DECEMBER 6, 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
Matt Kavanaugh, Development Planner
Alana White, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held November 15, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-025  PRIMONT PROPERTIES INC.  BLOCK 1, PLAN 43M-1985
10625 MISSISSAUGA ROAD  WARD 6

The purpose of the application is to request the consent of the Committee to the conveyance of easements for access, sanitary servicing and storm drainage (overland flow) purposes. The effect of the application is to create easements associated with the severed and retained parcels.
proposed under Consent Application B16-013 to provide for access, sanitary servicing and storm drainage (overland flow).

(2)

B16-026    BRAMPORT SHOPPING CENTRES 11 LIMITED
PT. LOTS 9 & 10, CONC. 6 EHS
PT. 2, PLAN 43R-34934
AIRPORT ROAD
WARD 8

The purpose of the application is to request the consent of the Committee to the conveyance of easements for parking, access and storm drainage purposes. The effect of the application is to create easements associated with the severed and retained parcels proposed under Consent Application B16-024 to provide for parking, access and storm drainage.

NEW MINOR VARIANCE APPLICATIONS

(3)

A16-167    GAYATRI PARIWAR YUGNIRMAN CANADA
PEEL CONDOMINIUM PLAN 315
LEVEL 1, UNITS 1 AND 2
175 ADVANCE BLVD
WARD 7

The applicant is requesting the following variance:

1. To provide 82 parking spaces on site whereas the by-law requires a minimum of 92 parking spaces.

NOTE: A previous approval granted under application A11-102 permits 85 parking spaces.

(4)

A16-214    ALPHA GROUP OF COMPANIES LIMITED
PT. BLOCK B, PLAN 720
PTS. 1 & 2, PLAN 43R-34100
105 EAST DRIVE
WARD 7

The applicant is requesting the following variance:

1. To permit a side yard setback of 2.28m (7.48 ft.) to a hydro transformer whereas the by-law requires a minimum setback of 4.0m (13.12 ft.).
The applicants are requesting the following variances:

1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;

2. To permit an interior side yard width of 0.0m to a below grade entrance where the total combined width of both side yards is 1.28m (4.20 ft.) whereas the by-law permits an interior side yard width of 0.0m provided that the total combined width of both side yards is not less than 1.8m (5.90 ft.);

3. To permit an existing driveway width of 7.21m (23.65 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

The applicants are requesting the following variance:

1. To permit a proposed driveway width of 5.4m (17.72 ft.) whereas the by-law permits a maximum driveway width of 4.9m (16.08 ft.).

The applicant is requesting the following variances:

1. To permit a recreational vehicle sales and leasing establishment whereas the by-law does not permit the proposed use;

2. To permit outside storage of recreational vehicles as an accessory use, in the side and rear yards, whereas the by-law does not permit the proposed use;
3. To permit motor vehicle washing within an enclosed building whereas the by-law does not permit the proposed use.

(8)

A16-218  CURTIS MILLETTE AND KAREN CAMPBELL  LOT 96, PLAN M-108
         PTS. 3 & 4, PLAN 43R-5428
         72 SUTTER AVENUE
         WARD 2

The applicants are requesting the following variances:

1. To permit an existing driveway width of 5.67m (18.60 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17.06 ft.);

2. To permit a side yard setback of 0.3m (0.98 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum side yard setback of 0.6m (1.97 ft.);

3. To permit a rear yard setback of 0.1m (0.33 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum rear yard setback of 0.6m (1.97 ft.).

(9)

A16-219  QUEEN WEST INVESTMENTS INC.  LOT 25, PLAN BR-6
         153 QUEEN STREET WEST
         WARD 3

The applicant is proposing an outdoor play area associated with a Day Nursery and is requesting the following variances:

1. To provide nine (9) parking spaces on site whereas the by-law requires a minimum of eleven (11) parking spaces;

2. To permit a parking aisle width of 5.55m (18.21 ft.) whereas the by-law requires a minimum parking aisle width of 6.6m (21.65 ft.).

(10)

A16-220  2437859 ONTARIO INC.  PT. LOT 6, CONC. 7 EHS
         PT. 4, PLAN 43R-3577
         QUEEN ST. & SUN PAC BLVD.
         WARD 8

The applicant is requesting the following variance:
1. To permit a motor vehicle washing establishment whereas the by-law does not permit the proposed use.

(11)

A16-221  2086758 ONTARIO INC.  
LOT 17L, PLAN 43M-2027  
96 HOLLOWGROVE BLVD.  
WARD 10

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

1. To permit a structure (deck) to be located within 6.13m (20.11 ft.) of the rear lot line whereas the by-law requires that no building or structure, including accessory structures and swimming pools (above or below grade) be located within 10.5m (34.45 ft.) of the rear lot line;

2. To permit a rear yard depth of 7.6m (24.93 ft.) to the dwelling whereas the by-law requires a minimum rear yard depth of 10.5m (34.45 ft.).

(12)

A16-222  2086758 ONTARIO INC.  
LOT 17R, PLAN 43M-2027  
98 HOLLOWGROVE BLVD.  
WARD 10

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

1. To permit a rear yard depth of 8.21m (26.94 ft.) to the dwelling whereas the by-law requires a minimum rear yard depth of 10.5m (34.45 ft.).

(13)

A16-223  2086758 ONTARIO INC.  
LOT 18L, PLAN 43M-2027  
92 HOLLOWGROVE BLVD.  
WARD 10

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

1. To permit a structure (deck) to be located within 7.99m (26.21 ft.) of the rear lot line whereas the by-law requires that no building or structure, including accessory structures and swimming pools (above or below grade) be located within 10.5m (34.45 ft.) of the rear lot line;

2. To permit a rear yard depth of 9.5m (31.17 ft.) to the dwelling whereas the by-law requires a minimum rear yard depth of 10.5m (34.45 ft.).
The applicant is requesting the following variance associated with a semi-detached dwelling:

1. To permit a rear yard depth of 10.3m (33.79 ft.) to the dwelling whereas the by-law requires a minimum rear yard depth of 10.5m (34.45 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

The applicant is requesting the following variances:

1. To permit a minimum of 11 visitor parking spaces within the Phase 2 lands (55 Yorkland Boulevard) whereas the by-law requires a minimum of 32 visitor parking spaces;

2. To permit a minimum of 113 resident parking spaces within the Phase 3 lands (65 Yorkland Boulevard) whereas the by-law requires a minimum of 172 resident parking spaces.

The applicants are requesting the following variance:

1. To permit a Day Nursery and Private School (Montessori School) whereas the by-law does not permit the proposed use.
(17)

A16-197  MEMORIAL GARDENS CANADA LIMITED
         PT. LOT 11, CONC. 2 WHS
         750 BOVAIRD DRIVE WEST
         WARD 5

The applicant is requesting the following variances:

1. To permit the continued use of the property for a temporary new homes sales pavilion whereas the by-law does not permit the use;

2. To permit a front yard setback of 20.87m (64.47 ft.) whereas the by-law requires a minimum front yard setback of 22m (72.18 ft.).

Note: Approval was granted for a new homes sales pavilion under application A14-167 for a temporary period of two (2) years.

ELECTION OF CHAIR AND VICE-CHAIR:

ROLE AND RESPONSIBILITIES OF THE COMMITTEE OF ADJUSTMENT: