

MINUTES OF THE JULY 10, 2014 MEETING

The Minutes of the 13th Meeting of the
Vaughan Committee of Adjustment
for the year 2014
THURSDAY, JULY 10, 2014

6:06 p.m.

Present at the meeting were:

A. Perrella– Chair
H. Zheng – Vice Chair
J. Cesario
L. Fluxgold
M. Mauti – Arrived at 6:08pm

Members of Staff present:

Todd Coles, Secretary-Treasurer
Mark Chiovitti, Assistant to the Secretary-Treasurer
Sandra Marcucci, Assistant to the Secretary-Treasurer (Temporary)
Brandon Correia, Planner
Pia Basilone, Plans Examiner

INTRODUCTION OF ADDENDUM REPORTS

MOVED by M. Mauti
Seconded by H. Zheng

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

CARRIED.

DISCLOSURE OF PECUNIARY INTEREST

None.

ADOPTION OR CORRECTION OF MINUTES

MOVED by M. Mauti
Seconded by J. Cesario

THAT the minutes of the Committee of Adjustment Meeting of **Thursday, June 26, 2014**, be adopted as circulated.

CARRIED.

ADJOURNMENTS AND/OR DEFERRALS

NONE

ADMINISTRATIVE CORRECTIONS

NONE

MINOR VARIANCE PUBLIC HEARING:

Item # 1

FILE NUMBER: A167/14

APPLICANT: DENIS KUKHORENKO

PROPERTY: Part of Lot 20, Concession 2 (Lot 18, Registered Plan No. 65M-4053 municipally known as 140 Upper Post Road, Maple)

ZONING: The subject lands are zoned RD1, Residential Detached Zone One, under By-law 1-88 as amended.

PURPOSE: To permit the construction of a rear yard deck and widening of driveway.

PROPOSAL:
1. Maximum curb cut = 8.1m
2. Minimum rear yard setback to uncovered deck = 4.6m

BY-LAW REQUIREMENT: 1. Maximum curb cut = 6.0m
2. Minimum rear yard setback to uncovered deck = 5.7m

Denis Kukhorenko, the applicant appeared before the Committee.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A167/14, DENIS KUKHORENKO**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the applicant submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of to the Toronto and Region Conservation Authority;
2. That the applicant obtains a TRCA permit pursuant to Ontario Regulation 166/06, (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation), if required, to the satisfaction of to the Toronto and Region Conservation Authority;
3. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 2

FILE NUMBER: A168/14

APPLICANT: ACHILLE AND ADRIANA CARINCI

PROPERTY: Part of Lot 20, Concession 6 (Lot 63, Registered Plan 4626, municipally known as 20 Jackson Street, Maple).

ZONING: The subject lands are zoned R1V, Residential, under By-law 1-88, as amended.

PURPOSE: To permit the construction of a proposed cabana at the rear of the property and to permit the maintenance of the existing pool equipment and air conditioning unit in the side yard of the existing single family detached dwelling.

PROPOSAL:

1. To permit a maximum lot coverage of 24.76% (dwelling = 23% cabana = 1.76%).
2. To permit a minimum rear yard setback of 1.7 m to an accessory structure.
3. To permit a minimum interior side yard setback of 0.60 m to an A/C unit.
4. To permit a minimum interior side yard setback of 0.90 m to pool equipment.
5. To permit the maintenance of an existing 9.29 m² shed with a maximum height of 3.04 m.

BY-LAW REQUIREMENT:

1. A maximum lot coverage of 20% is permitted for a 2 storey dwelling.
2. A minimum rear yard setback of 7.5 m is required to an accessory structure with a gross floor area of 28.5 m².
3. A minimum interior side yard setback of 1.2 m is required to an A/C unit.
4. A minimum interior side yard setback of 1.2 m is required to pool equipment.
5. A maximum height of 2.5 m is permitted for the existing shed.

BACKGROUND INFORMATION: Minor Variance Application:
A410/06 Approved Sept. 28/06 (Lot coverage for a two storey structure = 23%)
A228/00 Approved Aug. 31/00 (Front yard setback of 12.25m)

Achille and Adriana Carinci, the applicants appeared before the Committee and gave a brief submission regarding the request.

Mrs. Maria Sammut, 9 Welton Street, appeared in opposition and submitted a letter of objection.

Luciano Cicci, 11 Welton Street, appeared in opposition to the request.

COMMITTEE OF ADJUSTMENT MINUTES THURSDAY, JULY 10, 2014

No one else appeared before the Committee in support of or in opposition to the request.

Request for Decisions forms were received for Mrs. Maria Sammut, 9 Welton Street, Maple, ON, L6A 3Y3 and Luciano Cicci, 11 Welton Street, Vaughan, ON, L6A 3Y3.

During the discussions between the Committee, applicants and neighbours the issue of drainage in the rear yard of the subject property were a cause for concern. It was suggested that the Engineering Department revisit the location and provide a detailed drainage report.

MOVED by M. Mauti
Seconded by L. Fluxgold

THAT Application No. **A168/14, ACHILLE AND ADRIANA CARINCI**, be **ADJOURNED TO July 24th, 2014 meeting**, to allow time for the Engineering Department to provide a report on the drainage.

CARRIED.

Item # 3

FILE NUMBER: A169/14

APPLICANT: FRANK RIGA and JOHN BERTACCO

PROPERTY: Part of Lot 9, Concession 8 (Municipally known as 8336 Kipling Avenue, Woodbridge)

ZONING: The subject lands are zoned RM1 Street Townhouse Dwelling, under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of a storage shed and to permit the continued construction of a detached garage.

PROPOSAL:

1. To permit a rear yard setback of 0.76 metres to the accessory building (garage).
2. To permit a rear yard setback of 0.30 metres to the accessory building (shed).
3. To permit an interior side yard setback of 0.65 metres to the accessory building (garage).
4. To permit an exterior side yard setback of 0.90 metres to the accessory building (shed).
5. To permit a building height of 2.67 metres for the accessory building (shed).

BY-LAW REQUIREMENT:

1. A minimum rear yard setback of 7.5 metres is permitted
2. A minimum rear yard setback of 0.60 metres is permitted.
3. A minimum interior side yard setback of 1.5 metres is permitted.
4. A minimum exterior side yard setback of 4.5 metres is permitted.
5. A maximum building height of 2.5 metres is permitted.

Frank Riga and John Bertacco, the applicants appeared before the Committee.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by L. Fluxgold

THAT Application No. **A169/14, FRANK RIGA and JOHN BERTACCO**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 4

FILE NUMBER: A170/14

APPLICANT: IGLESIA HISPANA de WOODBRIDGE

PROPERTY: Part of Lot 4, Concession 6 (Lots 3 & 4, Registered Plan 65M-2167) municipally known as 7611 Pine Valley Drive, Units 15 & 16, Woodbridge.

ZONING: The subject lands are zoned C7, Service Commercial Zone and subject to the provisions of Exception 9(864) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of a community centre/ place of worship, as follows:

- PROPOSAL:** 1. To maintain a church located in a multi-unit building.
2. To permit a minimum of 259 parking spaces
- BY-LAW REQUIREMENT:** 1. A church shall only be located in a standalone building.
2. 422 parking spaces are required.
- BACKGROUND INFORMATION:** Consent Applications
Files B65/02, B66/02 APPROVED – Oct. 24/02, creation of new lot and easement for sanitary, storm and water services.
- Minor Variance Applications
File A129/14 - APPROVED - May 29/14 - 259 parking spaces
File A078/13 APPROVED - Apr 11/13 - accessory retail to an eating establishment (Unit 14)
File A116/12 - APPROVED - May 3/12 - 259 parking spaces
File A239/04 APPROVED – Aug. 5/04 – 259 not 280 min parking spaces
File A039//06 APPROVED - Mar. 22/06 – 259 not 291 min parking spaces (Unit 36)
File A059//06 APPROVED - Mar. 22/06 – 259 not 299 min parking spaces (Unit 19)
File A062//06 APPROVED - Mar. 22/06 – 259 not 307 min parking spaces (Unit 13)
File A075//06 APPROVED - Mar. 22/06 – 259 not 315 min parking spaces (Unit 7)
File A160//06 APPROVED – Apr 10/06 – 259 not 331 min parking spaces (Unit 10)
File A295/06 APPROVED – Jul 20/06 – 259 not 339 min parking spaces (Unit 9)
File A424/06 APPROVED – Oct. 26/06 – 259 not 346 min parking spaces (Unit 31)
File A433/06 APPROVED – Oct. 26/06 – 259 not 354 min parking spaces (Unit 17)
File A360//05 APPROVED. – Dec. 8/05 – 259 not 284 min parking spaces (Unit 12)
- Zoning Application File Z.03.007
Site Plan Amendment File DA.03.001.

Jonathon Mousley, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A170/14, IGLESIA HISPANA de WOODBRIDGE**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 5

- FILE NUMBER:** A171/14
- APPLICANT:** AMALFI HOME BUILDING INC
- PROPERTY:** Part of Lot 22, Concession 9 (Lot 43, Registered Plan 65M-4336 municipally known as 31 Spicewood Crescent, Kleinburg)
- ZONING:** The subject lands are zoned RD1, Residential Zone Detached Zone One and subject to the provisions of Exception 9(1316) under By-law 1-88 as amended.
- PURPOSE:** To permit the construction of a proposed two-storey detached dwelling with the garages attached.
- PROPOSAL:** 1. To permit a combined garage width of 13.97 metres for the dwelling.
2. To permit a maximum garage projection of 5.89 metres beyond the most distant wall of the dwelling.
- BY-LAW REQUIREMENT:** 1. Maximum interior garage width 9.0m.
2. No garage shall project into the front yard more than 1.0m beyond the most distant point of any wall of the dwelling facing the street at ground floor level.

Cesario Gil, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by J. Cesario

THAT Application No. **A171/14, AMALFI HOME BUILDING INC**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 6

FILE NUMBER: A172/14

APPLICANT: BORIS PIESOK

PROPERTY: Part of Lot 20, Concession 2, (Lot 22, Registered Plan 65M-4135, municipally known as 290 Upper Post Road, Maple).

ZONING: The subject lands are zoned RD1, Residential Detached Zone One, and subject to the provisions of Exception 9(1275) under By-law 1-88 as amended..

PURPOSE: To permit the construction of a proposed covered and unenclosed deck, as well as a curb cut and widened driveway

PROPOSAL:

1. To permit a curb cut total 8.25 metres.
2. To permit the portion of the driveway between the street line and the street curb to be 8.25 metres in width.
3. To permit a rear yard setback of 5.57 metres to a covered deck.

BY-LAW REQUIREMENT:

1. The maximum permitted curb cut is 6.0 metres.
2. The maximum width of a driveway at the street curb shall be 6.0 metres. In addition, the portion of the driveway between the street line and the street curb shall not exceed 6.0 metres in width.
3. A minimum of 7.5 metres is required from the covered deck to the rear lot line.

Boris Piesok, the applicant appeared before the Committee.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A172/14, BORIS PIESOK**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the applicant submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of the Toronto and Region Conservation Authority.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 7

FILE NUMBER: A173/14

APPLICANT: LEONARD LIPSTEIN

PROPERTY: Part of Lot 20, Concession 2 (Lot 8, Registered Plan 65M-4110) municipally known as 147 Lindvest Crescent, Maple.

ZONING: The subject lands are zoned RD3, Residential Detached Zone Three, under By-law 1-88 subject to Exception 9(1231) as amended.

PURPOSE: To permit the construction of a swimming pool, pad and pool equipment and to permit the maintenance of an air conditioner, as follows:

PROPOSAL:

1. Minimum exterior sideyard setback to water's edge of pool = 1.5m
2. Minimum rear yard setback to unenclosed pool equipment = 5.7m
3. Minimum exterior sideyard setback to unenclosed pool equipment = .6m
4. Minimum interior sideyard setback to A/C unit = .35m

BY-LAW REQUIREMENT:

1. Minimum exterior sideyard setback to water's edge of pool = 4.5m
2. Minimum rear yard setback to unenclosed pool equipment = 6.0m
3. Minimum exterior sideyard setback to unenclosed pool equipment = 3.0m
4. Minimum interior sideyard setback to A/C unit = 1.2m

Leonard Lipstein, the applicant appeared before the Committee.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by J. Cesario

THAT Application No. **A173/14, LEONARD LIPSTEIN**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 8

FILE NUMBER: **A174/14**

APPLICANT: **3232 STEELES AVENUE INC.**

PROPERTY: Part of Lot 1, Concession 5 (Lot 2, Registered Plan No. 65M-2172 municipally known as 3232 Steeles Ave, Concord)

ZONING: The subject lands are zoned C7, Service Commercial, subject to Exception 9(325), under By-law 1-88, as amended.

PURPOSE: To permit the maintenance of an existing one storey commercial building.

PROPOSAL: 1. To permit a retail store use in Units 14/15.

BY-LAW REQUIREMENT: 1. A retail store use is not permitted

BACKGROUND INFORMATION: **MINOR VARIANCE APPLICATION:**
A041/13 - APPROVED MAR 7/13- To permit a car brokerage in unit #17 of the existing building.
A165/08 - APPROVED JUL 17/08- To permit the construction of an outdoor patio for Unit #8.

Jim Levac Weston Consulting Group, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by H. Zheng
Seconded by J. Cesario

THAT Application No. **A174/14, 3232 STEELES AVENUE INC.**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 9

FILE NUMBER: A175/14

APPLICANT: ALLEGRA ON WOODSTREAM INC.

PROPERTY: Part of Lot 5, Concession 8 (Part of Block 1, Registered Plan No. 65M-2464 municipally known 12 and 24 Woodstream Boulevard, Woodbridge)

ZONING: The subject lands are zoned RA3, Residential Zone, and subject to the provisions of Exception 9(1315) under By-law 1-88 as amended.

PURPOSE: To permit the continued construction of a residential condominium.

PROPOSAL: To permit the following maximum parking widths and lengths:

NO.	PARKING LEVEL	PARKING UNIT NO.	LENGTH (m)	WIDTH (m)
1	A	7	6.25	2.50
2	A	8	6.25	2.50
3	A	9	6.25	2.60
4	A	10	6.25	2.60
5	A	11	6.25	2.50
6	A	84	6.00	2.50
7	A	85	5.45	2.50
8	A	86	6.00	2.50
9	A	87	6.00	2.50
10	A	184	5.70	2.88
11	A	185	5.70	2.88
12	A	186	5.70	2.88
13	A	187	5.70	2.88
14	A	188	5.70	2.79
15	A	189	5.70	2.79
16	B	11	5.82	2.74
17	B	18	5.94	3.05
18	B	19	6.20	2.49
19	B	20	6.20	2.49
20	B	21	6.20	2.59
21	B	22	6.20	2.59
22	B	23	6.20	2.58
23	B	34	5.94	3.07
24	B	37	5.70	2.88
25	B	38	5.70	2.88
26	B	98	6.00	2.50
27	B	99	5.44	2.50
28	B	100	6.00	2.50
29	B	101	6.00	2.50

BY-LAW REQUIREMENT: A minimum parking space size of 2.7 metres X 6.0 metres is permitted.

Michael Manett, the agent appeared on behalf of the applicant gave a brief submission regarding the request. The agent confirm that parking spots A85 and B99 were not sold at this time.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for
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the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold
Seconded by J. Cesario

THAT Application No. **A175/14, ALLEGRA ON WOODSTREAM INC.**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That an undertaking be provided by the applicant confirming that the condominium disclosure statement will include a notification for the purchasers of parking units A85 and B99 that those parking spaces shall only be used for small cars.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 10

FILE NUMBER: A176/14

APPLICANT: ADVANCED PROCESS DESIGN/FAB. INC.

PROPERTY: Part of Lot 9, Concession 5, municipally known as 410 Chrislea Road, Unit 10, Woodbridge.

ZONING: The subject lands are zoned EM2, General Employment Area, under By-law 1-88, as amended.

PURPOSE: To permit the maintenance of a second floor extension, as follows:

PROPOSAL: 1. To permit a minimum of 77 parking spaces.

BY-LAW REQUIREMENT: 1. A minimum of 86 parking spaces are required.

Rob Ricci, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A176/14, ADVANCED PROCESS DESIGN/FAB. INC.**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

Item # 11

FILE NUMBER: A177/14

APPLICANT: RICHARD (RICK) AND LILLIAN EKSTEIN

PROPERTY: Part of Lot 29, Concession 1, (Lot 8, Registered Plan No. 3319, municipally known as 94 Arnold Avenue, Thornhill).

ZONING: The subject lands are zoned R1V, Old Village Residential, under By-law 1-88 subject to Exception 9(662) as amended.

PURPOSE: To permit the construction of a proposed Cabana.

PROPOSAL: 1. Maximum Lot Coverage = 23.77% (Dwelling = 19.12%; Cabana = 0.97%; covered porchs = 3.68%)
2. Height of Cabana = 5.283m

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BY-LAW REQUIREMENT: 1. Maximum lot coverage = 20%
2. Maximum height of accessory structure = 4.5m measured from the average finished ground level to the highest point of the structure.

BACKGROUND INFORMATION: MINOR VARIANCE APPLICATION:
A138/13 - APPROVED MAY 23/13 – Max. lot coverage 22.8%

Bill Hicks, Hicks Partnership Inc., the agent appeared on behalf of the applicant gave a brief submission regarding the request.

Stephen Sender, 95 Thornridge Drive, appeared in opposition to the request. A request for decision form was not submitted.

No one else appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold
Seconded by J. Cesario

THAT Application No. **A177/14, RICHARD (RICK) AND LILLIAN EKSTEIN**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the applicant submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority, if required, to the satisfaction of to the Toronto and Region Conservation Authority;
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

Item # 12

FILE NUMBER: A178/14

APPLICANT: TED CELOTTI FAMILY TRUST

PROPERTY: Part of Lot 12, Concession 4 (Block 10, Registered Plan 65M-2601) municipally known as 50A Caldari Road, Concord

ZONING: The subject lands are zoned EM1, Prestige Employment Zone under By-law 1-88 as amended.

PURPOSE: To permit an indoor playground as accessory use to a health centre, as follows:

- PROPOSAL:**
1. To permit a basketball court as accessory to a Health Centre (Kids Indoor Playground).
 2. To permit electronic gaming devices (interactive video games and 5D video effects) as accessory to a Health Centre (Kids Indoor Playground).
 3. To permit two (2) billiard tables as accessory to a Health Centre (Kids Indoor Playground).
 4. To permit redemption games as accessory to a Health Centre (Kids Indoor Playground).
 5. To permit retail sales as accessory to a Health Centre (Kids Indoor Playground).
 6. To permit an Eating Establishment as accessory to a Health Centre (Kids Indoor Playground).

BY-LAW REQUIREMENT:

1. Basketball courts are not permitted as accessory to a Health Centre.
2. Electronic gaming devices are not permitted as accessory to a Health Centre.
3. Billiard tables are not permitted as accessory to a Health Centre.
4. Redemption games are not permitted as accessory to a Health Centre.
5. Retail sales are not permitted as accessory to a Health Centre.
6. An Eating Establishment is not permitted as accessory to a Health Centre.

Basharat Ahmad, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for

the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold
Seconded by H. Zheng

THAT Application No. **A178/14, TED CELOTTI FAMILY TRUST**, be **APPROVED**, in accordance with the attached sketch
CARRIED.

Item # 13

FILE NUMBER: A181/14

APPLICANT: ARVIT INVESTMENTS INC.

PROPERTY: Part of Lot 19, Concession 4 (being Blocks 133 & 137 on Plan 65M-3505), municipally known as 9601 & 9621 Jane Street, and 95, 105 & 125 Kayla Crescent, Maple.

ZONING: The subject lands are zoned RM2, Multiple Residential Zone Two and subject to the provisions of Exception 9(1367) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing residential condominium development.

PROPOSAL:

1. To permit a minimum interior garage dimension of 2.6 metres (in width) by 6.0 metres (in length).
2. To permit a minimum interior garage dimension of 2.55 metres (in width) by 6.0 metres (in length) for lots 61, 82, and 90.
3. To permit a minimum setback from Jane Street of 1.2 metres to a dwelling and 0.4 metres to a covered porch.
4. To permit a minimum landscape strip width of 1.2 metres and 0.4 metres (where there is a covered porch) along Jane Street

BY-LAW REQUIREMENT:

1. A minimum interior garage dimension of 2.7 metres by 6.0 metres is required.
2. A minimum interior garage dimension of 2.7 metres by 6.0 metres is required.
3. A minimum setback of 3.7 metres is required from Jane Street.
4. A minimum landscape strip width of 3.7 metres is required along Jane Street.

BACKGROUND INFORMATION: Zoning By-law Amendment - Z09.040 - Approved By-law 26-2012
Site Plan DA.11.075 - Approved

Mark McConville, Humphries Planning Group Inc., the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by M. Mauti
Seconded by H. Zheng

THAT Application No. **A181/14, ARVIT INVESTMENTS INC.**, be **APPROVED**, in accordance with the attached sketch
CARRIED.

Previously adjourned from the June 26, 2014 meeting

Item # 14

FILE NUMBER: A155/14

APPLICANT: Market Lane Holdings Inc.

PROPERTY: Part of Lot 7, Concession 7, (municipally known as 124 and 140 Woodbridge Avenue, Unit CU1 Woodbridge).

ZONING: The subject lands are zoned C4 Neighbourhood Commercial and subject to the provisions of Exception 9(348) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing commercial property, adding a "use" to Unit CU1.

PROPOSAL: To permit the use of an eating establishment with a herbal/hookah lounge.

BY-LAW REQUIREMENT: An herbal/hookah lounge is not a permitted use.

BACKGROUND INFORMATION: Permission Application File No. A119/03(P) - APPROVED, May 15, 2003, for a detached outdoor patio.
Consent Application File No. B036/05 APPROVED, Sept. 29, 2005 (Creation of a new lot) Certificates issued March 15/06.
Minor Variance Application A252/10 - APPROVED - Nov 11/10 - (Max. 2 loading spaces)
File No. A228/05 – APPROVED Sept. 29, 2005, for lot area and parking on abutting lands.
(in conjunction with B036/05)
Consent Application File No. B056/07 – APPROVED July 26, 2007 addition to lands to the south. Certificate issued August 30, 2007.

Rame T. Aodesho, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

Chris Cerone, 737 Clarence Street appeared in support of the request. A request for decision form was not submitted.

A Request for Decision form was received from Rame T. Aodesho, 2 Intermezzo Drive, Woodbridge, ON, L4H 3L2.

No one else appeared before the Committee in support of or in opposition to the request.

During the discussion, L. Fluxgold declared an interest as a client of his has provided financing for the property and removed himself from the Committee room.

The Committee is of the opinion that the variance sought cannot be considered minor and is not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

MOVED by M. Mauti
Seconded by H. Zheng

THAT Application No. **A155/14, Market Lane Holdings Inc.**, be **APPROVED**, in accordance with the attached sketch and subject to the following conditions:

1. That the applicant submits the variance application fee of **\$315.00** payable to the Toronto & Region Conservation Authority, if required, to the satisfaction of the Toronto & Region Conservation Authority.
2. That if the condition(s) listed above is/are not fulfilled and the Building Permit is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

CARRIED.

L. Fluxgold returned to the Committee Room.

Previously adjourned from the June 26, 2014 meeting

Item # 15

FILE NUMBER: A157/14

APPLICANT: REIHANYPOUR BABAK

PROPERTY: Part of Lot 33, Concession 1 (Lot 42, Registered Plan 3765) municipally known as 25 Helen Avenue, Thornhill

ZONING: The subject lands are zoned R1V, Single Family Detached Dwelling, and subject to the provisions of Exception 9(662) under By-law 1-88 as amended.

PURPOSE: To permit the construction of a two storey dwelling, as follows:

PROPOSAL:

1. To permit a proposed building height of 10.8 metres for a two storey dwelling.
2. To permit a lot coverage of (dwelling 23.69%, covered pool 3.91%) = 27.6%.
(Covered porch is included)

3. To permit a maximum driveway width and curb cut of 9 metres (6.0 metres east side and 3.0 metres west side) as per sketch.
4. Minimum interior side yard setback = 1.92m (both sides)
5. Minimum total of both side yards = 3.84m
6. Minimum front yard setback = 9.40m
7. Minimum front yard setback to steps = 6.96m
8. Proposed front yard landscaping = 48%

**BY-LAW
REQUIREMENT:**

1. The maximum permitted building height is 9.5 metres.
2. The maximum permitted lot coverage is 20%.
3. A maximum driveway width and curb cut of 9 metres is permitted.
4. Minimum interior side yard setback = 3.0m (both sides)
5. Minimum total of both side yards = 6.0m
6. Minimum front yard setback of 11.68 metres is required (12.98 metres existing setback per our department's records – 10% permitted reduction = 11.68 m).
7. Minimum front yard setback to steps = 9.88m
8. The lot frontage for lots 12.0 metres and greater shall be comprised of a minimum of 50% landscaped front yard and a minimum of 60% of the minimum landscaped front yard shall be soft landscaping.

Mehran Heydari, the agent appeared on behalf of the applicant gave a brief submission regarding the request.

No one appeared before the Committee in support of or in opposition to the request.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by J. Cesario
Seconded by H. Zheng

THAT Application No. **A157/14, REIHANYPOUR BABAK**, be **APPROVED**, in accordance with the attached sketch

CARRIED.

16. OTHER BUSINESS

None.

17. MOTION TO ADJOURN

MOVED by J. Cesario
Seconded by H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:12p.m., and the next regular meeting will be held on **THURSDAY, JULY 24, 2014.**

CARRIED.