AUGUST 20, 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  
Stephen Dykstra, Development Planner  
Himanshu Katyal, Development Planner  
David Vanderberg, Central Area Planner  
Daniel Watchorn, 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 July 30, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B19-022 WOODSMERE SHOPPING CENTRE INC.  
BLOCK 391, PLAN 43M-1026  
624 PETER ROBERTSON BOULEVARD  
WARD 9

The purpose of the application is to request the consent of the Committee for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approximately 29,557 square metres (7.30 acres). The land to be leased has an area of approximately 360 square metres (0.89 acres) occupied by a
commercial building (Tim Hortons). The effect of the application is to facilitate a long term lease between
the owner of the lands (Woodsmere Shopping Centre Inc.) and The TDL Group Ltd.

DEFERRED CONSENT APPLICATIONS

(2)

B18-027  2598919 ONTARIO INC.  
PT. 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.

(3)

B19-003  2185715 ONTARIO INC.  
PT. OF LOT 17, CONC. 8 ND
11570 MCVEAN DRIVE  
WARD 10

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 6.35 hectares (15.69 acres). The effect of the application
is to create a smaller lot proposing an area of approximately 0.66 hectares (1.63 acres) which will
continue to be occupied by a single detached dwelling. The retained parcel is proposed to be developed
as a future residential Plan of Subdivision.

Related Minor Variance Application A19-034

NEW MINOR VARIANCE APPLICATIONS

(4)

A19-014  HARINDER SINGH SOMAL AND
KAMAL PREET KAUR  
PT. OF LOT 12, CONC. 9 ND
10387 MCVEAN DRIVE  
WARD 10

The applicants are requesting the following variance:

1. To permit the expansion and relocation of a legal non-conforming residential dwelling within a
Floodplain Zone (F) whereas the by-law does not permit the proposed expansion or relocation of
the existing legal non-conforming dwelling.
The applicant is requesting the following variances:

1. To permit an existing above-grade side door having a setback of 0.94m (3.08 ft.) to an interior side lot line whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit a 0.94m (3.08 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.

The applicants are requesting the following variance:

1. To permit one of the three parking spaces required for the creation of a second unit to have a length of 4.87m (15.98 ft.) and a width of 2.6m (8.53 ft.) whereas the by-law requires a minimum of three parking spaces for a two-unit dwelling, each measuring a minimum of 5.4m (17.72 ft.) in length and 2.6m (8.53 ft.) in width.

The applicants are requesting the following variances:

1. To permit a front yard setback of 5.26m (17.26 ft.) to a building addition whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);

2. To permit an open roofed porch encroachment of 2.06m (6.76 ft.) into the required front yard setback resulting in a front yard setback of 3.94m (12.93 ft.) whereas the by-law permits an open roofed porch encroachment of 1.8m (5.91 ft.) into the required front yard setback resulting in a front yard setback of 4.2m (13.78 ft.).
The applicants are requesting the following variances:

1. To permit a rear yard setback of 6.48m (21.26 ft.) to a proposed attached garage whereas the by-law requires a minimum rear yard setback of 7.62m (25 ft.);

2. To permit an interior side yard setback of 0.99m (3.25 ft.) to a proposed attached garage whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

3. To permit an existing accessory structure (shed) having an interior side yard setback of 0.28m (0.92 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) from an accessory structure to all property lines.

The applicants are requesting the following variance:

1. To permit a rear yard setback of 3.14m (10.30 ft.) to an open roofed porch whereas the by-law requires a minimum setback of 4.5m (14.76 ft.) for open roofed porches not exceeding one storey in height.

The applicants are requesting the following variances:

1. To permit an existing deck to encroach 2.16m (7.09 ft.) into a 5.0m (16.40 ft.) Open Space Zone, resulting in a rear yard setback of 2.84m (9.32 ft.) whereas the by-law prohibits buildings or structures on lands zoned Open Space (OS-1970);

2. To permit an existing driveway width of 8.4m (24.28 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To provide 0.0m of permeable landscaping between the driveway and the side property line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip between the driveway and the side property line.

(11)

A19-138  GARY WYNNE, ZERMINA WYNNE
         AND KAITY PATEL
         LOT 217, PLAN 43M-571
         94 CORKETT DRIVE
         WARD 5

The applicants are requesting the following variances:

1. To permit lot coverage of 33.33% whereas the by-law permits a maximum lot coverage of 30%;
2. To permit a driveway width of 9.14m (30 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To permit an open roofed porch to encroach 2.57m (8.43 ft.) into the required front yard setback, resulting in a setback of 3.43m (11.25 ft.) whereas the by-law permits a maximum open roofed porch encroachment of 1.8m (5.90 ft.) resulting in a front yard setback of 4.2m (13.78 ft.);
4. 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 setback of 0.6m (1.97 ft.) from an accessory structure to all property line;
5. To permit 0.0 m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line.

(12)

A19-139  2541900 ONTARIO LIMITED
         LOT 6, CONCESSION 7 N.D.
         0 SUN PAC BOULEVARD
         WARD 6

The applicant is requesting the following variance:

1. To permit the temporary outside storage of trailers whereas the by-law does not permit the proposed use

(13)

A19-140  2706900 ONTARIO INC.
         LEVEL 1, UNIT 20
         PEEL CONDOMINIUM PLAN 1044
         7956 TORBRAM ROAD, UNIT 20
         WARD 7

The applicant is requesting the following variances:
1. To permit an office use (mortgage broker, insurance, general office) to operate from Unit 20 whereas the by-law permits office use excluding offices for licenced professionals;

2. To permit 319 parking spaces on site whereas the by-law requires a minimum of 330 parking spaces on site.

(14)

A19-141 FORESTSIDE ESTATES INC. BLOCK 7, PLAN 43M-2068 ATTMAR DRIVE & PALLESCHI DRIVE WARD 8

The applicant is requesting the following variance:

1. To permit a side yard setback of 5.0m (16.40 ft.) where a property abuts an RE2 zone whereas the by-law requires a minimum side yard setback of 10.0m (32.80 ft.).

(15)

A19-142 TRUEMAN INVESTMENTS INC. LOTS 27 & 59, PLAN BR-5 181 QUEEN STREET EAST WARD 3

The applicant is requesting the following variances:

1. To permit a total of 24 parking spaces for a proposed real estate/professional office whereas the by-law requires a total of 27 parking spaces for the proposed use;

2. To permit 7 of the proposed parking spaces to have a length of 4.09m (13.42 ft.) whereas the by-law requires a minimum parking space length of 5.4m (17.2 ft.).

(16)

A19-144 DANIELS CHOICE MOUNT PLEASANT CORPORATION BLOCK 4, PLAN 43M-1927 NORTHEAST CORNER OF BOVAIRD DRIVE WEST & LAGERFIELD DRIVE WARD 6

The applicant is requesting the following variances:

1. To permit stacked townhouse dwellings whereas the by-law does not permit stacked townhouse dwellings;

2. To permit a maximum setback of 45m (147.64 ft.) to a private road whereas the by-law requires a maximum setback of 7.5m (24.60 ft.);
3. To permit a minimum building height of 3 storeys whereas the by-law requires a minimum building height of 6 storeys;

4. To permit a maximum floor space index of 4.5 whereas the by-law requires a maximum floor space index of 1.0;

5. To permit a maximum tower floor plate size of 860m² whereas the by-law permits a maximum tower floor plate size of 800m²;

6. To permit a minimum ground floor height of 3.0m (9.84 ft.) whereas the by-law requires a minimum ground floor height of 4.5m (14.76 ft.);

7. To permit a minimum setback of 0.8m (2.62 ft.) from Bovaird Drive West to a hydro transformer whereas the by-law requires a minimum setback of 1.5m (4.92 ft.);

8. To permit a minimum 1.4m (4.60 ft.) landscape open space buffer between a driveway and a private street whereas the by-law requires a minimum landscape open space buffer of 1.5m (4.92 ft.).

(17)

A19-145  2197008 ONTARIO INC.  BLOCK 6, PLAN 43M-618

3 EDVAC DRIVE
WARD 8

The applicant is requesting the following variances:

1. To vary Schedule ‘C’, Section 1548 of the by-law to permit a 4.43m (14.53 ft.) landscape strip abutting Humberwest Parkway whereas Schedule ‘C’, Section 1548 requires a minimum 12.0 metre wide landscape strip abutting Humberwest Parkway;

2. To permit a parking aisle width of 6.165m (20.23 ft.) whereas the by-law requires a minimum parking aisle width of 6.6m (21.65 ft.);

3. To permit a parking stall depth of 5.2m (17.06 ft.) whereas the by-law requires a minimum parking stall depth of 5.4m (17.72 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(18)

A19-034  2185715 ONTARIO INC.  LOT 17, CONC. 8 ND

11570 MCVEAN DRIVE
WARD 10

The applicant is requesting the following variance related to the “severed” parcel in conjunction with consent application B19-003:
Committee of Adjustment Agenda

1. To permit a lot area of 0.66 hectares (1.63 acres) whereas the by-law requires a minimum lot area of 0.8 hectares (1.98 acres).

Related Consent Application B19-003