

	Committee of Adjustment Minutes Hearing Date: June 27, 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: City Clerk's Staff: Zoning Staff: Planning Staff:	Christine Vigneault Cary Guglielmi Lindsay Haviland Christoper Cosentino Rebecca Roach
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File#	Address/Applicant	Commentator	Summary
3			Clerks	June 13 Draft Minutes
5-9	B004/19 - B007/19	6100-6260 Hwy 7, Woodbridge	Agent	Revised Cover Letter
5-9	B004/19 - B007/19	6100-6260 Hwy 7, Woodbridge	Finance	Revised Finance Conditions
5	B004/19	6100-6260 Hwy 7, Woodbridge	Clerks	Schedule A (Location Map/Drawings)
5	B004/19	6100-6260 Hwy 7, Woodbridge	Clerks	Revised Staff Report Cover Sheet - Address Update
6	B005/19	6100-6260 Hwy 7, Woodbridge	Clerks	Schedule A (Location Map/Drawings)
6	B005/19	6100-6260 Hwy 7, Woodbridge	Clerks	Revised Staff Report Cover Sheet - Address Update
7	B006/19	6100-6260 Hwy 7, Woodbridge	Clerks	Schedule A (Location Map/Drawings)
8	B006/19	6100-6260 Hwy 7, Woodbridge	Clerks	Schedule A (Location Map/Drawings)
9	A075/19	6100-6260 Hwy 7, Woodbridge	Clerks	Sketch/Drawing
10	A183/19	133 Longview Crescent, Woodbridge	Neighbour	Letter of Objection
10	A183/19	133 Longview Crescent, Woodbridge	Clerks	Variance #4 revised from 0.51 m to 0.85 m
10	A183/19	133 Longview Crescent, Woodbridge	Zoning	Revised Comments Confirmation regarding Order to Comply
12	A038/19	64 Brownlee Avenue, Woodbridge	Neighbour	Letter of Objection
13	A058/19	149 Embassy Drive, Woodbridge	Neighbour	Petition in Support from 130, 150, 154 & A157 Embassy Drive
13	A058/19	149 Embassy Drive, Woodbridge	Applicant	Letter from applicant requesting consideration of the application.

Item #	File#	Address/Applicant	Commentator	Summary
13	A058/19	149 Embassy Drive, Woodbridge	Agent	Justification Letter to support requested variances
13	A058/19	149 Embassy Drive, Woodbridge	Neighbour	Letter of Objection - Address not provided
14	A069/19	2 Commerce Street & 30-150 Interchange Way, Concord	Applicant	Sketch outlining future lands to be serviced
16	A136/19	3201 Highway 7, Concord	Zoning	Zoning Comments provided to clarify variance # (in relation to Planning Report).
16	A136/19	3201 Highway 7, Concord	Clerks	Revised Staff Report. Report included in package was web version and did not include all information (i.e. sketches).

Moved By: S. 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 June 13, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, June 13, 2019, be adopted as circulated.

Motion Carried.

Adjournments
None

Applicant/Public Request:
None

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.

5.

File:

B004/19

Ward 2
- Applicant:

Roybridge Holdings Ltd.
- Agent:

KLM Planning Partners Inc. (Ryan Virtanen)
- Address:

6100-6260 Hwy 7 Woodbridge
- Purpose:

Consent is being requested to grant a partial discharge of mortgage over the lands described as Parts 4,5,6,7,8 on the submitted Draft R Plan (being 6230 Highway 7).

The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 4,5,6,7,8 on the Draft R Plan.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

Additional Addendum Reports received and provided to the Committee from:

Revised Cover Letter Agent
Finance Comments – Revised conditions
Revised Schedule A
B004/19 & B005/19 – Revised Staff Report (Address Update)

Representation

Ryan Virtanen, KLM Planning Partners Inc.

Comments

Ryan Virtanen explained the nature of the applications and advised that the Staff Report was reviewed, and the applicant is agreeable to the recommended conditions of approval.

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

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

THAT Application No. B004/19, B005/19, B006/19, B007/19 & A075/19 on behalf of Roybridge Holdings Ltd. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions (B004/19):

	Department/Agency	Condition
1	<div>Committee of Adjustment</div> <div>Christine Vigneault</div> <div>905-832-8585 x 8332</div> <div>christine.vigneault@vaughan.ca</div>	<div>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.</div> <div>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.</div> <div>3. That Minor Variance Application(s) A075/19 is approved at same time as the Consent application and becomes final and binding.</div>

	Department/Agency	Condition
		4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Brandon Bell 905-832-8585 x 8112 brandon.bell@vaughan.ca	1. That Minor Variance A075/19 be approved and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
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

6.

File:

B005/19

Applicant:

Roybridge Holdings Ltd.

Agent:

KLM Planning Partners Inc. (Ryan Virtanen)

Address:

6100-6260 Hwy 7 Woodbridge

Purpose:

Consent is being requested for mortgage purposes over the lands described as Parts 4,5,6,7,8 on the Draft R Plan submitted (being 6230 Highway 7).

Ward 2
- The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 4,5,6,7,8 on the Draft R Plan.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

Additional Addendum Reports received and provided to the Committee from:

Revised Cover Letter Agent
Finance Comments – Revised conditions
Revised Schedule A
B004/19 & B005/19 – Revised Staff Report (Address Update)

Representation

Ryan Virtanen, KLM Planning Partners Inc.

Comments

Ryan Virtanen explained the nature of the applications and advised that the Staff Report was reviewed, and the applicant is agreeable to the recommended conditions of approval.

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

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

THAT Application No. B004/19, B005/19, B006/19, B007/19 & A075/19 on behalf of Roybridge Holdings Ltd. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions (B005/19):

	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. That Minor Variance Application(s) A075/19 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 Christopher Cosentino 905-832-8585 x 8215	1. That Minor Variance A075/19 be approved and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction on title to the lands known

	Department/Agency	Condition
	christopher.cosentino@vaughan.ca	municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	1. The owner shall pay of a Tree Fee, approved by Council 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). 2. 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

7.

File:

B006/19

Applicant:

Roybridge Holdings Ltd.

Agent:

KLM Planning Partners Inc. (Ryan Virtanen)

Address:

6100-6260 Hwy 7 Woodbridge

Purpose:

Consent is being requested to grant a partial discharge of mortgage over the lands described as Parts 1, 2 & 3 on the Draft R Plan submitted (being 6200 Highway 7).

Ward 2
- The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 1, 2, 3, 4, 5, 6, 7 & 8 on the Draft R Plan.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Revised Cover Letter Agent
Finance Comments – Revised conditions
Revised Schedule A
B004/19 & B005/19 – Revised Staff Report (Address Update)

Representation
Ryan Virtanen, KLM Planning Partners Inc.

Comments

Ryan Virtanen explained the nature of the applications and advised that the Staff Report was reviewed, and the applicant is agreeable to the recommended conditions of approval.

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

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

THAT Application No. B004/19, B005/19, B006/19, B007/19 & A075/19 on behalf of Roybridge Holdings Ltd. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions (B006/19):

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<div><div>1.</div><div>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.</div></div> <div><div>2.</div><div>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.</div></div> <div><div>3.</div><div>That Consent Application B004/19 & B005/19 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.</div></div> <div><div>4.</div><div>That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding.</div></div>

	Department/Agency	Condition
		5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	1. That Minor Variance A075/19 be approved and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay of a Tree Fee, approved by Council 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 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:

B007/19

Applicant:

Roybridge Holdings Ltd.

Agent:

KLM Planning Partners Inc. (Ryan Virtanen)

Address:

6100-6260 Hwy 7 Woodbridge

Purpose:

Consent is being requested for mortgage purposes over the lands described as Parts 1, 2 & 3 on the Draft R Plan submitted (being 6200 Highway 7).

Ward 2
- The balance of the lands (retained land), as shown on the sketch provided with the application, is described as the lands contained within PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 except Parts 1, 2, 3, 4, 5, 6, 7 & 8 on the Draft R Plan.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Revised Cover Letter Agent
Finance Comments – Revised conditions
Revised Schedule A
B004/19 & B005/19 – Revised Staff Report (Address Update)

Representation
Ryan Virtanen, KLM Planning Partners Inc.

Comments

Ryan Virtanen explained the nature of the applications and advised that the Staff Report was reviewed, and the applicant is agreeable to the recommended conditions of approval.

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

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

THAT Application No. B004/19, B005/19, B006/19, B007/19 & A075/19 on behalf of Roybridge Holdings Ltd. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions (B007/19):

	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. That Consent Application B004/19 & B005/19 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. 4. That Minor Variance Application A075/19 are approved at the same time as the Consent application and becomes final and binding.

	Department/Agency	Condition
		5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	1. That Minor Variance A075/19 be approved and the decision be Final and Binding. 2. The Owner shall register a Section 118 Restriction on title to the lands known municipally as 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 and 6260 Highway 7 whereby no transfer or charge shall be registered without the consent of the City of Vaughan.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay of a Tree Fee, approved by Council 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 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:

A075/19

Applicant:

Roybridge Holdings Ltd.

Agent:

KLM Planning Partners Inc. (Ryan Virtanen)

Address:

6100-6260 Hwy 7 Woodbridge

Purpose:

Relief is being requested to vary the definition of a lot in By-law 1-88 to include the lands described in PINs 03317-0719, 03317-0131, 03317-0126, PIN 03317-0187 further described as including all of Blocks 44, 45 and 46 and Part of Blocks 38, 39, 42 & 43, Registered Plan 65M-3627 and Part of Lot 6, Concession 9 in the City of Vaughan, Regional Municipality of York, to be considered one lot for zoning purposes.

Ward 2
- For additional clarity, the subject lands as described above shall be deemed to be one lot regardless of the creation of a new lot by way of, condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only.

Additional Addendum Reports received and provided to the Committee from:
Addition to Schedule A (sketch)

Representation
Ryan Virtanen, KLM Planning Partners Inc.

Comments

Ryan Virtanen explained the nature of the applications and advised that the Staff Report was reviewed, and the applicant is agreeable to the recommended conditions of approval.

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

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

THAT Application No. B004/19, B005/19, B006/19, B007/19 & A075/19 on behalf of Roybridge Holdings Ltd. be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions (A075/19):

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	That Consent Applications B004/19, B005/19, B006/19 and B007/19 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.

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:

A183/18

Applicant:

Flora and Carlo Vigna

Agent:

Ralph Grittani – R G Consulting Inc

Address:

133 Longview Cres, Woodbridge

Purpose:

Relief from the By-Law is being requested to permit the existing accessory structures (cabana and covered patio) located in the rear yard.

Ward 2

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
Name: Mark Joblin, Loopstra Nixon LLP (on behalf of the owners of 141 Longview Crescent, Woodbridge)
Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:

Revised Staff Report – Variance #4 increased from 0.51m to 0.85m.

Revised Zoning Comments – Confirming Order to Comply

Representation

Ralph Grittani, RGC Design Group

Comments

Ralph Grittani explained the nature of the application and provided a petition of support to the Committee. He addressed concerns and provided a drawing outlining the sightlines and explained that impact is also reduced by the existing cedar hedges. Staff and the TRCA support the proposal and the structure is not habitable. He noted that the previous structure was replaced due to poor drainage and the setbacks approved by the Committee in 2006 (A265/06) are being maintained. The canopy and design of the structure was done to reduce impact and he opined that the proposal meets the four tests under the Planning Act.

Member Perrella reviewed the submitted site plan and commented that the patio is not line with the cabana.

In response to Member Perrella, Mr. Grittani advised that the structural columns are aligned with the canopy.

In response to Member Perrella, Mr. Grittani advised that he is not in a position to address all comments in the objection letter and advised that the sightline sketch was provided to address concerns regarding impact and sightlines.

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

Mark Joblin, Loopstra Nixon LLP, spoke on behalf of the owners of 141 Longview Crescent. He reviewed letter of objection and expressed concern regarding visual impact and privacy. He noted that the canopy is partially built and provided photos to demonstrate the size and impact of the structure. He opined that the variance is not minor, and the intent of the Zoning By-law is to maintain open space. He compared the previous structure with the current proposal and noted that the grade of the property exacerbates impact and if approved, the structure would be built approximately 1 metre higher. He reviewed the Staff Report and commented that staff did not enter his client’s property to assess impact. Mr. Joblin opined that the variances are not minor and requested that the Committee refuse the application or approve subject to a condition that the height not exceed 3.9 metres.

In response to Member Perrella, Mr. Grittani noted that the photos provided demonstrate attractive landscape that reduce impact. He commented that the photos provided indicate the height of the existing cabana and that the slope of the roof was also designed to reduce impact.

In response to Member Antinucci, Mr. Grittani advised that he is not aware of other similar cabanas constructed in the area.

Member Perrella suggested that the application be stood down to permit discussion with the neighbour.

The application was stood down at 6:38 p.m.

The application was recalled at 7:33 p.m.

In response to Chairman Buckler, Mr. Grittani advised that an agreement was not reached and requested that the Committee render a decision.

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

THAT Application No. A183/18 on behalf of Flora and Carlo Vigna be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	TRCA Polina Bam 416-661-6600 x 5256 pbam@trca.on.ca	1. The applicant successfully obtains a permit from Toronto and Region Conservation Authority pursuant to Ontario Regulation 166/06 in support of the subject works; 2. The applicant submits the variance application review fee of \$580.00 payable to the Toronto and Region Conservation Authority, pertaining to Minor Variance Application A183/18.
2	Development Engineering Brad Steeves 905-832-8585 x 8977	1. 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 covered patio structure 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. 2. 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 existing cabana (DE confirms no permit has been obtain previously). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply. 3. The Owner shall apply for a pool fence enclosure and grading permit through the Development Inspection and Lot Grading Division of DE as required by City of Vaughan Fencing By-law 80-90 as amended (existing pool installed without proper permit). Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply.

The motion did not receive majority support and failed in accordance with Section 7.2(b) of the By-law 069/2019, Committee of Adjustment Procedural By-law.

The Chair called for a new motion to be placed on the floor.

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

THAT Application No. A183/18 on behalf of Flora and Carlo Vigna be **REFUSED** for the following reasons:

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: S. Kerwin, H. Zheng

11.

File:

A001/19

Applicant:

2564454 Ontario Inc

Agent:

IBI Group (Ashley Kirec)

Address:

435 Cityview Blvd, Woodbridge

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed six (6) storey hotel.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

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

Representation
Ashley Kirec, IBI Group

Comments

Ashley Kirec explained the nature of the application.

In response to Member Zheng, Christopher Cosentino, Planner, advised that a parking study was submitted as part of the related site plan submission.

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. A001/19 on behalf of 2564454 Ontario 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 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.18.038) from the 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

12.

File:

A038/19

Ward 3

Applicant:

Diane and Lorenzo Paravani

Agent:

Great Room Inc. (George Shama)

Address:

64 Brownlee Ave. Woodbridge

Purpose:

Relief from the By-Law is being requested to permit the construction of proposed addition to the rear of the existing dwelling which will include an attached cabana.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
Name: Joseph Deo
Address: 77 Mellings Drive
Nature of Correspondence: Letter of Objection

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

Representation
George Shama, Great Room Inc.

Comments

George Shama advised that the applicant has been working with staff and the TRCA to obtain support and has reduced the number of required variances (from the original submission). He reviewed the conditions recommended by Development Engineering and provided that grading would be addressed through the Building Permit submission.

In response to Member Perrella, Mr. Shama reviewed the letter of objection and reiterated that two of the four conditions would be dealt with through the Building Permit process. He added that his client would have no issue with planting additional vegetation.

Member Perrella commented that a condition with respect to requiring vegetation is difficult to enforce.

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

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

THAT Application No. A038/19 on behalf of Diane and Lorenzo Paravani 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	1. 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 addition and cabana 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. 2. The Owner/applicant shall demonstrate appropriate LID (Low-impact Development) measures to the satisfaction of DE to address the requested decrease in soft landscaping in the rear yard from a minimum of 117.9m2 to a minimum of 61.2m2. Please note, LID measures such as increased topsoil depth, bio-swales, soak-away pits, etc. can be utilized to mitigate potential impacts on the municipal stormwater system (increased

		stormwater run-off as a result of decreased soft landscaping).
--	--	--

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

13.

File:

A058/19

Ward 3
- Applicant:

Baljit Sadhal
- Agent:

Angella Blanas
- Address:

149 Embassy Dr. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit a proposed addition to the existing dwelling which includes:
 - Two storey addition to the front of the dwelling
 - Second storey addition above the existing garage
 - One storey proposed porch (located at the front of the dwelling) with a second floor above.

Relief is also being sought to permit the existing storage shed located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
Name: Giuseppina Sanguedolce
Address: Address Not Provided
Nature of Correspondence: Letter of Objection
Address: 130, 150, 154 & 157 Embassy Drive
Nature of Correspondence: Petition of Support

Additional Addendum Reports received and provided to the Committee from:
Letter from Applicant requesting consideration of the application.
Justification Letter from Agent

Representation
Angella Blanas

Comments

Angella Blanas explained the nature of the application. She noted that two of the three variances are being requested to accommodate the existing 15-year-old shed and the coverage is required to accommodate the proposed covered porch. She opined that the variances are minor.

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

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

THAT Application No. A058/19 on behalf of Baljit Sadhal 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 Jason Pham 905-832-8585 x 8716 jason.pham@vaughan.ca	The Owner/Applicant shall submit the final Lot Grading to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval for the front addition to the existing home prior to any work being undertaken on the property (greater than 10m2 and therefore requires a grading permit).

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: N/A

14.

File:

A069/19

Applicant:

2748355 Canada Inc.

Agent:

IBI Group (Stephen Albanese)

Address:

2 Commerce Street and 30-150 Interchange Way, Concord

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.

Ward 4
- The lands proposed to be developed through this application are located south of Interchange Way and west of Exchange Avenue, being Parts 1 to 19 inclusive, on Plan 65R-37648 and subject to Site Plan Application DA.18.056.
- Please Note:
- The temporary sales office may in the future service all development occurring on lands identified as Part 1, Parts 3-4 inclusive, Part of Part 5, Part 7, Part 9, Part 15, Parts 17-20 inclusive, Parts 26-34 inclusive, Part of Part 35, Part of Part 36, Parts 37-42 inclusive, Part of Part 43, Part 44, Part of Part 48, Parts 53-61 inclusive, Part of Part 62, and Parts 63-69 inclusive on Plan 65R-20291.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

Additional Addendum Reports received and provided to the Committee from:
Sketch outlining future lands to be serviced (provided by applicant)

Representation
Stephen Albanese, IBI Group

Comments

Stephen Albanese explained the nature of the application and advised that the applicant concurs with the recommendations contained within the Staff Report. He opined that the variance meets the four tests under the Planning Act.

Chairman Buckler 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. A069/19 on behalf of 2748355 Canada Inc. (Michael Reel) 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 DA.19.034 be approved by 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.19.034) from the Development Engineering (DE) Department.

	Department/Agency	Condition
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 A069/19.

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

15.

File:

A070/19

Applicant:

Gismondi Construction Limited

Agent:

Joseph Mirabella

Address:

201 Millway Ave., Unit #9, Concord

Purpose:

Relief from the by-law is being requested to permit a Building Supply Outlet (use) within Unit #9.
- Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
None

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

Representation
Joseph Mirabella

Comments

Joseph Mirabella explained the nature of the application.

In response to Chairman Buckler, Christopher Cosentino, Planner clarified that the proposed gross floor area for the accessory retail sales component (40%) is based on the plans submitted which is to be reflected in the Building Permit submission.

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

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

THAT Application No. A070/19 on behalf of Gismondi Construction Limited (Michael Cutrara) 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

16.

File:

A136/18

Applicant:

1406284 Ontario Inc.

Agent:

John Zipay & Associates (John Zipay)

Address:

3201 Hwy 7 Concord

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed high-rise mixed-use development consisting of three (3) residential towers, townhouse units as well as a hotel to facilitate Site Plan Application DA.17.015.
- Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 4:00 p.m. the day before the hearing date)
Name: Stikeman Elliott – Michael Currie Address: 5300 - 199 Bay St, Toronto Nature of Correspondence – Letter of Objection & Withdrawal of Appeal letter Date(s) Received: (Jan. 24/19, Jan. 10/19 & May 6/19)
Name: Overland LLP – Daniel Artenosi Address: 1101 – 5255 Yonge St, Toronto Nature of Correspondence: In response to Stikeman Elliott Letter
Name: Robert Paniccia Address: 586 Napa Valley Avenue Nature of Correspondence: Letter of Objection
Name: LPAT Address: 655 Bay Street, Suite 1500 Toronto Nature of Correspondence: Acknowledgement of withdrawal letter

Additional Addendum Reports received and provided to the Committee from:
Zoning Comments (provided to clarify required variances)
Complete Staff Report

Representation
John Zipay & Daniel Artenosi

Comments

Daniel Artenosi reviewed the application and explained previous adjournment history.

John Zipay provided history of the site development and advised that the proposal meets the vision of the VMC Centre. He explained the future road structure and advised that the proposal conforms to the VMC Secondary Plan. He reviewed the Planning report provided to Council (COW) and opined that the development complies with the Official Plan and Zoning By-law. He reviewed the requested variances before the Committee and advised that the proposal is supported by a traffic study. He noted that a 33 metre right-of-way is being reserved along Interchange Way in accordance with the Official Plan.

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

Ron Kanter, MacDonald, Sager, Manis LLP, representing RI Vaughan Ltd, the owners of 11 Interchange Way (operators of Residence Inn by Marriott) provided correspondence to the Committee outlining his clients concerns with respect to the allocation of the future road (and the impact on his client’s property). He requested that the Committee adjourn the application to permit time to address the future road allocation or alternatively include a condition of approval that the City, the applicant and his client meet to address these concerns.

In response to Member Perrella, Mr. Kanter advised that the City determined the location of the road and that his client was not involved in the related site plan submission (not a public process).

In response to Member Perrella, Mr. Kanter advised that a meeting between the City, the applicant and his client will not force a resolution but will force a discussion.

In response to Member Perrella, Christopher Cosentino, Planner, explained the road alignment network as provided in the VMC Secondary Plan and noted that the development has been approved by Council. He advised that the secondary plan policies are more specific than the Official Plan (2010) and provided that the proposal before the Committee is consistent.

Mr. Artenosi addressed Mr. Kanter's concerns and opined that the width and location of the road network proposed by the City is not related to the minor variance application. The VMC Secondary Plan, adopted in 2010, was appealed to the Ontario Municipal Board (OMB) by a number of parties, however RI Vaughan Ltd. did not appeal the VMC Secondary Plan. He explained the nature of OPA 500 and provided history of OMB/LPAT approvals.

Moved By: S. Perrella

Seconded By: H. Zheng

THAT Application No. A136/18 on behalf of 1406284 Ontario Inc. (Steve Gupta) 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 Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	The Owner/applicant shall obtain approval for the related Site Development Application (DA.17.015) from the Development Engineering (DE) Department.
2	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	<p>1. The City and the Owner shall execute and register a Section 45(9) Agreement to permit bonusing for increased building height of the South Tower, which provides for the payment and/or actual provision of community benefits calculated in accordance with the "City of Vaughan's Guidelines for the Implementation of Section 37 of the Planning Act" and section 37 of the Planning Act, which comprises of:</p> <ul style="list-style-type: none"> a) An on-site public art contribution with a budget of \$1.2 million consistent with the principles of Site 10 – Private Development, as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City; b) \$391,000 cash contribution towards an off-site community benefit regarding the first iconic pedestrian bridge in the Edgeley Pond and Park, to the satisfaction of the City; and c) The Section 45(9) Agreement shall contain clauses regarding the execution and registration of a Public Art Agreement that will include a requirement for the Owner to submit a Letter of Credit to the City, to address the details to commission and install a permanent piece of public art as a public contribution with a budget of \$1.2 million consistent with the principles of Site 10 – Private Development, as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. <p>The Owner shall develop a public art program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Public Art Agreement shall also include a requirement that the Owner shall own and maintain the public art piece(s).</p> <p>2. The Owner shall provide payment of the foregoing contributions totaling \$1,591,000.00 to the City of Vaughan.</p>

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: S. Perrella

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:35 p.m., and the next regular meeting will be held on July 11, 2019.

Motion Carried.

June 27, 2019 Meeting Minutes are to be approved at the July 11, 2019 meeting:

Chair

Secretary-Treasurer