | VERTICAL PLANE |

**NOTES**
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCH MARK DESCRIBED AS, WEST NUT BOTTOM FLANGE OF HYDRANT , ON THE EAST SIDE OF MARTIN GROVE ROAD AT THE S.W. CORNER OF BLOCK 58 , PLAN 65M - 2155
ELEVATION 171.263 .

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BAINBRIDGE AVENUE AS SHOWN ON PLAN 65M-2155, HAVING A BEARING OF N73°24'55"E

**SURVEYOR'S CERTIFICATE**
I CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN ARE IN EXISTENCE AND THAT THEIR DIMENSIONS AS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENT.

March 8, 1991
DATE
VLADIMIR KRCMAR
ONTARIO LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 24 th. DAY OF JANUARY 1991

March 7, 1991
DATE
VLADIMIR KRCMAR
ONTARIO LAND SURVEYOR

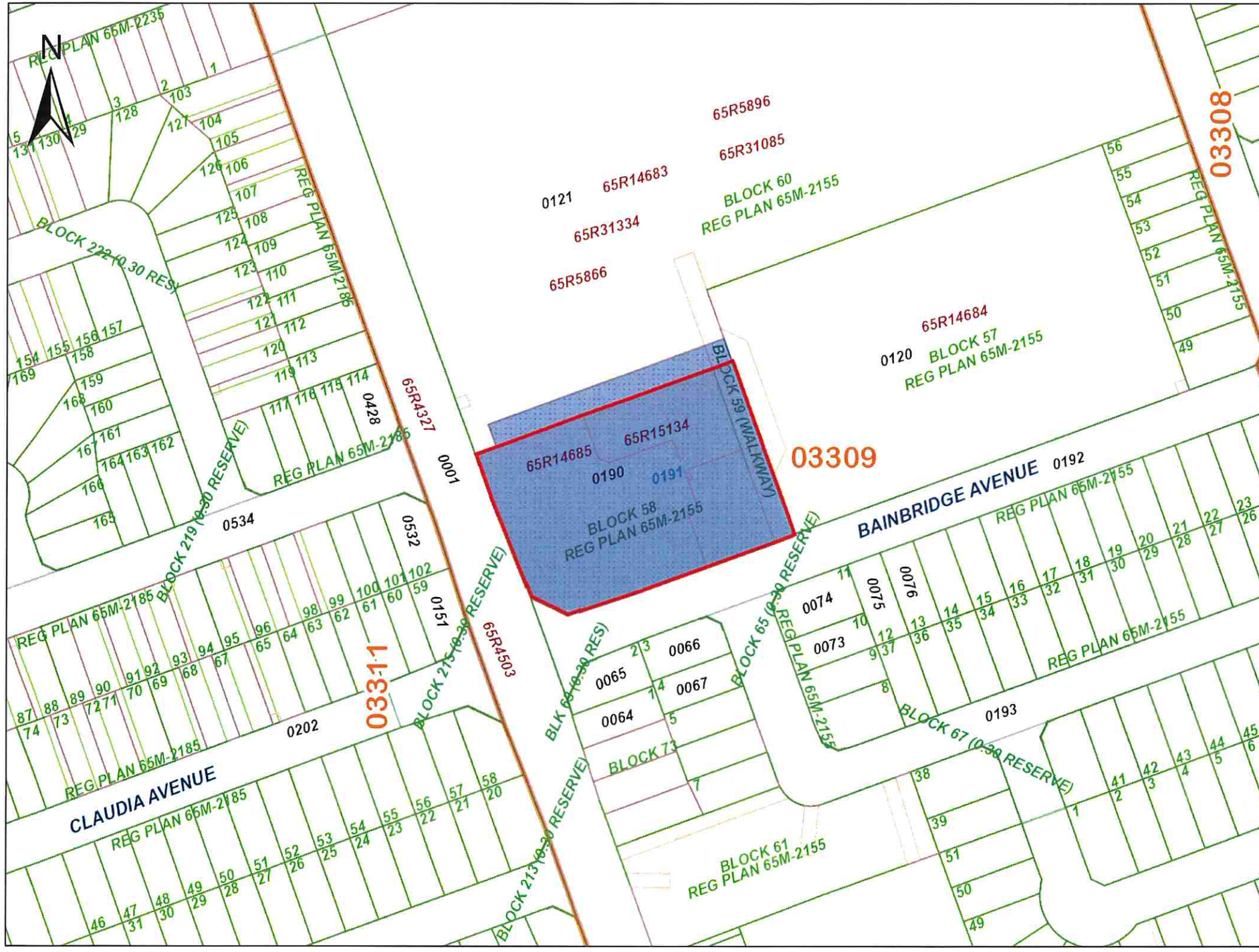

VLADIMIR KRCMAR LTD.
ONTARIO LAND SURVEYORS
1137 CENTRE STREET THORNHILL ONTARIO, L4J 3M6
TEL(416) 238- 0053 FAX (416) 739-8132


| FIELD : | CM/DRAWN : | BA | CHECKED : | VK | JOB No : 89-1438 |
|---|---|---|---|---|---|
| DWG NAME : | 89L89143835 | PLOT DATE : | 19-02-1991 09:35 | | |

SHEET 1

65R 15134

MARKED-UP DRAWING TO BE USED AS REFERENCE DOCUMENT FOR APPLICATION




ServiceOntario

PRINTED ON 19 MAR, 2019 AT 15:17:05
FOR DSPARROW

**SCALE**

0 30 60 90 meters

## PROPERTY INDEX MAP

YORK REGION(No. 65)

### LEGEND

| | |
|---|---|
| FREEHOLD PROPERTY | |
| LEASEHOLD PROPERTY | |
| LIMITED INTEREST PROPERTY | |
| CONDOMINIUM PROPERTY | |
| RETIRED PIN (MAP UPDATE PENDING) | |
| PROPERTY NUMBER | 0449 |
| BLOCK NUMBER | 08050 |
| GEOGRAPHIC FABRIC | |
| EASEMENT | |

**THIS IS NOT A PLAN OF SURVEY**

### NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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# 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.

**None**

# 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**

## COMMENTS:

| | |
|---|---|
| ☐ | We have reviewed the proposed Variance Application and have no comments or objections to its approval. |
| X | 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

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

## Attwala, Pravina

**Subject:** FW: (A159-19) MVAR.19.V.0471 - 90 & 100 Bainbridge Avenue

---

**From:** Skouros, Julia <Julia.Skouros@york.ca>
**Sent:** November-22-19 1:18 PM
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>
**Cc:** Vigneault, Christine <Christine.Vigneault@vaughan.ca>; Committee of Adjustment <CofA@vaughan.ca>
**Subject:** (A159-19) MVAR.19.V.0471 - 90 & 100 Bainbridge Avenue

Hi Pravina,

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

Should you have any questions or concerns, please contact me using the information provided below.

Best,

**Julia Elena Skouros** | Assistant Planner, Community Planning, Corporate Services
---
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 74886 | Julia.Skouros@york.ca | york.ca

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

# Schedule D: Previous Approvals (Notice of Decision)

**Consent Application B96/90**
**Minor Variance Applications A28/85, A31/84**

TOWN OF Vaughan

COMMITTEE OF ADJUSTMENT
(CONSENTS)

CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L6A 1T1 TELEPHONE (416) 832-2281

Address all Correspondence to the Secretary-Treasurer

# NOTICE OF DECISION

Application No: B96/90
C.90.96

Date of Decision: November 15th, 1990
Name: Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada
Address: 355 Church Street
Toronto, Ontario
M5B 1Z8

Property: Block's 58 & 59, Registered Plan 65M-2155 (Part of Lot 8, Concession 8), municipally known as 100 Bainbridge Avenue.

The owner proposes to lease the subject lands marked "A" on the attached sketches for senior citizen residence purposes together with required right-of-ways in favour of the subject and retained lands for shared access driveway and parking purposes.

There is a proposed 65 unit senior citizen residence building to be built on the subject land. There is an existing church hall and rectory located on the land to be retained.

The above noted application was heard by the Committee of Adjustment on: November 15th, 1990.

It is the decision of the Committee that the consent to lease the parcel of land shown as "Subject Lands" on Schedule "A" attached hereto, be APPROVED, subject to fulfillment of the following conditions:

1. Payment to the Town of Vaughan of a Lot Levy if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Treasury Department;

2. Payment to the Town of Vaughan of a Tree Fee if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Treasury Department;

3. That the amending zoning By-Law for the subject site be in full force and effect, to the satisfaction of the Building Standards Department;

4. That all agreements effecting spatial separation requirements of the Ontario Building Code be approved and be registered on title to the satisfaction of the Building Standards Department;

5. The Owners are required to pay for 100% of the cost to have Vaughan Hydro extend hydro facilities to the subject land in order to provide hydro servicing, to the satisfaction of Vaughan Hydro;

6. That Block 59, Plan 65M-2155, be transferred to the applicant registered on title, to the satisfaction of the Planning Department.



Cont'd....

NOTICE OF DECISION

Name: Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada

Application No. B96/90

7. Payment of the applicable Regional Development Charge if required, to be determined at time of payment for each conveyance, to the Regional Municipality of York, payable by certified cheque only;

8. A submission to the Secretary-Treasurer of written confirmation by the Town of Vaughan that the subject land has frontage on a public road to the satisfaction of the Public Works Department and/or Development Engineering Department;

9. Submission to the Secretary-Treasurer of three (3) white prints of a registered deposited reference plan of survey showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;

10. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with three (3) copies of the Transfer/Deed of Land for the subject land to be stamped accordingly; or may provide a Certificate to the Applicant stating the Consent has been given in certain cases;

11. Prior to the issuance of a building permit, the applicant shall fulfill and comply with all of the above noted consent conditions;

12. Pursuant to Section 52(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the (above-noted) conditions of Consent, failing which the application for consent shall thereupon deem to be refused.

Members concurring in this decision:

| | | |
|---|---|---|
| K. Fass,<br>Chairman | R. Luciani,<br>Vice Chairman | B. DiVona,<br>Member |
| M. Ferri<br>Member | V. Primucci,<br>Member | |

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

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Vaughan Committee of Adjustment

NOTE: A Certificate pursuant to Subsection 52(21) of The Planning Act (RSO 1983, c.1) cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: November 23rd, 1990

The last date for appealing the decision is: December 14th, 1990

**ABOVE GROUND**

AREA = 3662 m² **A1** SUBJECT LANDS ( LEASED LANDS )

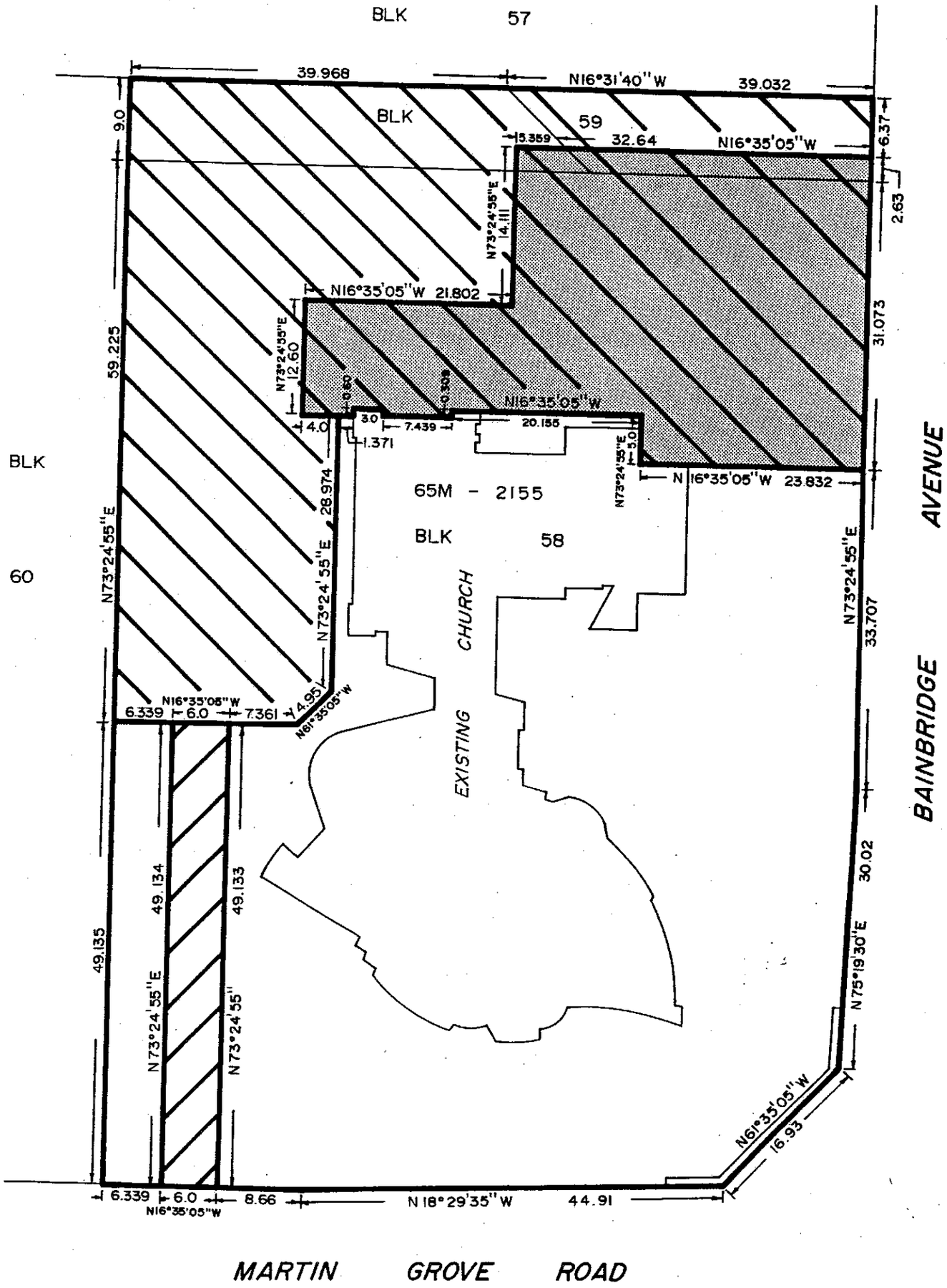
AREA = 295 m² **A2** R.O.W. IN FAVOUR OF LEASEHOLD LANDS

AREA = 5205 m² **B** RETAINED LANDS ( OWNER )

R.O.W. IN FAVOUR OF OWNER OVER LEASEHOLD LANDS

B96/90
ROMAN CATHOLIC EPISCOPAL CORPORATION FOR THE DIOCESE OF TORONTO IN CANADA





B96/90
ROMAN CATHOLIC EPISCOPAL CORPORATION FOR THE DIOCESE OF TORONTO IN CANADA

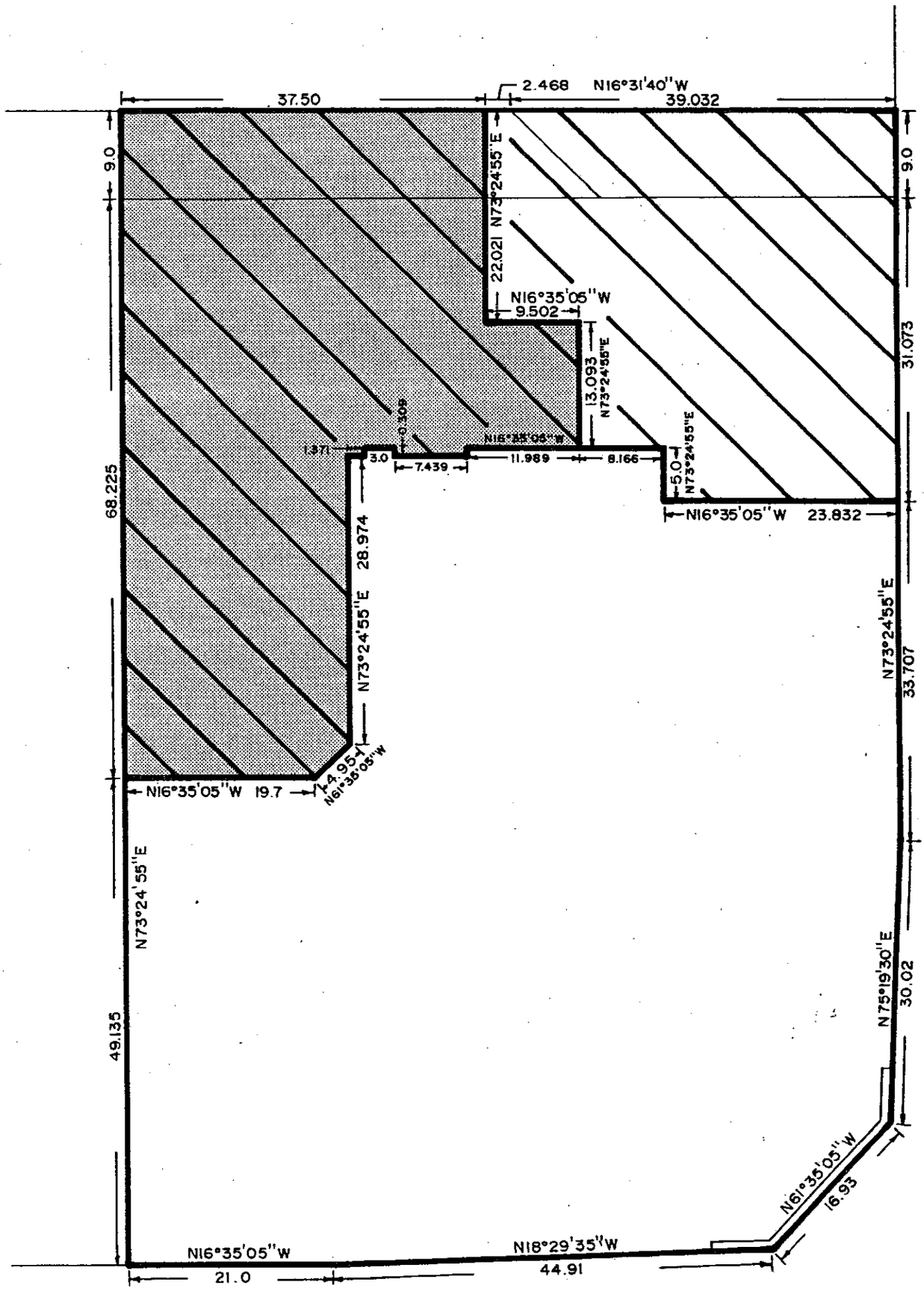


**UNDERGROUND PARKING**

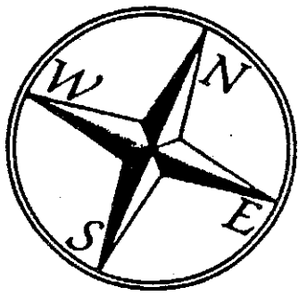
AREA = 3662 m² **A**, SUBJECT LANDS ( LEASED LANDS )

AREA = 5505 m² **B** RETAINED LANDS ( OWNER )

R.O.W. IN FAVOUR OF OWNER OVER LEASEHOLD LANDS



# TOWN OF VAUGHAN

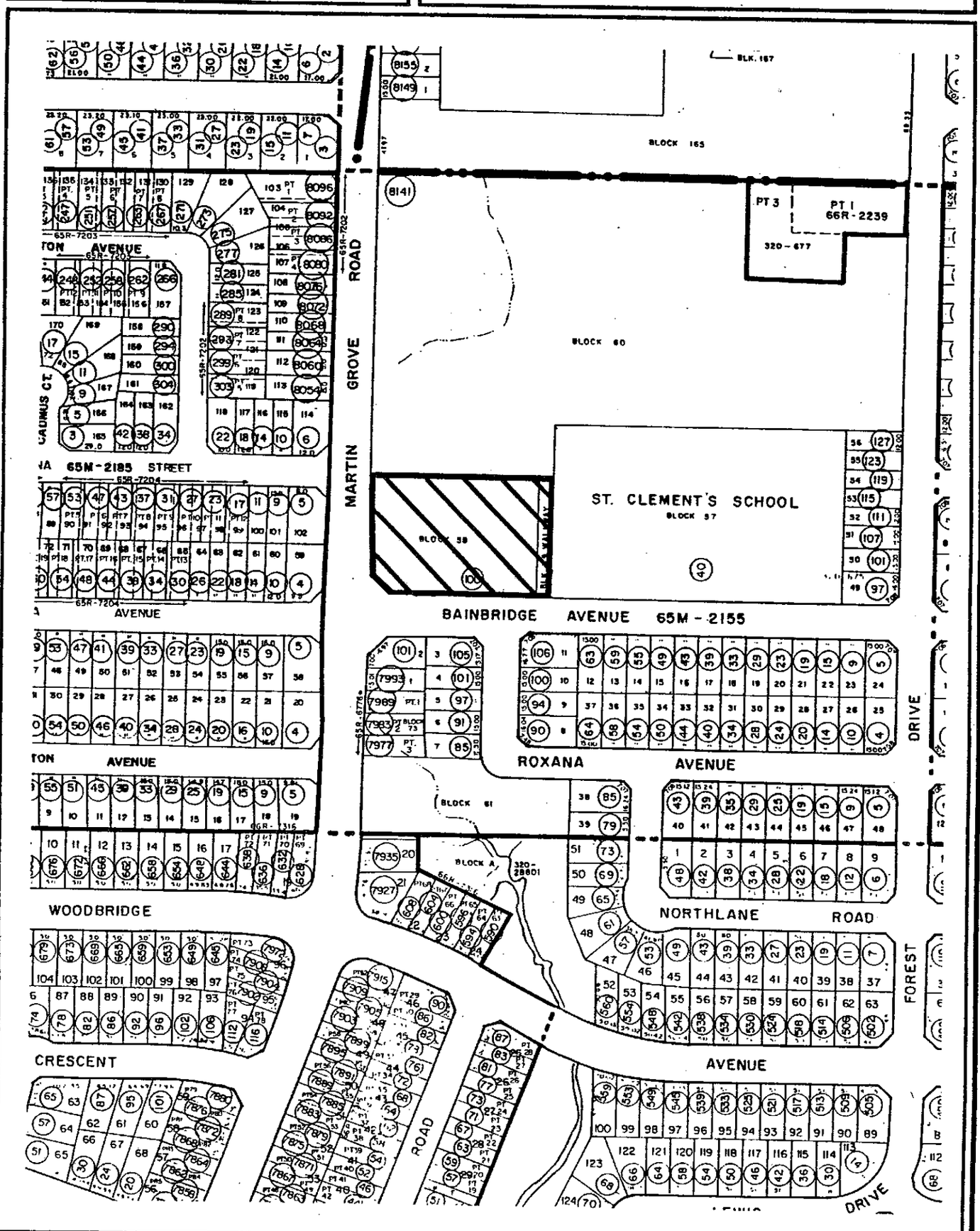



# COMMITTEE OF ADJUSTMENT

FILE NO.: B96/90

APPLICANT: ROMAN CATHOLIC EPISCOPAL CORPORATION FOR THE DIOCESE OF TORONTO IN CAN.

SUBJECT AREA



Address all Correspondence to the Secretary-Treasurer

Please refer to file number B96/90

NOTICE TO THE OWNER

The Committee of Adjustment has approved your application for consent, subject to certain conditions.

A copy of the "notice of decision" is attached, together with relevant information concerning appeal of the decision.

If the decision is not appealed, you will receive a notice that it is "final and binding", in due course. It will then be in order for you to fulfill the conditions of approval.

All conditions must be fulfilled before a Certificate can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

The period for fulfilling conditions cannot be extended.

Although you may have appointed an agent to act on your behalf in the application, it is your responsibility, as owner, to ensure that all conditions are fulfilled in time. Failure to do so will result in the decision being deemed to have been refused, pursuant to subsection 52(20) of The Planning Act, and your application file will be closed.

NO FURTHER NOTICE OF THE LAST DAY FOR FULFILLING CONDITIONS WILL BE GIVEN.

Respectfully,

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.
Secretary-Treasurer,
Vaughan Committee of Adjustment

TOWN OF Vaughan

COMMITTEE OF ADJUSTMENT
(CONSENTS)

CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L6A 1T1 TELEPHONE (416) 832-2281

TO: OWNER/AGENT/SOLICITOR

SUBJECT: Fulfilling Conditions of Consent

Please Note:

1. The enclosed decision of the Land Division Committee is subject to an appeal period. Caution should, therefore, be exercised in fulfilling any conditions of consent prior to being notified in writing that no appeal has been taken against the decision and that the decision is final and binding. In this way, unnecessary costs will be avoided, should the decision be appealed.

2. The decision, including any conditions of approval set out, cannot be varied except as may be allowed by the Ontario Municipal Board, on appeal.

PLEASE READ REVERSE SIDE ALSO

APPEAL OF DECISION - (Reference: Section 52 of The Planning Act)

(7) The applicant, the Minister and every agency or other person to whom notice of the decision was sent may within thirty days of the making of the decision appeal to the Municipal Board against the decision by filing with the Secretary-Treasurer of the Committee of Adjustment, a notice of appeal setting out written reasons in support of the appeal and accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Board under The Ontario Municipal Board Act.*

(8) Where the applicant, the Minister or any agency or other person to whom notice of the decision was sent, is not satisfied as to the conditions or any of the conditions imposed by the Committee of Adjustment, he or it may within thirty days of the making of the decision appeal in respect of the conditions or any of the conditions by filing with the Secretary-Treasurer of the Committee of Adjustment, a notice of appeal specifying the condition or conditions appealed and setting out written reasons in support of the appeal, accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Board under The Ontario Municipal Board Act.*

(9) The Secretary-Treasurer of Committee of Adjustment upon receipt of a notice of appeal filed under subsection (7) or (8) shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (7) or (8) to The Municipal Board by registered mail together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.

(15) On an appeal to the Municipal Board under subsection (7) or where conditions are appealed under subsection (8), the Board shall hold a Hearing of which notice shall be given to such agencies or persons and in such manner as the Board may determine.

(16) Despite subsection (15), the Municipal Board may, where it is of the opinion that the reasons in support of an appeal under subsection (7) or (8) are insufficient, dismiss the appeal without holding a full Hearing, but before so dismissing the appeal, shall notify the appellant and afford him an opportunity to make representations as to the merits of the appeal.

(17) Following the Hearing on an appeal under subsection (7) the Municipal Board may make any decision that the Committee of Adjustment could have made on the original application and on a referral of conditions under subsection (8) the Board shall determine the question as to the condition or conditions referred to it.

(18) Where under subsection (17) the decision of the Municipal Board is that a consent be given, the Committee of Adjustment shall thereupon give the consent, except that where conditions have been imposed the consent shall not be given until the Committee of Adjustment is satisfied that the conditions have been fulfilled.

(19) Where the decision of the Committee of Adjustment on an application is to give a consent and there has been no appeal under subsection (7) or (8), the consent shall be given, except that where conditions have been imposed the consent shall not be given until the Committee of Adjustment is satisfied that the conditions have been fulfilled.

(20) Where conditions have been imposed and the applicant has not, within a period of one year from the giving of the notice of decision, fulfilled the conditions, the application for consent shall thereupon be deemed to be refused.

(21) When a consent has been given under this Section, the Secretary-Treasurer of the Committee of Adjustment shall give a certificate to the applicant stating that the consent has been given and the certificate is conclusive evidence that the consent was given and that the provisions of this Act leading to the consent have been complied with and that, despite any other provision of this act, the Committee of Adjustment had jurisdiction to grant the consent and after the Certificate no action may be maintained to question the validity of the consent.

(22) A consent given under this Section lapses at the expiration of two years from the date of the certificate given under subsection (21), if the transaction in respect of which the consent was given is not carried out within the two-year period, by the Committee of Adjustment in giving the consent may provide for an earlier lapsing of the consent.

* $125.00 for primary consent appeal, by cheque, payable to the Treasurer of Ontario and $25.00 for each related appeal.

Please refer to file number B96/90

TO: OWNER/AGENT/SOLICITOR

SUBJECT: FULFILLMENT OF CONDITIONS OF APPROVAL

Please note carefully the following:

1. All conditions of approval must be fulfilled before a Certificate of Consent pursuant to subsection 21 of section 49 of The Planning Act can be issued. Unnecessary delay in the issue of the Certificate can be avoided by observing the following procedures:

(a) CONDITIONS CONCERNING THE MUNICIPALITY IN WHICH THE SUBJECT LAND IS LOCATED:

Payment of a lot levy, fees, deed for road widening, requests for written advice, agreements, etc., must be forwarded directly to the Municipality, together with a request that a certificate that such conditions have been fulfilled, be forwarded to the Secretary-Treasurer (standard certificate forms have been provided to the Municipality for the purpose).

(b) CONDITIONS CONCERNING THE REGIONAL MUNICIPALITY OF YORK:

(i) Deed for road widening - must be forwarded directly to the Regional Solicitors, 62 Bayview Avenue, Box 147, Newmarket, Ontario, together with necessary certification that the land described in the deed is free of all encumbrances. The deed must be accompanied by a white print of the deposited Reference Plan referred to in the deed.

(ii) Payment of a Regional Development Charge - must be forwarded directly to the Regional Treasurer, 62 Bayview Avenue, Box 147, Newmarket, Ontario. Cheques should be certified.

(iii) Water wells and private waste disposal systems - required information or requests for information must be submitted directly to the Regional Health Department, 22 Prospect Street, Newmarket, Ontario, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

(c) CONDITIONS CONCERNING OTHER AGENCIES:

(i.e. Conservation Authorities, Ministry of Transportation and Communications, etc.) - requests for written advice, permits, etc., must be forwarded directly to the Agency concerned, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

PLEASE INCLUDE OWNER'S NAME AND APPLICATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.

2. It is the owner's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision not later than the date set out in the decision. Failure to do so will result in a lapse of the consent and the file will be closed. Time limits set out in the decision CANNOT be extended. NO FURTHER NOTICE WITH REGARD TO THE LAST DAY FOR FULFILLING CONDITIONS OF APPROVAL WILL BE GIVEN.

IMPORTANT NOTICE.

Examination of the document to which Certificate of Consent is to be affixed will not be commenced until all conditions of approval have been fulfilled and necessary documentation has been filed with the Secretary-Treasurer. The Certificate cannot be issued the same day as the document is presented and/or all conditions have been fulfilled. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed, for issue of the Certificate. The owner is cautioned not to make arrangements for completion of the transaction until the Certificate has been issued, in order to avoid possible inconvenience.

Form 12

TOWN OF
Vaughan
CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281

COMMITTEE OF ADJUSTMENT FILE NO. A 28/85
SUBMISSION NO. V.85.28

# D E C I S I O N

DATE: April 2nd, 1985

NAME: Roman Catholic Episcopal Church, Archdiocese of Toronto,

ADDRESS: 355 Church Street, Toronto, Ontario.

PROPERTY: Block 58, Registered Plan M-2155 (Part Lot 8, Concession 3)

IN THE MATTER OF Subsection 44 (1) and (2) of the Planning Act, S.O. 1983, c. 1,

AND

IN THE MATTER OF an application by Roman Catholic Episcopal Church, Archdiocese of Toronto, 355 Church Street, Toronto, Ontario, owners of Block 58, Registered Plan M-2155 (Part Lot 8, Concession 3), known as the subject property for variances to the provisions of By-law 2523, as amended by By-laws 226-82 and 53-84, with respect to use and minimum exterior side yard setback and parking requirements for an Institutional use in a Fourth Density Residential (R4) Zone.

BEFORE: M. Zuccaro (Chairman),
G. Thompson,
W. H. Young,

being all members of the Committee of Adjustment on Tuesday, April 2nd, 1985.

---

Mr. R. Maragna appeared on behalf of the applicant.

The applicant is requesting variances to permit the construction of a proposed two-storey building to be used for institutional (church) purposes, notwithstanding, Section 1 (b) of By-law 226-82 and 53-84 requires that lands shown as Fourth Density Residential on Schedule 2 (b) shall be used only for the purposes of single family detached dwellings. The proposed church will also have a minimum exterior side yard setback of 13.8m (45'4") rather than the required 15m (49.2') and have 126 parking spaces rather than the required 140 parking spaces.

Draft approval of the plan of subdivision states the following:

Section 21.8 - The Owner shall set aside Block 58 of Schedule "A1", located on the northeast corner of Martin Grove Road and Bainbridge Avenue as a future church site.

...cont'd...

Section 21.10 - Prior to the final approval of the Plan, the Owner shall have entered into a satisfactory agreement with the York Region Roman Catholic Separate School Board for the conveyance of a school site located on the north side of Bainbridge Avenue known as Block 57 of Schedule "A1."

Therefore, bearing the above in mind, Committee is of the opinion that it was always the intent to use this land for the purposes of a church and that the appropriate zoning was unintentionally omitted from the finalized zoning by-law. It was verbally reaffirmed that additional parking would be provided by St. Clement School, which is located immediately to the east of the subject property. Committee is also of the opinion that the variances sought are minor in nature and are desirable for the appropriate development and use of the land. The general intent and purpose of the Official Plan will be maintained.

It is, therefore, the decision of the Committee of Adjustment, that Application No. A 28/85, Archdiocese of Toronto, be and the same is hereby APPROVED, subject to the following conditions:

1. That the applicant enter into a Site Plan Agreement with the Town;

2. That if this decision of the Committee of Adjustment is not acted upon within twelve (12) months of the date hereof, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

Members concurring in this decision:

M. Zuccaro,
Chairman,

G. Thompson,

W. H. Young

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

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.(A),
Secretary-Treasurer,
Vaughan Committee of Adjustment.

TOWN OF Vaughan

A28/85

## LIST OF DRAWINGS

ARCHITECTURAL

A-1 Site Plan and Details
A-2 Ground Floor Plan
A-3 Basement, Ground Floor Plans, and Details
A-4 Elevations
A-5 Sections and Elevations
A-6 Sections and Details
A-7 Roof Plan and Details
A-8 Partial Site Plan and Sections
A-9 Reflected Ceiling Plans and Details
A-10 Details

LANDSCAPE

L-1 Grading Plan
L-2 Planting Plan

STRUCTURAL

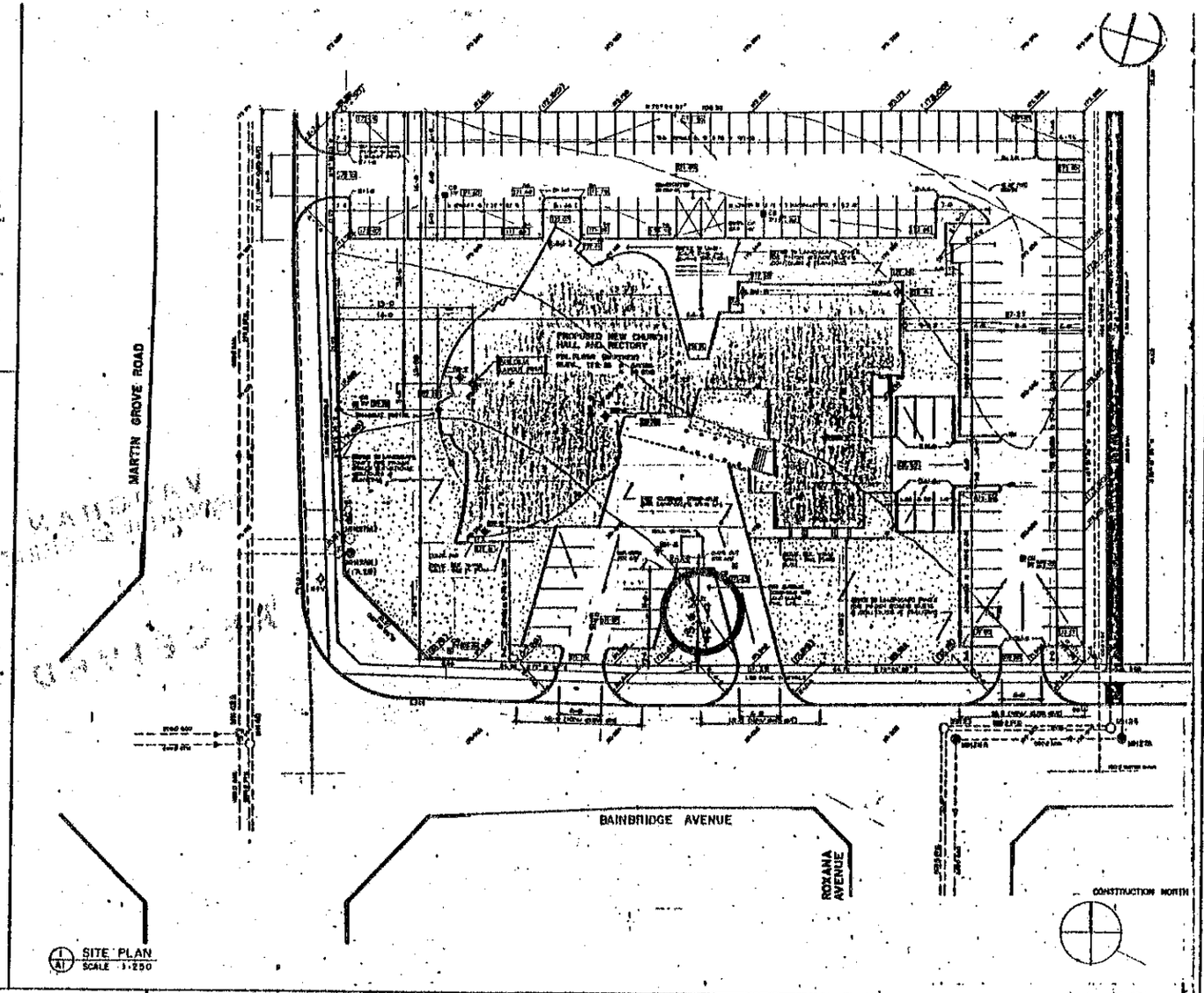
S-1 General Notes, Details and Sections
S-2 Ground Floor, Basement Floor and Foundation Plans
S-3 Roof Plans
S-4 Sections and Details

MECHANICAL

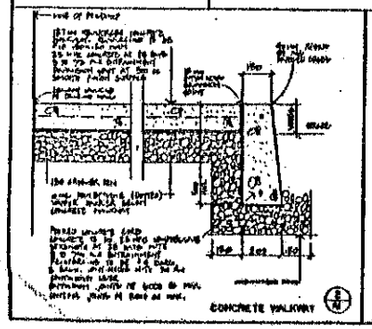
M-1 Site Plan and Details
M-2 Plumbing: Basement, Ground and Second Floor Plans
M-3 H.V.A.C. - Ground Floor Plan
M-4 H.V.A.C. - Basement, Second Floor and Roof Plans
M-5 Schedules

ELECTRICAL

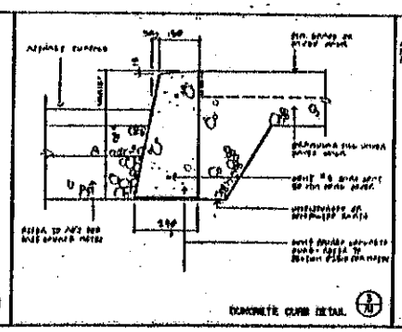
E-1 Electrical Site Plan
E-2 Electrical Floor Plan - Lighting
E-3 Electrical Second Floor Plan - Power
E-4 Electrical Riser Diagram




SITE PLAN
SCALE 1:250



CONCRETE WALKWAY



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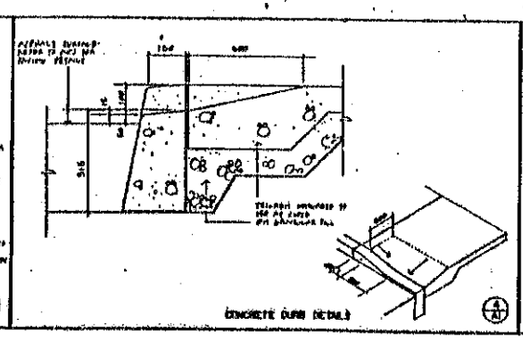

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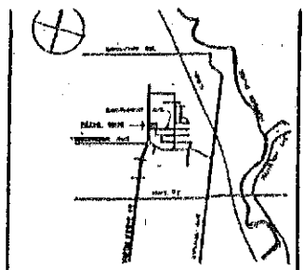


KEY PLAN
SCALE NTS

## SITE STATISTICS

| | | |
|---|---|---|
| ZONING | R4 | |
| SITE AREA | 8397.25 m² | = 0.84 ha |
| GROSS FLOOR AREA | 1057.17 m² (Existing Basement) | |
| BUILDING COVERAGE | | |
| MAXIMUM | 2183.28 m² | = 26 % |
| DESIGNED | 1474.07 m² | = 17.6 % |
| LANDSCAPED AREA | | |
| REQUIRED | 839.72 m² | = 10 % |
| DESIGNED | 3448.60 m² | = 41.10 % |
| PAVED AREA | 3474.36 m² | = 41.36 % |
| PARKING | | |
| REQUIRED | 74 CARS | |
| DESIGNED | 121 CARS (17 CARS IN GARAGE) | |

BUILDING CLASSIFICATION: GROUP A, DIVISION 'E'
1 & 2 STOREY

NOTE - REFER TO COMMITTEE OF ADJUSTMENT FILE No. A317/84 FOR VARIANCES TO BY-LAW 2523, AS AMENDED BY BY-LAW 226-82.

## SITE PLAN NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]

APPENDIX No. 1 TO SUBMISSION No. V.85.

REVISIONS

MARAGNA AND ASSOCIATES
ARCHITECTS & PLANNERS

[illegible] ALVIN AVENUE
TORONTO, ONTARIO
M4Y 1A1

PROJECT
ST PETER'S CHURCH
WOODBRIDGE

SHEET TITLE
SITE PLAN AND DETAILS

PROJECT No. 8521
DATE DEC 84
DRAWN AS NOTED
DATE SEPT 84 SCALE 1/250
DWN RM

A1

TOWN OF Vaughan
CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281

COMMITTEE OF ADJUSTMENT FILE NO. A 31/84
SUBMISSION NO. V.84.31

# D E C I S I O N

DATE: March 22nd, 1984

NAME: Archdiocese of Toronto

ADDRESS: 355 Church Street, Toronto, Ontario.

PROPERTY: Block 58, Registered Plan M-2155 (Part Lot 8, Concession 8)

IN THE MATTER OF Subsection 44 (2) of the Planning Act, S.O. 1983, c. 1,

AND

IN THE MATTER OF an application by the Archdiocese of Toronto, 355 Church Street, Toronto, Ontario, owners of Block 58, Registered Plan M-2155 (Part Lot 8, Concession 8), known as the subject property, for variances to the provisions of By-law 2523, as amended by By-law 226-82, with respect to minimum exterior side yard setback, maximum lot coverage and parking requirements for an Institutional use in a Fourth Density Residential (R4) Zone.

BEFORE: G. Thompson (Madam Chairman),
W. H. Young,
M. Zuccaro,

being all members of the Committee of Adjustment on Thursday, March 22nd, 1984.

---

Mr. Rocco Maragna appeared on behalf of the applicants. Father Bulfon Pastor of the Church was also present.

The applicants are requesting variances to permit the construction of a proposed two-storey building to be used for institutional purposes (outlined on sketch attached), notwithstanding, the minimum exterior side yard setback will be 13.8m (45'4") rather than the required 15m (49.2'), the maximum lot coverage will be 26% rather than the required 20% and there will be 126 parking spaces rather than the required 140.

Committee notes that the landscaping provided is in excess of the requirements and that the placement of this landscaping along with the Church will be aesthetically pleasing to the adjacent residential area. During the submission, a letter was submitted from the York Region Roman Catholic Separate School Board stating that additional parking would be provided by St. Clement School, which is located immediately to the

...cont'd...

east of the subject property. A copy of this letter and site plan of the school are attached. Committee is, therefore, of the opinion that the variances sought are minor in nature 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.

It is, therefore, the decision of the Committee of Adjustment that Application No. A 31/84, be and the same is hereby APPROVED, subject to the following conditions:

1) That the applicants enter into a Site Plan Agreement with the Town;

2) That if authorization of this request is not acted upon within twelve (12) months of the date hereof, the said authorization shall expire and shall be deemed to have been annulled and rescinded by the Committee.

Members concurring in this decision:

G. Thompson,
Madam Chairman,

W. H. Young,

M. Zuccaro

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

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.(A),
Secretary-Treasurer,
Vaughan Committee of
Adjustment.

A31/89

**AREA BREAKDOWN**

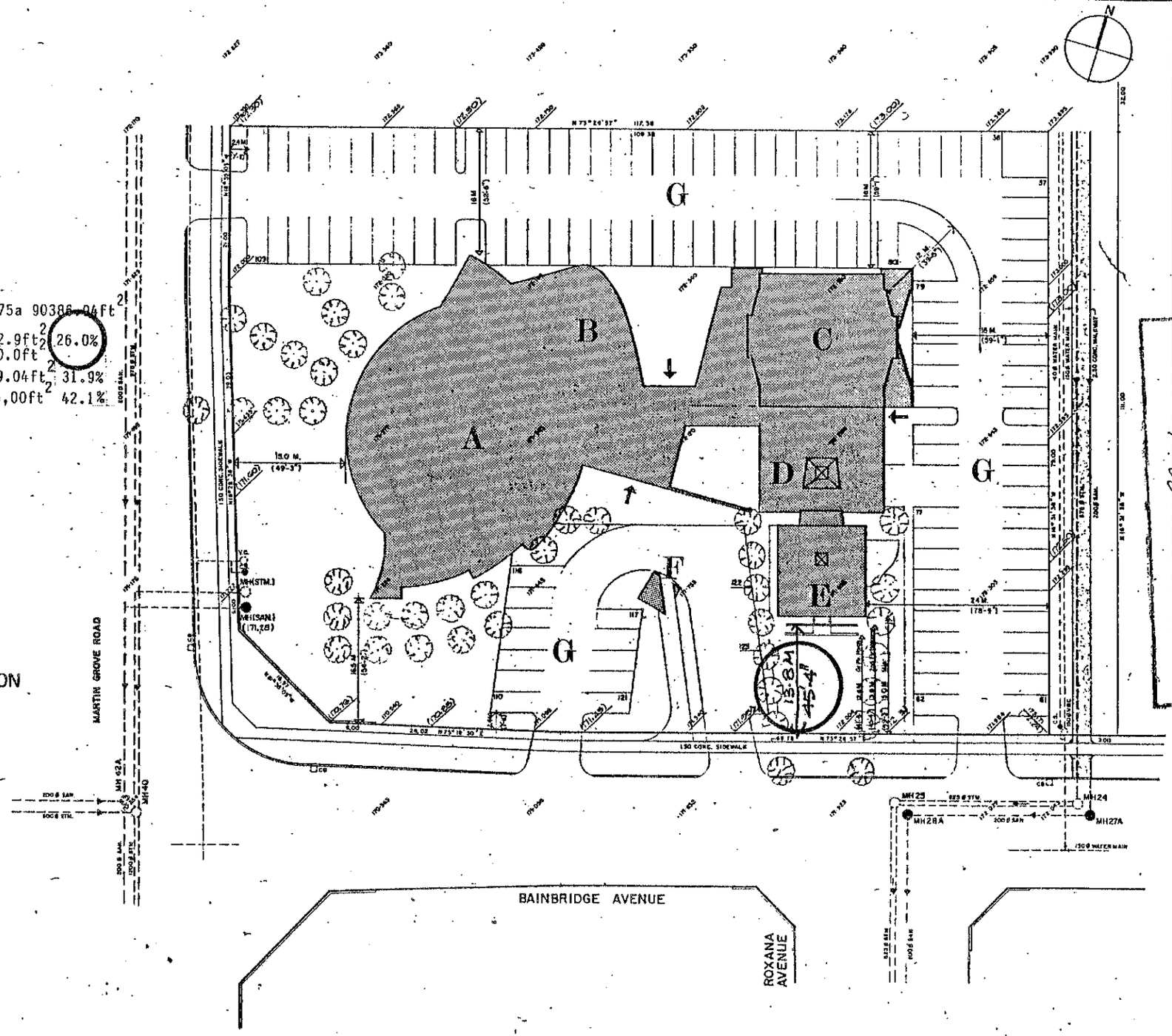
| | | | | |
|---|---|---|---|---|
| SITE AREA | 0.84ha | 8397.23m² | 2.075a | 90386.04ft² |
| BUILDING COVERAGE | | | | |
| Gross Ground Floor Area | 2176.06m² | 23422.9ft² | | 26.0% |
| Gross Second Floor Area | 144.00m² | 1550.0ft² | | |
| LANDSCAPE AREA | 2680.17m² | 28849.04ft² | | 31.9% |
| PARKING AREA | 3541.00m² | 38115.00ft² | | 42.1% |

PARKING REQUIRED
.. Seating Capacity 840 persons
- 1 car per 6 persons — 140

PARKING PROVIDED
Includes 2 in garage — 126

**KEY**

A) CHURCH
B) CHAPEL
C) SOCIAL HALL
D) CHURCH ADMINISTRATION
E) RESIDENCE
F) BELL TOWER
G) PARKING




APPENDIX "D.1" TO SUBMISSION No. V.84.31

**SITE PLAN** - Scale: 1:700

# THE YORK REGION ROMAN CATHOLIC SEPARATE SCHOOL BOARD
# LE CONSEIL DES ÉCOLES SÉPARÉES CATHOLIQUES DE LA RÉGION DE YORK

21 Dunlop Street, Richmond Hill, Ontario L4C 2M6 • 21, rue Dunlop, Richmond Hill, Ontario L4C 2M6
(416) 884-2711 • 773-6243 • 731-3063



John Zupancic, B.A., M.Ed.
Director of Education and Secretary-Treasurer:
Directeur de l'éducation et secrétaire-trésorier:

TRUSTEES
CONSEILLERS

Elio Bellon
Father Ermanno Bulfon
Pat F. Burzillo
Roberto D'Alessandro
Joyce Frustaglio
Frank E. Kelly
June M. Mallon
Garry D. Marsh
Ernest F. Nyitrai
John L. O'Mahony
R. Celeste Pelliccione
Luigi Rosati
Terrance G. Ryan
Leo H. Wigglesworth
R. James Wilson
Rita Zanatta


February 22, 1984

Father E. Bulfon
Pastor
St. Peter's Church
513 Woodbridge Avenue
Woodbridge, Ontario
L4C 2T6

Dear Father Bulfon:

I am pleased to inform you that the regular meeting of February 21, the Board passed the following motion:

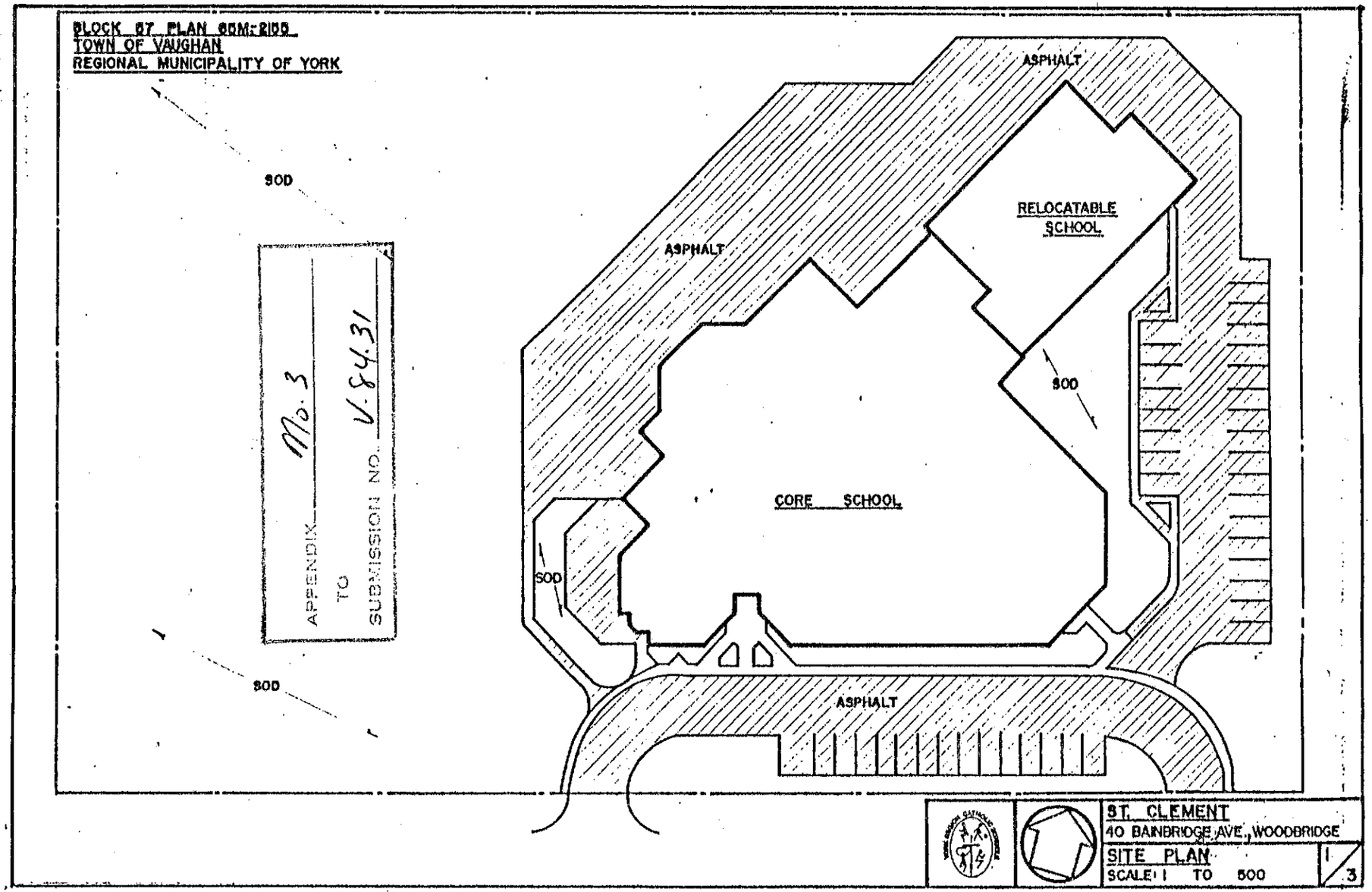
> THAT the Board give formal permission for St. Peter's Parish to use the parking facilities at St. Clement School on Saturdays and Sundays.

Yours sincerely,

T. E. Joyce
Superintendent of Business
and Finance

TEJ/dj

APPENDIX No. 2
TO
SUPPLEMENTARY NO. V.84.31


BLOCK 67 PLAN 65M-2155
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SOD
APPENDIX No. 3
TO
SUBMISSION NO. V.84.31
SOD
ASPHALT
ASPHALT
RELOCATABLE SCHOOL
SOD
CORE SCHOOL
SOD
ASPHALT
ST. CLEMENT
40 BAINBRIDGE AVE., WOODBRIDGE
SITE PLAN
SCALE: 1 TO 500
1/3