



ADDENDUM
AGENDA ITEM
15
COMMITTEE OF ADJUSTMENT

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March 26, 2014
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

DATE: March 26, 2014 REVISED

TO: Todd Coles, Committee of Adjustment

FROM: Grant Uyeyama, Director of Development Planning
 Planning Department

MEETING DATE: March 27, 2014

OWNER: Mastro Capital Partners Inc.
FILE(S): A066/14

Location: 12000 & 12020 Jane Street
 Ward 1, Vicinity of Jane Street and King Vaughan Road

Proposal: The Owner is requesting permission to maintain structures (dwelling, stone garage, and accessory structure) with the following variances:

	Variance	Proposed	Required
1	Minimum interior side yard setback and location of structures within the building envelope (stone garage)	An existing structure (stone garage) to be located partially outside of the building envelope with an interior side yard setback of 23.17 m	A structure shall be located entirely within the building envelope with a minimum interior side yard setback of 23.77 m
2	Minimum interior side yard setback (accessory building)	1.20 m	9.0 m
3	Minimum front yard setback and location of structure within the building envelope (dwelling)	88.28 m	93.27 m

Official Plan: The subject lands are designated "Prestige Areas" (eastern portion abutting Jane Street) and "General Employment Areas" (western portion) by in-effect OPA #600 and OPA #450, as amended by OPA #637. The subject lands are also designated "Prestige Employment" (eastern portion) and "General Employment" (western portion) by the new City of Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Highway 400 North Employment Lands Secondary Plan, which is subject to the policies of OPA #637. The proposal conforms to the policies of the Official Plan.

Comments: The Planning Department has no objection to the requested variances, which do not pose any negative impact on the adjacent properties. The reduced interior side yard setback to the accessory building abuts the large rear yard of the adjacent lot. The reduced front yard setback applies only to one small portion of the structure, and landscaping screens the structure from Jane Street.

The Applicant has submitted a letter clarifying the intended use of the property, advising that the Church of Pentecost

memorandum

Canada will be vacating the building at the end of May 2014, and that the structure is no longer being used as a Place of Worship.

The Planning Department is of the opinion that the proposal is minor in nature, meets the intent of the Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation: The Planning Department supports Minor Variance Application A066/14.

Condition(s): None.

Report Prepared By: Gillian McGinnis, Planner 1
Christina Napoli, Senior Planner

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