FEBRUARY 9, 2016
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS:
Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:
Dana Jenkins, Development Planner
David VanDerBerg, Central Area Planner
Paul Aldunate, Central Area Planner
Yuri Mantsvetov, Development Planner
Lesley Dahonick, Plans Examiner, Zoning
Bernie Steiger, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held January 19, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-004  BRAMALEA ROAD HOLDINGS LIMITED
1294484 ONTARIO INC.

BLOCK C, PLAN 636
64 BRAMALEA ROAD
WARD 7

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 10,936.60 square metres (2.70 acres). The proposed “severed parcel” has a depth of approximately 109.8m (360.24 ft.) and an area of approximately 661.1 square metres.
Committee of Adjustment Agenda

(7116.021 square feet), shown as Part 5. The effect of the application is to provide for a lot addition to the adjacent lands municipally known as 68 Bramalea Road to facilitate independent parking at grade and below grade for each property (64 and 68 Bramalea Road).

(2)

**B16-005**  SCOTTISH HEATHER DEVELOPMENT INC  PT. LOT 14, COC 5 WHS
8675 HERITAGE ROAD
WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 92.821 hectares (811 square metres). The proposed severed parcel has a frontage of approx. 6.0m (19.68 ft.), a depth of approx. 133m (436.35 ft.) and an area of approx. 811 square metres (0.081 hectares). The effect of the application is to provide for a lot addition to the adjacent property to the north, municipally known as 8733 Heritage Road) for driveway purposes.

(3)

**B16-006**  AVION MOTEL LIMITED  PT. LOT 6, CONC. 1 EHS
226 QUEEN STREET EAST
10 AND 12 JUNE AVENUE
WARD 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.82 hectares (2.03 acres) for mortgage purposes. The proposed severed parcel has a frontage of approximately 34.63 metres (113.62 feet), a depth of approximately 31.96 metres (104.85 feet) and an area of approximately 0.10 hectares (0.247 acres). It is proposed that the severed parcel continue to maintain two existing residential dwellings, municipally known as 10 and 12 June Avenue. The retained parcel will continue to maintain the existing Marigold Hotel municipally known as 226 Queen Street East.

**NEW MINOR VARIANCE APPLICATIONS**

(4)

**A14-195**  GIUSEPPE LORIFICE  PT. BLOCK D, PLAN M-269
227 ADVANCE BLVD,
UNITS 6 & 16
WARD 3

The applicant is requesting the following variance:

1. To allow a Motor Vehicle Repair Shop to operate from Unit 6 and Unit 16 while providing 92 parking spaces on site whereas the by-law requires a minimum of 105 parking spaces.
Committee of Adjustment Agenda

(5)

**A16-016**  FOZI AND IZABELLA ANDROUS  
LOT 37, PLAN M-821  
74 PLEASANT VALLEY DR  
WARD 8

The applicants are requesting the following variances:

1. To permit an existing driveway width of 7.32m (24 ft.) whereas the by-law permits a maximum driveway width of 6.7m (22 ft.);

2. To permit a 0.0 metre landscape strip adjacent to the side lot line whereas the by-law requires a minimum landscaping strip of 0.6m (1.97 ft.).

(6)

**A16-017**  2466482 ONTARIO INC.  
PT. LOT 1, CONC. 2 EHS  
26 BRAMSTEELE ROAD  
WARD 3

The applicant is requesting the following variances:

1. To permit a motor vehicle sales establishment with a gross floor area of 365 sq. m (3928.83 sq. ft.) whereas they by-law does not permit the proposed use;

2. To permit a 0.0 metre landscape strip adjacent to a street line whereas the by-law requires a minimum landscape strip of 3.0m (9.84 ft.) along any lot line abutting a street except at approved driveway locations.

(7)

**A16-018**  1579954 ONTARIO LTD.  
PT. BLK. 3, PLAN 43M-874  
PT. 1, PLAN 43R-23561  
125 CHRYSLER DRIVE  
WARD 8

The applicant is requesting the following variance:

1. To permit a retail establishment having a gross floor area of 1290 square metres for the selling of food whereas the by-law does not permit a retail establishment selling more than 929 square metres of food.
The applicants are requesting the following variances:

1. To permit a rear yard setback of 3.37m (11.06 ft.) to a proposed addition (patio enclosure) whereas the by-law requires a minimum rear yard setback of 7.0m (22.96 ft.);

2. To permit a maximum lot coverage of 49% whereas the by-law restricts lot coverage to a maximum of 30%;

3. To permit an existing driveway width of 7.62m (25.00 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.) for lots having a width equal to or greater than 9.14m (30.00 ft.) but less than 15.24m (50.00 ft.).

The applicants are requesting the following variances:

1. To permit a driveway having a maximum width of 9.07m (29.76 ft.) whereas the by-law permits a maximum width of 7.32m (24.00 ft.);

2. To permit a driveway having a depth of 4.77m (15.65 ft.) whereas the by-law requires a minimum driveway depth of 5.40m (17.72 ft.);

3. To permit a 0.0 metre landscape strip adjacent to a side property line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.).

The applicants are requesting the following variances:

1. To permit a below grade entrance in an exterior side yard whereas the by-law does not permit a below grade entrance in an exterior side yard;
2. To permit an enclosed below grade entrance in the exterior side yard having a setback of 2.65m (8.69 ft.) whereas the by-law requires a minimum side yard setback of 3.0m (9.84 ft.);

3. To permit an existing accessory structure (shed) having a setback of 0.41m (1.35 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) from any property line.

(11)

A16-022  **REXTON DEVELOPMENTS LTD.**  
PT. BLOCK 2, PL 43M-1690  
DRAFT PLAN OF  
SUBDIVISION 21T-13001B  
DENISON AVENUE  
WARD 1

The applicant is requesting the following variances associated with a block of townhouse units:

1. To permit a driveway width of 2.84m (9.32 ft.) whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.);

2. To permit rear yard access through a right-of-way for Lots 1 and 2 whereas the by-law requires that each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room;

3. To permit a minimum distance of 5.0m (16.40 ft.) between a driveway and street intersection whereas the by-law requires a minimum distance of 6.0m (19.68 ft.).

(12)

A16-023  **REXTON DEVELOPMENTS LTD.**  
PT. BLOCK 2, PL 43M-1690  
DRAFT PLAN OF  
SUBDIVISION 21T-13001B  
DENISON AVENUE  
WARD 1

The applicant is requesting the following variances associated with a block of townhouse units:

1. To permit a driveway width of 2.84m (9.32 ft.) whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.);

2. To permit rear yard access through a right-of-way for Lots 4 to 9 whereas the by-law requires that direct pedestrian access for each dwelling unit from the front yard to the rear yard shall be accessed from the side yard, or, from a unit of a townhouse dwelling on a corner lot;
3. To permit a minimum distance of 5.0m (16.40 ft.) between a driveway and street intersection whereas the by-law requires a minimum distance of 6.0m (19.68 ft.).

(13)

**A16-024 AMJAD HAFEEZ AND ASNA AHMED**  
**PT. LOTS 15, 30, PLAN BR-2 3 & 5 MARY STREET WARD 3**

The applicants are proposing construction of a single detached dwelling and are requesting the following variances:

1. To permit a lot area of 270.88 square metres whereas the by-law requires a minimum lot area of 450 square metres;

2. To permit a lot depth of 18.37 metres whereas the by-law requires a minimum lot depth of 30 metres;

3. To permit a lot width of 14.93 metres whereas the by-law requires a minimum lot width of 15 metres;

4. To permit a front yard setback to the dwelling of 5.49m (18.01 ft.) and 3.87m (12.70 ft.) to the porch whereas the by-law requires a front yard setback of 6.0m (19.68 ft.) to the dwelling and 4.2m (13.78 ft.) to the porch;

5. To permit a rear yard setback of 4.35m (14.27 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);

6. To permit an interior side yard setback to the second storey of 1.22m (4.00 ft.) for both interior side yards whereas the by-law requires an interior side yard setback of 1.8m (5.91 ft.) to the second storey;

7. To permit a lot coverage of 37.07% whereas the by-law permits a maximum lot coverage of 30%.

(14)

**A16-025 BF LAND HOLDINGS INC.**  
**PT. LOT 16, CONC. 6 EHS 11025 & 11035 TORBRAM RD WARD 10**

The applicant is requesting the following variance:

1. To permit 119 parking spaces on lands zoned HC1-2246 and SC-2247 whereas the by-law requires a minimum of 135 parking spaces.
A16-026  FLATO COUNTRY SIDE BRAMPTON HOMES  PT. LOT 16, CONC. 6 EHS  2510 & 2530 COUNTRYSIDE DR  WARD 10

The applicant is requesting the following variance:

1. To permit 119 parking spaces on lands zoned HC1-2246 and SC-2247 whereas the by-law requires a minimum of 135 parking spaces.

A16-027  DAVINDER KUMAR, SANTOSH KUMAR  LOT 157, PLAN M-157  RAJIV CHOPRA, JYOTI CHOPRA  6 LASCELLES BOULEVARD  WARD 7

The applicants are requesting the following variance:

1. To permit an existing below grade entrance in an exterior side yard having a setback of 1.51m (4.95 ft.) whereas the by-law does not permit a below grade entrance in an exterior side yard.

A16-029  TIIA AND LARRY SHRED  PT. LOT 2, CONC. 3 WHS  8201 CHURCHVILLE ROAD  WARD 4

The applicants are requesting the following variances:

1. To permit a front yard setback of 11.32m (37.14 ft.) to the dwelling whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft.);

2. To permit a front yard setback of 9.6m (31.50 ft.) to the front porch whereas the by-law requires a minimum front yard setback of 10.2m (36.46 ft.) to the porch;

3. To permit a side yard setback of 3.962m (13.00 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);

4. To permit a detached garage having a gross floor area of 58.1 sq. m (625.38 sq. ft.) whereas the by-law permits a maximum gross floor area of 48 sq. m (516.67 sq. ft.).

5. To permit 51.24% landscaped open space in the required front yard whereas the by-law requires a minimum 70% landscape open space in the required front yard;
6. To permit both a detached garage and an attached garage whereas the zoning by-law only permits a detached garage if there is no attached private garage on the lot.

Note: The driveway leading to the proposed detached garage will be a minimum of 3m in width and maintain 0.6m of permeable landscaping between the driveway and the lot line.

(18)
A16-030  BRAMCHIN DEVELOPMENTS LIMITED
BLOCK 405, PLAN 43M-1883
62-76 CHESTERWOOD CRES
WARD 4

The applicant is requesting the following variances:

1. To permit a driveway width of 5.4m (17.72 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.08 ft.) for lots having a width of less than 8.23m (27.00 ft.);

2. To permit a maximum cumulative garage door width of 5m (16.40 ft.) whereas the by-law permits a maximum cumulative garage door width of 2.5m (8.20 ft.) if the lot width for the dwelling unit is less than 8.2m (26.90 ft.).

(19)
A16-031  2441925 ONTARIO LIMITED
PT. LOT 5, CONC. 7 ND
0 AUCTION LANE
WARD 8

The applicant is requesting the following variances:

1. To permit a minimum front yard setback of 2.0m (6.56 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) to the building;

2. To permit a minimum exterior side yard setback from the daylight triangle of 2.0m (6.56 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) setback to the daylight triangle;

3. To permit a minimum landscape open space area of 2.0m (6.56 ft.) abutting Auction Lane and the daylight triangle whereas the by-law requires a minimum landscape open space area of 3.0m (9.84 ft.) except at approved access locations;

4. To permit a minimum landscape open space area of 6.0m (19.68 ft.) abutting Queen Street East whereas the by-law requires a minimum landscape open space area of 9.0. (29.53 ft.) abutting Queen Street East except at approved access locations;

5. To permit 249 parking spaces on site;
6. To permit a 4.50m (14.76 ft.) parking aisle leading to a parking space whereas the by-law requires 6.6m (21.65 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(20)

A15-232  2235315 ONTARIO LIMITED

PT. LOT 15, CONC. 1 EHS
7980 & 7990 KENNEDY ROAD S
WARD 3

The applicant is requesting the following variance:

1. To permit a total gross floor area of 580.0 sq. m (6,243.07 sq. ft.) for restaurant and medical office uses combined whereas the by-law permits restaurant and medical office uses to a maximum gross floor area of 122.00 sq. m (1313.19 sq. ft.). NOTE: Approval was granted under minor variance application A10-159 for a maximum gross floor area of 415 sq. m (4,467.02 sq. ft.).