

**COMMITTEE OF THE WHOLE MAY 6, 2002**

**SITE DEVELOPMENT FILE DA.98.099  
802282 ONTARIO LTD.  
ONTARIO MUNICIPAL BOARD HEARING**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT this report be received for information purposes.

**Purpose**

On April 17, 2002, the Owner submitted a site plan in accordance with an Ontario Municipal Board Hearing decision.

**Background - Analysis and Options**

On December 6, 2001, the Committee of Adjustment refused Application A342/01 (802282 Ontario Ltd.) a number of variances to the zoning standards to permit the continued construction of a 2-storey mixed-use commercial/residential building at 10472 Islington Avenue. The Owner appealed the decision to the Ontario Municipal Board and a hearing was held on March 12, 2002. The OMB approved the variances in an oral decision issued April 8<sup>th</sup>.

Council approved the site plan for the development of the subject property on November 15, 1999 and the corresponding Site Plan Agreement was registered on September 18, 2001 as YR-50453.

A condition of the OMB approval is that this approved site plan be amended. To satisfy this condition, the Owner submitted a revised site plan (Attachment #2) which includes the following variances, as approved by the Board:

- i) minimum landscaping as shown
- ii) minimum front yard of 3.5m
- iii) minimum rear yard of 11.45m
- iv) minimum interior side yard of 1.88m
- v) minimum of 81 parking spaces

**Conclusion**

The Ontario Municipal Board approved the minor variances requested by the Owner. In accordance with that decision a revised site plan has been submitted to replace the previously approved site plan.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

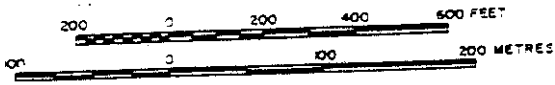
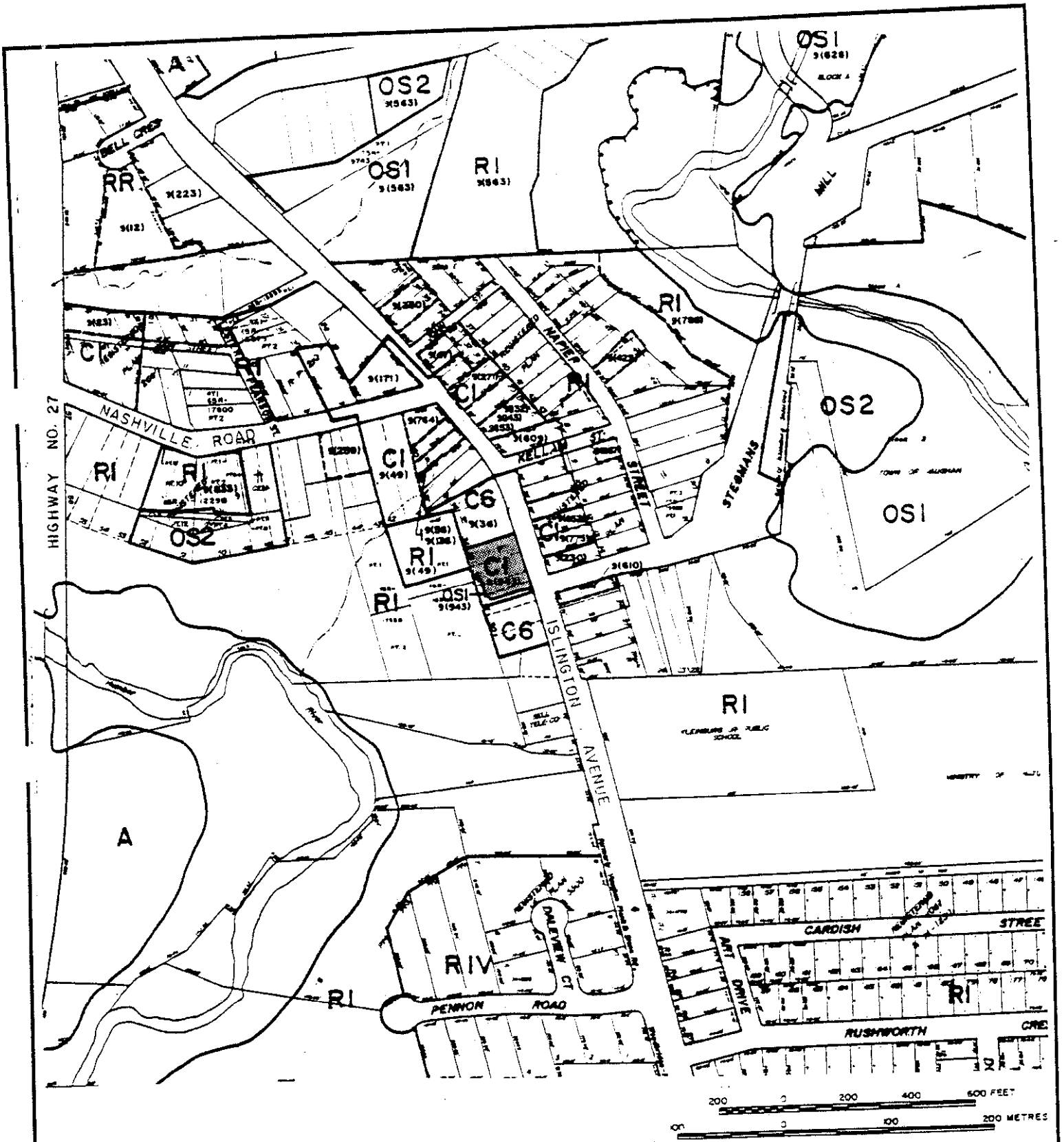
Todd Coles, Planner, ext. 8634  
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Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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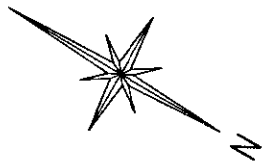
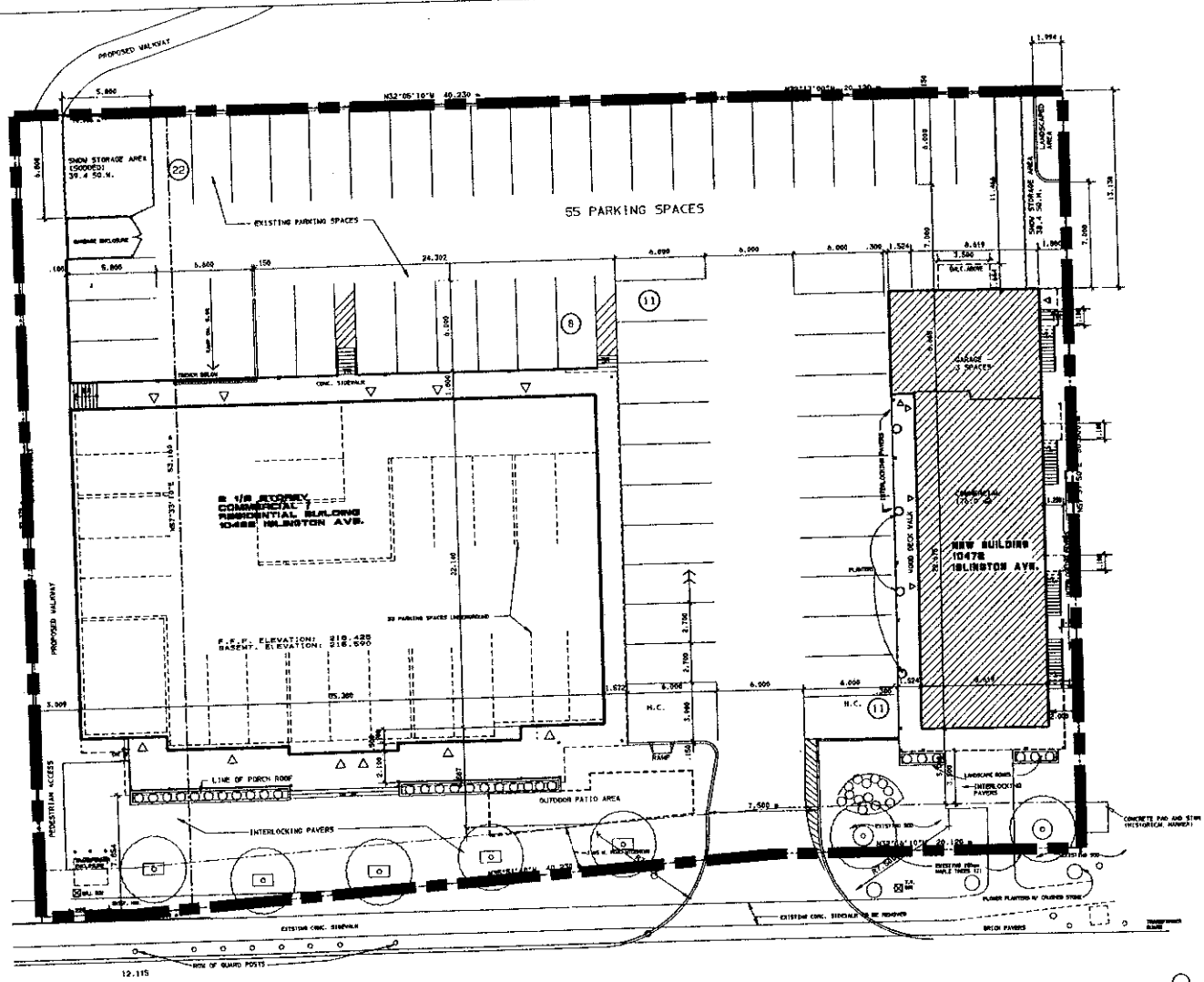


SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #: Z.98.115 DA.98.099	REPORT #:
DATE: 99/10/19	LOCATION: PT. LT.24, CONC.8
CITY OF VAUGHAN PLANNING DEPARTMENT	

APPLICATION:  
802282 ONTARIO LTD.



**SUBJECT LANDS**

**ATTACHMENT '2'  
SITE PLAN**

<b>FILE #:</b> DA.98.099	<b>REPORT #:</b> LOCATION: PART OF LOT 24, CONCESSION 8
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**CITY OF VAUGHAN  
PLANNING DEPARTMENT**

**APPLICANT:**  
802282 ONTARIO LTD.

<b>DATE:</b> 05/03/2002
<b>SCALE:</b> NOT TO SCALE