

	<p align="center">Committee of Adjustment Minutes</p> <p>Hearing Date: June 11, 2020</p>
<p align="center">DRAFT</p>	<p>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</p> <p>A live stream of the meeting was provided at Vaughan.ca/LiveCouncil</p> <p>Time: 6:00 p.m.</p>
<p align="center">Committee Member & Staff Attendance</p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin</p>
<p>Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Adriana MacPherson, Pravina Attwala, and Lenore Providence Lindsay Haviland Brandon Bell</p>
<p>Members / Staff Absent:</p>	<p>None</p>

Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
7	A013/20	53 Riverside Blvd, Thornhill	Residents	Objection Letter
9	A015/20	44 Lamar Street, Maple	Larry lafrate	Letter in Support
12	A019/20	160 Cidermill Avenue, Unit 10	Roger Gianfriddo	Objection Letter
12	A019/20	160 Cidermill Avenue, Unit 10	Lily Mannarino	Objection Letter
12	A019/20	160 Cidermill Avenue, Unit 10	Kyle Tobin	Objection Letter
12	A019/20	160 Cidermill Avenue, Unit 10	Pat Candeloro	Objection Letter
18	A031/20	55 Hallmark Court, Thornhill	Yuliya Brodskaya Jen Daniels Shervin Zeinalian	Support letters
18	A031/20	55 Hallmark Court, Thornhill	Anonymous	Objection Letter
18	A031/20	55 Hallmark Court, Thornhill	Paul Bainerman & Barb Bainerman, Samad Orang, Nigel Bobet and Ester Bobet, Linda Fingerote	Objection Letter

18	A031/20	55 Hallmark Court, Thornhill	Building Standards	Revisions to Variance
18	A031/20	55 Hallmark Court, Thornhill	Planning	Planning Comments

Disclosure of Pecuniary Interest

Member	Nature of Interest
H. Zheng	Neighbour

Adoption of May 28, 2020 Minutes

Required Amendment	Page Number
N/A	N/A

Moved By: S Kerwin

Seconded By: A. Perrella

THAT the minutes of the Committee of Adjustment Meeting of Thursday, May 28, 2020, be adopted as circulated.

Motion Carried.

Adjournment Requests

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:** A146/19 **Ward 1**
- Applicant:** Lucia Biasini and Carlo Ravenna
- Agent:** None
- Address:** 36 Church St. Maple
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed single family dwelling and 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)
None

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

Representation

Carlo Ravenna

Comments

Carlo Ravenna 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: A. Antinucci

THAT Application No. A146/19 on behalf of Lucia Biasini and Carlo Ravenna 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 and/or servicing 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	Parks, Forestry and Horticulture Operations Patrick Courchesne 905-832-8585 x 3617 Patrick.Courchesne@vaughan.ca	1. Applicant shall obtain a Private Property Tree Removal & Protection Permit prior to the start of demolition and/or construction, to satisfy Vaughan Forestry as per By-law 052-2018 2. Applicant shall provide letter of credit for city owned trees to be preserved and protected during all phases of construction.

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: A176/19 **Ward 3**
Applicant: Christina Rao and Jimmy Cannavicci
Agent: John Every
Address: 409 Maria Antonia Rd. Woodbridge
Purpose: Relief from the By-law is being requested to permit the installation of a proposed in ground swimming pool and related equipment 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
 Jimmy Cannavicci

Comments

Jimmy Cannavicci 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: H. Zheng

THAT Application No. A176/19 on behalf of Christina Rao and Jimmy Cannavicci 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 Owner submit a planting plan consisting of native, non-invasive species for the area between the proposed pool and rear chain-link fence to the satisfaction of the Development Planning Department. 2. That the Owner implement the planting plan 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

7. **File:** A013/20 **Ward 5**
Applicant: Maryam Sharifi and Hossein Yarmohammadi
Agent: Ali Malek
Address: 53 Riverside Blvd. Thornhill
Purpose: Relief from the By-law is being requested to permit the construction of a proposed detached 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)
Address: 34 Uplands Avenue, Thornhill
Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from: N/A

Representation

Ali Malek

Comments

Ali Malek explained the nature of the application and advised that addition coverage is required to accommodate the garage (not the dwelling). He opined that the proposal is consistent with development in the area.

In response to Chair Perrella, Mr. Malek advised that he agrees with the recommended condition from Development Engineering.

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

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

THAT Application No. A013/20 on behalf of Maryam Sharifi and Hossein Yarmohammadi 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 and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing 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

8. File: A014/20 **Ward 4**
Applicant: Irina Tsirikhova
Agent: None
Address: 45 Kylemount Ct. Thornhill
Purpose: Relief from the By-law is being requested to permit an existing deck 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
 Irina Tsirikhova

Comments

Member Zheng declared an interest on the application and removed himself from the hearing.

The application stood down at 6:22 p.m. due to technical difficulties.
 The application was recalled at 7:17 p.m.

In response to Member Buckler, Ms. Tsirikhova advised that the deck was constructed in 2016 by the builder and upgraded to include stairs.

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. A014/20 on behalf of Irina Tsirikhova 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	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and obtain an 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

9. **File:** A015/20 **Ward 1**
Applicant: John and Kathy Petrakis
Agent: None
Address: 44 Lamar St. Maple
Purpose: Relief from the By-law is being requested to permit the construction of a proposed pergola 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)
Address: 55 Marwood Place, Maple
Nature of Correspondence: Letter of Support

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

Representation

John Petrakis

Comments

The application stood down at 6:22 p.m. due to technical difficulties.
The application was recalled at 7:19 p.m.

Mr. Petrakis provided a presentation, explaining the proposal.

In response to Member Buckler, Mr. Petrakis confirmed that the proposed setback should be 4:45 metres, not 4.42 metres.

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

Moved By: R. Buckler
Seconded By: Kerwin

THAT Application No. A015/20 on behalf of John and Kathy Petrakis 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

- 10. File:** A017/20 **Ward 4**
- Applicant:** Northern Rock Holdings (Bernard Koszyk) (Beneficial Owner)
- Agent:** Matthew Fung
- Address:** 70 Great Gulf Dr. Concord
- Purpose:** Relief from the By-law is being requested to convert a portion of the existing warehouse into office/retail space.

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: Northern Rock Holdings (Beneficial Owner)
Address: 70 Great Gulf Drive, Bldg G, Concord
Nature of Correspondence: Business Overview

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

Representation

Bernard Koszyk, Northern Rock Holdings

Comments

Mr. Koszyk provided a presentation, explaining the proposal.

In response to Member Buckler, Mr. Koszyk advised that approximately 10 staff members would be working at full operational capacity. Currently 6 staff are employed.

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. A017/20 on behalf of Northern Rock Holdings (Bernard Koszyk) 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: A018/20 **Ward 5**
Applicant: Mareyam Ghatreh and Fariba Kamran-Samani
Agent: Elmira Zarrabi
Address: 37 Idleswift Dr. Thornhill
Purpose: Relief from the by-law is being requested to permit the construction of a proposed two-storey 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
 Elmira Zarrabi

Comments

Ms. Zarrabi provided a presentation, explaining the proposal.

In response to Member Antinucci, Ms. Zarrabi advised that the applicant is supportive of the recommended conditions from the TRCA and the Development Engineering Department.

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. A018/20 on behalf of Mareyam Ghatreh and Fariba Kamran-Samani 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 / Brad Steeves 905-832-8585 x 8716 jason.pham@vaughan.ca	The owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing 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 and pay the required fees.
2	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

12. File: A019/20 **Ward 4**
Applicant: 2718435 Ontario Ltd.
Agent: Bamdad Baghdadi
Address: 160 Cidermill Ave. Concord, Unit 10
Purpose: Relief from the By-law is being requested to permit the second floor within Unit #10 (existing) which is to be used for office space and boardroom to support existing use (personal service shop).

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: Roger Gianfriddo Address: 160 Cidermill Ave, Unit 2 and 7 Nature of Correspondence: Objection Letter
Name: Lily Mannarino Address: 160 Cidermill Ave, Unit 6 Nature of Correspondence: Objection Letter
Name: Kyle Tobin Address: 160 Cidermill Ave, Unit 14 Nature of Correspondence: Objection Letter
Name: Pat Candeloro Address: 160 Cidermill Ave, Unit 4 Nature of Correspondence: Objection Letter

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

Representation

Bamdad (Ben) Baghdadi

Comments

Mr. Baghdadi provided a presentation, explaining the proposal. He confirmed that the internal renovation was completed by the previous owner and noted that the site complies with parking. There are currently 118 parking spaces onsite and parking is not dedicated per unit. He opined that there is no impact on parking and noted that no additional staff hires are being proposed.

The application was stood down at 6:43 p.m. due to technical difficulties.
 The application was recalled at 6:46 p.m.

John Groscki, 160 Cidermill Avenue, Units 23 & 24, registered to make a public deputation. He expressed concerns with not following proper procedure to obtain permit prior to construction and available parking onsite. He questioned the extent of renovations that took place within the unit.

In response to Mr. Groscki, Mr. Baghdadi advised that a kitchenette and laundry room were added on the first floor and a mezzanine was constructed. He reiterated that a variance to parking is not required and confirmed that the additional square footage added to the unit was 35.54 square metres.

Mr. Groscki expressed concern that the entire unit was gutted and renovated without permits. He noted that maintenance fees are based on the square footage per unit and that the mezzanine may not be charged proportionate fees.

In response to Mr. Groscki, Member Bucker advised that maintenance fees are under the jurisdiction of the Condominium Board.

In response to Member Zheng, Mr. Baghdadi provided photos of the interior of the unit.

In response to Member Antinucci, Mr. Baghdadi could not confirm on street parking.

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

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

THAT Application No. A019/20 on behalf of 2718435 Ontario Ltd. 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 to the City, the applicable development charges in accordance with the Development Charges By-laws of the City, Region of York, York Region District and York Catholic School Boards at the time of permit issuance.

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: A020/20 **Ward 5**
Applicant: 2180074 Ontario Ltd.
Agent: Unity Design (Loris Simeoni)
Address: 7718 Yonge St. Vaughan
Purpose: Relief from the by-law is being requested to permit an eating establishment within Unit 1 & 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

Loris Simeoni, Unity Design

Comments

Mr. Simeoni 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. A020/20 on behalf of 2180074 Ontario Ltd. 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

- 14. File:** A023/20 **Ward 4**
- Applicant:** Miele Limited
- Agent:** Weston Consulting Group Inc. (Kurt Franklin)
- Address:** 161 Four Valley Dr. Concord
- Purpose:** Relief from the by-law is being requested to permit a proposed ancillary retail use within the existing two-storey office building. The existing two-storey office building currently contains a product showroom and gallery that provides customers with a visual product line catalogue. The proposed ancillary retail use will accommodate a proposed a retail store of appliances and accessories.

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

Kurt Franklin, Weston Consulting Group Inc.

Comments

Mr. Franklin explained the nature of the application.

In response to Member Kerwin, Mr. Frankin opined that the variance being requested would not set precedence.

Chair Perrella 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. A023/20 on behalf of Miele Limited 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

15. File: A024/20 **Ward 1**
Applicant: Deco Homes (New Kleinburg) Inc.
Agent: TACC Developments Inc. (Aaron Hershoff)
Address: 46 Galen Cr. Kleinburg
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

Aaron Hershoff, TACC Developments Inc.

Comments

Member Buckler lost connection during the hearing of this application and did not participate.

Mr. Aaron Hershoff 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: H. Zheng

THAT Application No. A024/20 on behalf of Deco Homes (New Kleinburg) Inc. 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 and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit Development engineering's front desk on the 2nd floor of City Hall to apply for lot grading and/or servicing 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: Member Buckler (lost connection during the hearing of the application).

16. File: A025/20 **Ward 2**
Applicant: Tejinder, Joga & Rajinder Singh
Agent: None
Address: 131 Albany Dr. Woodbridge
Purpose: Relief from the by-law is being requested to permit a secondary suite within the existing dwelling, an expansion to the existing driveway and the existing shed 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
 Tejinder Singh

Comments
 Tejinder Singh explained the nature of the application.

In response to Member Bucker, Brandon Bell, Planner advised that a curb cut permit may be required to expand the driveway/curb.

In response to Member Buckler, Mr. Singh advised a curb cut will not be required. .

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. A025/20 on behalf of Tejinder, Joga & Rajinder Singh 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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority. 2. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed 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

17. File: A029/20 **Ward 1**
Applicant: John and Laura Veloso
Agent: None
Address: 202 Woodland Acres Cr. Maple
Purpose: Relief from the by-law is being requested to permit the installation of a proposed 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)
None

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

Representation

John Veloso

Comments

John Veloso explained the nature of the application.

In response to Member Kerwin, Mr. Velosi advised that the variance is required due to the irregular shape of the lot. He noted that the location of the pool permits additional space to incorporate soft landscaping in the rear year.

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

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

THAT Application No. A029/20 on behalf of John and Laura Veloso 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	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

- 18. File:** A031/20 **Ward 5**
- Applicant:** Denise Levy and Larry Levine
- Agent:** Valencia Enterprises (Enrique Valencia)
- Address:** 55 Hallmark Ct. Thornhill
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed front yard, second storey addition over the existing garage.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision
Name: Danny Holland Address: 52 Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Yuliya Brodskaya Address: 43 Hallmark Court, Thornhill Nature of Correspondence: Support Letter
Name: Jen Daniels Address: 33 Hallmark Court, Thornhill Nature of Correspondence: Support Letter
Name: Shervin Zeinalian Address: 51 Hallmark Court, Thornhill Nature of Correspondence: Support Letter
Name: Sara Dobner Address: Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Paul Bainerman & Barb Bainerman Address: 40 Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Samad Orang Address: 36 Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Nigel Bobet and Ester Bobet Address: 37 Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection
Name: Linda Fingerote Address: 46 Hallmark Court, Thornhill Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:

Revised Building Comments - June 4/20
 Planning Comments - June 11/20

Representation

Enrique Valencia, Valencia Enterprises

Comments

The application was stood down at 7:36 p.m. due to technical difficulties.
 The application was recalled at 8:29 p.m.

Mr. Valencia explained the nature of the application, he explained that he has been working closely with staff to resolve issues with respect to required soft landscaping. He addressed the letters of objection and noted that construction would not occur outside of permitted hours. He provided that 2 additional letters of support were received.

In response to Member Buckler, Member Zheng & Member Antinucci, Mr. Valencia advised that it would be difficult to provide additional soft landscaping on the lot, given the current configuration and existing structures (stone benches).

Member Buckler & Member Zheng commented that they support the recommendations from Planning staff and do not support Variance #2.

Brandon Bell, Planner, commented that there are viable areas to provide soft landscaping, however further discussion would be required with the applicant.

In response to Member Kerwin, Mr. Valencia clarified the existing soft landscaping onsite.

Member Buckler recommended adjourning the application to permit discussion with Planning staff and modification of the application to accommodate additional soft landscaping in the rear yard.

Mr. Valencia agreed to adjourn the application.

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

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A031/20 on behalf of Denise Levy and Larry Levine be **ADJOURNED SINE DIE**, in order to permit discussion with Planning staff and modification of the application to accommodate additional soft landscaping in the rear yard

Motion Carried.

Members Opposed to Motion: N/A

19. File: A033/20 **Ward 2**
Applicant: Cristina Giovanatto and Paul M. Lapalme
Agent: None
Address: 190 Willis Rd. Woodbridge
Purpose: Relief from the By-law is being requested to permit the installation of a proposed pool and related equipment. Relief is also being sought to permit 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)
Name: Mary and Cor Ouwendyk Address: 185 Willis Road, Woodbridge Nature of Correspondence: Support Letter
Name: Lucian Pateopol Address: 75 Riverside Drive, Woodbridge Nature of Correspondence: Support Letter

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

Representation
Cristina Giovanatto

Comments
Cristina Giovanatto explained the nature of the application.

In response to Member Kerwin, Ms. Giovanatto advised that the location of the pool is preferred.

In response to Member Buckler, Ms. Giovanatto advised that variance #4 is required to accommodate the existing fence and tree.

In response to Member Antinucci, Ms. Giovanatto advised that the neighbours support the application. She reviewed the support letters received from 185 Willis Road and 75 Riverside Drive.

Chair Perrella 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. A033/20 on behalf of Cristina Giovanatto and Paul M. Lapalme 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

20. File: A034/20 **Ward 2**
Applicant: Utilia Amaral and Steven Del Duca
Agent: Humphries Planning Group Inc (Mark McConville)
Address: 99 Wakelin Ct. Woodbridge
Purpose: Relief from the by-law is being requested to permit a swimming pool within the OS2 Open Space Park Zone.

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: Emily Grosso Address:10 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Wojciech Zurek Address:19 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: G.A. Cianfraone Address:41 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Vesna Dodevska Address:47 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: S. Mezzomo & E. Naccarato Address:55 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: D. Bello Address:61 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Brigitte Kalthoff Address:73 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Mrs. Bortolotto Address:81 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Diane Motto Address:87 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Dominic Raco Address:95 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Danny Molinaro Address:103 Wakelin Court, Woodbridge Nature of Correspondence: Letter in Support
Name: Michael Cianfrone Address: 99 Davidson Drive, Woodbridge Nature of Correspondence: Letter in Support
Name: Nancy Postiglione Address: 107 Davidson Drive, Woodbridge Nature of Correspondence: Letter in Support
Name: R. Nalli Address: 119 Davidson Drive, Woodbridge Nature of Correspondence: Letter in Support
Name: Michael Carozzo Address: 125Davidson Drive, Woodbridge Nature of Correspondence: Letter in Support
Name: Vito Capizzo Address: 133 Davidson Drive, Woodbridge Nature of Correspondence: Letter in Support

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

Representation

Mark McConville, Humphries Planning Group Inc.

Comments

Mr. McConville explained the nature of the application and reviewed the support letters received. He noted that an additional letter of support was obtained from 67 Wakelin Court.

In response to Member Kerwin, Mr. McConville advised that the applicant has received approval from the Toronto and Region Conservation Authority.

Chair Perrella 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. A034/20 on behalf of Utilia Amaral and Steven Del Duca 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	That the Owner implement the Appendix 'B' - Restoration Planting Plan (prepared by Landscape Planning Landscape Architects, dated May 21, 2020) 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

21.	File:	A037/20	Ward 2
	Applicant:	Sanluc Corp. (Luciano Sorbara)	
	Agent:	Romanov Romanov Architects Inc. (Anna Romanov)	
	Address:	7681 Hwy 27 Vaughan	
	Purpose:	Relief from the by-law is being requested to permit a proposed daycare in Unit 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

Anna Romanov, Romanov Romanov Architects Inc.

Comments

Ms. Romanov explained the nature of the application.

Christine Vigneault, Secretary Treasurer, advised that the Building Department has confirmed that Variance #3 is not required, .

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

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT Application No. A037/20 on behalf of Sanluc Corp. (Luciano Sorbara) 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

22. File: A135/19 **Ward 2**
Applicant: Aldo Mirigello
Agent: Weston Consulting Group Inc. (Sabrina Sgotto)
Address: 176 Davidson Dr. Woodbridge
Purpose: Relief from the by-law is being requested to permit the existing 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)
Name: Fionella Carozza Address: 175 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Mary Monardo Address: 187 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Sandra Monardo Address: 2 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Tony Di Giuseppe Address: 188 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Anthony Macri Address: 162 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Gary Trombetta Address: 170 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Rosemary Lecce Address: 184 Davidson Drive, Woodbridge Nature of Correspondence: Support Letter
Name: Angelo Greco (on behalf of The Country Club) Address: 20 Lloyd Street, Woodbridge Nature of Correspondence: Support Letter

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

Representation

Sabrina Sgotto, Weston Consulting Group Inc.

Comments

Ms. Sgotto explained the nature of the application and reviewed the letters of support provided.

In response to Member Antinucci, Ms. Sgotto confirmed that approval from the Toronto Region and Conservation Authority has been obtained.

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. A135/19 on behalf of Aldo Mirigello 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

- 23. File:** A163/19 **Ward 4**
- Applicant:** Royal 7 Developments Ltd. (Peter Cortellucci)
- Agent:** Royal 7 Developments Ltd. (Nicole Sgrignuoli) & Bousfields Inc (Michael Bissett)
- Address:** 2920 Hwy 7 Vaughan
- Purpose:** Relief from the By-law is being requested to permit the construction of a proposed sixty (60) storey mixed use building (shown as Tower 5 on the plan submitted with the application) located on Block 1, Plan 65M-4490 and to facilitate Site Plan Application DA. 18.050

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

Nicole Sgrignuoli, Royal 7 Developments Ltd.

Comments

Ms. Nicole Sgrignuoli 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: A. Antinucci

THAT Application No. A163/19 on behalf of Royal 7 Developments Ltd. (Peter Cortellucci) 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 DiFebo 905-832-8585 x 8990 michael.difebo@vaughan.ca	1. The City and Owner shall enter into and register a Density Bonusing Agreement pursuant to Section 45(9) of the Planning Act. The Owner shall submit a Letter of Credit to the City in the amount of \$2,938,935.37 for the provision of community benefits, comprising an off-site contribution to the Edgeley Pond and Park project, prior to the execution of the Density Bonusing Agreement. A clause to this effect will be included in the Density Bonusing Agreement to the satisfaction of the City. 2. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for Planning Applications, prior to the execution of the Section 45(9) Agreement. 3. Conditions 1 and 2 shall be fully carried out within 3 months of the decision of the Committee of Adjustment. 4. Failure to fulfill all Conditions of Approval will render the approval of Minor Variance File A163/19 null and void.

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

24. File: A012/20 **Ward 2**
Applicant: Market Lane Holdings Inc. (Rocco Cerone)
Agent: Leonidas Woodbridge Inc (Sasa Petkovic) and Paul Coronas
Address: 166 Woodbridge Ave. Woodbridge
Purpose: Relief from the By-law is being requested to permit an eating establishment within Unit A.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision
Name: Applicant Address: 166 Woodbridge Avenue, Unit A Nature of Correspondence: Application Cover Letter
Name: Judy & Ennio Peschiutta Address: 160 Woodbridge Ave, Unit 510 Nature of Correspondence: Letter of Objection
Name: Addie Mattiace Address: Adjacent (Inkerman House) Nature of Correspondence: Letter of Objection
Name: Sabrina Di Biase Address: 160 Woodbridge Avenue Nature of Correspondence: Letter of Objection
Name: Angela Panno Address: 160 Woodbridge Ave, Unit 401 Nature of Correspondence: Letter of Objection
Name: Sam Folino (on behalf of Filippo and Anna Folino) Address: 160 Woodbridge Ave, Unit 504 Nature of Correspondence: Letter of Objection
Name: Anna Tasciotti (on behalf of Teresa Mirabelli) Address: 160 Woodbridge Ave Nature of Correspondence: Letter of Objection
Name: Evan Holt, Shibley Righton LLP Address: Representation on behalf of 160 Woodbridge Avenue, YRCC 1105 Nature of Correspondence: Letter of Objection
Name: Aleksandra Babic Address: 166 Woodbridge Ave, Unit A Nature of Correspondence: Agents response to concerns in previously received objection letters

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

Representation:
Paul Chronis

Comments

Mr. Chronis advised that he is a Registered Professional Planner who is representing the applicant as a friend. He explained the nature of the application and addressed the letters of objection. He advised that there will be no cooking facilities, grease traps or onsite deliveries. He noted that the proposed eating establishment will be used to sell coffee, chocolates and ice cream. He provided a letter to the Committee addressing the concerns received and noted that parking onsite is sufficient.

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

Evan Holt, Shibley Righton LLP, registered to make a public deputation on behalf to York Region Condominium Corporation 1105 (160 Woodbridge Avenue).

Mr. Holt advised that 160 Woodbridge Avenue is comprised of approximately 58 residential units which are mainly occupied by senior citizens. He noted that the use is not currently permitted under the By-law. He reviewed the petition submitted and opined that the eating establishment may become a place for people to gather and crowd. He expressed concerns regarding traffic and existing parking issues and commented that there are no guarantees that cooking would not take place onsite. He requested that the Committee consider imposing the conditions of approval as outlined in the petition and that the permitted area of the eating establishment not exceed 55.47 square metres.

In response to Mr. Holt, Mr. Chronis advised that the area is in transition and that Council will be considering a new comprehensive By-law (in future) that would permit the eating establishment use. He addressed the concerns with respect to traffic and reiterated that a variance to parking is not required.

In response to Member Buckler, Brandon Bell, Planner, reviewed the recommended conditions included in the petition submitted by Mr. Holt. He advised that the permitted gross floor area and a condition limiting the (time) approval of the minor variance could be enforced.

Member Antinucci advised that he conducted a site visit and noted a number of other restaurant establishments in the area. He questioned whether the proposal would be viable.

In response to Member Kerwin, Mr. Chronis advised that the applicant did not want to wait for the passing of the new comprehensive By-law, given the amount of time it may take to become full force and effect.

In response to Member Buckler, Christine Vigneault, Secretary Treasurer, confirmed that the Committee may impose a condition limiting the time of the approval.

Member Buckler advised that he would be supportive of the application subject to including conditions limiting the gross floor area and length (time) of approval.

In response to Member Buckler, Mr. Chronis advised that the applicant would be agreeable to the conditions.

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

THAT Application No. A012/20 on behalf of Market Lane Holdings Inc. (Rocco Cerone) 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	TRCA Hamedeh Razavi 416-661-6600 x 5256 hamedeh.razavi@trca.ca	That the applicant provides the required fee amount of \$1,100.00 payable to the Toronto and Region Conservation Authority.
2	Development Planning Brandon Bell brandon.bell@vaughan.ca 905-832-8585 x 8112	That the maximum GFA of the eating establishment be 55.74 m2.
3	Committee of Adjustment Christine Vigneault christine.vigneault@vaughan.ca 905-832-8585 x 8332	The approval of A012/20 shall expire five (5) years after the date of the Committee of Adjustment decision (June 11, 2020). The approval of A012/20 will expire on June 11, 2025.

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: A. Antinucci, S. Kerwin

Other Business

None

Motion to Adjourn

Moved By: R. Buckler

Seconded By: A. Antinucci

THAT the meeting of Committee of Adjustment be adjourned at 8:47 p.m., and the next regular meeting will be held on July 9, 2020.

Motion Carried.

June 11, 2020 Meeting Minutes are to be approved at the July 9, 2020 meeting:

Chair

Secretary-Treasurer