

	Committee of Adjustment Minutes Hearing Date: September 19, 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) Adolfo Antinucci Stephen Kerwin Hao (Charlie) Zheng
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Lenore Providence Pia Basilone Michael Di Febo
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
05	B015/19	919 & 927 Clarke Avenue, Thornhill	Planning	Revised Planning Comments
07	A081/19	6 Clemson Crescent, Maple	Neighbour	Objection Letter
09	A111/19	34 Coldspring Road, Kleinburg	Planning	Planning Comments
10	A112/19	119 Richard Lovat Court, Kleinburg	TRCA	Clearance of Conditions
11	A113/19	76 Davidson Drive, Woodbridge	Engineering	Revised Engineering Comments
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Applicant	Letter from applicant addressing neighbour concerns.
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Objection Letter Concerns

Item #	File #	Address / Applicant	Commentator	Summary
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Opinion from Real Estate Agent (provided by neighbour)
13	A067/19	102 Bellini Avenue, Woodbridge	Neighbour	Letter of Support
14	A114/19	9100 Jane Street, Vaughan	Neighbour	Objection Letter.
14	A114/19	9100 Jane Street, Vaughan	Condo Board	Submission to Committee
14	A114/19	9100 Jane Street, Vaughan	Applicant	Letter addressing neighbour concerns

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

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 September 5, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, September 5, 2019, be adopted as circulated.

Motion Carried.

Adjournments N/A

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: B015/19 Ward 5

Applicant: Batay Reena

Agent: SHS Consulting (Ed Starr)

Address: 919 Clark Ave. W Thornhill

Purpose: Consent is being requested to sever a parcel of land for residential/commercial purposes, together with an easement for parking, access (driveway & aisles) and servicing (storm water) over the retained parcel (in favour of the severed land) and reserving an easement for parking, access (driveway & aisles) and servicing (storm water) over the severed parcel (in favour of the retained land).

The severed parcel of land, approximately 3830.00 square metres (subject

The retained parcel of land, approximately 8143.00 square metres (subject to the reserved easements above and further described below), is described as Parts 1, 2, 3, 4, 5, 6, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37on the draft plan submitted.

The severed land is currently vacant and has frontage onto Clark Avenue West.

The retained parcel will continue to support the existing community centre and will maintain frontage onto Clark Avenue West.

Easement Descriptions

The easement for parking over the retained parcel (servient land) Parts 26, 28, 30, 32-35 on the draft reference plan submitted with the application.

The easement for access (driveway & aisles) over the retained parcel (servient land) Parts 1, 2, 5 and 27 on the draft reference plan submitted with the application.

The easement for servicing (storm water) over the retained parcel (servient land) Parts 1-6 and Parts 23-37 on the draft reference plan submitted with the application.

The easement for parking to be reserved over the severed parcel (servient land) Parts 20 and 21 on the draft reference plan submitted with the application.

The easement for access (driveway & aisles) to be reserved over the severed parcel (servient land) Parts 22 and 29 on the draft reference plan submitted with the application.

The easement for servicing (storm water) to be reserved over the severed parcel (servient land) Parts 7-22 and Parts 38 and 39 on the draft reference plan submitted with the application.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received September 18, 2019

Representation

Ed Starr, SHS Consulting

Comments

Ed Starr explained the nature of the application and requested that the condition pertaining to cash in lieu of parkland be amended to read 'if required'.

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

Moved By: A. Perrella

Seconded By: A. Antinucci

THAT Application No. B015/19 on behalf of Batay Reena be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant confirm the legal description 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. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	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 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 Senior Manager of Real Estate. Payment shall be made by certified cheque only, if required .
3	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner shall convey to the City the required easement for the existing municipal services, to the satisfaction of the Development Engineering Department pursuant to Committee of the Whole Report dated May 7, 2019. 2. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements to the satisfaction of DE including any easements required to be conveyed to the City (as noted above in engineering condition #1). The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. 3. The Owner shall provide proof of mutual servicing, parking and/or access agreement(s) between the two land owners (927 & 919 Clarke Avenue West) either in the form of a signed letter from the Owner's solicitor or a DRAFT Reciprocal Easement and Operating Agreement (REOA) to be provided to the satisfaction of DE.

	Department/Agency	Condition
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	<ol style="list-style-type: none">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

6. File: A081/19 **Ward 1**

Applicant: Danielle Vaniglia

Agent: Vulcan Design Inc. (Daniel Berry)

Address: 6 Clemson Cr. Maple

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed addition to the front of the existing garage and a cabana partially located in the side yard of the existing dwelling.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: L. Tantalo Address: 1 Clemson Crescent Nature of Correspondence: Objection letter

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

Representation

Daniel Berry, Vulcan Design Inc.

Comments

Daniel Berry provided a sketch to the Committee and explained that the application was occurring in 2 stages. First stage being the cabana, second stage being the garage addition. He advised that the previous submission, which was approved, contained an error with respect to the finished floor elevation which impacted the elevation of the garage and restricted the ability to park a car in the garage. The variance being requested to accommodate parking will require that the garage be moved forward, which creates additional lot coverage requirement. He noted that the variance is required out of necessity.

In response to Member Perrella, Michael DiFebo, Planner, reviewed planning comments pertaining to the application.

In resopent to Mr. DiFebo, Mr. Berry noted that he is aware of the maximum 23% supported lot coverage.

In response to Member Perrella, Mr. Berry explained that the error is not fixable as the house, landing and staircase are fully constructed.

In response to Member Kerwin, Mr. Berry explained why the grading for the garage could not be raised.

Member Antinucci advised that he did a site visit of the property and noted that homes in the area are much smaller in size. He expressed concerns regarding the increase in lot coverage.

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

Joe Rinaldi, 41 Gate Head Road, Maple, advised that he was in attendance to speak on behalf of his parents who live at 8 Clemson Crescent. He expressed concerns with respect to the visual impact of the cabana and lot coverage.

Gina Galucci, 78 Blackthorn Drive, Maple, expressed concerns with respect to the size of the cabana.

In response to Member Perrella, Mr. Berry advised that he did not speak with the neighbours. He provided the proposed height of the cabana. He noted that there is some ability to move the cabana to reduce impact.

In response to Member Antinucci, Mr. Berry advised that the reason they did not alter the location of the pool and cabana was due to crowding in rear yard.

In response to Chairman Buckler, Mr. Berry advised that the coverage for dwelling cannot be altered, however there is room to compromise with cabana.

Chairman Buckler suggested that the application be adjourned to permit time for additional consultation and revision to the application.

In response to Chairman Buckler, Mr. Berry advised that the applicant was willing to adjourn the application to October 31, 2019.

Moved By: A. Perrella

Seconded By: A. Antinucci

THAT Application No. A081/19 on behalf of Danielle Vaniglia be **ADJOURNED** to October 31, 2019, in order to adjourned to permit time for additional consultation and revision to the application.

Motion Carried.

Members Opposed to Motion: N/A

7.

File:

A091/19

Ward 3
- Applicant:

Marcello Battisti
- Agent:

Backyard Getaways (Dan Bryson)
- Address:

32 Angie Pl. Woodbridge
- Purpose:

Relief from the By-law is being requested to permit the construction of a proposed cabana to be located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Marcello & Rose Battisti

Comments

Marcello explained the nature of the application.

Member Perrella requested that it be noted in the minutes that she supports variance #1 due to the configuration of the lot.

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

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

THAT Application No. A091/19 on behalf of Marcello Battisti 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 Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading approval 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 for lot grading approval.

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.
5. **Lot configuration.**

Motion Carried.

Members Opposed to Motion: N/A

8.

File:

A108/19

Applicant:

Victoria & Alexander Carter

Agent:

None.

Address:

21 Haven Rd. Maple

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed deck and pergola to be located in the rear yard.

Ward 4

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Alexander Carter

Comments

Alexander Carter explained the nature of the application.

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

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

THAT Application No. A108/19 on behalf of Victoria & Alexander Carter be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

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

9.

File:

A111/19

Applicant:

Daniela Montingelli-Anania & Tony Anania

Agent:

Frank DiRoma

Address:

34 Coldspring Rd. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed addition to the existing garage and to permit an existing storage shed located in the rear yard.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received September 17, 2019

Representation
Frank DiRoma

Comments

Frank DiRoma explained the nature of the application.

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

Member Kerwin reviewed conditions recommended by Planning staff.

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

THAT Application No. A111/19 on behalf of Daniela Montingelli-Anania & Tony Anania 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 (Brandon Bell) 905-832-8585 x 8112 Brandon.bell@vaughan.ca	1. That the final Arborist Report including Tree Protection and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division. 2. That the Owner obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal of trees over 20cm at base from Transportation Services, Parks and Forestry Operations.

- 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:

A112/19

Ward 1
- Applicant:

Sam DiGregorio & Frances Agueci
- Agent:

Jodi (Herjot) Sirai
- Address:

119 Richard Lovat Ct. Kleinburg
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed addition above the garage and to permit the existing accessory building (cabana) located in the rear yard.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

Additional Addendum Reports received and provided to the Committee from:
TRCA (Clearance of Conditions) – Received September 12, 2019

Representation
Sam DiGregorio

Comments

Sam DiGregorio explained the nature of the application.

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. A112/19 on behalf of Sam DiGregorio & Frances Agueci 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

- 11. File:** A113/19 **Ward 2**
- Applicant:** BABAK SAFARI
- Agent:** Zanjani Architect Inc (Sia Zanjani)
- Address:** 76 Davidson Dr. Woodbridge
- Purpose:** Relief from the By-Law is being requested to permit construction of a proposed single family dwelling.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Joe Centraco Address: 84 Davidson Drive, Woodbridge Nature of Correspondence: Letter of Support
Name: Giti Talebi Address: 15 Waymar Heights, Woodbridge Nature of Correspondence: Letter of Support

Additional Addendum Reports received and provided to the Committee from:
Engineering Comments – Received September 18, 2019

Representation

Sia Zanjani, Zanjani Architect Inc.

Comments

Sia Zanjani provided a sketch and noted that the variances are required to accommodate the existing grade/slope. The applicant has reduced the height of the proposed dwelling (from original submission), which is measured to the peak not the midpoint.

In response to Chairman Buckler, Ms. Zanjani advised that the building height was reduced to accommodate planning comments.

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

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

THAT Application No. A113/19 on behalf of BABAK SAFARI 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

12.

File:

A120/19

Applicant:

Peter Hung Hoang and Ha Thu Nguyen

Agent:

Kyle Khadra

Address:

49 Ridgepoint Rd. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed covered deck located at the rear of the existing dwelling.
- Ward 1

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
N/A

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

Representation
Kyle Khadra

Comments

Kyle Khadra explained the nature of the application.

Chairman Buckler asked if anyone present wished to comment on this application. There was no response. OR the following people appeared before the Committee:

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

THAT Application No. A120/19 on behalf of Peter Hung Hoang and Ha Thu Nguyen 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	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (letter or email) of minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering 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

- 13. File:** A067/19 **Ward 3**
- Applicant:** Sujeether Kumareswaran and Maria Valentina D. Bernard
- Agent:** Four Seasons Sunrooms (Alexandra Aodesh)
- Address:** 102 Bellini Ave. Woodbridge
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed single storey sunroom addition located at the rear of the existing dwelling.

Public Written Submissions	
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)	
Name: Anonymous	Nature of Correspondence: Letter of Objection
Name: Anonymous	Nature of Correspondence: Letter of Objection
Name: Antonietta Di Mauro	Address: 112 Bellini Avenue, Woodbridge Nature of Correspondence: Letter of Objection
Name: Sandro Martire	Address: 100 Bellini Avenue, Woodbridge Nature of Correspondence: Letter of Objection
Name: S & D Gennaro	Address: 98 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Antonietta Di Mauro, A Rotundo & M Rotundo	Address: 112 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: S. Pucciarelli	Address: 105 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Sandro & Erica Martire	Address: 100 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Mike & Teresa Scandinaro	Address: 106 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Veronika Loukas	Address: 101 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Peter Onorato	Address: 119 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Amit Kotecha	Address: 129 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Monique Majdan	Address: 124 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Jacqueline Ferreira DeSousa	Address: 92 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Kristi & Sydney Barnes	Address: 94 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Mitchell De Sousa	Address: 92 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Aileen Trescher	Address: 107 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Chris Szmyd Address: 111 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Matilda Mura Address: 113 Bellini Avenue, Woodbridge Nature of Correspondence: Signed Petition in opposition
Name: Saverina & Dino Di Gennaro Address: 98 Bellini Avenue, Woodbridge Nature of Correspondence: Letter of Objection
Name: Sujeether Kumareswaran (Applicant) Address: 102 Bellini Avenue, Woodbridge Nature of Correspondence: Address neighbour objections

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

Representation

Matt Jacewicz, Four Seasons Sunrooms

Comments

Matt Jacewicz explained the nature of the application and provided a presentation to the Committee on the proposal. He noted that the applicant is requested relief from the rear yard setback and that Planning staff support the application. He addressed the objection letters received and noted that the homeowners revised the proposal from a 2 storey to a 1 storey sunroom as well, they modified the slope of the roof to reduce impact and address neighbour concerns. The property backs onto a walkway and park (trees). He provided pictures to demonstrate the impact on sunlight at 2:00 p.m. and noted that rear yard only receives sunlight between 12:00 – 3:00 p.m. The structure would be primarily built out of glass. A similar sunroom structure was built at the rear of a townhouse located at 29 Sorgenti Drive, which also required Committee approval. He opined that the proposal is minor in nature and does not set precedence.

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

Erica Martire, 100 Bellini Avenue, Woodbridge advised that she paid a premium for her property and expressed concerns regarding impact of structure, trees, conservation, water runoff (snow melt), shadowing and the value of her home. She provided photos to demonstrate visual impact.

Sandro Martire, 100 Bellini Avenue, Woodbridge, expressed concerns with the size of the structure and noted that he obtained petition in opposition.

Maria Valentina, owner, explained the necessity of the proposal and noted that they are open to negotiation with the neighbours. She advised that sight line issues have been addressed and they now have staff support.

In response to Member Antinucci, Mr. Jacewicz advised that the structure would be supported by posts (no excavation).

Member Perrella opined that the variance was not minor.

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

THAT Application No. A067/19 on behalf of Sujeether Kumareswaran and Maria Valentina D. Bernard be **REFUSED**.

Motion placed on the floor for discussion.

Prior to voting on the motion on the floor, Christine Vigneault, Secretary Treasurer, requested that the Committee consider providing the applicant with an opportunity to adjourn, given that they appeared willing to negotiate with the neighbours.

The Committee stood the motion down.

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

THAT Application No. A067/19 on behalf of Sujeether Kumareswaran and Maria Valentina D. Bernard be **ADJOURNED** to October 17, 2019, in order to provide additional time for the applicant to discuss potential revisions to the application with their neighbours.

Motion Carried.

Members Opposed to Motion: N/A

14. File: A114/19 **Ward 4**
Applicant: 1502843 Ontario Limited (Egidio Annecchini)
Agent: Khalid Janjua
Address: 9100 Jane St. Vaughan
Purpose: Relief from the by-law is being requested to permit a place of worship within Unit 22, 23 & 24.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Islamic Society of Vaughan Address: 9100 Jane Street, Unit 47, Bldg F Nature of Correspondence: Application Cover Letter
Name: Condo Board (YRSCC 1086) Nature of Correspondence: Summary of Concerns
Name: Islamic Society of Vaughan Address: 9100 Jane Street, Unit 47, Bldg F Nature of Correspondence: Letter addressing Condo Board (YRSCC 1086) concerns.
Name: Vinnie Zucchini's Italian Eatery Address: 9100 Jane Street Nature of Correspondence: Letter of Support
Name: Popeye's Restaurant Address: 9100 Jane Street Nature of Correspondence: Letter of Support
Name: Cruise Holidays, Unit 46 Bldg F Address: 9100 Jane Street Nature of Correspondence: Letter of Support
Name: New Hope United Church Address: 9100 Jane Street, Unit 37-42, Bldg E Nature of Correspondence: Letter of Support
Name: KT Hospitality (KFC) Address: 9100 Jane Street Nature of Correspondence: Letter of Support
Name: Galito's Address: 3175 Rutherford Road, #9 Nature of Correspondence: Letter of Support
Name: Anonymous Address: Anonymous Nature of Correspondence: Letter of Objection
Name: Anonymous Address: Anonymous Nature of Correspondence: Letter of Objection
Name: Roger Xu Address: 9100 Jane Street, Unit 26 Bldg B Nature of Correspondence: Letter of Objection
Name: Islamic Society of Vaughan Address: 9100 Jane Street, Unit 47, Bldg F Nature of Correspondence: Letter addressing Anonymous concerns.
Name: Hera Susanto Address: 9100 Jane Street, Unit 35 Nature of Correspondence: Letter of Objection

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

Late Public Submissions Received:

Name: Caleb J. Edwards, Miller Thompson LLP Address: 40 King Street West, Suite 5800, P.O. Box 1011, Toronto Nature of Correspondence: Counsel to York Region Standard Condominium Corporation No. 1086
Name: Islamic Society of Vaughan Address: 9100 Jane Street, Unit 47, Bldg F Nature of Correspondence: Letter addressing Anonymous concerns.

Representation

Khalid Janjua

Comments

Khalid Janjua explained the nature of the application and addressed the objection letters received. He noted that another place of worship has been operating on the site for approximately 12 years and that the applicant's current place of worship, located in Unit #47, has been operating for 5 years (as approved by the Committee) without issue. He reviewed correspondence provided by the Condominium Corporations solicitor, Miller Thompson, and clarified the size of the current and proposed place of worship. He noted that the applicant is willing to adjust congregation hours to accommodate traffic concerns.

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

Caleb J. Edwards, Miller Thompson, 40 King Street West, Suite 5800, Toronto, appeared in representation of the York Region Condominium Corporation 1086. He reviewed correspondence addressed to the applicant and requested that a parking study be completed due to the increased pressure on parking.

In response to Member Antinucci, Pia Basilone, Zoning Examiner, explained the Zoning By-law requirements with respect to parking.

Mr. Janjua explained hours of congregation and noted that parking is utilized in common areas of the plaza.

Mr. Edwards commented that moving hours of congregation will not address parking concerns.

Chairman Buckler noted that the Committee is not considering a variance for parking. He advised that the Condominium Corporation may have other measures to address tenant parking onsite.

Moved By: A. Antinucci

Seconded By: A. Perrella

THAT Application No. A114/19 on behalf of 1502843 Ontario Limited (Egidio Annecchini) 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: S. Kerwin

Other Business

Christine Vigneault, Secretary Treasurer, raised the following procedural matters for discussion:

Late Addendums:

As per By-law 069-2019, addendum items are processed up until 4:00 p.m. on the last business day prior to the scheduled hearing. Correspondence received after this time will not be processed in the public agenda binder or published on the website.

A package of late items received may be provided separately to the Committee (outside of regular addendum items), subject to timing of submission, and the Committee may determine if they wish to review at the public meeting. The late items will form part of the municipal record should an appeal be received (with notation that information received after deadline).

Recommended conditions of approval:

Inclusion of statement (in motion) that approval is subject to all recommended conditions of approval (should the Committee deem conditions appropriate).

Voting:

In accordance with the S. 7.4 of By-law 069-2019 all voting is to be done by a show of hands.

Motion to Adjourn

Moved By: R. Buckler

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:54 p.m., and the next regular meeting will be held on October 17, 2019.

Motion Carried.

September 19, 2019 Meeting Minutes are to be approved at the October 17, 2019 meeting:

Chair

Secretary-Treasurer