

	Committee of Adjustment Minutes Hearing Date: May 30, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
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 Pia Basilone Christopher Cosentino
Members / Staff Absent:	N/A

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
3	Draft Minutes			Draft Minutes (May 16, 2019)
5	A011/19	25 Gosling Road, Maple	Planning	Updated Planning Comments - Recommend Approval no conditions.
8	A047/19	51 Jevlin Drive, Woodbridge	Finance	Finance Condition (DC) removed

Moved By: A. Perrella
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 May 16, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, May 16, 2019, be adopted as circulated.

Motion Carried.

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.

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received May 30, 2019

Comments

Member Perrella reviewed the previous OMB decision and letters of support. She advised that the Committee has been protective of coverage increases in the old Maple area. She explained the history of Council approved lot coverage in the area and advised that she visited Malaren Avenue, Goodman Avenue and Gosling Road as part of her review of the application. She opined that 99% of the homes in the area were abiding by the Zoning By-law and that the Committee has historically only permitted between 20-23% lot coverage. In her opinion the variance with respect to the loft area is not minor. Member Perrella reviewed Development Engineering comments noting that the coverage request is significant and commented that the proposed dwelling appears to be too large for the lot.

In response to Member Perrella, Ms. Kaufmann advised that the developments at 28 Malaren Avenue and 27 Goodman Avenue are similar and maintain the character of the neighbourhood in comparison to 2 storey dwellings in the area. She opined that bungalows are more suitable.

In response to Ms. Kaufmann, Member Perrella advised that the main concern is the proposed loft area.

Ms. Kaufmann questioned if the loft area was reduced to 41.58% (as approved through A317/15) if there would still be a concern.

In response to Member Perrella, Ms. Kaufmann noted that the subject land has seventy (70) feet of frontage.

Member Zheng commented that he does not feel the request for coverage in minor.

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. A011/19 on behalf of Josef Kaufmann Anne Elizabeth Kaufmann be **REFUSED** for the following reasons.

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

06.

File:

A028/19

Ward 1

Applicant:

Daniel and Anna Passero

Agent:

Fausto Cortese (Fausto Cortese)

Address:

106 Endless Crcl. Kleinburg

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed cabana located in the rear yard.

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

Representation
Fausto Cortese

Comments

Fausto Cortese explained the nature of the application.

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

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

THAT Application No. A028/19 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 Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<div>1. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the developer/builder of the minor variance and proposed work to this property. The owner/applicant shall provide a copy of the notification to the City.</div> <div>2. TRCA approval must be received before the Development Engineering Department can make official comments.</div> <div>3. The owner/applicant shall apply for a pool permit from the front counter at the Development Engineering Department on the 2nd floor of City Hall. This should have been done prior to installing the pool.</div> <div>4. The owner/applicant must submit a final grading plan indicating how the original approved grading and site plan will change to accommodate their proposed plan. The owner/applicant shall demonstrate appropriate Low impact Development (LID) measures to the satisfaction of Development Engineering to address the increased lot coverage area in order to mitigate potential impacts on the municipal stormwater system.</div>
2	TRCA Polina Bam Polina.bam@trca.on.ca 416-416.661.6600 ext. 5256	<div>1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority; and</div> <div>2. That the applicant successfully obtains a permit revision to TRCA Permit C-180963.</div>

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

07.

File:

A045/19

Ward 1

Applicant:

Matteo Iacovelli

Agent:

JTF Homes (Frank Campoli)

Address:

14 Napier St. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed single family dwelling and accessory structure (cabana).

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

Representation
Dan Stone, Thostone Consulting

Comments

Dan Stone explained the nature of the application and provided a PowerPoint presentation. Mr. Stone explained the history of the neighbourhood and previous Committee of Adjustment approvals with respect to lot coverage submissions. Mr. Stone advised that the application has been reviewed and approved by the Heritage Committee.

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. A045/19 on behalf of Matteo Iacovelli 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 Margaret.olivier@vaughan.ca	1) The owner/applicant shall obtain site plan approval for the related Site Development Application (DA.18.100) from the Development Engineering Department. 2) The owner/applicant shall apply for a pool permit with the Development Engineering Department. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 3) The owner/applicant shall submit the final Lot Grading and/or Servicing plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing approval.
2	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That related Site Development File DA.18.100 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

08.

File:

A047/19

Ward 3
- Applicant:

Silvio Di Giammarino
- Agent:

Humphries Planning Group Inc (Mark McConville)
- Address:

51 Jevlan Dr. Woodbridge
- Purpose:

Relief from the By-Law is being requested to permit a banquet hall in Unit #6 which is located on the ground floor of the existing commercial building onsite.

Additional Addendum Reports received and provided to the Committee from:
Finance Comments – Received May 23, 2019

Representation
Mark McConville, Humphries Planning Group Inc.

Comments

Mark McConville explained the nature of the application.

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. A047/19 on behalf of Silvio Di Giammarino 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 the applicable development charges in accordance with the Development Charges Act and City of Vaughan, Region of York, York Region District and York Catholic District School Board Development Charges By-laws in effect as of the date of granting the consent. 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 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

09.

File:

Applicant:

Agent:

Address:

Purpose:

A059/19
Gemini Holdings Corp. (Daniel Rea)
RQ Partners LLP (Domenic Rotundo)
325 Vaughan Valley Blvd. Woodbridge
Relief from the by-law is being requested to permit the conversion of the existing mezzanine into a second floor to support additional office space (for multiple units)

Ward 2

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

Representation
Domenic Rotundo, RQ Partners LLP

Comments
Domenic Rotundo explained the nature of the application.

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

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

THAT Application No. A059/19 on behalf of Gemini Holdings Corp. (Daniel Rea) 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, the applicable development charges in accordance with the Development Charges By-laws of the City, Region of York, York Region District and York Catholic School Boards at the time of permit issuance.
2	TRCA Anthony Syhlonyk 416-661-6600 x 5272 asyhlonyk@trca.on.ca	That the applicant provides the required \$1100.00 review fee for Minor Variance Application A059/19.

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. Perrella

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 6:25 p.m., and the next regular meeting will be held on June 13, 2019.

Motion Carried.

May 30, 2019 Meeting Minutes are to be approved at the June 13, 2019 meeting:

Chair

Secretary-Treasurer