MAY 3, 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
Paul Aldunate, Central Area 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 April 12, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-012 2157529 ONTARIO INC. PT. LOT 6, CONC. 6 EHS
2460, 2462, 2464 QUEEN STREET E
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a
total area of approximately 0.40 hectares (1.00 acres), occupied by Buildings 5, 6 and 7A as
depicted on the application sketch. The proposed “severed” parcel has a width of approximately
47.70 metres (156.50 feet), a depth of approximately 33.34 metres (109.38 feet) and an area of
approximately 0.16 hectares (0.39 acres) and is occupied by Building 7A as depicted on the
application sketch. The effect of the application is to provide for a lot addition to the adjacent
property, legally described as Part of Lot 6, Concession 6 EHS, Part 1 on Reference Plan 43R-22879, occupied by Building 7B as depicted on the application sketch. The newly formed lot will have a combined area of approximately 0.43 hectares (1.08 acres) and will continue to be used for service commercial uses.

NEW MINOR VARIANCE APPLICATIONS

(2)

A16-073 18 CORPORATION DRIVE INC. PT. BLOCK 1, PLAN M-873
PTS. 1 TO 5, PLAN 43R-19977
18 CORPORATION DRIVE
WARD 8

The applicant is requesting the following variances:

1. To permit a Place of Worship whereas the by-law does not permit the proposed use;

2. To permit 45% of the required rear yard to be landscaped open space whereas the by-law requires 50% of the required rear yard to be landscaped open space.

(3)

A16-074 CHRISTINA AND KEVIN CORDEIRO LOT 121, PLAN 43M-1815
5 BLACK DIAMOND CRESCENT
WARD 5

The applicants are requesting the following variance:

1. To permit a below grade entrance in a required side yard having a 0.0 metre setback whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.)

(4)

A16-075 BRAMGATE PROPERTIES INC. PT. BLOCK 1, PLAN 43M-1907
25 COACHWORKS CRESCENT
WARD 9

The applicant is requesting the following variances associated with a proposed Motor Vehicle Sales and Service facility:

1. To permit two (2) loading spaces in the front yard whereas the by-law does not permit loading spaces in the front yard;
2. To provide 171 parking spaces whereas the by-law requires a minimum of 231 parking spaces;

3. To permit fencing in the front yard (security gates) whereas the by-law does not permit fencing in the front yard;

4. To permit a front yard setback of 1.0m (3.28 ft.) to a proposed transformer whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);

5. To permit an interior side yard setback of 1.0m (3.28 ft.) to a proposed transformer whereas the by-law requires a minimum interior side yard setback of 2.0m (6.56 ft.).

(5)

A16-076 BRIAN BATCHELAR AND SILVANA ALAIMO LOT 40, PLAN 43M-1765 58 ROYAL LINKS CIRCLE WARD 10

The applicants are proposing expansion of an existing rear yard deck and are requesting the following variances:

1. To permit a deck to encroach 4.55m (14.93 ft.) into the required rear yard resulting in a rear yard setback of 2.95m (9.67 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 4.5m (14.76 ft.);

2. To permit a driveway width of 6.76m (22.19 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);

3. To permit a 0.0 metre landscape open space strip adjacent to the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) landscaped open space strip adjacent to the side lot line.

(6)

A16-077 DILIPKUMAR AND DINA DHANDHA LOT 5, PLAN 43M-962 10 NEPEAN PLACE WARD 7

The applicants are requesting the following variances:

1. To permit a rear yard setback of 7.73m (25.36 ft.) to a below grade entrance whereas the by-law requires a minimum rear yard setback of 8.75m (28.70 ft.); 25% of the lot depth;

2. To permit lot coverage of 38.92% whereas the by-law permits maximum lot coverage of 30%.
(7)

A16-078  BHAUMIK AND SHIVANIBEN KOTHARI  
PT. LOT 12, PLAN M-1222  
PT. 24, PLAN 43R-22663  
27 FIELD SPARROW ROAD  
WARD 9

The applicants are requesting the following variance:

1. To permit a rear yard setback of 6.86m (22.50 ft.) to a below grade entrance whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(8)

A16-079  TORONTO AND REGION CONSERVATION AUTHORITY  
PT. LOT 6, CONC. 8 ND  
9030 MCVEAN DRIVE  
WARD 8

The applicant is requesting the following variance:

1. To permit the continued use of an existing temporary sales pavilion for the sale of new homes associated with draft plan of subdivision 21T-09005B whereas the by-law does not permit the proposed use.

Note: A previous approval granted under application A13-107 permits the sale of new homes for draft plans of subdivision 21T-12007B and 21T-12012B. This approval will expire on May 6, 2016.

(9)

A16-080  JOE AND NINA ASENSIO  
PT. LOTS 36 & 37, PLAN J-I3  
PT. LOT 17, PLAN BR-27  
125 ELIZABETH STREET S  
WARD 3

The applicants are requesting the following variances:

1. To permit an accessory structure (covered porch) having an area of 29.18 sq. m (314.09 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for any individual accessory structure;

2. To permit an accessory structure (covered porch) having a maximum height of 3.6m (11.81 ft.) whereas the by-law permits a maximum height of 3.0m (9.9 ft.) for an accessory structure.
A16-081  2216069 ONTARIO INC.  
PEEL CONDOMINIUM PLAN #872  
LEVEL 4, UNIT 15  
2250 BOVAIRD DRIVE E, UNIT 415  
WARD 9

The applicant is requesting the following variance:

1. To permit a Private School to operate from Unit 415 whereas the by-law does not permit the proposed use.

A16-083  ML KENVIEW REALTY INVESTMENTS  
PT. BLOCK 11, PLAN 43M-811  
1 KENVIEW BOULEVARD  
WARD 8

The applicant is requesting the following variance:

1. To permit a Commercial School whereas the by-law does not permit the proposed use.

NOTE: The existing parking for office use is legal non-complying

DEFERRED MINOR VARIANCE APPLICATIONS

A16-050  ADMNS BRAMPTON INVESTMENT CORP  
PT. BLOCK E, PLAN 720  
15 BRAMALEA ROAD  
WARD 7

The applicant is requesting the following variance:

1. To permit retail sale of goods in conjunction with a warehouse whereas the by-law only permits accessory retail when associated with a manufacturing use.