

	<b>Committee of Adjustment Minutes</b> Hearing Date: Feb 27, 2025 Time: 6:00 p.m. *To obtain the audio/video recording of the minutes please email <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> .  In the event of technical difficulties an audio/video recording may not be available.
<b>DRAFT</b>	
<b>Committee Member &amp; Staff Attendance</b>	
Committee Members:	Assunta (Sue) Perrella (Chair) Stephen Kerwin (Vice-Chair) Brandon Bell Jordan Kalpin Mark Milunsky
Secretary Treasurer: Senior Manager of Adjudicative Services: Adjudicative Services Coordinator:	Gianluca Russo Christine Vigneault Matthew Ka
Zoning Staff: Planning Staff:	Niloufar Youssefi Alyssa Pangilinan
Members / Staff Absent:	None

**Disclosure of Pecuniary Interest**

Member	Item # / File	Nature of Interest

**Adoption of February 6, 2025 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 February 6, 2025, be adopted as circulated.

**Motion Carried.**

**Adjournments:**

Item	File No.	Adjournment Information
None		

**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	A002/25	9810 Bathurst Street, Vaughan
6.3	A200/24	165 Boone Crescent, Kleinburg
6.6	A212/24	188 Clover Leaf Street, Woodbridge

**Approval of Items Not Requiring Separate Discussion**

Item:	File No:	Property
6.2	A004/25	110 Purple Creek Road, Woodbridge
6.4	A209/24	27 Warbler Avenue, Maple
6.5	A210/24	129 Lio Avenue, Woodbridge
6.7	B001/25	10000 Dufferin Street, Vaughan
6.8	A001/25	10000 Dufferin Street, Vaughan
6.9	B002/25	191 Mcnaughton Road E, Maple
6.10	B017/24	6701 Hwy 7, Vaughan

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

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: 6.1</b>	<b>FILE NO.: A002/25</b> <b>PROPERTY: 9810 BATHURST STREET, VAUGHAN</b>
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**Adjournment History:** N/A

**Applicant:** 1979350 Ontario Inc. (General partner on behalf of 9810 Bathurst LP)

**Agent:** Marshall Smith (KLM Planning Partners Inc.)

**Purpose:** Relief from the Zoning By-law is being requested to facilitate site development application DA.24.038 which includes the proposal of two (2) 8-storey mid-rise residential buildings containing a total of three-hundred-and-seventy-two (372) apartment dwelling units, six (6) back-to-back townhouse blocks containing fifty-eight (58) back-to-back townhouse dwelling units, and two (2) front loaded townhouse blocks containing ten (10) townhouse dwelling units.

**\*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>
Vadim Sverdlik	2 Gesher Crescent	02/20/2025	Letter of Concern
Michael Hazan	65 Asner Avenue	02/26/2025	Letter of Concern
Samantha Levitt	N/A	02/22/2025	Letter of Concern
Maria	N/A	02/24/2025	2 Letters of Concern

<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>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Marina Vinokurov	N/A	02/27/2025	Letter of Concern

<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report	
Department: Development Planning Nature of Correspondence: Comments and Recommendations Date Received: February 24, 2025	

**Applicant Representation at Hearing:**  
Marshall Smith

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A002/25:

<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.
Marshall Smith	Applicant Representation		Summary of Application Provided presentation to Committee Addressed public concerns
Eduard Lasker	Public	18 Gesher Crescent	Expressed concerns relating to traffic, safety and property values.
Michael Hazan	Public	65 Asner Avenue	Expressed concerns relating to requirement of traffic feasibility study, safety (children in area), congestion in area.

Committee of Adjustment Hearing – February 27, 2025

The following points of clarification were requested by the Committee:

Committee Member:	Addressed to:	Point of Clarification/Comments
Jordan Kalpin	Applicant	Commented that he supports the application, except for the reduction in parking. He noted that insufficient parking leads to people parking everywhere, which is a significant problem.
Assunta Perrella	Development Planning	Advised that applicant is currently addressing Transportation Engineering comments through the related Site Plan process and have included conditions of approval to ensure that the Site Plan comments are finalized.
Jordan Kalpin	Development Planning	Requested clarification on the conditions of approval relating to the Site Plan Application.
Brandon Bell	Committee	Commented that transitioning to higher density can have effects, but these are mitigated through design at the site plan stage. Any street issues identified by engineering will be considered in the traffic impact study. He emphasized the importance of finalizing site plan approval to address these issues and expressed support for the application with the conditions of approval.

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. **A002/25** for 9810 Bathurst Sreet, Vaughan ON 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 “ <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.		
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.		
1	Development Planning <a href="mailto:alyssa.pangilinan@vaughan.ca">alyssa.pangilinan@vaughan.ca</a>	If the Committee finds merit in the application, the following conditions of approval are recommended: That all comments on Site Development Application File DA.24.038 be addressed to the satisfaction of the Development and Parks Planning Department.
2	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner/Applicant shall satisfy the Development Engineering Department requirements for the related Site Plan Development Application (DA.24.038).

**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: Jordan Kalpin  
Members Absent from Hearing: None

<b>ITEM: 6.3</b>	<b>FILE NO.: A200/24</b> <b>PROPERTY: 165 BOONE CRESCENT, KLEINBURG</b>
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**Adjournment History:** N/A

**Applicant:** Karamjeet Gill

**Agent:** Kruti Shah

**Purpose:** Relief from the Zoning By-law is being requested to permit access to a proposed 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>
N/A			

<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>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	
Department: Development Engineering Nature of Correspondence: Comments regarding Unassumed Subdivision. Date Received: February 26, 2025	
Department: Development Engineering Nature of Correspondence: Response to Developer Date Received: February 27, 2025	

**Applicant Representation at Hearing:**  
Kruti Shah

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A200/24:

<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.
Kruti Shah	Applicant Representation		Summary of Application
Rex Bondad	Development Engineering		Provided overview of required conditions relating to the unassumed subdivision.

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

Moved By: Brandon Bell  
Seconded By: Mark Milunsky

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. **A200/24** for 165 Boone Crescent, Vaughan, be **APPROVED**, in accordance with the drawings and plans submitted with the application and subject to the following condition:

#	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 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:rex.bondad@vaughan.ca">rex.bondad@vaughan.ca</a>	Development Engineering has confirmed that the subject property is within an unassumed subdivision. The Owner/Applicant must notify the developer/builder of the minor variance and proposed work and obtain their approval (via letter or email). A copy of both the notification and approval must be submitted to the City's Development Engineering Department.

**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: None

<b>ITEM: 6.6</b>	<b>FILE NO.: A212/24</b> <b>PROPERTY: 188 CLOVER LEAF STREET, WOODBRIDGE</b>
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**Adjournment History:** N/A

**Applicant:** Franco & Susanna Grossi

**Agent:** Rosemarie Humphries (Humphries Planning Group Inc)

**Purpose:** Relief from the Zoning By-law is being requested to permit a cabana in the rear yard.

**\*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>
Matt Cilla	56 Needle Point Road	02/18/2025	Letter of Objection
Antonia Bruzesse	Not Specified	02/19/2025	Letter of Support
Liberata Gismondi	178 Clover Leaf Street	02/19/2025	Letter of Support
Cris Cicchillo	183 Clover Leaf Street	02/24/025	Letter of Support

<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>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
N/A			

<b>Staff &amp; Agency Correspondence (Addendum)</b> * Processed as an addendum to the Staff Report	
Department: Development Engineering Nature of Correspondence: Conditions on Stormwater Mitigation Date Received: February 27, 2025	

**Applicant Representation at Hearing:**  
Rosemarie Humphries

**Persons Before the Committee:**  
The following persons appeared before the Committee of Adjustment in connection with Minor Variance Application A212/24:

<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.
Rosemarie Humphries	Applicant Representation		Summary of Application Advised that lot coverage is not being increased by the current application, therefore the requested conditions from Engineering are not relevant. Provided presentation to Committee
Matt Cilla	Public	56 Needle Point Road	Provided history on site regarding construction of shed. Expressed concerns regarding shed height and overhang and water runoff.

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. **A212/24** for 188 Clover Leaf 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	Development Engineering <a href="mailto:jonal.hall@vaughan.ca">jonal.hall@vaughan.ca</a>	The Owner/Applicant shall provide an updated drawing as well as a letter of undertaking to the satisfaction of Development Engineering stating that they will make modifications to the roof of the accessory structure to redirect stormwater into the soft scaping within their own property using gutters and downspout(s).

Motion Carried

Members Opposed: None  
Members Absent from Hearing: None



**Other Business**

None

**Motion to Adjourn**

Moved By: Steve Kerwin

Seconded By: Mark Milunsky

THAT the meeting of Committee of Adjustment be adjourned at 7:14 p.m., and the next regular meeting will be held on March 20, 2025.

**Motion Carried**

**February 27, 2025, Meeting Minutes are to be approved at the March 20, 2025, Committee of Adjustment Hearing.**

**Chair: Assunta Perrella**

**Secretary Treasurer: Matthew Ka**