

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION
ANNA GARBER
FILE: A60/01**

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction respecting staff's attendance at the Ontario Municipal Board Hearing regarding Committee of Adjustment's APPROVAL of Variance Application A60/01 (Anna Garber).

Purpose

Direction is required from Council with respect to attendance at an Ontario Municipal Board hearing scheduled for July 11, 2001.

Background - Analysis and Options

Location

\$ Northwest of Yonge Street and Centre Street
\$ Lot 31, Registered Plan 3270 (15 Elmbank Road)
\$ Lot 5, Concession 31, City of Vaughan

Review

On April 19, 2001, the Vaughan Committee of Adjustment approved amended Variance Application A60/01 (Anna Garber) to permit the construction of a pool enclosure (accessory building) for an existing outdoor pool. The enclosure is detached from the two-storey detached dwelling. The following variances are required:

- a) lot coverage of 23.5%, rather than 20%;
- b) maximum area of an accessory building of 165.48 sq.m, rather than 67 sq.m;
- c) maximum height of an accessory building of 4.8m, rather than 4.5m.
- d) the original application proposed human habitation of the accessory structure, which was deleted at the Committee of the Adjustment hearing.

The subject lands are designated "Low Density Residential" by OPA No.210 (Thornhill-Vaughan Community Plan) and zoned R1V Old Village Residential Residential Zone by By-law 1-88, subject to Exception 9(482).

The subject land is a rectangular-shaped lot with an area of 2,787 sq.m and a frontage of 30m. This size and shape of lot is consistent throughout the neighbourhood.

The abutting property owners to the north appealed the approval of the application, based on the size of the accessory structure and its impact on them. Being the only such structure in the area, they stated it would constitute an anomaly, it would not fit in with the character of the other properties, and would create an incompatible relationship between buildings. The concern was expressed that such a structure with a blank wall of approximately 60 ft. abutting their yard, would deprive them of a view to the southeast and from their second-storey, would diminish their enjoyment of the greenland vistas.

The size of the subject lot is 2,787 sq.m. (0.69 acre), and the accessory building would be 165.48 sq.m (5.9% lot coverage). In relation to the size of the lot, the requested area of the accessory building is considered appropriate. The overall lot coverage would be 23.5%, rather than the permitted 20%. The Community Planning Department supported the above noted variances except for the request for human habitation of the accessory structure.

Conclusion

This matter is scheduled to proceed to the OMB on July 11, 2001. It is recommended that Council provide direction respecting Staff's attendance at the OMB hearing regarding Committee of Adjustment's approval of Variance Application A60/01 (Anna Garber).

Attachments

1. Location Map
2. Site Plan
3. Elevations (East and South)

Report prepared by:

Glenn White, Planner, ext. 8320

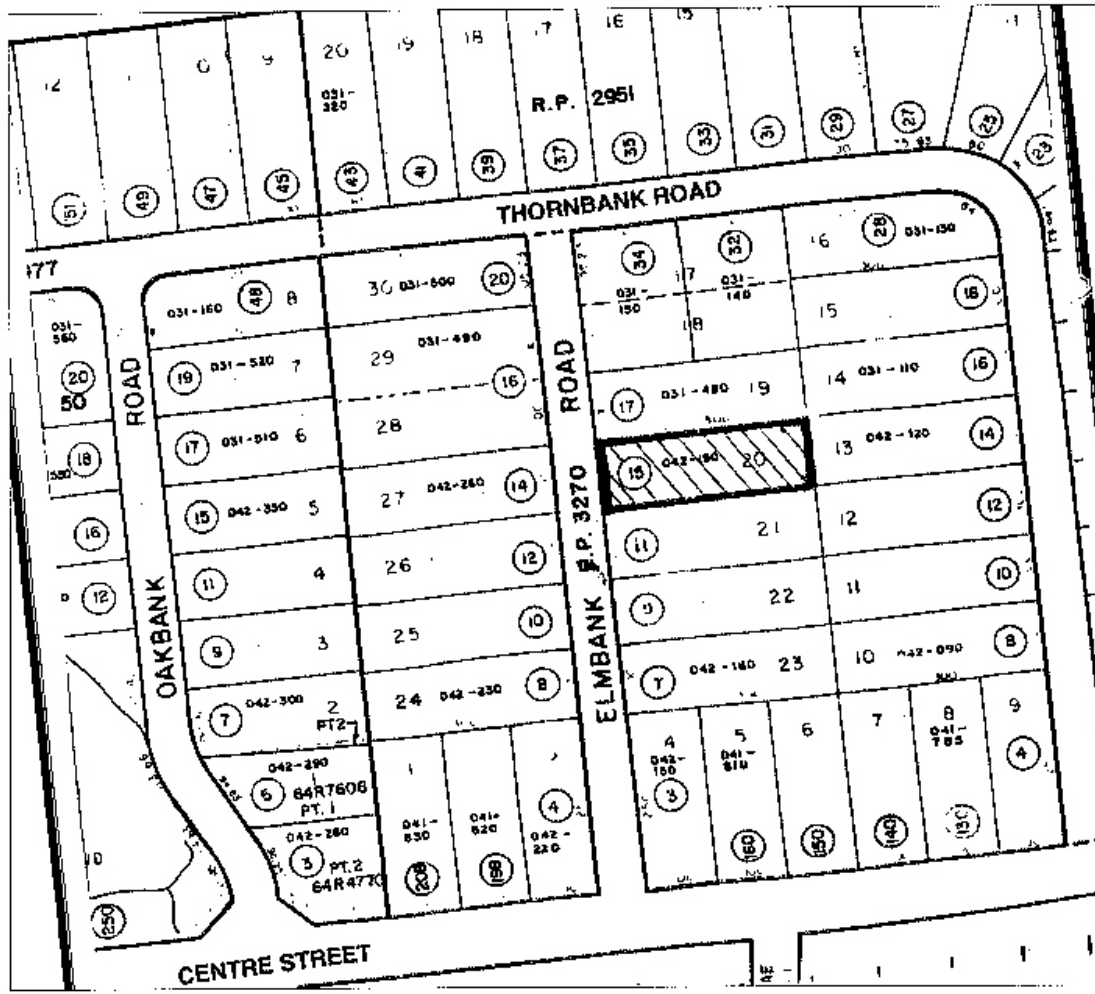
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
A80/01	LOCATION: LOT 31, CONC. 1

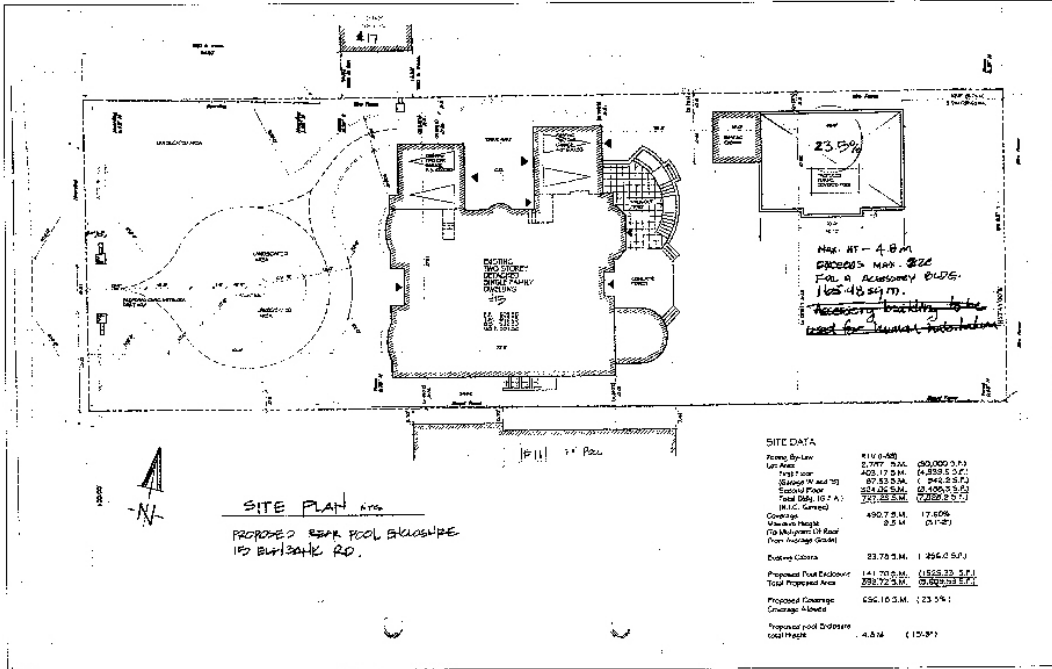


SUBJECT LANDS

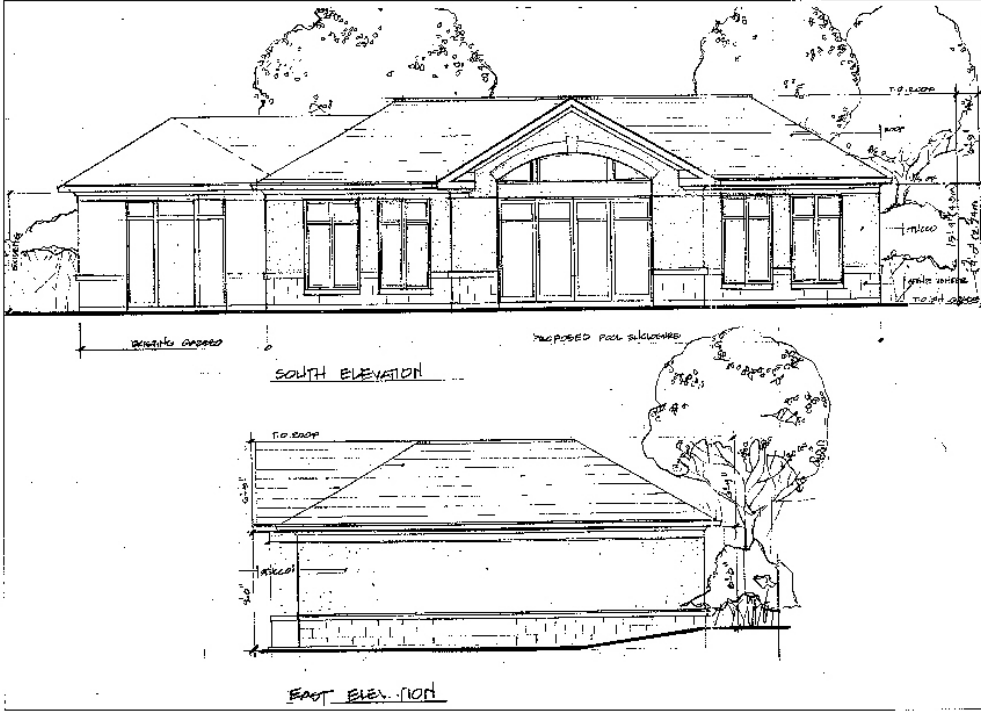
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ANNA GARDNER

DATE:	14/06/01
SCALE:	NOT TO SCALE



ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 14/05/01
	A80/01	LOCATION: LOT 51, CONC. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVED: ANNA GARRER	



ATTACHMENT '3'
ELEVATION

FILE #:	REPORT #:
A80/01	LOCATING LOT 31, CONC. 1

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPROVED:
ANNA GARBER

DATE: 14/06/01
SCALE: NOT TO SCALE