

SPECIAL COUNCIL OCTOBER 18, 2002

**ONTARIO MUNICIPAL BOARD HEARING
ALTERRA-FINER SPACE LIMITED, 1500 STEELES AVENUE WEST
COMMITTEE OF ADJUSTMENT, VARIANCE APPLICATION A227/02**

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 Variance Application A227/02 (Alterra-Finer Space Limited).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board Hearing scheduled for October 21, 2002.

Background - Analysis and Options

The subject lands are located at the northeast corner of Dufferin Street and Steeles Avenue West, in Lot 1, Concession 2, City of Vaughan.

On June 20, 2002, the Committee of Adjustment considered Variance Application A227/02, which would facilitate the development of the northerly portion of the site for a 6 to 8-storey tiered condominium apartment building consisting of 149 units and 203 parking spaces. The Committee refused the following variances:

- revision to "Building Envelope A" as shown on Attachment 2; and,
- a minimum parking requirement of 1.35 parking spaces per dwelling (1.15 parking spaces/unit, plus 0.2 visitor parking spaces/unit).

On October 15, 2002, Council resolved:

"The Committee of the Whole (Closed Session) recommends that Staff attend the Ontario Municipal Board hearing in support of the Committee of Adjustment's refusal of the application."

Since the Council meeting, correspondence from the applicant has been received by the Local Councillor outlining additional information respecting the Ontario Municipal Board Hearing scheduled for October 21, 2002.

Conclusion

Staff has reviewed the letter from Alterra, and has no objections to the variances and the additional information contained in the letter. In light of the additional information, Staff seeks direction from Council with respect to Staff's attendance at the Ontario Municipal Board Hearing scheduled for October 21, 2002.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Grant A. Uyeyama, Senior Planner, ext. 8635
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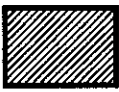
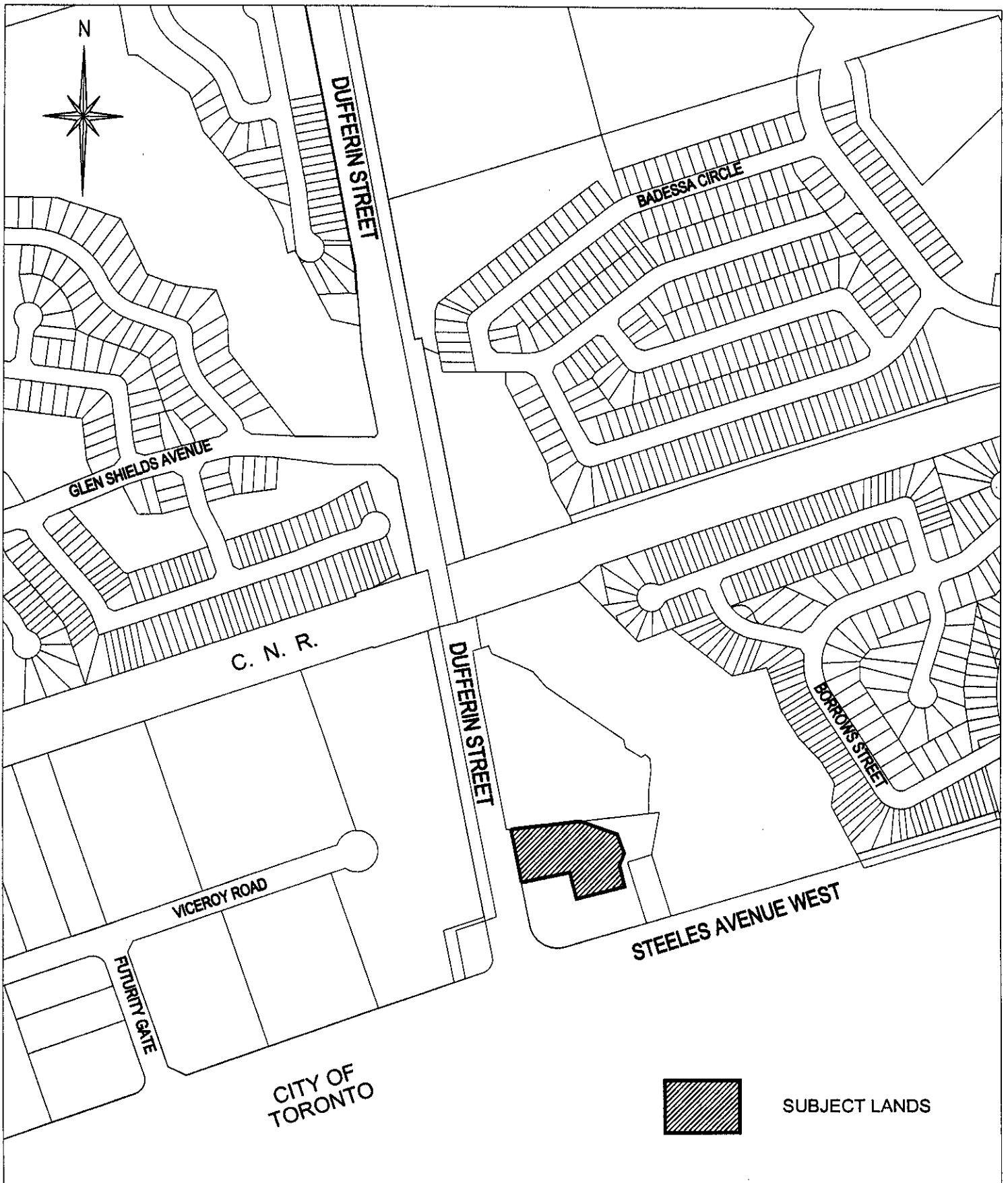
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

Location Map

Part of Lot 26,
Concession 2

APPLICANT:
ALTERRA-FINER
SPACE LIMITED



Community Planning Department

Attachment

FILE No.:
DA.02.061
October 18, 2002
Not to Scale

1

