

	Committee of Adjustment Minutes Hearing Date: June 13, 2019 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Vice/Acting Chair) Hao (Charlie) Zheng Stephen Kerwin Adolfo Antinucci
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Adriana MacPherson Sarah Scauzillo Brandon Bell
Members / Staff Absent:	Robert Buckner

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
5	A187/18	368 Highcliffe Drive, Thornhill	Neighbour	Objection (364 Highcliffe Drive) - Concerned with future Airbnb use.
5	A187/18	368 Highcliffe Drive, Thornhill	Neighbour	Objection (354 Highcliffe Drive) - Concerned with future multi tenants and Airbnb use.
5	A187/18	368 Highcliffe Drive, Thornhill	Neighbour	Objection (398 Highcliffe Drive) - Concerns with short term rental units, parking and traffic and saftey (children).
5	A187/18	368 Highcliffe Drive, Thornhill	Clerks	Revised Variances - Public notice went out with 4 variances. Variance #4 has been removed as it is not required (reduction in side yard setback to the proposed side door).
10	A067/19	102 Bellini Avenue, Woodbridge	Planning	Planning Comments - No concerns/conditions
10	A067/19	102 Bellini Avenue, Woodbridge	Foresty	Forestry Comments - No concerns/conditions

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 May 30, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, May 30, 2019, be adopted as circulated.

Motion Carried.

Adjournments

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

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
10	A067/19 (102 Bellini Avenue, Woodbridge)	Sine Die	To accommodate re-design to address neighbour concerns.

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.

05.	File:	A187/18	Ward 5
	Applicant:	Boris Kisliv	
	Agent:	Eden Engineering & Design Inc. (Albert Yerushalmi)	
	Address:	368 Highcliffe Dr. Thornhill	
	Purpose:	Relief from the By-Law is being requested to permit the construction of a proposed secondary suite.	

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: Paul and Jen Yee Address: 364 Highcliffe Drive Nature of Correspondence: Letter of Objection
Name: Peter Sit Address: 354 Highcliffe Drive Nature of Correspondence: Letter of Objection
Name: Judy and Martin Chen Address: 398 Highcliffe Drive Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:
June 12, 2019 – Confirmation of required variance (Committee of Adjustment)

Representation
Albert Yerushalmi, Eden Engineering & Design Inc.

Comments
Albert Yerushalmi addressed neighbour concerns and opined that the proposal does not adversely impact the area given that the streetscape will not be altered. He provided that the purpose of the application is to increase safety of the secondary suite.

In response to Chair Perrella, Bons Kisliv, 42 Barklay Road, Toronto, owner, advised that he does not reside at 368 Highcliffe Drive. He confirmed that the property is not being used as an Airbnb and he has no intent use the property as a short term rental.

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

Joel Ginsberg, 67 Hefhill Court, Thornill, expressed concerns with the basement being used for more than one unit and the entrance being located within the garage. He reviewed previous approvals for secondary suites and requested that a condition of approval be included requiring the inspection of the basement. He noted that he is not opposed to having one secondary suite as permitted by the By-law. He questioned the requirement of previous approvals related to the location of the access to secondary suite.

In response to Mr. Ginsberg, Mr. Yerushalmi explained that the applicant has received a positive report from Planning staff and noted that there is only one kitchen in the basement. He added that the number of kitchens determines the number of units and advised that the basement only has one renter.

Mr. Kisliv advised that the secondary suite is to be rented to one family and the location of the entrance door was determined by the Fire Department. He provided the rental history of the property.

In response to Chair Perrella, Brandon Bell, Planner advised that part of the garage was converted into an entrance for safety purposes. He noted that the stairs do access both the main unit and secondary suite and that the applicant is providing adequate parking.

In response to Mr. Ginsberg, Mr. Bell advised that each application will be based on its own merits. He explained various zoning requirements for secondary suites and reiterated that required parking will be maintained.

In response to Mr. Ginsberg, Sarah Scauzillo, Zoning Examiner, explained the Zoning By-law requirements pertaining to the size of the garage.

Moved By: H. Zheng

Seconded By: A. Antinucci

THAT Application No. A187/18 on behalf of Boris Kisliv 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

06.

File:

A057/19

Ward 3

Applicant:

Arcovit Holdings Inc.

Agent:

Stass Panagakos

Address:

90 Trowers Rd. Woodbridge

Purpose:

Relief from the By-law is being requested to permit the use of arcade games in the existing Health Centre located in Unit B.

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
Stass Panagakos

Comments
Stass Panagakos explained the nature of the application and advised that the variance will accommodate (weekend) private parties only.

Member Antinucci reviewed the recommended conditions of approval.

Chairman 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. A057/19 on behalf of Arcovit Holdings Inc. 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

07.

File:

A062/19

Ward 3

Applicant:

Penguin-Calloway (Vaughan) Inc.

Agent:

Smart Centres (Paula Bustard)

Address:

9 Millway Ave. Concord

Purpose:

Relief from the By-law is being requested to permit a temporary commercial parking lot.

The Subject Lands are currently vacant with temporary construction staging that is to be removed.

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
Angelo MacLeod, Smart Centres

Comments
Smart Centres (Mr. McLeod) explained the nature of the application.

Chairman Perrella 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. A062/19 on behalf of Penguin-Calloway (Vaughan) Inc. 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 Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That Site Development Application File DA.19.036 be approved by Vaughan Council.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.036) from City Council (scheduled for June 4th, 2019 Committee of a Whole) and the Development Engineering (DE) Department.
3	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 A062/19.

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

08.

File:

A063/19

Ward 4
- Applicant:

7700 Keele St Limited (M. Cohen)
- Agent:

MacNaughton Hermsen Britton Clarkson Planning Limited (David McKay)
- Address:

7700 Keele St. Vaughan
- Purpose:

Relief from the by-law is being requested to permit a temporary sales office to be located further than 100 metres from the lands to be developed.

The lands to be developed are located at 1809 Highway 7 and are subject to Site Plan Application DA.19.016.

The temporary sales office is to be located in Unit #06A located on the subject lands.

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 Palumbo, MacNaughton Hermsen Britton Clarkson Planning Limited

Comments
Andrew Palumbo explained the nature of the application and advised that there is a typographical error in the purpose, which should read 1890 Highway 7 not 1809 Highway 7.

Chairman 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. A063/19 on behalf of 7700 Keele St Limited (M. Cohen) 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

09.

File:

A065/19

Applicant:

Daniel and Cinzia Di Stefano

Agent:

None

Address:

106 Windrose Ct. Woodbridge

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed cabana and in-ground swimming pool to be located in the rear yard.

Ward 3

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
Cinzia Di Stefano

Comments
Cinzia Di Stefano explained the nature of the application.

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

In response to Member Antinucci, Ms. Di Stefano advised that her husband reviewed the proposal extensively and she would like to maintain the setbacks as requested.

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

THAT Application No. A065/19 on behalf of Daniel and Cinzia Di Stefano 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	The Owner/applicant shall apply and obtain lot grading approval via grading permit through the Development Inspection and Lot Grading Division of the City's Development Engineering Department for the proposed cabana prior to any work being undertaken on the property (greater than 10m2 and therefore requires a grading 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: H. Zheng

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:36 p.m., and the next regular meeting will be held on June 27, 2019.

Motion Carried.

June 13, 2019 Meeting Minutes are to be approved at the June 27, 2019 meeting:

Chair

Secretary-Treasurer

