

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: November 14, 2024</p> <p>Time: 6:00 p.m.</p> <p>*To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p><b>DRAFT</b></p>	
<p><b>Committee Member Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair)                  Stephen Kerwin (Vice-Chair)                  Brandon Bell                  Jordan Kalpin</p>
<p><b>Staff Attendance</b></p>	
<p>Committee of Adjustment:</p>  <p>Senior Manager, Adjudicative Services:</p> <p>Zoning Staff:</p> <p>Planning Staff:</p>	<p>Gianluca Russo (Secretary Treasurer)                  Josie Filippelli (Secretary Treasurer - Minutes)                  Matthew Ka (Training)                  Zahna Dennis (Training)</p> <p>Christine Vigneault</p> <p>Niloufar Youssefi</p> <p>Alyssa Pangilinan                  Harry Zhao</p>
<p>Members / Staff Absent:</p>	<p>Mark Milunsky</p>

**Disclosure of Pecuniary Interest**

Member	Item # / File	Nature of Interest
N/A	N/A	N/A

**Adoption of October 30, 2024, Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: Brandon Bell  
 Seconded By: Steve Kerwin

THAT the minutes of the Committee of Adjustment Meeting of October 30, 2024, be adopted as circulated.

**Motion Carried.**

**Adjournments:**

Item	File No.	Adjournment Information
None		

**ACTING SECRETARY TREASURER APPOINTMENTS**

Moved By: Steve Kerwin  
 Seconded By: Jordan Kalpin

That the following individuals be appointed as the Acting Secretary Treasurer under the Under Section 44(8) of the Planning Act:

Gianluca Russo, Adjudicative Services Administrator Coordinator  
 Josie Filippelli, Adjudicative Services Administrator Coordinator  
 Matthew Ka, Adjudicative Services Administrator Coordinator  
 Zahna Dennis, Adjudicative Services Administrator Coordinator

**CARRIED**

**Call for Items Requiring Separate Discussion**

*\*Any item where the Committee, applicant /agent or public wish to speak or where there is relevant correspondence will be called for separate discussion.*

The following items were confirmed by the Committee of Adjustment to **require** separate discussion:

Item:	File No:	Property
6.3	A124/24	39 Hillside Avenue, Concord
6.5	A135/24	15 Mill Street, Thornhill
6.6	A144/24	17 Winthrop Crescent
6.8	B011/24	37 Riverside Boulevard, Thornhill
6.9	A153/24	37 Riverside Boulevard, Thornhill
6.10	A154/24	37 Riverside Boulevard, Thornhill

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.1	A090/24	88 Maria Antonia Road, Woodbridge
6.2	A112/24	55 Concord Road, Thornhill
6.4	A132/24	8336 Pine Valley Drive, Vaughan
6.7	A150/24	9973 Keele Street, Vaughan
6.11	A160/24	4101 Rutherford Road

Moved By: Member Brandon Bell  
 Seconded By: Member Steve Kerwin

THAT the above items **DO NOT** require separate discussion; and

THAT the items **not** requiring separate discussion, as listed by the Secretary Treasurer, be **APPROVED**, together with all recommended conditions of approval contained in the reports, as the applications are considered to conform to Section 7.6 of the Committee of Adjustment Procedural By-law and are considered to meet the prescribed criteria outlined in Section 45, 51 and 53 of the Planning Act, as applicable.

**CARRIED**

<b>ITEM: 6.3</b>	<b>FILE NO.: A124/24</b> <b>PROPERTY: 39 HILLSIDE AVENUE, VAUGHAN</b>
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Adjournment History: September 12, 2024

Applicant: Wen Juan Wu

Agent: Serouj Kaloustian

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed dwelling and retaining wall.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
None				

**Applicant Representation at Hearing:**

Serouj Kaloustian

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A124/24:

Name	Position/Title	Address (Public)	Nature of Submission
Gianluca Russo	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Serouj Kaloustian	Applicant Representation		Summary of Application

The following points of clarification were requested by the Committee: None

Moved By: Brandon Bell

Seconded By: Steve Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A124/24 for 39 Hillside Avenue, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency ( <b>see condition chart below for contact</b> ). This letter must be		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.		
1	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a>. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.</li> <li>2. The Owner/Applicant shall submit an updated application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application.</li> </ol>
2	Parks, Forestry and Horticulture Operations <a href="mailto:kari.styrhansen@vaughan.ca">kari.styrhansen@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. Applicant/owner shall obtain a "Private Property Tree Removal &amp; Protection" permit through the forestry division prior to any construction works on the subject property.</li> <li>2. Tree protection &amp; preservation methods must be followed according to City of Vaughan By-law 052-2018.</li> </ol>

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

<b>ITEM: 6.5</b>	<b>FILE NO.: A135/24</b> <b>PROPERTY: 15 MILL STREET, VAUGHAN</b>
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Adjournment History: None

Applicant: Monica Murad

Agent: Martin Rendl

Purpose: Relief from the Zoning By-law is being requested to permit the construction of a proposed new two storey coach house (which will replace the existing one-storey coach house). The new coach house is located in the southeast part of the property and will be an addition attached to the existing dwelling. The new coach house will contain a secondary suite as an accessory dwelling unit.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>				
*Public correspondence received and considered by the Committee				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b>				
* Processed as an addendum to the Staff Report				
None				

**Applicant Representation at Hearing:**  
Martin Rendl

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A135/24:

Name	Position/Title	Address (Public)	Nature of Submission
Gianluca Russo	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Martin Rendl	Applicant Representation		Summary of Application Called application to discuss Development Planning condition of approval requiring registration of Section 118 Restriction.

The following points of clarification were requested by the Committee:

Committee Member	Addressed to:	Point of Clarification/Comments:
Assunta Perrella	Secretary Treasurer	Requested clarification from the Secretary Treasurer on requirement of Development Planning condition of approval requiring registration of Section 118 Restriction.

Moved By: Brandon Bell  
Seconded By: Jordan Kalpin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A135/24 for 15 Mill Street, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	<p>Development Planning  <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a></p>	<p><b>IF REQUIRED:</b> The applicant shall prepare and submit a restriction under Section 118 of the Land Titles Act to the satisfaction of the Planning and Growth Management Department at the City of Vaughan. This restriction shall stipulate that the three lots in question are to be sold or conveyed only as a single parcel in the future and that the City shall be notified of any conveyance in the future.</p> <p>To satisfy this condition, the applicant must:</p> <p><b>a. Preparation of the Section 118 Restriction:</b>  Engage a qualified legal professional to draft a Section 118 restriction under the <i>Land Titles Act</i>, indicating that the three lots identified in the application are to be sold or conveyed together as one consolidated parcel and the aforementioned notification clause.</p> <p><b>b. Submission for Registration:</b> Provide the drafted Section 118 restriction to Legal Services Department staff for review and approval.</p> <p><b>c. Registration on Title:</b> Upon approval, the restriction shall be registered on the title of each of the three lots, ensuring that they are bound to be transferred together in the future as a single parcel.</p> <p><b>d. If the above condition is deemed to be required by the Planning and Growth Management and Legal Services Department,</b> failure to complete the steps above to the satisfaction of the Planning and Growth Management and Legal Service Department shall render the minor variance approval null and void.</p>
2	<p>Development Engineering  <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a></p>	<p>The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a></p>
3	<p>York Region  <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a></p>	<p>Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:</p> <p>a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.</p>

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter of the Planning Act.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

<b>ITEM: 6.6</b>	<b>FILE NO.: A144/24</b> <b>PROPERTY: 17 WINTHROP CRESCENT, VAUGHAN</b>
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Adjournment History: None

Applicant: Jegatheeswary Thaiveeharan & Thaiveeharan Paskaran.

Agent: Saumil Bhatt

Purpose: Relief from the Zoning By-law is being requested to permit access to a secondary suite.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

<b>Public Correspondence</b>			
*Public correspondence received and considered by the Committee			
<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Public	Not provided	11/11/2024	Letter of Opposition
Alexandra Makos and Raymond Shahinian	171 Ballantyne Boulevard	11/12/2024	Letter of Opposition
Francesco Gucciardi	9 Winthrop Crescent	11/14/2024	Letter of Opposition
Alan Zakko and Reta Setrak	33 Winthrop Crescent	11/14/2024	Letter of Opposition

<b>Late Public Correspondence</b>				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b>
* Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**

Saumil Bhatt

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A144/24:

<b>Name</b>	<b>Position/Title</b>	<b>Address (Public)</b>	<b>Nature of Submission</b>
Gianluca Russo	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Saumil Bhatt	Applicant Representation		Summary of Application Addressed Public Correspondence

The following points of clarification were requested by the Committee: None

Moved By: Steve Kerwin

Seconded By: Brandon Bell

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A144/24 for 17 Winthrop Crescent, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:



#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	<p>Development Engineering  <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a></p>	<p>The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits">https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</p>
2	<p>York Region  <a href="mailto:developmentervices@york.ca">developmentervices@york.ca</a></p>	<p>Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed secondary dwelling and have been allocated by the City of Vaughan:</p> <p>a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.</p> <p>b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition</p>

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

<b>ITEM: 6.8</b>	<b>FILE NO.: B011/24</b> <b>PROPERTY: 37 RIVERSIDE BOULEVARD, THORNHILL</b>
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Adjournment History: None

Applicant: Gholamali Tafteh & Rouhangiz Vakili

Agent: Adam Layton & Jyutika Bhise (Goldberg Group)

Purpose: Consent is being requested to sever a parcel of land for residential purposes approximately 1393.7 square metres and retain a parcel of land approximately 957.41 square metres. The severed land will have frontage along Riverside Blvd and the retained land will have frontage along Helen Avenue. The existing dwelling is to be demolished.

Name	Address	Date Received (mm/dd/yyyy)	Summary
Julie Risi Careri & John Careri	31 Helen Avenue	11/04/2024	Letter of Objection
Public	3 Parkway Avenue	11/05/2024	Letter of Support
Linda & Bill Mahaney	26 Thornhill Avenue	11/11/2024	Letter of Objection
Ali Ghasemy	23 Idle Swift Drive	11/12/2024	Letter of Support
Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
Manisha and Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
Niousha M.	14 Vistaview Boulevard	11/13/2024	Letter of Support
Afshin Baghaei	16 Parkway Avenue	11/13/2024	Letter of Support
Kourosh Shahbazian	22 Thornhill Avenue	11/13/2024	Letter of Support
Pardis Behrooz	24 Thornhill Avenue	11/13/2024	Letter of Support
Public	25 Helen Avenue	11/13/2024	Letter of Support
Kobra Jadidi	25 Riverside Boulevard	11/13/2024	Letter of Support
Anushka Sepehra & Mark Safari	30 Riverside Boulevard	11/12/2024	Letter of Objection
Atoosa Parsi & Amirhassan Gharazibaei	32 Riverside Boulevard	11/13/2024	Letter of Objection
Amir A. Ohadi	42 Riverside Boulevard	11/14/2024	Letter of Support
Amir A. Ohadi, Hallen Nikou & Mitra Littlejohn	42 Riverside Boulevard	11/13/2024	Letter of Objection
Davoud Sadeghi & Faranak Eskandarinazhad	43 Riverside Boulevard	11/13/2024	Letter of Objection
Hossein Yarmohammadi & Maryam Sharifi	53 Riverside Boulevard	11/14/2024	Letter of Objection
Priya & Sidharth Saini	55 Riverside Boulevard	11/13/2024	Letter of Objection
Khashayar Alavi	56 Riverside Boulevard	11/14/2024	Letter of Support
Saumya & Darius Seidler	67 Riverside Boulevard	11/13/2024	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**

Adam Layton

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application B011/24:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application Gave presentation to Committee Addressed public concerns/objections.
Andrew Wong		32 Helen Avenue	Had questions regarding proposed setback along Helen Avenue, elevation of property and impact (concern) on proposed height of dwelling adjacent to their property.

The following points of clarification were requested by the Committee: None

THAT Application No. B011/24, A153/24 &A154/24 for 37 Riverside Boulevard, Thornhill be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

Moved By: Brandon Bell

Seconded By: Steve Kerwin

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p><b>Conditions must be fulfilled two years from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. Section 53(41), The Planning Act R.S.O., 1990</b></p>		
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	<ol style="list-style-type: none"> <li>That the applicant’s solicitor confirms the legal description of the severed land.</li> <li>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.</li> <li>That the applicant provides an electronic copy of the deposited reference plan to <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a></li> <li>Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>
2	Building Standards, Zoning Section <a href="mailto:Niloufar.youssefi@vaughan.ca">Niloufar.youssefi@vaughan.ca</a>	That all existing buildings on the existing lot are demolished and the required demolition permit is to be closed.
3	Development Planning <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a>	That the Owner(s) shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.
4	Real Estate <a href="mailto:francesca.laratta@vaughan.ca">francesca.laratta@vaughan.ca</a>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.</p>
5	<p>Development Engineering  <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</li> <li>2. The Owner/Applicant shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.</li> <li>1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a>. The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan's website: <a href="https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/service-connections">Service Connections   City of Vaughan</a> for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.</li> </ol>
6	<p>Development Finance  <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>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).</li> <li>1. 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).</li> </ol>
7	<p>York Region  <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a></p>	<p>Prior to final approval of the application, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the proposed dwelling and have been allocated by the City of Vaughan:</p> <ol style="list-style-type: none"> <li>a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, for the proposed secondary dwelling.</li> <li>b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition</li> </ol>

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of Section 51(24) of the Planning Act to which all consent applications must adhere.

The proposal conforms to the City of Vaughan Official Plan.

The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

<b>ITEM: 6.9</b>	<b>FILE NO.: A153/24</b> <b>PROPERTY: 37 RIVERSIDE BOULEVARD, THORNHILL</b>
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Adjournment History: None

Applicant: Gholamali Tafteh & Rouhangiz Vakili

Agent: Adam Layton & Jyutika Bhise (Goldberg Group)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed dwelling on the **retained land** subject to Consent Application B011/24.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

Name	Address	Date Received (mm/dd/yyyy)	Summary
Julie Risi Careri & John Careri	31 Helen Avenue	11/04/2024	Letter of Objection
Public	3 Parkway Avenue	11/05/2024	Letter of Support
Linda & Bill Mahaney	26 Thornhill Avenue	11/11/2024	Letter of Objection
Ali Ghasemy	23 Idle Swift Drive	11/12/2024	Letter of Support
Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
Manisha and Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
Niousha M.	14 Vistaview Boulevard	11/13/2024	Letter of Support
Afshin Baghaei	16 Parkway Avenue	11/13/2024	Letter of Support
Kourosh Shahbazian	22 Thornhill Avenue	11/13/2024	Letter of Support
Pardis Behrooz	24 Thornhill Avenue	11/13/2024	Letter of Support
Public	25 Helen Avenue	11/13/2024	Letter of Support
Kobra Jadidi	25 Riverside Boulevard	11/13/2024	Letter of Support
Anushka Sepehra & Mark Safari	30 Riverside Boulevard	11/12/2024	Letter of Objection
Atoosa Parsi & Amirhassan Gharazibaei	32 Riverside Boulevard	11/13/2024	Letter of Objection
Amir A. Ohadi	42 Riverside Boulevard	11/14/2024	Letter of Support
Amir A. Ohadi, Hallen Nikou & Mitra Littlejohn	42 Riverside Boulevard	11/13/2024	Letter of Objection
Davoud Sadeghi & Faranak Eskandarinzhad	43 Riverside Boulevard	11/13/2024	Letter of Objection
Hossein Yarmohammadi & Maryam Sharifi	53 Riverside Boulevard	11/14/2024	Letter of Objection
Priya & Sidharth Saini	55 Riverside Boulevard	11/13/2024	Letter of Objection
Khashayar Alavi	56 Riverside Boulevard	11/14/2024	Letter of Support
Saumya & Darius Seidler	67 Riverside Boulevard	11/13/2024	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**

Adam Layton

**Persons Before the Committee:**

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A153/24:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application Gave presentation to Committee Addressed public concerns/objections.
Andrew Wong		32 Helen Avenue	Had questions regarding proposed setback along Helen Avenue, elevation of property and impact (concern) on proposed height of dwelling adjacent to their property.

The following points of clarification were requested by the Committee: None

Moved By: Brandon Bell

Seconded By: Steve Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A153/24 for 37 Riverside Blvd, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	That Consent Application B011/24 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a>	That the Owner(s) shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.
3	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan’s website: <a href="#">Service Connections   City of Vaughan</a> for more information. The Owner/Applicant is encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		2. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> . The Minor Variance applications A153/24 and A154/24 shall be approved in conjunction with or following the approval of consent application B011/24.
<i>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</i>		

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky



<b>ITEM: 6.10</b>	<b>FILE NO.: A154/24</b> <b>PROPERTY: 37 RIVERSIDE BOULEVARD, THORNHILL</b>
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Adjournment History: None

Applicant: Gholamali Tafteh & Rouhangiz Vakili

Agent: Adam Layton & Jyutika Bhise (Goldberg Group)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed dwelling on the **severed land** subject to Consent Application B011/24.

**\*See the Notice of Decision for breakdown of approved variances, if applicable.**

Name	Address	Date Received (mm/dd/yyyy)	Summary
Julie Risi Careri & John Careri	31 Helen Avenue	11/04/2024	Letter of Objection
Public	3 Parkway Avenue	11/05/2024	Letter of Support
Linda & Bill Mahaney	26 Thornhill Avenue	11/11/2024	Letter of Objection
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Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
Manisha and Raj Saini	9 Helen Avenue	11/14/2024	Letter of Objection
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Anushka Sepehra & Mark Safari	30 Riverside Boulevard	11/12/2024	Letter of Objection
Atoosa Parsi & Amirhassan Gharazibaei	32 Riverside Boulevard	11/13/2024	Letter of Objection
Amir A. Ohadi	42 Riverside Boulevard	11/14/2024	Letter of Support
Amir A. Ohadi, Hallen Nikou & Mitra Littlejohn	42 Riverside Boulevard	11/13/2024	Letter of Objection
Davoud Sadeghi & Faranak Eskandarinazhad	43 Riverside Boulevard	11/13/2024	Letter of Objection
Hossein Yarmohammadi & Maryam Sharifi	53 Riverside Boulevard	11/14/2024	Letter of Objection
Priya & Sidharth Saini	55 Riverside Boulevard	11/13/2024	Letter of Objection
Khashayar Alavi	56 Riverside Boulevard	11/14/2024	Letter of Support
Saumya & Darius Seidler	67 Riverside Boulevard	11/13/2024	Letter of Objection

Late Public Correspondence				
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary

None			
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<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report
None

**Applicant Representation at Hearing:**  
Adam Layton

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A154/24:

Name	Position/Title	Address (Public)	Nature of Submission
Christine Vigneault	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Adam Layton	Applicant Representation		Summary of Application Gave presentation to Committee Addressed public concerns/objections.
Andrew Wong		32 Helen Avenue	Had questions regarding proposed setback along Helen Avenue, elevation of property and impact (concern) on proposed height of dwelling adjacent to their property.

The following points of clarification were requested by the Committee: None

Moved By: Brandon Bell  
Seconded By: Steve Kerwin

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended:

THAT Application No. A154/24 for 37 Riverside Blvd, Vaughan be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following conditions:

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<p>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “<b>if required</b>”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</p> <p>It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart below for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>		
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	That Consent Application B011/24 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.
2	Development Planning <a href="mailto:Alyssa.pangilinan@vaughan.ca">Alyssa.pangilinan@vaughan.ca</a>	That the Owner(s) shall apply for and obtain a demolition permit from the City for all buildings upon the Subject Lands and submit written confirmation from Building Standards that the demolition file(s) is/are closed.
3	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	1. The Owner/Applicant shall submit an application for a Service Connection and to obtain a Cost Estimate by emailing <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> . The Final Lot Grading and/or Servicing Plan will be required for the Service Connection Application. All costs associated with the service connection shall be the responsibility of the Owner/Applicant. Please visit the Service Connection page of the City of Vaughan’s website: <a href="#">Service Connections   City of Vaughan</a> for more information. The Owner/Applicant is

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
		<p>encouraged to initiate the process as early as possible as the Service Connection Application process typically takes 4-6 weeks.</p> <p>2. The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>. The Minor Variance applications A153/24 and A154/24 shall be approved in conjunction with or following the approval of consent application B011/24.</p>
<p><i>All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.</i></p>		

**For the following Reasons:**

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

**Motion Carried**

Members Opposed: None

Members Absent from Hearing: Mark Milunsky

**Other Business**

None

**Motion to Adjourn**

Moved By: Steve Kerwin

Seconded By: Jordan Kalpin

THAT the meeting of Committee of Adjustment be adjourned at 7:13 p.m., and the next regular meeting will be held on December 5, 2024.

**Motion Carried**

**November 14, 2024, Meeting Minutes were approved at the December 5, 2024, Committee of Adjustment Hearing.**

**Chair:** Assunta Perrella

**Secretary Treasurer:** Gianluca Russo

