



ADDENDUM
AGENDA ITEM
6 - 7
 COMMITTEE OF ADJUSTMENT

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 July 24, 2014
 VAUGHAN COMMITTEE
 OF ADJUSTMENT

DATE: July 24, 2014 REVISED

TO: Todd Coles, Committee of Adjustment

FROM: Grant Uyeyama, Interim Director of Planning, and Director of Development Planning

MEETING DATE: July 24, 2014

OWNER: Michael Douglas Edward Duder

FILE(S): B034/14 & A180/14

Location: 141 Centre Street
 Ward 5, Vicinity of Centre Street and Yonge Street

Proposal: The owner is requesting permission to sever the rear portion of the subject property and convey it to the property to the west (11 Donna Mae Crescent). The severed and retained lands comply with the minimum lot area and lot frontage requirements stipulated by By-law 1-88.

In the related Minor Variance Application, the owner is requesting permission to maintain a dwelling on the retained lands (141 Centre Street) with a minimum rear yard setback of 7.5 m, whereas By-law 1-88 requires 9.0 m.

Official Plan: The subject lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was approved, in part, by the Ontario Municipal Board on February 3, 2014.

Comments: The severance and conveyance of a portion of 141 Centre Street to 11 Donna Mae Crescent will result in a lot with a split zone. The rear portion of the proposed new lot (conveyed from 141 Centre Street) is zoned R1V subject to site-specific exception 9(662). The front portion of the proposed new lot (the current 11 Donna Mae Crescent) is zoned R1V with no site-specific exception.

Prior to consideration of the subject Consent and Minor Variance applications, the Planning Department recommends that the owner apply for a Zoning By-law Amendment to implement consistent zoning on the entirety of the proposed new lot.

Recommendation: The Planning Department recommends deferral of Consent application B034/14 and Minor Variance Application A180/14, until such time as the applicant has successfully obtained a Zoning By-law Amendment to implement consistent zoning on the entirety of the lot proposed to be created through the subject Consent application.

Condition(s): None.

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

memorandum