

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: Feb 6, 2025</p> <p>Time: 6:00 p.m.</p>
<p align="center">DRAFT</p>	<p>*To obtain the audio/video recording of the minutes please email cofa@vaughan.ca.</p> <p>In the event of technical difficulties an audio/video recording may not be available.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Brandon Bell Jordan Kalpin Mark Milunsky</p>
<p>Secretary Treasurer: Senior Manager of Adjudicative Services: Adjudicative Services Coordinator:</p> <p>Zoning Staff: Planning Staff:</p>	<p>Matthew Ka Christine Vigneault Gianluca Russo</p> <p>Sean Fitzpatrick Harry Zhao</p>
<p>Members / Staff Absent:</p>	<p>Stephen Kerwin (Vice-Chair)</p>

Disclosure of Pecuniary Interest

Member	Item # / File	Nature of Interest

Adoption of January 16, 2025 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: Mark Milunsky
 Seconded By: Brandon Bell

THAT the minutes of the Committee of Adjustment Meeting of January 16, 2025, be adopted as circulated.

Motion Carried.

Adjournments:

Item	File No.	Adjournment Information
N/A		

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
6.1	A125/24	18 Atkinson Avenue, Thornhill
6.6	A189/24	99 Arista Gate, Woodbridge
6.10	A196/24	25 Malaren Road, Maple

Approval of Items Not Requiring Separate Discussion

Item:	File No:	Property
6.2	A158/24	246 Sylvadene Parkway, Woodbridge
6.3	A178/24	3300 Rutherford Road, Vaughan
6.4	A181/24	600 Marc Santi Boulevard, Maple
6.5	A187/24	10 Abeja Street, Concord
6.7	A191/24	91 John Kline Lane, Kleinburg
6.8	A192/24	56 Netherford Road, Maple
6.9	A195/24	267 Forest Run Boulevard, Concord
6.11	A197/24	35 Decoroso Drive, Woodbridge
6.12	A198/24	92 Richard Lovat Court, Kleinburg
6.13	A203/24	16 Crestridge Drive, Thornhill
6.14	A204/24	1075 Major Mackenzie Drive, Vaughan
6.15	A206/24	300 Clarence Street, Woodbridge
6.16	A207/24	47 Pellegrini Drive, Kleinburg
6.17	A211/24	9 Clemson Crescent, Maple
6.18	B016/24	6531 Rutherford Road, Vaughan

Moved By: Member Jordan Kalpin
 Seconded By: Member Mark Milunsky

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

ITEM: A125/24	FILE NO.: A125/24 PROPERTY: 18 ATKINSON AVENUE, THORNHILL
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Adjournment History: N/A

Applicant: Netivot Ha'Torah Day School

Agent: P+P Consulting (Carlo Pierozzi)

Purpose: Relief from the Zoning By-law is being requested to permit two proposed additions to the existing two-storey school. Relief is also required to facilitate related Site Plan Application DA.3.92.

Addition A is a proposed three-storey expansion to the back of the existing school building and will include a new gym and administrative offices and classroom spaces on the upper floor. Addition B involves minor renovations to the front entrance vestibule situated along Atkinson Avenue.

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

Public Correspondence			
*Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Moshe Barazani	4 Rodeo Drive	02/04/2025	Letter of Support
Rhona Whulfsohn	9 Rodeo Drive	02/04/2025	Letter of Support
S. Wortman	14 Rodeo Drive	02/04/2025	Letter of Support
Lori Wolynetz	18 Maimonides Court	02/04/2025	Letter of Support
Sherry Lynn Solomon	18 Rodeo Drive	02/04/2025	Letter of Support
Charlie Piwko	20 Maimonides Court	02/04/2025	Letter of Support
Michael Snowbell	21 Rodeo Drive	02/04/2025	Letter of Support
David Dodo	32 Maimonides Court	02/04/2025	Letter of Support
David Shore	38 Maimonides Court	02/04/2025	Letter of Support
Les Kotzer	39 Rodeo Drive	02/04/2025	Letter of Support
Roman Yakobov	43 Rodeo Drive	02/04/2025	Letter of Support
Mark Rotman	47 Rodeo Drive	02/04/2025	Letter of Support
Alvin Einhorn	58 Rodeo Drive	02/04/2025	Letter of Support
Shira Turk	53 Rodeo Drive	02/04/2025	Letter of Support
Peter Feldman	64 Rodeo Drive	02/04/2025	Letter of Support
Arlene & Michael Gladstone & Shelly Wasserman	36 Rodeo Drive & 42 Rodeo Drive	02/05/2025	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)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Yaffi Scheinberg	36 Atkinson Avenue	02/05/25	Letter of Support

Staff & Agency Correspondence (Addendum)			
* Processed as an addendum to the Staff Report			
N/A			

Applicant Representation at Hearing:
Edwin Cheng

Persons Before the Committee:
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A125/24:

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Name	Position/Title	Address (Public)	Nature of Submission
Matthew Ka	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Edwin Cheng	Applicant Representation		Summary of Application Addressed letter of concern

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

Moved By: Mark Milunsky
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. A125/24 for 18 Atkinson Avenue, Thornhill 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 (see condition chart below for contact). 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	Development Planning Alyssa.pangilinan@vaughan.ca	If the Committee finds merit in the application, the following conditions of approval are recommended: That all comments on Site Development Application File DA.23.022 be addressed to the satisfaction of the Development and Parks Planning Department.
2	Development Engineering jonal.hall@vaughan.ca	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.23.022)
3	Parks, Forestry and Horticulture Operations kari.sthyrhansen@vaughan.ca	<p>A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject property or municipally owned trees of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018.</p> <p>MLA 107A or ULA 110A Heavy Duty Tree protection fencing (plywood) is to be installed prior to construction and is to remain until construction is completed, as per By-Law 052-2018.</p> <p>MLA 107B or ULA 110B Light Duty Tree protection fencing (Snow Fence) may be used where traffic sight lines will be affected within the road allowance, as per By-Law 052-2018.</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

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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

ITEM: A189/24	FILE NO.: A189/24 PROPERTY: 99 ARISTA GATE, WOODBRIDGE
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Adjournment History: N/A

Applicant: Huzeyfe Kaya

Agent: Christian Kehinde (Kenny Labs Designs)

Purpose: Relief from the Zoning By-law is being requested to permit stair access for a secondary entrance to the basement and an existing deck.

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

Public Correspondence			
*Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A			

Late Public Correspondence			
* Public Correspondence received after the correspondence deadline (Deadline: Noon on the last business day prior to the scheduled hearing)			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Nancy Richter	70 Foxtrail Crescent	02/05/2025	Comment of Objection

Staff & Agency Correspondence (Addendum)			
* Processed as an addendum to the Staff Report			
N/A			

Applicant Representation at Hearing:
(Name(s) included on Representation Form)

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A189/24:

Name	Position/Title	Address (Public)	Nature of Submission
Matthew Ka	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Christian Kehinde	Applicant Representation		Summary of Application Addressed concerns from letter of concern Advised that proposal was not for a secondary suite.

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

Moved By: Jordan Kalpin
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. A189/24 for 99 Arista Gate, Woodbridge 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.		

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
<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 (see condition chart below for contact). 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 Rex.bondad@vaughan.ca</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: Permits City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca</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

ITEM: A196/24	FILE NO.: A196/24 PROPERTY: 25 MALAREN ROAD, MAPLE
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Adjournment History: N/A

Applicant: Michele & Emma Feriozzo

Agent: Vincent Santamura (Vincent J. Santamura Architect Inc.)

Purpose: Relief from the Zoning By-law is being requested to permit a proposed addition to the existing dwelling which includes a one storey addition to the side (new garage); a one storey addition to the rear; and a new roof with loft space.

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

Public Correspondence *Public correspondence received and considered by the Committee			
Name	Address	Date Received (mm/dd/yyyy)	Summary
Rudy Bussoli	28 Malaren Road	01/20/2025	Letter of Support
John Marrelli	26 Malaren Road	01/20/2025	Letter of Support
David Pompeo	22 Malaren Road	01/20/2025	Letter of Support
Sandra Principe	29 Malaren Road	01/20/2025	Letter of Support
Fabrizio Piazza	23 Gosling Road	02/03/2025	Letter of Support
Waleed Khanani	23 Malaren Road	02/03/2025	Letter of Support
Carlo Mollicone	24 Malaren Road	02/03/2025	Letter of Support
Mario Rospo	27 Malaren Road	02/03/2025	Letter of Support

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

Staff & Agency Correspondence (Addendum) * Processed as an addendum to the Staff Report
Department: Development Planning Nature of Correspondence: Development Planning Staff Report (Recommended Refusal of Application) Date Received: 02/05/2025

Applicant Representation at Hearing:
Vincent Santamura

Persons Before the Committee:

The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A196/24:

Name	Position/Title	Address (Public)	Nature of Submission
Matthew Ka	Secretary Treasurer		Secretary Treasurer reviewed the proposal, confirmed public written submissions/deputations and recommended conditions of approval.
Vincent Santamura	Applicant Representation		Summary of Application Noted that lot coverage of some properties in the area was above 30%. Noted that the minor variance application satisfied the four-part test that the Committee uses to determine approval of minor variance applications.

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Name	Position/Title	Address (Public)	Nature of Submission
			Claimed that a reduction in lot coverage would make the building addition too small.
Gerry Schiller	Public	48 Lancer Drive	Opposed to Application Concerns Raised: <ul style="list-style-type: none"> ▪ Lot coverage of the proposed dwelling was above 23%. ▪ The approval of A196/24 would incentivize the Committee of Adjustment to approve increased lot coverage variances in the future.
Fabrizio Piazza	Public	23 Gosling Road	In Support of Application

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification/Comments
Assunta Perrella	Applicant	Requested clarification on whether the applicant discussed the proposed lot coverage variance with Development Planning. Provided history of the 2004 study conducted in the area that recommended maintaining lot coverage of dwellings below 23%.
Assunta Perrella	Development Planning	Provided overview of Development Planning recommendations contained in the Committee Report.
Jordan Kalpin	Applicant	Recommended that the applicant have further discussions with the Development Planning department to reduce the lot coverage variance.

Moved By: Mark Milunsky
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. A196/24 for 25 Malaren Road, Maple be **ADJOURNED SINE DIE**, to permit further discussions between the applicant and the Development Planning Department regarding adjustments to the proposed variances.

Motion Carried

Other Business

None

Motion to Adjourn

Moved By: Jordan Kalpin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 6:58 p.m., and the next regular meeting will be held on February 27, 2025.

Motion Carried

February 6, 2025, Meeting Minutes are to be approved at the February 27, 2025, Committee of Adjustment Hearing.

Chair: Assunta Perrella

Secretary Treasurer: Matthew Ka