

File: A140/19

Applicant: Chabad Lubavitch Of Southern Ontario

Address: 770 Chabad Gt Thornhill ON

Agent: Richard Idels

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment <input checked="" type="checkbox"/> Negative Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations		
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A



Minor Variance
Application

Agenda Item: 06

A140/19

Ward: 5

Staff Report Prepared By: Lenore Providence, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 30, 2020 at 6:00 p.m.

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

A live stream of the meeting is available at Vaughan.ca/LiveCouncil

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Chabad Lubavitch Of Southern Ontario

Agent: Richard Idels

Property: 770 Chabad Gate, Thornhill ON

Zoning: The subject lands are zoned RM2 9(468) and subject to the provisions of Exception DA.63.80 under By-law 1-88 as amended

OP Designation: Vaughan Official Plan 2010: Low-rise Residential

Related Files: DA.019.059

Purpose: Relief from the By-law is being requested to permit the addition of a proposed three (3) storey building to accommodate a Mikvah – Ritual Pool with auxiliary prep rooms, a summer day camp and youth programs. The application is also required to facilitate related Site Plan Application DA.19.059.

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

By-law Requirement	Proposal
1. A minimum Exterior Side Yard setback of 15.0 metres is required.	1. To permit a minimum Exterior Side Yard setback of 4.53 metres.
2. A strip of land not less than 6.0 metres in width is required along a lot line which abuts a street line and shall be used for no other purpose than landscaping.	2. To permit a minimum strip of land of not less than 4.53 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping.
3. A maximum building height of 11.0 metres is permitted for an Institutional use.	3. To permit a maximum building height of 16.05 metres for an Institutional use.

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

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 **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on July 15, 2020

Applicant confirmed posting of signage on July 10, 2020

Property Information	
Existing Structures	Year Constructed
Covered Building & Pool	1983

Applicant has advised that they cannot comply with By-law for the following reason(s): Restrictions caused by existing buildings, existing parking lot and existing landscape; Height of building caused by stair tower required for religious reasons.

Adjournment Request: N/A

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

An application for a Building Permit has not been submitted. Please contact the Building Standards Department at (905) 832-8510 for assistance.

The subject lands are currently being reviewed under Development Application number 19.059.

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:
City of Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a 3-storey religious facility building (mikveh) consisting of an immersion p just tool and recreation rooms, and 15 additional at-grade parking spaces with the above noted variances. The proposed development was approved by Vaughan Council on June 29, 2020 through Site Development File DA.19.059.

The Development Planning Department has no objection to Variances 1 and 2, as the reduction in exterior side yard remains compatible with the existing 2-storey community centre to the north and provides adequate distance from the residential to the east. Additionally, the reduced landscape strip was reviewed and approved by the Urban Design section of the Development Planning Department through the Site Development File DA.19.059.

The Development Planning Department has no objection to Variance 3, as the maximum building height of 16.05 metres only applies to small portion of the roof located on the north-west side of building which provides staircase access to the mechanical equipment on top. Most of the building height is approximately 12.8 metres which remains closely in line with what the By-law permits as-of-right for an institutional building. Development Planning staff are of the opinion that the placement of the proposal is in an optimal location as it provides for connectivity to the surrounding community including the existing community centre.

The Development Planning Department has reviewed the application and is of the opinion that it 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.

Cultural Heritage (Urban Design):
The subject property is not within the Heritage Conservation Districts, and poses no concerns for Cultural Heritage.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A140/19 subject to the following condition(s):

The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.059) from the Development Engineering (DE) Department.

Parks, Forestry and Horticulture Operations:
No comments or concerns

By-Law and Compliance, Licensing and Permit Services:
No Response.

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:

Provisions for firefighting shall comply with OBC 3.2.5

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

A140/19 – Public Correspondence (Application Cover Letter)

Schedule C - Agency Comments

- CN Rail - No concerns or objections
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

None

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 Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.059) from the Development Engineering (DE) Department.

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.

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.

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

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

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

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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.

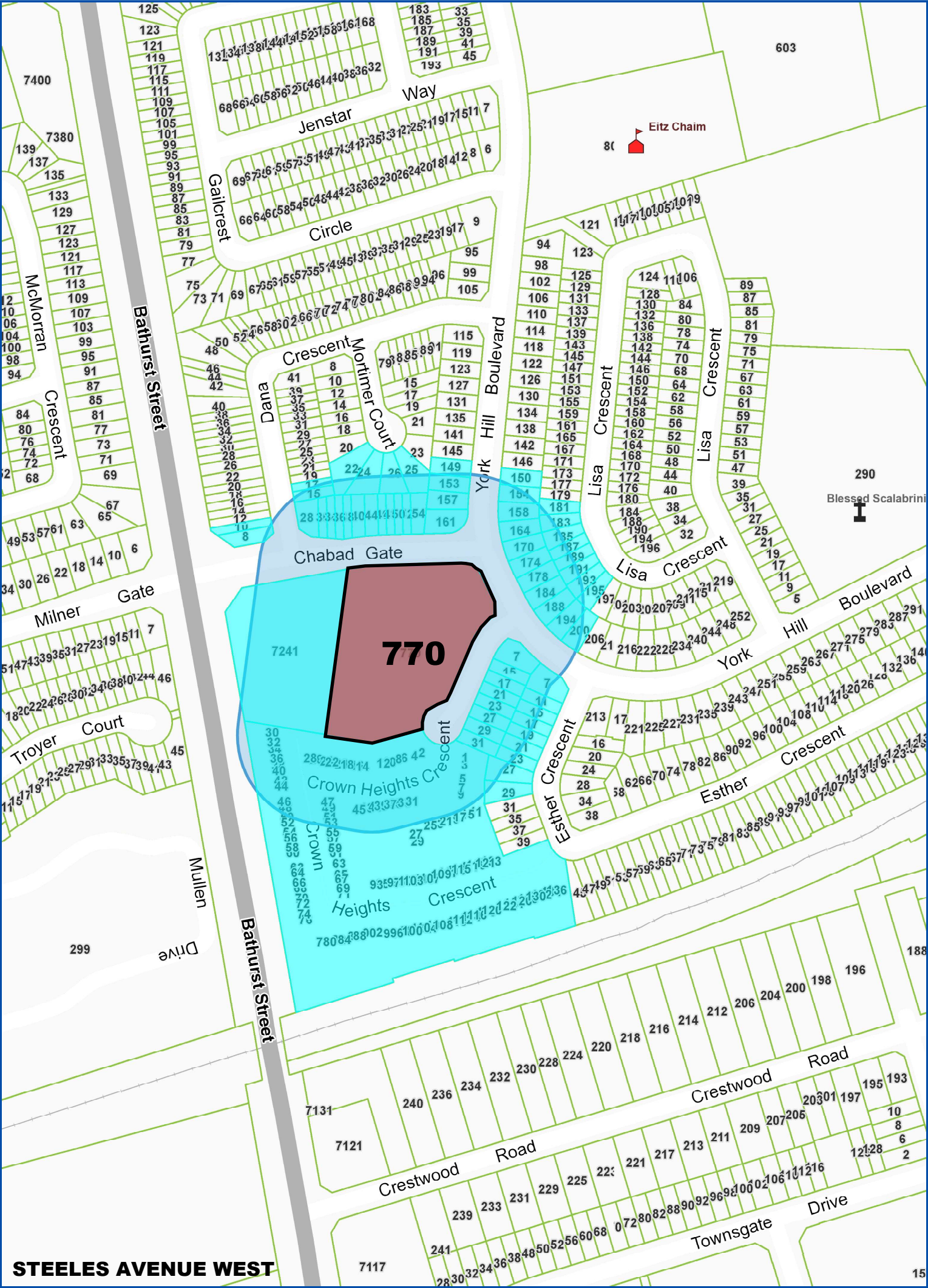
For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8394
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.

Location Map
Plans & Sketches



STEELES AVENUE WEST

Map Information:



Title:

NOTIFICATION MAP - A140/19

770 CHABAD GATE, THORNHILL

Disclaimer:

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



Scale: 1:3,580

0 0.06 km



Created By:

Infrastructure Delivery
Department
July 15, 2020 12:31 PM

Projection:
NAD 83
UTM Zone
17N

SITE STATISTICS

LOT AREA: 11,755 sq.m.

BUILDING AREA FOR COVERAGE:

EXISTING MAIN BUILDING 1,200.00 sq. m.
EXISTING POOL & STORAGE BUILDING 264.00 sq.m.
NEW MIKVEH BUILDING 392.70 sq.m.
TOTAL 1,856.70 sq. m.

COVERAGE 15.8%

LANDSCAPE AREA

LANDSCAPE COVERAGE 41.6%

4894.45 sq.mt

GROSS FLOOR AREA - NEW MIKVEH BUILDING

GROUND FLOOR 392.70 sq. m. (4,227 sq.ft.)
SECOND FLOOR 410.91 sq. m. (4,423 sq.ft.)
THIRD FLOOR 410.91 sq. m. (4,423 sq.ft.)
TOTAL 1214.52 sq. m. (13,073 sq.ft.)

HEIGHT EXISTING MAIN BUILDING: 8.71 m

HEIGHT NEW MIKVAH BUILDING: 15.80 m

2 STATISTICS
A-1 SCALE: N.T.S.

PARKING COUNT

A) EXISTING SPACES

EXISTING APPROVED SPACES FOR EXISTING BUILDINGS = 96 SPACES

B) NEW REQUIRED SPACES

REQUIRED PARKING SPACES FOR NEW 3 STOREY BUILDING

1. GROUND FLOOR : MIKVEH BATH

7 CHANGE ROOMS (1 WOMEN PER) + 2 STAFF = 9 OCCUPANTS
9 OCCUPANTS DIVIDED BY 3 = 3 REQUIRED PARKING SPACES
(AS PER CITY OF VAUGHAN BY LAW 1-88, 3.8 PARKING REQUIREMENTS : TYPE OF USE - COMMUNITY CENTRE)

2. 2ND & 3RD FLOOR : CLASSROOMS

8 CLASSROOMS X 1.5 = 12 REQUIRED PARKING SPACES
(AS PER CITY OF VAUGHAN BY LAW 1-88, 3.8 PARKING REQUIREMENTS : TYPE OF USE - PUBLIC OR TECHNICAL SCHOOL ELEMENTARY)

TOTAL NEW REQUIRED PARKING : 3 + 12 = 15 PARKING SPACES

TOTAL REQUIRED ACCESSIBLE PARKING : 5 SPACES
(AS PER AODA) TYPE A - 2 SPACES, TYPE B - 3 SPACES

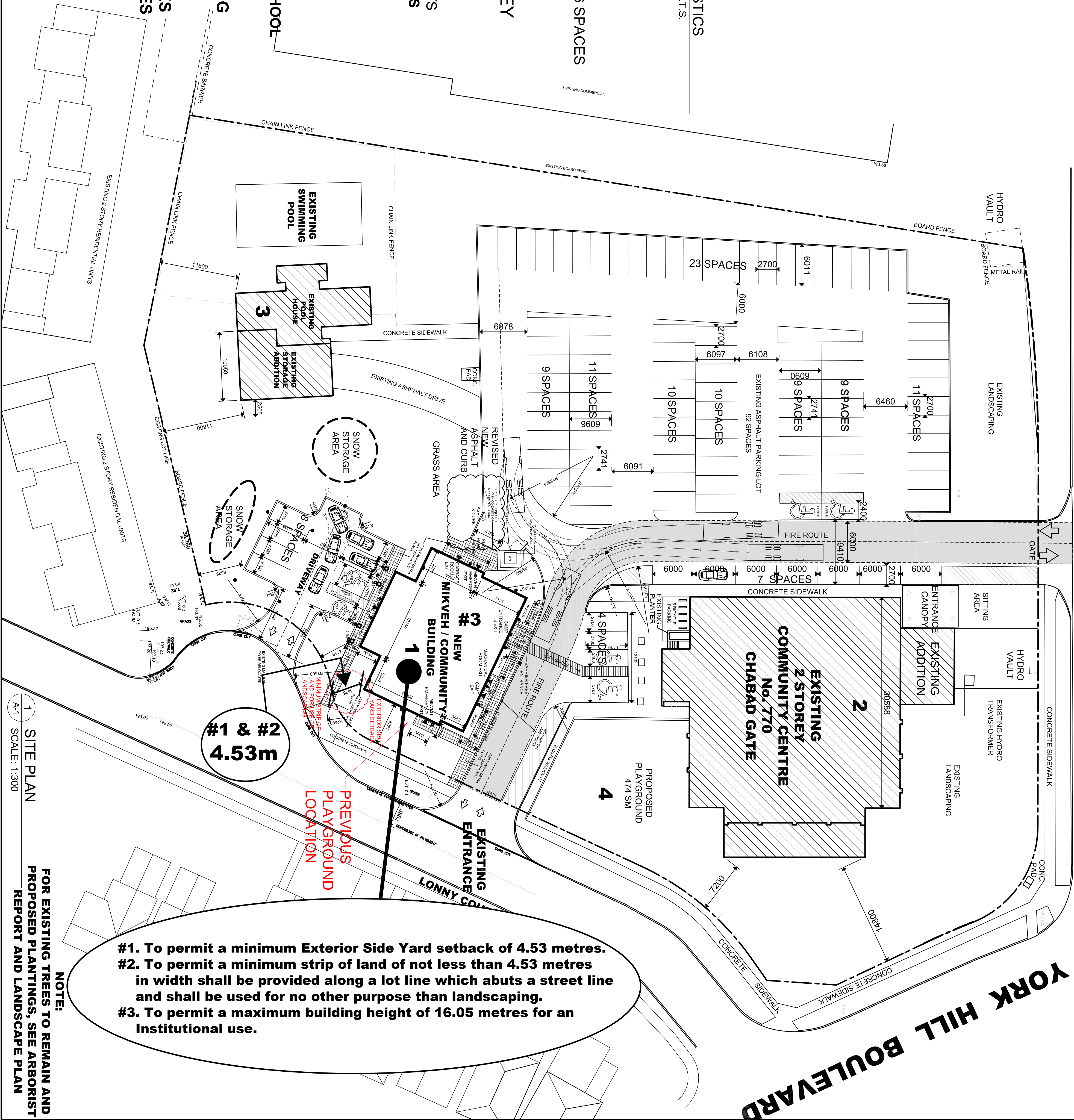
TOTAL PARKING PROVIDED : 6 SPACES
TYPE A - 2 SPACES, TYPE B - 4 SPACES

TOTAL REQUIRED PARKING : 111 SPACES
TOTAL PARKING PROVIDED : 111 SPACES

3 PARKING COUNT

A-1 SCALE: N.T.S.

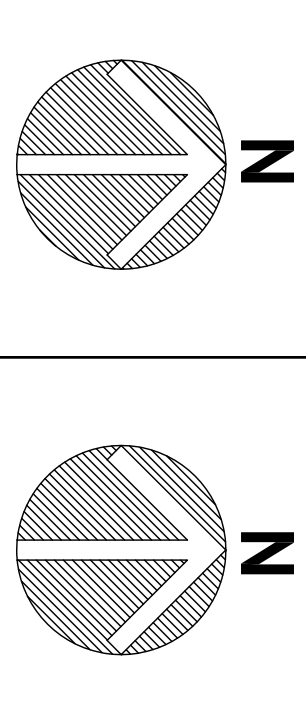
CHABAD GATE EXISTING ENTRANCE



REVISION ISSUE:

1	FOR CLIENT REVIEW	NOV 07, 18
2	FOR CLIENT REVIEW	FEB. 24, 19
3	FOR CLIENT REVIEW	MAR 08, 19
4	FOR ZONING REVIEW	MAR 08, 19
5	FOR CLIENT REVIEW	MAY 15, 19
6	FOR ARBORIST	MAY 28, 19
7	GARBAGE BIN REVISION	JULY 3, 19
8	SITE PLAN APPROVAL (FIRST SUB)	JULY 17, 19
9	SITE PLAN APPROVAL (STAT REVISION)	AUGUST 7, 19
10	SITE PLAN APPROVAL	NOV 29, 19
(REVISION AS PER CITY COMMENTS)		
11	S.P.A. REVISION 2	DEC 24, 2019
12	S.P.A. REVISION 3	MAR 04, 2020
13	S.P.A. RESUBMISSION	APR 1, 2020
14	S.P.A. RESUB. (TRASH AREA REV.)	APR 28, 2020
15	S.P.A. RESUB. (TRASH AREA REV.)	JUN 28, 2020
16	COMMITTEE OF ADJUSTMENT	JUL 21, 2020

CONSTRUCTION	TRUE NORTH
NORTH	N

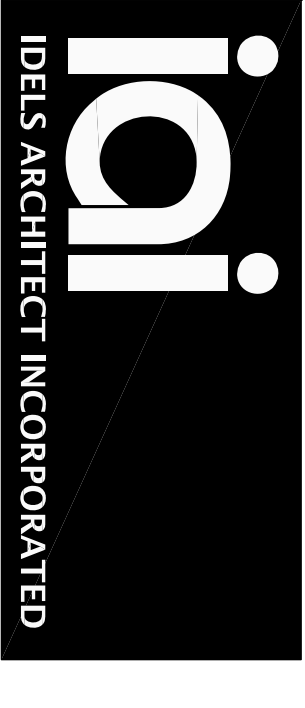


PROJECT:

NEW MIKVEH BUILDING
770 CHABAD GATE, VAUGHAN, ON

DRAWING

SITE PLAN



80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3S1
tel (905) 886-0632 fax (905) 886-7064
email: idelarchitects@idel.net

SCALE	1:300
DRAWN	R.I.
CHECKED	R.I.
DATE	NOV 29, 2019

PROJECT NO. SHEET NO.

IAI
18.18
A1

NOTE:
FOR EXISTING TREES TO REMAIN AND
PROPOSED PLANTINGS, SEE ARBORIST
REPORT AND LANDSCAPE PLAN

- BRAMPTON BRICK
- 1

STUCCO MATCHING FINESSE POLAR WHITE STANDARD STONE
- 2

WINDSOR PREMIUM PLUS SIZE CLAY BRICK
- 3

FINESSE POLAR WHITE STANDARD STONE
- 4

SUNRISE GRANADA STONE
- 5

PRE CAST CONCRETE
- 6

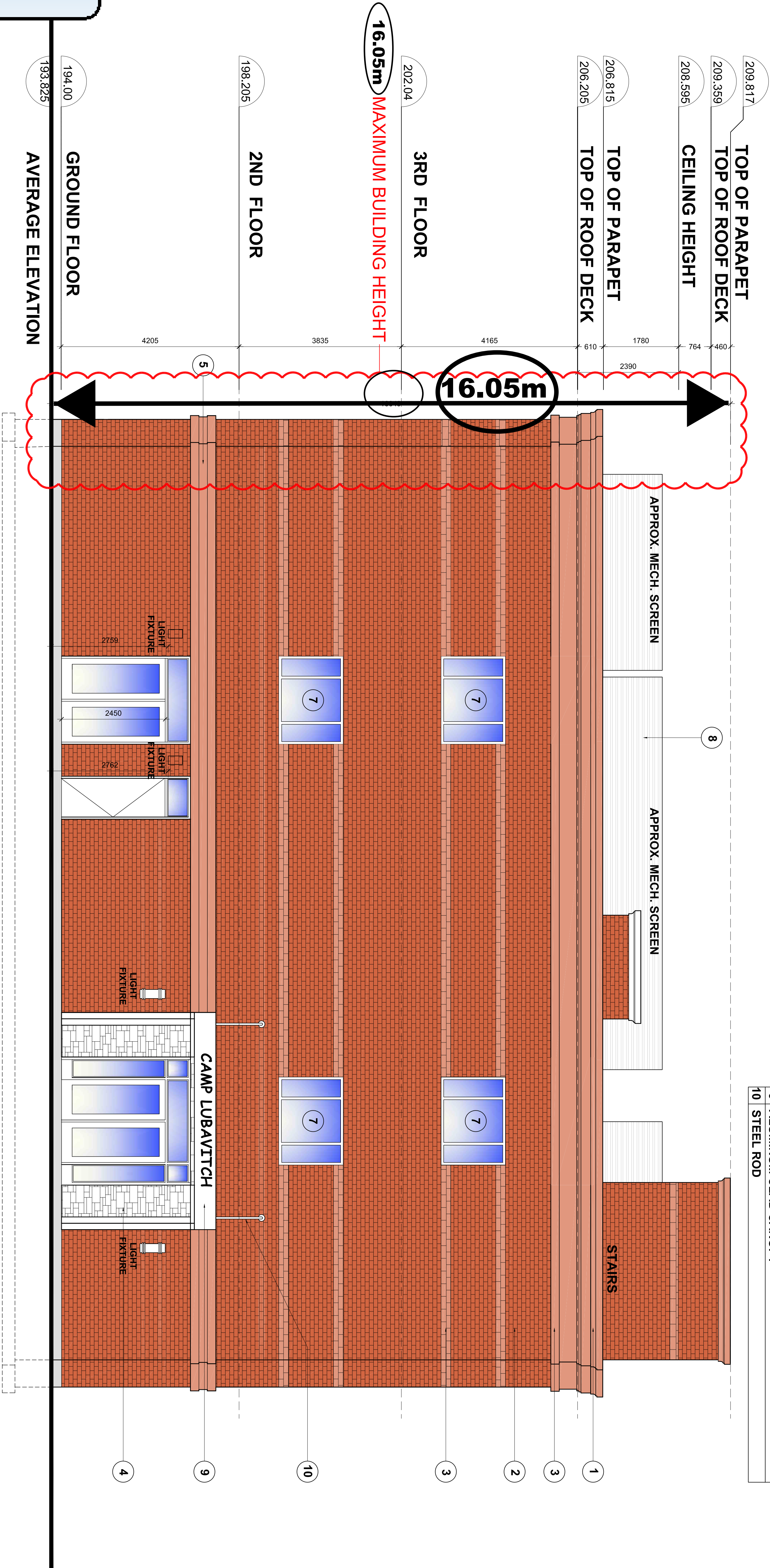
SPANDREL PANEL
- 7

GLASS PANEL
- 8

MECHANICAL SCREEN
- 9

ALUMINUM CLAD CANOPY
- 10

STEEL ROD



1 NORTH ELEVATION
A-7 SCALE: 1:50

NO.	ISSUED	BY	DATE
1.	ISSUED FOR BUILDING PERMIT	NR	30.05.2012
2.	FOR RENDERING DRAWING	BS	19.06.2020

1.	PLANNING - 1ST SUBMISSION	NR	2019.07.17
NO.	REVISED	BY	DATE

ONTARIO ASSOCIATION
OF
ARCHITECTS
RICHARD IDELS
LICENSE
5397

idei
IDEI ARCHITECT INC. (INCORPORATED)
80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-7052
e-mail: info@ideiarchitect.com

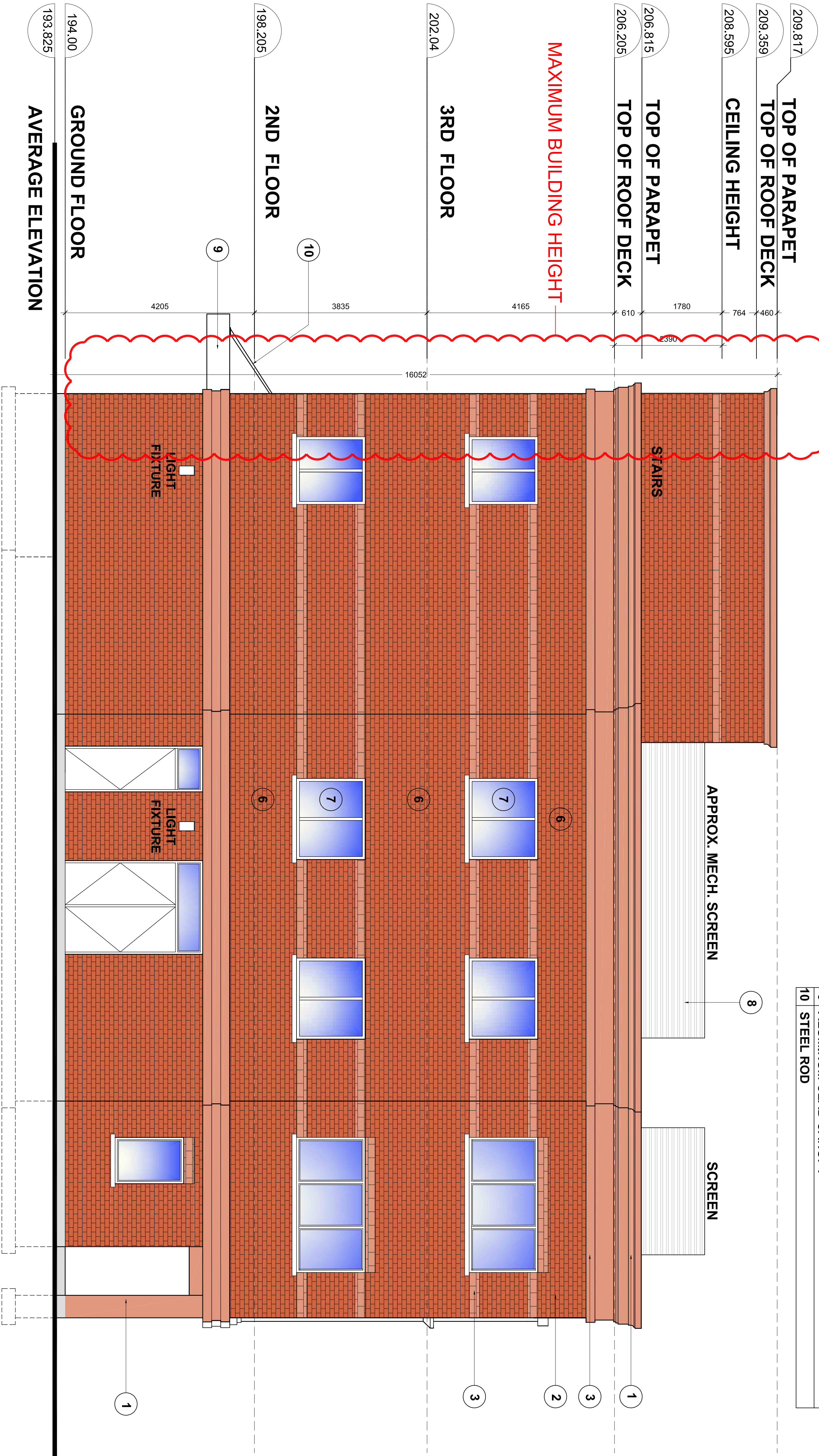
CONTRACTOR IS RESPONSIBLE TO VERIFY ALL
EXISTING CONDITIONS AND DIMENSIONS BEFORE
COMMENCING CONSTRUCTION. REPORT ANY
DISCREPANCIES TO THE ARCHITECT BEFORE
CONSTRUCTION BEGINS.

NEW MIKVEH BUILDING
770 CHABAD GATE, THORNHILL
ONTARIO

NORTH ELEVATION

DRAWN:	BS
CHECKED:	RI
SCALE:	AS NOTED
DATE:	17.07.2019
PROJECT NO:	18.18
DRAWG. NO:	

BRAMPTON BRICK	
1	STUCCO MATCHING FINESE POLAR WHITE STANDARD STONE
2	WINDSOR PREMIUM PLUS SIZE CLAY BRICK
3	FINESE POLAR WHITE STANDARD STONE
4	SUNRISE GRANADA STONE
5	PRE CAST CONCRETE
6	SPANDREL PANEL
7	GLASS PANEL
8	MECHANICAL SCREEN
9	ALUMINUM CLAD CANOPY
10	STEEL ROD



NO.	ISSUED	BY	DATE
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1.	PLANNING - 1ST SUBMISSION	NR	2019.07.17
NO.	REVISED	BY	DATE

ONTARIO ASSOCIATION
OF
ARCHITECTS
RICHARD IDELS
LICENSE

id|a
IDEAL ARCHITECT INC. (INCORPORATED)

80 NORTH MEADOW CRESCENT
THORNHILL, ONTARIO L4J 3B1
tel: (905) 886-7052
e-mail: info@idealarchitect.com

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL
EXISTING CONDITIONS AND DIMENSIONS BEFORE
COMMENCING CONSTRUCTION. REPORT ANY
DISCREPANCIES TO THE ARCHITECT BEFORE
CONSTRUCTION BEGINS.

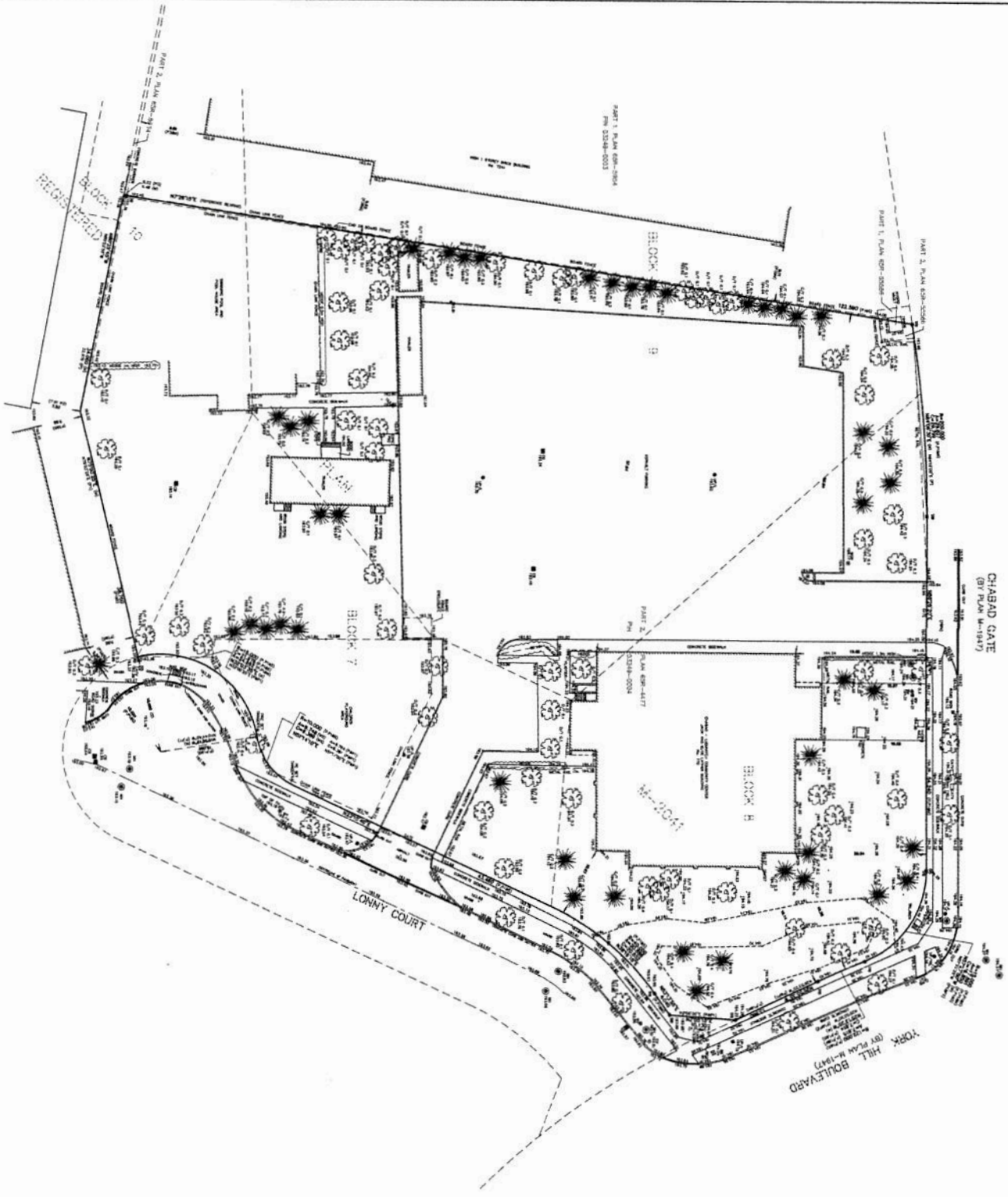
NEW MIKVEH BUILDING

770 CHABAD GATE, THORNHILL
ONTARIO

WEST ELEVATION

DRAWN:	BS
CHECKED:	RI
SCALE:	AS NOTED
DATE:	17.07.2019
PROJECT No:	18.18
DRAWG. NO:	

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND ARE NOT TO BE USED FOR CONVEYANCE OF LAND.



TOPOGRAPHIC PLAN OF SURVEY OF
BLOCKS 7 AND 8, AND
PART OF BLOCK 9 AND 10
REGISTERED PLAN M-2041
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1250
SCHAEFFER & DZALDOV LIMITED
© COPYRIGHT



- NOTES
- 1. ALL DISTANCES SHOWN ON THIS PLAN ARE IN METERS.
 - 2. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
 - 3. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
 - 4. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
 - 5. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
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 - 8. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
 - 9. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.
 - 10. ALL DISTANCES SHOWN ON THIS PLAN ARE TO BE USED FOR CONVEYANCE OF LAND.

ALL DISTANCES AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN
WAS BEEN OBTAINED FROM RELEVANT OFFICE RECORDS.
BENCHMARK
DISTANCES SHOWN ARE IN METERS AND ARE REFERRED TO
THE CITY OF VAUGHAN LOCATION BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE
I, SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN
WAS OBTAINED FROM RELEVANT OFFICE RECORDS.

SCHAEFFER & DZALDOV LIMITED
ONTARIO LAND SURVEYORS
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1100
FAX: (416) 291-1101
WWW.SCHAEFFER-DZALDOV.COM

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.

A140/19 – Public Correspondence (Application Cover Letter)



Central Office of The Greater Toronto Area
The Jack & Elise Latner Building
770 Chabad Gate, Thornhill, Ontario, L4J 3V9
905.731.7000 • info@chabad.ca • www.chabad.ca

October 3, 2019

Ms. Lenore Providence
Assistant Secretary Treasurer to Committee of Adjustment
City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

Dear Ms. Providence,

As per your request, I hereby present a capsulized description of our site, commonly known as 770 Chabad Gate, Thornhill.

The Chabad Lubavitch Community Centre is primarily a religious and cultural centre. We endeavor to educate and promote traditional Jewish values. Special emphasis is placed on the youth with compatible programs in order to engage them with a favourably disposition towards religious observances. The primary building houses a synagogue, chapel, library, and lecture rooms. It also includes a women ritual bath which is used by married women (monthly) for immersion after cessation of the monthly menstrual cycle.

At the far end (south west) corner of our three acre site is an outdoor pool 60'x30,' and an adjacent cabana. At a later date, storage space was added to the cabana and accessed by an asphalt driveway from the parking area and accommodated with a garage door.

Our current objective is to build a new Mikvah – Ritual pool with auxiliary prep rooms with the utmost attention to privacy, comfort, and halachic (religious) regulations. The entrance location has been specifically designed to be is on a quite cul de sac and so too, the segregated parking spaces are of utmost importance.

Hence, in order to maintain Mikvah seclusion, the two floors above have been designed with separate access the north side of the building. So too, numerous restrictive measures were taken i.e. windows on the south are positioned at a height of 6 feet in order to provide light but not visual accommodation. The rooms on the upper levels will be used for our summer day camp and our year round Friendship Circle a program with caters to special needs youngsters.

I trust the above amply responds to your request, should you seek additional information, please don't hesitate to contact the undersigned or/and our architects, Idels Inc.

Sincerely yours,

Rabbi Z. Aaron Grossbaum
Chabad Lubavitch of Southern Ontario

Synagogue
Tefillin Bank
Adult Education
Family Counselling
Holiday Awareness
Chaplaincy Services
The Friendship Circle
Lubavitch Day Camp
Model Matzah Bakery
Jewish Lending Library
The World Of Lubavitch
Publication & Information
Gan Israel Overnight Camp
The Jewish Learning Institute

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.-

- CN Rail - No concerns or objections
- Alectra (Formerly PowerStream) – No concerns or objections
- Region of York – No concerns or objections
- MTO – Located outside of MTO permit control area

Providence, Lenore

Subject: FW: A140-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment) - CN Rail comments
Attachments: A140-19 - CIRCULATION.pdf

From: Proximity <proximity@cn.ca>

Sent: October-10-19 3:56 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>
Subject: FW: A140-19 - REQUEST FOR COMMENTS (Vaughan - Committee of Adjustment) - CN Rail comments

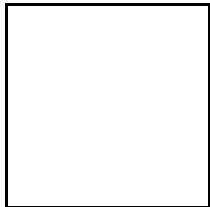
Good afternoon Lenore

Thank you for circulating CN Rail on the above noted application.

CN has no comments or objections to the project as proposed.

Regards

Susanne



Susanne Glenn-Rigny

Senior Officer, Community Planning and Development | Corporate Services
T: **514-399-7844** | C: **514-919-7844**

Celebrating 100 years | Célébrons nos 100 ans



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

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

Providence, Lenore

Subject: FW: RESPONSE: A140/19 - 770 CHABAD GATE, THORNHILL - REQUEST FOR COMMENTS

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

Sent: July-13-20 8:56 AM

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

Subject: [External] FW: RESPONSE: A140/19 - 770 CHABAD GATE, THORNHILL - REQUEST FOR COMMENTS

Good Morning,

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

Gabrielle

Gabrielle Hurst MCIP RPP | Associate Planner | Community Planning and Development Services | Corporate Services
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877 464 9675 ext 71538 | Gabrielle.hurst@york.ca | www.york.ca

Providence, Lenore

Subject: FW: A140-19 - REQUEST FOR revised COMMENTS - 770 Chabad Gate Thornhill, ON (Full Circulation)

From: Hajjar, Alexander (MTO) <Alexander.Hajjar@ontario.ca>

Sent: July-08-20 3:58 PM

To: Providence, Lenore <Lenore.Providence@vaughan.ca>

Cc: Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>; Della Mora, Dan (MTO) <Dan.DellaMora@ontario.ca>; Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A140-19 - REQUEST FOR revised COMMENTS - 770 Chabad Gate Thornhill, ON (Full Circulation)

Good Afternoon Lenore,

MTO has reviewed the subject land(s) located at 770 Chabad Gate in the City of Vaughan. The **subject lands are outside the MTO permit control area** and therefore do not require a permit from this office.

Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504

Providence, Lenore

Subject: FW: A140-19 - REQUEST FOR revised COMMENTS - 770 Chabad Gate Thornhill, ON (Full Circulation)

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Best Regards,

Alexander Hajjar

Transportation Technician

Highway Corridor Management Section

Ministry of Transportation, MTO

416.235.4504