



File: A111/21

Applicant: 2664238 Ontario Inc.

Address: 3865 Major Mackenzie Dr. Unit 103,
Vaughan

Agent: Ida Evangelista

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

Adjournment History: N/A

Background History: A001/18, A082/16 (see next page for details)

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, July 22, 2021

***Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



**Minor Variance
Application**

Agenda Item: 8

A111/21

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, July 22, 2021 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:** 2664238 Ontario Inc.
- Agent:** Ida Evangelista
- Property:** **3865 Major Mackenzie Dr Unit 103, Vaughan**
- Zoning:** The subject lands are zoned RVM2, Residential and subject to the provisions of Exception 9(1267) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use", with a maximum permitted height of 4-storeys and floor space index ('FSI') of 1.5 times the area of the lot.
- Related Files:** None
- Purpose:** Relief from By-law 1-88, as amended, is being requested to permit a personal service shop within Building A, Unit 103 as shown on the plans submitted with the application.

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

By-law Requirement	Proposal
1. A Personal Service Shop is not a permitted use.	1. To permit the use of a Personal Service Shop.
2. A minimum of 74 parking spaces are required on site.	2. To permit a minimum of 71 parking spaces on site.

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

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
A001/18	Low rise mixed-use residential & commercial development.	Approved February 22, 2018
A082/16	Proposed three storey mixed use (commercial/residential) building	Approved March 17, 2016

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

Committee of Adjustment:

Public notice was mailed on July 7, 2021

Applicant confirmed posting of signage on July 7, 2021

Property Information	
Existing Structures	Year Constructed
Building	Approx. 2000 (Purchased 2018)

Applicant has advised that they cannot comply with By-law for the following reason(s): Expanding services per the demand of the neighbourhood/clientele

Adjournment Request: None

Building Standards (Zoning Review):

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

Building Permit Application No. 18-3039 for Personal Service Shop - not issued

The Applicant shall be advised that if massages will be performed in the subject unit, they shall only be provided by a Registered Massage Therapist.

Parking requirements have changed as a result of the addition of proposed use. A parking standard of 6 spaces per 100 m2 gross floor area is required for the use of a Personal Service Shop. Calculations are as follows:

Credit 3 spaces per 100 m2 gfa for existing unit area for permitted uses -- $107.67 @ 3/100 = 4$ parking spaces
 add 6 spaces per 100 m2 gfa for proposed use - $107.67 @ 6/100 = 7$ parking spaces
 difference of 3 parking spaces

71 parking spaces existing - 4 parking spaces + 7 parking spaces = 74 parking spaces now required

The Applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

Drawings submitted for building permit application shall match those submitted for minor variance application.

Building Inspections (Septic):

No response

Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Mixed-Use", with a maximum permitted height of 4-storeys and floor space index ('FSI') of 1.5 times the area of the lot.

The Owner is requesting to permit a personal service shop use within a 107.67 m2 unit, and a minimum of 71 parking spaces on the subject lands, whereas the use is not permitted, and 74 parking spaces are required. The subject lands are designated "Low-Rise Mixed-Use" by VOP 2010 permitting office and retail uses, therefore, the proposal conforms.

The personal service shop is proposed to be located within Unit A-103 on the ground floor of the existing mixed-use multi-unit building. As per Site-Specific Exception 9(1267), business and professional offices are the only non-residential uses permitted on the ground floor of the mixed-use building. Unit A-103 is currently occupied with an office of a Registered Massage Therapist that is permitted as-of-right under the Zoning By-law as a professional office use. The Owner is proposing to utilize a portion of the unit for personal service uses (hair and nail salon), while maintaining the existing professional office use. Approximately 27.87 m2 (26%) of the unit will be dedicated solely to the personal service area. As the existing professional office use will occupy the remainder of the unit, the proposed addition of the personal service use is considered minor and ancillary to the main use of the unit. The deficiency in the minimum number of parking spaces is a result of different parking requirements for a personal service shop.

The Development Engineering Department has reviewed the application and has no concerns with the requested reduction in parking spaces. Accordingly, the Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A111/21.

Parks Development - Forestry:

No comments no concerns.

By-Law and Compliance, Licensing and Permit Services:

No comments no concerns.

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.

Recommended condition of approval:

That development charges are payable to the City of Vaughan prior to issuance of the Minor Variance approval in accordance with the Development Charges by-laws of the City of Vaughan, Region of York, York District School Board and York Catholic District School Board in effect at time of payment.

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

Public Correspondence (Application Cover Letter)

Public Correspondence (YRSCC 1366 Authorization letter)

Schedule C - Agency Comments

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Schedule D - Previous Approvals (Notice of Decision)

Minor Variance A001/18

Minor Variance A082/16

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 **adjourn** this application the following condition(s) is required: None

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 Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	That development charges are payable to the City of Vaughan prior to issuance of the Minor Variance approval in accordance with the Development Charges by-laws of the City of Vaughan, Region of York, York District School Board and York Catholic District School Board in effect at time of payment.

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. 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.

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 Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

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.

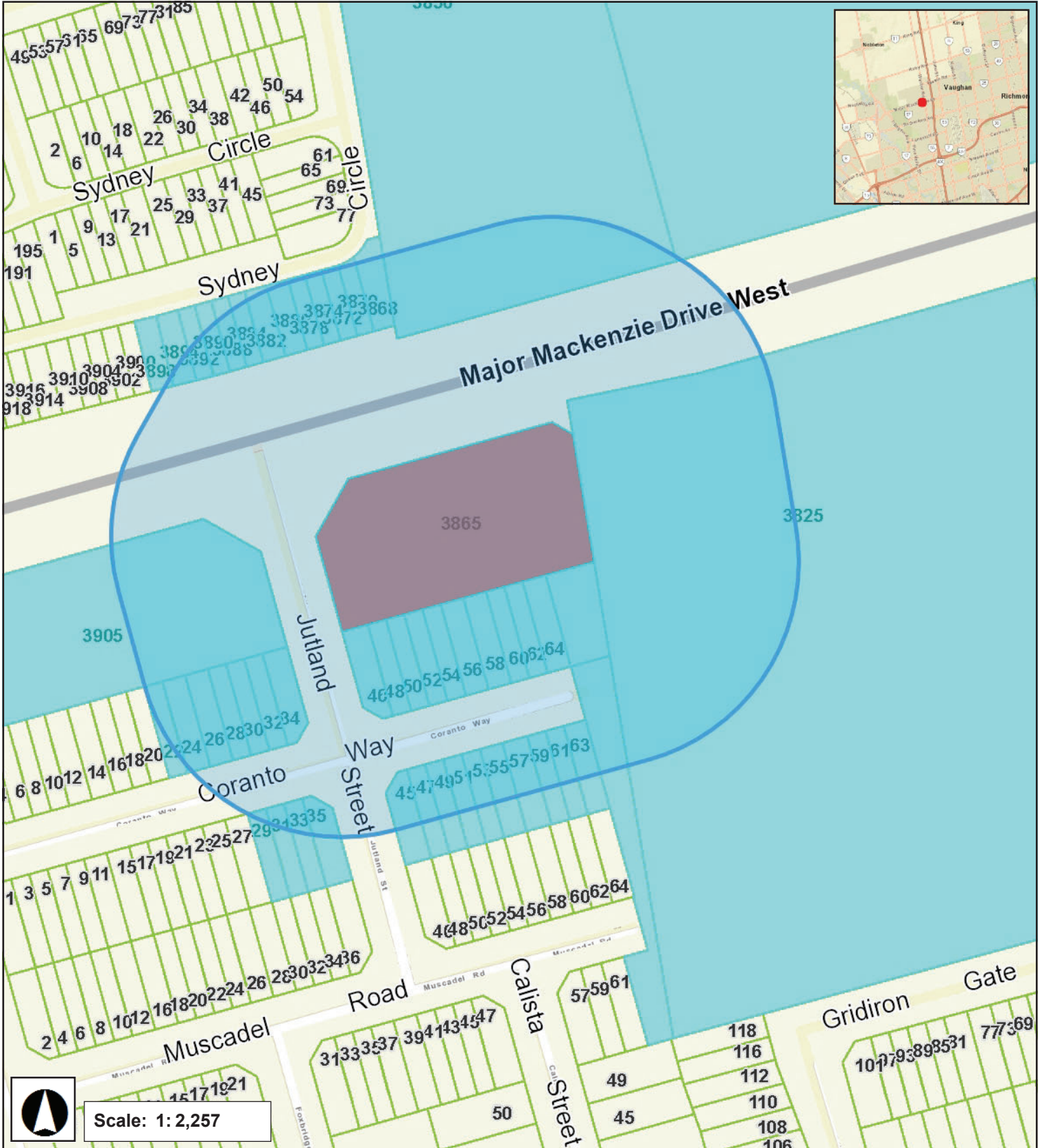
Location Map

Plans & Sketches



LOCATION MAP - A111/21

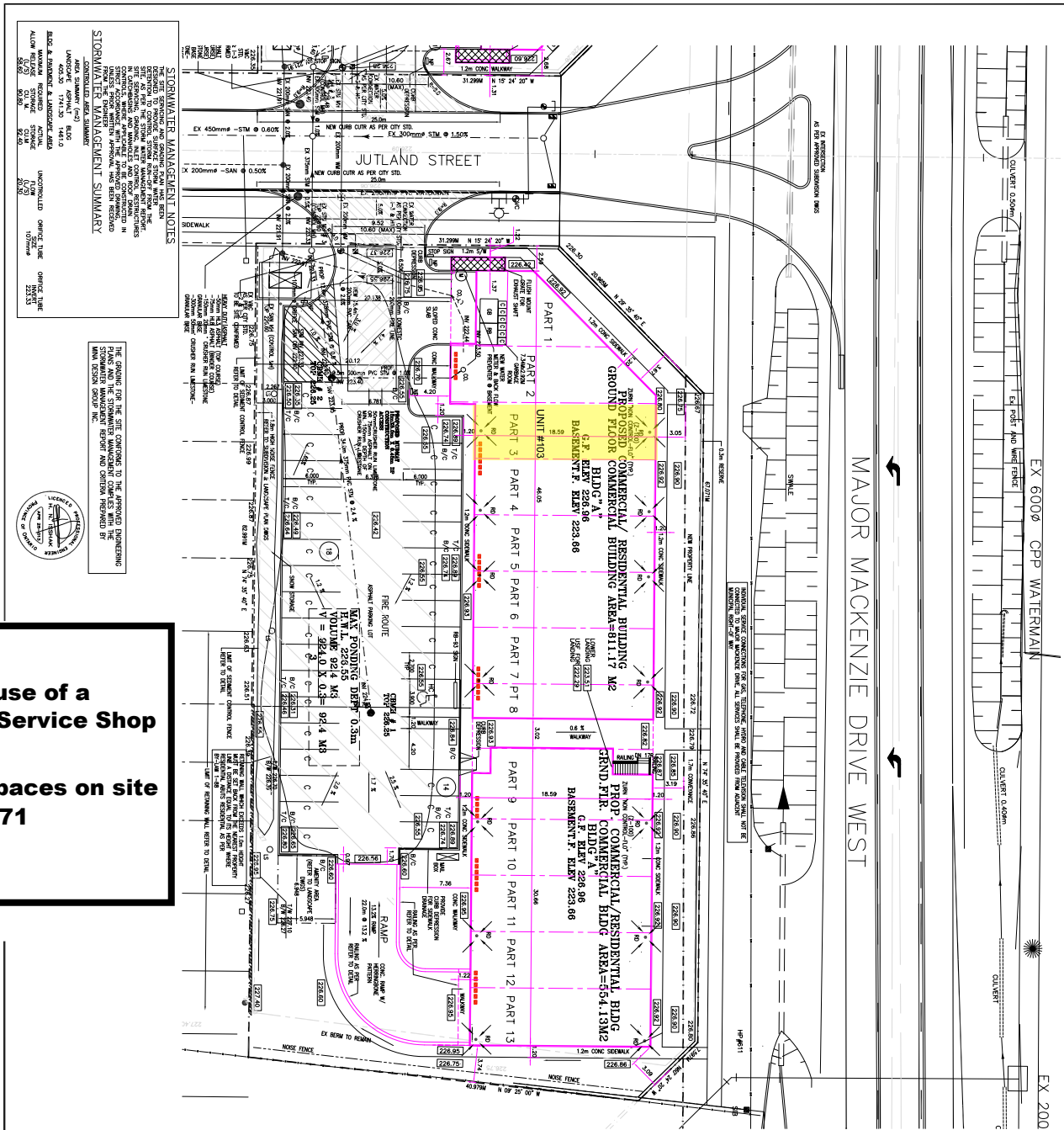
3865 MAJOR MACKENZIE DR. UNIT 103, VAUGHAN



Rutherford Road

June 29, 2021 12:13 PM

3865 Major Mackenzie Drive, Unit #103



STORMWATER MANAGEMENT NOTES

DESIGNED TO PROVIDE SUFFICIENT STORAGE AND TREATMENT CAPACITY FOR THE PROPOSED DEVELOPMENT. THE DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS REPORT. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER.

STORMWATER MANAGEMENT SUMMARY

CONTRIBUTING DRAINAGE AREA: 1,000 SQ. FT.

DESIGN FLOW: 1.0 CFS

DESIGN STORAGE: 100 GALLONS

DESIGN TREATMENT: 100 GALLONS

DESIGN FLOW RATE: 1.0 CFS

DESIGN STORAGE: 100 GALLONS

DESIGN TREATMENT: 100 GALLONS

THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER.

DESIGNED BY: [Signature]

DATE: [Date]

Permit use of a Personal Service Shop

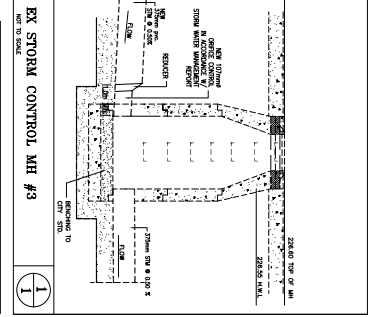
Parking Spaces on site = 71

EX STORM CONTROL MH #3

LOT AREA	1,000 SQ. FT.
CONCRETE FLOOR AREA	1,000 SQ. FT.
ASPHALT FLOOR AREA	1,000 SQ. FT.
PAVING AREA	1,000 SQ. FT.
GRAVEL AREA	1,000 SQ. FT.
LANDSCAPE AREA	1,000 SQ. FT.
SNOW STORAGE	1,000 SQ. FT.

SITE DEVELOPMENT STATISTICS

LOT AREA	1,000 SQ. FT.
CONCRETE FLOOR AREA	1,000 SQ. FT.
ASPHALT FLOOR AREA	1,000 SQ. FT.
PAVING AREA	1,000 SQ. FT.
GRAVEL AREA	1,000 SQ. FT.
LANDSCAPE AREA	1,000 SQ. FT.
SNOW STORAGE	1,000 SQ. FT.



LEGEND

- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB

REVISIONS

DATE	DESCRIPTION	BY
06-21-2015	ISSUED FOR PERMIT	1
06-21-2015	ISSUED FOR PERMIT	10
06-21-2015	ISSUED FOR PERMIT	9
06-21-2015	ISSUED FOR PERMIT	9
06-21-2015	ISSUED FOR PERMIT	6
06-21-2015	ISSUED FOR PERMIT	5
06-21-2015	ISSUED FOR PERMIT	4
06-21-2015	ISSUED FOR PERMIT	3
06-21-2015	ISSUED FOR PERMIT	2
06-21-2015	ISSUED FOR PERMIT	1

MVA DESIGN GROUP

Professional Engineer and Project Manager

Shayla B. Bickler

1000 WEST 10TH AVENUE, SUITE 200

BOULDER, CO 80502

TEL: 303.440.1000

FAX: 303.440.1001

WWW.MVADSGROUP.COM

PROJECT INFORMATION

PROJECT: 3865 MAJOR MACKENZIE DRIVE, UNIT #103

CLIENT: [Client Name]

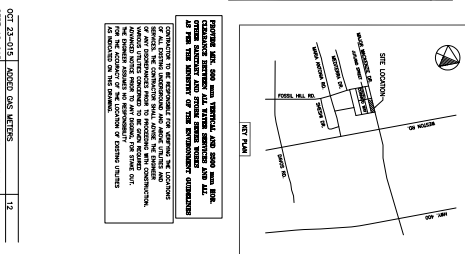
DATE: [Date]

SCALE: [Scale]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]



FIRM NAME:
 QBS ARCHITECTS INC.
 1670 BAYVIEW AVENUE, SUITE 401
 TORONTO, ON
 M4G 3C2

CERTIFICATE OF PRACTICE NUMBER: 5235

NAME OF PROJECT:
 INTERIOR RENOVATION
 LOCATION:
 3865 MAJOR MACKENZIE DRIVE VAUGHAN

ONTARIO'S BUILDING CODE DATA MATRIX PART 3

PROJECT DESCRIPTION:
 CHANGE OF USE
 ADDITION
 ALTERATION

MAJOR OCCUPANCY(S):
 GROUP D
 EXISTING: NA NEW: NA

BUILDING AREA (m²):
 EXISTING: 107.67 NEW: 107.67

GROSS AREA (m²)/SUITE AREA ABOVE GRADE: 3

NUMBER OF STOREYS: 2

BUILDING CLASSIFICATION:
 ENTIRE BUILDING
 ENTIRE BUILDING
 SELECTED COMPARTMENTS
 SELECTED FLOOR AREAS
 BASEMENT ONLY
 NOT REQUIRED

STANDPIPE REQUIRED:
 YES
 NO

FIRE ALARM REQUIRED:
 YES
 NO

WATER SERVICE/SUPPLY IS ADEQUATE:
 YES (MUNICIPAL)
 NO

HIGH BUILDING:
 YES
 NO

CONSTRUCTION RESTRICTIONS:
 NON-COMBUSTIBLE
 PERMITTED
 NON-COMBUSTIBLE
 COMBUSTIBLE REQUIRED
 COMBUSTIBLE
 BOTH

ACTUAL CONSTRUCTION:
 NON-COMBUSTIBLE
 COMBUSTIBLE
 BOTH

MEZZANINE(S) AREA (m²): N/A

OCCUPANT LOAD BASES ON:
 m²/PERSON
 DESIGN OF BUILDING
 LOAD 9 PERSONS

SUITE OCCUPANCY:
 OCCUPANCY D LOAD 9 PERSONS

BARRIER-FREE DESIGN:
 YES
 NO (EXPLAIN) BUILDING IS A HOUSE (EXEMPT)

HAZARDOUS SUBSTANCES:
 YES
 NO

REQUIRED FIRE RESISTANCE RATING (FRR):
 HORIZONTAL ASSEMBLIES FRR (HOURS): 45 MIN
 LISTED DESIGN No. OR DESCRIPTION (SG-2)
 FLOORS: 45 MIN
 ROOF: N/A HOURS
 MEZZANINE: N/A HOURS
 FRR OF SUPPORTING MEMBERS: LISTED DESIGN No. OR DESCRIPTION (SG-2)
 FLOORS: 0 HOURS
 ROOF: 0 HOURS
 MEZZANINE: N/A HOURS

SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF E.B.F. (sqm)	L.D. (m)	L/H OR H/L	PERMITTED OR MAX % OF OPENINGS (sqm) %	PROPOSED % OF OPENINGS (sqm) %	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NON-CLADDING	NON-COMB. CONSTR.
FRONT (NORTH)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
REAR (SOUTH)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
SIDE (EAST)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		
SIDE (WEST)	EXISTING TO REMAIN							<input checked="" type="checkbox"/>		

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BC/DN.

OBC REFERENCE
 References are to Division B unless noted [A] for Division A or [C] for Division C.

ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
A-001	KEY LOCATION AND OAA MATRIX	04/01/19	03
A-002	GENERAL NOTES AND CONSTRUCTION NOTES	04/01/19	03
A-003	AREA OF WORK	04/11/19	03
A-004	PROPOSED GROUND FLOOR	04/01/19	03
A-005	BARRIER FREE WASHROOM	04/01/19	03
A-006	CEILING PLAN	04/12/19	03
Grand total: 6			



3865 MAJOR MACKENZIE DRIVE VAUGHAN WEST, UNIT 103

STAGE: DRAWING NO. **A-001**

BP

No.	Description	Date
03	ISSUED FOR BUILDING PERMIT	2019-04-15
02	ISSUED FOR CLIENT	2019-04-11
01	ISSUED FOR CLIENT	2019-04-01

ARCHITECTS

TORONTO - CANADA
 info@qbsarchitects.com

ONTARIO ASSOCIATION OF ARCHITECTS
 SABA AL MATHINO
 LICENCE 6963

KEY LOCATION AND OAA MATRIX

PROJECT NUMBER	190118	DRAWING STATUS	ISSUED FOR BUILDING PERMIT
DATE	04/01/19	DRAWN	JB
CHECKED	SA	SCALE	12" = 1'-0"
		REVISION	03

KEY LOCATION AND OAA MATRIX

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CURRENT EDITION OF THE ONTARIO BUILDING CODE 2012 OBC, AS AMENDED.
- ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE
- DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE PROJECT.
- REPORT IN WRITING ALL DISCOVERED ERRORS OR OMISSIONS TO THE ARCHITECT AT ONCE.
- DO NOT SCALE DRAWINGS. USE LATEST SCALE DRAWINGS ONLY.
- CONTRACTOR TO VERIFY ALL VERTICAL AND HORIZONTAL SITE DIMENSIONS PRIOR TO COMMENCING WORK - INCLUDING EXTERIOR LANDSCAPING DIMENSIONS
- CONTRACTOR TO PROVIDE PLYWOOD HOARDING AROUND THE PERIMETER OF THE JOB SITE BETWEEN THE PROPOSED NEW STRUCTURE TO THE PROPERTY LINE. IF ADDITIONAL STAGING/STORAGE AREA IS REQUIRED, CONTRACTOR TO APPLY FOR PERMIT TO BUILD HOARDING ON CITY PROPERTY. IN LIEU OF PLYWOOD HOARDING, A 7'-0" HIGH CHAIN LINK FENCE WITH *FAST FENCE* OR EQUAL IS TO BE USED.
- SITE MUST BE SAFE AND SECURE AT ALL TIMES. CONTRACTOR RESPONSIBLE FOR LOCKING THE CONSTRUCTION GATE NIGHTLY.
- CONTRACTOR MUST POST "NO TRESPASSING" AND "DANGER-CONSTRUCTION AREA" SIGNS AS WELL AS ANY OTHER SIGNS REQUIRED BY ANY GOVERNING BODY (G. HEALTH AND SAFETY, ETC).
- EXISTING GRADE DIMENSIONS DISTURBED DURING CONSTRUCTION TO BE MAINTAINED UNLESS OTHERWISE NOTED ON LOT DRAINAGE PLAN. ALL BACKFILL MUST BE EVELED. ADD 4" TOPSOIL AND SOD IN ALL AREAS DISTURBED DURING CONSTRUCTION.
- REPAIRS TO EXISTING LANDSCAPING - USE TRIPLE MIX SOIL AT ALL PLANTING BEDS
- REFER TO ARBORIST REPORT (WHERE APPLICABLE) FOR SPECIAL INSTRUCTION REGARDING EXCAVATION / CONSTRUCTION IN PROXIMITY TO MATURE TREES.
- EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY. EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
- ENSURE ADEQUATE BRACING OF FOUNDATION WALLS PRIOR TO BACKFILLING.
- ALL STRUCTURAL WOOD TO BE #2 SPRUCE OR BETTER UNLESS NOTED OTHERWISE
- PROVIDE POSTS UNDER ALL BEAMS / GIRDER TRUSSES, ETC. POSTS TO RUN CONTINUOUS TO FOUNDATION OR EQUIVALENT SUPPORT.
- ALL STUMPS, ROOTS AND OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL TO A MIN. DEPTH OF 12" IN UNEXCAVATED AREAS UNDER A BUILDING. WOOD DEBRIS REMOVAL SHALL EXTEND 2'-0" MIN. BEYOND THE PERIMETER OF THE BUILDING.
- ALL WOOD SCRAPS AND FORMS SHALL BE REMOVED FROM AROUND THE FOUNDATIONS BEFORE BACKFILLING AND FROM UNDER EXTERIOR STEPS OR PORCHES BEFORE CONSTRUCTION IS COMPLETED.
- ALL EXISTING SURFACES ADJACENT TO NEW CONSTRUCTION AND THROUGH WHICH CONSTRUCTION MATERIALS AND CONTRACTOR'S FORCES MOVE ARE TO BE PROTECTED.
- PROVIDE TEMPORARY DUST BARRIERS AS REQUIRED TO MAINTAIN DUST FREE ENVIRONMENT FOR ALL BUILDING AREAS OCCUPIED BY OWNER / TENANTS.
- CONTRACTOR SHALL MAINTAIN THE JOB SITE AND WORK IN A TIDY CONDITION. DAILY CLEAN UP OF JOB SITE IS REQUIRED.
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE UNLESS OTHERWISE NOTED. ALL WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE WHICH IS IN DIRECT CONTACT WITH SOIL IS TO BE SEPARATED FROM CONCRETE WITH DAMP PROOFING MATERIAL (9.23.2.3 OBC)
- GARAGE ACCESS DOOR TO BUILDING TO BE CW SELF CLOSURE MECHANISM AND GAS TIGHT.
- ALL WINDOWS LOCATED WITHIN 67" FROM GRADE, SHALL CONFORM TO CLAUSE 10.13 OF CSA STANDARD M440-M90 AND 9.7.6.1 OBC (RESISTANCE TO FORCED ENTRY). SUPPLY AND INSTALL 6" SMOOTH CUT LIMESTONE THRESHOLD / SILL AT ALL EXTERIOR DOORS / WINDOWS (INCLUDING BASEMENT).
- ALL GUARD RAILS ARE TO SUSTAIN MINIMUM LOADING AS PER OBC 4.1.10.1 AND 9.8.8 FOR HEIGHT AND SPACING OF PICKETS. HANDRAILS AND TO CONFIRM WITH 9.8.8 OBC.
- ALL INTERIOR TRIM TO BE POPLAR (PAINT) UNLESS OTHERWISE NOTED. EXTERIOR TRIM TO BE #1 CLEAR PINE (PAINT). NOTE: USE KILN ON ALL KNOTS PRIOR TO PRIMER COAT. ALL WOOD TO BE KEPT DRY AND MUST NOT BE PAINTED IN TEMPERATURES OF LESS THAN 10 DEGREES CELSIUS.
- ALL TRIM TO BE PRE-PAINTED (PRIMER + ONE COAT) PRIOR TO INSTALLATION.
- CONTRACTOR MUST RECEIVE PERMISSION FROM OWNER PRIOR TO INSTALLATION OF JOB SIGN.
- SEE INSTRUCTIONS TO CONTRACTOR FOR ADDITIONAL SPECIFICATIONS AND CASH ALLOWANCES.
- CONTRACTOR TO USE FLEXIBLE CORNER BEAD AT ALL RADIUS DRYWALL EDGES.
- THESE WORKING DRAWINGS ARE BASED ON "MEASURED DRAWINGS" OF THE EXISTING BUILDING, NOT "RECORD DRAWINGS" WHICH ARE THE ORIGINAL CONSTRUCTION DRAWINGS REVISED TO REFLECT "AS BUILT" CONDITIONS. MEASUREMENTS HAVE BEEN TAKEN TO EXTERIOR SURFACES ONLY, AND EXCEPT WHERE NOTED NO ATTEMPT HAS BEEN MADE TO VERIFY HIDDEN CONDITIONS.
- NO REPRESENTATION IS MADE THAT THE BUILDING CONFORMS TO ANY CODE REQUIREMENTS, OR ANY CONSTRUCTION DRAWINGS THAT MAY HAVE BEEN PREPARED BY OTHERS.

ELECTRICAL SYSTEM

- CONTRACTOR TO COORDINATE STRUCTURAL JOISTS AND STUD LAYOUTS TO ACCOMMODATE THE ELECTRICAL POTLIGHTS, ETC. LOCATIONS.
- NOTE: REPORT ANY LAYOUT DISCREPANCIES TO THE ARCHITECT PRIOR TO THE INSTALLATION.
- SEE ALSO ATTACHED REFLECTED CEILING PLANS AND ELECTRICAL SPECIFICATIONS.
- CONTRACTOR TO INSTALL APPROVED ELECTRICAL PANEL(S) OF ADEQUATE SIZE TO HANDLE ALL ELECTRICAL REQUIREMENTS.
- CONTRACTOR TO ENSURE EXISTING ELECTRICAL PANEL(S) IS ADEQUATE TO SERVE BOTH EXISTING AND PROPOSED ADDITION'S POWER REQUIREMENTS.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ONTARIO HYDRO PERMIT.

3865 MAJOR MACKENZIE DRIVE VAUGHAN WEST, UNIT 103		No.	Description	Date	ARCHITECTS
STAGE	DRAWING NO.	03	ISSUED FOR BUILDING PERMIT	2019-04-15	
BP	A-002	02	ISSUED FOR CLIENT	2019-04-11	
		01	ISSUED FOR CLIENT	2019-04-01	

SURVEY NOTE

- BUILDER / GENERAL CONTRACTOR MUST RETAIN THE SERVICES OF A PROFESSIONAL SURVEYOR FOR THE STAKING OUT OF NEW FOUNDATIONS. SURVEYOR MUST BE GIVEN 72 HOURS NOTICE BEFORE BEING REQUIRED ON SITE.
- **TO BEGIN DEMOLITION/CONSTRUCTION:**

SITE FENCING - BUILDER / GENERAL CONTRACTOR MUST ENCLOSE ENTIRE SITE WITH A FENCE THAT IS IN COMPLIANCE WITH THE CITY OF TORONTO MUNICIPAL CODE CHAPTER 369, ARTICLE III. THE MIN. REQUIREMENT IS A PLASTIC MESH FENCE, 1.2M HIGH, TIED TO POSTS SPACED NO MORE THAN 1.2M APART, WITH AN 11 GAUGE TOP AND BOTTOM WIRE THREADED THROUGH THE MESH AND LOOPED AROUND EACH POST.

CONSTRUCTION NOISE - ANY CONSTRUCTION WHICH GENERATES NOISE IS PROHIBITED IN RESIDENTIAL AREAS BETWEEN THE HOURS OF 7:00PM ONE DAY TO 7:00AM THE NEXT DAY. 9:00AM ON SATURDAYS, AND ALL DAY SUNDAY AND STATUTORY HOLIDAYS.

CALL FOR INSPECTIONS - THE BUILDER/GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE BUILDING INSPECTION OFFICE AT VARIOUS STAGES OF CONSTRUCTION AS REQUIRED BY DIVISION C, PART 1, ARTICLE 1.3.5.1, OF THE ONTARIO BUILDING CODE. THE PHONE NUMBER FOR THE BUILDING INSPECTION OFFICE RESPONSIBLE FOR THE PROJECT'S AREA WILL BE INCLUDED IN THE PERMIT DOCUMENTS.

PERMIT PLANS - THE PERMIT PLANS AND SPECIFICATIONS MUST BE ON THE SITE AT ALL TIMES. THE PERMIT PLANS AND SPECIFICATIONS PROVIDED TO THE BUILDER/GENERAL CONTRACTOR WILL BE USED FOR INSPECTIONS.

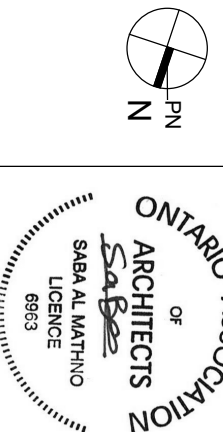
- 1) TYPICAL INTERIOR PARTITION
 - 1/2" DRYWALL BOTH SIDES
 - 1/2" STUDS @ 12" O.C. NOTED
 - 2 X 6 STUDS WHERE NOTED
- 2) DRYWALL INSTALLATION
 - ALL DRYWALL TO BE INSTALLED WITH REVEALED EDGE. JOINTS FACING EACH OTHER
 - ALL ONE HORIZONTAL JOINT WILL BE FLOORED AN ADDITIONAL HORIZONTAL JOINT IS REQUIRED
 - ALL 0" WALL HEIGHTS, THE JOINTS MUST BE PLACED AT THE BOTTOM OF THE WALL IN THE BASEBOARD AREA
 - USE 4"x8" WIDE BOARDS FOR 8'-0" HIGH CEILINGS.
- 3) FLOOR TILING
 - GALVANIZED WIRE MESH, SCRATCH GEMENT COAT UNLESS FLOOR IS LOWERED TO ACCOMMODATE TILE IN WHICH CASE GYPCRETE IS TO BE USED
 - TILING / GROUTING (TO MATCH THE EXISTING).
- 4) ACOUSTICAL TREATMENT
 - 4" SOUND ATTENUATION BLANKET INSTALLED BETWEEN STUDS
 - 1/2" HOMASOTE SHEETING ON ONE SIDE
 - TYPICAL BETWEEN BEDROOMS AND BATHS
- 5) SIGNAGE
 - CONTRACTOR TO INSTALL ARCHITECT'S SIGN AND MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION AT AGREED UPON LOCATION ON SITE
- 6) DOORS
 - SOLID WOOD (UNLESS NOTED OTHERWISE) 1 3/4" THICK WITH TWO RECESSED RAISED OR RECESSED FLAT WOOD PANELS AS PER DETAIL SKETCH PROVIDED BY THE ARCHITECT
 - DOOR HEIGHTS: GROUND FLOOR = 96" DOORS
 - SECOND FLOOR = 96" DOORS
 - BASEMENT = 84" DOORS

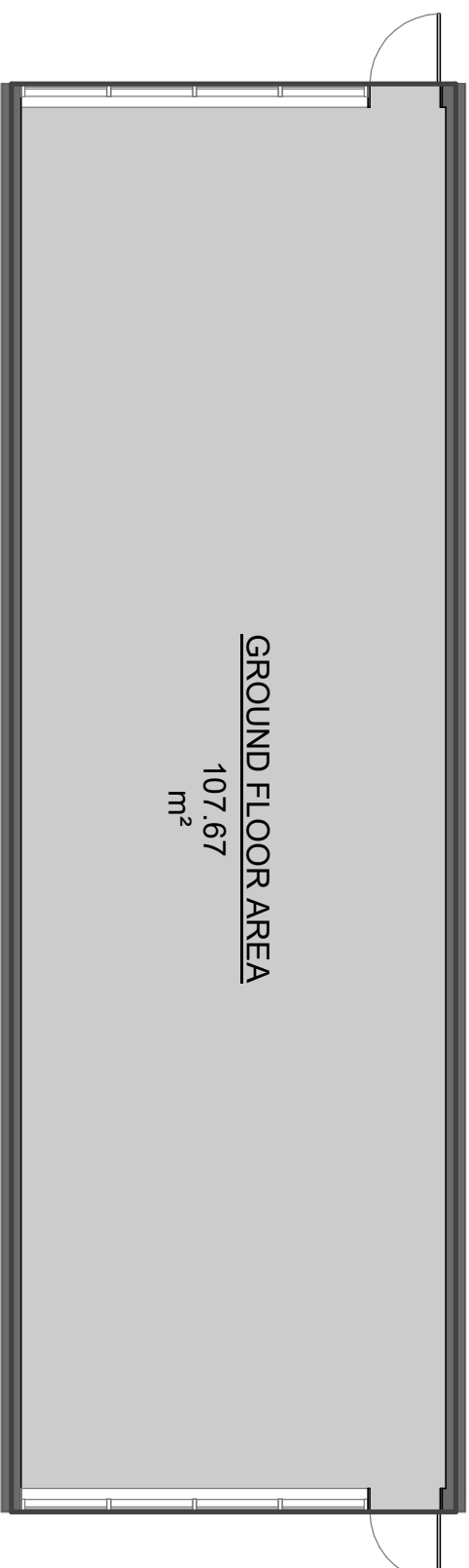
NOTE: BUILDER/OWNER TO CONTACT ARCHITECT FOR FINAL DECISION REGARDING DOOR & FLAT ARCH HEIGHTS / WIDTHS

NOTE: STRUCTURAL FRAMING AT DOORS/ WINDOWS/ FLAT ARCHES TO BE KEPT AS HIGH AS POSSIBLE TO ALLOW FOR FUTURE DISCUSSION/ HEIGHT ADJUSTMENT
- 7) MILLWORK
 - CASING # 106 / # 110
 - BACKBAND # 83 / # 24
 - STOOL # 80 / # 79
 - APRON # 106 / # 110 (CUT DOWN TO 3")
 - BASEBOARD # 208 / # 94 / # 91 (ALL 1 X 8)
 - BASEBOARD # 208 / # 94 / # 93 (ALL 1 X 6 AT BASEMENT)
 - CROWN MOULDING # 4 (AT CEILINGS) 3 3/4" X 3 3/4"
 - # 3 (AT COFFERS) 3" X 3" # 77 / # 82
 - WAINSCOTTING # 45
 - CHAIR RAIL # 45
 - SHINGLE # 45
 - DOOR STOP # 52 / # 59
 - # 7 / # 9
 - NOTE: REFER TO REFLECTED CEILING PLANS FOR EXTENT OF CROWN MOULDING.
 - ALL WINDOW OPENINGS TO BE TRIMMED WITH CASING, BACKBAND, STOOL AND APRON (NO PICTURE FRAMING UNLESS NOTED)
 - MIN. 4'-0" LENGTHS OF ALL WOOD TRIM SAMPLES TO BE MOUNTED ON SITE FOR FINAL APPROVAL.
 - ALL WOOD TO BE WHITE WOOD FOR PAINTING UNLESS OTHERWISE NOTED.
 - PAINT ALL WOOD TRIM, PRIME PLUS ONE FINISH COAT PRIOR TO INSTALLATION.
- 8) HANG ROD & SHELF
 - 1 1/4" DIA. HANG ROD W/ BRACKETS - ALL CHROME FINISH INSTALL @ 5'-6" O.C. A.F.F.
 - 3/4" WEARLINE BOARD (WHITE), FINISHED EDGES, 1'-3" DEPTH, ON LEDGER BOARDS @ 2' OVER HANG ROD.
- 9) PAINTING
 - ALL INTERIOR WOOD TRIM: ONE COAT OIL BASED PRIMER, TWO (2) COATS SEMI-GLOSS OIL-ALL DRYWALL SURFACES, ONE COAT LATEX SEALER, TWO (2) COATS SATIN / EGGSHELL LATEX
 - ALL EXTERIOR WOOD TRIM, ONE COAT OIL BASED PRIMER, 2 COATS OIL FINISH - ENAMEL GLOSS
 - ALL COLOURS TO BE SELECTED BY ARCHITECT/ CLIENT
 - NOTE: REPAINT ALL WOOD DOORS AND WINDOWS PRIME PLUS ONE FINISH COAT PRIOR TO INSTALLATION
- 10) BARRIER FREE W.C.
 - SHALL BE EQUIPPED WITH A SEAT LOCATED NOT LESS THAN 450MM AND NOT MORE THAN 480MM FROM THE FINISHED FLOOR
 - BE EQUIPPED WITH HAND OPERATED FLUSHING CONTROL THAT ARE EASILY ACCESSIBLE TO A WHEELCHAIR USER OR TO BE AUTOMATICALLY OPERABLE
 - BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NO SEAT LID OR TANK
 - NOT HAVE A SPRING-ACTIVATED SEAT
 - HAND-OPERATED FLUSHING CONTROLS SHALL BE OPERABLE USING A CLOSED FIST AND WITH A FORCE OF NOT MORE THAN 22.2 N.
 - WATER CLOSET TO BE LOCATED SO THAT THE CENTRE LINE OF THE W.C. IS NOT LESS THAN 480MM AND NOT MORE THAN 480MM FROM ONE SIDE WALL AND A CLEAR TRANSFER SPACE AT LEAST 900MM WIDE AND 1500MM DEEP IS PROVIDED ON THE OTHER SIDE OF THE W.C.
- 11) BARRIER FREE DOOR
 - MIN. 900MM CLEAR SPACE IN OPEN POSITION
 - CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY
 - CONTAIN A GRASPABLE LATCH-OPERATING MECHANISM LOCATED NOT LESS THAN 900MM AND NOT MORE THAN 1000MM ABOVE THE FINISHED FLOOR
 - IF IT IS AN OUTWARD SWING DOOR, A DOOR PULL NOT LESS THAN 1400MM LONG LOCATED ON THE INSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 200MM AND NOT MORE THAN 300MM FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 900MM AND NOT MORE THAN 1100MM ABOVE THE FINISHED FLOOR
 - IF IT IS AN OUTWARD SWINGING DOOR, A DOOR CLOSER, SPRING HINGES OR GRAVITY HINGES, SO THAT THE DOOR CLOSER AND POWER DOOR OPERATOR
 - BE EQUIPPED WITH A DOOR CLOSER AND POWER DOOR OPERATOR
- 12) BARRIER FREE LAVATORY
 - TO BE LOCATED SO THAT THE DISTANCE BETWEEN THE CENTRE LINE OF THE LAVATORY AND THE SIDE WALL IS NOT LESS THAN 480MM
 - BE MOUNTED SO THAT THE TOP OF THE LAVATORY IS NOT MORE THAN 840MM ABOVE THE FINISHED FLOOR
 - HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN:
 - (i) 920MM WIDE
 - (ii) 750MM HIGH AT THE FRONT EDGE
 - (iii) 680MM HIGH AT A POINT 300MM BACK FROM THE FRONT EDGE
 - (iv) 350MM HIGH FROM A POINT 300MM BACK FROM THE FRONT EDGE TO THE WALL
 - HAVE INSULATED PIPES WHERE THEY WOULD OTHERWISE PRESENT A BURN HAZARD OR HAVE WATER SUPPLY TEMPERATURE LIMITED TO A MAXIMUM OF 43 DEGREES CELSIUS
 - BE EQUIPPED WITH FAUCETS THAT HAVE LEVER TYPE HANDLES WITHOUT SPRING LOADING OR OPERATE AUTOMATICALLY AND THAT ARE LOCATED SO THAT THE DISTANCE FROM THE CENTRE LINE OF THE FAUCET TO THE EDGE OF THE BASIN OR, WHERE THE BASIN IS MOUNTED IN A VANITY, TO THE FRONT EDGE OF THE VANITY, IS NOT MORE THAN 485MM
 - HAVE A MINIMUM 1700MM DEEP FLOOR SPACE TO ALLOW FOR A FORWARD APPROACH, OF WHICH A MAXIMUM OF 500MM CAN BE LOCATED UNDER THE LAVATORY
 - HAVE A SOAP DISPENSER THAT IS:
 - (i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS
 - (ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
 - (iii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
 - (iv) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
 - (v) OPERABLE WITH ONE HAND
 - (vi) LOCATED NOT MORE THAN 610MM MEASURED HORIZONTALLY FROM THE EDGE OF THE LAVATORY
- 13) UNIVERSAL WASHROOM
 - UNIVERSAL WASHROOM TO COMPLY WITH O.B.C. 3.8.3.12.
 - SHALL HAVE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM
 - HAVE AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH - EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25 MM HIGH WITH A 5MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON
 - HAVE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO SENTENCE 12.2.4.1 (2)
 - EQUIPPED WITH A CLOTH HOOK MOUNTED NOT MORE THAN 1200MM ABOVE THE FINISHED FLOOR ON A SIDE WALL AND PROTECTIVE HANDRAIL MOUNTED FROM THE WALL AND A SHELF NOT MOUNTED MORE THAN 1100mm ABOVE THE FINISHED FLOOR.
- 14) GRAB BAR
 - SHALL BE CONTINUOUS L-SHAPED WITH 750MM LONG HORIZONTAL AND VERTICAL COMPONENTS
 - BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 1500MM IN FRONT OF THE WATER CLOSET

GENERAL NOTES AND CONSTRUCTION NOTES

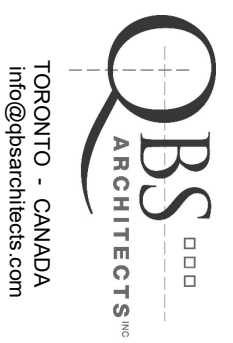


PROJECT NUMBER	190118	DRAWING STATUS	ISSUED FOR BUILDING PERMIT
DATE	04/01/19	JOB	SA
DRAWN	JB	SCALE	REVISION
CHECKED	SA	SCALE	03

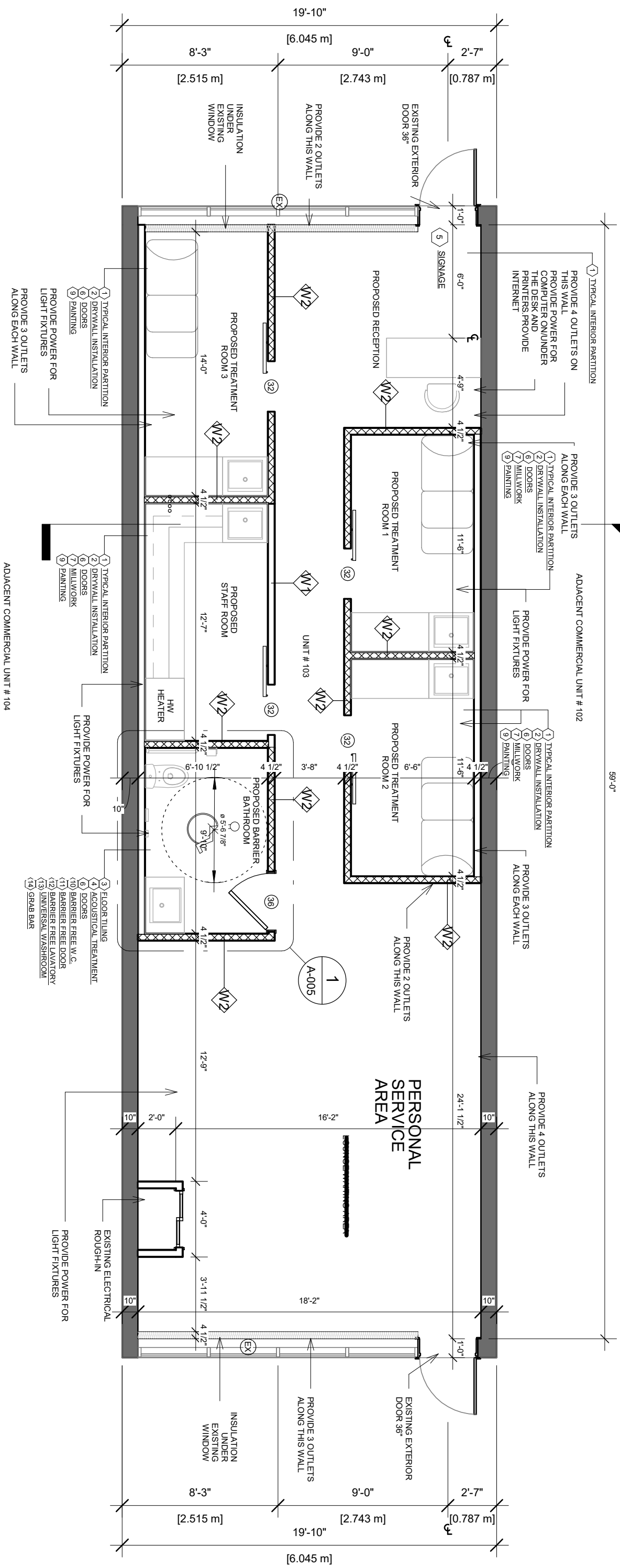




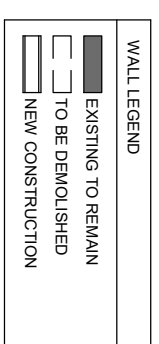
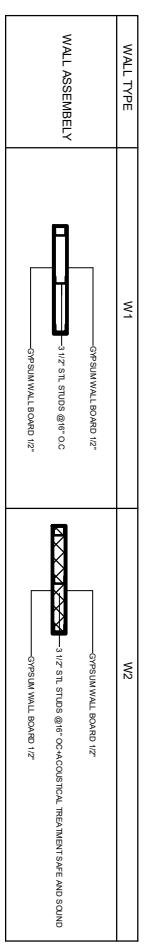
Building Area Legend

GROUND FLOOR AREA

3865 MAJOR MACKENZIE DRIVE VAUGHAN WEST, UNIT 103		No.	Description	Date	ARCHITECTS	
STAGE	DRAWING NO.				 	
BP	A-003	03	ISSUED FOR BUILDING PERMIT	2019-04-15		
		02	ISSUED FOR CLIENT	2019-04-11		
		01	ISSUED FOR CLIENT	2019-04-01		
						
		AREA OF WORK		ISSUED FOR BUILDING PERMIT		
PROJECT NUMBER		190118		DRAWING STATUS		
DATE		04/1/19		Author		
DRAWN		Author		Checker		
CHECKED		Checker		SCALE 1/8" = 1'-0"		
				REVISION		
				03		



SECTION A-A
3/16" = 1'-0"



3865 MAJOR MACKENZIE DRIVE VAUGHAN WEST, UNIT 103

STAGE: **BP**

DRAWING NO.: **A-004**

No.	Description	Date
01	ISSUED FOR CLIENT	2019-04-01
02	ISSUED FOR CLIENT	2019-04-11
03	ISSUED FOR BUILDING PERMIT	2019-04-15

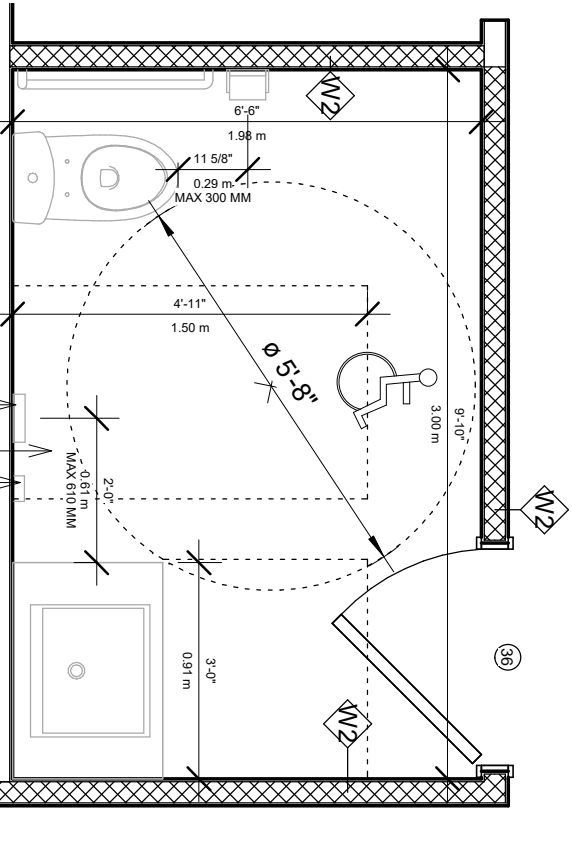
ARCHITECTS

OBS ARCHITECTS INC.

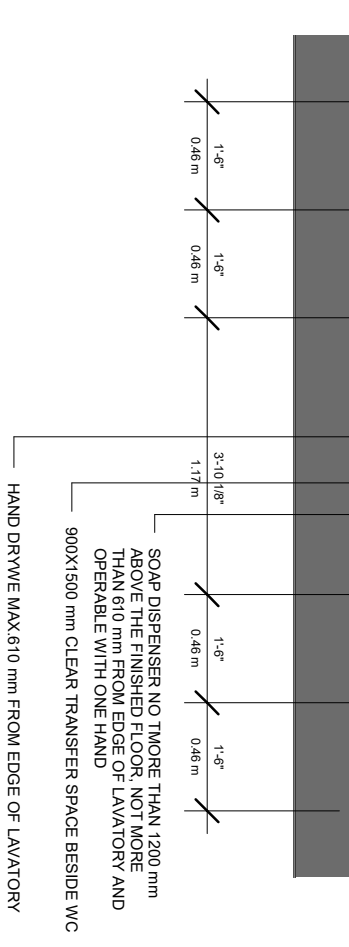
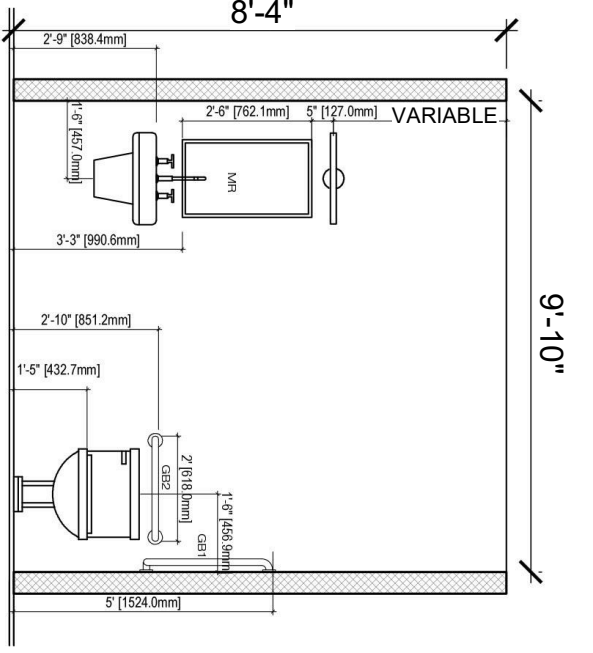
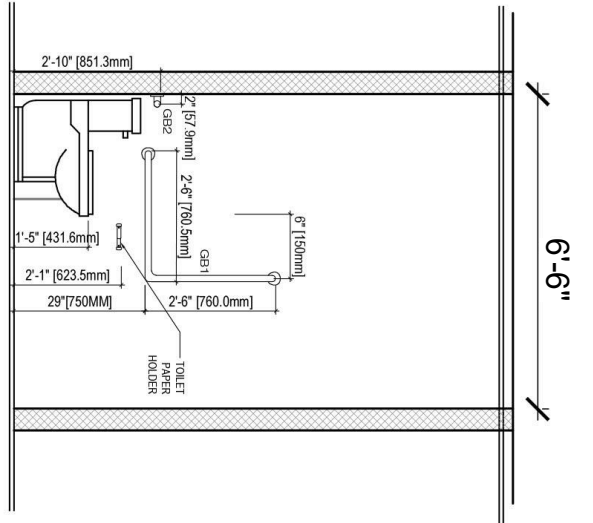
TORONTO - CANADA
Info@obsarchitects.com



PROJECT NUMBER		DRAWING STATUS	
190118	190118	ISSUED FOR BUILDING PERMIT	ISSUED FOR BUILDING PERMIT
DATE	DRAWN	CHECKED	REVISION
04/01/19	Author	Checker	03
PROJECT NUMBER		SCALE	As indicated



WASHROOM ACCESSORIES	
DESCRIPTION	QTY
AUTOMATIC AIR DRYER	1
30" W X 36" H FRAMED MIRROR	MIR
30" W X 30" H L-SHAPE ST. STEEL GRAB BAR W/ SAFETY GRIP	GB1
24" ST. STEEL GRAB BAR W/ SAFETY GRIP	GB2
RECESSED SANITARY WASTE DISPOSAL	SD3
MULTI ROLL TOWEL DISPENSER	TD
WALL MOUNTED SOAP DISPENSER	SD1
WATER BASED PAINT AS PER TENANT'S CHOICE	PT
PAPER TOWEL DISPENSER/WASTE RECEPTACLE	TD
CERAMIC WALL TILE FINISH AS PER TENANT'S CHOICE	TD
E211 (6) SURFACE MOUNTED HEAVY DUTY SIDE WALL @ EVERY WASHROOM AS SHOWN TO COMPLY WITH O.B.C. 3.8.3.1(1)(e)	6



WASHROOM ACCESSORIES	
DESCRIPTION	QTY
SOAP DISPENSER NO MORE THAN 1200 mm ABOVE THE FINISHED FLOOR, NOT MORE THAN 610 mm FROM EDGE OF LAVATORY AND OPERABLE WITH ONE HAND	1
HAND DRIVE MAX 610 mm FROM EDGE OF LAVATORY	1

3.8.3.12(2)
A UNIVERSAL WASHROOM SHALL HAVE:
(A) AN EMERGENCY CALL SYSTEM THAT CONSIST OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM.
(B) AN EMERGENCY SIGN THAT CONTAINS THE WORDS **IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE** IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON

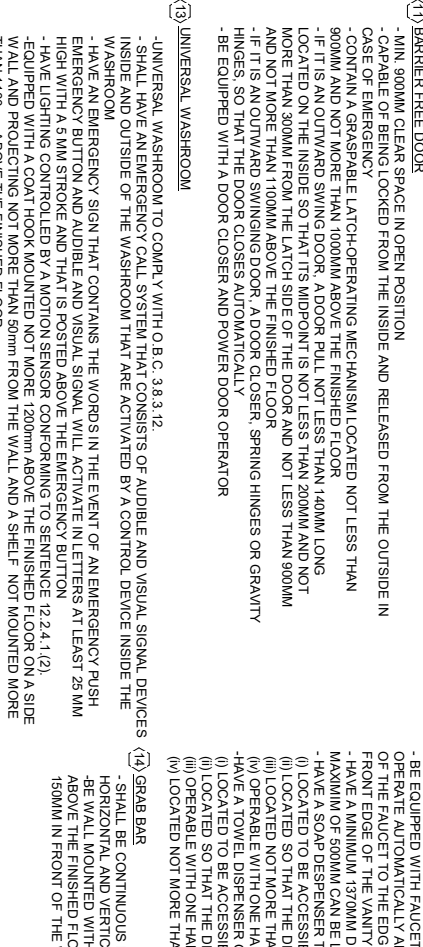
PROVIDE WASHROOM VANITIES WITH HAND SINK
-PROVIDE NEW PLUMBING FIXTURES, GRAB BARS, VANITIES, ACCESSORIES TRASH & MIRROR TO MEET BUILDING CODE REQUIREMENTS FOR WASHROOMS
-PROVIDE WASHROOM SIGNS WITH ACCESSIBLE SYMBOL TO WASHROOM DOORS.
-ALL FIXTURES INSTALLATION TO COMPLY WITH O.B.C. # 3.8.3.12
-ALL ACCESSORIES INSTALLATION HEIGHTS TO COMPLY WITH O.B.C. # 3.8.3.11 AND ACCESSIBILITY AMENDMENTS ONTARIO REGULATION 388/13 EFFECTIVE JANUARY 1, 2015.
-FOR BARRIER FREE WASHROOM PROVIDE PUSH BOTTOM WITH POWER OPERATED DOOR.
OBC 3.8.3.12 UNIVERSAL WASHROOM
MUST BE PROVIDED WITH:
-A LIGHTING CONTROLLED BY MOTION SENSOR;
-AN EMERGENCY CALL SYSTEM;
-AN EMERGENCY SIGN STATING IN THE EVENT OF AN EMERGENCY PUSH BUTTON, AUDIBLE AND VISUAL SIGN BE ACTIVATED.

(10) BARRIER FREE W.C.
-SHALL BE EQUIPPED WITH A SEAT LOCATED NOT LESS THAN 430MM AND NOT MORE THAN 489MM ABOVE THE FINISHED FLOOR
-BE EQUIPPED WITH HAND OPERATED FLUSHING CONTROLS THAT ARE EASILY ACCESSIBLE TO A WHEELCHAIR USER OR TO BE AUTOMATICALLY OPERABLE
-BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NO SEAT LID OR TANK
-NOT HAVE A SPRING-ACTIVATED SEAT
-HAND OPERATED FLUSHING CONTROLS SHALL BE OPERABLE USING A CLOSED FIST AND WITH ONE HAND AND NO MORE THAN 225MM FROM THE CENTRE LINE OF THE W.C. IS NOT LESS THAN 480MM AND NOT MORE THAN 480MM FROM ONE SIDE WALL AND A CLEAR TRANSFER SPACE AT LEAST 900MM WIDE AND 1500MM DEEP IS PROVIDED ON THE OTHER SIDE OF THE W.C.

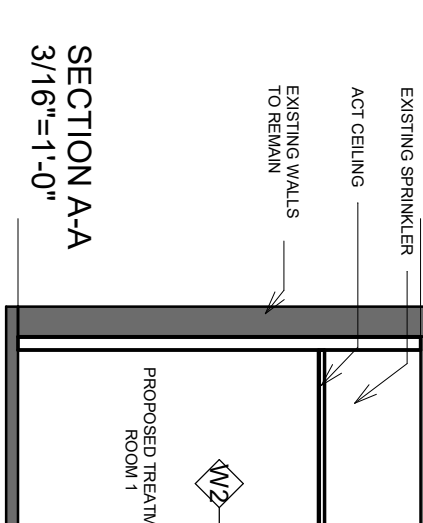
(12) BARRIER FREE LAVATORY
- TO BE LOCATED SO THAT THE DISTANCE BETWEEN THE CENTRE LINE OF THE LAVATORY AND THE SIDE WALL IS NOT LESS THAN 480MM
-BE MOUNTED SO THAT THE TOP OF THE LAVATORY IS NOT MORE THAN 840MM ABOVE THE FINISHED FLOOR
-HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN:
(i) 920MM WIDE
(ii) 735MM HIGH AT THE FRONT EDGE
(iii) 685MM HIGH AT A POINT 300MM BACK FROM THE FRONT EDGE TO THE WALL
(iv) 350MM HIGH FROM A POINT 300MM BACK FROM THE FRONT EDGE TO THE WALL
-SUPPLY TEMPERATURE LIMITED TO A MAXIMUM OF 43 DEGREES CELSIUS OR HAVE WATER BE EQUIPPED WITH FAUCETS THAT HAVE LEVER TYPE HANDLES WITHOUT SPRING LOADING OR PERNE FALCETS THAT ARE OPERATED BY THE DISTANCE FROM THE CENTRE LINE OF THE LAVATORY TO THE FRONT EDGE OF THE BASIN IS NOT MORE THAN 489MM
-HAVE A MINIMUM 137MM DEEP FLOOR SPACE TO ALLOW FOR A FORWARD APPROACH, OF WHICH A MAXIMUM OF 500MM CAN BE LOCATED UNDER THE LAVATORY
-HAVE A SOAP DISPENSER THAT IS:
(i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS
(ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
(iii) LOCATED NOT MORE THAN 610MM, MEASURE HORIZONTALLY, FROM THE EDGE OF THE LAVATORY
(iv) OPERABLE WITH ONE HAND
-HAVE A TOWEL DISPENSER OR OTHER HAND DRYING EQUIPMENT THAT IS:
(i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS
(ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE FINISH FLOOR
(iii) OPERABLE WITH ONE HAND
(iv) LOCATED NOT MORE THAN 610MM MEASURED HORIZONTALLY FROM THE EDGE OF THE LAVATORY

(11) BARRIER FREE DOOR
-MIN. 900MM CLEAR SPACE IN OPEN POSITION
-CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY
-CONTAIN A GRASPABLE LATCH-OPERATING MECHANISM LOCATED NOT LESS THAN 900MM AND NOT MORE THAN 1000MM ABOVE THE FINISHED FLOOR
-IF IT IS AN OUTWARD SWING DOOR, A DOOR PULL NOT LESS THAN 140MM LONG LOCATED ON THE INSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 200MM AND NOT MORE THAN 300MM FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 900MM AND NOT MORE THAN 1100MM ABOVE THE FINISHED FLOOR
-IF IT IS AN INWARD SWINGING DOOR, A DOOR CLOSER, SPRING HINGES OR GRANTY HINGES, SO THAT THE DOOR CLOSES AUTOMATICALLY
-BE EQUIPPED WITH A DOOR CLOSER AND POWER DOOR OPERATOR

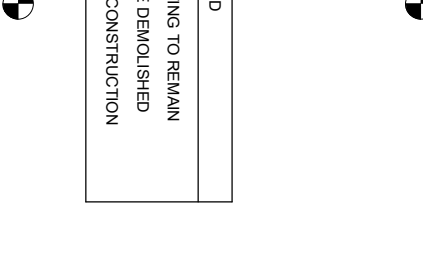
(13) UNIVERSAL WASHROOM
-UNIVERSAL WASHROOM TO COMPLY WITH O.B.C. 3.8.3.12
-SHALL HAVE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM
-HAVE AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON
-EQUIPPED WITH A COAT HOOK MOUNTED NOT MORE THAN 1200mm ABOVE THE FINISHED FLOOR ON A SIDE WALL AND PROJECTING NOT MORE THAN 50mm FROM THE WALL AND A SHELF, NOT MOUNTED MORE THAN 1100mm ABOVE THE FINISHED FLOOR.



No.	Description	Date	ARCHITECTS
03	ISSUED FOR BUILDING PERMIT	2019-04-15	OBS ARCHITECTS INC.
02	ISSUED FOR CLIENT	2019-04-11	
01	ISSUED FOR CLIENT	2019-04-01	



BARRIER FREE WASHROOM	
PROJECT NUMBER	190118
DATE	04/01/19
DRAWN	JB
CHECKED	SA
DRAWING STATUS	
ISSUED FOR BUILDING PERMIT	
SCALE	As indicated
REVISION	03



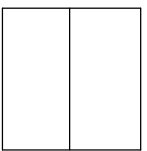
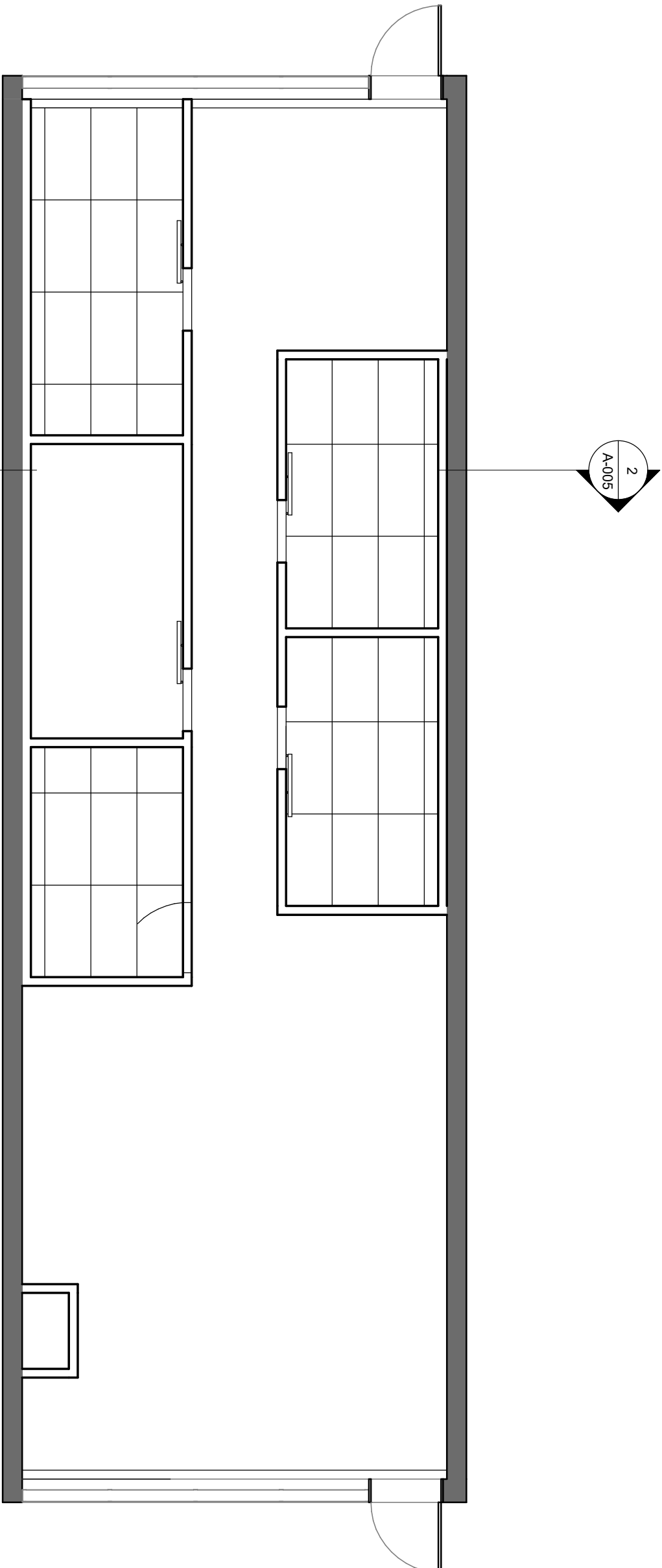
3865 MAJOR MACKENZIE
DRIVE VAUGHAN
WEST, UNIT 103

STAGE	DRAWING NO.	No.	Description	Date	ARCHITECTS
BP	A-005	03	ISSUED FOR BUILDING PERMIT	2019-04-15	OBS ARCHITECTS INC.
		02	ISSUED FOR CLIENT	2019-04-11	
		01	ISSUED FOR CLIENT	2019-04-01	

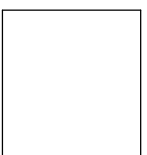
OBS ARCHITECTS INC.
TORONTO - CANADA
Info@obsarchitects.com

ONTARIO ASSOCIATION OF ARCHITECTS
SABA AL MATHINO
LICENCE 6963

BARRIER FREE WASHROOM	
PROJECT NUMBER	190118
DATE	04/01/19
DRAWN	JB
CHECKED	SA
DRAWING STATUS	
ISSUED FOR BUILDING PERMIT	
SCALE	As indicated
REVISION	03



ACT CEILING 2X6-8'-4" HEIGHT



OPEN CEILING

CEILING PLAN
3/16"=1'-0"

**3865 MAJOR MACKENZIE
DRIVE VAUGHAN
WEST, UNIT 103**

No.	Description	Date
03	ISSUED FOR BUILDING PERMIT	2019-04-15
02	ISSUED FOR CLIENT	2019-04-11
01	ISSUED FOR CLIENT	2019-04-01

ARCHITECTS

QBS ARCHITECTS INC.

TORONTO - CANADA
Info@qbsarchitects.com



PROJECT NUMBER		DRAWING STATUS	
PROJECT NUMBER	190118	DRAWING STATUS	ISSUED FOR BUILDING PERMIT
DATE	04/12/19	DRAWN	JB
CHECKED	SA	SCALE	3/16" = 1'-0"
		REVISION	03

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.

Public Correspondence (Application Cover Letter)

Public Correspondence (YRSCC 1366 Authorization Letter)

IN ROADS CONSULTANTS

53 Bentworth Ave, Toronto, Ontario, M6A 1P5 | 647-883-9150 | InRoadsConsultants@outlook.com

June 30, 2021.

Christine Vigneault
Manager Development Services & Secretary Treasurer Committee of Adjustment
City of Vaughan

Dear Ms. Vigneault:

Re: 3865 Major Mackenzie Dr - A11/21

This letter is being submitted to outline the types of personal services being requested as an additional use on the property, as requested.

As per By-Law 1-88:

Personal Service Shop: a building or part of a building in which persons are employed in furnishing services administering to the individual and personal needs of persons, and includes: a barber shop, a hair and beauty parlour, a massage services establishment conducted by a registered massage therapist, a shoe repair shop, a tanning salon, a tattoo and piercing parlour, a tailor or seamstress establishment, a Laundromat, a dry-cleaning depot, a formal wear shop and other similar services, but does not include a body rub parlour.

Proposed personal services to be provided on site:

1. Registered Massage Therapist/ Registered Chiropractor
2. Licensed Esthetician
3. Hair Salon
4. Nail Salon

Should you have any questions, comments or wish to discuss the attached please do not hesitate to contact me at 647-883-9150 or email at InRoadsConsultants@outlook.com

Yours truly,



Ida Evangelista



April 29, 2021

City of Vaughan
Building Standards Department
2141 Major Mackenzie Drive
Vaughan, Ontario
ON L6A 1T1

Dear Sir/Madam:

Re: 3865 Major Mackenzie Drive West, Unit #103
Vaughan, Ontario, L4H4P4..

Please accept this letter as the corporation's knowledge and understanding that the above unit is applying for a minor variance for the purpose of increasing various services

If you have any questions on the above request, please do not hesitate to contact me directly at 416-847-7261.

Thank you in advance for your co-operation.

Yours truly,
FOR AND ON BEHALF OF YRSCC NO. 1366

Sylvia Bukovscak, CMRAO General Licensee
Senior Property Manager
FirstService Residential

Vellore Village – Ph II – yrsc 1366
3865 Major Mackenzie Drive,
Major Mackenzie Dr & Starling Blvd.,
Vaughan, ON

vellorevillage2.connectresident.com



FirstService Residential | Ontario
2645 Skymark Avenue | Suite 101 | Mississauga, ON L4W 4H2
Tel 416.293.5900 | Fax 416.293.5904
www.fsresidential.com

Resident Care 1.855.244.8854

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.-

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

Pravina Attwala

Subject: FW: A111/21 (3865 MAJOR MACKENZIE DRIVE, BLDG A-103) - REQUEST FOR COMMENTS

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>

Sent: June-15-21 4:18 PM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Subject: [External] RE: A111/21 (3865 MAJOR MACKENZIE DRIVE, BLDG A-103) - REQUEST FOR COMMENTS

Hello Pravina,

This site is outside of MTO permit control area and MTO has no comments.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Pravina Attwala

Subject: FW: A111/21 (3865 MAJOR MACKENZIE DRIVE, BLDG A-103) - REQUEST FOR COMMENTS

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

Sent: June-16-21 9:35 AM

To: Pravina Attwala <Pravina.Attwala@vaughan.ca>

Cc: Committee of Adjustment <CofA@vaughan.ca>

Subject: [External] RE: A111/21 (3865 MAJOR MACKENZIE DRIVE, BLDG A-103) - REQUEST FOR COMMENTS

Good morning Pravina,

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

Gabrielle

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

Schedule D: Previous Approvals (Notice of Decision)

Minor Variance Application A00118

Minor Variance Application A082/16

NOTICE OF DECISION
Minor Variance Application A001/18
 Section 45 of the Planning Act, R.S.O, 1990, c.P.13

Date of Hearing: Thursday, February 22, 2018
Applicant: P.Gabriele & Sons Ltd.
Agent Rosemarie Humphries / Mark McConville - Humphries Planning Group Inc
Property: **3865 Major Mackenzie Drive, Woodbridge ON**
Zoning: The subject lands are zoned RVM2 and subject to the provisions of Exception 9(1267) under By-law 1-88 as amended.
OP Designation: VOP 2010: 'Low-Rise Mixed-Use'
Related Files: Z.04.046 - Zoning By-law, approved
 DA.09.070 - Site Plan Application, approved
Purpose: Relief from the By-law is being requested to permit the continued construction of a low rise mixed-use residential and commercial development on the subject land (as approved by Development Applications Z.04.046 and DA.09.70).

Note: The low rise mixed-use residential and commercial development consists of 13 commercial units (at grade), twenty-five (25) two (2) storey residential units (located on 2nd and 3rd floor), 33 below grade parking spaces and 38 above grade parking spaces.

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

By-law Requirement	Proposal
1. Minimum exterior side yard setback 2.4m (building).	1. To maintain a minimum 2.25m exterior side yard setback for the building.
2. Minimum setback 2.4m (underground parking structure).	2. To maintain a minimum 0.92m exterior side yard setback for the underground parking structure.

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

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

THAT Application No. A001/18 on behalf of P.Gabriele & Sons Ltd. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 Brad.Steeves@vaughan.ca	Staff have confirmed that the property is located within an unassumed subdivision. The Owner shall provide satisfactory notification to the developer/builder of the minor variance and proposed work to the property in question and provide a copy of the notification to the City.


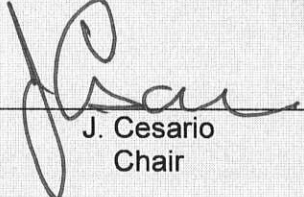
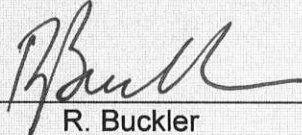
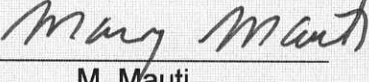
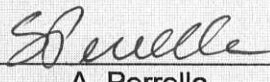
For the following reasons:


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

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

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved Minutes of the Thursday , February 22, 2018 meeting for submission details.
Name: N/A Address: N/A Nature of Correspondence: N/A	Name: N/A Address: N/A

SIGNED BY ALL MEMBERS PRESENT WHO CONCUR IN THIS DECISION:

		
H. Zheng Member	J. Cesario Chair	R. Buckler Vice Chair
		
M. Mauti Member		A. Perrella Member

DATE OF HEARING:	Thursday, February 22, 2018
DATE OF NOTICE:	March 2, 2018
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	March 14, 2018 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.	
 <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Ontario Municipal Board
 The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Municipal Board against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

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

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

Appeal Fees & Forms

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

City of Vaughan OMB Processing Fee: \$793.00 per application

*Please note that all fees are subject to change.

Conditions

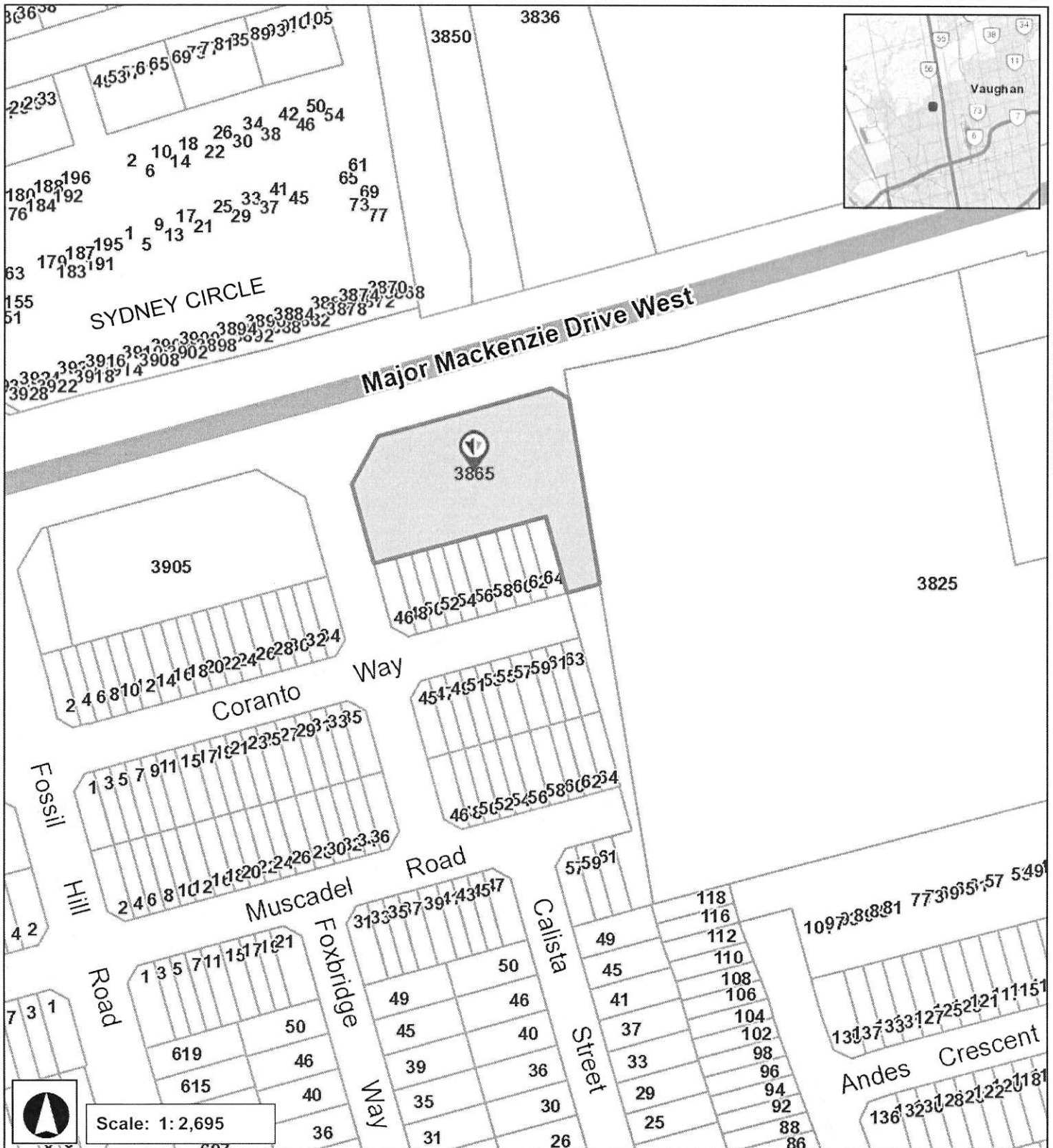
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from each respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All applicable conditions must be cleared prior to the issuance of a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



VAUGHAN

LOCATION MAP - A001/18

3865 MAJOR MACKENZIE DRIVE, WOODBRIDGE.



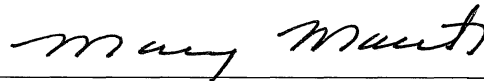
Scale: 1:2,695

NOTICE OF DECISION
MINOR VARIANCES


- FILE NUMBER:** A082/16
- APPLICANT:** P. GABRIELE & SONS LIMITED
- PROPERTY:** Part of Lot 20, Concession 6 (Block 2, of Registered Plan 65M-4261), municipally known as 3865 Major Mackenzie Drive, Woodbridge.
- ZONING:** The subject lands are zoned RVM2, Residential Urban Village Multiple Dwelling Zone Two and subject to the provisions of Exception 9(1267) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a proposed three-story mixed used (Commercial/Residential) building.
- PROPOSAL:** 1. To permit a minimum of 0% of the length of a building in the RVM2 Residential Urban Village Multiple Zone Two to be 3.0m from the Lot Line abutting Major Mackenzie Drive.
- BY-LAW REQUIREMENT:** 1. A minimum of 50% of the length of a building in the RVM2 Residential Urban Village Multiple Zone Two shall be 3.0m from the Lot Line abutting Major Mackenzie Drive
- BACKGROUND INFORMATION:** Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
Minor Variance Application: - A083/16 –To be heard in conjunction with this application (min. 0% of the bldg. at 3.0m & max. front yard setback 4.45m) – Mar 17/16
Zoning Amendment Application: - 061-2014 - Status not provided.
Site Plan Amendment: - DA.09.070, DA.09.071 - Status not provided.

A sketch is attached illustrating the request.

MOVED BY:



SECONDED BY:



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

THAT Application No. **A082/16, P. GABRIELE & SONS LIMITED**, be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:


1. The subject variance request shall adhere to the previously reviewed drawings/documentation supplied as part of DA.09.070, if required, to the satisfaction of the Engineering Department;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

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


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

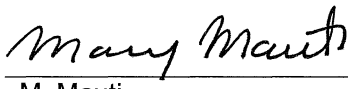
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

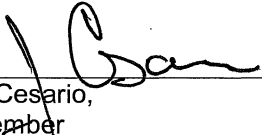
CHAIR: 


Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair



R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

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


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

Date of Hearing: MARCH 17, 2016
Last Date of Appeal: APRIL 6, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$125.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS: APRIL 6, 2017

STORMWATER MANAGEMENT NOTES

1. ALL STORMWATER SHALL BE COLLECTED AND CONVEYED TO THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING STORMWATER MANAGEMENT SYSTEM AND HAS FOUND IT TO BE IN GOOD CONDITION.

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STORMWATER MANAGEMENT SUMMARY

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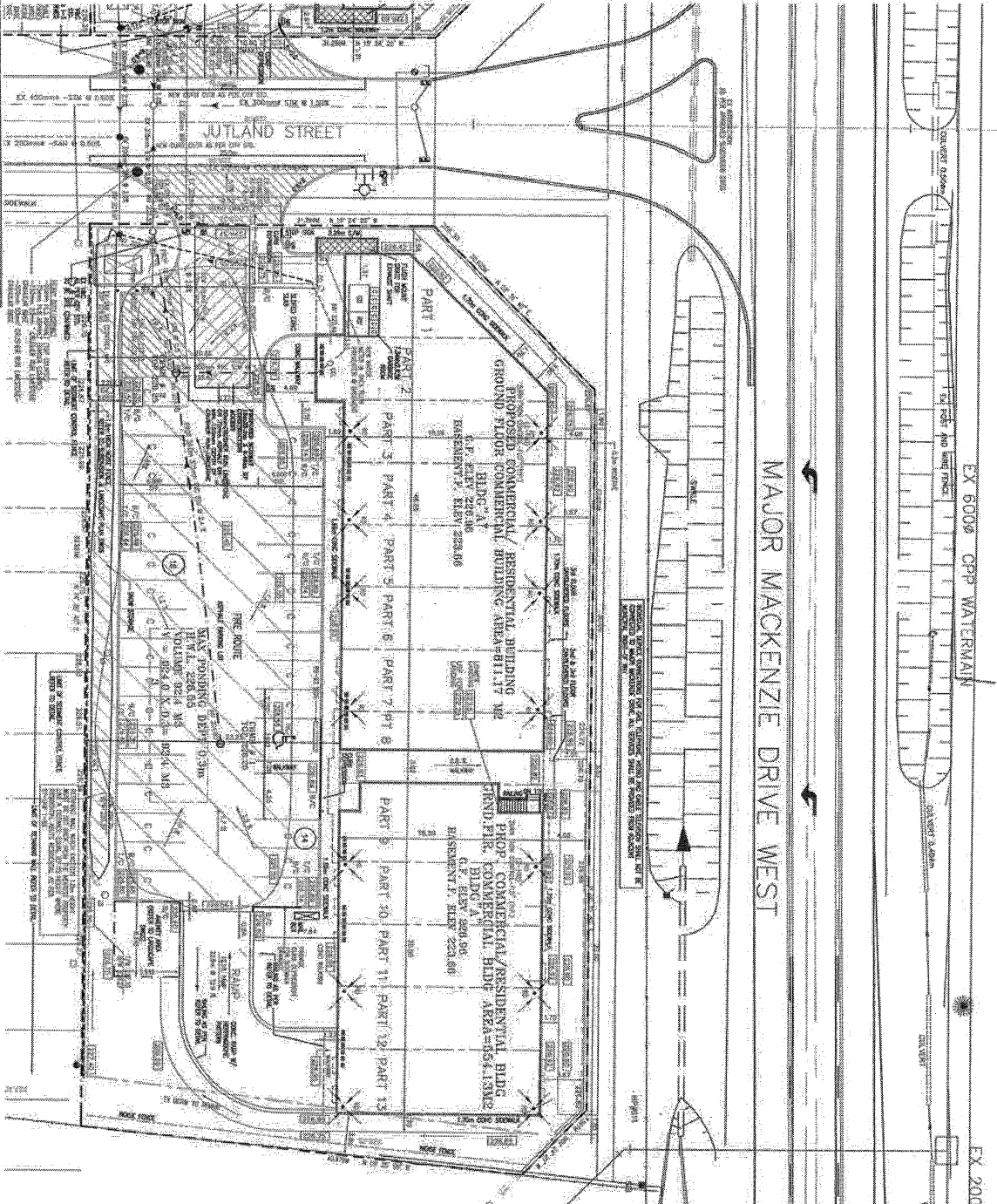
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NEW
Feb 16/16
Feb 8/16



EX STORE

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DESIGN GROUP

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REGION OF YORK FILE #

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1. To permit a minimum of 0% of the length of a building in the RVM2 Residential Urban Village Multiple Zone Two to be 3.0m from the Lot Line abutting Major Mackenzie Drive.



Map - A082/16 & A083/16

3865 & 3905 MAJOR MACKENZIE DRIVE, WOODBRIDGE

WESTON ROAD



City of Vaughan

0 0.05 0.1 0.2 Kilometers



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.