MAY 28, 2019
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR, CITY HALL

MEMBERS:
Ron Chatha
David Colp
Desiree Doerfler
Ana Cristina Marques
Rod Power

STAFF:
Stephen Dykstra, Development Planner
Neil Chadda, Development Planner
Daniel Watchorn, Development Planner
Himanshu Katyal, Development Planner
Bernie Steiger, Manager, Development Services
Bennett Hannam, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held May 7, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

A19-007                  G. C. JAIN INVESTMENTS LIMITED                  PT. OF LOT 17, CONC. 10 ND
                        7875 MAYFIELD ROAD
                        WARD 10

NEW CONSENT APPLICATIONS

(1)

**B19-012**  **BOVAILABLE WEST HOLDINGS INC.**

PART OF LOT 14, CONC. 4 EHS
NORTHWEST CORNER OF BOVAILABLE DRIVE WEST AND CREDITVIEW ROAD
WARD 6

The purpose of the application is to request the consent of the Committee to sever a parcel of land (Part of Block 1, Plan 43M-1927, Parts 12-16 on Plan 43R-38813) currently having a total area of approximately 17,054 square metres (4.21 acres). The effect of the application is to create a new lot on the southern portion of the land (the severed parcel) having an area of approximately 5,493.6 square metres (1.36 acres). The northern portion of the land (the retained parcel) will have an area of approximately 11,559.3 square metres (2.86 acres). It is proposed that the severed land be developed as a future Gas Station Site and the retained land be developed for future Commercial/Office Development.

(2)

**B19-013**  **FORESTSIDE ESTATES INC.**

PART OF LOT 5, CONC. 9 ND BLOCK 6, PLAN 43M-2068
ATTMAR DRIVE AND PALLESCHI DRIVE
WARD 8

The purpose of the application is to request the consent of the Committee of Adjustment to sever approximately 0.098 hectares (0.24 acres) from a parcel of land currently having a total area of approximately 1.063 hectares (2.62 acres). The effect of the application is to provide for a lot addition to the adjacent land to the south legally described as Block 7, Plan 43M-2068 currently owned by Forestside Estates Inc. to facilitate future residential development.

(3)

**B19-014**  **NAVJOT BRAR**

PART OF LOT 14, CONC. 4 EHS 10764 BRAMALEA ROAD
WARD 9

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having a width of approximately 3.75 metres (12.30 feet), a depth of approximately 41 metres (134.51 feet) and an area of approximately 0.012 hectares (1,291.67 square feet). The effect of the application is to create an access easement in favour of the adjacent property municipally known as 10788 Bramalea Road and legally described as Part of Lot 14, Concession 4 EHS.
NEW MINOR VARIANCE APPLICATIONS

(4)

A19-074 2470259 ONTARIO INC. PART OF LOT 4, BLOCK A, PLAN M-216 120 ADVANCE BOULEVARD WARD 7

The applicant is requesting the following variance:

1. To permit an automobile impound facility outside of the area bounded by Queen Street, Highway 410, Steeles Avenue and Kennedy Road whereas the by-law only permits an automobile impound facility within the area bounded by Queen Street, Highway 410, Steeles Avenue and Kennedy Road.

(5)

A19-079 AMIN SHAYA LOT 89, PLAN 43M-792 133 ECCLESTONE DRIVE WARD 5

The applicant is requesting the following variance:

1. To permit an existing at-grade side door having an interior side yard setback of 0.96m (3.15 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(6)

A19-080 SHAHIN SHAKIB AND MONA ABDELMOUMEN LOT 1, PLAN M-1459 220 VAN KIRK DRIVE WARD 2

The applicants are requesting the following variances:

1. To permit an existing accessory structure (shed) having a rear yard setback of 0.3m (0.98 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines;

2. To permit an existing open roofed porch to encroach 3.1m (10.17 ft.) into the required rear yard setback, resulting in a rear yard setback of 4.4m (14.44 ft.), whereas the by-law permits a maximum open roofed encroachment of 1.8m (5.91 ft.) into the required rear yard setback, resulting in a rear yard setback of 5.7m (18.70 ft.).
The applicant is requesting the following variance:

1. To permit an exterior side yard setback of 2.44m (8.0 ft.) to a proposed one storey sunroom addition whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

The applicant is requesting the following variance:

1. To permit the construction of a new industrial building with associated parking, landscaping, etc. on a lot that does not front onto a street whereas the by-law does not permit a building or structure to be constructed on a lot that does not have frontage onto a street.

The applicants are requesting the following variance:

1. To permit a commercial school (Vidya Learning Centre) within the existing live-work unit whereas the by-law does not permit a commercial school.

The applicants are requesting the following variances:

1. To permit a 1.0m (3.28 ft.) path of travel from the front wall of the dwelling to an existing side door to be used as a primary access to a registered second dwelling unit whereas the by-law requires an unobstructed 1.2m (3.94 ft.) path of travel from the front wall of a dwelling to a primary access to a second unit;
Committee of Adjustment Agenda

2. To permit an existing side door having a setback of 1.0m (3.28 ft.) to an interior side lot line whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(11)

A19-085  BRAMPTON BRAMALEA CHRISTIAN RESIDENCE FELLOWSHIP INC.
LOT 17, CONC. 5 EHS
PARTS 1, 2 AND 3, PLAN 43R-38230
11651 AND 11655 BRAMALEA ROAD
WARD 9

The applicant is requesting the following variances:

1. To permit a 7.0m (22.97 ft.) front yard setback to the relocated heritage house whereas the by-law requires a minimum front yard setback of 10.0m (32.80 ft.);

2. To permit a 1.5m (4.92 ft.) front yard setback to a hydro transformer whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.).

(12)

A19-086  CHINGUACOUSY FARM LIMITED
PART OF LOT 12, CONC. 3 EHS
BLOCK 124-2, PLAN 43M-1866
DEMARIS DRIVE
WARD 9

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

1. To permit a rear yard setback of 6.45m (21.16 ft.) whereas the by-law requires a minimum rear yard setback of 7.25m (23.78 ft.).

(13)

A19-087  CHINGUACOUSY FARM LIMITED
PART OF LOT 12, CONC. 3 EHS
BLOCK 124-7, PLAN 43M-1866
JENNA COURT
WARD 9

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

1. To permit a rear yard setback of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard setback of 7.25m (23.78 ft.).
The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard setback of 7.25m (23.78 ft.).

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

1. To permit a rear yard setback of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard setback of 7.25m (23.78 ft.).

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

1. To permit a rear yard setback of 6.0m (19.68 ft.) whereas the by-law requires a minimum rear yard setback of 7.25m (23.78 ft.).

The applicant is requesting the following variance:

1. To vary Schedule ‘C’, Section 256 to the by-law to permit a proposed 30 square metre addition to an existing building (Building C) outside of the permitted Building Area B per Schedule ‘C’, Section 256 whereas the by-law requires that all buildings be constructed in accordance with Schedule ‘C’ Section 256 to the by-law.
The applicants are requesting the following variances:

1. To permit a below grade entrance between the main wall of the dwelling and the flankage lot line abutting Bonavista Drive whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the flankage lot line;

2. To permit a driveway having a maximum width of 8.3m (27.23 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.);

3. To permit a 0.2m (0.66 ft.) permeable landscape strip between the driveway and the interior side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.).

The applicant is requesting the following variances:

1. **MAXIMUM BUILDING HEIGHT**:
   
   **(A):** To permit all buildings located less than 90 metres from Steeles Avenue West to have a minimum height of 8 storeys and a maximum height of 12 storeys; whereas the By-law requires the following:
   
   (i) buildings located greater than 35 metres but less than 65m from Steeles Avenue West shall have a minimum height of 3 storeys and a maximum height of 8 storeys; and
   
   (ii) buildings located greater than or equal to 65 metres from Steeles Avenue West shall have a minimum height of 3 storeys and a maximum height of 8 storeys.

   **(B):** To permit buildings located greater than or equal to 90 metres but less than 105 metres from Steeles Avenue West to have a minimum building height of 3 storeys and the maximum building height of 8 storeys whereas for the By-law requires the following:
   
   (i) buildings located greater than or equal to 65 metres from Steeles Avenue West shall have a minimum height of 3 storeys and a maximum height of 8 storeys.

2. To permit only that portion of a building having a height of 27m or greater above grade to be required to be setback an additional 3m from the actual setback of the building below 27m in height, whereas the By-law requires an additional 3.0 metres setback from the actual setback of the building for any portion of the building above 15.0 metres in height;

3. To permit an interior side yard setback of 0.0m whereas the by-law requires a minimum interior side yard setback of 4.5m (14.76 ft.);
4. To permit maximum FSI of 3.0 whereas the by-law permits a maximum FSI of 1.5.

(20)

A19-094  PMD INVESTMENTS LTD.  BLOCK 89, PLAN 43M-2002 10-40 RIVERMONT ROAD WARD 6

The applicant is requesting the following variance:

1. To permit 226 parking spaces on site whereas the by-law requires a minimum of 230 parking spaces.

(21)

A19-095  CRESTPOINT REAL ESTATE LOT 10, PLAN 43M-1383 (REX ONTARIO) INC. 9845 CHINGUACOUSY ROAD WARD 5

The applicant is requesting the following variance:

1. To permit a supermarket having a gross floor area of 1,040 square metres whereas the by-law does not permit the proposed use.

(22)

A19-096  NIKHIL AND MALAIKA KHANDUJA LOT 31, PLAN M-2002 21 PRAIRIE CREEK CRESCENT WARD 6

The applicants are requesting the following variances:

1. To permit a 3.84m (12.60 ft.) rear yard setback to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);

2. To permit a deck encroachment of 3.66m (12.00 ft.) into the rear yard resulting in a rear yard setback of 3.84m (12.60 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.);

3. To permit a privacy screen on the deck having a maximum height of 2.92m (9.58 ft.) whereas the by-law permits a maximum fence height of 2.0m (6.56 ft.).