



Committee of Adjustment Minutes

Hearing Date: January 10, 2019

Location: 2141 Major Mackenzie Drive
Committee Room 242/243

Time: 6:00 p.m.

DRAFT

Committee Member & Staff Attendance

Committee Members:	Joe Cesario (Chair) Robert Buckler (Vice-Chair) Mary Mauti Assunta (Sue) Perrella Hao (Charlie) Zheng
Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:	Christine Vigneault Lenore Providence Franca Malfara Christopher Cosentino Brandon Bell
Members / Staff Absent:	None

Introduction of Addendum Reports

Item #	File #	Address / Applicant	Commentator	Summary
5	B019/18	55 Appalachian Road, Maple (Ji Ji)	Engineering	Revised Engineering Comments / Conditions (now includes that conceptual servicing and grading drawings be provided).
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 49 Appalachian Road
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - Shnaidman (no address provided)
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Engineering	Infrastructure Planning & Corporate Asset Management response to York Region (confirming allocation). Condition of approval added that servicing be obtained prior to finalizing consent.
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 152 Kootenay Ridge
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 160 Kootenay Ridge
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Petition in opposition signed by: 1, 2, 15, 35, 40, 41 & 49 Appalachian Road & 91, 94, 99, 107, 110, 123, 128, 129, 136, 146, 152 & 160 Kootenay Ridge)
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 129 Kootenay Ridge
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 120 Kootenay Ridge
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Revised Petition to include: 25 Appalachian Drive, 82, 83 & 102 Kootenay Ridge & 9, 17 & 23 Athabasca Drive

Item #	File #	Address / Applicant	Commentator	Summary
5 & 6	B019/18 & A206/18	55 Appalachian Road, Maple (Ji Ji)	Neighbour	Letter of Objection - 40 Appalachian Drive
8	A077/18	43 Pennon Road, Kleinburg (Zeppa)	Planning	Planning Comments - Recommend approval of Variances #1, 2, 4, and 6 to 10, and supports the maximum lot coverage (26%) and maximum cabana height (4.81 m) proposed by the Owner on July 13, 2018, subject to conditions.
8	A077/18	43 Pennon Road, Kleinburg (Zeppa)	Applicant	Revised sketch indicating location of eaves.
8	A077/18	43 Pennon Road, Kleinburg (Zeppa)	Neighbour	Letter of Objection - 25 Pennon Road
9	A136/18	3201 Hwy 7, Vaughan (1406284 Ontario Inc.)	Planning	Planning Comments: approval of the application, subject to conditions which are to be satisfied within one year of the decision of the Committee of Adjustment.
9	A136/18	3201 Hwy 7, Vaughan (1406284 Ontario Inc.)	Neighbour	Letter of Objection - Stikeman Elliott (representing 2748355 Canada Inc. ("274 Canada"), that owns neighbouring property to 140 Ontario's land)
10	A160/18	2 Canada's Wonderland Drive, Concord (Canada's Wonderland Company)	Planning	Planning Comments (provided in Agenda Packages): Recommend approval subject to site plan approval.
10	A160/18	2 Canada's Wonderland Drive, Concord (Canada's Wonderland Company)	Neighbour	Letter of Objection - 22 Jarrett Court
10	A160/18	2 Canada's Wonderland Drive, Concord (Canada's Wonderland Company)	Neighbour	Letter of Objection - 20 Jarrett Court
10	A160/18	2 Canada's Wonderland Drive, Concord (Canada's Wonderland Company)	Neighbour	Letter of Objection - 17 Jarrett Court
12	A194/18	345 Spring Gate Blvd, Thornhill (Herman)	Neighbour	Letters of Support - 334, 335 & 340 Spring Gate Blvd & 14 Halmark Court
14	A210/18	8310 Islington Avenue, Vaughan (Lancia)	Agent	Justification Letter to support variances
14	A210/18	8310 Islington Avenue, Vaughan (Lancia)	TRCA	TRCA Comments (omitted from Staff Report Schedule) - Conditions to pay fee and obtain permit.

Moved By: R. Buckler
 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.

Motion Carried.

Disclosure of Pecuniary Interest

Member	Nature of Interest
N/A	N/A

Adoption of December 6, 2018 Minutes

Required Amendment	Page Number
N/A	N/A

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

THAT the minutes of the Committee of Adjustment Meeting of Thursday, December 6, 2018, 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:** B019/18 **Ward 1**
- Applicant:** Ji Ji
- Agent:** Yujia Hu
- Address:** 55 Appalachian Rd. Maple
- Purpose:** Consent is being requested to sever a parcel of land for residential purposes, approximately 892.80 square metres while retaining a parcel of land approximately 1055.60 square metres (also described as Part 2 on the draft reference plan submitted with the application). The severed and retained land will have frontage onto Kootenay Ridge and there is an existing two (2) storey single family dwelling on the retained land.
- ** Please confirm with Building that the existing swimming pool and stair structures to be demolished on retained land and what is to be done with existing retaining wall.

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: Lisa and Angelo Fazari Address: 123 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Slava Levin Address: 152 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Bella Shulman Address: 160 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Paul and Daniela Guglielmin Address: 49 Appalachian Road, Maple Nature of Correspondence: Letter of Objection
Name: Rachelle and Shimon Shnaidman Address: 128 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Various Neighbours Address: 1, 2, 15, 35, 40, 41 & 49 Appalachian Road & 91, 94, 99, 107, 110, 123, 128, 129, 136, 146, 152 & 160 Kootenay Ridge Nature of Correspondence: Petition in Opposition
Name: Ebrahim Address: 129 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Carinci Address: 120 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Various Neighbours Address: 25 Appalachian Drive, 82, 83 & 102 Kootenay Ridge & 9, 17 & 23 Athabasca Drive Nature of Correspondence: REVISED Petition in Opposition
Name: Stangl Address: 40 Appalachian Road, Maple Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:
Engineering Comments – Received January 7, 2019

Representation
Yujia Hu

Comments

Yujia Hu explained the nature of the application. She opined that a future dwelling will be similar to development in the neighbourhood and advised that the subject lands being a corner lot, is an unique situation. In addition, she noted that given the lot is located at the dead end of the street, the impact will be minimized.

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

Daniela Gugielmin, 49 Appalachian Road, advised that her property is located next door. She opined that the variances being requested are not minor and reviewed By-law requirements. She expressed concerns regarding compatibility of future development, rear yard setback (impact of future home) and drainage. She advised that given the slope of the property there are potential risks for flooding and explained that there are water pressure issues in the area.

Sergio Rea, 41 Appalachian Road, advised that while they do not oppose development in the area they do not feel the variances are minor. Mr. Rea expressed concerns regarding conformity, precedence and privacy.

Lynette Divsalar, 15 Appalachian Road, expressed concerns regarding the public notification process, precedence, home values and drainage. She opined that given the grade of the site, a future dwelling may be built higher impacting privacy. She also advised that children play in the dead-end street and expressed safety concerns.

Bella Shulman, 60 Kootenay Ridge, expressed concerns regarding safety of children playing in the court and privacy. She advised that they purchased in the area due to the estate premium lots and noted that she is opposed to the application.

Selina Cozzupoli, 25 Appalachian Road, expressed concerns regarding safety of children and increased traffic.

Tim Madden, 146 Kootenay Ridge, advised that he purchased a lot 20 years ago with the understanding that the "mega-lots" in the area would be maintained. He expressed concerns regarding loss of view, traffic, the use of construction vehicles. He opined that the variance is not minor.

Tracey Andre, 99 Kootenay Ridge, advised that school buses use the court as a turn-around area. She expressed concern regarding children safety and trucks doing backfilling. She noted that she also purchased her lot due to its size.

Enzo Di Genova, 94 Kootenay Ridge, opined that the variance is not minor. He expressed concern regarding precedence and noted that the subdivision was originally marketed as "Rural Vaughan".

Shimon Shnaidman, 128 Kootenay Ridge, reiterated that he supports his neighbours concerns and strongly objects to the variance.

In response to Chairman Cesario, Yujia Hu advised that there is a swimming pool on the property which is to be removed and the retained land is otherwise vacant.

In response to Member Mauti, Christopher Cosentino, Planner, advised that he is unaware of any previous applications for severance in the area.

Yujia Hu advised that the proposed home will be compatible with the community and will comply with all required setbacks. She noted that as part of the future development process, grading permits will be required.

Member Perella commented that she does not believe the variance is minor and that approval would alter the character of the area.

Moved By: A. Perrella
Seconded By: M. Mauti

THAT Application No. B019/18 on behalf of Ji Ji be **REFUSED** for the following reasons:

1. The proposal does not conform to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal does not conform with the City of Vaughan Official Plan
3. The proposal does not conform to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.
4. The general intent and purpose of the by-law will not be maintained.
5. The proposed severance is not desirable for the appropriate development of the land

Motion Carried.

Members Opposed to Motion: N/A

6. File: A206/18 **Ward 1**
Applicant: Ji Ji
Agent: Yujia Hu
Address: 55 Appalachian Rd. Maple
Purpose: Relief from the By-law is being requested to permit reduced lot area on the severed land to facilitate Consent Application B019/18.

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)
Name: Lisa and Angelo Fazari Address: 123 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Slava Levin Address: 152 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Bella Shulman Address: 160 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Paul and Daniela Guglielmin Address: 49 Appalachian Road, Maple Nature of Correspondence: Letter of Objection
Name: Rachelle and Shimon Shnaidman Address: 128 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Various Neighbours Address: 1, 2, 15, 35, 40, 41 & 49 Appalachian Road & 91, 94, 99, 107, 110, 123, 128, 129, 136, 146, 152 & 160 Kootenay Ridge Nature of Correspondence: Petition in Opposition
Name: Ebrahim Address: 129 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Carinci Address: 120 Kootenay Ridge, Maple Nature of Correspondence: Letter of Objection
Name: Various Neighbours Address: 25 Appalachian Drive, 82, 83 & 102 Kootenay Ridge & 9, 17 & 23 Athabasca Drive Nature of Correspondence: REVISED Petition in Opposition
Name: Stangl Address: 40 Appalachian Road, Maple Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:

Engineering Comments – Received January 7, 2019

Representation

Yujia Hu

Comments

Yujia Hu explained the nature of the application. She opined that a future dwelling will be similar to development in the neighbourhood and advised that the subject lands being a corner lot, is an unique situation. In addition, she noted that given the lot is located at the dead end of the street, the impact will be minimized.

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

Daniela Guglielmin, 49 Appalachian Road, advised that her property is located next door. She opined that the variances being requested are not minor and reviewed By-law requirements. She expressed concerns regarding compatibility of future development, rear yard setback (impact of future home) and drainage. She advised that given the slope of the property there are potential risks for flooding and explained that there are water pressure issues in the area.

Sergio Rea, 41 Appalachian Road, advised that while they do not oppose development in the area they do not feel the variances are minor. Mr. Rea expressed concerns regarding conformity, precedence and privacy.

Lynette Divsalar, 15 Appalachian Road, expressed concerns regarding the public notification process, precedence, home values and drainage. She opined that given the grade of the site, a future dwelling may be built higher impacting privacy. She also advised that children play in the dead-end street and expressed safety concerns.

Bella Shulman, 60 Kootenay Ridge, expressed concerns regarding safety of children playing in the court and privacy. She advised that they purchased in the area due to the estate premium lots and noted that she is opposed to the application.

Selina Cozzupoli, 25 Appalachian Road, expressed concerns regarding safety of children and increased traffic.

Tim Madden, 146 Kootenay Ridge, advised that he purchased a lot 20 years ago with the understanding that the “mega-lots” in the area would be maintained. He expressed concerns regarding loss of view, traffic, the use of construction vehicles. He opined that the variance is not minor.

Tracey Andre, 99 Kootenay Ridge, advised that school buses use the court as a turn-around area. She expressed concern regarding children safety and trucks doing backfilling. She noted that she also purchased her lot due to its size.

Enzo Di Genova, 94 Kootenay Ridge, opined that the variance is not minor. He expressed concern regarding precedence and noted that the subdivision was originally marketed as “Rural Vaughan”.

Shimon Shnaidman, 128 Kootenay Ridge, reiterated that he supports his neighbours concerns and strongly objects to the variance.

In response to Chairman Cesario, Yujia Hu advised that there is a swimming pool on the property which is to be removed and the retained land is otherwise vacant.

In response to Member Mauti, Christopher Cosentino, Planner, advised that he is unaware of any previous applications for severance in the area.

Yujia Hu advised that the proposed home will be compatible with the community and will comply with all required setbacks. She noted that as part of the future development process, grading permits will be required.

Member Perella commented that she does not believe the variance is minor and that approval would alter the character of the area.

Moved By: A. Perrella

Seconded By: M. Mauti

THAT Application No. A206/18 on behalf of Ji Ji be **REFUSED** for the following reasons:

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: N/A

- 7. File:** B022/18 **Ward 4**
- Applicant:** Dulcina Investments Inc.
- Agent:** Joe DiGiuseppe
- Address:** 8960 Jane St. Vaughan
- Purpose:** Consent is being requested to sever a parcel of land approximately 9,641.91 square metres reserving an easement on the severed land for servicing (sewers) over Part 23 and 24 in favour of the retained land (as shown on the draft reference plan submitted with the application) while retaining a parcel of land approximately 18,262.63 square metres.
- The severed and retained parcels will both have frontage onto Jane Street.
- The severed land is currently vacant and there is an existing temporary sales office located on the retained land.

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
Joe DiGiuseppe

Comments

Joe DiGiuseppe explained the nature of the application.

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

Moved By: M. Mauti
Seconded By: R. Buckler

THAT Application No. B022/18 on behalf of Dulcina Investments Inc. (A. Baldassarra) be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	<ol style="list-style-type: none"> 1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Real Estate Franca Mazzanti 905-832-8585 x 8474 franca.mazzanti@vaughan.ca	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

	Department/Agency	Condition
		herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	1. That the Development Engineering Department shall review and approve application DA.18.047. 2. That the Owner shall enter into a development agreement for creation of the east-west road, if required, with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	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). 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).

For the Following Reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

Motion Carried.

Members Opposed to Motion: N/A

- 8. File:** A077/18 **Ward 1**
- Applicant:** Franca Zeppa
- Agent:** John Zipay & Associates (John Zipay)
- Address:** 43 Pennon Road, 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)
Name: Nadia & Phillip Lazzarino
Address: 25 Pennon Road
Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:

Planning Comments – Received January 9, 2019
 Revised sketch – Received from the Agent on January 10, 2019

Representation

John Zipay, John Zipay & Associates
 Elisabeth Nocan, Architect

Comments

John Zipay explained the nature of the application and reviewed department and agency comments. He noted that the coverage and accessory structure height are not being supported by planning staff and explained that the By-law requirements are outdated. He noted the lot is quite large and advised that the proposal is consistent with development in the area.

Elisabeth Nocan provided a handout to the Committee outlining the coverage requirements of the proposed dwelling. She opined that the development is compatible in the context of redevelopment and that it complies with the City’s Official Plan and Zoning By-law.

Ms. Nocan reviewed coverage and cabana height request and explained requirements. She provided that the proposed cabana height is measured to the top of the sloped roof and the style of the cabana is in keeping with the proposed dwelling.

Mr. Zipay advised that the proposed covered porch is necessitating the coverage variance.

In response to Member Mauti, Ms. Nocan advised that the cabana height calculation was originally taken to the mid-point of the roof.

In response to Member Mauti, Christopher Cosentino, Planner, advised that the resubmission did not clearly outline the change in roof style and that the revised elevation drawing was not provided. He noted that previous approvals in the area (for accessory structure height) did not exceed 5.70 metres.

In response to Member Mauti, Mr. Zipay advised that his client’s preference is to apply for the variances requested, however they could work with 5.7 metres.

The Committee reviewed previous approvals in the area for coverage and concluded that the maximum approved coverage was 28.29%

Member Perella expressed concern with continuing to increase coverage approvals in area.

In response to Chairman Cesario, Mr. Zipay commented on the letter of objection received and noted that variances cannot necessarily be judged by a number or percentage increase, but on compatibility with the City’s Official Plan and Zoning By-law.

Chairman Cesario asked if anyone present wished to comment on this application, there was no response.

Moved By: R. Buckler
 Seconded By: M. Mauti

THAT Application No. A077/18 on behalf of Franca Zeppa be **APPROVED as amended**, subject to a reduction in lot coverage (maximum 28.29%) and accessory structure building height (5.7 metres) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Steve Lysecki 905-832-2281 ext. 8731 Steve.Lysecki@Vaughan.ca	<ol style="list-style-type: none"> 1. The Owner / Applicant shall apply to the Development Inspection & Grading Division of the Development Engineering Department for Lot Grading Approval prior to any work taking place on the property for construction of the proposed dwelling. The application(s) can be made at the Development Engineering Department counter on the 2nd floor of City Hall and proof of application shall be sent to Steve Lysecki at Steve.Lysecki@Vaughan.ca to clear this condition. Should the Owner require assistance with application for approval, please see counter staff at the Development Engineering counter, or call Steve Lysecki at Vaughan City Hall at 905-832-2281 ext. 8731. 2. The Owner / Applicant shall complete a capacity analysis, to the satisfaction of the Development Engineering (DE) Department, of the receiving storm sewer should the proposed sump pump be connected to the sewer. The Owner / Applicant shall contact Steve Lysecki of DE to discuss and undertake this analysis.
2	Planning Department Chris Cosentino 905-832-8585, ext. 8215 christopher.cosentino@vaughan.ca	<ol style="list-style-type: none"> 1. A total of 39 replacement trees are required for the proposal. The Owner shall provide a Landscape Plan indicating the location of the proposed replacement trees. Cash-in-lieu payment at a rate of \$550 per replacement tree is required for any required replacement trees that are not accommodated on site. 2. The Owner shall provide a Tree Protection Zone (TPZ) around tree #448 (as identified in the tree inventory). 3. The Owner shall resubmit an amended Tree Inventory/Preservation Plan and Arborist Report in accordance with the provided Urban Design comment memo dated January 2, 2019.
3	Committee of Adjustment Christine Vigneault 905-832-8585 ext. 8332 Christine.vigneault@vaughan.ca	That a revised sketch be submitted reflecting the Committee's approval for Variance No. 3 & 5 (see variance chart)

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:** A136/18 **Ward 4**
- Applicant:** 1406284 Ontario Inc.
- Agent:** John Zipay & Associates (John Zipay)
- Address:** 3201 Hwy 7 Vaughan
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed high rise mixed-use development consisting of three (3) residential towers, townhouse units as well as a hotel to facilitate Site Plan Application DA.17.015.

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: Stikeman Elliott – Michael Currie Address: 5300 - 199 Bay St, Toronto Nature of Correspondence – Letter of Objection

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received January 9, 2019

Representation

John Zipay, John Zipay & Associates
Daniel Artenosi, Overland LLP

Comments

John Zipay explained the nature of the application and provided two (2) renderings of the proposed condominium project.

Daniel Artenosi, Overland LLP, advised that he was representing the owner of the subject lands. He provided a letter to the Committee in response to the correspondence provided by Stikeman Elliott. He reviewed previous development approvals onsite and advised the Committee that their jurisdiction is limited to evaluating the application on the merits of the four (4) tests under the Planning Act.

Member Mauti commented that the application should be deferred to permit time for legal to review the correspondence received and provide advice on the impact this information may have on the Committees decision.

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

Robert Paniccia, 586 Napa Valley Avenue, advised that he was speaking on behalf 400-unit holders impacted by the cancelled development. He reviewed the requested variances and opined that the relief being sought is six (6) times above what the By-law permits. He noted that the application should not be addressed until the primary issues have been resolved.

Michael Currie advised that he is counsel for 274 Canada (abutting landowner) and advised that he is agreeable to an adjournment. He noted that a restrictive covenant restricts the land use until 2045.

In response to Member Perrella, Christopher Cosentino, Planner, advised that he would provide clarification with respect to variance #1.

Moved By: M. Mauti
Seconded By: R. Buckler

THAT Application No. A136/18 on behalf of 1406284 Ontario Inc., be **ADJOURNED** to January 24, 2019, in order allow time for the Committee to seek Legal counsel.

Motion Carried.

Members Opposed to Motion: N/A

- 10. File:** A160/18 **Ward 1**
- Applicant:** Canada's Wonderland Company
- Agent:** Weston Consulting Group Inc. (John Zipay)
- Address:** 2 Canada's Wonderland Dr. Concord
- Purpose:** Relief from the By-law is being requested to permit the construction of a proposed eight (8) storey hotel to facilitate Site Plan Application DA.18.026.

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: A. Kaur and A. Singh Address: 22 Jarrett Court Nature of Correspondence: Letter of Objection
Name: D. Nadeau Address: 20 Jarrett Court Nature of Correspondence: Letter of Objection
Name: J. and A. Atalaya Address: 17 Jarrett Court Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from:
Planning Comments – Received January 3, 2019

Representation

John Zipay - Weston Consulting Group Inc.

Comments

John Zipay explained the nature of the application and provided a handout outlining the proposal. He explained the OP Designation, the permitted uses onsite and advised that the transition areas permit the proposed hotel. He opined that the variances are compatible, minor and comply with the City's Official Plan and Zoning By-law. He advised that staff support the development and that the minimum buffer zone of 30 metres will be maintained. Mr. Zipay addressed objections pertaining the height, noise and proximity to residential development and noted that a shadow analysis was completed to confirm that abutting homes and amenity areas would not be impacted by shadows. He advised that the existing commercial plaza located east of the residential zone permits mid-rise, mixed-use development with a maximum height of twelve (12) stories. He provided a sketch indicating the proximity of the proposed hotel to Jarrett Court and noted that the project is in alignment with the commercial properties on Rutherford Road. He advised that the proposal will not impact traffic on Jarrett Court as there is no connection and that the hotel will have approximately 200 rooms and will maintain a buffer and landscaping. He noted that related development applications have obtained Council approval. Chairman Cesario asked if anyone present wished to comment on this application.

Alexei Shavrin, 31 Pikake Court, expressed concerns with respect to privacy, loss of view, creation of dust due to construction and safety of children in the area.

Member Zheng noted that the hotel is approximately 170 metres from Mr. Shavrin's property.

In response to Member Perrella, Mr. Zipay confirmed the date of Site Plan approval.

Moved By: A. Perrella

Seconded By: H. Zheng

THAT Application No. A160/18 on behalf of Canada's Wonderland Company, 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 Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	The Development Engineering Department shall review and approve Development Application DA.18.026.

	Department/Agency	Condition
2	TRCA Anthony Syhlonyk 416-661-6600 x 5272 Asyhlonyk@trca.on.ca	That the applicant provides the required fee amount of \$1100.00 payable to the Toronto and Region Conservation Authority.
3	Development Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner shall satisfy the remaining comments associated with Site Development Application DA.18.026, 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

Chairman Cesario called for a recess at 7:41 p.m.

The Committee reconvened at 7:46 p.m.

- 11. File:** A179/18 **Ward 4**
- Applicant:** Leonid and Yelena Zernitsky
- Agent:** Joe Barbarino
- Address:** 43 Chopin Blvd. Thornhill
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed in-ground pool and equipment pad. Relief is also being sought to permit the existing shed (located in 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
Joe Barbarino

Comments

Joe Barbarino explained the nature of the application.

Chairman Cesario 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. A179/18 on behalf of Leonid and Yelena Zernitsky be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	The Owner shall apply to the Development Engineering Department, Lot Grading Division, and obtain a Pool Permit for the pool shown on the submitted sketch.

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:** A194/18 **Ward 5**
- Applicant:** Steven & Avigayil Herman
- Agent:** None
- Address:** 345 Spring Gate Blvd. Thornhill
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed Jacuzzi to be located in the exterior side yard abutting Hallmark Court. Relief is also being requested to permit the existing deck located 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)
Name: Lorne Robbins Address: 340 Spring Gate Blvd, Thornhill Nature of Correspondence: Letter of Support
Name: Esther Libnan Address: 334 Spring Gate Blvd, Thornhill Nature of Correspondence: Letter of Support
Name: Jo-Ellen & Jeff Tishler Address: 335 Spring Gate Blvd, Thornhill Nature of Correspondence: Letter of Support
Name: Dalia Dayr Address: 14 Halmark Court, Thornhill Nature of Correspondence: Letter of Support

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

Representation

Steven Herman

Comments

Steven Herman explained the nature of the application.

Chairman Cesario 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. A194/18 on behalf of Steven & Avigayil Herman, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall provide a signed letter of intent acknowledging the requirement to apply for a pool permit for the proposed hot tub with the Development Engineering (DE) Department prior to the installation of the proposed hot tub. A pool permit shall be applied for and issued prior to the installation of the proposed hot tub.

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:** A204/18 **Ward 1**
- Applicant:** Monarch Castlepoint Kipling South Development Limited
- Agent:** David Hegarty
- Address:** 46 Grace Lake Ct. Kleingburg
- Purpose:** Relief from the by-law is being requested to permit increased maximum garage width to accommodate 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
David Hegarty

Comments

David Hegarty explained the nature of the application.

In response to R. Buckler, Mr. Hegarty explained that the width of the garage is being requested to accommodate a standard design. He noted that the that garage width is permitted to be 9 metres with the exception of lots abutting a greenway.

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

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

THAT Application No. A204/18 on behalf of Monarch Castlepoint Kipling South Development Limited, be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Steve Lysecki 905-832-8585 x 8731 steve.lysecki@vaughan.ca	The Owner or Owner's Agent shall apply to the Development Inspection & Grading Division of the Development Engineering Department for Lot Grading Approval for construction of the dwelling prior to any work taking place on the property.

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: A210/18 **Ward 2**
Applicant: Elsa Lancia
Agent: Richard Ramos
Address: 8310 Islington Ave. Vaughan
Purpose: Relief from the by-law is being requested to permit the conversion of the existing single-family dwelling into a multi-unit dwelling consisting of three (3) units.

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:

Justification letter – Received from the Agent, January 9, 2019
 TRCA comments – Received December 5, 2018

Representation

Richard Ramos

Comments

Richard Ramos explained the nature of the application. He advised that the additional units are being requested to accommodate nursing care for a seven (7) year term.

In response to Member Mauti, Mr. Ramos advised that the proposal would comply with secondary suite requirements, but an additional unit is required to accommodate the owner’s daughter.

Member Perrella commented that the application requires a Zoning By-law Amendment and that she is not prepared to support the request.

In response to Member Perrella, Mr. Ramos advised that the existing secondary suite is not currently occupied.

In response to Member Mauti, Mr. Ramos clarified that an additional unit is required to accommodate nursing care in the home.

Member Mauti commented that she is not comfortable with the application.

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

In response to the Committee, Christine Vigneault, Secretary Treasurer, advised that a condition may be imposed limiting the duration of a variance.

Moved By: A. Perrella
 Seconded By: M. Mauti

THAT Application No. A210/18 on behalf of Elsa Lancia, be **REFUSED** for the following reasons:

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: N/A

- 15. File:** A211/18 **Ward 2**
- Applicant:** Oksana, Sergie and Irina Vialykh
- Agent:** Ainars Rascevskis
- Address:** 228 Wigwoss Dr. Woodbridge
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed canopy above the existing porch located in the front 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
Oksana Vialykh

Comments

Oksana Vialykh explained the nature of the application.

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

Moved By: M. Mauti
Seconded By: R. Buckler

THAT Application No. A211/18 on behalf of Oksana, Sergie and Irina Vialykh, 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

16. File: A159/18 **Ward 1**
Applicant: Ivana & Norma Vit
Agent: Romano Ferrante
Address: 18 Gosling Road, Maple
Purpose: Relief from the By-Law is being requested to permit the construction of a proposed two storey single family detached dwelling.

<p>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)</p>
<p>None.</p>

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

Representation
 Ivana & Norma Vit

Comments

Ivana Vit explained the nature of the application.

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

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

THAT Application No. A159/18 on behalf of Ivana & Norma Vit be **APPROVED, as amended** in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	The Owner/applicant shall submit the final Lot Grading/Service Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/service 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/service 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

- 17. File:** A201/18 **Ward 4**
- Applicant:** 225 Edgeley Inc.
- Agent:** Patrick Markus Luckie, Architect
- Address:** 225 Edgeley Blvd. Concord
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the existing industrial building.
- Note: The proposed addition is to used for warehouse 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)
None

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

Representation

Patrick Markus Luckie, Architect

Comments

Patrick Luckie explained the nature of the application and advised that the applicant is aware of conditions requested by planning and engineering staff.

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

Moved By: H. Zheng

Seconded By: R. Buckler

THAT Application No. A201/18 on behalf of 225 Edgeley 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 Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner submit an amending Site Development Application to DA.94.006, if required, to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<ol style="list-style-type: none"> 1. Please note, Portage Parkway is identified to be a 33m right-of-way and is currently 23m adjacent to 10 Buttermill Avenue. The Owner shall agree to convey lands (including all required fees as determined at time of conveyance and free of cost to the City) to the City of Vaughan to realize the ultimate R.O.W as per the approved Portage Parkway Environmental Assessment Study. 2. Staff have concerns regarding reducing the one-way drive aisles below the minimum by-law requirement of 4.0m. The Owner/applicant shall provide vehicle maneuvering diagrams to demonstrate how the site can function with the proposed widths to the satisfaction of DE. 3. The Owner shall revise the Parking Justification Study to include comparisons to the City's Draft Parking Standards (IBI Study, 2010). As per the IBI Study, the Subject Site is located just outside of the Vaughan Metropolitan Centre (VMC) (downtown and Transit Hub area) and thus classified as 'Base Area' however comparisons can be made to the 'Transit Hub area' rates as the subject

	Department/Agency	Condition
		<p>sites are across the street from Portage Parkway (northerly boundary of the VMC).</p> <p>4. The Owner shall arrange to prepare and register a reference plan at the Owner's expense showing all existing and proposed easements including required easements for shared access and parking to the satisfaction of DE. The Owner shall submit a legible draft reference plan to the Development Engineering Department for review prior to deposit. Furthermore, the Owner shall provide easement language that speaks to the shared access & parking.</p> <p>5. The Owner shall apply to annex restrictive covenant S.118 from the Land Titles Act for the subject properties in question (225 Edgeley Blvd & 10, 22 & 38 Buttermill Ave.). No transfer of lands for all noted properties shall be registered without consent of the corporation of the City of Vaughan to verify parking requirements & easements are still in place. Application should refer in the Land Registry's Office (LRO) document to the deposited 65R reference plan number and easement parts.</p>

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:** A202/18 **Ward 4**
- Applicant:** 1254560 Ontario Limited
- Agent:** Patrick Markus Luckie, Architect
- Address:** 22 Buttermill Ave. Concord
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the existing industrial building.
- Note: The proposed addition is to be used for warehouse 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)
None.

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

Representation

Patrick Markus Luckie, Architect

Comments

Patrick Luckie explained the nature of the application and advised that the applicant is aware of conditions requested by planning and engineering staff.

In response to Member R. Buckler, Mr. Luckie explained that the 0.0m setback is due to the existing structure straddling the property line and that there is no intention to have the lot sold separately.

Christine Vigneault, Secretary Treasurer, reviewed recommended condition #2.5 requiring that land titles restrictions be registered on title.

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

Moved By: H. Zheng

Seconded By: A. Perrella

THAT Application No. A202/18 on behalf of 1254560 Ontario Limited 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 Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner submit an amending Site Development Application to DA.94.006, if required, to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<ol style="list-style-type: none"> 1. Please note, Portage Parkway is identified to be a 33m right-of-way and is currently 23m adjacent to 10 Buttermill Avenue. The Owner shall agree to convey lands (including all required fees as determined at time of conveyance and free of cost to the City) to the City of Vaughan to realize the ultimate R.O.W as per the approved Portage Parkway Environmental Assessment Study. 2. Staff have concerns regarding reducing the one-way drive aisles below the minimum by-law requirement of 4.0m. The Owner/applicant shall provide vehicle maneuvering diagrams to demonstrate how the site can function with the proposed widths to the satisfaction of DE. 3. The Owner shall revise the Parking Justification Study to include comparisons to the City's Draft Parking Standards (IBI Study,

		<p>2010). As per the IBI Study, the Subject Site is located just outside of the Vaughan Metropolitan Centre (VMC) (downtown and Transit Hub area) and thus classified as 'Base Area' however comparisons can be made to the 'Transit Hub area' rates as the subject sites are across the street from Portage Parkway (northerly boundary of the VMC).</p> <p>4. The Owner shall arrange to prepare and register a reference plan at the Owner's expense showing all existing and proposed easements including required easements for shared access and parking to the satisfaction of DE. The Owner shall submit a legible draft reference plan to the Development Engineering Department for review prior to deposit. Furthermore, the Owner shall provide easement language that speaks to the shared access & parking.</p> <p>5. The Owner shall apply to annex restrictive covenant S.118 from the Land Titles Act for the subject properties in question (225 Edgeley Blvd & 10, 22 & 38 Buttermill Ave.). No transfer of lands for all noted properties shall be registered without consent of the corporation of the City of Vaughan to verify parking requirements & easements are still in place. Application should refer in the Land Registry's Office (LRO) document to the deposited 65R reference plan number and easement parts.</p>
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For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: N/A

- 19. File:** A203/18 **Ward 4**
- Applicant:** Dimco Properties Inc.
- Agent:** Patrick Markus Luckie, Architect
- Address:** 10 Buttermill Ave. Concord
- Purpose:** Relief from the by-law is being requested to permit the construction of a proposed one storey addition to the existing industrial building.
- Note: The proposed addition is to be used for warehouse 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)
None.

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

Representation

Patrick Markus Luckie, Architect

Comments

Patrick Luckie explained the nature of the application and advised that the applicant is aware of conditions requested by planning and engineering staff.

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

Moved By: A. Perrella

Seconded By: H. Zheng

THAT Application No. A203/18 on behalf of Dimco Properties 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 Planning Christopher Cosentino 905-832-8585 x 8215 christopher.cosentino@vaughan.ca	That the Owner submit an amending Site Development Application to DA.94.006, if required, to the satisfaction of the Development Planning Department.
2	Development Engineering Brad Steeves 905-832-8585 x 8977 brad.steeves@vaughan.ca	<ol style="list-style-type: none"> 1. Please note, Portage Parkway is identified to be a 33m right-of-way and is currently 23m adjacent to 10 Buttermill Avenue. The Owner shall agree to convey lands (including all required fees as determined at time of conveyance and free of cost to the City) to the City of Vaughan to realize the ultimate R.O.W as per the approved Portage Parkway Environmental Assessment Study. 2. Staff have concerns regarding reducing the one-way drive aisles below the minimum by-law requirement of 4.0m. The Owner/applicant shall provide vehicle maneuvering diagrams to demonstrate how the site can function with the proposed widths to the satisfaction of DE. 3. The Owner shall revise the Parking Justification Study to include comparisons to the City's Draft Parking Standards (IBI Study, 2010). As per the IBI Study, the Subject Site is located just outside of the Vaughan Metropolitan Centre (VMC) (downtown and Transit Hub area) and thus classified as 'Base Area' however comparisons can be made to the 'Transit Hub area' rates as the subject

	Department/Agency	Condition
		<p>sites are across the street from Portage Parkway (northerly boundary of the VMC).</p> <p>4. The Owner shall arrange to prepare and register a reference plan at the Owner's expense showing all existing and proposed easements including required easements for shared access and parking to the satisfaction of DE. The Owner shall submit a legible draft reference plan to the Development Engineering Department for review prior to deposit. Furthermore, the Owner shall provide easement language that speaks to the shared access & parking.</p> <p>5. The Owner shall apply to annex restrictive covenant S.118 from the Land Titles Act for the subject properties in question (225 Edgeley Blvd & 10, 22 & 38 Buttermill Ave.). No transfer of lands for all noted properties shall be registered without consent of the corporation of the City of Vaughan to verify parking requirements & easements are still in place. Application should refer in the Land Registry's Office (LRO) document to the deposited 65R reference plan number and easement parts.</p>

For the Following Reasons:

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

Motion Carried.

Members Opposed to Motion: N/A

Other Business

None.

Motion to Adjourn

Moved By: A. Perrella

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 8:00 p.m., and the next regular meeting will be held on January 24, 2019.

Motion Carried.

January 10, 2019 Meeting Minutes are to be approved at the January 24, 2019 meeting:

Chair

Secretary-Treasurer