



Minutes of the  
City of Richmond Hill  
Committee of Adjustment Meeting  
March 21, 2024

## Status of Applications Considered

<u>Item</u>	<u>Application</u>	<u>Property</u>	<u>Decision</u>
A	B023/23	76 Bond Crescent	NO DECISION
B	A046/23	76 Bond Crescent	APPROVED
C	A047/23	76 Bond Crescent	APPROVED
D	A050/23	50 Elmwood Avenue	APPROVED
E	A062/23	392 Marybay Crescent	APPROVED
F	A083/23	153 Battaglini Avenue	APPROVED
G	A074/23	36 Mayvern Crescent	DEFERRED
H	A009/23	305 Paliser Crescent South	APPROVED
I	A021/23	186 Essex Avenue	APPROVED
J	A064/23	370-386 Tower Hill	APPROVED
K	MV-24-10	297 King Road	APPROVED
L	A059/23	1 Yongeview Avenue	APPROVED

Present: Mustafa Master  
Carlo DiRezze  
Dean Gossi  
Nataliya Kelbas  
John Li

Jaime Hope, Secretary-Treasurer  
Linda Asikis, Assistant Secretary-Treasurer  
Giuliano La Moglie, Planner

Regrets: None.

**Conflicts of interest:**

There were none.

**Request for adjournments or withdrawals:**

There were none.

The following applications were heard by the Committee:

**Item A: Consent Application B023/23 (76 Bond Crescent)**

To sever a parcel of land 17.65 metres (57.90 feet) by 44.00 metres (144.35 feet), approximately 778.00 square metres (8,374.32 square feet) and retain a parcel of land 13.70 metres (44.94 feet) by 128.98 metres (423.16 feet) approximately 3,270.54 square metres (35,203.79 square feet).

**And.**

**Item B: Minor Variance Application A046/23 (76 Bond Crescent)**

To provide relief from the provisions of By-law 66-71, as amended, to permit a reduction in the required lot area from 1,114.84 square meters (12,000 square feet) to 912.00 square metres (9,816.68 square feet) and lot frontage from 24.38 metres (80.00 feet) to 24.30 metres (79.72 feet) to facilitate Consent Application B037/22 on the retained land. Relief is also being requested to permit reduced minimum side yard setback (north) to second storey from 6.00 metres (20.00 feet) to 3.19 metres (10.47 feet) and reduced minimum side yard setback (south) to second storey from 6.00 metres (20.00 feet) to 3.45 metres (11.32 feet) to accommodate the construction of a proposed single detached dwelling.

**And.**

**Item C: Minor Variance Application A047/23 (76 Bond Crescent)**

To provide relief from the provisions of By-law 66-71, as amended, to permit a reduction in the required lot area from 1,114.84 square meters (12,000 square feet) to 837.00 square metres (9,009.39 square feet) and lot frontage from 24.38 metres (80.00 feet) to 24.31 metres (79.72 feet) to facilitate Consent Application B037/22 on the severed land. Relief is also being requested to permit a reduced minimum rear yard setback 7.62 metres (25.00 feet) to 4.07 metres (13.35 feet), reduced minimum front yard setback to the first storey from 9.00 metres (29.53 feet) to 8.30 metres (27.23 feet) and reduced minimum front yard setback to the second storey from 12.00 metres (39.37 feet) to 8.30 metres (27.23 feet) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to committee from:** None.

**Representation:**

Mr. Jim Kotsopoulos, agent, appeared on behalf of the application.

Mr. Kotsopoulos explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any comments.

There were none.

Chairman Master asked if the Committee had any comments.

Member DiRezze was seeking clarification as it appears there is a servicing easement contained on the property in favor of the municipality.

Mr. Kotsopoulos responded to Member DiRezze there is a six-metre-wide easement along the west lot line in favor of the municipality.

Member DiRezze commented the easement is quite wide and would reduce the frontage to create two lots and has the applicant confirmed with Development Engineering whether the easement is permanent.

Mr. Kotsopoulos responded to Member DiRezze the City needs the easement to properly service infill developments and will remain.

Member DiRezze was seeking clarification as to whether the lands are designated neighborhood permitting single-family use, building, and zoning confirmed the consent will not create areas of non-compliance with respect to the zoning By-law.

Mr. Kotsopoulos responded to Member DiRezze the applicant is proposing single-family use and read zonings comments in the staff report to have no concerns with the consent.

Member DiRezze noted the applications had previously been deferred to deal with lot depth and complying with the infill study.

Mr. Kotsopoulos confirmed for Member DiRezze that is correct.

Member DiRezze noted the staff report contradicts itself, the property complies with the infill study, Provincial Policy and Regional and Municipal Official Plan with no impact and meets the 4 Tests.

Member Li asked Mr. Giuliano La Moglie, planner what the position of the planning department is for these applications.

Mr. La Moglie, planner responded to Member Li planning staff want the applicant to proceed through the proper channels with a Zoning By-law amendment to be approved by Council.

Member DiRezze commented Council approved the infill study.

Member Kelbas commented her findings based in the staff report it would be inappropriate for these applications to go through consent and minor variance.

Mr. La Moglie, planner responded to Member Kelbas that is correct.

Chairman Master commented he will do the consent as a separate motion and the minor variances as another motion.

A motion was made to approve agenda Item A, B023/23 located at 76 Bond Crescent.

Member DiRezze moved the motion however there were no seconders and the motion failed.

Chairman Master requested a motion to approve Agenda Items B & C A046/23 and A047/23 located at 76 Bond Crescent with a reduced minimum front yard setback and a reduced minimum side yard setback. The rear yard, minimum lot area and lot frontage are denied as they apply to the severance.

Moved by: Chairman Master  
Seconded By: J. Li

That Minor Variance Application **A046/23**, on behalf of Domenico and Raffaelina Pisani be Approved for front yard setback and side yard setback;

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

That Minor Variance Application **A047/23**, on behalf of Domenico and Raffaelina Pisani be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item D: Minor Variance Application A050/23 (50 Elmwood Avenue)**

To provide relief from the provisions of By-law 66-71, as amended, to permit reduced minimum side yard setback (west) from 2.11 metres (6.92 feet) to 1.50 metres (4.92 feet), increased maximum gross floor area from 232.26 square metres (2,500.02 square feet) to 390.42 square metres (4,202.44 square feet), increased maximum lot coverage from 30.00% to 31.70%, increased maximum height from 8.50 metres (27.88 feet) to 10.07 metres (33.03 feet) and increased maximum garage width from 6.50 metres (21.32 feet) to 6.88 metres (22.57 feet) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:** None.

**Representation:**

Mr. Shaowei Cheng, agent, appeared on behalf of the application.

Mr. Cheng explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: D. Gossi

Seconded by: N. Kelbas

That Minor Variance Application **A050/23**, on behalf of Lizhen Huang be Approved.

**Subject to the following conditions:**

3. That the variances pertain only to the request as submitted with the application.
4. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item E: Minor Variance Application A062/23 (392 Marybay Crescent)**

To provide relief from the provisions of By-law 66-71, as amended, to permit reduced minimum side yard setback (north) from 2.44 metres (8.00 feet) to 1.24 metres (4.06 feet), reduced minimum side yard setback (south) from 2.44 metres (8.00 feet) to 1.30 metres (4.26 feet), reduced minimum rear yard setback from 7.62 metres (25.00 feet) to 7.20 metres (23.62 feet), increased maximum lot coverage from 30.00% to 36.90% and increased maximum encroachment into minimum rear yard setback (deck stairs and walkout) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

Letter of Support from 396 Marybay Crescent.

**Representation:**

Ms. Nafiseh Zangiabadi, agent, appeared on behalf of the application.

Ms. Zangiabadi explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master mentioned concerns from the correspondence regarding drainage.

Member DiRezze commented as the side yard cover being gravel, there are no concerns of erosion or drainage. He suggested a wooden panel in front of the door and downward facing lighting to mitigate light illuminating into the neighbour's window.

Chairman Master asked if the Committee had any comments.

Member Li asked for clarification from Ms. Zangiabadi. There appears to be a lot if mutual trees will this proposal affect any of them.

Ms. Zangiabadi responded to Member Li one tree is to be removed and will be replaced.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: N. Kelbas

Seconded by: J. Li



That Minor Variance Application **A062/23**, on behalf of Abdul Aziz Ahmed Mohammed & Shabana Bashir Ahmed Rumane be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item F: Minor Variance Application A083/23 (183 Battaglini Avenue)**

To provide relief from the provisions of By-law 2523, as amended, to permit increased maximum lot coverage from 40.00% to 41.30% and reduced minimum rear yard setback from 7.50 metres (24.60 feet) to 5.36 metres (17.58 feet) to accommodate the construction of a proposed one storey addition at the rear of the property.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

Letter of Support from 153 Battaglini Avenue – Received March 18, 2024

**Representation:**

Mr. Edward Schincariol owner appeared on behalf of the application.

Mr. Schincariol explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: N. Kelbas

Seconded by: C. DiRezze

That Minor Variance Application **A083/23**, on behalf of Enza Strazzeri & Edward Schincariol be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item G: Minor Variance Application A074/23 (36 Mayvern Crescent)**

To provide relief from the provisions of By-law 3-74, as amended, to permit a reduced minimum front yard setback (established building line) from 11.11 metres (36.45 feet) to 7.82 metres (25.65 feet), reduced minimum side yard setback (south) from 2.44 metres (8.00 feet) to 1.68 metres (5.51 feet), reduced minimum side yard setback (north) from 2.44 metres (8.00 feet) to 1.83 metres (6.00 feet), increased maximum lot coverage from 30.00% to 31.27% and increased maximum encroachment of the front porch stairs into the minimum front yard from 2.44 metres (8.00 feet) to 4.59 metres (15.05 feet) to accommodate the construction of a proposed single-detached dwelling.

**Public requests submitted for notice of decision:**

Pat Pollock -

**Additional correspondence received and provided to the committee from:**

33 Mayvern Crescent – Received March 15, 2024  
52 Sanderson Crescent – Received March 15, 2024  
47 Sanderson Crescent – Received March 12, 2024  
83 Mayvern Crescent – Received March 18, 2024  
43 Mayvern Crescent – Received March 18, 2024  
38 Drumern Crescent – Received March 18, 2024  
41 Mayvern Crescent – Received March 21, 2024  
49 Mayvern Crescent – Received March 20, 2024  
38 Mayvern Crescent – Received March 20, 2024  
66 Drumern Crescent – Received March 20, 2024  
7 Sanderson Crescent – Received March 19, 2024  
Neighbor Support - Crimson Court, 20, 30, 39 & 52 Mayvern Crescent, Mica Court – Received March 19, 2024  
49 Sanderson Crescent – Received March 21, 2024  
34 Mayvern Crescent – Received March 21, 2024  
53 Drumern Crescent – Received March 21, 2024  
3 Sanderson Crescent – Received March 21, 2024

**Representation:**

Mr. Ali Shakeri, agent, appeared on behalf of the application.

Mr. Shakeri explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

Mr. Trevor Griffen, 38 Mayvern Crescent, expressed concerns with the appropriateness of the dwelling, the size difference and imposing nature of the dwelling and the impact of privacy.

Ms. Pat Pollock, 67 Drumern Crescent, expressed concerns through a PowerPoint presentation outlining the proposed dwelling will not be compatible with the overall character of the neighborhood, the proposal looks like a 3 storey not 2 as defined in the staff report, the proposed variance is considered appropriate as it will not impact the character of the existing neighborhood Ms. Pollock feels it implies a precedent as well as flooding and privacy and the front yard setback for the stairs.

Ms. Pollock does not feel the proposed infill development complies with the 4 tests and is not minor.

Mr. Bert Callio, 34 Mayvern Crescent, expressed concerns with piece and enjoyment of using one's own home.

Mr. Chris Herriott, 3 Sanderson Crescent, expressed concerns with the dirt, dust and rats due to the heavy construction equipment, the applicant having no attachment to the neighborhood and renovating as opposed to tearing down.

Chairman Master asked the agent Mr. Shakeri to come and address some the residents' comments.

Mr. Shakeri responded he was glad the planning department felt the application met the 4 tests and he feels the other speakers' objections were mostly opposing any new development.

Chairman Master commented the proposal meets the height requirement can Mr. Shakeri address this.

Mr. Shakeri responded to Chairman Master it is a common concept in Richmond Hill with the garage and two stories above it. Mr. Shakeri displayed various photos of homes on Mayvern and Sanderson to the Members and the members of the audience.

Ms. Pollock noted that some the photos displayed no minor variances were requested thus no input from the residents.

Member Master responded to Ms. Pollock it's interesting that some of the photos displayed did not require any variances but are not in keeping with the character of the neighborhood.

Mr. Shakeri commented if the applicant was to dig the basement approximately 1 metre it would be considered a two-storey with side yards complying.

Chairman Master asked if the Committee had any comments.

Member Li wanted to ensure the Official Plan had been followed and asked to review item by item.

Mr. Shakeri responded to Member Li's request to go through the official plan item by item.

Member Li responded to Mr. Shakeri the proposed dwelling is not a fit for the street.

Mr. Shakeri responded to Member Li by digging more it will have a greater impact on nature, it will be costly, and it will not be energy efficient.

Chairman Master responded that residents' concerns do need to be heard although it will need to be addressed at a Council level.

Member DiRezze commented he does not have an issue with the variances apart from the front yard encroachment of the stairs. Member DiRezze also noted several things Mr. Shakeri could do to appease the residents and recommended deferral.

Chairman Master commented the stairs in the front appear to be a bone of contention and recommend to Mr. Skakeri to seek a deferral and come back to the committee.

Mr. Shakeri responded to Chairman Master they will alter the front yard encroachment if the Committee approves this evening. Mr. Shakeri does not feel anything productive will come out of discussing with the neighbors.

Chairman Master responded they will defer the application with no additional cost to the applicant.

That Minor Variance Application **A074/23** be deferred to until the end of the year or sooner without costs.

Moved by: C. DiRezze

Seconded by: N. Kelbas

**Motion Carried**

**Item H: Minor Variance Application A009/23 (305 Paliser Crescent South)**

To provide relief from the provisions of By-law 66-71, as amended to permit reduced minimum front yard setback from established building line from 8.80 metres (28.87 feet) to 7.92 metres (25.98 feet), reduced minimum front yard setback to the second story from 9.14 metres (30.00 feet) to 7.92 metres (25.98 feet), reduced minimum side yard setbacks (east and west) from 2.11 metres (6.92 feet) to 1.50 metres (4.92 feet), increased maximum gross floor area from 232.26 square metres (2,500.02 square feet) to 312.33 square metres (3,361.89 square metres), increased maximum lot coverage from 30.00% to 38.10%, increased maximum window well encroachment into the east side yard from 0.61 metres (2.00 feet) to 0.74 metres (2.43 feet) and increased maximum height from 8.50 metres (27.88 feet) to 8.80 metres (28.87 feet) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:** None.

**Representation:**

Mr. Arjang Behesht, agent, appeared on behalf of the application.

Mr. Behesht explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: D. Gossi

Seconded by: N. Kelbas

That Minor Variance Application **A009/23**, on behalf of Vahid Afzalian Naini & Faribah Nasserimanesh be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item I: Minor Variance Application A021/23 (186 Essex Avenue)**

To provide relief from the provisions of By-law 66-71, as amended, to permit a reduced minimum side yard setback (north and south) from 2.11 metres (6.92 feet) to 1.21 metres (3.96 feet), increased maximum gross floor area from 232.26 square metres (2,500.02 square feet) to 376.60 square metres (4,053.69 square feet), increased maximum lot coverage from 30.00% to 30.72%, increased maximum height from 8.50 metres (27.88 feet) to 9.72 metres (31.88 feet) and reduced minimum rear yard setback to swimming pool from 1.52 metres (5.00 feet) to 1.23 metres (4.04 feet) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

**Representation:**

Mr. Hong Li, agent, appeared on behalf of the application.

Mr. Li explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

Mr. Glen Berry, 257 Elmwood Avenue, expressed concerns with the concrete pool deck encroaching and grading to allow for proper drainage and the height.

Chairman Master responded to Mr. Berry we will clarify with Planning that a building permit will not be issued until brought into compliance. Chairman Master also noted this By-law is 29 feet and the applicant is seeking 32 feet as a height variance.

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master directed his question to Mr. Li would he like to address Mr. Berry's drainage concerns.

Mr. Li responded to Chairman Master they make improvements to meet the building code.

Chairman Master asked if Planning had any comments.

Mr. Giuliano La Moglie, planner responded a site alteration permit is required prior to obtaining a building permit.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: J. Li

Seconded by: D. Gossi



That Minor Variance Application **A021/23**, on behalf of Huaping Weng be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item J: Minor Variance Application A064/23 (370-386 Tower Hill)**

To provide relief from the provisions of By-law 235-97, as amended, to permit a reduced minimum number of parking spaces from 176 spaces to 130 spaces and reduced minimum number of loading spaces from 2 spaces to 1 space to accommodate the construction of a proposed McDonalds restaurant.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

**Representation:**

Mr. Jim Lavac, agent, appeared on behalf of the application.

Mr. Lavac explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: D. Gossi

Seconded by: J. Li

That Minor Variance Application **A064/23**, on behalf of Augusta Hill Plaza Corp. be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item K: Minor Variance Application MV-24-10 (297 King Road)**

To provide relief from the provisions of By-law 313-96, as amended, to permit an increased maximum encroachment of a Window Bay into the minimum required front and rear yards (at the third storey) from 1.00 metres (3.28 feet) to 1.50 metres (4.92 feet), and to permit a reduced minimum side yard setback (east and west) to a common element walkway from 1.20 metres (3.93 feet) to 0.40 metres (1.31 feet) to accommodate the construction of common element stacked condominiums.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

**Representation:**

Mr. Adam Layton, agent, appeared on behalf of the application.

Mr. Layton explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master directed his question to Mr. Layton the jog in the walkway triggered a variance for unit 29.

Mr. Layton responded to Chairman Master it's a technical matter with respect to tenure when the zoning By-law was approved. The jog in the walkway was a result of a transformer replacement.

Member DiRezze asked Mr. Layton about the separation it says .51 metres. Is that to do with it being perpendicular and the angular distance is .41 metres.

Mr. Layton responded to Member DiRezze no we are including construction tolerance.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: C. DiRezze

Seconded by: N. Kelbas

That Minor Variance Application **MV-24-10**, on behalf of GC King Bond GP Inc be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Item L: Minor Variance Application A059/23 (1 Yongeview Avenue)**

To provide relief from the provisions of By-law 2523, as amended, to permit a reduced minimum front yard setback to basement walkout from 9.14 metres (30.00 feet) to 4.65 metres (15.26 feet), reduced minimum flankage yard setback to porch/stairs from 9.14 metres (30.00 feet) to 7.34 metres (24.08 feet), reduced minimum rear yard setback to deck/stairs from 7.62 metres (25.00 feet) to 2.77 metres (9.09 feet), increased maximum height from 6.10 metres (20.01 feet) to 7.62 metres (25.00 feet), reduced minimum front yard setback to roof canopy from 9.14 metres (30.00 feet) to 7.59 metres (24.90 feet) and reduced minimum flankage yard setback to roof canopy from 9.14 metres (30.00 feet) to 7.62 metres (25.00 feet) to accommodate the construction of a proposed single detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:**

**Representation:**

Mr. Hamid Bethest, agent, appeared on behalf of the application.

Mr. Bethest explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

There were none.

Moved by: N. Kelbas

Seconded by: J. Li

That Minor Variance Application **A059/23**, on behalf of Abolfath Javidnia and Fatemeh Javidnia be Approved.

**Subject to the following conditions:**

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

**For the following reasons:**

1. The general intent and purpose of the By-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried**

**Other Business:**

**Change in Condition B003/23 (58 Oxford Street)**

"THAT, pursuant to Section 53(23) of the Planning Act R.S.O. 1990, as amended, with respect to the decision of the Committee of Adjustment regarding File No. B003/23 (Rotimi Afolabi) and dated February 8, 2024, it is hereby resolved that the conditions in the above-noted decision of approval be changed to revise the following condition:

"That the Applicant arrange and pay to the City for the installation of service connections to render the **retained** parcel fully serviced. The current Tariff of Fees schedule will be used to determine the amount of payment for the service connections.

AND THAT, pursuant to Section 53(26) of the Planning Act R.S.O. 1990, as amended, the modifications noted above are considered minor changes to the conditions of consent regarding File No. B003/23 (Rotimi Afolabi) and therefore no further notice of this application is required."

Moved by: C. DiRezze

Seconded by: N. Kelbas

**Approval of Minutes of February 29, 2024**

Moved by: C. DiRezze

Seconded by: N. Kelbas

Motion Carried

**Motion to Adjourn**

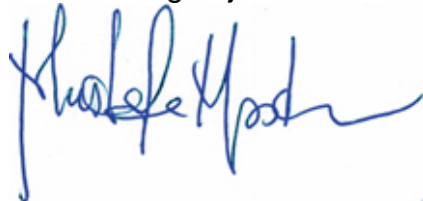
Moved by: N. Kelbas

Seconded by: D. Gossi

That the meeting be adjourned.

Motion Carried

The meeting adjourned at 9:33 PM



Mustafa Master  
Chairman



Jaime Hope  
Secretary-Treasurer  
Committee of Adjustment