

COMMITTEE OF THE WHOLE APRIL 7, 2003

ONTARIO MUNICIPAL BOARD HEARING VARIANCE APPLICATION FILE A17/03 ANDREA GALUFFO

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 approval of Variance Application A17/03 (Andrea Galuffo).

Purpose

To seek direction from Council with respect to Staff's attendance at the Ontario Municipal Board (OMB) hearing scheduled for April 17, 2003.

Background - Analysis and Options

The site is located northeast of Regional Road 7 and Pine Valley Drive, at the south end of Whitetail Court, being Lot 9 on Plan 65M-2344 (37 Whitetail Court), in Lot 6, Concession 6, City of Vaughan. The lands are designated "Low Density Residential" by OPA #240, and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(476).

On January 23, 2003, the Committee of Adjustment approved variances to permit the maintenance of both a garden shed in the rear yard and a solarium attached to the rear of the dwelling. The proposed variances for the 15m² shed are a minimum interior side yard of 0.6m rather than 1.2m, a minimum rear yard setback of 0.6m rather than 7.5m, and a maximum building height of 3.2m rather than 2.5m. The proposed variance to the rear yard setback for the solarium is 4.6m rather than the required 7.5m.

The abutting neighbour to the south sent a fax to Committee of Adjustment stating their opposition to the application. At the hearing, another neighbour stated they had no objection to the solarium but thought the new shed was too large. The Committee asked the owner if screening was possible. The owner provided the Committee with photographs showing landscaping and mature trees in the rear yard, which he thought would screen the view of the shed.

In the letter of appeal, the abutting neighbour stated a number of concerns with the shed, including height and size, the visual perception that the shed looks like a garage, and that the existing landscaping does not screen the shed.

Conclusion

Staff was of the opinion the requested variance to maintain the solarium was minor and could be considered appropriate, however, did not support the variances for the shed. The Community Planning Department commented that based on the lot frontage, By-law 152-2002 (Shed By-law passed by Council on June 10, 2002) would permit a shed with a maximum floor area of 8.0m². As such, the subject shed of 15 m² nearly doubles the By-law 152-2002 standards. The matter is scheduled to proceed to the OMB on April 17, 2003, and Council's direction is requested.

Attachments

1. Location Map
2. Site Plan
3. Elevations - Shed
4. Solarium (Floor Plan)
5. Elevations - Solarium

Report prepared by:

Glenn White, Planner, ext. 8213

Marco Ramunno, Manager of Development Planning, ext. 8485

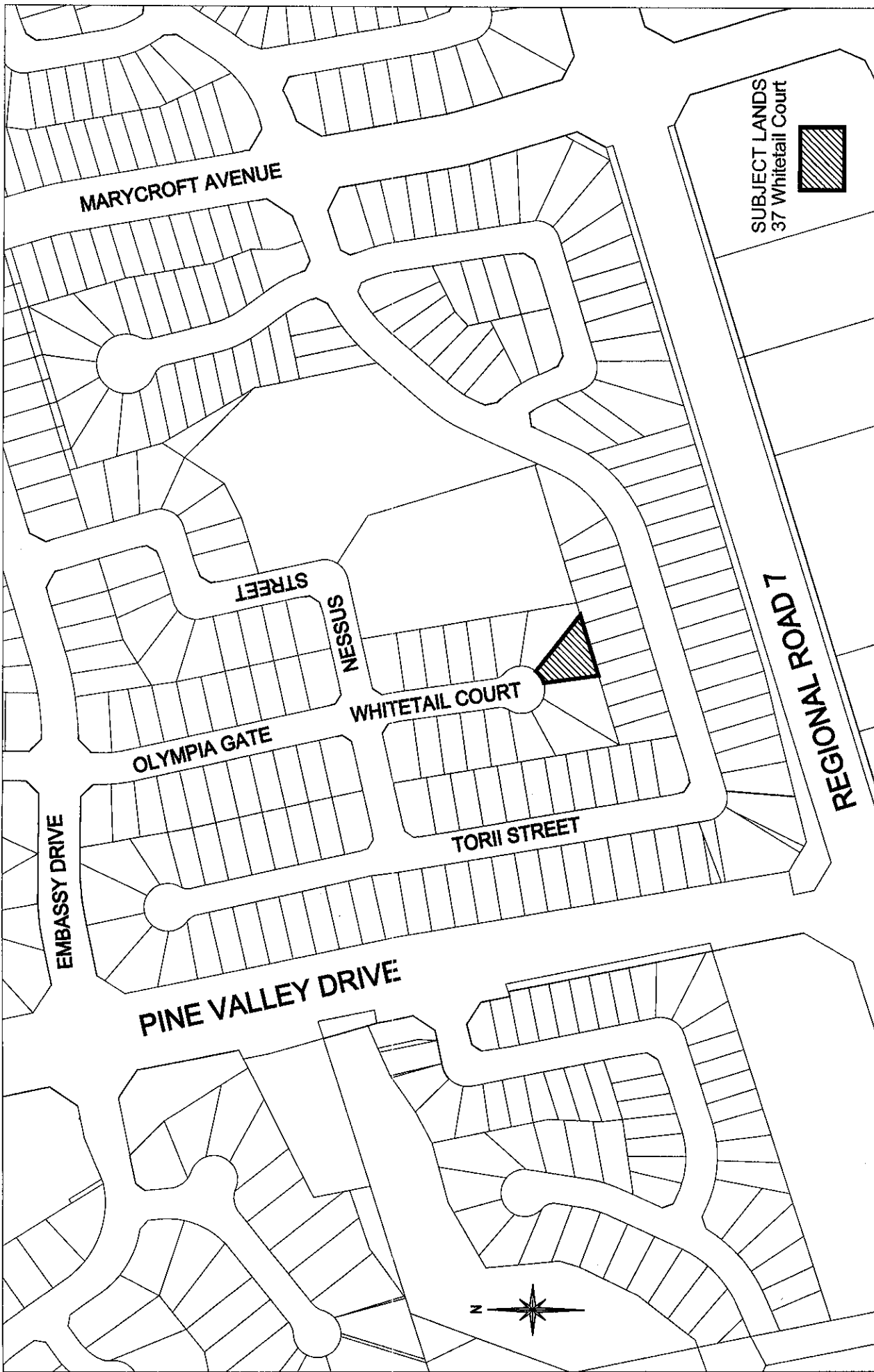
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lot 6,
Concession 6

APPLICANT:
ANDREA GALUFFO



Community Planning Department

Attachment

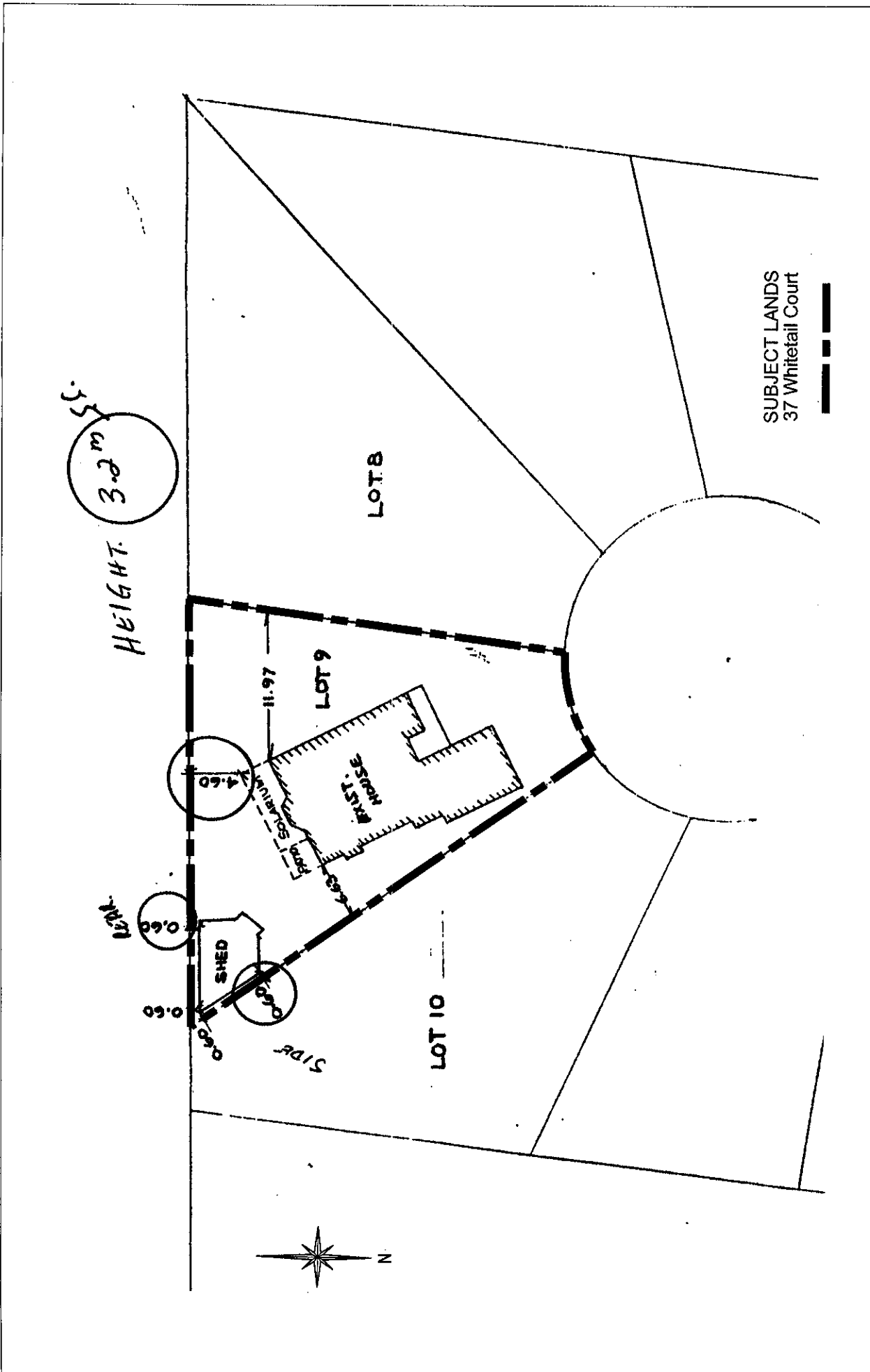
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A17/03

March 24, 2003
Not to Scale

SUBJECT LANDS
37 Whitetail Court





Site Plan

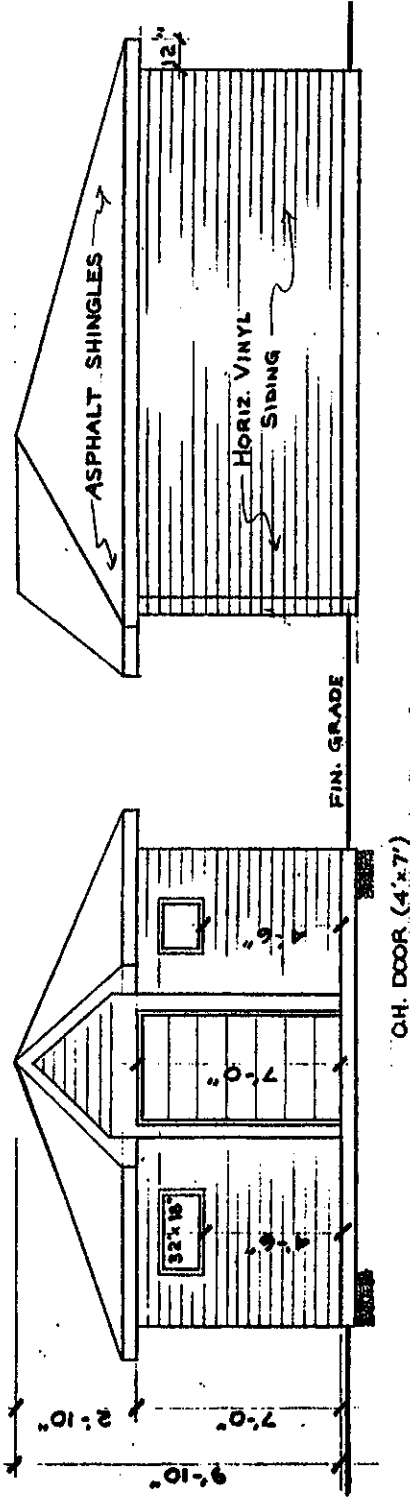
Lot 6,
Concession 6
APPLICANT:
ANDREA GALUFFO



Community Planning Department

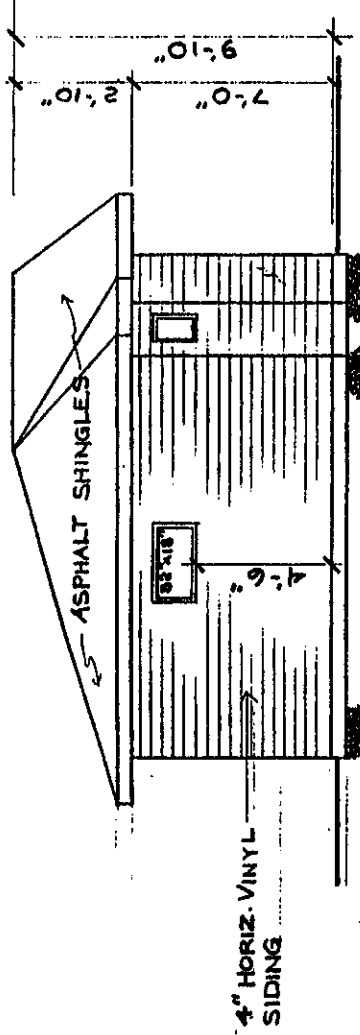
Attachment 2

FILE No.:
A17/03
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FRONT ELEV.

RIGHT ELEV.



LEFT ELEV.

Elevations - Shed

Lot 6,
Concession 6

APPLICANT:
ANDREA GALUFFO



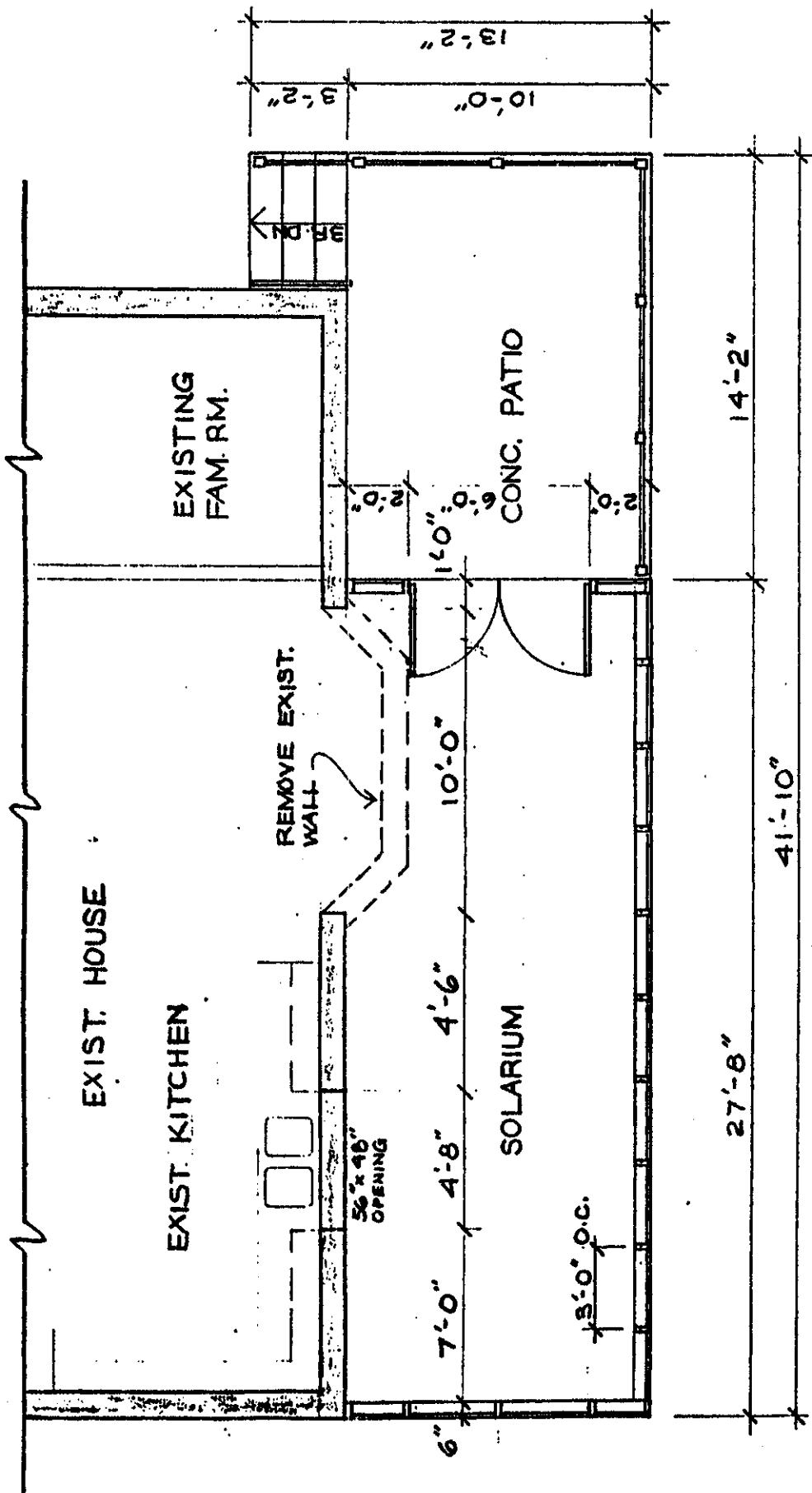
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Attachment

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FILE No.:
A17/03

March 24, 2003
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Elevations - Solarium (Floor Plan)

Lot 6,
Concession 6

APPLICANT:
ANDREA GALUFFO



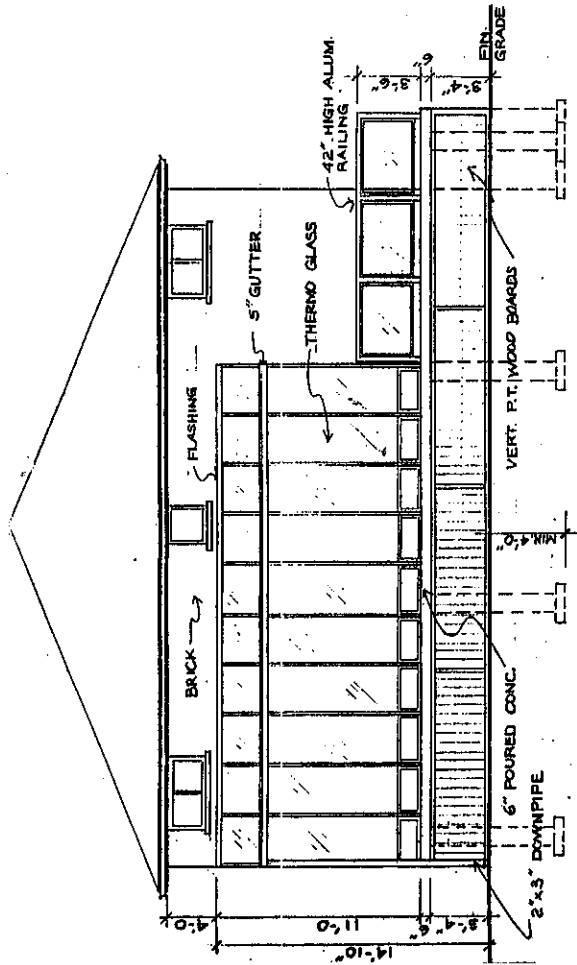
Community Planning Department

Attachment

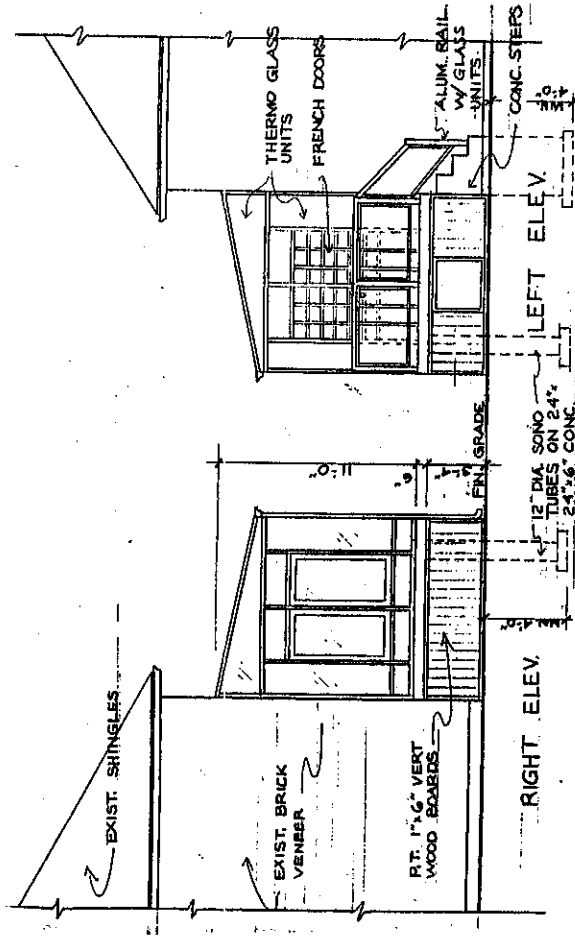
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A17/03

March 24, 2003
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REAR ELEVATION



RIGHT ELEVATION

LEFT ELEVATION

Elevations - Solarium

Lot 6,
Concession 6
APPLICANT:
ANDREA GALUFFO



Community Planning Department

Attachment 5
FILE No.:
A17/03
March 24, 2003
Not to Scale