

	Committee of Adjustment Minutes Hearing Date: November 14, 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
6	A107/19	22 Uplands Avenue, Thornhill	Engineering	Revised comments (removal of condition relating to curb cut)
7	A139/19	38 Keeleview Court, Concord	Neighbours	Letters of Support - 34, 42, 45 & 46 Keeleview Court

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

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of October 31, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, October 31, 2019, be adopted as circulated.

Motion Carried.

Adjournments
None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

5.

File:

A092/19

Ward 1
- Applicant:

Yuri Siniak & Olga Klimenko
- Agent:

BLDG Workshop Inc. (Nathan Buhler)
- Address:

24 Dew Drop Ct. Maple
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed detached garage to be located in the northerly side 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
Nathan Buhler, BLDG Workshop Inc.

Comments

Nathan Buhler 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. A092/19 on behalf of Yuri Siniak & Olga Klimenko 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.
2	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required \$580.00 review fee for Minor Variance Application A092/19. 2. The applicant is to note that a permit from TRCA for the proposed detached garage will be required before a building permit is issued by the City of Vaughan.

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

6.

File:

A107/19

Ward 5
- Applicant:

Mohammad Javad Biglar Beagi Ghajar & Soheyla Alvandi
- Agent:

Kourosh Kiani
- Address:

22 Uplands Ave. Thornhill
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed single family dwelling. Relief is also being requested to permit an existing pool.

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:
Revised Engineering Comments – Received November 13, 2019

Representation
Ali Shakeri

Comments

Ali Shakeri explained the nature of the application.

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

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

THAT Application No. A107/19 on behalf of Mohammad Javad Biglar Beagi Ghajar & Soheyla Alvandi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall submit the final lot grading plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property.

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

7.

File:

A139/19

Applicant:

Josephine Palermo

Agent:

Frasca Giorgio

Address:

38 Keeleview Ct. Concord

Purpose:

Relief from the By-law is being requested to permit the construction of a proposed one-storey rear addition located at the rear of the existing dwelling.

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)
Name: Antonio Gismondi Address: 45 Keeleview Court, Concord Nature of Correspondence: Letter of Support
Name: Gabriele DiNorscia Address: 46 Keeleview Court, Concord Nature of Correspondence: Letter of Support
Name: Pasquale Cuddemi Address: 42 Keeleview Court, Concord Nature of Correspondence: Letter of Support
Name: Ivan Santilli Address: 34 Keeleview Court, Concord Nature of Correspondence: Letter of Support

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

Representation
Frasca Giorgio

Comments

Frasca Giorgio explained the nature of the application.

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

Member Perrella reviewed Planning comments, highlighting that staff do not support the application.

Mr. Giorgio presented the Committee a map of the area and compared the proposal to a previous approval at 29 Keeleview Court (A053/15), noting it was approved by the Committee and supported by staff.

Member Perrella commented that she has concerns with respect to the proposed lot coverage.

Mr. Giorgio reviewed the planning comments provided for A053/15.

In response to Chairman Buckler, Michael DiFebo, Planner, advised that while discussions were had with the applicant during the review process, Development Planning support the 2004 Council resolution with respect to maintaining 23% lot coverage in R1V Zones.

Member Antinucci commented that the subject land backs onto a commercial property, does not create a negative visual impact and maintains all other setbacks.

In response to Member Perrella, Mr. Giorgio, provided examples of applications within the R1V zoning that have received approval to exceed 23% lot coverage.

In response to Member Perrella, Mr. Giorgio reiterated that the proposed 1 storey addition at the rear of the existing dwelling will not be visible from the street and will not create a negative visual impact given that it backs onto a commercial property.

In response to Member Perrella, Josephine Palermo, owner, reviewed Planning comments for 29 Keeleview Court, supporting lot coverage greater than 23%. She advised that her lot is smaller than other R1V lots in the area. She questioned why the A053/15 was supported in 2015.

In response to Ms. Palermo, Mr. DiFebo reiterated that Development Planning recommends maintaining 23% lot coverage, as supported by Council.

In response to Member Perrella, Mr. Giorgio and Ms. Palermo advised that they do not want to adjourn the application and would like the Committee to render a decision.

Member Antinucci commented that based on the history of the area, he would support 23%.

In response to Member Zheng and Member Perrella, Mr. Giorgio and Ms. Palermo agreed to stand down the application at 6:37 p.m. to consider reducing the proposed lot coverage.

The application was recalled at 6:45 p.m.

Mr. Giorgio advised that the applicant would be agreeable to reduce the lot coverage from 25.53% to 24.70% (23.92% dwelling and 0.78% covered porch).

In response to Chairman Buckler, Mr. DiFebo advised that Development Planning recommendation will remain the same.

In response to Member Kerwin, Mr. Giorgio confirmed that neighbours are aware of the proposed 1 storey addition.

Member Zheng commented that based on the revised (reduced) variance for lot coverage and the fact that the proposed single storey addition will be added to the rear of the existing dwelling, which backs onto a commercial area of Keele Street, he supports the application.

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

THAT Application No. A139/19 on behalf of Josephine Palermo be **APPROVED, as amended** 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.

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. ***Single storey addition added to the rear of the existing dwelling.***
6. ***Subject land backs onto commercial area of Keele Street,***

Motion Carried.

Members Opposed to Motion: N/A

8.

File:

A142/19

Applicant:

Giuseppe & Connie Nestico

Agent:

Fausto Cortese

Address:

109 Spicewood Cr. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed cabana and to permit pool equipment and a generator (uncovered, unenclosed and on a pad) to be 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
Fausto Cortese

Comments

Fausto Cortese 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: A. Antinucci

THAT Application No. A142/19 on behalf of Giuseppe & Connie Nestico 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	1. 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. 2. 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 the 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

Other Business: N/A

Motion to Adjourn

Moved By: A. Perrella

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:56 p.m., and the next regular meeting will be held on December 12, 2019.

Motion Carried.

November 14, 2019 Meeting Minutes are to be approved at the December 12, 2019 meeting:

Chair

Secretary-Treasurer