



**MARCH 22, 2016**  
**9:00 A.M.**  
**COUNCIL CHAMBERS**  
**4<sup>TH</sup> FLOOR – CITY HALL**

**MEMBERS:**

Mario Russo, Chair  
Ron Chatha, Vice-Chair  
Robert Crouch  
Desiree Doerfler  
Richard Nurse

**STAFF:**

Dana Jenkins, Development Planner  
Paul Aldunate, Central Area Planner  
David VanDerBerg, Central Area Planner  
Rose Bruno, Plans Examiner, Zoning  
Bernie Steiger, Manager, Development Services  
Elizabeth Corazzola, Manager, Zoning Services  
Jeanie Myers, Secretary-Treasurer

**ADOPTION OF MINUTES:**

Minutes of meeting held March 1, 2016

**DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:**

**WITHDRAWALS/DEFERRALS:**

**A15-174**      **CHETAL AND INDRAJIT VICHARE**

**PT. LOT 1, PLAN BR-29**  
**PTS. 1, 12, PLAN 317**  
**11 ETOBICOKE DRIVE**  
**WARD 3**

Letter dated February 11, 2016 from Chetal and Indrajit Vichare, 11 Etobicoke Drive, advising of the withdrawal of minor variance application A15-174.

## **NEW CONSENT APPLICATIONS**

(1)

**B16-010**      **ARGO (WANLESS) LIMITED**

**PT. LOT 16, CONC. 3 WHS**  
**CREDITVIEW RD. & WANLESS DR.**  
**(FUTURE THORNBUSH BLVD.)**  
**WARD 6**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 22.102 hectares (54.89 acres) to facilitate a land exchange between abutting property owners. The proposed severed parcel, shown as Part 1 on a draft reference plan, has an area of approximately 0.012 hectares (0.031 acres). It is proposed that the severed parcel be merged with the abutting lands to the north, owned by Gold Park Rowntree Developers Inc., to be used for future residential development.

## **DEFERRED CONSENT APPLICATIONS**

(2)

**B16-005**      **SCOTTISH HEATHER DEVELOPMENT INC.**      **PT. LOT 5, CONC. 5 WHS**  
**8675 HERITAGE 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. 92.821 hectares (811square metres). The proposed severed parcel has a frontage of approx. 6.0m (19.68 ft.), a depth of approx. 133m (436.35 ft.) and an area of approx. 811 square metres (0.081 hectares). The effect of the application is to provide for a lot addition to the adjacent property to the north, municipally known as 8733 Heritage Road) for driveway purposes.

## **NEW MINOR VARIANCE APPLICATIONS**

(3)

**A16-044**      **TU THUYEN NI TU VIETNAMESE BUDDHIST**  
**ASSOCIATION OF CANADA**

**LOTS 19, 20, PLAN A-12**  
**241 QUEEN STREET WEST**  
**WARD 3**

It is proposed that a new place of worship building replace the accessory building in the rear yard. The applicants propose to retain the foundation and some of the structural elements of the existing accessory building as part of the new construction. The house on the property will remain and will continue to be used for residential purposes. Previous approval was granted for the same variances under Application A14-196. This application proposes to extend the timeframe to fulfill conditions.

The applicant is requesting the following variances:

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1. To permit a place of worship with a lot area of 0.13 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;
2. To permit a rear yard setback of 0.4m (1.31 ft.) and an interior side yard setback of 0.4m (1.31 ft.) whereas the by-law requires that a place of worship must maintain a minimum rear yard depth of 7.5m (24.60 ft.) and an interior side yard depth of 3.0m (9.84 ft.).
3. To provide 9 parking spaces whereas the by-law requires a minimum of 17 parking spaces;
4. To permit landscaped open space of 0.4m (1.31 ft.) along the interior side yard, 0.4m (1.31 ft.) along the rear yard and 0.4m (1.31 ft.) along the exterior side yard whereas the by-law requires a minimum landscape open space of 3.0m (9.84 ft.) abutting all lot lines except at approved driveway locations;
5. To permit parking in the rear yard whereas the by-law does not permit parking in the rear yard.

(4)

**A16-045**      **ADORAS CONSTRUCTION INC.**

**PT. LOT 17, CONC. 9 EHS**  
**LOT 49, DRAFT PLAN OF**  
**SUBDIVISION 21T-12009B**  
**EVERMEEK ROAD**  
**WARD 10**

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

1. To permit a rear yard setback of 6.04m (19.81 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(5)

**A16-046**      **ADORAS CONSTRUCTION INC.**

**PT. LOT 17, CONC. 9 EHS**  
**LOT 53, DRAFT PLAN OF**  
**SUBDIVISION 21T-12009B**  
**EVERMEEK ROAD**  
**WARD 10**

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

1. To permit a rear yard setback of 6.04m (19.81 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

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(6)

**A16-047**      **ADORAS CONSTRUCTION INC.**

**PT. LOT 17, CONC. 9 EHS**  
**LOT 54, DRAFT PLAN OF**  
**SUBDIVISION 21T-12009B**  
**EVERMEEK ROAD**  
**WARD 10**

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

1. To permit a rear yard setback of 6.04m (19.81 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(7)

**A16-048**      **BURSCO LIMITED**

**PT. LOT 17, PLAN M-879**  
**215 DELTA PARK BLVD, UNIT 8**  
**WARD 8**

The applicant is proposing to construct a mezzanine in Unit 8 and is requesting the following variance:

1. To provide 132 parking spaces on site whereas the by-law requires a minimum of 136 parking spaces on site to accommodate the increase in gross floor area.

(8)

**A16-049**      **KYLE AND LEAH VENEMA**

**LOT 191, PLAN 695**  
**29 CALEDON CRESCENT**  
**WARD 3**

The applicants are requesting the following variances:

1. To permit a side yard setback of 1.32m (4.33 ft.) to a proposed second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.) to the second storey;
2. To permit a maximum lot coverage of 35.5% whereas the by-law permits a maximum lot coverage of 30%;
3. To permit a 0.0 metre setback to an existing sunroom whereas the by-law requires a minimum setback of 1.2m (3.94 ft.).

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(9)

**A16-050**      **ADMNS BRAMPTON INVESTMENT CORP**      **PT. BLOCK E, PLAN 720**  
**15 BRAMALEA ROAD**  
**WARD 7**

The applicant is requesting the following variance:

1. To permit retail sale of goods in conjunction with a warehouse whereas the by-law only permits accessory retail when associated with a manufacturing use.

(10)

**A16-051**      **WILLOWBROOK ESTATES LIMITED**      **PT. BLOCK A, B, R, PLAN 518**  
**239 QUEEN STREET EAST**  
**WARD 3**

The applicant is requesting the following variance:

1. To permit a Commercial School whereas the by-law does not include a Commercial School as a permitted use.

(11)

**A16-053**      **BREMONT HOMES**      **PT. LOT 5, CONC. 4 WHS**  
**(CREDITVIEW NORTH) INC**      **LOT 6, DRAFT PLAN 21T-12021B**  
**57 CLASSIC DRIVE**  
**WARD 4**

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

1. To permit a garage to project into the front yard beyond a porch or front wall of the dwelling whereas the by-law requires that no garage shall project into the front yard beyond a porch or front wall of a dwelling;
2. To permit a driveway to exceed 50% of the front yard whereas the by-law does not permit a driveway to exceed 50% of the front yard;
3. To permit the interior garage width to be greater than 50% of the dwelling unit width whereas the by-law requires the maximum garage width to be 50% of the dwelling unit width.

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(12)

**A16-054**      **BREMONT HOMES**  
**(CREDITVIEW NORTH) INC**

**PT. LOT 5, CONC. 4 WHS**  
**LOT 16, DRAFT PLAN 21T-12021B**  
**CREDITVIEW ROAD**  
**WARD 4**

The applicant is requesting the following variances:

1. To permit a garage to project into the front yard beyond a porch or front wall of the dwelling whereas the by-law requires that no garage shall project into the front yard beyond a porch or front wall of a dwelling;
2. To permit the interior garage width to be greater than 50% of the dwelling unit width whereas the by-law requires the maximum garage width to be 50% of the dwelling unit width.

(13)

**A16-056**      **1037319 ONTARIO LIMITED**

**LOTS 1 & 2, PT. LOT 7, PLAN A-96**  
**57 MILL STREET NORTH**  
**WARD 1**

The applicant is requesting the following variance:

1. To permit medical office uses to occupy a maximum of 557.42 sq. m (6000 sq. ft.) within the existing building whereas the by-law does not permit medical office uses.

(14)

**A16-057**      **DIXIE HOLDING LTD.**

**PT. OF LOT 5, CONC. 1 WHS**  
**10 HENDERSON AVENUE**  
**WARD 3**

The applicant is requesting the following variances:

1. To permit a health and fitness centre (yoga studio, dancing school, personal training) and office for a physiotherapist whereas the by-law does not permit the proposed uses;
2. To permit 32 parking spaces whereas the by-law requires a minimum of 69 parking spaces.

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(15)

**A16-058**      **CLAIREVILLE HEIGHTS 11 LIMITED**      **PT. LIOTS 6 & 7, CONC. 8 N.D.**  
**55 AND 65 YORKLAND BLVD.**  
**WARD 8**

The applicant is requesting the following variance associated with Phases 2 and 3 of a proposed 3-Phase high-rise residential apartment development:

1. To permit a minimum of 293 Resident Parking Spaces whereas the by-law requires a minimum of 340 Resident Parking Spaces.

(16)

**A16-059**      **GIAN SINGH NAGRA &**  
**JASWINDER KAUR NAGRA**      **PT. BLOCK 2, PLAN 43M-561**  
**29 SUN PAC BLVD**  
**WARD 8**

The applicants are requesting the following variances:

1. To permit truck parking and trailer storage with associated office trailer on the property whereas the by-law does not permit outdoor storage of goods, material and equipment;
2. To permit a landscape open space strip of 0.0 metres in the side yard whereas the by-law requires that 50% of the required side yard from the required front yard to the rear wall of the rearmost building be landscaped open space;
3. To permit a front yard setback of 14.0m (45.93 ft.) whereas the by-law requires a minimum front yard setback of 20.0m (65.60 ft.).

(17)

**A16-060**      **CHARLES & LENORE ARMSTRONG ET AL**      **LOT 12, CONC. 1 WHS**  
**10254 HURONTARIO STREET**  
**WARD 2**

The applicants are requesting the following variance:

1. To permit outside storage (trailer parking) whereas the by-law does not permit the proposed use.

NOTE: The lands are also subject to an application to amend the Official Plan under file C01W12.012.

**DEFERRED MINOR VARIANCE APPLICATIONS**

(18)

**A14-143**      **VISION GROUP DEVELOPMENTS INC.**      **PT. LOT 16, CONC. 3 WHS**  
**PT. 2, PLAN 43R-1943**  
**11448 CHINGUACOUSY ROAD**  
**WARD 6**

The applicant is proposing construction of a two storey detached dwelling and is requesting the following variance:

1. To permit an interior side yard setback of 4.0m (13.12 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.).

(19)

**A15-194**      **MASSI PLACE INC**      **PT. LOT 5, CONC. 8 ND**  
**NORTHWEST CORNER**  
**OF MCVEAN DRIVE**  
**& QUEEN STREET**  
**WARD 8**

The applicant is requesting the following variance:

1. To permit the temporary outside storage of construction trailers (office) and shipping containers whereas the by-law does not permit the proposed use.

(20)

**A15-210**      **DARSHAN KAUR GILL**      **PT. LOT 18, CONC. 8 EHS**  
**11937 GOREWAY DRIVE**  
**WARD 10**

The applicant is requesting the following variances associated with a Landscape Contracting business:

1. To permit a Home Occupation to occupy approximately 9.29 sq. m (100 sq. ft.) or 6% of the Gross Floor Area within an existing residential dwelling, plus an additional 111.48 sq. m (1,199.96 sq. ft.) of Gross Floor Area within a proposed accessory structure for a combined total home occupation floor area of 120.77 sq. m (1,299.96 sq. ft.) or 63.6% of the floor area of the residential dwelling whereas the by-law limits the area associated with the Home Occupation to a maximum of 15% of the floor area of the dwelling;



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2. To permit outside parking/storage of a maximum of nine (9) landscaping vehicles, trailers and oversized vehicles in association with the Home Occupation whereas the by-law does not permit outdoor storage/parking in association with a Home Occupation;
3. To permit a proposed accessory building (storage shed) having a gross floor area of 111.48 sq. m (1,199.96 sq. ft.) whereas the by-law permits a maximum of 23 sq. m (247.56 sq. ft.) for any individual accessory building;
4. To-permit the accessory buildings combined gross floor area of 123.98 sq. m (1,334.50 sq. ft.) whereas the by-law permits the accessory buildings combined gross floor area of 40.0 sq. m (430.55 sq. ft.);
5. To permit a Home Occupation and outside parking/storage of a maximum of nine (9) landscaping vehicles, trailers and oversized vehicles on the property for a temporary period of five (5) years whereas the by-law does not permit the use.

(21)

**A16-018**      **1579954 ONTARIO LTD.**

**PT. BLK3, PLAN 43M-874**  
**PT. 1, PLAN 43R-23561**  
**125 CHRYSLER DRIVE**  
**WARD 8**

The applicant is requesting the following variance:

1. To permit a retail establishment having a gross floor area of 1290 square metres for the selling of food whereas the by-law does not permit a retail establishment selling more than 929 square metres of food.

(22)

**A16-024**      **AMJA AND ASNA HAFEEZ**

**PT. LOTS 15 & 30, PLAN BR-2**  
**3 AND 5 MARY STREET**  
**WARD 3**

The applicants are proposing construction of a single detached dwelling and are requesting the following variances:

1. To permit a lot area of 270.88 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot depth of 18.37 metres whereas the by-law requires a minimum lot depth of 30 metres;
3. To permit a lot width of 14.93 metres whereas the by-law requires a minimum lot width of 15 metres;

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4. To permit a front yard setback to the dwelling of 5.49m (18.01 ft.) and 3.87m (12.70 ft.) to the porch whereas the by-law requires a front yard setback of 6.0m (19.68 ft.) to the dwelling and 4.2m (13.78 ft.) to the porch;
5. To permit a rear yard setback of 4.35m (14.27 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);
6. To permit an interior side yard setback to the second storey of 1.22m (4.00 ft.) for both interior side yards whereas the by-law requires an interior side yard setback of 1.8m (5.91 ft.) to the second storey;
7. To permit a lot coverage of 37.07% whereas the by-law permits a maximum lot coverage of 30%.