

COMMITTEE OF THE WHOLE JUNE 3, 2002

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION
THEOFILOS GEORGALIS
FILE: A17/02**

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction respecting Staff's attendance at the OMB Hearing regarding Committee of Adjustment's refusal of Variance Application A17/02 (Theofilos Georgalis).

Purpose

Council's direction is required respecting an appeal of a variance application for a property on the east side of Keele Street, south of Regional Road 7, (7699 Keele Street), in Lot 5, Concession 3, City of Vaughan.

Background - Analysis and Options

On January 10, 2002, the Vaughan Committee of Adjustment refused Variance Application A17/02 (Theofilos Georgalis) to permit an accessory structure (detached garage), having a 0.5m interior side yard (rather than the required 1.5m), an area of 83.6m (rather than the maximum 67m²) and a height of 4.5m to the nearest part of the flat roof from the finished grade (rather than the maximum of 3.0m).

The subject lands are designated "Commercial Area" by OPA #467 and zoned R1V Old Village Residential by By-law 1-88. The Committee of Adjustment received a petition in opposition, signed by 34 property owners from the surrounding area.

Planning Staff is of the opinion that it is more appropriate for this proposal to be considered by way of application to amend the Zoning By-law to allow for a more detailed review and analysis. The proposed variances are not considered to be minor or in keeping with the intent of the Official Plan or Zoning By-law.

Conclusion

The applicant appealed the refusal decision of the Committee of Adjustment and the matter is scheduled to proceed to an OMB hearing on July 2, 2002. It is requested that Council provide direction respecting Staff's attendance at the hearing.

Attachments

1. Location Map
2. Site Plan

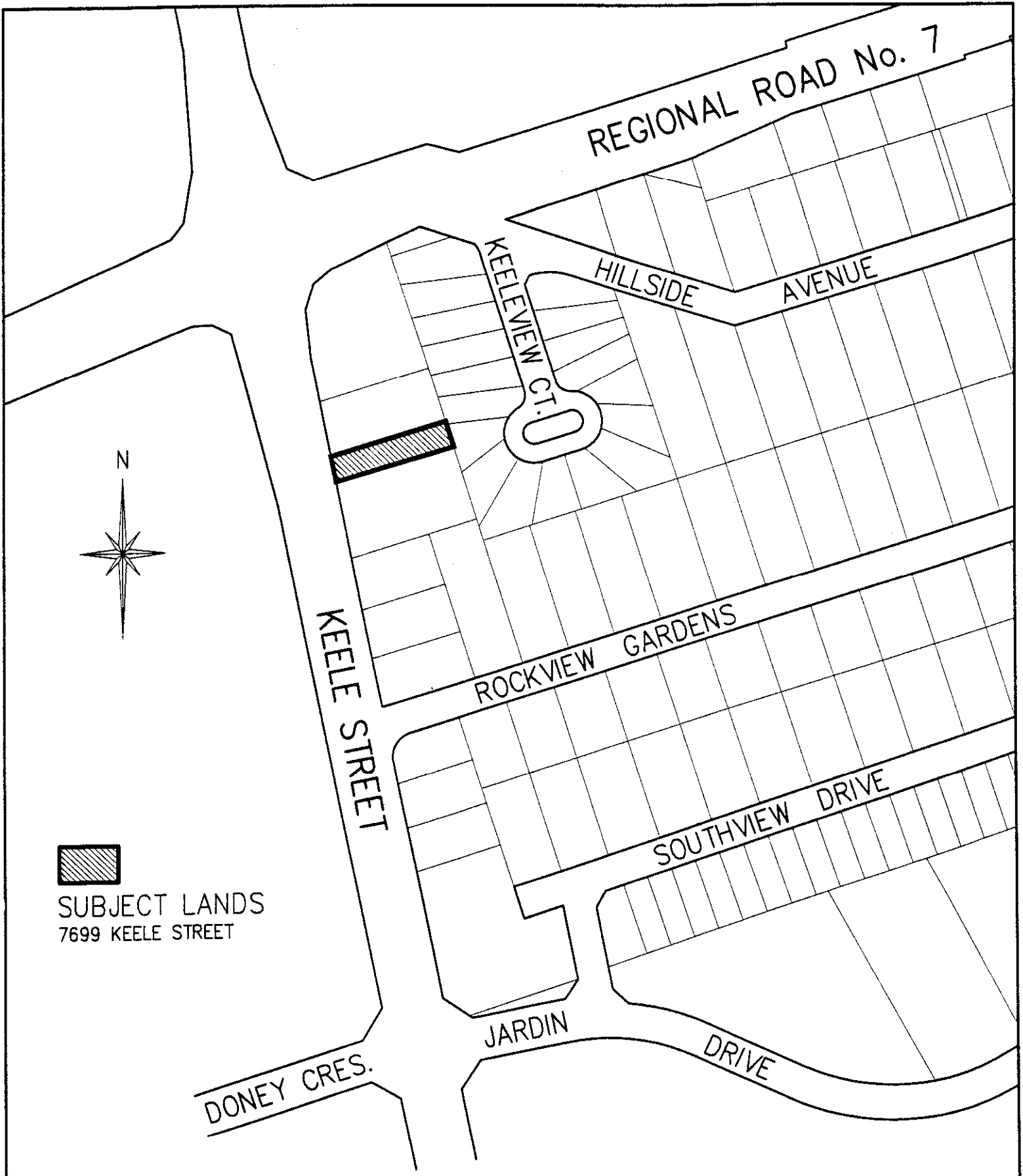
Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



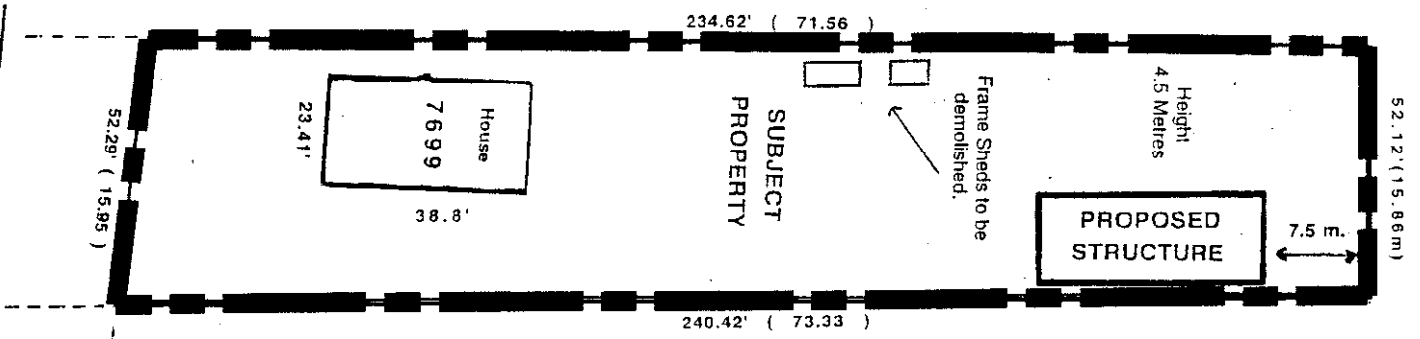

 SUBJECT LANDS
 7699 KEELE STREET

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE: 05/31/2002	
A17/02	LOCATION: Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: THEOFILOS GEORGALIS
		SCALE: NOT TO SCALE	



KEELE STREET



SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:		DATE:	05/31/2002
A17/02	LOCATION: Part Lot 5, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	SCALE: NOT TO SCALE
			THEOFILOS GEORGALIS	