

	Committee of Adjustment Minutes Hearing Date: February 27, 2020 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice Chair) Robert Buckler Adolfo Antinucci Stephen Kerwin
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Adriana MacPherson Pia Basilone Brandon Bell
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
5	B033/19	370 Rodinea Road, Maple	Clerks	Revised Staff Report Cover Sheet, application form and sketch updating dimensions of retained land.
6	A006/20	370 Rodinea Road, Maple	Planning	Planning Comments
9	B001/20	9773 Keele Street, Vaughan	Planning	Planning Comments
13	A103/19	215 Centre Street	TRCA	TRCA Clearance of Condition (fee paid)
14	A118/19	7845 Hwy 27, Vaughan	Engineering	Revised Engineering comments
16	A167/19	311 Bowes Road, Concord	Metrolinx	Metrolinx Comments
19	A185/19	839 Clark Ave W	Planning	Planning Comments
22	A004/20	1890 Hwy 7, Vaughan	Planning	Planning Comments
22	A004/20	1890 Hwy 7, Vaughan	TRCA	TRCA Clearance of Condition (fee paid)
22	A004/20	1890 Hwy 7, Vaughan	Metrolinx	Metrolinx Comments

Moved By: H. Zheng
Seconded By: S. Kerwin

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of February 6, 2020 Minutes

The Committee moved the approval of the February 6, 2020 minutes to the end of the agenda in order to review correspondence from [REDACTED], 141 Concord Road, dated February 6 & 27, 2020, requesting revisions be made to the draft minutes.

The Committee approved the following changes to the February 6, 2020 minutes (changes in bold):

Addition to “Comments” Paragraph 12: **In response to Member Antinucci, Ms. [REDACTED] commented that the fence is required to accommodate the pool, therefore it should be taken into consideration.**

Revision to “Comments” Paragraph 16: He questioned the policy requirements that dictate the size of the sight triangle and reviewed Appendix A of the petition submitted and the Transportation Agency of Canada (TAC) guidelines **pertaining to the sight distance for a minor road with stop controls.**

Addition to “Comments” Paragraph 19: Mr. [REDACTED] reviewed the TAC guidelines and questioned how pedestrians running or jogging would be incorporated into the sight triangle calculation **(concerns outlined on page 6 of the petition submitted).**

Addition to “Comments” Paragraph 23: **In response to Mr. Di Febo, Mr. [REDACTED] opined that the approval at 40 Concord Road was not a true comparison because the pool was located almost entirely in the rear yard.**

Moved By: A. Antinucci
Seconded By: R. Buckler

THAT the minutes of the Committee of Adjustment Meeting of Thursday, February 6, 2020, be approved as amended.

Motion Carried.

Adjournments

Moved By: H. Zheng
Seconded By: S. Kerwin

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
14	A118/19 (7845 Hwy 27, Vaughan)	March 19, 2020	To permit time to confirm required variances with staff.

Motion Carried.

	Department/Agency	Condition
		land which conforms substantially with the application as submitted. 3. That Minor Variance Application(s) A006/20 is approved at the same time as the Consent application and becomes final and binding. 4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	The Owner of the land shall make an Application to Annex Restrictive Covenants S118 of the Land Titles Act for the registration of a restriction that no Transfer or Charge of the lands described as Block 14 and Part of Block 15, Plan 65M-4330 (collectively, the "Restricted Lands") shall be registered unless such Transfer or Charge includes all of the Restricted Lands, and if such Transfer or Charge is registered against title to part of the Restricted Lands then the written consent from the Corporation of the City of Vaughan is required, which consent may be arbitrarily withheld.
3	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	1. The Owner shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. DE shall be in receipt of the deposited reference plan prior to clearance of said condition. 2. The Owner shall provide conceptual site grading plan for the severed parcel to be merged with the lands to the east to the satisfaction of the Development Engineering (DE) Department and confirming post-development stormwater flows are equal to or less than pre-development flows.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

- 6. File:** A006/20 **Ward 4**
- Applicant:** York Major Holdings Inc. (Duane Aubie)
- Agent:** KLM Planning Partners Inc. (Ryan Mino)
- Address:** 370 Rodinea Rd. Maple
- Purpose:** Relief from the By-law is being requested to amend the definition of a lot, to permit a proposed building expansion to allow for truck trailer maintenance, and to facilitate Consent Application B033/19.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Dated February 27, 2020.

Representation

Ryan Mino, KLM Planning Partners Inc.

Comments

Ryan Mino explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT Application No. A006/20 on behalf of York Major Holdings Inc. (Duane Aubie) 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Application B033/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	That Consent File B033/19 be final and binding by the Committee of Adjustment.

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.

Motion Carried.

Members Opposed to Motion: N/A

7. **File:** B038/19 **Ward 4**
- Applicant:** Keefer Rutherford Holdings Limited
- Agent:** Dillon Consulting Limited (Abby Pakyanathanb)
- Address:** 9151 Keele St. Vaughan
- Purpose:** Consent is being requested to permit a lease in excess of 21 years for a parcel of land situated at the corner of Rutherford Road and Keele Street and shown as Part 1 on the draft reference plan submitted with the application.
- The parcel is to be leased to TDL Group Corporation/Wendy's Restaurants of Canada Inc.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
None	

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Raphael Romeral, Dillon Consulting Limited

Comments

Raphael Romeral explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: R. Buckler

THAT Application No. B038/19 on behalf of Keefer Rutherford Holdings Limited be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

8. **File:** B039/19 **Ward 3**
- Applicant:** DFT Moose GP LLC
- Agent:** MHBC Planning
- Address:** 1 Century Pl. Concord
- Purpose:** Consent is being requested for an easement over Parts 1, 2, 3 and 4 (on the draft Reference Plan submitted with the application) for access purposes (vehicular) in favour of the adjacent lands to the east (dominant land) and as shown on the site plan dated January 3, 2020 prepared by MHBC.
- The proposed easement will grant vehicular access to the Alectra Utilities electrical substation located on the dominant land.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Johnathan Pauk, MHBC Planning

Comments

Johnathan Pauk explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: H. Zheng

THAT Application No. B039/19 on behalf of DFT Moose GP LLC be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall arrange to prepare and register a reference plan at their expense for the consent of an easement of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

	Department/Agency	Condition
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

9. **File:** B001/20 **Ward 1**
- Applicant:** 9773 Keele Development Inc. (Matthew Baldassarra)
- Agent:** Weston Consulting Group Inc. (Julia Pierdon)
- Address:** 9773 Keele St. Vaughan
- Purpose:** Consent is being requested for an easement over Part 1 (on the Site Plan submitted with the application) for an access purposes (vehicular & pedestrian) in favour of the lands to the north municipally known as 9785 Keele Street (dominant land).

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received February 27, 2020.

Representation

Ryan Guetter, Weston Consulting Group Inc.

Comments

Ryan Guetter explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. B001/20 on behalf of 9773 Keele Development Inc. (Matthew Baldassarra) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	1. The Owner of the land municipally known as 9773 Keele Street shall successfully obtain approval from Vaughan Council of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications for 9773 Keele Street; or 2. The Owner of the Subject Lands and the owner of 9773 Keele Street shall have entered into an agreement with the City, pursuant to Section 53(12) and 51(26) of the <i>Planning Act</i> , to secure the design and construction of the access route and joint services to be constructed at 9773 Keele Street for the Subject Lands and 9773 Keele Street.
2	Development Engineering Brad Steeves	1. The Owner shall arrange to prepare and register a reference plan at their expense showing all

	Department/Agency	Condition
	905-832-8585 x 8977 brad.steeves@vaughan.ca	required subsurface easements for servicing & surface easements for drainage and/or access to the satisfaction of DE. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit to ensure easement dimension are acceptable. DE shall be in receipt of the deposited reference plan prior to clearance of said condition. 2. In conjunction with conditions of approval already issued through development applications 19T-17V001, OP.17.001, Z.17.002 & DA.18.073, the Owner shall provide proof of a mutual servicing and/or access agreement between the two landowners (9773 Keele St. & 9785/9797 Keele St.) to the satisfaction of DE.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

- 10. File:** B002/20 **Ward 2**
- Applicant:** Quality Seeds Limited
- Agent:** IBI Group (Heather Au & Amy Emm)
- Address:** 8400 Huntington Rd. Vaughan
- Purpose:** Consent is being requested to sever a parcel of land, approximately 130,037.57 square metres, as a lot addition, to be merged on title with the abutting lands to the west, municipally known as 10481 Highway 50, being Lot 13 on Plan M1832. The retained parcel of land is 11 approximately 87,167.42 square metres. The severed parcel to be merged with 10481 Highway 50 will have access from Highway 50 and

Langstaff Road. The retained parcel will have access from Langstaff Road and Huntington Road.

The retained parcel contains five (5) existing 1-storey buildings used for farming purposes, plus three (3) silos. The severed parcel is currently vacant.

The proposed severance is being requested to facilitate an internal road network (in accordance with the Block Plan), to be built at the time of future development.

Public Written Submissions

* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)

None

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Heather Au & Amy Emm, IBI Group

Comments

Heather Au explained the nature of the application.

Amy Emm requested that recommended condition from Development Engineering (condition # 2.4 in the Staff Report) be removed given the current stage of development.

In response to Amy Emm, Christine Vigneault, Secretary Treasurer, advised that the Committee may incorporate "if required" on the condition to permit time for Development Engineering and the applicant to confirm status of condition.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. B002/20 on behalf of Quality Seeds Limited be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire

	Department/Agency	Condition
		<p>land which conforms substantially with the application as submitted.</p> <p>3. That Minor Variance Application(s) A002/20 is approved at the same time as the Consent application and becomes final and binding.</p> <p>4. That the severed parcel be merged on title with the abutting land to the west, municipally known as 10481 Highway 50 and that the applicant's solicitor provides an undertaking in writing that this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O., 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 jason.pham@vaughan.ca</p>	<p>1. The owner/applicant shall arrange to prepare and register a reference plan at their expense for any conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</p> <p>2. The owner/applicant shall ensure the eastern property line limit of the severed lands shall align with the future road, Hunter's Valley Road, located north of Langstaff road pursuant to the approved Block 64 Block plan.</p> <p>3. The owner/applicant shall obtain a letter of undertaking from the future owner of the severed lands which speaks to the conveyance of lands for the purpose of the municipal north/south road including the construction of all services pursuant to the Block 58 Secondary Plan to the City of Vaughan at the time of development of the severed lands. The letter of undertaking shall be presented to any further future owners of the severed lands so they may be notified of these conditions imposed for the future development of the severed lands.</p> <p>4. The owner/applicant shall register a private easement along the south and east limits of the retained lands, in favor of the severed lands, labeled Part 1 in the severance conceptual plan submitted by IBI Group dated January 23, 2020. A functional servicing report, and servicing plan showing the proposed detailed service connections and allocation for water, sanitary and storm for the severed lands shall be submitted, to the satisfaction of DE to ensure the easement width proposed is sufficient for the services, if required.</p> <p>5. The owner/applicant shall convey the appropriate size of land, to the satisfaction of DE, labeled part 2 in the severance conceptual plan submitted by IBI Group, dated January 23, 2020, as part of the consent application package to the City of Vaughan, free and clear from all encumbrances and at no cost to the City, required for the future road widening of a 26.0m right of way on Huntington Road. The owner shall pay the required cost associate for the dedication by-law of the road widening.</p> <p>6. The owner/applicant shall convey an easement sufficiently sized to accommodate the future</p>

	Department/Agency	Condition
		proposed storm diversion infrastructure, along the eastern and northern limits of the retained lands to the City of Vaughan. 7. The variance application A002/20 shall be approved final and binding in conjunction with consent application B002/20.

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

11.

File:

A002/20

Ward 2

Applicant:

Quality Seeds Limited

Agent:

IBI Group (Heather Au & Amy Emm)

Address:

8400 Huntington Rd. Vaughan

Purpose:

Relief from the by-law is being requested to permit reduced lot area and a reduced interior side yard setback (west) on the retained land to facilitate Consent Application B002/20.

* The proposed interior side yard setback (west) is to accommodate existing structures (barn, silo) on the retained land.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Heather Au and Amy Emm, IBI Group

Comments

Heather Au explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler
Seconded By: S. Kerwin

THAT Application No. A002/20 on behalf of Quality Seeds Limited 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That Consent Application B002/20 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyor’s Certificate be provided confirming lot area.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.

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.

Motion Carried.

Members Opposed to Motion: N/A

- 12. File:** B004/20 **Ward 4**
- Applicant:** VMC Residences GP Inc. as aGeneral Partner and on of VMC Residential Limited Partnership (Ian Veloso)
- Agent:** Smart Centres (Paula Bustard or Andrew McLeod)
- Address:** 898 Portage Pkwy. Concord
- Purpose:** Consent is being requested to permit an easement over Part 1 & 2 on the draft reference plan submitted with the application (part 1 being three (3) metres above grade and part 2 being three (3) metres below grade) for access and servicing purposes (to use the ductbank and infiltration gallery and to maintain, repair and replace the ductbank and infiltration gallery) in favour of the adjacent lands to the east (dominant land), legally described as Part of Blocks 79 & 80 on Plan 65M-2545.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Andrew McLeod, Smart Centres

Comments

Andrew McLeod explained the nature of the application.

In response to Member Buckler, Mr. McLeod advised that the applicant does not anticipate that the proposed use of the land will increase traffic. He noted that existing infrastructure will accommodate uses onsite.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin

Seconded By: R. Buckler

THAT Application No. B004/20 on behalf of VMC Residences GP Inc. as aGeneral Partner and on of VMC Residential Limited Partnership (Ian Veloso) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall arrange to prepare and register a reference plan at their expense for the consent of an easement of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

	Department/Agency	Condition
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)

Additional Addendum Reports received and provided to the Committee from:
TRCA Clearance of Condition (fee paid) – February 27, 2020

Representation

Marvin Godelewicz

Comments

Marvin Godelewicz explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A103/19 on behalf of Marvin and Dana Godelewicz 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	<p>Building Standards Catherine Saluri</p> <p>905-832-8585 x catherine.saluri@vaughan.ca</p>	<p>A registered Consolidation of Parcels from the Land Registry Office is required for Part 4 and Part 9 as shown on the site plan attached to the application.</p>
2	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 Jason.pham@vaughan.ca</p>	<ol style="list-style-type: none"> 1) The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. 2) The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	<p>Parks, Forestry and Horticulture Operations Andrew Swedlo</p> <p>905-832-8585 x 3615 Andrew.swedlo@vaughan.ca</p>	<ol style="list-style-type: none"> 1) Prior to permit issuance, all fees shall be paid (i.e. boulevard tree removal value, removal fees, processing fees); 2) Prior to permit issuance, hoarding inspection shall be required by forestry staff

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.

Motion Carried.

Members Opposed to Motion: N/A

15. **File:** A144/19 **Ward 1**
- Applicant:** Daniel and Anna Passero
- Agent:** Fausto Cortese Architect Inc. (Fausto Cortese)
- Address:** 106 Endless Crcl. Kleinburg
- Purpose:** Relief from the By-law is being requested to permit the construction of a proposed sports court (basketball) to be located in the rear yard.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
None	

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Fausto Cortese, Fausto Cortese Architect Inc.

Comments

Fausto Cortese explained the nature of the application.

In response to Member Zheng, Mr. Cortese advised that LID brief will be submitted as part of the Building Permit submission.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: C. Zheng

Seconded By: R. Buckler

THAT Application No. A144/19 on behalf of Daniel and Anna Passero 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 Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	1) Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department. 2) The Owner/applicant shall demonstrate appropriate LID (Low-Impact Development) measures in a brief submitted to the satisfaction of DE to address the decrease of soft landscaping from the required 60% to 40% in order to mitigate potential impacts on the municipal stormwater system.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1) The applicant provides the required fee amount of \$580.00 (the review fee of the Minor Variance application A028/19 which is still outstanding) payable to the Toronto and Region Conservation Authority; and 2) The applicant obtains a permit revision to TRCA Permit C- 180963.

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.

Motion Carried.

Members Opposed to Motion: N/A

16.

File:

A167/19

Applicant:

311 Bowes Road Ltd.

Agent:

Matviy Korolyov

Address:

311 Bowes Rd. Concord

Purpose:

Relief from the By-Law is being requested to permit the use of a garage in unit 12B.

Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Metrolinx Comments – Received February 26, 2020

Representation
Matviy Korolyov

Comments

Matviy Korolyo vexplained the nature of the application.

In response to Member Antinucci, Mr. Korolyov advised that the garage use has existing for 20 years and confirmed that Unit 10 is to be used a repair shop.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: R. Buckler

THAT Application No. A167/19 on behalf of 311 Bowes Road Ltd. be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

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.

Motion Carried.

Members Opposed to Motion: N/A

17.

File:

A181/19

Applicant:

Sangsik & Heerin Kim

Agent:

Gregory K Kimmins

Address:

63 Mendel Cr. Thornhill

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed addition (solarium) located at the rear of the existing dwelling.

Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Amani Zaki Address: 467 Autumn Hill Blvd, Thornhill Nature of Correspondence: Letter of Objection
Name: Nadir Zaki Address: 471 Autumn Hill Blvd, Thornhill Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Gregory Kimmins

Comments

Gregory Kimmins explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application.

Member Antinucci reviewed previous approvals on the subject land.

Nadir Zaki, 471 Autumn Hill Blvd, expressed concerns regarding noise and privacy.

In response to Chair Perrella, Ms. Zaki advised that she did not attend previous approval hearing in 2006.

Amani Zaki, 467 Autumn Hill Blvd, expressed concerns regarding noise and privacy.

In response to Chair Perrella, Mr. Kimmons advised that the solarium is used as a tearoom, windows are fixed, and blinds have been installed.

Moved By: R. Buckler
Seconded By: A. Antinucci

THAT Application No. A181/19 on behalf of Sangsik & Heerin Kim be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons:

5.

The general intent and purpose of the by-law will be maintained.
6.

The general intent and purpose of the official plan will be maintained.
7.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
8.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

18.

File:

A183/19

Applicant:

Israel and Stephanie Apter

Agent:

None

Address:

84 Hendel Dr. Thornhill

Purpose:

Relief from the By-law is being requested to permit construction of a proposed in-ground swimming pool and pool equipment pad.

Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
None

Additional Addendum Reports received and provided to the Committee from: None.

Representation
Israel Apter

Comments

Israel Apter explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: R. Buckler

THAT Application No. A183/19 on behalf of Israel and Stephanie Apter be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

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.

Motion Carried.

Members Opposed to Motion: N/A

- 19. File:** A185/19 **Ward 5**
- Applicant:** Wycliffe Clark Limited (Gary Bensky)
- Agent:** Weston Consulting Group Inc. (Kurt Franklin)
- Address:** 839 Clark Ave. W Thornhill
- Purpose:** Relief of the by-law is being requested to permit the reduction of townhouse units proposed in Draft Plan of Subdivision 19T-16V008.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
None	

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received February 27, 2020

Representation

Kurt Franklin, Weston Consulting Group Inc.

Comments

Kurt Franklin explained the nature of the application.

In response to Member Buckler, Mr. Franklin advised that the units had not been sold.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT Application No. A185/19 on behalf of Wycliffe Clark Limited (Gary Bensky) 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 Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	That Development Application File Number DA.19.064 be approved to the satisfaction of the Development Planning Department.

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.

Motion Carried.

Members Opposed to Motion: N/A

20. **File:** A001/20 **Ward 3**
- Applicant:** Isaac O. Olapade & Justine Eyarebe
- Agent:** KBK Architects Inc. (Kyle Khadra)
- Address:** 125 Dolce Cr. Woodbridge
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed stairway (below grade) in the easterly side yard which will access the basement.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Address: 120, 121, 123, 126, 128 & 132 Dolce Crescent, Woodbridge	
Nature of Correspondence: Letters of Support	

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Kyle Khadra, KBK Architects Inc.

Comments

Kyle Khadra explained the nature of the application.

Member Antinucci reviewed comment received from the Fire Department (contained in the Staff Report).

In response to Member Zheng, Mr. Khadra advised that neighbours were consulted.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT Application No. A001/20 on behalf of Isaac O. Olapade & Justine Eyarebe 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 Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.
2	Forestry Division Zachary Guizzetti 905-832-8585 x 3614 Zachary.guizzetti@vaughan.ca	That the front boulevard tree is hoarded according to specification MLA 107B, shall be utilized. Install all sides so they abut existing hardscaping where minimum setback cannot be reached. Hoarding is not to be moved for the entire duration of the project.

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.

Motion Carried.

Members Opposed to Motion: N/A

None

Applicant: 1834375 Ontario Inc. (Lezlie Phillips)
Agent: MHBC Planning Limited (David McKay)
Address: 1890 Hwy 7 Vaughan
Purpose: Relief from the By-law is being requested to permit the construction of three (3) proposed twenty seven (27) storey residential buildings.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
None	

Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received February 20, 2020

TRCA Clearance – Received February 20, 2020

Metrolinx Comments – Received February 26, 2020

Representation

David McKay, MHBC Planning Limited

Comments

David McKay explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A004/20 on behalf of 1834375 Ontario Inc. (Lezlie Phillips) 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 Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall obtain approval for the related Site Development Application (DA.19.019) from development Engineering (DE) Department.

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.

Motion Carried.

Members Opposed to Motion: N/A

- 23. File:** A007/20 **Ward 5**
- Applicant:** Agau Developments Limited
- Agent:** Smart Centres REIT (Andrew McLeod)
- Address:** 31 Disera Dr. Thornhill
- Purpose:** Relief from the by-law is being requested to permit a proposed health centre (fitness studio) in Unit C2 and a proposed technical school in Units C5 - C7 to be located on the ground floor of the existing building.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
None	

Additional Addendum Reports received and provided to the Committee from: None.

Representation

Andrew McLeod, Smart Centres REIT

Comments

Andrew McLeod explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A007/20 on behalf of Agau Developments Limited 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 Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board at the issuance of a building permit.

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.

Motion Carried.

Members Opposed to Motion: N/A

Other Business

None

Motion to Adjourn

Moved By: A. Antinucci

Seconded By: R. Buckler

THAT the meeting of Committee of Adjustment be adjourned at 6:56 p.m., and the next regular meeting will be held on March 19, 2020.

Motion Carried.

February 27, 2020 Meeting Minutes are to be approved at the March 19, 2020 meeting:

Chair

Secretary-Treasurer