

WESTON CONSULTING

planning + urban design

Office of the City Clerk,
City of Vaughan, Level 100
2141 Major Mackenzie Drive,
Vaughan, ON L6A 1T1

October 25, 2022
File 10467

Attn: Christine Vigneault, Secretary-Treasurer

**RE: Application for Minor Variance (A185/22) – Supplemental Documentation
35 Klein's Ridge
City of Vaughan**

Weston Consulting is the Planner for Julia Grazia Tavernese, the legally registered owner of the property municipally known as 35 Klein's Ridge (herein referred to as the "subject property"). This letter has been prepared as a supplemental document to the previous Minor Variance Justification Letter prepared by Weston Consulting, dated June 8, 2022, in support of Minor Variance Application A185/22 which seeks zoning relief to permit the construction of a proposed dwelling, accessory detached garage and associated outdoor amenity space on the subject property.

Background and Comments from Staff

The landowner, along with the project architect and Weston Consulting, engaged in extensive discussions with Toronto and Region Conservation Authority Staff (TRCA), which began in April of 2021, to arrive at the current version of the proposed site plan. The attached Architectural Design Brief (refer to Appendix 1) speaks to this and the numerous iterations of the proposal which were prepared to satisfy TRCA Staff. In order to accommodate the proposed development on the site, the dwelling was reduced in floor area and brought closer to the street to prevent and reduce impacts on the surrounding natural heritage area and slope hazards associated with the valley corridor. The current version of the proposed site plan provides a configuration that achieves buffers to the dripline and toe of slope that is supported by TRCA Staff. This is confirmed through their comments submitted in response to this application which recommend approval of the application. Appendix 2 to this letter includes photos which illustrate the natural heritage features on the subject property, along with its sloped topography, which greatly limits the developable area of this property despite it being characterized as a large lot.

Development Planning and Urban Design Staff provided comments on September 1 indicating concerns with the proposal, with their main concerns related to the exterior side yard setback and the detached garage. A meeting with Development Planning and Urban Design Staff was held on September 8. The outcome of this meeting was that Staff are willing to accept the exterior side yard setback reduction of 5 metres as it relates to the attached 3 car garage but do not support the proposed detached garage, despite it being subject to the same setback from the street line.

This is reflected by their comments dated October 19, 2022 which indicate their partial approval of the application as they do not support any of the variances related to the detached garage.

Accessory Detached Garage – Analysis and Justification

It is our opinion that the proposed accessory single-car detached garage does not pose an adverse impact on the streetscape or any adjacent properties. Despite the detached garage being located closer to the street line along Klein's Ridge than Zoning By-laws 1-88 and 01-2021 permit, it is important to recognize that the living space portion of the proposed dwelling and front entrance is setback significantly from the street line, beyond the Zoning By-law requirement, providing a setback which is in keeping with the deeper front yard character of this neighbourhood. The proposed dwelling provides a sense of privacy for inhabitants and the existing dwellings in the immediate vicinity by moving the dwelling structure farther from the street line, thereby decreasing the visibility of the dwelling.

The reduced developable area of the lot confines the proposed development to the northwest corner of the subject property. Relief for the detached garage is required in order to locate this structure outside of the natural heritage area and away from the slope to the east and south, and next to the site access. Additional landscaping and buffer plantings will be provided and allow for additional privacy and screening of the proposed detached garage from the Klein's Ridge frontage. Soft landscaping will be provided between the property line and the proposed detached garage and 5 metres is more than sufficient space to provide screening through the use of soft landscaping elements. In addition to this, similar with the attached garage, the proposed detached garage has the garage door oriented perpendicular to Klein's Ridge, rather than towards the street. This will serve to reduce the visual impact of both garages from the street and supports the vegetated character of the streetscape which is consistent with the existing neighbourhood.

Development Planning and Urban Design Staff noted in previous comments that "*a detached garage within the front yard is not acceptable.*" It is important to note that the frontage along Klein's Ridge is acting as a front yard due to the unique shape and corner location of the site, but from a zoning perspective, this frontage is in fact the exterior side yard, as the front yard is facing Nashville Road. The attached Architectural Design Brief highlights how there are several other homes along Klein's Ridge which maintain detached garages, for more than one car, within their front yard. This demonstrates that detached garages are not absent from this neighbourhood. This request for a detached garage is not unique in the neighbourhood and is appropriate in its context.

The proposed detached garage is insignificant in size and massing in the context of the proposed dwelling and lot size. The proposed detached garage has a coverage of 35.7 square metres (384 square feet), which results in an overall lot coverage of 0.44%. Also, the proposed detached garage only occupies approximately 6% of the length of the 114.5 metre frontage along Klein's Ridge. Based on these numbers, the proposed detached garage is insignificant in terms of coverage and scale.

This garage is also necessary as it is proposed to be used as a utility structure for storage of yard equipment below the vehicle space due to the change in grade from the front to the rear of the

building. The sloping nature of the site allows access to a storage area under the garage, while keeping the vehicle space level with the driveway. This utilization of the detached garage as a utility structure eliminates the need for an additional utility structure elsewhere on the property, which isn't available, while also screening that use from public view.

It is this same grade change, which allows for access to a storage area at the lower grade of the garage, that results in a 5.9 metre detached garage height, when measured in accordance with the definitions provided within the Zoning By-laws. The proposed garage is only one storey high, or 4.9 metres, if the measurement is taken from grade at the north end. The garage measures 5.9 metres when taken from average grade at the south end. This measurement also includes the height of the pitched roof, whereas if the garage were designed with a flat roof, which is not in keeping with the design language of the proposed dwelling or the surrounding context, the height of the garage would be 2.7 metres, if measured from the proposed garage floor. This means that when viewed from the street, the proposed garage will appear as a 2.7 metre high structure with a pitched roof, which matches the design language of the proposed dwelling, but is substantially shorter than the proposed dwelling. The detached garage is insignificant in terms of height based on actual perceived visual impact when viewed from the street.

The proposed garage is well separated from neighbouring dwellings, as it is not adjacent to any neighbouring property lines, and it is also oriented perpendicular to the street which screens the garage door from the public realm. The location of the detached garage is appropriate and small in terms of a proportion of the entire site. We note that Planning Staff have raised issues with the "C" shape built form of the proposal as a result of the detached garage's location and massing. Please refer to the attached Architectural Design Brief which provides discussion on the built form and perceived massing of the proposal, which has been well thought out and is sensitive to the neighbourhood.

In summary, the following provides an overview of the reasons why the proposed garage is desirable and does not pose an adverse impact on the street:

- Is small relative to lot size as its overall lot coverage is low (0.44%);
- Occupies only 6% of the length of the total frontage along Klein's Ridge which indicates that it is insignificant in terms of massing;
- No impacts to adjacent lots as it is not adjacent to any adjoining properties;
- Proposed height is insignificant relative to the height of the proposed dwelling;
- Garage door is perpendicular to the street which screens the car entry to the garage;
- Orientation of structure allows for a vegetated streetscape which screens the garage and is in keeping with the character of the surrounding neighbourhood; and,
- Setback is aligned with the attached garage. The living space portion of the proposed dwelling and front entrance is setback significantly from the street line.

Conclusion

In accordance with the above discussion, it is our opinion that all proposed variances should be approved on the basis that they are in keeping with the general intent and purpose of the Official

Plan and Zoning By-laws, are desirable and appropriate, and are minor in nature. It is our opinion that the proposed development represents good planning and that this Minor Variance application should be approved by the Committee of Adjustment. We thank Staff for their support for the majority of the variances and urge the Committee to support all requested variances as submitted based on our analysis herein.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

c. R. Guetter, Executive Vice President, Weston Consulting
J. Campitelli, Architect
J. Tavernese

Appendix 1 – Architectural Design Brief

Appendix 2 – Site Photos

Appendix 3 – Rendering

Architectural Design Brief

October 21, 2022

RE: Committee of Adjustment
File No.: A185/22 - 35 Klein's Ridge

To whom it may concern,

The intent of the following design brief is to assist the Committee of Adjustment with further background on the project and its development for the proposed family home at 35 Kleins Ridge, Vaughan.

The project for our work started December 2020, when we began developing a program with information and a design inspiration by the Homeowner. This included Zoning By-Law review with the City of Vaughan Planning department and the Toronto and Region Conservation Authority (TRCA).

Concept Design

Inspiration for the proposed home was based on a "Transitional" design direction, which incorporates Traditional home design elements (Lends more to older neighborhoods) mixed with contemporary elements, suited for "today's" family requirements (higher ceilings, additional amenity spaces, larger windows, cleaner sight lines while maintaining an overall balance of building mass). With this design, we concentrated on developing a bungalow loft massing – where, as a 2 storey home, the roof is kept low, and built into the space at the 2nd floor level, resulting in a less vertical massing from street view. However, we still incorporated gable ends to frame the front main home entrance.

Siting

Originally, our efforts were to re-build in the location of the existing bungalow (keeping to the North side of property), and site the new home as far East as possible, setting it back from the street @ Klein's Ridge. This kept the development to a 9m setback from Klein's Ridge (Exterior Side Yard), and almost 5m between the freestanding single car garage to the side/face of home.

Conservation - TRCA

As of April 2021 we had prepared a concept design and circulated it to the Toronto and Region Conservation Authority (TRCA) when we initiated an application and discussion process.

Through this process the TRCA requested additional site information, including: Tree Drip Line, Toe of Slope, 6m and 10m setback requirements, and an arborist report. Accordingly, design development and subsequent revisions ensued, including several re-submissions, were prepared in communication with the TRCA.

Design Development + Revision process

While working with the TRCA, engineering for a new septic system was also required and its location faced its own limitations while respecting clearances from protected zones. Based on site limitations and parameters by zoning, TRCA and septic engineer, this resulted in a relatively limited area to locate the owners new dream home.

A completed final design was prepared, where extensive concessions (program/floor area reductions) were made by the owners from the original plan. However, in effort to minimize the impact on the proposed design, the team had to consider a reduced exterior side yard setback, from 9m to 5m for the garage portion ONLY of the new home.

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Context

In comparison, refer to attached photos highlight context of relative examples on the same street (Addresses: 96 Klein's Ridge, 110 Klein's Ridge, 125 Klein's Ridge and 133 Klein's Ridge).

Each of the above have the luxury of min. 3-4 car garages, and in the following 2 examples exceed our requested arrangement of built form:

1. 110 Klein's Ridge (**6 car garage** of which a free standing 2 car garage structure stands) and
2. 133 Klein's Ridge (**5 car garage** of which a free standing 3 car garage structure stands).

We kindly ask the committee to consider these examples and to notice that our approach to accommodate a 3 car garage with a freestanding single car garage would be in keeping with the community and not overbuilding for the area.

It is also important to note that the proposed single car garage also serves as a utility storage structure. This element is built into a sloping portion of the site – where at the upper grade level, we propose a single car garage. At the lower grade, access to a storage room under the garage is utilized (necessary for outdoor amenity furniture, garden and lawn equipment). Due setback limitations and heavily sloping grades, relocating a structure elsewhere on site is not available.

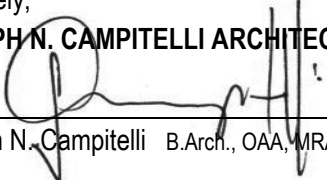
A large septic bed area, where through planning and engineering was also forced to respect TRCA restrictions and encompasses most of the remaining available yard. Building any structure over this designated area is not permitted.

In comparison to the existing homes on the street, the majority have 3+ car garages facing Klein's Ridge, defining wider profile homes. These approved examples, architecturally bring attention to a garage as a larger element, presenting an unbalanced massing and proportion to the remaining living space of the home.

These existing examples contrast our approach. They draw more attention to the garage door element and in our opinion have a negative impact from street view. Our proposed presentation of form facing Klein's Ridge creates a courtyard appearance and function, confining the width of development vs. a sprawling façade (compared to the larger homes on the street). We also find that when garage doors are removed from the front elevation, there is an opportunity to address the streetscape more architecturally detailed as living area, and less utilitarian.

Sincerely,

JOSEPH N. CAMPITELLI ARCHITECT INC.


Joseph N. Campitelli B.Arch., OAA, MRAIC
Principal

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Attachments: Context Properties



Image 1
96 Klein's Ridge – 4 Car Garage (Fronting/Facing Klein's Ridge)
Garage doors dominate front elevation

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Image 2
110 Klein's Ridge – 6 Car Garage (4 car garage attached to home + 2 car garage freestanding Bldg.)

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Image 3
110 Klein's Ridge – 6 Car Garage (4 car garage attached to home + 2 car garage freestanding Bldg.)

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Design Brief
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Image 4

133 Klein's Ridge – 5 Car Garage (2 car garage attached to home + 3 car garage freestanding Bldg.)
Garage doors dominate front elevation

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Design Brief
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Image 5
125 Klein's Ridge – 3 Car Garage facing street – Garage massing Impacts overall development
Garage doors dominate front elevation



Photo 1: Looking southeast



Photo 2: Looking southeast



Photo 3: Looking north at the existing dwelling on the subject property



Photo 4: Looking east



Photo 5: Rear of the existing dwelling



TAVERNESE FAMILY RESIDENCE - Street Front Perspective - JUNE 2022
35 KLEINS RIDGE, KLEINBURG, ON

JOSEPH | N | CAMPITELLI
ARCHITECT INC.