JUNE 18, 2019
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR, CITY HALL

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

STAFF:
Yinzhou Xiao, Development Planner
Dana Jenkins, Development Planner
Shelby Swinfield, Development Planner
Nasir Mahmood, Development Planner
Himanshu Katyal, Development Planner
Rob Nykyforchyn, Development Planner
Stephen Dykstra, Development Planner
Bindu Shah, Development Planner
Neil Chadda, Development Planner
David Vanderberg, Central Area Planner
Krista Walkey, Manager, Development Services
Todd Payne, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held May 28, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATION

(1)
B19-009  KASHMIR AND BHUPINDER NIZZER  PART OF LOT 13, CONC. 4 WHS
7522 CREDITVIEW ROAD
WARD 6
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 17,735.28 square metres (4.382 acres). The effect of the application is to create a new lot having a width of approximately 50.03 metres (164.14 feet), a depth of approximately 183.72 metres (602.75 feet) and an area of approximately 8,493.10 square metres (2.099 acres). It is proposed that the severed lot, Agricultural Parkway Belt, Section 2844 {A(P) – 2844} be established and distinguished from the retained lot, Residential Hamlet Two – Section 2844 {Rhm2 – 2844}.

Related Minor Variance Applications A19-063 and A19-064

(2)

B19-015  9352791 CANADA INC.  PART OF LOT 14, CONC. 4 EHS
10788 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 an area of approximately 123.82 square metres (0.012 hectares). The effect of the application is to create an access easement in favour of the adjacent property municipally known as 10764 Bramalea Road to facilitate mutual access over a shared driveway between 10788 Bramalea Road and 10764 Bramalea Road. (Concurrent Consent Application B19-014).

DEFERRED CONSENT APPLICATIONS

(3)

B18-027  2598919 ONTARIO INC.  PART OF LOT 13, CONC. 1 WHS
10534 HURONTARIO STREET
WARD 2

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 12.06 hectares (29.80 acres). The effect of the application is to create a new lot having a width of approximately 223.42 metres (733 feet), a depth of approximately 133.9 metres (439.30 feet) and an area of approximately 2.96 hectares (7.31 acres). It is proposed that the severed parcel be developed for future industrial purposes and the retained lands be developed as a Freight Classification Yard.

(4)

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 an area of approximately 123.82 square metres (0.012 hectares). The effect of the
application is to create an access easement in favour of the adjacent property municipally known as 10788 Bramalea Road to facilitate mutual access over a shared driveway between 10764 Bramalea Road and 10788 Bramalea Road. (Concurrent Consent Application B19-015)

NEW MINOR VARIANCE APPLICATIONS

(5)

A19-063  KASHMIR AND BHUPINDER NIZZER  PART OF LOT 13, CONC. 4 WHS
7522 CREDITVIEW ROAD
WARD 6

The applicant is requesting the following variance related to the “retained” parcel in conjunction with consent application B19-009:

1. To allow only one (1) single detached dwelling whereas the by-law requires two (2) single detached dwellings.

Related Consent Application B19-009

(6)

A19-064  KASHMIR AND BHUPINDER NIZZER  PART OF LOT 13, CONC. 4 WHS
7522 CREDITIVIEW ROAD
WARD 6

The applicant is requesting the following variance related to the “severed” parcel in conjunction with consent application B19-009:

1. To allow only one (1) single detached dwelling whereas the by-law requires two (2) single detached dwellings.

Related Consent Application B19-009

(7)

A19-097  SANYOGITA BAVARE AND SANJAY NALAWADE  LOT 27, PLAN 655
25 GARFIELD CRESCENT
WARD 1

The applicants are requesting the following variance:

1. To permit one of the parking spaces required for the creation of a second unit to have a width of 2.46m (8.07 ft.) whereas the by-law requires a minimum of three parking spaces for a two-unit dwelling, each measuring a minimum of 2.6m (8.53 ft.) in width and 5.4m (17.72 ft.) in length.
A19-098  ABID AHMED  PART OF LOT 13, PLAN 43M-1851
66 EDUCATION ROAD
WARD 10

The applicant is requesting the following variance:

1. To permit a front yard setback of 3.61m (11.84 ft.) whereas the by-law requires a minimum front yard setback of 4.5m (14.76 ft.).

A19-099  2258403 ONTARIO LIMITED  LOT 7, PLAN 43M-863
62 PROGRESS COURT
WARD 8

The applicant is requesting the following variances:

1. To permit a rear yard setback of 2.95m (9.68 ft.) whereas the by-law requires a minimum rear yard setback of 8.0m (26.25 ft.);
2. To permit a parking aisle width of 6.01m (19.72 ft.) whereas the by-law requires a minimum parking aisle width of 6.6m (21.65 ft.);
3. To provide 44 parking spaces on site whereas the by-law requires a minimum of 89 parking spaces;
4. To provide 25.3% landscaped open-space area in the front yard, 28.0% landscaped open space area in the north interior side yard and 2.3% landscaped open space area in the south interior side yard whereas the by-law requires a minimum 50% landscaped open space area in the front and interior side yards.

A19-100  SHOBAH SASEETHARAN  LOT 39, PLAN 43M-628
65 NUFFIELD STREET
WARD 7

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 1.12m (3.67 ft.) to a proposed one-storey addition whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
2. To permit lot coverage of 34.01% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit an accessory structure in an exterior side yard whereas the by-law does not permit an accessory structure to be located in an exterior side yard;
4. To permit an accessory structure having a rear yard setback of 0.38m (1.25 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.);

5. To permit an interior side yard setback of 1.12m (3.67 ft.) to a proposed at-grade side door whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

6. To permit a driveway width of 7.85m (25.75 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.).

(11) A19-101 ROLANDO ROSCA AND ROLLEN MALLARI

PART OF BLOCK A, PLAN 951
PARTS 31, 31A, 31B, PLAN 43R-1566
5 HAZELGLEN COURT
WARD 7

The applicants are requesting the following variance:

1. To permit an existing accessory structure (shed) to be located in the front yard whereas the by-law does not permit an accessory structure to be located in the front yard.

(12) A19-102 ANTONIO STALTERI AND CECILIA STALTERI

LOT 37, PLAN 43M-2013
102 DEGREY DRIVE
WARD 8

The applicants are requesting the following variance:

1. To permit a setback of 0.7m (2.30 ft.) between a proposed deck and the interior side lot line whereas the by-law requires a minimum setback of 1.2m (3.94 ft.) in the interior side yard.

(13) A19-104 NICOLE HERMELYN AND FRANK APONTE

LOT 141, PLAN 43M-1601
20 CONCORDE DRIVE
WARD 10

The applicants are requesting the following variances:

1. To permit an accessory structure (proposed cabana) having a gross floor area of 29.7 sq. m (319.68 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 (proposed cabana) having a height of 3.59m (11.79 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for an accessory structure.
3. To permit two (2) accessory structure (existing shed and proposed cabana) having a combined gross floor area of 48.2 sq. m (514.62 sq. ft.) whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);

Note: A previous variance to permit the increased size and height of the existing shed was approved under application A10-145.

(14)

A19-105  AIRPORT/BOVAIRD COMMERCIAL CENTRE LTD.  PART OF LOTS 9 & 10, CONC. 6 EHS 2700-2760 NORTH PARK DRIVE WARD 8

The applicant is requesting the following variance:

1. To provide 393 parking spaces on site whereas the by-law requires a minimum of 424 parking spaces.

(15)

A19-106  IKO INDUSTRIES LTD.  LOT 4, CONC. 2 EHS PART BLOCK O, PLAN 518 87 ORENDA ROAD WARD 6

The applicant is requesting the following variance:

1. To provide 117 parking spaces whereas the by-law requires a minimum of 160 parking spaces.

(16)

A19-107  WAMGREEN GP INC, KENNEDY ROAD EQUITITIES INC, WAM KENNEDY ROAD GP INC, COURTENAY REAL ESTATE SERV. INC  PART OF LOTS 1 & 2, CONC. 2 EHS 174 KENNEDY ROAD SOUTH WARD 3

The applicant is requesting the following variances:

1. To permit accessory motor vehicle repair and servicing of fleet vehicles whereas the by-law does not permit motor vehicle repair;

2. To permit accessory hazardous waste transfer on a property having a separation distance of 35 metres from lands zoned residential and institutional whereas the by-law requires a minimum separation distance of 300 metres between a hazardous waste transfer use and lands zoned residential and institutional.

NOTE: The storage area for hazardous substances will be located at the rear of the site.
The applicant is requesting the following variances:

1. To permit front, rear and side yard depths and widths that deviate from those shown on Schedule C-3064, whereas the By-law requires that front, rear and side yard depths and widths shall be as shown on Schedule C-3064;

2. To permit buildings to be constructed outside the Building Areas shown on Schedule C-3064 whereas the By-law requires that any building to be constructed shall be within the Building Areas shown on Schedule C-3064;

3. To permit a Landscaped Open Space configuration that deviates from that shown on Schedule C-3064, whereas the By-law requires that Landscaped Open Space be provided within designated areas shown on Schedule C-3064;

4. To permit Parking Spaces in areas that deviate from the configuration shown on Schedule C-3064, whereas the By-law requires that Parking Spaces be provided within designated areas shown on Schedule C-3064;

5. To permit Loading Spaces in areas that deviate from the configuration shown on Schedule C-3064, whereas the By-law requires that Loading Spaces be provided within designated areas shown on Schedule C-3064;

6. To permit Signage in accordance with the Sign By-law, whereas the Zoning By-law prescribes site specific requirements and restrictions for signage notwithstanding the City's Sign By-law;

7. To exempt the subject lands from Interim Control By-law 246-2017, as amended, to allow the erection, enlargement or replacement, in whole or in part, of buildings within the areas identified as Building Areas A, B, C, and D1 to D5 as shown on the plan attached to this notice, whereas Interim Control By-law 246-2017, as amended, would not permit the erection, enlargement or replacement, in whole or in part, of any buildings within these areas.

DEFERRED MINOR VARIANCE APPLICATIONS

The applicants are requesting the following variance:
Committee of Adjustment Agenda

1. To permit an existing driveway width of 12.4m (40.68 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.00 ft.).

(19)

A19-056 MAHAN SINGH LOT 105, PLAN M-295
81 MORTON WAY
WARD 4

The applicant is requesting the following variances:

1. To permit an existing exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;

2. To permit an interior side yard setback of 0.0 metres to the exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) on one side and 0.9m (2.95 ft.) on the other side.

(20)

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.).

(21)

A19-095 CRESTPOINT REAL ESTATE
(REX ONTARIO) INC. LOT 10, PLAN 43M-1383
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.