

COMMITTEE OF THE WHOLE MAY 20, 2003

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A19/03
FRANK & CONCETTA CONTE**

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal of the Committee of Adjustment's refusal of Variance Application A19/03 (Frank & Concetta Conte).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for June 9, 2003.

Background - Analysis and Options

The site is located southwest of Major Mackenzie Drive and Keele Street, on the north side of Lancer Drive (14 Lancer Drive) being Lot 143 on Registered Plan 5590, in Lot 19, Concession 4, City of Vaughan. The lands are designated "Low Density Residential" by OPA #350, and zoned R1V Old Village Zone by By-law 1-88.

On February 6, 2003, the Committee of Adjustment refused a variance to permit an increase in the maximum lot coverage from 20% to 29% to accommodate a one-storey detached dwelling with a loft.

A number of neighbouring residents attended at the hearing in opposition. The Committee was advised that further to a meeting between the applicant and the neighbours, the neighbours would support to a maximum lot coverage of 24%, and also a reduction in the maximum building height from 11m to 8.4m, whereas the applicant was willing to go to 27% lot coverage. At the hearing, the applicant did not amend the application to 27% lot coverage. A petition in opposition of the application was submitted containing 56 addresses and names. A petition of support contained 15 names and addresses.

In the letter of appeal, the applicant stated the permitted coverage does not accommodate a bungalow layout that encompasses all of their spatial needs and that of their aging parents. It was the applicant's opinion that a permitted two-storey dwelling would also be in direct opposition to the one-storey development that the neighbours would prefer.

Conclusion

Staff was of the opinion the requested variance was not minor and did not meet the intent of the By-law. The Community Planning Department had not supported more than 23% lot coverage for the R1V Old Village Residential Zone in this general area. The matter is scheduled to proceed to the OMB on June 9, 2003, and Council's direction is requested.

Attachments

1. Location Map
2. Site Plan
3. Elevation - front
4. Elevation - rear

5. Elevation - right side

Report prepared by:

Glenn White, Planner, ext. 8213

Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Attachment

1

FILE No.:
A19/03

May 7, 2003
Not to Scale

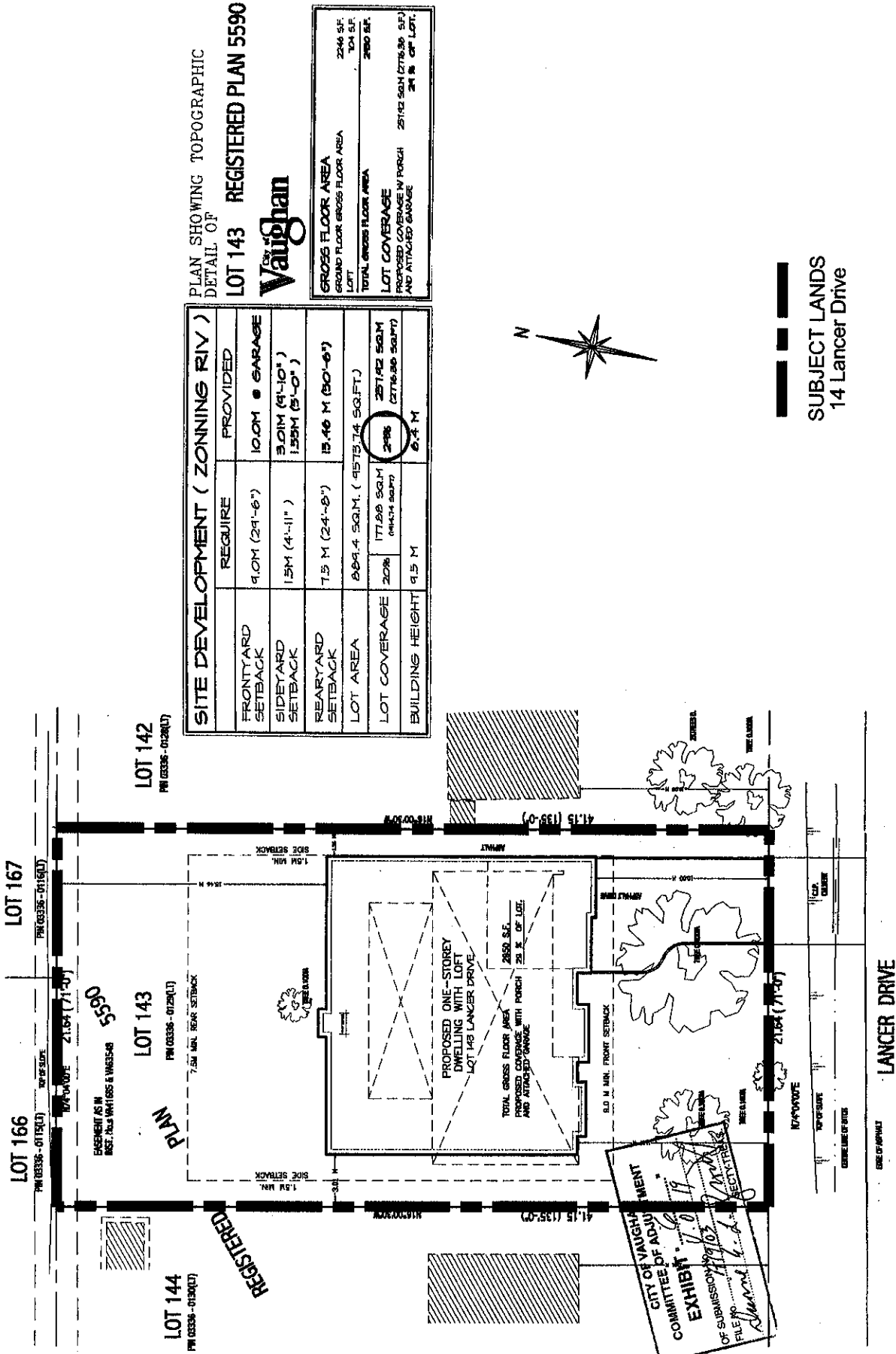
City of
Vaughan

Community Planning Department

Location Map

Lot 19,
Concession 4

APPLICANT:
FRANK & CONCETTA CONTE



PLAN SHOWING TOPOGRAPHIC
DETAIL OF
LOT 143 REGISTERED PLAN 5590

City of Vaughan

GROSS FLOOR AREA	2244 SF
GROUND FLOOR GROSS FLOOR AREA	1034 SF
LOFT	2650 SF
TOTAL GROSS FLOOR AREA	2894 SF
PROPOSED FLOOR AREA	2514.92 SQ.M (2776.99 SF)
LOT COVERAGE AND ATTACHED GARAGE	24.8% OF LOT

REQUIRE	PROVIDED
FRONTYARD SETBACK	9.0M (29'-6")
SIDEYARD SETBACK	3.01M (9'-10") 1.55M (5'-0")
REARYARD SETBACK	7.5 M (24'-0")
LOT AREA	884.4 SQ.M. (4575.74 SQ.FT.)
LOT COVERAGE	20% 2514.92 SQ.M (2776.99 SQ.FT.)
BUILDING HEIGHT	9.5 M



SUBJECT LANDS
14 Lancer Drive

Site Plan

Lot 19,
Concession 4
APPLICANT:
FRANK & CONCETTA CONTE



Community Planning Department

Attachment 2

FILE No.:
A19/03

May 7, 2003
Not to Scale

CITY OF VAUGHAN
COMMITTEE OF ADJUSTMENT
EXHIBIT - 10
OF SUBMISSION 19103
FILE NO. 1117-1
RECEIVED 6-2-03

Elevations - Front

Lot 19,
Concession 4

APPLICANT:
FRANK & CONCETTA CONTE

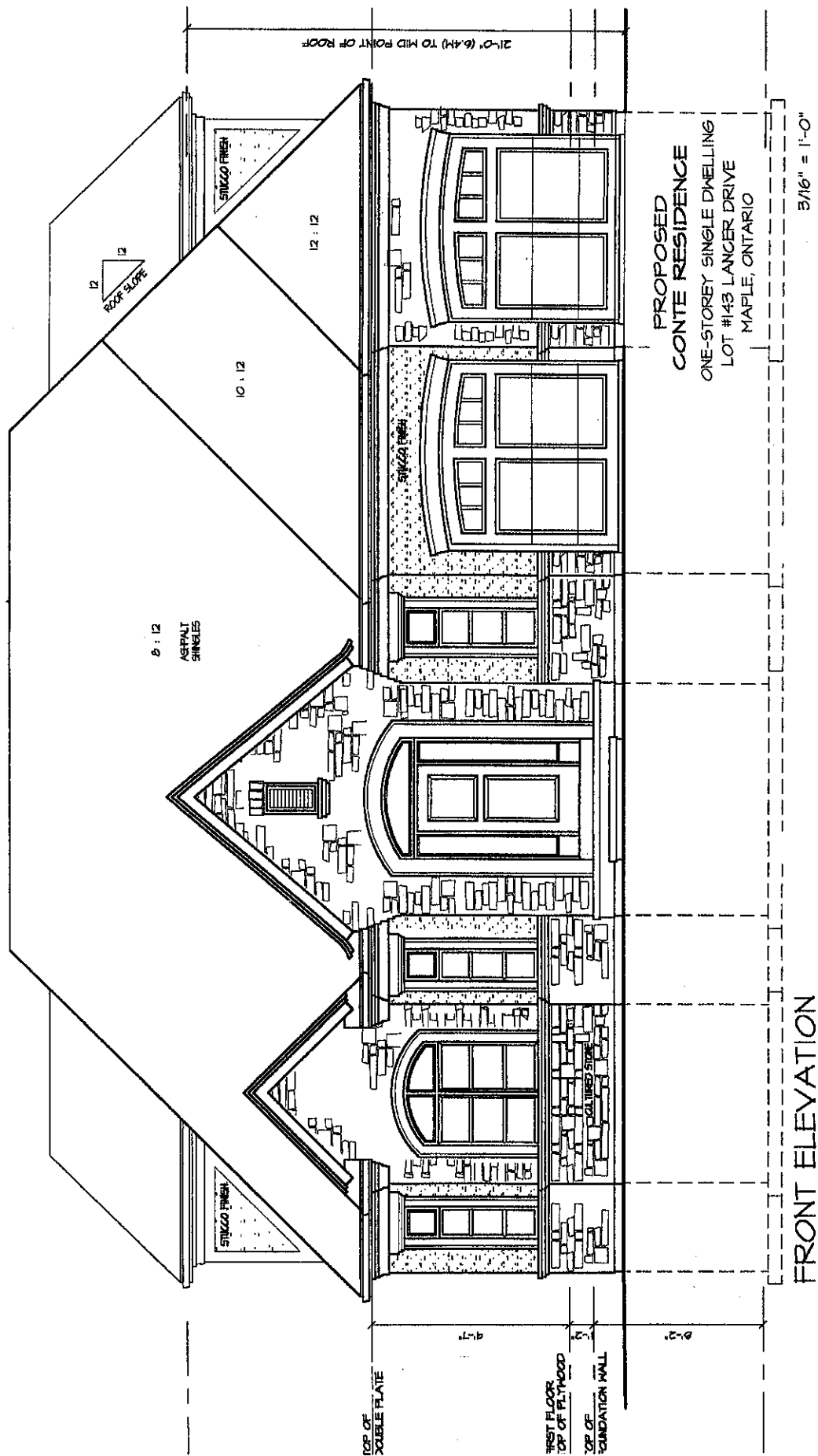


Community Planning Department

Attachment 3

FILE No.:
A19/03

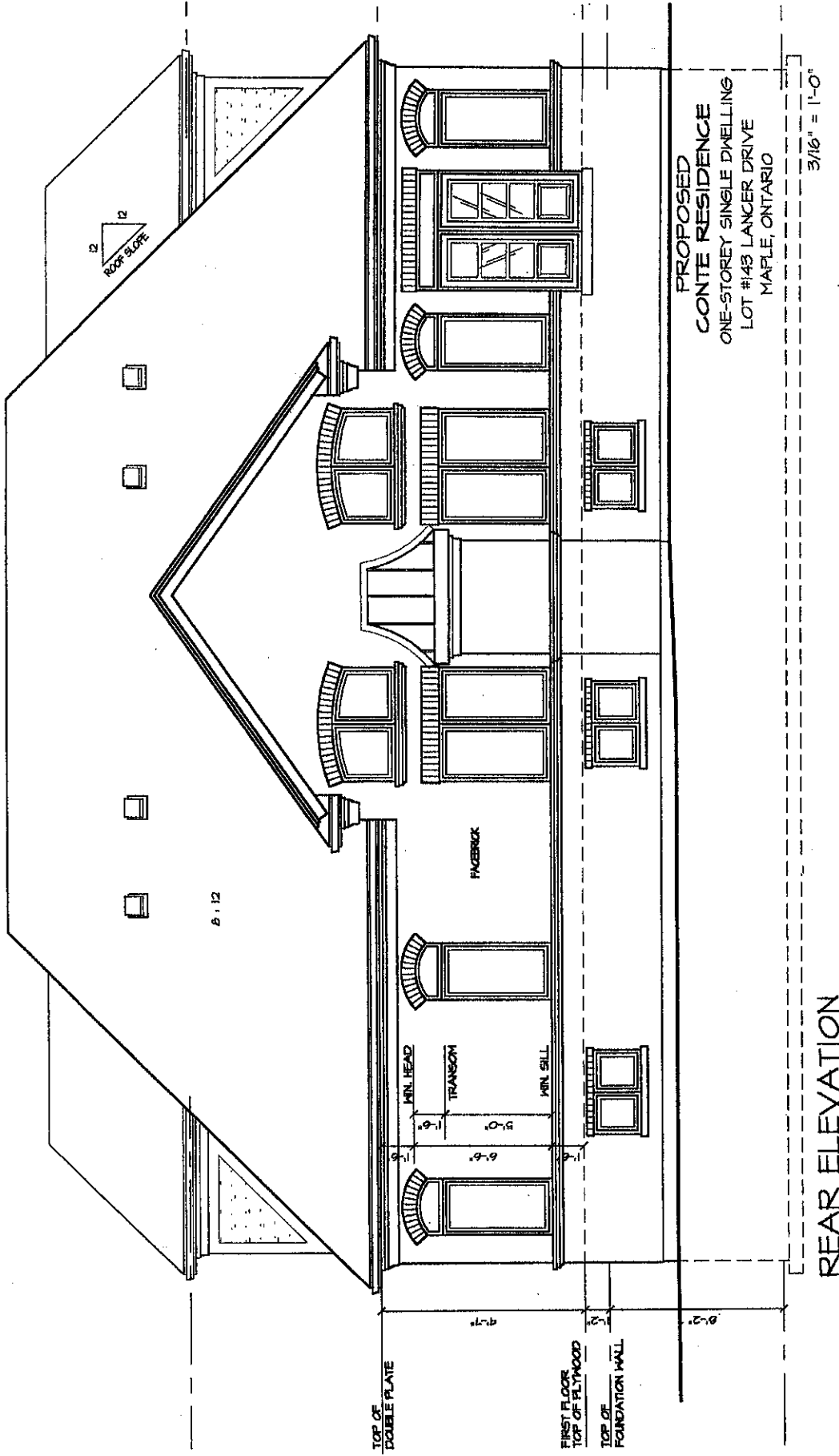
May 7, 2003
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**PROPOSED
CONTE RESIDENCE**
ONE-STORY SINGLE DWELLING
LOT #143 LANCER DRIVE
MAPLE, ONTARIO

3/16" = 1'-0"

FRONT ELEVATION



PROPOSED
CONTE RESIDENCE
ONE-STOREY SINGLE DWELLING
LOT #143 LANGER DRIVE
MAPLE, ONTARIO

Attachment 4

FILE No.:
A19/03

May 7, 2003

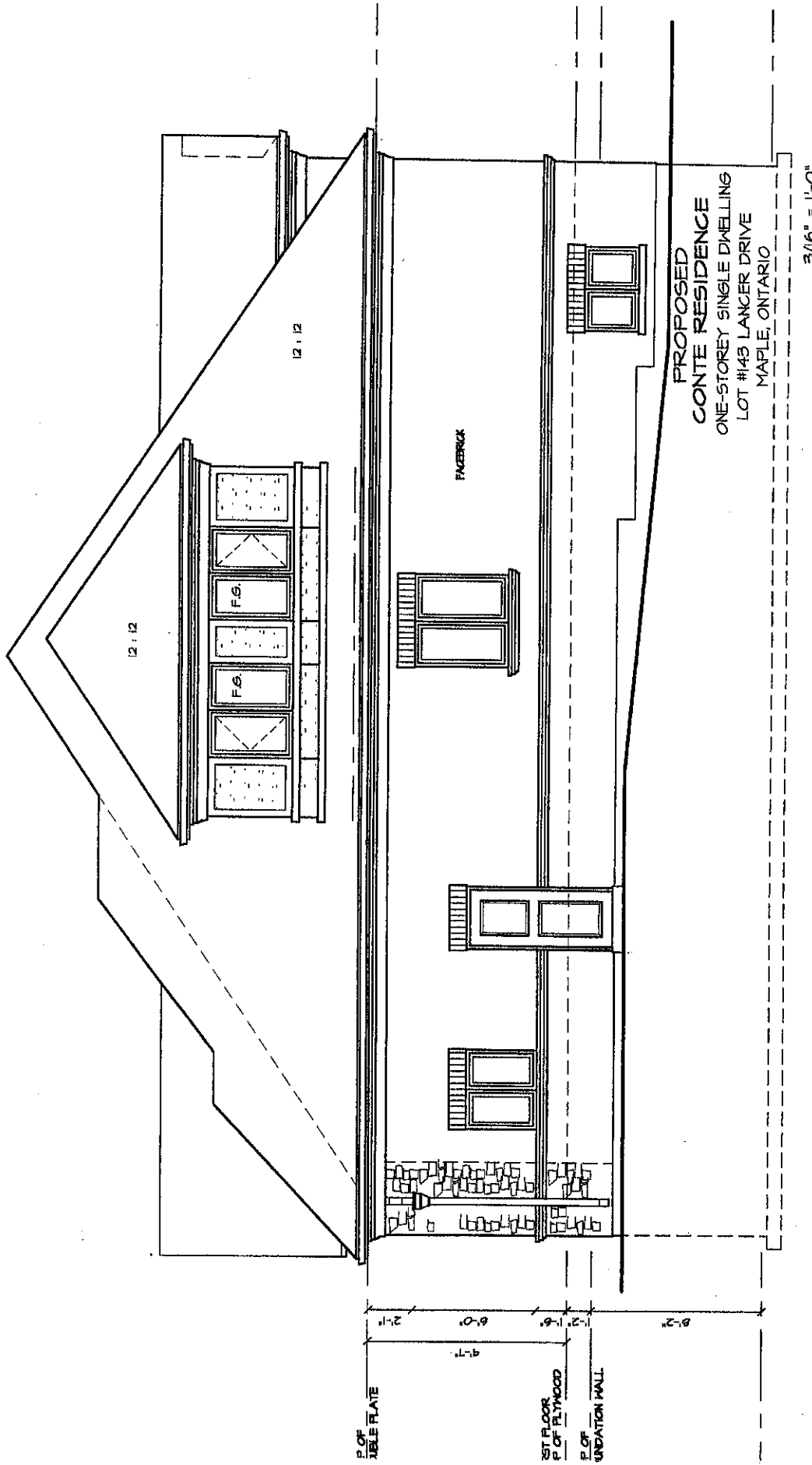
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City of
Vaughan
Community Planning Department

Elevations - Rear

Lot 19,
Concession 4

APPLICANT:
FRANK & CONCETTA CONTE



RIGHT SIDE ELEVATION

PROPOSED
 CONTE RESIDENCE
 ONE-STORY SINGLE DWELLING
 LOT #143 LANCER DRIVE
 MAPLE, ONTARIO

3/16" = 1'-0"

Elevations - Right Side

Lot 19,
 Concession 4
 APPLICANT:
 FRANK & CONCETTA CONTE



Community Planning Department

Attachment 5

FILE No.:
 A19/03
 May 7, 2003
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