

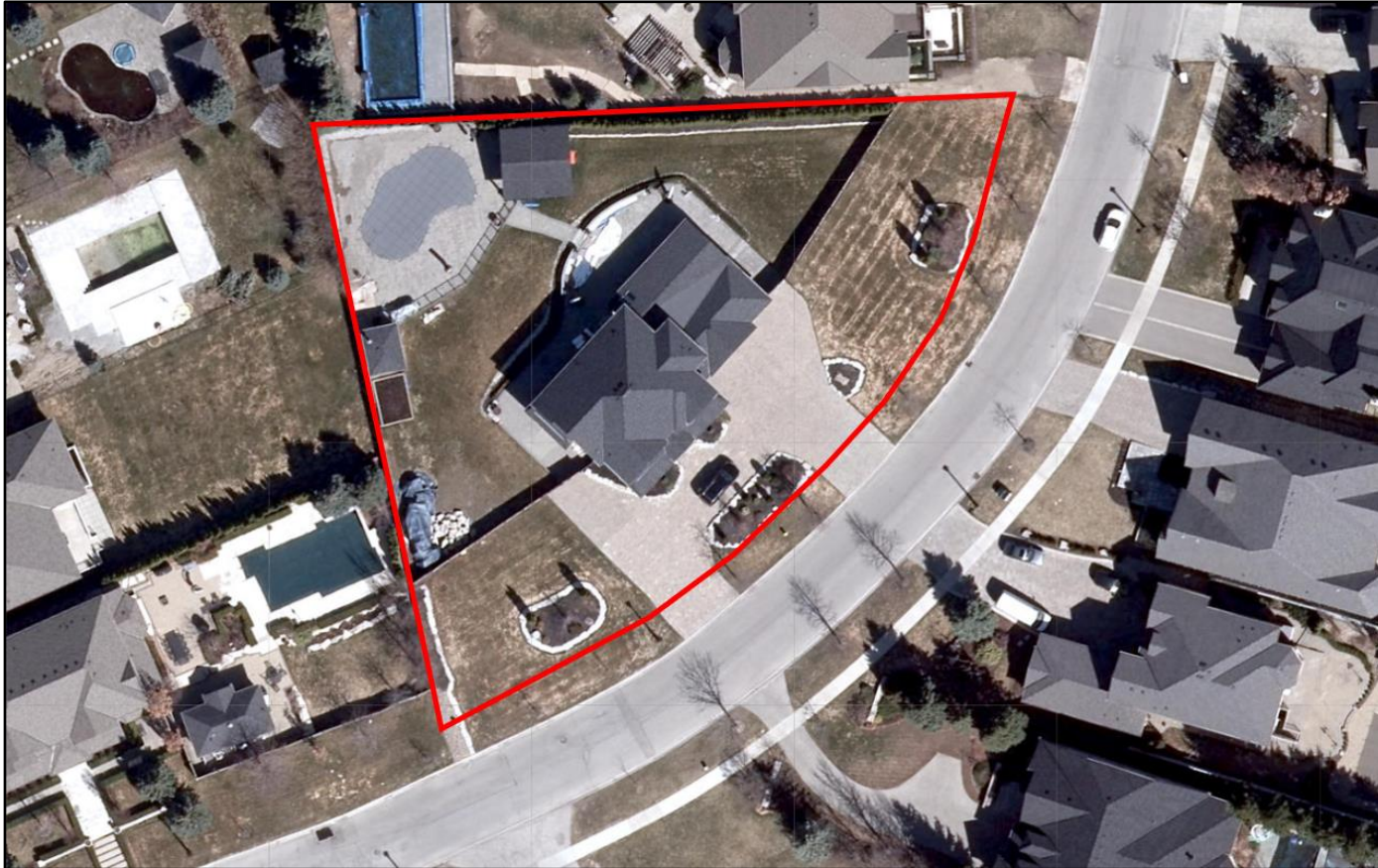
100 Treelawn Boulevard, Vaughan

Communication: C19
Committee of the Whole (Public Hearing)
September 19, 2022
Item #3

Committee of the Whole
Public Meeting
September 19, 2022
7:00 PM

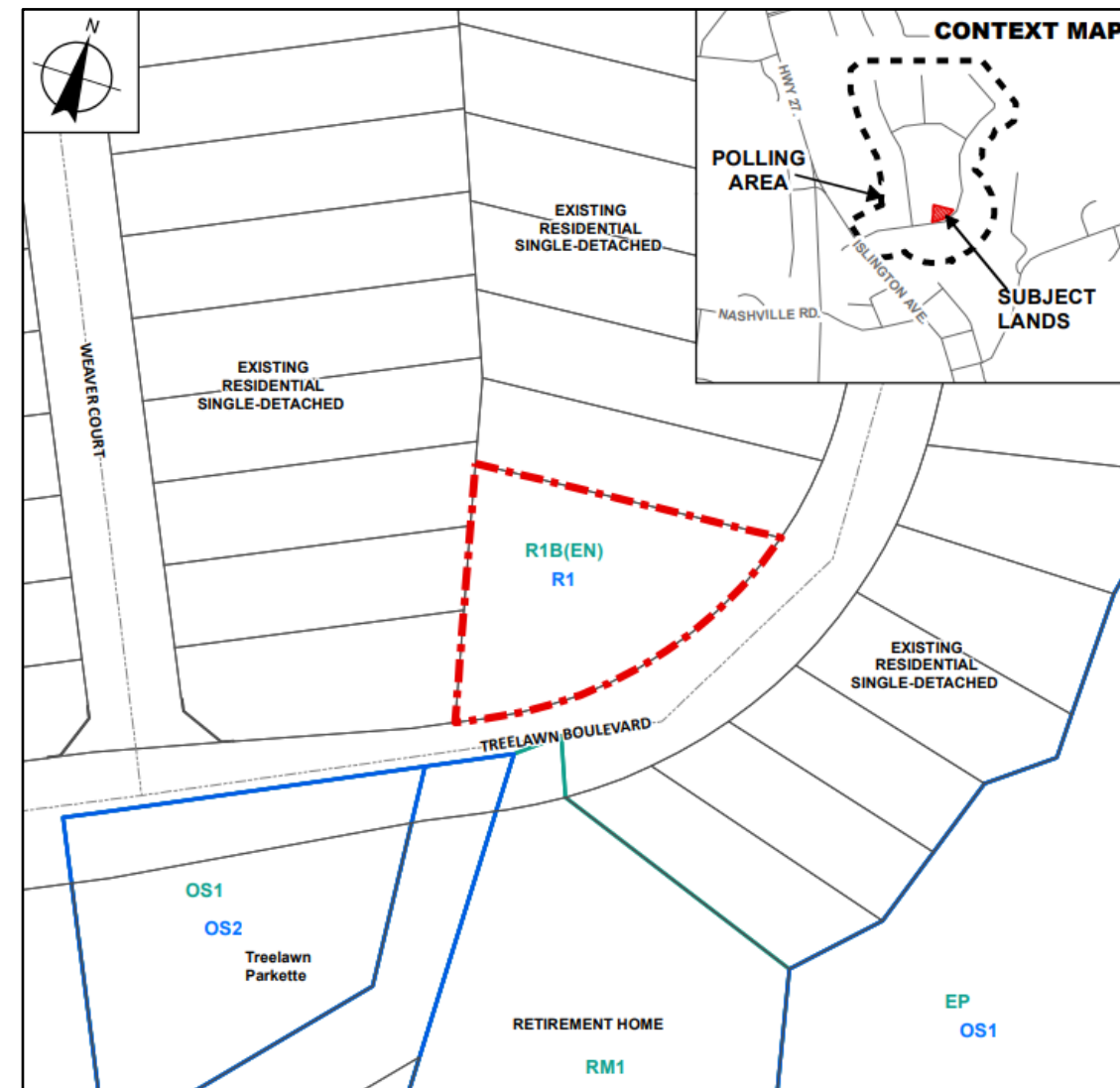
Zoning By-law Amendment
Z.22.022

On behalf of Amal and Vince Teti



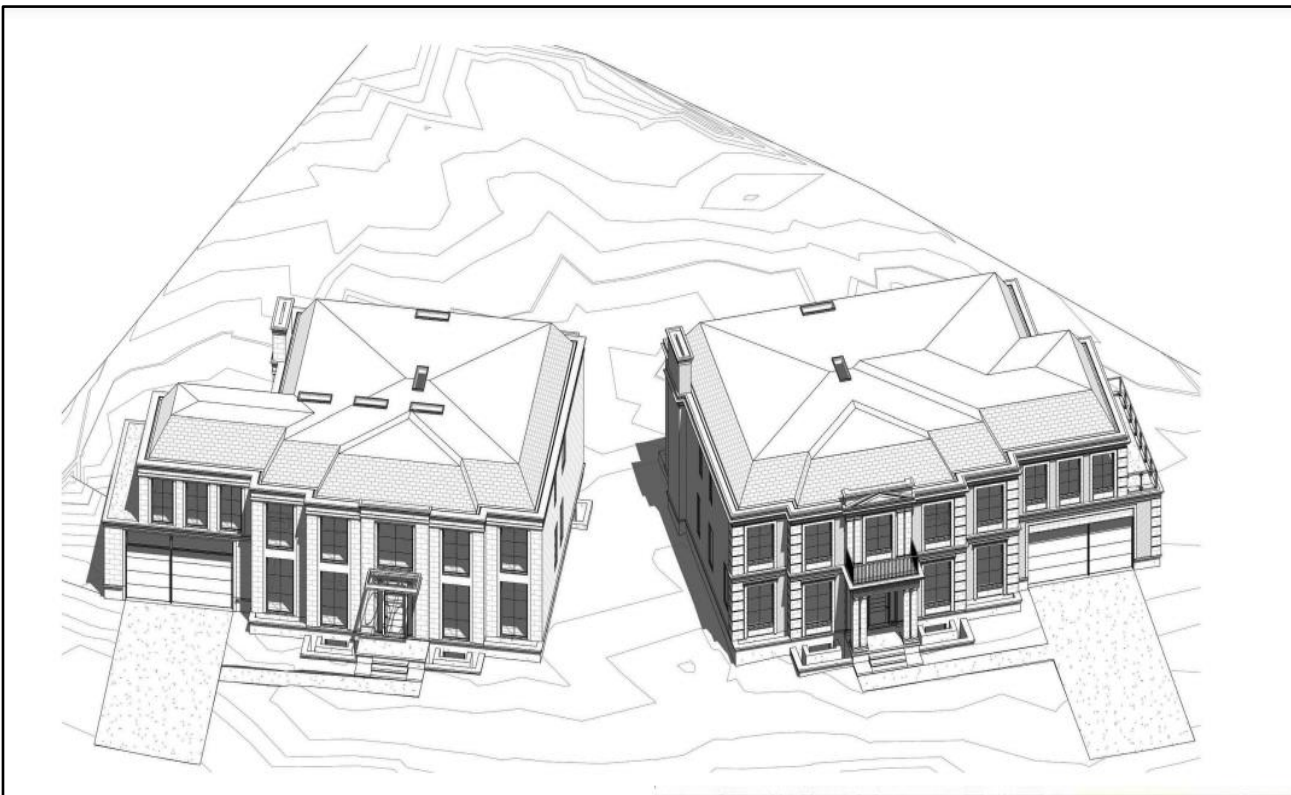
HUMPHRIES PLANNING GROUP INC.
CITY FILE NO. Z.22.022

SITE LOCATION & AREA CONTEXT



- Located on the north side of Treelawn Boulevard east of Islington Avenue in the Village of Kleinburg.
- Lot Area: 0.27 hectares (0.66 acres).
- Lot Frontage: 61.06 metres (along Treelawn Boulevard).
- Reverse pie-shaped lot which produces a considerable lot frontage which reduces to a point in the rear yard.
- Currently occupied by an existing 2-storey single detached dwelling with attached 3-car garage, rear yard pool and cabana.
- The existing dwelling is proposed to be demolished in order to facilitate the redevelopment.
- The site is serviced by municipal water and wastewater infrastructure.

ZONING BY-LAW AMENDMENT APPLICATION



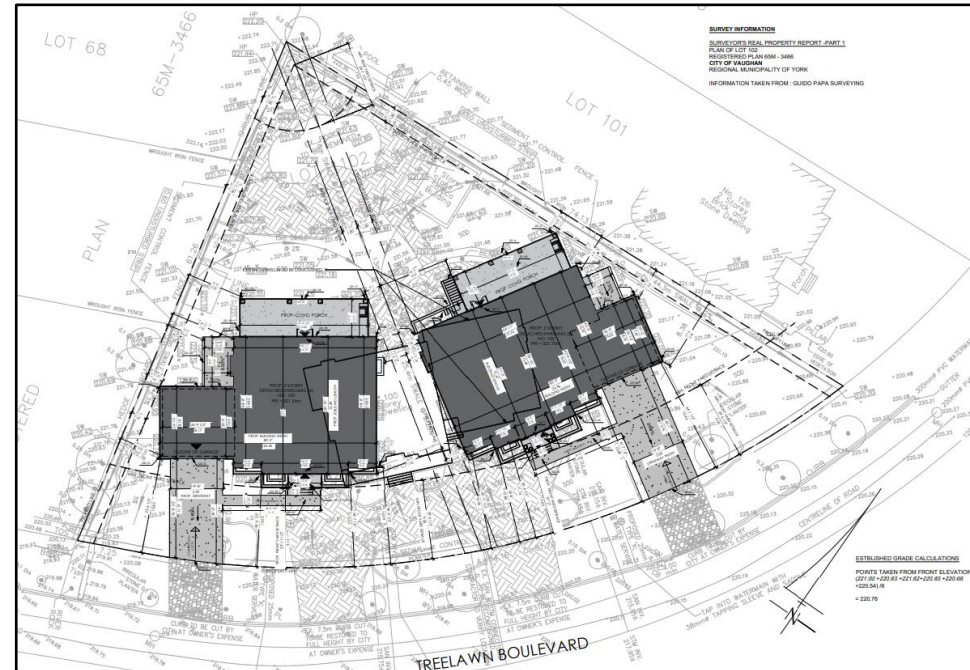
- Currently zoned ‘**R1 – Residential One**’ Zone and subject to special 9(563) in accordance with the in-force and effect By-law No. 1-88, as amended
- Draft ZBLA seeks to modify exception 9(653) and delete clause “gi”
- Clause (gi) restricts the construction of more than one dwelling on any lot of the noted M-Plan.
- The proposed ZBLA does not seek relief from 1-88 and/or 01-2021 other than amending paragraph (gi) of the special exception
- The proposal exceeds all minimum lot/development standards and zone provisions for the R1 zone category.
- The clause that restricts the lot to one dwelling was not carried over in new Zoning By-law 01-2021.
- Once the new ZBL comes into force and effect, only a Consent Application (to sever) would be required to facilitate the proposal. No Minor Variance Application is required.

DEVELOPMENT PROPOSAL

- The application proposes to sever the Subject Property into two lots for residential purposes and construct a new single-detached dwelling on each of the lots. A future Consent Application will be required to fully implement the proposal.

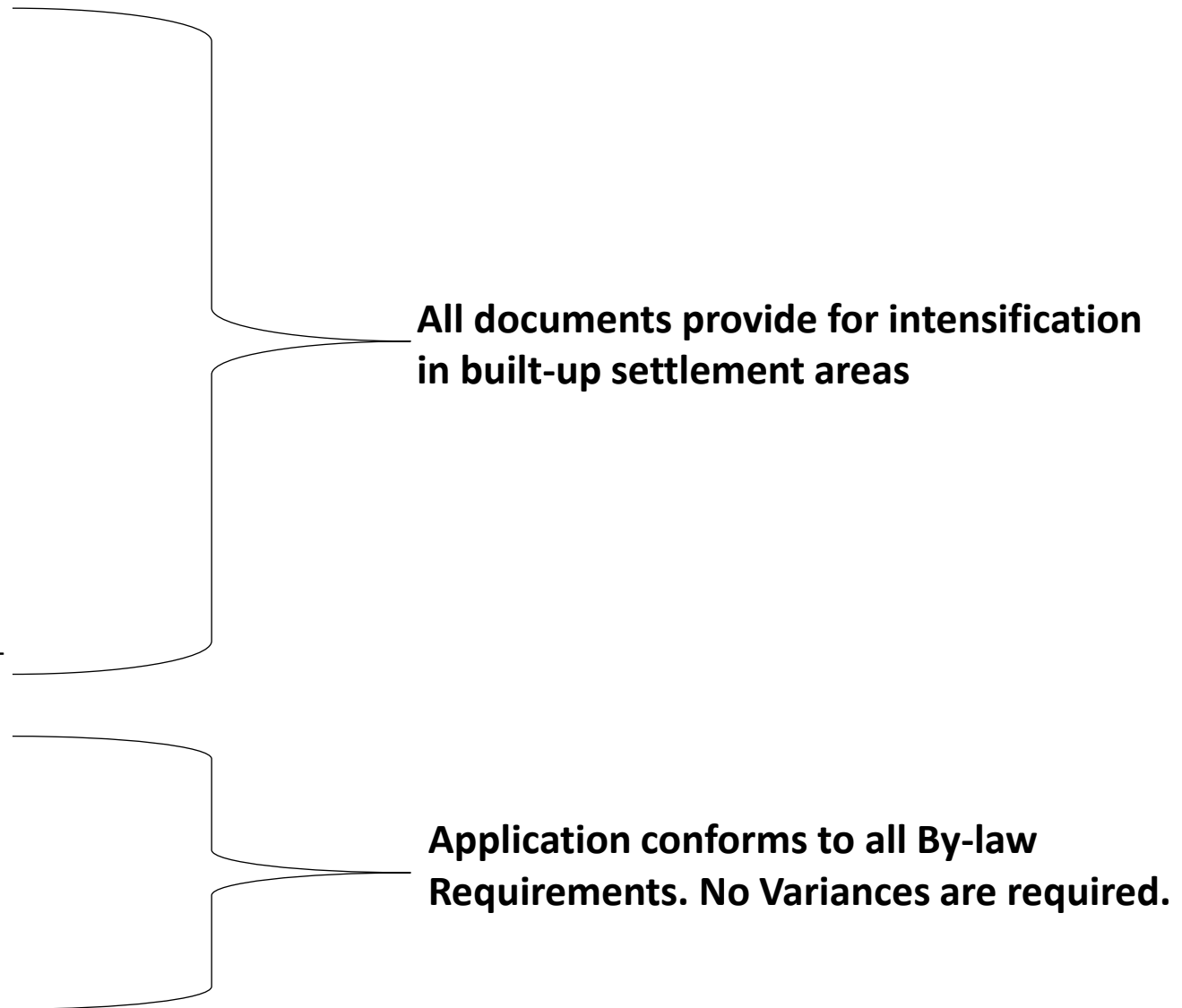
Lot 'A' – Retained Land

	Required	Provided
Frontage	18.0m	40.10m
Lot Area	700 sq.m	1,376.77 sq.m
Coverage	27.96%	30%
Front Yard Setback	7.5m	9.15m
Rear Yard Setback	7.5m	33.46m
Exterior Yard Setback	4.5m	N/A
Interior Yard Setback	1.5m	1.84m (west) 2.47 (east)



POLICY FRAMEWORK

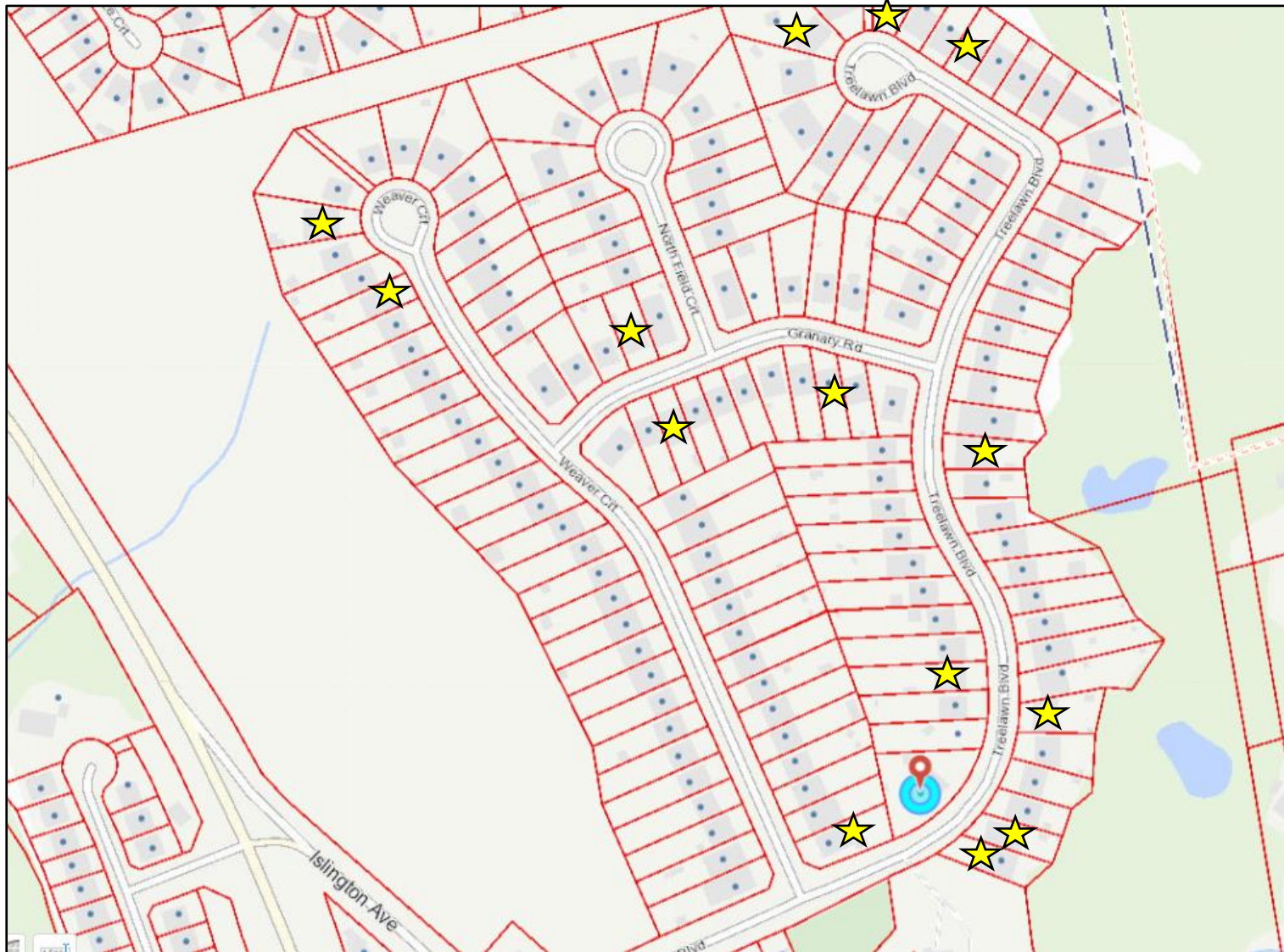
- **Planning Act**
- **Provincial Policy Statement Review (2020)**
- **A Place to Grow – Growth Plan (2020)**
- **City of Vaughan Official Plan (2010)**
 - The subject land is designated “Low-Rise Residential”, per Schedule 13 of VOP 2010 – Land Use Map.
 - The subject land is not located in one of Vaughan Established Large-Lot Neighbourhood and therefore is not subject to Policy 9.1.2.3 of the VOP.
- **Zoning By-law (1-88 & 01-2021)**
 - The subject land is zoned “R1 – Residential” per Zoning By-law 1-88
 - The subject land is zoned “R1B – First Density Residential” in accordance with By-law 01-2021 (under appeal at the OLT)



All documents provide for intensification in built-up settlement areas

Application conforms to all By-law Requirements. No Variances are required.

LETTERS OF SUPPORT



- Letters of support have been received from immediate landowners adjacent to the Subject Site including those adjacent to, abutting with and opposite.

NEIGHBOURHOOD CHARACTER – LOT AREA



- Lot areas range between 540.01 sq. m and 1,397.89 sq. m.
- 104 lots have an area of 1,397.89 sq. m + (67.1%) with the remaining 51 lots (32.9%) having an area of 540.01 sq. m. or greater.
- The proposed severance will produce lots with areas of 1,376.71 sq. m (Dwelling A) and 1,465.32 sq. m (Dwelling B) respectively.
- The proposed lots are in keeping with the lots along the south side of Treelawn Boulevard, south side of Granary Road and other lots elsewhere within the subdivision.

NEIGHBOURHOOD CHARACTER – LOT FRONTAGE



- 142 lots have a frontage of 18.0 – 33.0 metres (91.6%) with the widest being 58.7m and the narrowest lot being 17.14m.
- 10 (6.5% lots have a frontage less than 18.0 metres while 3 lots (1.9%) have a frontage greater than 33 metres.
- The Subject Lands represent one of only 3 existing lots with a frontage exceeding 33 metres and currently provides for 61.06 metres frontage.
- The proposed severance is in keeping with the character of the area with respect to lot frontages as the proposed lot frontages will be 40.10 metres each.

PLANNING ANALYSIS

- Fits with the character of the surrounding neighbourhood;
- Meets the compatibility criteria set out in Section 9.1.2.2 of the VOP 2010;
- Introduces a recognizable building form that is contextually appropriate and respects defining elements of the existing established community;
- Spectre of precedent is minimal and will not set off a chain reaction of severance applications;
- Would not result in the long-term alteration or destabilization of the character of the established community area; and,
- Represents infill which will facilitate gentle and appropriate intensification consistent with the policy direction of the PPS and Growth Plan.

STUDIES & PLANS COMPLETED

- Survey Plan, dated April 6, 2022
- Site Plan, Floor Plans, Elevations & Sections, dated May 5, 2022
- Planning Justification Report, dated June 2022;
- Draft Zoning By-law Amendment 1-88 (Schedule & Text)
- Grading & Servicing Plan, dated June 10, 2022;
- Arborist Report, Tree Inventory & Preservation Plan, dated May 27, 2022

THANK YOU