JUNE 21, 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
Kevin Freeman, Development Planner
Stephen Dykstra, Development Planner
Rose Bruno, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held May 24, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-014  10254 HURONTARIO PROPERTY INC.  PT. LOT 12, CONC. 1 WHS
10254 HURONTARIO STREET
WARD 2

The purpose of the application is to request the consent of the Committee to sever a parcel of land currently having a total area of approximately 30.53 hectares (75.44 acres). The effect of the application is to create a new lot, proposing a lot frontage of approximately 23m (75.46 ft.) and an area of approximately 7.18 hectares (17.74 acres) for future industrial purposes.
NEW MINOR VARIANCE APPLICATIONS

(2)

A16-082  SHAILAJA AND SREENATH KUNDOORI  LOT 15, PLAN M-426
          2 GERVAIS DRIVE
          WARD 4

The applicants are requesting the following variances:

1. To permit a side yard setback of 1.26m (4.13 ft.) to a proposed second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.);

2. To permit lot coverage of 30.12% whereas the by-law permits a maximum lot coverage of 30%;

3. To permit a rear yard setback of 4.49m (14.73 ft.) to a proposed addition whereas the by-law requires a minimum rear yard setback of 9.43m (30.94 ft.).

(3)

A16-095  NASEEN QERYAKOS ALTHRO  PT. LOT 46, PLAN 43M-1755
          PT. 73, PLAN 43R-31999
          48 COACHLIGHT CRESCENT
          WARD 10

The applicant is requesting the following variance:

1. To permit a rear yard setback of 6.5m (21.33 ft.) to an existing sunroom whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(4)

A16-096  ANDREZEJ AND HALINA PATEJCRZUK  PT. LOT 4, PLAN TOR 11
          7611 CREDITVIEW ROAD
          WARD 6

The applicants are requesting the following variance:

1. To permit a detached garage having a gross floor area of 66.8 sq. m (719.03 sq. ft.) whereas the by-law permits a detached garage to a maximum size of 48 sq. m (516.67 sq. ft.).
The applicant is requesting the following variances:

1. To permit the purposes permitted in the Service Commercial (SC) Zone, an art gallery, museum or art studio, commercial school, convenience store, grocery store, shopping centre and place of commercial recreation whereas the by-law does not permit the proposed uses;

2. To permit a lot area of 6550 square metres whereas the by-law requires a minimum lot area of 7000 square metres;

3. To permit a front yard setback of 5.0m (16.40 ft.) whereas the by-law requires a minimum front yard setback of 15.0m (49.21 ft.);

4. To permit an interior side yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum interior side yard setback of 6.0m (19.68 ft.);

5. To permit an interior side yard setback of 3.0m (9.84 ft.) to a hydro transformer whereas the by-law requires a minimum interior side yard setback of 6.0m (19.68 ft.);

6. To permit a total parking requirement of 1 space per 19 square metres of the gross floor area whereas the by-law requires 1 parking space for each 23 square metres of gross floor area for the entire shopping centre if uses of restaurants, taverns and medical offices occupy less than 10% of the total of gross commercial floor area: otherwise 1 space for each 23 square metres of gross floor area or the portion thereof for areas other than restaurants, taverns and medical offices plus the parking spaces required for restaurants, taverns and medical offices;

7. To permit a minimum landscape open space area of 60% of the required minimum front yard depth whereas the by-law requires a minimum landscape open space area of 60% of the required minimum front yard area and 20% of the lot area.

The applicant is requesting the following variances:
1. To permit a building setback of 4.5m (14.76 ft.) from Bovaird Drive whereas the by-law requires a minimum setback of 13.8m (45.28 ft.) from Bovaird Drive;

2. To permit a kennel (overnight boarding of household pets that do not require veterinary services) whereas the by-law does not permit the proposed use.

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit an exterior side yard setback of 4.24m (13.91 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).
The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit an exterior side yard setback of 4.24m (13.91 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).

The applicants are requesting the following variance:

1. To permit an existing below grade entrance in an exterior side yard having a setback of 1.45m (4.76 ft.) whereas the by-law does not permit a below grade entrance in an exterior side yard.

The applicant is requesting the following variance:

1. To permit a Day Nursery whereas the by-law does not permit the proposed use.

The applicant is requesting the following variance associated with a single detached dwelling:

1. To permit a rear yard setback of 6.42m (21.06 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).
The applicant is requesting the following variances associated with a single detached dwelling:

1. To permit an exterior side yard setback of 4.05m (13.29 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.);

2. To permit an encroachment of 2.25m (7.38 ft.) for an open roof porch resulting in an exterior side yard setback of 2.25 (7.38 ft.) whereas the by-law permits an encroachment of 1.8m (5.91 ft.) for an open roof porch resulting in an exterior side yard setback of 2.7m (8.86 ft.).

The applicant is requesting the following variances associated with a single detached dwelling:

1. To permit an exterior side yard setback of 4.19m (13.75 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.);

2. To permit an encroachment of 2.14m (7.02 ft.) for an open roof porch resulting in an exterior side yard setback of 2.36m (7.74 ft.) whereas the by-law permits an encroachment of 1.8m (5.91 ft.) for an open roof porch resulting in an exterior side yard setback of 2.7m (8.86 ft.).

The applicant is requesting the following variance associated with a single detached dwelling:

1. To permit an exterior side yard setback of 4.37m (14.34 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.);
A16-109  SCOTTISH HEATHER DEVELOPMENT INC.  PT. LOTS 3 & 4, CONC. 5 WHS
LOT 68L, DRAFT PLAN 21T-06024B
LOLLARD WAY
WARD 6

The applicant is requesting the following variance associated with a semi-detached dwelling:

1. To permit a rear yard setback of 7.13m (23.06 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

A16-110  SCOTTISH HEATHER DEVELOPMENT INC.  PT. LOTS 3 & 4, CONC. 5 WHS
LOT 68R, DRAFT PLAN 21T-06024B
LOLLARD WAY
WARD 6

The applicant is requesting the following variance associated with a semi-detached dwelling:

1. To permit a rear yard setback of 7.13m (23.06 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

A16-111  MICHAEL AND SONYA HORVAT
LOT 251, PLAN 43M-1602
83 LATANIA BLVD.
WARD 10

The applicants are requesting the following variances:

1. To permit an accessory structure (proposed shed) with a gross floor area of 18.49 sq. m (199 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for a single accessory structure;

2. To permit a maximum building height of 4.0m (13.12 ft.) for an accessory structure (proposed shed) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.);

3. To permit two (2) accessory structures (proposed cabana and proposed shed) with a combined gross floor area of 80.49 sq. m (866.39 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined gross floor area of 20 sq. m (345.52 sq. ft.).

Note: A previous approval granted under application A14-103 permits an accessory structure (cabana) with a gross floor area of 62 sq. m (667.36 sq. ft.).
(20)

**A16-112  MATTAMY (FLETCHER’S CREEK) LIMITED**  BLOCK 325, PLAN 43M-1386  
6 WORTHINGTON AVENUE  
WARD 6

The applicant is requesting the following variances:

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West whereas the by-law does not permit any buildings or structures;

2. To permit a landscaped area of 1.4 metres abutting Worthington Avenue whereas the by-law requires a minimum landscaped area of 3.0 metres;

3. To permit a landscaped area of 0.6 metres abutting Salvation Road (formerly Creditview Road) whereas the by-law requires a minimum landscaped area of 3.0 metres.

(21)

**A16-113  MARIAN PETERKA AND JANA PETERKOVA**  LOT 67, PLAN 521  
14 STERNE AVENUE  
WARD 3

The applicants are requesting the following variance:

1. To permit 0.0 metre of landscaping adjacent to the side lot line leading to a proposed detached garage whereas the by-law requires a minimum of 0.6m (1.97 ft.) adjacent to the side lot lines.

**DEFERRED MINOR VARIANCE APPLICATIONS**

(22)

**A16-058  CLAIREVILLE HEIGHTS 11 LTD.**  PT. LOTS 6 & 7, CONC. 8 N.D.  
55 AND 65 YORKLAND BLVD.  
WARD 8

The applicant is requesting the following variance associated with Phases 2 and 3 of a proposed 3-Phase high-rise residential apartment development:
1. To permit a minimum of 293 Resident Parking Spaces whereas the by-law requires a minimum of 340 Resident Parking Spaces.

(23)

A16-091  SHRI KALI AMMAA MANDIR  PEEL CONDOMINIUM PLAN #451
          HINDU ASSOCIATION      LEVEL 1, UNIT 28
                             13 KENVIEW BOULEVARD
                             WARD 8

The applicant is requesting the following variance associated with a Place of Worship:

1. To provide four (4) parking spaces whereas the by-law requires a minimum of eleven (11) parking spaces.

Note: A previous approval authorized by the Ontario Municipal Board expired on May 30, 2016.