

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: July 30, 2020</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b></p> <p>Time: 6:00 p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></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: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Lenore Providence Adriana MacPherson Faegheh Gholami Roberto Simbana</p>
<p>Members / Staff Absent:</p>	

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of July 9, 2020 Minutes**

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 9, 2020, be adopted as circulated.

**Motion Carried.**

**Adjournments**  
None

Applications Addressed by the Committee of Adjustment

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

5.

File:

B005/20

Ward 1
- Applicant:

Paul Gabriele
- Agent:

EMC Group Ltd., Nadia Zuccaro
- Address:

31 Napier Street, Kleinburg
- Purpose:

Consent is being requested to sever a parcel of land for residential purposes approximately 1,038.04 square metres with frontage onto Napier Street. The parcel to be retained is approximately 3,296.54 square metres with frontage also on Napier Street.

The existing detached garage on the severed land is proposed to be demolished.

The existing single family dwelling on the retained land is proposed to remain, together with the existing swimming 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  
Nadia Zuccaro, EMC Group Ltd.

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Nadia Zuccaro explained the nature of the application.

In response to Member Antinucci, Ms. Zuccaro clarified conditions with respect to the Toronto and Region Conservation Authority (TRCA) and advised that the TRCA was consulted as part of the review process.

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

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

THAT Application No. B005/20 on behalf of Paul Gabrielle, be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

1	<div>Committee of Adjustment Christine Vigneault</div> <div>905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a></div>	<div>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 <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.</div> <div>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.</div> <div>3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</div>
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2	<p>Building Standards Catherine Saluri</p> <p>905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a></p>	A permit for the demolition of the existing garage shall be obtained, and the garage shall be demolished.
3	<p>Development Planning Brandon Bell</p> <p>905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. That Site Development Application File DA.20.012 be approved to the satisfaction of the Development Planning Department.</li> <li>2. That the Owner implements the Restoration Planting Plan (Drawing No. L-2, Landscape Plan, prepared by Landscape Planning Landscape Architects, revision No. R2 dated May 15, 2020) for the retained Parcel 'A' to the satisfaction of the Development Planning Department.</li> </ol>
4	<p>Real Estate Ashley Ben-Lolo</p> <p>905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a></p>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 / 8977 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a></p>	The owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
6	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></p>	<ol style="list-style-type: none"> <li>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> <li>2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</li> </ol>
7	<p>TRCA Hamedeh Razavi</p> <p>416-661-6600 x 5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a></p>	The applicant submits the application fee of \$1400.00 payable to the Toronto and Region Conservation Authority.
9	<p>York Region Gabrielle Hurst</p> <p>1-877-464-9675 x 71538 <a href="mailto:Gabrielle.hurst@york.ca">Gabrielle.hurst@york.ca</a></p>	Prior to the approval of the Consent application, the City of Vaughan shall confirm to the Region that adequate water supply and sewage capacity has been allocated for the proposed new lot.

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: 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.

6.

File:

A140/19

Applicant:

Chabad Lubavitch of Southern Ontario

Agent:

Richard Idels

Address:

770 Chabad Gate

Purpose:

Relief from the By-law is being requested to permit the addition of a proposed three (3) storey building to accommodate a Mikvah – Ritual Pool with auxiliary prep rooms, a summer day camp and youth programs. The application is also required to facilitate related Site Plan Application DA.19.059.

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)
Name: Rabbi Z. Aaron Grossbaum (Chabad Lubavitch of Southern Ontario) Address: 770 Chabad Gate, Thornhill Nature of Correspondence: Explanation Letter

**Late Written Public Submissions (received after 12:00 p.m.):**

Support letters received past correspondence deadline from:

Chayala Wolosow, Eli Janowski, Julie Hew, Itchy Grossbaum, Jacob Schechter, Matis Stebben, Philip Kalvari, Sli Serebryanski, Steven Gordon, Yisroel & Henya Karpilovsky, Chaim & Sarah Forer, Sara Raizel, Rochel Einbinder, Miriam Rosenfeld, The Shteyneberg’s, Levi Rabiski, Rivkah Blotner Weinfeld, Sara Overlander, Chaya Rabins, Likhovetski Family, Yitzchok Rosenfeld, Aryeh Rosenberg, Rabbi Mendel Zaltzman, Rabbi Shmuly Grossbaum, Natalia Maj, Mendel Janowski, Tobin, Manachem Korf, Sam & Dina Cohen, Unknown.

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

**Representation**

Richard Idels (Idels Architecture)  
Rabbi Z. Aaron Grossbaum

**Deputations**

Marsha Peak – Crown Heights Co-op Homes Inc.  
Levi Blau – 27 Lonny Court

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Mr. Grossbaum explained the nature of the application and advised that the proposed building will continue to accommodate the existing uses onsite. For clarification he noted that no new use is being proposed. He explained the purpose of the Mikvah and opined that the proposal would have no impact on the abutting properties. He advised that the Mikvah would accommodate approximately 6-8 patrons a night and that it would not be open during the day. Privacy is required due to the nature of the use therefore the day camp must have a separate entrance (and will only be used on Sunday morning) and parking cannot be relocated. He addressed concerns with respect to run off due to snow pile up in the winter and reviewed comments provided from Development Engineering staff. He noted that the increase in building height is required to accommodate an exit stairwell to roof which provides access to the Holy Water used for the ritual bath.

Marsha Peak advised that she has reviewed the response (to concerns) and is please with the outcome.

Levi Blau expressed support for the application.

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

THAT Application No. A140/19 on behalf of Chabad Lubavitch of Southern Ontario, 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	The Owner/applicant shall obtain approval for the related Site Development Application (DA.19.059) from the Development Engineering (DE) 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:** 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.

7.

File:

A043/20

Ward 1
- Applicant:

Wilfred and Omisha Ramkissoon
- Agent:

Four Seasons Sunrooms
- Address:

67 Finland Drive, Kleinburg
- Purpose:

Relief from the by-law is being requested to permit the construction of a proposed sunroom 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  
Alexandra Aodesh, Four Seasons Sunrooms

Comments  
In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Alexandra Aodesh explained the nature of the application.

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

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

THAT Application No. A043/20 on behalf of Wilfred and Omisha Ramkissoon 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	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 the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how 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: 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.

8.

**File:**

A044/20

**Ward 5**

**Applicant:**

Luca Giovannoni and Angela Capozzolo

**Agent:**

Marin Zabzuni

**Address:**

23 Donna Mae Crescent

**Purpose:**

Relief from the By-law is being requested to permit the construction of a proposed single family dwelling and a 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)
Address: 60 Thornridge Drive, 24 Donna Mae Cres, 28 Donna Mae Cres, 33 Donna Mae Cres, and 40 Donna Mae Cres
Nature of Correspondence: Letters of Support

**Late Written Public Submissions (received after 12:00 p.m.):**  
19 & 32 Donna Mae Crescent – Letters of Support

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

**Representation**  
Marin Zabzuni

**Comments**  
In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Marin Zabzuni explained the nature of the application and advised that the front yard setback is in line with the abutting properties.

In response to Member Antinucci, Mr. Zabzuni advised that the proposed dwelling is approximately 5,748 square feet.

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

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

THAT Application No. A044/20 on behalf of Luca Giovannoni and Angela Capozzolo 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:** 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.

9.

File:

A046/20

Ward 2

Applicant:

Robert DiToro

Agent:

Marin Zabzuni

Address:

208 Firglen Ridge, Woodbridge

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

Late Written Public Submissions (received after 12:00 p.m.):  
236 Firglen Ridge – Letter of Support

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

Representation  
Marin Zabzuni

Comments  
In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Marin Zabzuni explained the nature of the application and that he had been working with the TRCA to reach an agreement and a position where they would be supportive of the proposal. He advised that the height variance is required to accommodate a mansard roof.

In response to Member Buckler, Mr. Zabzuni provided a breakdown of the lot coverage and advised that the location of the structure is needed to accommodate the required (environmental) buffer zone. He noted that neighbours are in support of the application.

In response to Member Buckler, Roberto Simbana, Planner, advised that similar approvals were obtained at 111 & 159 Firglen Ridge.

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. A046/20 on behalf of Robert DiToro 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 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	The Owner implements the Restoration Plan (Figure No. 3, Environmental Impact Statement Restoration Plan, prepared by Kuntz Forestry Consulting Inc., dated March 1, 2019) to the satisfaction of the Development Planning Department.
2	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	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 contact Development Engineering at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit



	Department/Agency	Condition
		<a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> for details on how to apply.
3	TRCA Hamedeh Razavi  416-661-6600 x 5272 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	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:** 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.

<b>10.</b>	<b>File:</b>	A047/20	<b>Ward 4</b>
	<b>Applicant:</b>	Northland Properties Corporation	
	<b>Agent:</b>	Pacific Coast Architecture Inc., Paul Kwasnicky	
	<b>Address:</b>	Four Valley Drive, Concord	
	<b>Purpose:</b>	Relief from the by-law is being requested to permit the construction of a proposed six (6) storey hotel that will include a restaurant. Relief is also required to facilitate related Site Plan Application DA.19.061.	

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**  
Ros MacFarlane

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Ros MacFarlane explained the nature of the application and advised that the applicant concurs with staff recommendations.

In response to Member Antinucci, Mr. MacFarlane advised that the application has received site plan approval, which included the review of a parking/traffic study. He advised that the applicant’s preference would be to maintain the proposal given that the parking has been deemed sufficient through the related development approval process.

Member Antinucci expressed concern with respect to parking and opined that there should be a minimum of 1 parking space per suite (246 suites).

In response to Member Antinucci, Mr. MacFarlane advised that a reduction in parking is supported based on the review of similar proxy sites. He noted that carpooling and travel using services such as Uber eliminates the need for 1 spaced per unit. He commented that the City’s Official Plan policies support reduced parking where possible and that staff support the findings of the submitted traffic study.

In response to Member Buckler, Mr. MacFarlane advised that he could not provide capacity numbers for the conference facilities onsite, however the facilities are approximately 390 square metres and 590 square metres in size. He noted that the facilities provide a synergy between the other uses onsite in that guests staying at the hotel will use the facilities.

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

Moved By: A. Antinucci

That Application No. A047/20 be adjourned in order to permit time for the applicant to work with staff to increase the parking onsite.

Motion failed (no seconder).

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

THAT Application No. A047/20 on behalf of Northland Properties Corporation 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 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	That the applicant obtains a municipal address from the GIS Mapping Section of the Development Planning Department and that confirmation of address creation be provided to the Secretary Treasurer.

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

**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.

11.

File:

A049/20

Ward 1
- Applicant:

Joseph Attard and Effie Matthews
- Agent:

Marco Mazzulla
- Address:

114 Autumn Grove Court, Kleinburg
- 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)
None

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

**Representation**  
Marco Mazzulla

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Marco Mazzulla explained the nature of the application and advised that a TRCA permit has been obtained

In response to Member Kerwin, Mr. Mazzulla confirmed that the cabana has been existing for approximately 15 years.

In response to Member Zheng, Mr. Mazzulla confirmed that the variances are required to address an existing condition.

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. A049/20on behalf of Joseph Attard and Effie Matthews 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 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading Plan (for cabana >10m2) 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 the Development Engineering Department through email at DEPermits@vaughan.ca or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	TRCA Hamedeh Razavi  416-661-6600 x5256 <a href="mailto:hamedeh.razavi@trca.ca">hamedeh.razavi@trca.ca</a>	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:** 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.

- 12. File:** A050/20 **Ward 2**
- Applicant:** Labourers' Union Non-Profit Building Society (LIUNA Local 183)
- Agent:** Weston Consulting Planning & Urban Design
- Address:** 8500 Huntington Road, Vaughan
- Purpose:** Relief is being requested from the holding provisions included in By-law 168-2018 to permit the following uses: Site grading; Site servicing; and Shoring and excavation.
- Relief is required to accommodate the construction of a proposed six (6) storey office building (including assembly hall and accessory uses) and to facilitate site plan application DA.18.025.

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 July 30, 2020  
Engineering Comments (revised) – Received July 24, 2020

### Representation

Kevin Bechard, Weston Consulting

### Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval. She clarified that relief is being requested from By-law 168-2018, which is a site specific by-law passed to rezone the lands from agricultural to prestige employment area. By-law 168-2018 was approved by Council and contains holding provisions requiring that the lands be used for agricultural purposes until such time that the owner satisfy conditions of approval and apply to Council for the holding provisions to be removed. The Committee is being requested to vary By-law 168-2018 to allow site grading, site servicing, shoring and excavation to commence (pre-construction activities).

Kevin Bechard explained the nature of the application and advised that the applicant concurs with the recommended conditions of approval. He noted that the related Official Plan (OPA) and Zoning By-law Amendment (ZBA) were approved by Council on September 27, 2018, which support the construction of a 27,800 square metre office building. The ZBA is subject to holding provisions which prevent the pre-construction activities to occur. He opined that the proposal meets the 4 tests under the Planning Act.

In response to Member Zheng, Mr. Bechard clarified the proposed shoring activities.

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. A050/20 on behalf of Labourers' Union Non-Profit Building Society (LIUNA Local 183) 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	The owner/applicant shall obtain an encroachment permit from Development Engineering along with the required Road Occupancy Permit through Public Works and pay all required fees and

	Department/Agency	Condition
	<a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	securities, all to the satisfaction of the City of Vaughan.

For the Following Reasons:

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

**Motion Carried.**

**Members Opposed to Motion:** 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.

13.

File:

A054/20

Ward 1
- Applicant:

Rocco and Lucrezia Liscio
- Agent:

None
- Address:

65 Caproni Drive
- 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)
Name: Fiston Holding Ltd Address: 7501 Keele Street, Unit 100 Nature of Correspondence: Letter of Objection
Name: Lucrezia and Rocco Liscio Address: 65 Caproni Drive Nature of Correspondence: Response to Objection Letter

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

Representation  
Rocco Liscio

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions and deputations and recommended conditions of approval.

Rocco Liscio explained the nature of the application and opined that the proposal will not impact the abutting properties

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

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

THAT Application No. A054/20 on behalf of Rocco and Lucrezia Liscio 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	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 patrick.courchesne@vaughan.ca	1. Applicant must provide an Arborist Report to inventory the trees within the proposed pool installation area and access area into side yard. All trees over 20cm in diameter are required to have there TPZ's protected with Hoarding (MLA107A and/or MLA107B). 2. A Private Property Tree Removal & Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm at base) on the subject property and trees located within 6 metres of the subject property, as per By-Law 052-2018;



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:** None

**Other Business**

None

**Motion to Adjourn**

Moved By: A. Antinucci

Seconded By: S. Kerwin

THAT the meeting of Committee of Adjustment be adjourned at 7:01 p.m., and the next regular meeting will be held on August 20, 2020.

**Motion Carried.**

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Chair

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Secretary-Treasurer