

 DRAFT	Committee of Adjustment Minutes Hearing Date: December 12, 2019
	Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:00 p.m.
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 Adriana MacPherson Garrett Dvernichuk Michael DiFebo
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
07	A115/19	98 Endless Circle, Kleinburg	Agent	Material specifications for sports court.
08	A116/16	2 Forest Lane Drive, Thornhill	Neighbour	Letter of Concern/Photos (141, 145 & 149 Concord Road)
11	A141/19	525 Spring Gate Blvd, Thornhill	Planning	Planning Comments
16	A151/19	3812 Major Mackenzie Drive, Vaughan	Neighbour	Letter of Objection (191 Sunset Terrace, Woodbridge)
16	A151/19	3812 Major Mackenzie Drive, Vaughan	Planning	Planning Comments
18	A158/19	27 Antorisa Avenue, Woodbridge	Neighbour	Letter of Support - 31 Antorisa Avenue
19	A159/19	100 Bainbridge Avenue, Woodbridge	Planning	Revised Planning Comments

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 November 14, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, November 14, 2019, be adopted as circulated.

Motion Carried.

Adjournments

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

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
9	A128/19 (28 Asner Avenue, Maple)	February 6, 2020	Applicant requested hearing be postponed due to a scheduling conflict
21	A135/19 (176 Davidson Drive, Woodbridge)	April 2, 2020 (or sooner)	Agent requested adjournment to April 2020 or sooner as discussions with City staff are ongoing.

Motion Carried.

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:** B034/19 **Ward 1**
- Applicant:** Maria Teresa Coscarella
- Agent:** Damiani Law (Domenic Damiani)
- Address:** 5623 Kirby Rd. Vaughan
- Purpose:** Consent is being requested to sever a parcel of land for residential purposes, being Part 1 on Plan 65R-33024, approximately 161.00 square metres, as a lot addition, to be merged on title with the abutting lands to the west (municipally known as 5647 Kirby Road), together with a partial discharge of mortgage over the severed lands.
- The retained parcel of land is approximately 13,543.00 square metres and has frontage onto Kirby Road. The existing dwelling on the retained lands is to remain.

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)
None

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

Representation

Domenic Damiani, Damiani Law

Comments

Domenic Damiani explained the nature of the application and noted that previous applications to facilitate the proposal (B017/10 & A059/11) had lapsed.

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. B034/19 on behalf of Maria Teresa Coscarella 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	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN 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. That Minor Variance Application(s) A152/19 is approved at the same time as the Consent application and becomes final and binding. 4. That the severed parcel be merged on title with the abutting land to the west, municipally known as 5647 Kirby Road and that the applicant's solicitor provides an undertaking in writing that

	Department/Agency	Condition
		<p>this condition will be fulfilled (please obtain standard undertaking form from Committee of Adjustment staff). Please note that Subsection 50 (3) or (5) of the Planning Act, R.S.O, 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject of this consent.</p> <p>5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	Building Standards Lindsay Haviland 905-832-8585 x 8655 lindsay.haviland@vaughan.ca	That minor variance A152/19 is approved and becomes final and binding.
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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).
4	TRCA Hamedeh Razavi 416-661-6600 x 5256 Hamedeh.Razavi@trca.ca	The applicant submits the application fee of \$580.00 payable to the Toronto and Region Conservation Authority.

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: A152/19 **Ward 1**
Applicant: Maria Teresa Coscarella
Agent: Damiani Law (Domenic Damiani)
Address: 5623 Kirby Rd. Vaughan
Purpose: Relief from the by-law is being requested to permit reduced lot frontage on the retained land to facilitate Consent Application B034/19.

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)
None

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

Representation

Domenic Damiani, Damiani Law

Comments

Domenic Damiani explained the nature of the application and noted that previous applications to facilitate the proposal (B017/10 & A059/11) had lapsed.

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. A152/19 on behalf of Maria Teresa Coscarella 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That Consent Application B034/19 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	TRCA Hamedeh Razavi 416-661-6600 x 5256 Hamedeh.Razavi@trca.ca	The applicant submits the application fee of \$580.00 payable to the Toronto and Region Conservation Authority.

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:** A115/19 **Ward 1**
Applicant: Courtney Lynn Petrachek
Agent: Paul Guest
Address: 98 Endless Crcl. Kleinburg
Purpose: Relief from the by-law is being requested to permit the construction of a proposed swimming pool, cabana, upper and lower deck and sports court 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)
None

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

Representation

Paul Guest

Comments

Paul Guest 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. A115/19 on behalf of Courtney Lynn Petrachek 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 Brad Steeves 905-832-8585 x 8977 brad.steeves@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. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading approval. 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 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

8. File: A116/19 **Ward 5**
Applicant: Lousia Benoliel-Benitah
Agent: Paul Guest
Address: 2 Forest Lane Dr. Thornhill
Purpose: Relief from the By-Law is being requested to permit the construction of a proposed inground pool and shed to be located in the exterior 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)
Name: Residents
Address: 141 Concord Road, 145 Concord Road, 149 Concord Road, Thornhill
Nature of Correspondence: Letter of Concern

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

Representation

Paul Guest

Comments

Paul Guest explained the nature of the application.

Christine Vigneault, Secretary Treasurer, advised that Development Engineering has recommended an additional condition of approval requiring that the owner/applicant shall provide an updated site plan modifying the proposed fencing at the north/west corner of the lot. The owner/applicant shall improve the visibility of pedestrians on the sidewalk along Concord Road for the neighboring properties north of the lot to the satisfaction of Development Transportation Engineering. Please refer to By-Law 240-99.

In response to Chairman Buckler, Michael DiFebo, Planner, clarified requirements for sightlines.

In response to Member Antinucci, Mr. Guest advised that there is not sufficient room in the rear yard to accommodate the shed.

In response to Chairman Buckler, Mr. Guest advised that the shed complies with required building height.

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

Olton Hysenbegas, 141 Concord Road, Thornhill, expressed concerns regarding accidents in the area (safety) and sightlines (obstructed by fence). He provided photos to the Committee with indicating the impact on sightlines.

Chairman Buckler commented that the additional condition recommended by Development Engineering would address the issues with sightlines.

Mr. Guest noted that there are speed bumps in the area to slow traffic.

Ms. Vigneault reviewed the site plan provided with the application and clarified where modifications to the north/west corner of the fence would be required. She advised that the applicant would be required to provide a revised site plan indicating modifications to fence.

In response to Member Perrella, Ms. Vigneault advised that Mr. Hysenbegas could contact the Development Engineering department to obtain additional information regarding the fence modification.

In response to Member Perrella, Ms. Vigneault noted that fences are governed by the City's Fence By-law.

Member Perrella recommended that the application be adjourned to provide the applicant with an opportunity to address concerns regarding sightlines with Development Engineering. She requested that the applicant provide a revised site plan indicating the modified parameters of the fence.

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

THAT Application No. A116/19 on behalf of Lousia Benoliel-Benitah be **ADJOURNED** to January 16, 2020 to permit time for the applicant to address sightline (fence) concerns with Development Engineering.

Motion Carried.

Members Opposed to Motion: N/A

10. File: A136/19 **Ward 1**
Applicant: Gramoz Mulla
Agent: None
Address: 42 Elena Cr. Maple
Purpose: Relief from the by-law is being requested to permit the existing deck located in the rear yard and to permit the construction of a proposed cover (roof) over a portion of the existing deck.

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)
None

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

Representation
 Gramoz Mulla

Comments

Gramoz Mulla 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. Antinucci
 Seconded By: S. Kerwin

THAT Application No. A136/19 on behalf of Gramoz Mulla 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:** A141/19 **Ward 5**
- Applicant:** Devorah & Yehuda Eizicovics
- Agent:** Richard Idels
- Address:** 525 Spring Gate Blvd. Thornhill
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed second storey addition over the existing garage and a proposed two-storey addition to the front of the existing dwelling.
- Relief is also being requested to permit the existing dwelling, deck and driveway.

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)
None

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received December 12, 2019

Representation
 Richard Idels

Comments

Richard Idels explained the nature of the application and provided letters of support from 511, 518, 526, 529, 532, 533, 537 Spring Gate Blvd & 77, 101, 104, 105 Bevshire Circle.

In response to Christine Vigneault, Secretary Treasurer, Micheal Di Febo, Planner, confirmed that the condition recommended by Planning with respect to the Arborist Report has been satisfied.

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

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

THAT Application No. A141/19 on behalf of Devorah & Yehuda Eizicovics 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	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	Applicant to provide payment of Adjournment Fee (see Fee Schedule) prior to rescheduling of Application A141/19, if required.

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:** A143/19 **Ward 3**
- Applicant:** Pietro Paglia (Pietro and Laura Paglia)
- Agent:** Tina Ranieri - D'Ovidio
- Address:** 22 Pine Meadow Dr. Woodbridge
- Purpose:** Relief from the By-law is being requested to permit the construction of a proposed 1 storey addition to the existing single family dwelling and covered patio (including exterior fireplace, barbeque counter and 2 columns) to be located at the rear of the existing dwelling. Relief is also being sought to permit the existing shed located in the rear yard and to permit an expansion of the existing driveway.

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: Silvio Veltri Address: 18 Pine meadow Drive Nature of Correspondence: Letter of Support
Name: Tuan Tran Address: 25 Deer Run Court Nature of Correspondence: Letter of Support

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

Representation

Tina Ranieri - D'Ovidio

Comments

Tina Ranieri - D'Ovidio explained the nature of the application.

Member Antinucci reviewed the letters of support received from 18 Pine Meadow Drive and 25 Deer Run Court.

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. A143/19 on behalf of Pietro Paglia (Pietro and Laura Paglia) 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 Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The owner/applicant shall demonstrate appropriate LID (Low-Impact Development) measures to the satisfaction of DE to address the increased lot coverage area from 35% to 44% in order to mitigate potential impacts on the municipal stormwater system.

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: A147/19 **Ward 1**
Applicant: Ali Farahmand Farzaneh
Agent: Hamid Behesht
Address: 10 Weller Cr. Maple
Purpose: Relief from the By-law is being requested to permit the 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)
None

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

Representation
 Hamid Behesht

Comments

Hamid Behesht explained the nature of the application and provided the Committee with an overview of similar approvals in the area. He also provided justification for the requested variance including: front yard setback only required for front steps, driveway width only required along City Boulevard (complies on private property), coverage to accommodate porch only, building height to accommodate a mansard roof (flat). He opined that the variances are minor.

Member Antinucci commented that the area is currently in transition.

Dan Cernat, 7 Maclaren Road, Maple, expressed concerns regarding the proposed building height and impact on privacy.

In response to Chairman Buckler, Garrett Dvernichuk explained the Zoning By-law requirements pertaining to building height.

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

THAT Application No. A147/19 on behalf of Ali Farahmand Farzaneh 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 Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The owner/applicant shall submit the final Lot Grading Plan to 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.

Motion Carried.

Members Opposed to Motion: N/A

- 14. File:** A148/19 **Ward 1**
- Applicant:** Mattamy (Monarch) Limited, 2509923 Ont. Inc. & 2509924 Ont. Inc. (Andrew Sjogren)
- Agent:** Mattamy (Monarch) Limited (Charlie Frise)
- Address:** 59 Klein Mills Rd. Kleinburg
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed deck to be located at the rear of the proposed 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)
None.

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

Representation

Charlie Frise, Mattamy(Monarch) Limited

Comments

Charlie Frise explained the nature of the application.

In response to Member Antinucci, Mr. Frise noted that the rear of the property is open space.

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

Moved By: A. Perrella

Seconded By: H. Zheng

THAT Application No. A148/19 on behalf of Mattamy (Monarch) Limited, 2509923 Ont. Inc. & 2509924 Ont. Inc. (Andrew Sjogren) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96).

For the Following Reasons (Minor Variance):

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

- 15. File:** A149/19 **Ward 4**
- Applicant:** Philip & Ilona Milman
- Agent:** Curtis Nooyen
- Address:** 35 Perrigo Ct. Maple
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed accessory structure (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)
Name: A. Kernitzman Address: 171 Farrell Road Nature of Correspondence: Letter of Support

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

Representation
Philip Milman

Comments

Philip Milman 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. A149/19 on behalf of Philip & Ilona Milman 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	<ol style="list-style-type: none"> 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. Staff have confirmed that the property is located within an unassumed subdivision. The owner/applicant shall provide satisfactory notification to the development/builder and approval (later 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:

- The general intent and purpose of the by-law will be maintained.
- The general intent and purpose of the official plan will be maintained.
- The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

16. File: A151/19 **Ward 3**
Applicant: HZC Capital Inc.
Agent: Design Plan Services inc. (TJ Cieciora)
Address: 3812 Major Mackenzie Dr. Vaughan
Purpose: Relief from the by-law is being requested to permit increased maximum floor space index (FSI).

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: Ronald Basso, Alessandra Basso, Stefanie Basso & Tudor Cacenco Address: 191 Sunset Terrace, Woodbridge Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments – Received December 5, 2019

Representation
 TJ Cieciora, Design Plan Services inc.

Comments

TJ Cieciora explained the nature of the application and advised that the proposed FSI is to accommodate the conversion to stacked townhomes.

In response to Chairman Buckler, Mr. Cieciora advised that the increased FSI would result in a doubling of the units (from 102 – 204).

In response to Member Zheng, Mr. Cieciora advised that each unit will be two (2) stories.

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

Ron Basso, 78 Muzich Place, Woodbridge, expressed concerns regarding the increase in density and traffic in the area.

Member Perrella advised that she was not in support of the application and reviewed Planning comments.

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

THAT Application No. A151/19 on behalf of HZC Capital Inc. be **REFUSED** for the following reasons:

For the Following Reasons:

1. The general intent and purpose of the by-law will not be maintained.
2. The general intent and purpose of the official plan will not be maintained.
3. The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are not minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

- 17. File:** A156/19 **Ward 5**
- Applicant:** Neeraj & Marilyn Singh
- Agent:** Lifestyle Sunrooms Inc. (Syed Ahmed)
- Address:** 98 Pico Cr. Thornhill
- Purpose:** Relief from the By-Law is being requested to permit the addition of a proposed one storey sunroom (unheated) with attached stairs and landing. The proposed sunroom is to be constructed 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)
None

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

Representation

None

Comments

The application was stood down at 6:53 p.m. to accommodate representation.

The application was recalled at 7:14 p.m.

There was no representation present at hearing to comment on the nature of the application.

Moved By: A. Perrella

Seconded By: S. Kerwin

THAT Application No. A156/19 on behalf of Neeraj & Marilyn Singh be **ADJOURNED** to January 16, 2020 in order to accommodate representation at the hearing.

Motion Carried.

Members Opposed to Motion: N/A

- 18. File:** A158/19 **Ward 3**
- Applicant:** Graciano and Carla Da Ponte
- Agent:** None
- Address:** 27 Antorisa Ave. Woodbridge
- Purpose:** Relief from the bylaw is being requested to permit the construction of a proposed inground swimming pool to be located at the rear of the existing dwelling and a pool equipment pad to be located in the interior side yard (north).

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: G. and C. Da Ponté
Address: 31 Antorisa Avenue
Nature of Correspondence: Support Letter

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

Representation

Graciano Da Ponte

Comments

Graciano Da Ponte explained the nature of the application and reviewed the letter of support received from 31 Antorisa Avenue She advised that 91 & 97 Isherwood Crescent received similar approvals (A093/17 and A110/18).

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

Araya Lastawork, 28 Hedwind Blvd, Woodbridge, expressed concerns regarding grading and impact to her property.

Moved By: S. Kerwin

Seconded By: A. Perrella

THAT Application No. A158/19 on behalf of Graciano and Carla Da Ponte 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

- 19. File:** A159/19 **Ward 2**
- Applicant:** Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada
- Agent:** Baldassarra Architects Inc. (John Pasut)
- Address:** 100 Bainbridge Ave. Woodbridge
- Purpose:** Relief from the By-law is being requested to permit the construction of three (3) proposed additions to the existing church and to permit the reconfiguration of the existing driveway fronting onto Bainbridge Avenue to facilitate Site Plan Application DA.19.045.
- Three additions are comprised of a new storage room, expansion of rear entrance with washroom facilities and expansion to narthex and new bell tower.

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)
None

Additional Addendum Reports received and provided to the Committee from:
 Planning Comments (revised) – Received December 11, 2019

Representation

John Pasut Baldassarra Architects Inc.

Comments

John Pasut explained the nature of the application.

Christine Vigneault, Secretary Treasurer, reviewed revised planning comments and (revised) recommended condition of approval.

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

John Coletta of 100 Roxanna Avenue, Woodbridge, expressed concerns regarding traffic and safety regarding entrance.

In response to Mr. Coletta, Mr. Pasut explained that while parking is being reduced the applicant will be providing four (4) additional accessible parking spaces and will not be altering the entrance to the existing senior’s residence. He noted that the proposed expansion to the narthex is to accommodate storage and accessible washrooms.

In response to Chairman Buckler, Mr. Pasut advised that they are not adding any seating capacity.

In response to Chairman Buckler, Michael Di Febo explained parking requirements onsite.

Mr. Pasut advised that the church also has access to 49 parking spots in the neighbouring school lot.

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

THAT Application No. A159/19 on behalf of Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada 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 obtain approval for the related Site Development Application (DA.19.045) from the Development Engineering (DE) Department.
2	Development Planning Brandon Bell 905-832-8585 x 8112 Brandon.bell@vaughan.ca	That Site Development Application DA.19.045 be approved to the satisfaction of the Development Planning 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

20. File: A164/19 **Ward 5**
Applicant: Vogue Investments Limited (Louis Greenbaum)
Agent: Evans Planning (Joanne Fast)
Address: 1118 Centre St. Thornhill
Purpose: Relief from the By-law is being requested to permit the expansion of an existing daycare into Unit 19.
 Note: The daycare currently operates in Units 16, 17 & 18 and the daycare use is permitted in Unit 20A (A198/18).

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)
None

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

Representation

Joanne Fast, Evans Planning

Comments

Joanne Fast explained the nature of the application.

In response to Member Antinucci, Ms. Fast advised that no additional parking is required.

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. A164/19 on behalf of Vogue Investments Limited (Louis Greenbaum) 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 Michael Di Febo 905-832-8585 x 8990 michaeldifebo@vaughan.ca	That the Owner shall provide confirmation from the Ministry of Education that an expansion to the associated existing outdoor play area is not required to accommodate the expansion of the Day Nursery. If an expansion to the outdoor play area is required, the Owner shall apply for an amending Site Development Application to file DA.11.091.

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

None

Motion to Adjourn

Moved By: A. Perrella

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:16 p.m., and the next regular meeting will be held on January 16, 2020.

Motion Carried.

December 12, 2019 Meeting Minutes are to be approved at the January 16, 2020 meeting:

Chair

Secretary-Treasurer