

	Committee of Adjustment Minutes Hearing Date: January 16, 2020 Location: 2141 Major Mackenzie Drive Committee Room 242/243 Time: 6:10 p.m.
DRAFT	
Committee Member & Staff Attendance	
Committee Members:	Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Pravina Attwala Catherine Saluri Brandon Bell
Members / Staff Absent:	N/A

Election of Chair & Vice Chair (2020)

Christine Vigneault, Secretary Treasurer called for nominations for the position of Chair for 2020.

Member Buckler and Member Perrella were nominated for the position of Chair.

Member Buckler and Member Perrella accepted their Nomination for Chair.

A vote by ballot confirmed the election of Member Perrella as Chair for 2020.

Ms. Vigneault called for nominations for the position of Vice Chair for 2020.

Member Buckler and Member Zheng were nominated for the position of Vice Chair.

Member Buckler declined the nomination for Vice Chair.

Member Zheng accepted the nomination for Vice Chair and was acclaimed.

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
05	B036/19	2800 Hwy 7, Vaughan	Applicant	Request to Adjourn to February 6, 2020.
09	A154/19	193 Lady Valentina Avenue, Maple	Neighbour	Letter of Objection (182 Heintzman Cres)
12	A179/19	400 Bradwick Drive, Concord	TRCA	TRCA Comments
12	A179/19	400 Bradwick Drive, Concord	Planning	Planning Comments.
13	A116/19	2 Forest Lane Drive, Thornhill	Applicant	Revised Plan (indicating front yard hard landscaping)
13	A116/19	2 Forest Lane Drive, Thornhill	Engineering	Transportation Engineering Comments
13	A116/19	2 Forest Lane Drive, Thornhill	Applicant	Request to Adjourn to February 6, 2020.

Moved By: H. Zheng
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 December 12, 2019 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, December 12, 2019, be adopted as circulated.

Motion Carried.

Adjournments

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

That the following adjournments be approved as requested:

Item Number	Application Number/Address	Adjournment Date	Reason for Adjournment
5	B036/19 (2800 Highway 7, Vaughan)	February 6, 2020	To permit time to address Planning comments.
13	A116/19 (2 Forest Lane Drive, Thornhill)	February 6, 2020	To permit time for the applicant to address sightline (fence) concerns with Development Engineering.

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.

6.

File:

A131/19

Ward 5
- Applicant:

Zahra Sheikhghassemi
- Agent:

Shahram Rashvand
- Address:

9 Vistaview Blvd. Thornhill
- 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
Bill Ross

Comments

Bill Ross advised that he was representing the applicant and explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: R. Buckler

THAT Application No. A131/19 on behalf of ZAHRA Sheikhghassemi 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 and/or servicing approval.
2.	Forestry Department Andrew Swedlo 905-832-8585 x 3615 Andrew.swedlo@vaughan.ca	1. Hoarding must be installed and verified by forestry prior to the start of site works. 2. A Construction Private Tree Permit will need to be applied for. 3. A re-planting plan must be provided or confirmation of cash-in-lieu for the required replacements.

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:

A145/19

Applicant:

Rossana Tsang and Anson Fok

Agent:

Complete Home Construction Inc. (Giancarlo Tari)

Address:

27 Ferretti St. Maple

Purpose:

Relief from the Zoning By-law is being requested to permit the construction of a proposed one storey sunroom to be 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)
None.

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

Representation
Giancarlo Tari, Complete Home Construction Inc.

Comments

Giancarlo Tari explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler
Seconded By: H. Zheng

THAT Application No. A145/19 on behalf of Rossana Tsang and Anson Fok 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.
2.	Forestry Department Andrew Swedlo 905-832-8585 x 3615 Andrew.swedlo@vaughan.ca	Hoarding must be installed and verified by forestry prior to the start of site works.

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:

A150/19

Applicant:

Maria Flaminio

Agent:

Lou Parente

Address:

218 Monte Carlo Dr. Woodbridge

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed raised uncovered wood deck to be located in the rear yard.

Ward 2

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
Nick Flaminio

Comments

Nick Flaminio explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: R. Buckler

THAT Application No. A150/19 on behalf of Maria Flaminio 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

9.

File:

A154/19

Applicant:

Anuj & Amrit Dhall

Agent:

Sketchworks Inc. (Jay Smith)

Address:

193 Lady Valentina Ave. Maple

Purpose:

Relief from the By-Law is being requested to permit the construction of a proposed deck 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)
Name: Mornelle Yoon (on behalf of residents of 182 Heintzman Crescent)
Nature of Correspondence: Letter of Objection

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

Representation
Jay Smith, Sketchworks Inc.

Comments

Jay Smith explained the nature of the application and acknowledged the letter of objection received. He advised that the proposed rear yard setback only applies to the stairs of the deck. He explained that the grading onsite creates design constraints.

In response to Member Zheng, Mr. Smith confirmed the height of the deck to be 3.78 metres.

Chair Perrella asked if anyone present wished to comment on this application.

Mornelle Yoon, representing the owners of 182 Heintzman Crescent, Maple (author of objection letter), expressed concerns with respect to privacy and enjoyment of property (both inside and outside).

Brian Bow, 1 McCombe Lane, Maple, appeared on behalf of his mother-in-law residing at 197 Heintzman Crescent. Mr. Bow expressed concerns regarding the slope of the property, the size of the deck, the impact of the side yard setback reduction on view and loss of sunlight. He noted that the homes are not aligned which increases the impact.

Mr. Bow emailed Christine Vigneault, Secretary Treasurer, photographs to demonstrate impact of the proposal. The photos were presented to the Committee.

Member Zheng commented that a height variance is not required for the deck.

In response to Member Buckler, Mr. Smith agreed to remove the request for a reduced interior side yard setback. He noted that if he adjusted the deck to accommodate the rear yard setback it would not be functional.

Moved By: A. Antinucci
Seconded By: R. Buckler

THAT Application No. A154/19 on behalf of Anuj & Amrit Dhall be **APPROVED AS AMENDED (removing variance #2)**, 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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount 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

10.

File:

A155/19

Ward 2
- Applicant:

1687239 Ontario Inc. (Ajay Bajaj)
- Agent:

The Scott Group Ltd. (Scott Shedden)
- Address:

101 Innovation Dr. Woodbridge
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed second floor mezzanine within Unit #8. The proposed mezzanine is to be used for office purposes.

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 6:28 p.m. to accommodate representation.

The application was stood down at 6:37 p.m. to accommodate representation.

The application was recalled at 6:49 p.m.

In response to Member Buckler, Christine Vigneault, Secretary Treasurer, reviewed the application adjournment process.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Chair Perrella commented that due to similar approvals, she did not have an issue with proceeding with the application.

Moved By: R. Buckler
Seconded By: A. Antinucci

THAT Application No. A155/19 on behalf of 1687239 Ontario Inc. (Ajay Bajaj) 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 Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay any applicable development charges prior to the issuance of a building permit in accordance with the Development Charges By-laws of the City, Region of York, York Region District School Board and York Catholic District School Board in effect at the time of payment (contact Nelson Pereira to have this condition cleared).

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:

A160/19

Applicant:

Jack & Maria Salvador

Agent:

Vulcan Design Inc. (Daniel Berry)

Address:

67 Spicewood Cr. Kleinburg

Purpose:

Relief from the by-law is being requested to permit the construction of a proposed cabana and swimming pool to be 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)
None.

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

Representation
Daniel Berry, Vulcan Design Inc.

Comments

Daniel Berry explained the nature of the application.

In response to Member Buckler, Mr. Berry agreed to reduce the encroachment for the eaves and gutters of the cabana, thereby eliminating variance #3.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

In response to Member Antinucci, Mr. Berry advised that the property does back onto open space.

Moved By: S. Kerwin
Seconded By: R. Buckler

THAT Application No. A160/19 on behalf of Jack & Maria Salvador be **APPROVED AS AMENDED (removing variance #3)**, 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 for the proposed cabana prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 21nd floor of the 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 (letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification 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

12.

File:

A179/19

Applicant:

GSP Realty

Agent:

Humphries Planning Group Inc (Rosemarie Humphries)

Address:

400 Bradwick Dr. Concord

Purpose:

Relief from the By-law is being requested to permit the temporary use of an existing medical office.

* The temporary use is to be limited to two (2) years.
- 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)
None.

Additional Addendum Reports received and provided to the Committee from:
TRCA Comments – Received January 15, 2020
Planning Comments – Received January 15, 2020

Representation
Rosemarie Humphries, Humphries Planning Group Inc.

Comments

Rosemarie Humphries explained the nature of the application.

In response to Member Buckler, Ms. Humphries clarified that the two (2) year temporary use is being requested to accommodate a future zoning by-law amendment process.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin
Seconded By: R. Buckler

THAT Application No. A179/19 on behalf of GSP Realty 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	That the approval to permit a temporary use of an existing medical office at 400 Bradwick Drive be limited to two years from the date of the Committee's decision.

- 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:

A156/19

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.

Ward 5

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
Litian Wei, Lifestyle Sunrooms Inc.

Comments

Litian Wei explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci
Seconded By: R. Buckler

THAT Application No. A156/19 on behalf of Neeraj & Marilyn Singh 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

Other Business

None.

Motion to Adjourn

Moved By: R. Buckler

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 6:55 p.m., and the next regular meeting will be held on February 6, 2019.

Motion Carried.

January 16, 2020 Meeting Minutes are to be approved at the February 6, 2020 meeting:

Chair

Secretary-Treasurer