

	<b>Committee of Adjustment Minutes</b>  Hearing Date: May 2, 2019  Location: 2141 Major Mackenzie Drive Committee Room 242/243  Time: 6:00 p.m.
<b>DRAFT</b>	
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Robert Buckler (Chair) Assunta (Sue) Perrella (Vice-Chair) Hao (Charlie) Zheng Stephen Kerwin Adolfo Antinucci
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Pravina Attwala Franca Malfara Christopher Cosentino
Members / Staff Absent:	N/A

**Introduction of Addendum Reports**

Item #	File #	Address / Applicant	Commentator	Summary
3	April 18, 2019 Draft Minutes	N/A	Clerks	April 18, 2019 Draft Minutes
5	A227/18	Junjie Meng 12 Quail Run Blvd, Woodbridge	Applicant	Breakdown for Lot Coverage House: 16.55% Pool Enclosure 4.25% Covered Front Porch: 0.30% Covered Rear Deck (Loggia): 1.35% Concrete Walk-out slab (rear): 1.85%
5	A227/18	Junjie Meng 12 Quail Run Blvd, Woodbridge	Neighbour	Letter of Objection - 3 Fiddlers Circle (loss of view).
7	A012/19	Olexander Kobuta Liliya Baraban 2 Royal Pine Ave. Woodbridge	Neighbour	Letter of Support - 1351 Clarence Street
7	A012/19	Olexander Kobuta Liliya Baraban 2 Royal Pine Ave. Woodbridge	Neighbour	Letter of Support - 1350 Clarence Street
10	A039/19	Maurizio Galifi and Lisa Fiorillo- Galifi 252 Village Green Dr. Woodbridge	Engineering & Parks	Revised Engineering Comments (Removed Condition #3, as it is only a comment to application) Parks Comments: Comment that private tree permit required, if approved.
10	A039/19	Maurizio Galifi and Lisa Fiorillo- Galifi 252 Village Green Dr. Woodbridge	Clerks	Correction to Staff Report: Deck, spa and pergola built in 2014

Moved By: A. Perrella  
Seconded By: H. Zheng

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 April 18, 2019 Minutes**

Christine Vigneault, Secretary Treasurer, recommended that the April 18, 2019 meeting minutes be adopted at the May 16, 2019 hearing to accommodate review.

Moved By: A. Perrella  
Seconded By: S. Kerwin

THAT the minutes of the Committee of Adjustment Meeting of Thursday, April 18, 2019, be adopted at the May 16, 2019 meeting.

**Motion Carried.**

### Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

<b>5.</b>	<b>File:</b>	A227/18	<b>Ward 1</b>
	<b>Applicant:</b>	Junjie Meng	
	<b>Agent:</b>	Nicholas Tozzi	
	<b>Address:</b>	12 Quail Run Blvd, Woodbridge	
	<b>Purpose:</b>	Relief from the by-law is being requested to permit the proposed construction of a two-storey single family dwelling.	

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)	
Nature of Correspondence: Justification Letter (Applicant)	
Name: G. Aditya	
Address: 3 Fiddlers Circle, Maple	
Nature of Correspondence: Letter of Objection	

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

#### Representation

Maz Legace

#### Comments

Max Lagace, 81 Vanderhoof Avenue, East York explained the nature of the application and commented that the increased coverage is required to accommodate a dwelling to be constructed in the same location as the existing dwelling and an attached (one storey) pool structure. He addressed neighbour concerns stating the trees on the property will be preserved and visibility will not be compromised.

In response to Member Perrella, Christopher Cosentino of the Planning Department advised a while a tree preservation plan was submitted, reviewed and approved by the Urban Design Department staff still have a concern with respect to the increased lot coverage.

Member Perrella opined that the increase in lot coverage seems excessive.

Chairman Buckler asked if anyone present wished to comment on this application.

Elvio De Meneghi, 8 Quail Run Blvd, Woodbridge, expressed concerns with respect to grading, the proposed foundation wall (southern) and the existing mature trees onsite.

Member Perrella explained that the City will review grading as part of the Building Permit process.

In response to Member Perrella, Mr. Legace provided that the foundation wall will be composed of stone-based veneer finish. He also confirmed the location of the windows.

In response to Member Zheng, Mr. Legace advised that the foundation of the dwelling has been constructed.

Member Kerwin confirmed the location of the objecting neighbour.

Member Perrella recommended that the application be adjourned in order to permit discussion with the neighbours and to continue working with staff with respect to the proposed lot coverage.

Moved By: A. Perrella

Seconded By: A. Antinucci

THAT Application No. A227/18 on behalf of Junjie Meng be **ADJOURNED** to June 13, 2019 or sooner, to permit discussion with the neighbours and to continue working with staff with respect to the proposed lot coverage.

**Motion Carried.**

**Members Opposed to Motion:** N/A

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

John Pasut, Baldassarra Architects Inc.

John Pasut explained the nature of the application and noted that there may be up to three (3) tenants.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: S. Kerwin

THAT Application No. A006/19 on behalf of 300 Gibraltar Limited 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**

7.

File:

A012/19

Applicant:

Olexander Kobuta Liliya Baraban

Agent:

Zahra Falamarzi

Address:

2 Royal Pine Ave. Woodbridge

Purpose:

Relief from the by-law is being requested to permit the existing canopy attached to the rear of the dwelling.

Ward 2

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: Maria & Giuseppe Macri Address: 1351 Clarence Street, Woodbridge Nature of Correspondence: Letter of Support
Name: Joe De Biasis Address: 1350 Clarence Street, Woodbridge Nature of Correspondence: Letter of Support

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

**Representation**  
Zahra Falamarzi

**Comments**  
Zahra Falamarzi explained the nature of the application.

In response to Member Antinucci, Ms. Falamarzi advised that the canopy is already constructed.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: A. Antinucci

THAT Application No. A012/19 on behalf of Olexander Kobuta Liliya Baraban 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 Margaret Olivier  905-832-8585 x 8716 <a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a>	The drainage swales must be reinstated along the north and west property lines with a 0.6m unobstructed offset to restore drainage.

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

8.

File:

A020/19

Ward 3
- Applicant:

Joseph & Patricia Casale
- Agent:

Elan Design Studio Inc. (Mirka Kulesza & Andrew Kulesza)
- Address:

145 Grandvista Cr. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit the existing accessory structure (cabana) and generator located in the rear yard..

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

**Representation**

Mirka Kulesza, Elan Design Studio Inc.

**Comments**

Mirka Kulesza explained the nature of the application.

In response to Member Antinucci, Ms. Kulesza advised permits and approvals have been obtained from TRCA and that there are no grading or flooding issues. She also noted that trees were planted to accommodate drainage onsite.

In response to Member Kerwin, Ms. Kulesza could not confirm if the generator was gas or electric. She advised that the generator is only to be used in an emergency situation and that it is located behind the cabana and greenery onsite, making it almost invisible.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

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

THAT Application No. A020/19 on behalf of Joseph & Patricia Casale be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Margaret Olivier  905-832-8585 x 8716 <a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a>	The owner/applicant shall apply to the City of Vaughan Transportation Services Division of the Transportation Services, Parks and Forestry Operations Department for a curb re-instatement 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**

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

Sal Zambito

Sal Zambito explained the nature of the application.

In response to Member Kerwin, Mr. Zambito advised that the neighbour to the east is aware of the proposal.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: S.Kerwin  
Seconded By: A. Perrella

THAT Application No. A036/19 on behalf of Anthony Lijoi 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**

10.

File:

A039/19

Ward 3
- Applicant:

Maurizio Galifi and Lisa Fiorillo- Galifi
- Agent:

None
- Address:

252 Village Green Dr. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed cabana, in-ground pool and pool equipment enclosure located in the rear yard.
- Relief is also being requested to permit the existing lower pergola (located partially in easterly side yard) and shed (located in easterly side 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)
Name: Applicant
Nature of Correspondence: Structural Inspection Report (Revive Engineering)

**Additional Addendum Reports received and provided to the Committee from:**  
Revised Engineering Comments – Received April 29, 2019

**Representation**  
Maurizio Galifi and Lisa Fiorillo- Galifi

**Comments**

Lisa Fiorillo- Galifi explained the nature of the application.

In response to Member Kerwin, Ms. Fiorillo-Galifi advised that the blue spruce tree (planted in 2007, base diameter approximately 20 cm) will be removed. She noted that a tree preservation plan was submitted, however cash in lieu is required to replace the tree as there is not sufficient space on the property to replant.

Chairman Buckler 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. A039/19 on behalf of Maurizio Galifi and Lisa Fiorillo- Galifi 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 Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	1. That a revised Arborist Report and Tree Preservation Plan be submitted and approved to the satisfaction of the Urban Design and Cultural Heritage Division. 2. The Owner shall provide compensation to Vaughan by way of certified cheque as cash-in-lieu for 1 additional replacement tree at a rate of \$550.00 per tree, pursuant to the City of Vaughan’s Tree Protection By-law No. 052-2018 and the City Tree Protection Protocol.
	Development Engineering Margaret Olivier  905-832-8585 x 8716 <a href="mailto:margaret.olivier@vaughan.ca">margaret.olivier@vaughan.ca</a>	1. The owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department for the proposed pool and existing hot-tub. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 2. 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 for the pool and cabana



	Department/Agency	Condition
		prior to any work being under taken on the property. Please visit of contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval.

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**

11.

File:

A041/19

Ward 4

Applicant:

Royal 7 Developments Ltd.

Agent:

Bousfields Inc. (Michael Bissett)

Address:

2926 Hwy 7 Concord

Royal 7 Developments Ltd Lands (Above & Below Grade)

Underground Commercial Parking Facility (Approximate Grade):  
Parts 1, 2, 3, 4, 15, 23 on the draft Reference Plan prepared by  
KRCMAR (dated February 21, 2019).

Underground Commercial Parking Facility (PI Level – Below  
Grade): Parts 19, 21 and 22 on the draft Reference Plan prepared  
by KRCMAR (dated February 21, 2019) and Block 4 on 65M-4490  
(below grade).

Above Grade Lands (Pavilion Building): Parts 3, 4, 15, 17, 18 & 23  
on the draft Reference Plan prepared by KRCMAR (dated  
February 21, 2019).

Above Grade Lands (Exit Stairs, Air Shaft, Elevator): Parts 1 and 2  
on the draft Reference Plan prepared by KRCMAR (dated  
February 21, 2019).

Purpose:

Relief from the by-law is being requested to permit the construction  
of a proposed underground (stratified) commercial parking facility  
and public park.

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: Agent’s cover letter
Nature of Correspondence: Justification

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

Representation

Brendan Ruddick, Loopstra Nixon

Comments

Brendan Ruddick explained the nature of the application and advised that application A041/19 is being submitted in conjunction with the City of Vaughan (A042/19) in order to facilitate the development of a strata park with underground parking. He noted that the applications have support of staff and external agency comments have been addressed.

In response to Member Antinucci, Mr. Ruddick advised that the underground parking structure will be composed of four (4) levels with 311 parking spaces.

In response to Member Zheng, Mr. Ruddick explained that the 0 metre setback is required to accommodate future land dedication and a larger parking facility. He advised that the parking structure extends onto City lands.

In response to Member Zheng, Christopher Cosentino, Planner, advised that the intention of the completed project is for the City to own the park land and the parking structure will be fully owned in private / commercial ownership. The westerly lands will eventually become part of Edgeley Park.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: S. Kerwin

THAT Application No. A041/19 on behalf of Royal 7 Developments 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 Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.
2	TRCA Stephen Bohan  416-661-6600 x 5743 <a href="mailto:sbohan@trca.on.ca">sbohan@trca.on.ca</a>	1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and 2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.
3	Development Engineering Brad Steeves 905-832-8585 x 8977  <a href="mailto:Brad.steeves@vaughan.ca">Brad.steeves@vaughan.ca</a>	The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering 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**

12.

File:

A042/19

Applicant:

The Corporation of the City of Vaughan

Agent:

Bousfields Inc. (Michael Bissett)

Address:

2926 Hwy 7 Concord

The Corporation of the City of Vaughan Lands (Above & Below Grade)

Underground Commercial Parking Facility (Approximate Grade): Parts 6, 7, 8, 9, 10, 16, 24 & 25 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Underground Commercial Parking Facility (PI Level – Below Grade): Parts 5, 6, 7, 8, 9, 10, 11 & 12 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019) and Block 4 on 65M-4490 (below grade).

Above Grade Lands (Pavilion Building, Exit Stairs, Air Shaft, Elevator): Parts 6, 7, 8, 9, 10, 16, 24 & 25 on the draft Reference Plan prepared by KRCMAR (dated February 21, 2019).

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed underground (stratified) commercial parking facility and public park.

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: Agent’s cover letter
Nature of Correspondence: Justification

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

**Representation**  
Brendan Ruddick, Loopstra Nixon

**Comments**  
Brendan Ruddick explained the nature of the application and advised that application A041/19 is being submitted in conjunction with the City of Vaughan (A042/19) in order to facilitate the development of a strata park with underground parking. He noted that the applications have support of staff and external agency comments have been addressed.

In response to Member Antinucci, Mr. Ruddick advised that the underground parking structure will be composed of four (4) levels with 311 parking spaces.

In response to Member Zheng, Mr. Ruddick explained that the 0 metre setback is required to accommodate future land dedication and a larger parking facility. He advised that the parking structure currently extends onto City lands.

In response to Member Zheng, Christopher Cosentino, Planner, advised that the intention of the completed project is for the City to own the public park and the parking structure will be fully owned in private / commercial ownership. The westerly lands will eventually become part of Edgeley Park.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Perrella  
Seconded By: S. Kerwin

THAT Application No. A042/19 on behalf of The Corporation of the City of Vaughan 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 <a href="mailto:brad.steeves@vaughan.ca">brad.steeves@vaughan.ca</a>	Staff have confirmed that the property is located within an unassumed subdivision (Penguin-Calloway (Vaughan) Subdivision - 19T-12V007). The Owner/applicant shall provide satisfactory notification to the developer and approval (Letter or email) of the minor variance(s) 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	Development Finance Nelson Pereira  905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	The owner shall pay to the City, applicable Development Charges in accordance with the Development Charges by-laws of the City, Region and School Boards at the time of building permit issuance.
3	TRCA Stephen Bohan  416-661-6600 x 5743 <a href="mailto:sbohan@trca.on.ca">sbohan@trca.on.ca</a>	1. That the applicant provides the required fee amount of \$1,100 payable to the Toronto and Region Conservation Authority; and 2. That the applicant obtains a revision to TRCA Permit No. C-180951, in order to recognize the minor expansion of the underground parking facility in the northwest corner of the property.

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:

Seconded By:

THAT the meeting of Committee of Adjustment be adjourned at 6:32 p.m. and the next regular meeting be held on May 16, 2019.

**Motion Carried.**

May 2, 2019 Meeting Minutes are to be approved at the May 16, 2019 meeting:

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Chair

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Secretary-Treasurer