

COMMITTEE OF THE WHOLE MARCH 3, 2003

ONTARIO MUNICIPAL BOARD HEARING VICTORIA ZEMELMAN COMMITTEE OF ADJUSTMENT CONSENT APPLICATIONS B37/02 TO B39/02 AND VARIANCE APPLICATIONS A209/02 TO A211/02

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 Consent Applications B37/02 to B39/02, and Variance Applications A209/02 to A211/02 (Victoria Zemelman).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for March 24 and 25, 2003.

Background - Analysis and Options

The site is located northeast of Centre Street and Dufferin Street, at the northwest corner of Lawrie Road and Vaughan Boulevard, being Part of Lots 90 and 91 of Registered Plan 3541 (30 Vaughan Boulevard), in Lot 6, Concession 2, City of Vaughan. The lands are designated "Low Density Residential" by OPA #210, and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(641).

On November 21, 2002, the Committee of Adjustment refused three consent applications and three variance applications to facilitate the severance of the subject property into four residential lots. The three new lots would front onto Vaughan Boulevard, and the retained lot would front onto Lawrie Road.

A number of variances (A209/02 to A211/02) were required to facilitate the proposed severances. One lot (B37/02) has a minimum frontage of 13.56m, rather than the required 16.5m, and a minimum area of 418m², rather than the required 550m². All lots (B37/02 to B39/02) have a minimum depth of 32.21m, rather than the required 35.0m. Two lots (B38/02 and B39/02) have a lot area of 433m², rather than the required 500m².

At the first Committee of Adjustment meeting of June 17, 2002, wherein the applications were adjourned, the Committee received a petition containing 17 area resident names in opposition to the applications. The applicant submitted a petition of support by four surrounding neighbours. At the Committee of Adjustment meeting on November 21, 2002, four surrounding property owners spoke in opposition to the proposals.

In the letter of appeal, the solicitor for the applicant states the variances are extremely minor in nature, resulting in no alteration of the character of the area. The letter also states that the variances to the lot depth and lot area are imperceptible and result in no impacts, in light of the fact that the proposed new homes could be constructed without a single built-form variance.

Conclusion

It is the opinion of Planning Staff that the number of lots proposed are not appropriate for the development of the lands. A larger lot area of approximately 600m² (15m x 40m) would be more

consistent with the lot areas generally found in the neighbourhood and would minimize the number of variances required. Planning Staff could support a total of three lots, instead of the four proposed lots. This matter is scheduled to proceed to the OMB on March 24 and 25, 2003, and Council's direction is requested.

Attachments

1. Location Map
2. Site Plan

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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Location Map

Lot 6,
Concession 2

APPLICANT:
VICTORIA ZEMELMAN

City of
Vaughan

Community Planning Department

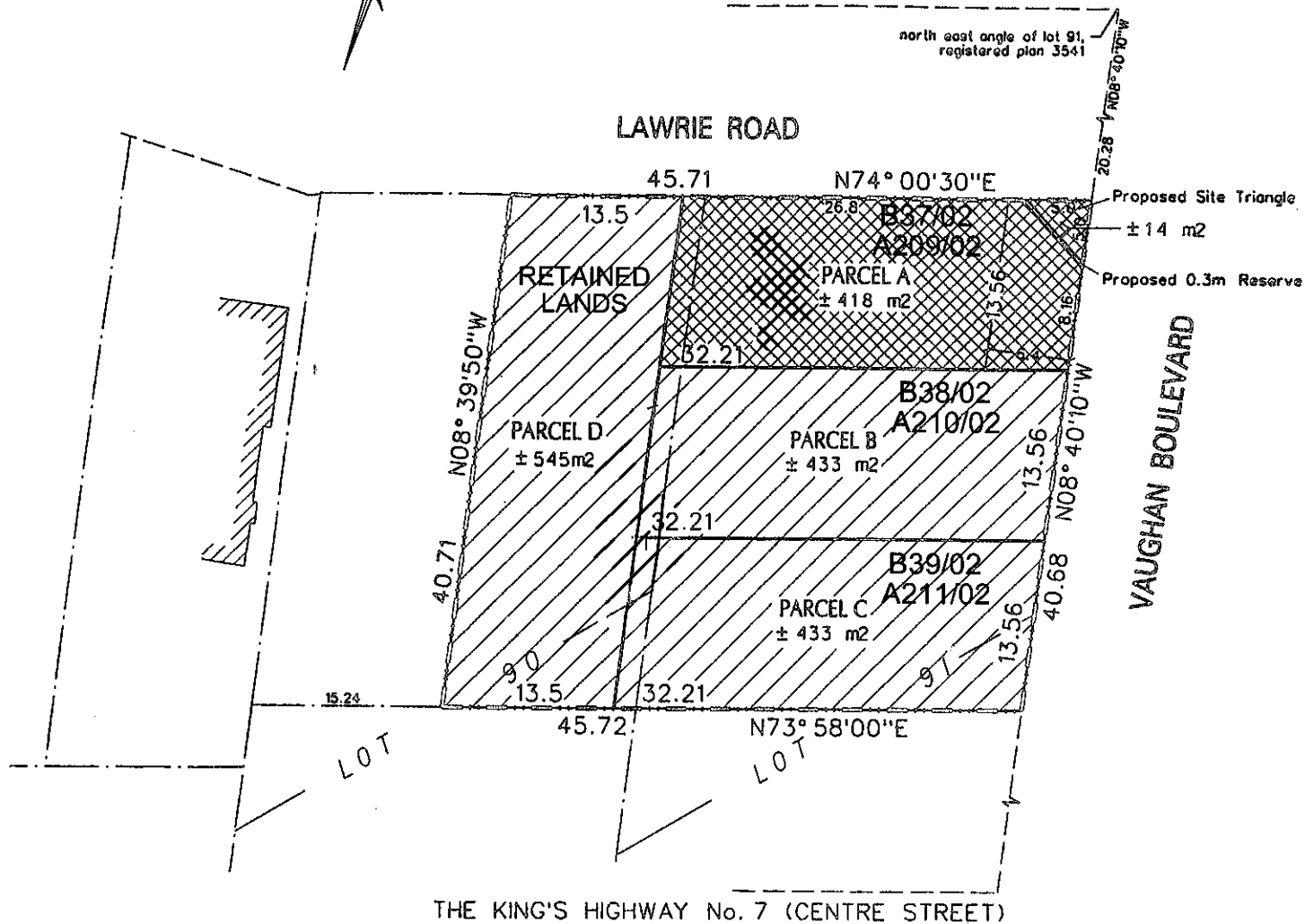
Attachment

FILE No.:
B37/02 to B39/02 &
A209/02 to A211/02

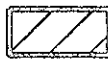
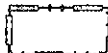

February 19, 2003

Not to Scale

1



LEGEND

-  AREA TO BE RETAINED (± 1427 m²)
-  GRANTOR'S HOLDING (± 1845 m²)
-  AREA TO BE SEVERED (± 418 m²)

LANDS ADDRESSED AS
30 VAUGHAN BOULEVARD

Site Plan

Lot 6,
Concession 2

APPLICANT:
VICTORIA ZEMELMAN



Community Planning Department

Attachment

FILE No.:
B37/02 to B39/02 &
A209/02 to A211/02

February 19, 2003

Not to Scale

2