FEBRUARY 10, 2015
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS:
Bruce Reed, Chair
Parm S. Chahal
Jaipaul Massey-Singh
Richard Nurse
Frank Turner

STAFF:
Dana Jenkins, Development Planner
David Vanderberg, Central Area Planner
Amanda Dickie, Zoning Officer
Jill Hogan, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held January 20, 2015

DECLARATIONS UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

DEFERRED CONSENT APPLICATIONS

(1)

B14-030 RAVINDER GREWAL & KIRANJEET GILL PT. LOT 6, CONC. 4 WHS 9034 CREDITVIEW ROAD WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 0.71 hectares (1.75 acres). The "severed" parcel has a frontage on Creditview Road of approx. 22.20m (72.83 ft.), a depth of approx. 46.0m (150.92 ft.), and an
area of approx. 0.10 hectares (0.25 acres). The effect of the application is to create a new lot for future residential purposes.

RELATED MINOR VARIANCE APPLICATIONS A14-201 & A14-202

NEW MINOR VARIANCE APPLICATIONS

(2)

A14-219  JOHN & JEANNETTE VEIRA  PT. LOT 5, CONC. 5 WHS  
2088 EMBELTON ROAD  
WARD 6

The applicants are requesting the following variances:

1. To allow a setback of 1.2m (3.94 ft.) from the south property line whereas the by-law requires a minimum setback of 7.5m (24.60 ft.);
2. To allow a setback of 3.68m (12.07 ft.) from the west property line whereas the by-law requires a minimum setback of 7.5m (24.60 ft.);
3. To allow a setback of 1.8m (5.90 ft.) from the east property line whereas the by-law requires a minimum setback of 7.5m (24.60 ft.);
4. To permit a building on a lot that does not front on a public street whereas the by-law requires a lot to have frontage on a public street.

(3)

A15-021  COLIN & TANYA DININO  PT. LOT 5, CONC. 1 WHS  
59 ROYCE AVENUE  
WARD 3

The applicants are requesting the following variances:

1. To allow a front yard setback of 5.21m (17.09 ft.) to a second storey addition whereas the by-law requires a front yard setback of 6.0m (19.68 ft.);
2. To allow a carport to be 5.39m (17.68 ft.) from the front lot line whereas the by-law requires a carport to be a minimum of 6.0m from the front lot line;
3. To allow a lot coverage of 30.5% whereas the by-law permits a maximum lot coverage of 30%;
4. To allow three (3) accessory structures whereas the by-law permits a maximum of two (2) accessory structures;

5. To allow a 0.06m (0.20 ft.) setback from the rear property line to an accessory structure and to allow a 0.3m (0.98 ft.) setback from the side property line to an accessory structure whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to an accessory structure;

6. To allow an accessory structure in a side yard having a 0.1 metre setback whereas the by-law does not permit an accessory structure in a required side yard.

A15-026  FARESH SOMAI AND DHANMATTIE SAMAROO  LOT 77, PLAN 43M-1652
4 RANGER CRESCENT  WARD 10

The applicants are requesting the following variances:

1. To allow an accessory structure (gazebo) with a maximum gross floor area of 16.95 sq. m (182.45 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 allow an accessory structure (gazebo) having a side yard setback of 0.46m (1.50 ft.) whereas the by-law requires a minimum side yard setback of 0.60m (1.97 ft.);

3. To allow two (2) accessory structures (shed and gazebo) with a combined gross floor area of 21.39 sq. m (230.24 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.).

A15-028  GUGLIETTI BROTHERS INVESTMENTS LIMITED  BLOCK 477, PLAN 43M-1504
10651 CHINGUACOUSY ROAD  WARD 6

The applicant is requesting the following variance:

1. To allow a Day Nursery (and associated play area) whereas the by-law does not permit the proposed use.
The applicant is requesting the following variances:

1. To provide 341 parking spaces whereas the by-law requires a minimum of 380 parking spaces;

2. To allow a minimum front yard setback of 5.4m (17.72 ft.) to a hydro transformer whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);

3. To allow a 0.0 metre setback to an accessory structure whereas the by-law requires a minimum setback of 3.0m (9.84 ft.);

4. To allow 56.3% tandem parking spaces for motor vehicle repair and other permitted uses, whereas the by-law only permits 50% tandem parking spaces for motor vehicle repair.

The applicant is requesting the following variances:

1. To allow a pharmacy with accessory medical office (Doctors Office) whereas the by-law permits only a retail establishment;

2. To provide twenty-five (25) parking spaces whereas the by-law requires a minimum of twenty-nine (29) parking spaces.

NOTE: A previous approval granted for a temporary period of two (2) years under application A12-099 has expired.

The applicant is requesting the following variance:

1. To allow outside storage whereas the by-law does not permit outside storage.
A15-032  ESTATE OF HURBERT CROWTHER  PT. LOT 6, CONC. 3 WHS
          2 RIVER ROAD
          WARD 6

The applicant is requesting the following variances:

1. To allow a minimum lot area of 0.1045 hectares whereas the by-law requires a minimum lot area of 0.4 hectares;
2. To allow a minimum lot width of 22.86 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To allow a minimum front yard depth of 7.5 metres whereas the by-law requires a minimum front yard depth of 12 metres;
4. To allow a minimum interior side yard setback of 3.0 metres whereas the by-law requires a minimum interior side yard setback of 7.5 metres.

A15-033  STEPHEN EDWARD WADELL  PT. LOT 6, CONC. 3 WHS
          6 RIVER ROAD
          WARD 6

The applicant is requesting the following variances:

1. To allow a minimum lot area of 0.1435 hectares whereas the by-law requires a minimum lot area of 0.4 hectares;
2. To allow a minimum lot width of 31.43 metres whereas the by-law requires a minimum lot width of 45 metres;
3. To allow a minimum front yard depth of 7.5 metres whereas the by-law requires a minimum front yard depth of 12 metres;
4. To allow a minimum interior side yard setback of 5.0 metres whereas the by-law requires a minimum interior side yard setback of 7.5 metres.

A15-034  STEPHEN SILVA & PAULA SARAIVA-SILVA  LOT 279, PLAN 679
          51 MELVILLE CRESCENT
          WARD 3

The applicants are requesting the following variance:
1. To allow a front yard setback of 5.18m (17.00 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.)

(12)

A15-035  MOHSEN FATULAHZADEH RABTI  LOT 180, PLAN 43M-1613
66 SOUTHLAKE BOULEVARD
WARD 1

The applicant is requesting the following variances:

1. To allow a deck encroachment of 3.66m (12.00 ft.) into the required rear yard, resulting in a rear yard setback of 3.34m (10.96 ft.) whereas the by-law permits a maximum deck encroachment of 1.8m (5.90 ft.), resulting in a rear yard setback of 5.2m (17.06 ft.);

2. To allow a driveway having a width of 7.21m (23.65 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.).

(13)

A15-036  DEGALO DEVELOPMENTS LIMITED  LOT 432, PLAN 635
PTS. 3, 4, 5, 6, PLAN 43R-3123
55 STAFFORD DRIVE, UNIT F
WARD 3

The applicant is requesting the following variance:

1. To allow a motor vehicle repair shop to operate from Unit F whereas the by-law does not permit the proposed use.

(14)

A15-037  JETRON HOLDINGS INC. & REDBERRY HOLDINGS INC.  PT. LOT 17, CONC. 8 N. D.
DRAFT PLAN 21T-12007B
SOUTH OF MAYFIELD ROAD,
WEST OF MCVEAN DRIVE
WARD 10

The applicant is requesting the following variance:

1. To allow a total of twenty-one (21) model homes in association with Draft Plan of Subdivision 21T-12007B whereas the by-law permits a maximum of two (2) model homes for the property.
Committee of Adjustment Agenda

(15)

A15-038 JETRON HOLDINGS INC. & REDBERRY HOLDINGS INC. PT. LOT 17, CONC. 8 N. D. LOT 67, DRAFT PL 21T-12007B SOUTH OF MAYFIELD ROAD, WEST OF MCVEAN DRIVE WARD 10

The applicant is requesting the following variance:

1. To allow a minimum lot width of 18.29 metres whereas the by-law requires a minimum lot width of 20 metres.

(16)

A15-039 IVY NG AND GUY VANDERBROEK PT. LOT 14, CONC. 3 WHS LOTS 1-4, PLAN SWC 45 CHURCH STREET WARD 6

The applicants are requesting the following variance:

1. To allow an increase of 18.1 square metres in the gross floor area resulting in a total gross floor area of 273.1 square metres whereas the by-law permits a maximum gross floor area of 255 square metres.

(17)

A15-040 EUCHARISTICO CASSAR PT. LOT 34, PLAN BR-7 19 MILL STREET SOUTH WARD 3

The applicant is requesting the following variance:

1. To allow a lot coverage of 32.8% whereas the by-law permits a maximum lot coverage of 30%.

(18)

A15-041 EUCHARISTICO CASSAR PT. LOT 34, PLAN BR-7 17 MILL STREET SOUTH WARD 3

The applicant is requesting the following variance:
1. To allow a lot coverage of 33.4% whereas the by-law permits a maximum lot coverage of 30%.

(19)

A15-042 DANIELS LR CORPORATION
1–67 UTOPIA WAY
WARD 8

The applicant is requesting the following variance:

1. To allow a minimum landscaped open space of 35% whereas the by-law requires a minimum landscaped open space of 40%.

DEFERRED MINOR VARIANCE APPLICATIONS

(20)

A14-108 HINDU SABHA TEMPLE
9225 THE GORE ROAD
WARD 10

The applicant is requesting the following variance:

1. To allow an increase of 167 square metres (proposed addition) and an accessory structure (Quonset Hut) having a gross floor area of 110 square metres resulting in a total combined gross floor area of 3,280 square metres (35,305.63 square feet) for all buildings on site whereas the by-law permits a maximum gross floor area of 2,090 square metres (22,497 square feet). Note: a previous approval granted under application A159/95 permits an allowable gross floor area to a maximum of 2,407 square metres (25,909 square feet).

(21)

A14-201 RAVINDER GREWAL & KIRANJEET GILL
9034 CREDITVIEW ROAD
WARD 6

The applicants are requesting the following variances related to the “retained” parcel in conjunction with Consent Application B14-030:

1. To allow a minimum lot width of 25 metres whereas the by-law requires a minimum lot width of 45 metres;

2. To allow a minimum interior side yard setback of 5.10m (16.73 ft.) to the existing dwelling whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft).
3. To allow an existing accessory structure (garage) having a side yard setback of 0.60m (1.97 ft.) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.);

4. To allow the minimum ground floor area of the existing dwelling to be 100 square metres whereas the by-law requires a minimum ground floor area of 115 square metres.

RELATED CONSENT APPLICATION B14-030

(22)

**A14-202**  RAVINDER GREWAL & KIRANJEET GILL  
PT. LOT 6, CONC. 4 WHS 
9034 CREDITVIEW ROAD 
WARD 6

The applicants are requesting the following variances related to the “severed” parcel in conjunction with Consent Application B14-030:

1. To allow a minimum lot area of 0.10 hectares whereas the by-law requires a minimum lot area of 0.40 hectares;

2. To allow a minimum lot width of 22.0 metres whereas the by-law requires a minimum lot width of 45 metres.

RELATED CONSENT APPLICATION B14-030

(23)

**A15-023**  FROST LANDCO INC.  
PT. LOT 6, CONC. 2 EHS 
312 QUEEN STREET EAST 
WARD 1

The applicant is requesting the following variance:

1. To allow a Medical Office and Retail Establishment (Pharmacy) whereas the by-law does not permit the proposed uses.