

ITEM #: 6.1	COMMITTEE OF ADJUSTMENT REPORT CONSENT APPLICATION B014/22 58 CRESTWOOD ROAD, THORNHILL
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COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

Please see **Schedule B of this report for a copy of Staff and Agency correspondence.*

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments w/Conditions
Building Standards -Zoning Review <i>*Schedule B</i>	X	X	X	General Comments
Building Inspection (Septic)	X			No Comments Recieved to Date
Development Planning <i>*Schedule B</i>	X	X		Recommend Refusal
Development Engineering	X	X	X	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Recieved to Date
Development Finance	X	X	X	General Comments w/Conditions
Real Estate	X	X	X	General Comments w/Conditions
Fire Department	X			No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA <i>*Schedule B</i>	X			No Comments Recieved to Date
Ministry of Transportation (MTO) <i>*Schedule B</i>				
Region of York <i>*Schedule B</i>	X	X	X	General Comments w/Conditions
Alectra <i>*Schedule B</i>	X	X		General Comments
Bell Canada <i>*Schedule B</i>	X			No Comments Recieved to Date
YRDSB <i>*Schedule B</i>				
YCDSB <i>*Schedule B</i>				
CN Rail <i>*Schedule B</i>				
CP Rail <i>*Schedule B</i>				
TransCanada Pipeline <i>*Schedule B</i>	X			No Comments Recieved to Date
Metrolinx <i>*Schedule B</i>				
Propane Operator <i>*Schedule B</i>				

PUBLIC & APPLICANT CORRESPONDENCE				
<i>*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.</i>				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Agent	Design Plan Services Inc.		11/16/2022	Planning Justification Report
Public	Mike Sepe	57 Crestwood Road	01/19/23	Letter of Objection

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B014/22
58 CRESTWOOD ROAD, THORNHILL**

ITEM NUMBER: 6.1	CITY WARD #: 5
APPLICANT:	2793877 Ontario Limited
AGENT:	Design Plan Services inc.
PROPERTY:	58 Crestwood Road, Thornhill
ZONING DESIGNATION:	The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended. The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	A233/22, A234/22
PURPOSE OF APPLICATION:	Consent is being requested to sever a parcel of land for residential purposes, approximately 516 square metres and retain a parcel of land approximately 516 square metres. Both the severed and retained land will have frontage onto Crestwood Road and the existing structure is to be demolished.

HEARING INFORMATION

DATE OF MEETING: Thursday, January 26, 2023

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:

January 12, 2023

COMMITTEE OF ADJUSTMENT COMMENTS	
Date Applicant Confirmed Posting of Sign:	January 11, 2023
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	<p>On January 5, 2023, Development Planning provided the following to the applicant:</p> <p>Development Planning has reviewed the Planning Justification Report that was submitted in support of the consent application but respectively disagrees with its findings. It is the opinion of staff the proposal does not uphold the large-lot neighbourhood policies by the introduction of reduced lot frontages which will alter Crestwood's distinctive characteristic.</p> <p>On January 5, 2023 the applicant advised that they wish to proceed with the applications as is.</p>
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	Should the applications require adjournment, an Adjournment fee will be required to reschedule the applications.
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none">1. That the applicant's solicitor confirm the legal description of both the severed and retained land.2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted.3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca4. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.5. That Minor Variance Applications A233/22 & A234/22 are approved by the Committee of Adjustment and become final and binding.

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	<ol style="list-style-type: none">1. A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed.2. The related Minor Variance Files A233/22 and A234/22 shall be approved and become final and binding.

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Minor Variance Application A233/22 and A234/22 are related to consent application B014/22 and have been reviewed by Development Engineering in conjunction with one another.	

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering Department does not object to the consent application B014/22, Subject to the following Condition(s):	
Development Engineering Recommended Conditions of Approval:	<ol style="list-style-type: none">1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition.2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering3. The variance application A233/22 and A234/22 shall be approved final and binding in conjunction with consent application B014/22

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry: Forestry has no comments at this time	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.	
That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.	
That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.	
That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.	
Demolition development charge credits valid for a period of 48 months from date of demolition permit issuance. After 48 months, full development charges apply as per by-laws.	
Development Finance Recommended Conditions of Approval:	The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

DEVELOPMENT FINANCE COMMENTS	
	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

REAL ESTATE COMMENTS	
None	
Real Estate Recommended Conditions of Approval:	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirm the legal description of both the severed and retained land. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 4. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule. 5. That Minor Variance Applications A233/22 & A234/22 are approved by the Committee of Adjustment and become final and binding.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

1	Building Standards, Zoning Section Lindsay.haviland@vaughan.ca	<ol style="list-style-type: none"> 1. A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed. 2. The related Minor Variance Files A233/22 and A234/22 shall be approved and become final and binding.
2	Real Estate ashley.ben-lolo@vaughan.ca	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Director of Real Estate. Payment shall be made by certified cheque only.
3	Development Engineering Rex.bondad@vaughan.ca	<ol style="list-style-type: none"> 1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/applicant shall submit the deposited reference plan to DE in order to clear this condition. 2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed and retained lands as per city standards, complete with a servicing and lot grading plan. The Owner shall contact the Development Inspection and Grading Department at serviceconnections@vaughan.ca to obtain a cost estimate and pay the applicable fee(s) following confirmation of service connection estimates for installation of required services. All service connection costs including applicable administration fees shall be responsibility of the owner of the retained lands. Service connection application process may take 4-6 weeks, applicant is encouraged to take enough time for allowing to complete the whole process. The Owner/applicant shall submit the confirmation of above to the Development Engineering 3. The variance application A233/22 and A234/22 shall be approved final and binding in conjunction with consent application B014/22
4	Development Finance nelson.pereira@vaughan.ca	<ol style="list-style-type: none"> 1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared). 2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
5	York Region developmentservices@york.ca	Prior to the approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.”

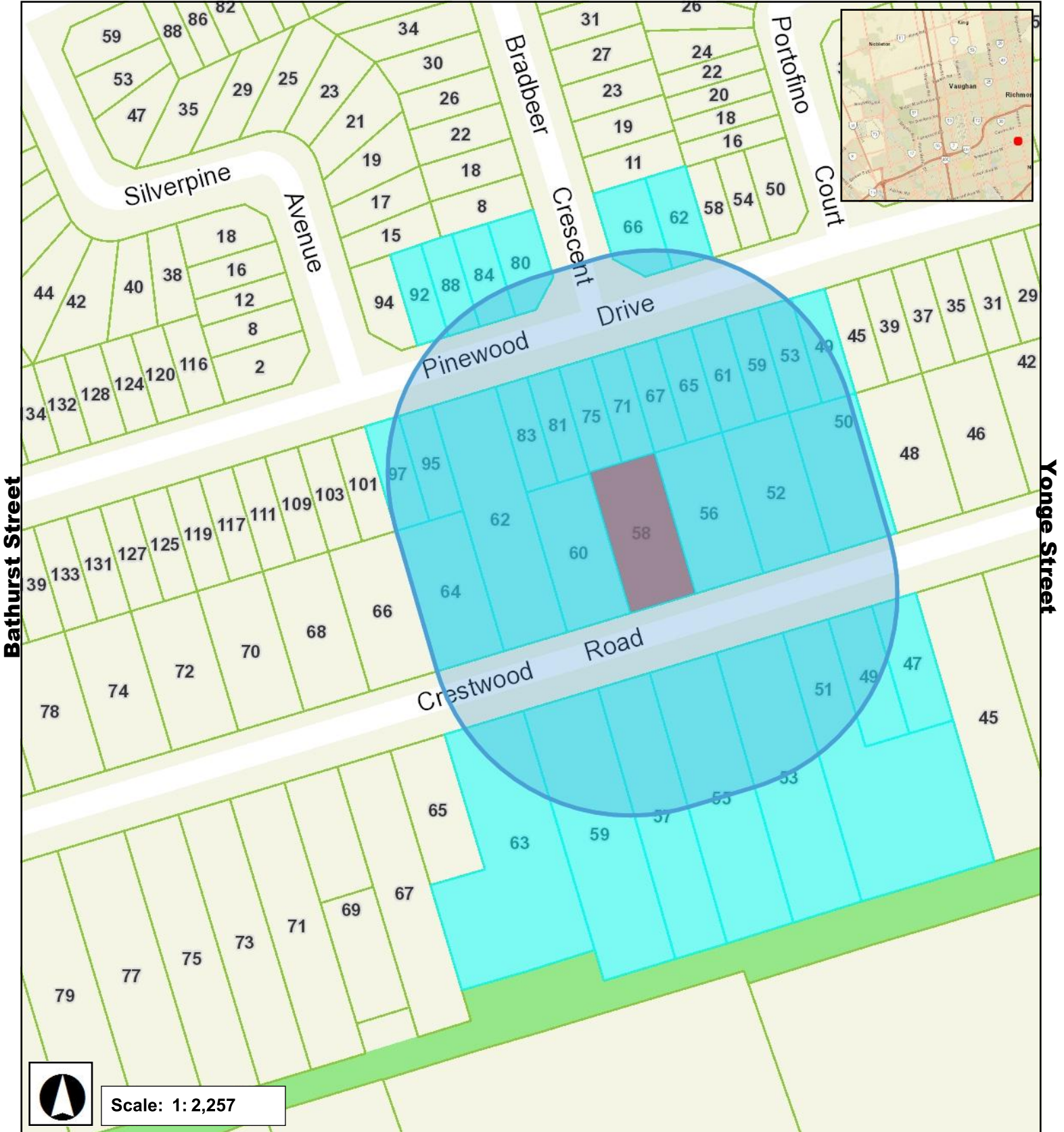
IMPORTANT INFORMATION – PLEASE READ
CONDITIONS: Conditions must be fulfilled within <u>two years</u> from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will not receive notice.

SCHEDULE A: DRAWINGS & PLANS



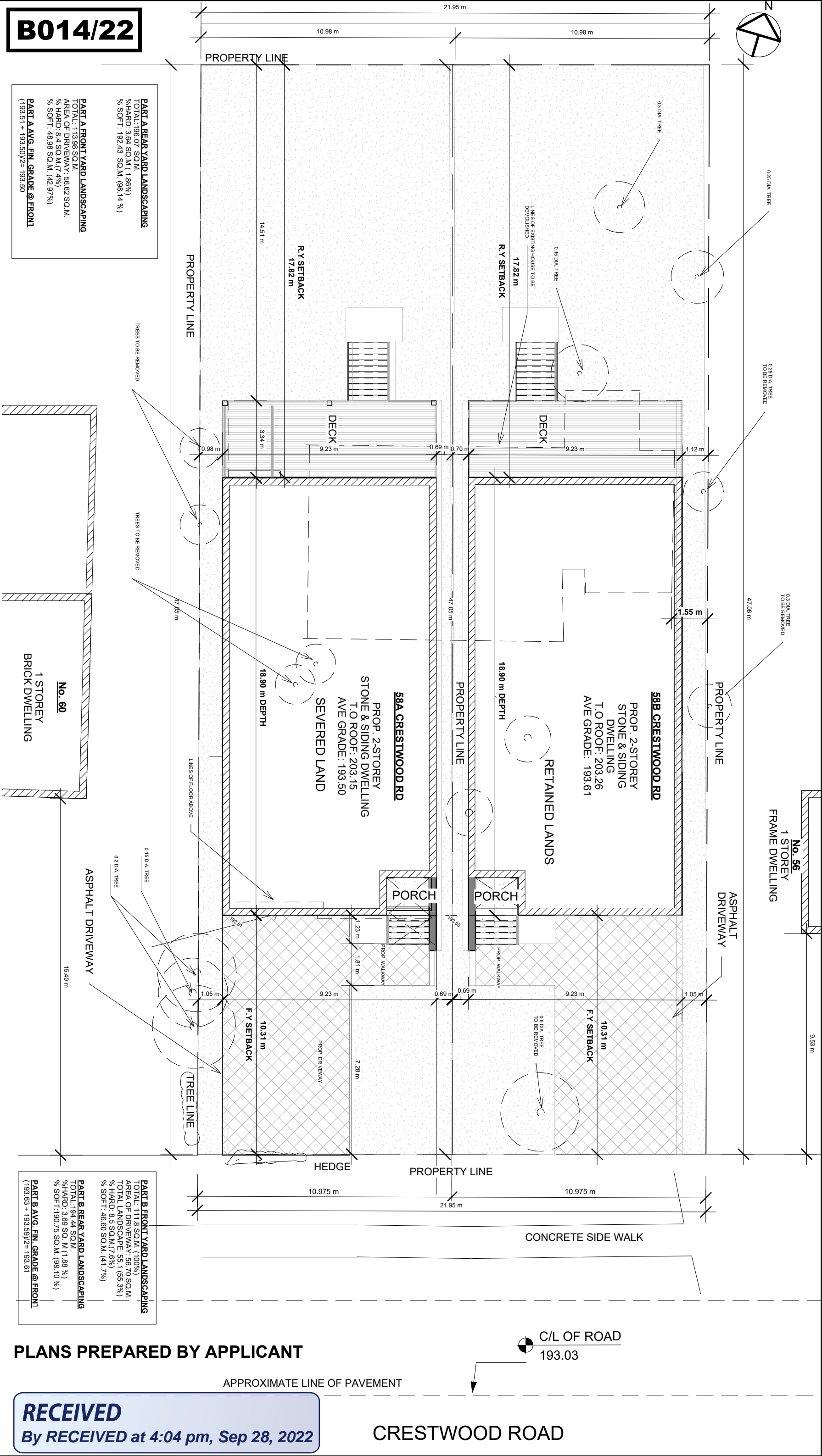
LOCATION MAP - B014/22, A233/22, A234/22

58 CRESTWOOD ROAD, THORNHILL



Steeles Avenue West

October 6, 2022 12:20 PM



SENSUS DESIGN & BUILD INC

1315 LAWRENCE AVE EAST, TORONTO ON

PHONE: 416-919-1433

EMAIL: info@sensusedesignbuild.ca

www.sensusedesignbuild.ca

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NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE
GENERAL NOTES AND THE O.B.C.

All drawings & information shown on these drawings must
be checked & verified on site prior to construction or
fabrication of its components. Unless noted otherwise, no
provision has been made in the design for conditions
occurring during construction.

It shall be the responsibility of the contractor to provide all
necessary bracing, shoring, sheet piling, or other
temporary supports, to safeguard all existing or adjacent
structures affected by construction. All dimensions are
given in Imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer &
must be returned upon request.

The undersigned has reviewed and takes responsibility for
this design, and has the qualifications and meets the
requirements setout in the Ontario Building Code to be a
designer.

Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the
Building Code

JESSE SAHLANI
NAME
2638905 ONTARIO INC.
FIRM

44549
B.C.I.N.
123494
B.C.I.N.

ADDRESS:

58 CRESTWOOD RD,
THORNHILL, ON L4J 1A5

PROJECT:

CUSTOM HOUSE

SITE PLAN

Date: 2022-09-27

Drawn by: S.P

Checked by: J.S

A100

Scale: 1 : 150

SITE STATISTICS

MUNICIPAL ADDRESS	58A Crestwood Rd, Thornhill, ON L4J 1A5		
ZONING	R2A(EN)-225		
LOT AREA	516.61 m ²	5560.73	ft ²

ZONING INFORMATION- EXISTIN		EXISTING		PROPOSED	
		(metre)	(feet)		
FRONTAGE		EXISTING TO BE DEMOLISHED			
FRONT YARD SETBACK		22.13	72.59		
SIDE YARD SETBACK		1.45	4.76		
SIDE YARD SETBACK		4.67	15.32		
REAR YARD SETBACK		16.49	54.09		
BUILDING LENGTH		10.85	35.59		
BUILDING DEPTH		10.85	35.59		
BUILDING HEIGHT		6.20	20.34		

ZONING INFORMATION		PERMITTED		PROPOSED	
		(metre)	(feet)		(feet)
FRONTAGE		15	49.20		10.98 36.01
FRONT YARD SETBACK		4.5	14.76		10.31 33.82
SIDE YARD SETBACK		1.2	3.94		0.69 2.26
SIDE YARD SETBACK		1.2	3.94		0.98 3.44
REAR YARD SETBACK		7.50	24.60		17.82 58.45
BUILDING LENGTH			0.00		0.00
BUILDING DEPTH			0.00		18.90 61.99
BUILDING HEIGHT		9.50	31.16		9.66 31.68

FLOOR AREAS	(m²)	(ft²)	(m²)	(ft²)
BASEMENT			139.38	1500.27
GROUND FLOOR			170.70	1837.40
SECOND FLOOR			172.80	1859.96
GROSS FLOOR AREA			343.50	3697.36
			PORCH 2.97	
			REAR DEC 30.50	
LOT COVERAGE	40%	696.77	7499.96	39.5% 204.17 2197.67
TOTAL				
5557.90				

SENSUS

DESIGN & BUILD

1315 LAWRENCE AVE EAST, TORONTO ON

UNIT # 510

PHONE: 416-919-1433

EMAIL: info@sensusedesignbuild.ca

www.sensusedesignbuild.ca

SENSUS DESIGN & BUILD INC

NOTES:

DRAWINGS MUST NOT BE SCALED

DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components. Unless noted otherwise, no provision has been made in the design for conditions occurring during construction.

It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction. All dimensions are given in Imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements setout in the Ontario Building Code to be a designer.

Qualification Information

Required unless design is exempt under Div. C - 3.2.5 of the Building Code

JESSE SAHLANI

NAME

2638905 ONTARIO INC.

FIRM

44549

B.C.I.N.

123494

B.C.I.N.

ADDRESS:

58 CRESTWOOD RD,
THORNHILL, ON L4J 1A5

PROJECT:

CUSTOM HOUSE

SITE STATISTICS

Date:

2022-09-27

Drawn by:

S.P

Checked by:

J.S

A100a

Scale:

SITE STATISTICS

MUNICIPAL ADDRESS	58B Crestwood Rd, Thornhill, ON L4J 1A5		
ZONING	R2A(EN)-225		
LOT AREA	516.61 m²	5560.73	ft²

ZONING INFORMATION - EXISTING		EXISTING		PROPOSED	
		(metre)	(feet)		
FRONTAGE		EXISTING		EXISTING TO BE DEMOLISHED	
FRONT YARD SETBACK		22.13	72.59		
SIDE YARD SETBACK		1.45	4.76		
SIDE YARD SETBACK		4.67	15.32		
REAR YARD SETBACK		16.49	54.09		
BUILDING LENGTH		10.85	35.59		
BUILDING DEPTH		10.85	35.59		
BUILDING HEIGHT		6.20	20.34		

ZONING INFORMATION		PERMITTED		PROPOSED	
		(metre)	(feet)		(feet)
FRONTAGE		15	49.20	10.98	36.01
FRONT YARD SETBACK		4.5	14.76	10.31	33.82
SIDE YARD SETBACK		1.2	3.94	0.69	2.26
SIDE YARD SETBACK		1.2	3.94	1.05	3.44
REAR YARD SETBACK		7.50	24.60	17.82	58.45
BUILDING LENGTH		0.00			0.00
BUILDING DEPTH		0.00		18.90	61.99
BUILDING HEIGHT		9.50	31.16	9.66	31.68

FLOOR AREAS		(m²)	(ft²)		(m²)	(ft²)
BASEMENT					139.38	1500.27
GROUND FLOOR					170.70	1837.40
SECOND FLOOR					172.80	1859.96
GROSS FLOOR AREA					343.50	3697.36
					2.97	
					REAR DEC	30.50
LOT COVERAGE	40%	696.77	7499.96		39.5%	2197.67
		TOTAL				5557.90

SENSUS

DESIGN & BUILD

SENSUS DESIGN & BUILD INC

1315 LAWRENCE AVE EAST, TORONTO ON

UNIT # 510

PHONE: 416-919-1433

EMAIL: info@sensusedesignbuild.ca

www.sensusedesignbuild.ca

NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE
GENERAL NOTES AND THE O.B.C.
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be checked & verified on site prior to construction or
fabrication of its components. Unless noted otherwise, no
provision has been made in the design for conditions
occurring during construction.

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must be returned upon request.

The undersigned has reviewed and takes responsibility for
this design, and has the qualifications and meets the
requirements setout in the Ontario Building Code to be a
designer.

Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the
Building Code
JESSE SAHLANI
NAME
2638905 ONTARIO INC.
FIRM

44549
B.C.I.N.
123494
B.C.I.N.

ADDRESS:

58B CRESTWOOD RD,
THORNHILL, ON

PROJECT:

CUSTOM HOUSE

SITE STATISTICS

Date:

2022-09-27

Drawn by:

S.P

Checked by:

J.S

Scale:

A100a

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	X		General Comments w/conditions
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Refusal
Building Standards (Zoning)	X	X	X	General Comments w/ conditions

Date: September 28th , 2021
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B014-22**
Related Files:
Applicant: 2793877 Ontario Limited
Location 58 Crestwood Road



Discover the possibilities

COMMENTS:

☐

We have reviewed the proposed Consent Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Mitchell Penner

Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

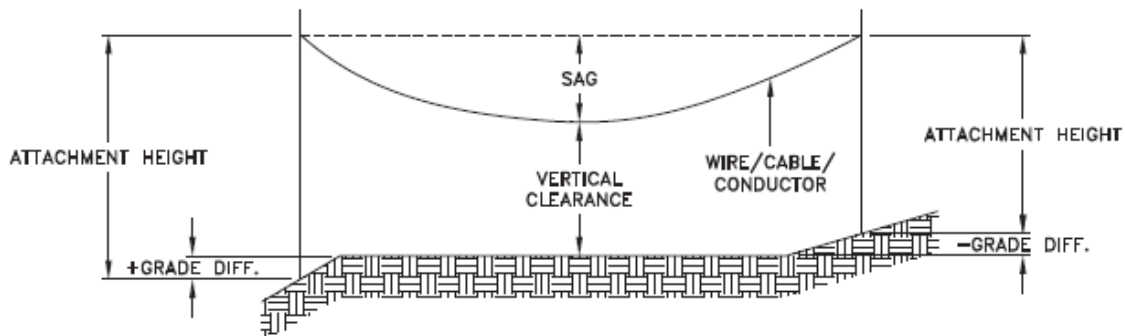
Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

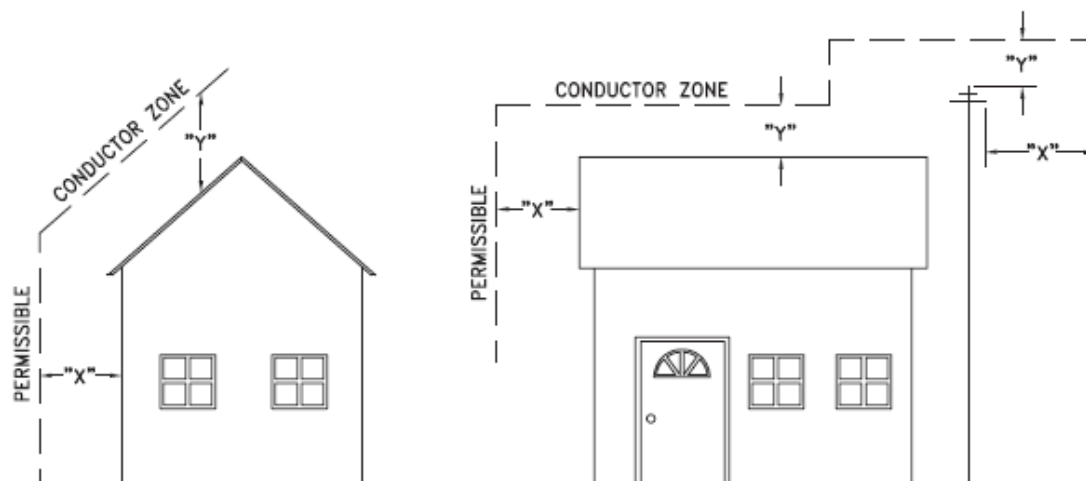
CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES	
SAGS AND TENSIONS	SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES
OF CONDUCTORS FROM BUILDINGS OR OTHER
PERMANENT STRUCTURES (CONDUCTORS NOT
ATTACHED TO BUILDINGS)**

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:02 AM, Adobe PDF

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: November 21, 2022
Applicant: 2793877 Ontario Limited
Location: PLAN RP3205 Part of Lot 17 municipally known as 58 Crestwood Road
File No.(s): B014/22

Zoning Classification:

The subject lands are zoned R2A(EN) – Second Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.205 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Consent requested
1	<p>Lot Frontage:</p> <p>The minimum Lot Frontage requirement for the severed lands is 15 metres. [Table 7-4].</p> <p>The minimum Lot Frontage requirement for the retained lands is 15 metres. [Table 7-4].</p>	<p>The proposed lot frontage of 10.97 m for the severed lands does not comply with the minimum lot frontage requirement.</p> <p>The proposed lot frontage of 10.97 m for the retained lands does not comply with the minimum lot frontage requirement.</p>
2	<p>Lot Area:</p> <p>The minimum Lot Area requirement for the severed lands is 450 m². [Table 7-4]</p> <p>The minimum Lot Area requirement for the retained lands is 450 m². [Table 7-4]</p>	<p>The proposed lot area of 516.6 m² for the severed lands complies with the minimum lot area requirement.</p> <p>The proposed lot area of 516.6 m² for the retained lands complies with the minimum lot area requirement.</p>

The subject lands are zoned R2 – Residential Zone and subject to the provisions of Exception 9(375) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Consent Requested
3	<p>Lot Frontage:</p> <p>The minimum Lot Frontage requirement for the severed lands is 15 metres. [Schedule A]</p> <p>The minimum Lot Frontage requirement for the retained lands is 15 metres. [Schedule A]</p>	<p>The proposed lot frontage of 10.97 m for the severed lands does not comply with the minimum lot frontage requirement.</p> <p>The proposed lot frontage of 10.97 m for the retained lands does not comply with the</p>

		minimum lot frontage requirement.
4	<p>Lot Area: The minimum Lot Area requirement for the severed lands is 450 m². [Schedule A]</p> <p>The minimum Lot Area requirement for the retained lands is 450 m². [Schedule A]</p>	<p>The proposed lot area of 516.6 m2 for the severed lands complies with the minimum lot area requirement.</p> <p>The proposed lot area of 516.6 m2 for the retained lands complies with the minimum lot area requirement.</p>

Other Comments:

General Comments	
1	The related Minor Variance Files A233/22 and A234/22 shall be read in conjunction with this application.
2	A surveyor's certificate of lot areas, frontages, and depth as per the definitions in Section 2.0 of by-law 1-88 as amended and Section 3.0 of by-law 001-2021 as amended is required in order to confirm compliance with the by-law.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

1. A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed.
2. The related Minor Variance Files A233/22 and A234/22 shall be approved and become final and binding.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: January 15, 2023

Name of Owner: 2793877 Ontario Limited

Location: 58 Crestwood Road

File No.(s): B014/22

Proposal:**B014/22**

The Owner has submitted Consent Application File B014/22 to facilitate the severance of a 516.6 m² westerly portion of the subject lands and retain a 516.6 m² easterly portion for the creation of two residential lots.

Lot Frontage (*By-law 01-2021*):

1. The minimum lot frontage requirement for the severed lands is 15 m. [Table 7-4]
The minimum lot frontage requirement for the retained lands is 15 m. [Table 7-4]
The proposed lot frontage of 10.97 m for the severed lands does not comply with the minimum lot frontage requirement.
The proposed lot frontage of 10.97 m for the retained lands does not comply with the minimum lot frontage requirement.

Lot Area (*By-law 01-2021*):

2. The minimum lot area requirement for the conveyed lands is 450 m². [Table 7-4]
The minimum lot area requirement for the retained lands is 450 m². [Table 7-4]
The proposed lot area of 516.6 m² for the severed lands complies with the minimum lot area requirement.
The proposed lot area of 516.6 m² for the retained lands complies with the minimum lot area requirement.

Lot Frontage (*By-law 1-88*):

3. The minimum lot frontage requirement for the severed lands is 15 m. [Schedule A]
The minimum lot frontage requirement for the retained lands is 15 m. [Schedule A]
The proposed lot frontage of 10.97 m for the severed lands does not comply with the minimum lot frontage requirement.
The proposed lot frontage of 10.97 m for the retained lands does not comply with the minimum lot frontage requirement.

Lot Area (*By-law 1-88*):

4. The minimum lot area requirement for the conveyed lands is 450 m². [Schedule A]
The minimum lot area requirement for the retained lands is 450 m². [Schedule A]
The proposed lot area of 516.6 m² for the severed lands complies with the minimum lot area requirement.
The proposed lot area of 516.6 m² for the retained lands complies with the minimum lot area requirement.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Comments:**Background**

The Subject Lands were part of a larger land holding that made up a through lot, with frontages on Crestwood Road and Pinewood Drive. Through the approval of Consent Applications B079/07 on September 20, 2007, and B001/08 on January 17, 2002 two lots on the northerly portion of the land holding with frontage on Pinewood Drive, zoned R3 –

Residential Zone Three, were created. The retained southerly portion, with frontage on Crestwood Road, zoned R2 – Residential Zone Two, contains the existing 1-storey single-detached dwelling addressed as number 58 Crestwood Road.

Proposal

The Owner is proposing to demolish the existing 1-storey single-detached dwelling and subdivide the Subject Lands in two and develop a new single-detached dwelling on each lot. The severed and retained lands propose a lot frontage of 10.97 m, a lot depth of 47.08 m and a lot area of 516.6 m². In support of this consent application the Owner has submitted a Planning Justification Report ('PJR'), prepared by Design Plan Service Inc., dated June 16, 2022, and Arborist Report prepared by Tree Doctors Professional Tree Care, dated October 25, 2022. Development Planning has reviewed the PJR and does not agree with its findings.

Provincial Policy Statement 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (the 'PPS'). The PPS provides a policy framework that promotes growth within settlement areas through the effective utilization of existing infrastructure and public service facilities to provide a wide range of housing opportunities. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting the public health and safety. The Development Planning Department is of the opinion the proposed development is consistent with the policies of the PPS. Specifically, policy 1.1.3 speaks to Settlement areas being the focus of development based on densities and land uses which efficiently use land. Similarly, policy 1.4.3 focuses on a plan for a diverse range of housing options and densities to meet the ever-increasing projected market-based and affordable housing needs of the current and future residents of the regional market area. The application proposes an additional residential lot which does increase density and provides a housing option.

The proposal is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe 2020

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and range of housing types. Provided the Subject Lands are located within a Settlement Area and delineated built-up area the Growth Plan policies to manage and direct growth within intensification areas with municipal services and infrastructure apply. Section 2.2.1 of the Growth Plan encourages the creation of complete communities through measures like: the efficient and effective use of land and infrastructure, prioritizing intensification, providing access to transit options, and providing a mix of land uses.

The application proposes a form of intensification within an existing neighbourhood. The proposal conforms to the Growth Plan.

Vaughan Official Plan 2010

The Subject Lands are designated 'Low-Rise Residential' by Vaughan Official Plan ('VOP 2010') and are subject to the Established Large Lot Neighbourhood policies as per Schedule 1B. Official Plan Amendment #15 (OPA 15), approved by Vaughan Council on September 27, 2018, and York Region on May 29, 2019, amends Volume 1 of the VOP 2010 and establishes policies that guide infill development in Community Areas with a Low-Rise Residential designation. Prior to the adoption of OPA 15, some addresses along Crestwood Road, such as civic numbers 117, 117A, 201 and 203 were developed by dividing the existing lots in two. OPA 15 was adopted in response to growing concern regarding the compatibility of infill development.

Schedule 1B identifies all residentially zoned lots fronting Crestwood Road between numbers 21 and 241 inclusive as being part of a large lot neighbourhood with lot frontages ranging on average from 21 m to 29 m. Schedule 1B identifies the lots along this stretch of Crestwood Road as characteristically distinctive from the lots fronting onto the surrounding streets. Within large-lot neighbourhoods, it is the policy of Council that limited intensification be permitted to be sensitive to and compatible with this character.

It is the area of the lots, and the scale and placement of built form upon those lots which contribute to expansive amenity areas, providing opportunities to establish and maintain attractive landscape development and streetscapes. Therefore, it is the lot fabric and building setbacks which collectively determine character on this street.

As the Subject Lands are identified on Schedule 1B, they are subject to Policies 9.1.2.2 and 9.1.2.3 which establishes compatibility criteria when new development is proposed within an existing developed area. The criteria guides new development in a manner that respects and reinforces the existing neighbourhood character. Specifically, subsection 9.1.2.3 a) states that in a case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ. 9.1.2.3 b) states that the lot area should be consistent with the size of the adjoining lots.

Both the retained and severed lots propose a frontage 10.97 m. The adjoining lots subject to the large lot policies, numbers 56 and 60 Crestwood Road, have lot frontages of approximately 22.2 m and 21.2 m respectively. The application proposes a lot frontage that is 10.23 m - 11.23 m less than the two adjoining lots, and is also less than the minimum required by the Zoning By-laws. It is our opinion that the difference between the proposed and adjoining lot frontages, which is about half, is substantial and is not in keeping with the intent of 9.1.2.3 a).

The adjoining lots subject to the large lot policies, numbers 56 and 60 Crestwood Road, have lot areas of about 980 sq. m. and 1060 sq. m. respectively. While the proposed areas are compliant with the Zoning By-laws, they are 543.4 sq. m. - 463.4 sq. m. less than the adjoining lots. It is our opinion that the difference between the proposed and adjoining lot areas, which is about half, is substantial and is not in keeping with the intent of 9.1.2.3 a).

In summary, Development Planning is of the opinion the proposal does not uphold the key elements in policies 9.1.2.2 and 9.1.2.3 with respect to character.

Comprehensive Zoning By-law 001-2021 and By-law 1-88

The Subject Land is zoned R2A (EN) – Second Density Residential Zone, subject to Exception 14.205 under By-law 001-2021 and R2 – Residential Zone, subject to site-specific Exception 9(375) under By-law 1-88. The Zoning Division of the Building Standards Department has determined that the exceptions are of no effect, as the exceptions are tied to a schedule referring to lands with a different zone category abutting Pinewood Drive and Royal Palm Drive. Pinewood Drive and Royal Palm Drive run parallel to Crestwood Road, and are found to the north and south of said road respectively.

The zone R2A (EN) and R2 Zone categories along both sides of Crestwood Road are contained to lots fronting on this road, creating a streetscape that is distinct from other neighbouring residential streets. The surrounding residential roads have different zone categories (R3 and R4), establishing development criteria and built form which is different from Crestwood Road. The proposed lot frontages do not comply with the minimum lot frontage requirements of the R2A and R2 Zones.

The (EN) suffix applies to residential areas where the existing built form exceeded the minimum residential zone requirements for height, front yard and exterior and interior side yard setbacks. As the (EN) applies to built form rather than the lot, this item will be examined in the variance report.

Conclusion:

Accordingly, the Development Planning Department is of the opinion that the proposal does not conform to VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act*, R.S.O. 1990, c P.13.

While the proposal is consistent with the PPS and conforms to the Growth Plan, there are other ways to achieve the objectives sought by those documents (e.g., increasing the number of additional residential units) that do not alter the lot fabric and character of the neighbourhood that the Official Plan is protecting for, such as adding a secondary suite within a single detached dwelling, and/or a detached secondary suite.

Recommendation:

The Development Planning Department recommends refusal of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

Roberto Simbana, Planner I

David Harding, Senior Planner

From: [Wong, Justin](#)
To: [Pravina Attwala](#)
Subject: [External] CONS.22.V.0084 (B014/22) - York Region Condition
Date: October-04-22 8:26:09 PM

Hi Pravina,

York Region have reviewed the above noted consent application and have no issue with the severance. However, the Region requires:

1. Confirmation of Servicing Allocation

“Prior to the approval of the consent application, the Region requests that the City of Vaughan confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.”

Thank you,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Agent	Design Plan Services Inc.		11/16/2022	Planning Justification Report
Public	Mike Sepe	57 Crestwood Road	01/19/23	Letter of Objection

From: [REDACTED]
To: [Committee of Adjustment](#)
Subject: [External] Variance applications a234/22 and a233/22 for 58 Crestwood rd
Date: Thursday, January 19, 2023 9:16:31 AM

To whom it may concern:

I own 57 Crestwood rd which is directly across the street from 58 Crestwood rd. I am not in favour of these variances. Crestwood rd. currently has larger lot sizes and is one of the reasons I decided to purchase here. Reducing lot frontage sizes will ruin the look of the street.

Mike Sepe
[REDACTED]

Sent from my Galaxy

58 CRESTWOOD ROAD, THORNHILL

PLANNING JUSTIFICATION REPORT

June 16th, 2022



**DESIGN
PLAN
SERVICES**

TOWN
PLANNING
CONSULTANTS

DESIGN PLAN SERVICES INC.

DPS JOB NUMBER : 2215

DESIGN PLAN SERVICES INC.

TOWN PLANNING CONSULTANTS

900 The East Mall
Suite 300
Etobicoke, Ontario
M9B 6K2
Tel: 416.626.5445

designplan.ca

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1.0 Introduction

On behalf of our clients, the property owners of 58 Crestwood Road (“subject property”), in the City of Vaughan, we are hereby submitting this planning justification in support of the Consent to Sever Application and associated Minor Variances Applications to create two residential lots each proposed to accommodate one single-family detached dwelling.

The subject property is located in the residential community of Thornhill and is within close proximity to the major intersection of Yonge Street and Steeles Avenue. Generally, the subject property is north of Steeles Avenue, west of Yonge Street, east of Hilda Avenue, and south of Pinewood Drive. The subject property is located along the north side of Crestwood Drive. As per the R-Plan prepared by Vladimir Dosen Surveying dated Dec 1st, 2021, the subject property currently has a frontage of 21.95m, a depth of approximately 47m, and a lot area of approximately 1,033sq.m.



Figure 1: Location Map

Source:DPS

1.1 Description of the Proposal

This proposal contemplates severing the subject property into two residential lots each to accommodate one single-family detached dwelling. The resulting lots are referred to as Part 2 ("58A Crestwood Dr"), and Part 1 ("58B Crestwood Dr") in this report. As shown on the Architectural plans prepared by Sensus Design & Build dated November 29, 2021, Part 2 has a lot frontage of 10.98m along Crestwood Drive, a depth of 47.05m, and lot area of 516.61 sq.m. Part 1 has a lot frontage of 10.98m along Crestwood Drive, a depth of 47.08m, and a lot area of 516.9sq.m. The proposed detached dwellings are each 2-storeys, with a Gross Floor Area of approximately 343 sq.m, and a building height of 9.66m. See the full Site Statistics in the Architectural Plan submitted in conjunction with this report.

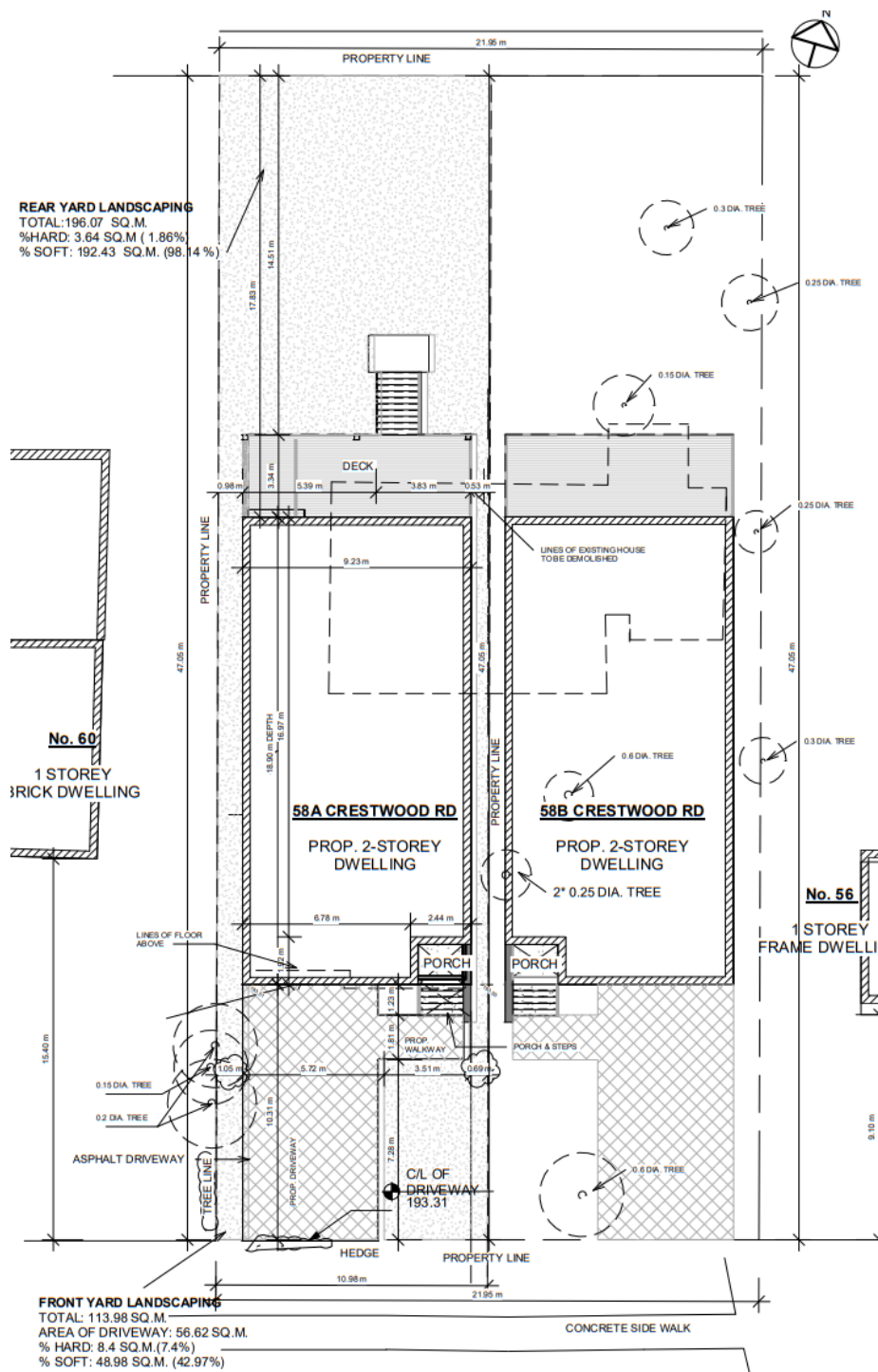


Figure 2: Site Plan

Source: Sensus Design & Build

2.0 Policy Justification

2.1 Planning Act, Section 53

Section 53 of the Planning Act deals with consent applications. Section 53(1) indicates that the approval authority must be satisfied that a plan of subdivision is not required. In this instance, the proposal consisting of one additional residential lot within an urban area with existing services and infrastructure does not need to go through a plan of subdivision process. Section 53(12) specifies that the approval authority, in this case, the City of Vaughan Committee of Adjustment, is to have regard for the criteria set out in Section 51(24) of the Planning Act.

Section 51(24) provides the criteria of all matters of consideration given through a plan of subdivision, to ensure that no consent is granted that would be inappropriate when given a full and robust review of its application and effects. The proposal is consistent with the following criteria:

i. Effect of development on matters of provincial interest

- Residential development for additional housing opportunities in the provincial built-up area, already consisting of similar building types and lot patterns, will have no negative effect on matters of provincial interest and will expand housing opportunities within the neighbourhood and City.

ii. Is it premature or in the public interest.

- There are no specific studies, analyses, or any other planning or municipal reviews that would make this development premature. Adding a variety of housing styles in a residential area close to commercial amenities and transit is in the public interest.

iii. Conforms to the Official Plan

- The City of Vaughan Official Plan designates the subject property within the Community Area of Thornhill consisting of low-rise residential land uses. The proposal is for two detached dwellings which conform with the Official Plan permitted uses.
- It is our opinion that the proposed severance respects and reinforces the existing physical characteristics of the surrounding area as this proposal results in lot areas and lot frontages that are similar in size to existing properties in the neighbourhood area. Please refer to the Lot Analysis attachment.

iv. Suitable for the purpose for which is it being divided

- The subject property is being divided to provide one additional residential dwelling unit, upon the land which was used for a residential dwelling for a long period of time.

v. Suitable for affordable housing

- Affordable housing is not proposed in this application. Due to the scale of the proposal, there are no opportunities to provide “affordable” housing. However, the land is being divided to provide one additional residential dwelling unit, which will be a more cost-efficient form of housing than the existing single-detached dwelling and may increase the opportunity for more efficient housing.

vi. Are there adequate highways

The area is well served by municipal roads maintained all year round.

vii. Dimensions and shape of lots

- The proposed lots are generally rectangular in shape, which is similar to most of the residential lots in the area, although there are a variety of shapes in the area.
- The dimensions being proposed are similar to the dimensions of the lots immediately to the rear of the subject property, as well as many other lots throughout the neighbourhood. See the Lot Analysis attached.

viii. Restrictions or proposed restrictions

- There are no restrictions on the Subject Property or abutting the Subject Property that would impact or constrain the use of the land for two residential lots and two new detached dwellings.

ix. Conservation of natural resources and flood control

- There are no natural resources on the Subject Property and this land is not within or adjacent to a floodplain or area prone to flooding, as per the City of Vaughan Official Plan Schedule 2 - Natural Heritage Network.

x. Availability of utilities and municipal services

- There are full municipal utilities and services in the area as the subject lot is already used for a residential dwelling and the surrounding area consists of existing residential dwellings.

xi. Adequacy of school site

- There are schools in the area, such as the St. Elizabeth Catholic High Schools or the Blessed Scalabrini Catholic Elementary School, both within a 5–7-minute car ride away. The addition of one new lot to the existing lot will not have any measurable impact on their capacity.

xii. Any land to be dedicated for public purposes

- There have been no requested land dedications and we are not aware of any other reasons for land dedications for public purposes.

xiii. Optimize and conserve energy

- Newer dwellings are typically more energy efficient than older dwellings.

xiv. Site plan control area

- The proposal is not subject to site plan control.

The proposal implements the provincial interest, is contemplated by the City's Official Plan, is being done in an area with full municipal services and adequate school sites, and will not cause any adverse impacts on the natural environment or flooding in the area. Based on a comprehensive review of the proposed consent (and keeping in mind the associated minor variances), the proposal considers all matters under Section 51(24) of the Planning Act.

2.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It replaces the Provincial Policy Statement issued on April 30, 2014. It was approved by the Lieutenant Governor in Council, Order in Council No.229/2020. The Provincial Policy Statement sets out high-level policy goals for land-use planning in Ontario. Generally speaking, it promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety.

The policies in Part V, section 1.0 provide direction on building strong and healthy communities in the province's urban areas. It identifies that long-term prosperity and social well-being depend on managing change and promoting the efficient use of land. Accordingly, section 1.1 provides policy direction on managing and directing land use to achieve efficient development and land use patterns. Given the residential character around the subject property and the land use designation within municipal documents, it is reasonable to say that the proposal is consistent and compatible with the existing and planned context. More specifically, the proposal would contribute to the already existing healthy, livable and safe community by meeting the following policies:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;
- b. accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, and additional residential units), employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e. promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g. ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

The subject property is within the settlement area known as the City of Vaughan and thus, is subject to section 1.1.3 of the PPS. The following policies are met by the proposed consent application.

- 1.1.3.1. Settlement areas shall be the focus of growth and development.
- 1.1.3.2. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a. efficiently use land and resources;

- b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - e. support active transportation;
 - f. are transit-supportive, where transit is planned, exists or may be developed;
- 1.1.3.3. Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Considering the proposal contemplates an increase in housing opportunities, Section 1.4 of the PPS is applicable. The following policies are relevant to the subject proposal:

- 1..4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area.
- 1..4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - b. permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Based on the above, the proposal to sever the subject property resulting in two residential lots is consistent with the policies mentioned within the Provincial Policy Statement (2020). The proposed consent to sever application, and associated variances, would permit the provision of additional housing opportunities in an area suitable for modest intensification. The subject property is located within close proximity to the major intersection of Yonge Street and Steeles Avenue where intensification and higher density is encouraged. The built form proposed for the dwellings is compatible with the existing housing stock in the area and contemplates more efficient use of land by providing additional living opportunities.

2.3 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe, 2020 has been prepared and approved under the Places to Grow Act, 2005. The first version was issued in 2006, and it was updated with the new version that came into effect on August 28, 2020. The Growth Plan provides a framework for managing growth in the region by establishing residential and employment targets. The Growth Plan's guiding principles encourage complete communities by prioritizing growth and intensification in the existing built-up areas which are located within settlement areas. Considering that the subject property is located within the City of Vaughan's Community Area consisting of the Low-rise Residential Designation, the Growth Plan policies for the delineated built-up areas apply.

Section 2.2.1 of the Growth Plan addressed that the vast majority of growth is to be directed to the settlement areas that are within the delineated built boundary, have existing municipal water and wastewater systems and can support the achievement of complete communities. The subject proposal conforms with the following policies:

- 4. Applying the policies of this Plan will support the achievement of complete communities that:
 - a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - c. provide a diverse range and mix of housing options, including additional residential units... to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

- e. provide for a more compact built form and a vibrant public realm, including public open spaces;

Section 2.2.2 of the Growth Plan addresses developments within the Delineated Built-up Areas. The proposal conforms to the following policies:

1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is a minimum of 50 percent of all residential development occurring annually will be within the delineated built-up area.
3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:
 - c. encourage intensification generally throughout the delineated built-up area;
 - d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;

Section 2.2.6 of the Growth Plan addresses the provision of 'housing'. The proposal conforms to the following policies:

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by: i. identifying a diverse range and mix of housing options and densities, including additional residential units... to meet the projected needs of current and future residents.
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - c. considering the range and mix of housing options and densities of the existing housing stock; and
 - d. planning to diversify their overall housing stock across the municipality.

The subject property is located within the Delineated Built-up Area. The proposal contemplates severing the subject property into two residential lots. The location of the subject property is appropriate for intensification due to its close proximity to the major intersection of Yonge Street, and Steeles Avenue, where higher densities and amenities are existing and encouraged. The proposal provides a wider range of housing opportunities by increasing the number of housing units within the neighbourhood where similar developments already exist. Thus, this proposal makes more appropriate use of the current land and is in keeping with the density requirements set out within the Growth Plan. Furthermore, this severance application supports the achievement of complete communities by providing a more compact built form that is respectful of the existing neighbourhood. We have reviewed all policies of the Growth Plan for the Greater Golden Horseshoe and are of the opinion that this specific proposal conforms to the goals and objectives of the Plan.

2.4 Greenbelt Plan, Oak Ridges Moraine Plan

We have reviewed all policies and have identified that the subject property is located in settlement areas outside the environmentally protected areas of the Greenbelt Plan and the Oak Ridges Moraine Plan.

2.5 York Region Official Plan (2010)

The subject property is located within the Regional designated Urban Areas, and it's served by the Regional Corridor of Yonge Street. The Regional Official Plan provides policy direction to enhance the regional urban areas by encouraging intensification, and the development of compact complete communities. Based on the proposed severance application, the housing policies of Chapter 3 and the growth management policies of Chapter 5 are applicable.

Chapter 3 of the Regional Official Plan provides policy direction regarding the creation of healthy communities where people can live, work, play and learn. Housing is a key aspect of creating healthy communities as it can provide a sense of belonging, worth and security, as stated in policy 3.5. The preamble of policy 3.5 also states that when a full mix and range of housing options are provided in communities, housing allows residents to contribute positively to the economy and society. This proposal conforms to the policies from section 3.5, specific to the following policies:

- 3.5.3 To ensure an adequate region-wide supply of housing by maintaining a minimum 10-year supply of land designated for housing through intensification and redevelopment.
- 3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.

Chapter 5 provides policy direction on how the region is to manage growth while encouraging the achievement of complete communities. The preamble for section 5.2 states that by 2031, the region is expected to accommodate an additional 577,000 residents. Most of this growth is to be directed to the urban areas of the region. The subject property is located within the Urban Area, and the proposal will create additional housing options that will help the region meet its population targets. The proposal conforms with section 5.2, specific to the following policies:

5.2.8 To employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transition to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement, and orientation;
- g. follows the York Region Transit-Oriented Development Guidelines; and,

The proposal conforms with section 5.3, specific to the following Intensification policies:

5.3.1 That by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

5.3.3 That local municipalities shall complete and adopt their own intensification strategies based on the York Region 2031 Intensification Strategy and on the Region's Intensification Guide. The local municipal intensification strategies, developed in cooperation with the Region, shall:

- a. plan to meet and/or exceed intensification targets for the City of Vaughan as identified in Table 2: of 29,300 additional units.

The proposal increases housing opportunities in the region's designated built-up area and contributes to accommodating the expected population increase and density targets. The proposal also contributes to the achievement of complete communities as it provides a more compact built form that employs high standards of urban design typically associated with newer development (such as materials, and energy efficiency). The proposal complements the character of the existing area and further fosters the community's unique characteristics as there are similar lot areas and lot frontages within the community area. The proposal conforms to the regional policies listed, as it takes advantage of an underutilized portion of land within the built-up area. The availability of full municipal servicing further reinforces the appropriateness for residential development on the subject property.

Furthermore, the subject property's proximity to the Yonge Street and Steeles Avenue intersection, provides amenities that serve the residents of this community and any increase in residents to the area. Thus, the proposed severance meets the requirements for residential infill development and conforms with the policies of the Region of York Official Plan.

2.6 City of Vaughan Official Plan ("VOP 2010")

The proposal is located within an Established Community Area and is designated as Low-Rise Residential. The subject property is adjacent to the Prime Centre Area at the intersection of Yonge Street and Steeles Avenue. The Official Plan through policy 2.1.3.2, sets out the primary objectives for managing new development. The proposal conforms to the following objectives derived from policy 2.1.3.2:

- b. directing a minimum of 29,300 residential units through intensification within the built boundary;
- e. ensuring the character of established communities are maintained;
- f. ensuring a sufficient supply of New Community Areas are designated in order to meet growth forecasts and these areas are developed as complete communities with a compact urban form that supports transit service and promotes walking, cycling and healthy living;
- j. providing for a diversity of housing opportunities in terms of tenure, affordability, size and form;

Chapter 9 of the City of Vaughan Official Plan provides the urban design and built form policies, as well as the land use designation policies for low-rise residential. The proposal is subject to the following policies:

9.1.2.1 That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

- a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;

9.1.2.2 That in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the orientation of buildings;
- e. the heights and scale of adjacent and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties

Policy 9.1.2.1 states that a neighbourhood or an Established Community Area is bounded by Major or Minor Arterial streets or other significant features, which is entirely or almost entirely developed and occupied, such that its physical character is well defined. In this instance, the established community area for the subject property is bounded by the Canadian National Railroad to the north, the rear of the lots fronting onto Yonge Street and Steeles Avenue, to the east and south (designated as Prime Centre Area), and Bathurst Street to the west. For the purpose of analyzing the physical characteristics of the properties within close proximity to the subject property, DPS analyzed the lot frontages of all properties west of Payson Avenue. As demonstrated in the lot analysis attached, it was found that 424 properties or 80% of the properties analyzed have lot frontages smaller than 15 metres, 273 of which have frontages smaller than what is proposed in this severance proposal. Only 77 properties or 14.6% of the neighbourhood have frontages larger than 20 metres, most of which are located along Crestwood Road. However, there are 25 properties along Crestwood Road that have smaller lot frontages than 20 metres, thus, it is our opinion that Crestwood Road in its entirety does not fully consist of large lots and should not be considered as a large lot neighbourhood. Consequently, it is our opinion that the subject property is not in fact in a large lot neighbourhood as stated in policy 9.1.2.3.

9.1.2.3 Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.

In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

It is important to note that the policy states that for clarity “the policy text prevails over the mapping shown on Schedule 1B”. The text states that large lot neighbourhoods are characterized exclusively, or predominantly by single detached dwellings located on lots that exceed 20 metres of frontage, whereas the lot analysis has demonstrated that predominantly this neighbourhood consists of lots with frontages smaller than 20 metres and similar to what is proposed by this consent application. Only various properties fronting onto Crestwood Road consist of lots that have frontages larger than 20 metres, however, one street does not make up the entire neighbourhood or an Established Community Area. Based on the above, the subject established neighbourhood as delineated under policy 9.1.2.1 mainly consists of lots that have frontages smaller than 20 metres. It is solely along Crestwood Road where various large lots are existing, however, policy 9.1.2.2 directs new developments to respect and reinforce the physical character of the surrounding area, not only the character along one street. Therefore, it is our opinion that the subject proposal does conform to the criteria for new development stated in policy 9.1.2.2.

In terms of the land use designation policies, the subject property is designated as Low-Rise Residential. The proposal conforms to the following policies:

9.2.2.1 In areas designated on Schedule 13 as Low-Rise Residential, the following policies apply:

- a. Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.
- b. The following uses shall be permitted in areas designated as Low-Rise Residential; i. Residential units;
- c. The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan: i. Detached House;

Based on the above, the proposal to sever the subject property conforms to the policies of the City of Vaughan Official Plan, as it provides additional residential units within the Built-up area in a manner that respects and reinforces the physical character of the established community area. Through the review of the properties within close proximity, the design of the proposed dwellings respects the built form of the established neighbourhood and contributes positively to the City’s urban environment. This proposal will make efficient use of underutilized land in an area where residential development already exists and will provide additional housing with nearby access to natural heritage features and community amenities. Given the proposed developments similarity in terms of built form with the surrounding area, the new dwellings associated with the proposal will be appropriate for their location and serve to implement the policies established by the City of Vaughan’s Official Plan. Thus, the proposed Consent to Sever and associated Minor Variances conforms to the City of Vaughan Official Plan.

2.7 City of Vaughan By-Law 1-88

The subject property is zoned as “R2” under By-law 1-88. The permitted uses are single-family detached dwellings. The following regulations apply:

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m ² unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m ²)	MINIMUM SETBACK FROM AN “R” ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5 ^{3,4}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5 ^{3,4}	7.5	1.2 ⁶	4.5 ²	40	—	9.5	—	—
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/ unit	270/ unit	4.5 ^{2,5}	7.5	1.2 ^{3,4,6}	4.5 ²	45	—	9.5	—	—

Figure 3: City of Vaughan By-Law 1-88 Zoning Excerpt

Source: City of Vaughan

Based on the regulations noted above, the proposed single detached dwelling would require relief through Minor Variance Applications for at least the proposed lot frontage, interior Side Yard Setback, and Building Height. The lots appear to comply with the lot area requirement, and the dwellings appear to comply with the remaining requirements (to be confirmed by the city). The variances are to be confirmed by the City of Vaughan through this application. It is important to note that the properties to the north of the subject property are zoned “R3” and “R4”, which permit smaller lot sizes than in the “R2” zone.

In regards to the proposed lot frontages, the proposed lots will have a frontage of 10.975m and 10.98m, compared to the minimum required frontage of 15m. As per the lot analysis included as Schedule “A”, similar lot frontages as proposed exist within the established neighbourhood, mainly north of Crestwood Rd, for the properties zoned as “R3” and “R4”. The proposed frontages are a deviation of approximately 4 metres from the requirement, however, considering that this condition does exist throughout the neighbourhood, the frontages would have no adverse impact on the adjacent properties. As per the lot analysis, there are 273 properties which have frontages that are smaller than that proposed. This number amounts to 51% of the entire established neighbourhood demonstrating that the proposed lots do respect and reinforce the existing physical character in close proximity to the subject property. It is important to note that the proposed lots exceed the minimum lot area requirement as the proposed lot areas are approximately 516 sq.m. whereas the required lot area for the “R2” zone is 450 sq.m. This further demonstrates that the lots are adequate and appropriate in size to accommodate this severance application.

In regards to the variances for the proposed dwellings, the proposed side yard setback between the proposed dwellings is 0.69 metres for each dwelling, while the side yard setback to the adjacent properties (56 and 60 Crestwood Rd) is 1.05 metres. The by-law requires a minimum side yard setback of 1.2 metres. Thus, the setback towards the adjacent properties is 15 centimetres smaller than the required setback, which is a minor deviation and imperceptible as compared to an as-of-right side yard setback. The proposed side yard setback would have little to no impact on the adjacent properties than any impact already contemplated by the by-law. The intent of the minimum required side yard setback is in large part, to ensure adequate separation is provided between a dwelling and side lot line, mainly to allow for access and maintenance. We are of the opinion that the proposed side yard setbacks for each dwelling, do meet the general intent and purpose of the by-law for side yard setbacks.

In regards to the building heights, the proposed dwellings are proposed with a height of 9.66 metres, whereas a maximum height of 9.5 metres is permitted. The intent of the maximum building height regulation is to ensure that the massing of the building is consistent between dwellings throughout the neighbourhood. The overall height of dwellings is regulated, in large part, to create a consistent streetscape and buildings that are compatible with each other, particularly in relation to massing, as well as to address privacy and shadowing issues, in combination with other performance standards. The proposed height is a deviation of 16 centimetres which would be imperceptible compared to an as-of-right height and would have little to no impact on the adjacent properties any more than already contemplated by the by-law in terms of any potential privacy or shadowing impacts. Thus, we are of the opinion that the proposed height for the dwellings meets the general intent and purpose of the building height regulation.

The proposed lots are compliant with lot area requirements, and the proposed dwellings are compliant with the required coverage, front yard setback and rear yard setback, which demonstrates that this severance application and associated minor variances are an appropriate development of the site. This is a good location to provide additional housing opportunities and can be considered a more efficient use of land. Based on this, it is our opinion that the proposed Consent to Sever and associated Minor Variances do meet the general intent and purpose of the Zoning By-law.

2.8 City of Vaughan By-Law 001-2021

The City of Vaughan council recently approved the new city-wide By-law 001-2021. As stated on the city's website, by-law 001-2021 is under appeal to the Ontario Land Tribunal. As a result, zoning by-law 1-88, as amended, is still in effect and applicable to the entire City of Vaughan. However, for the purpose of this justification report, DPS has analyzed the applicable regulation that would apply to the subject property should the appeal result in approval of by-law 001-2021 as it currently exists.

The subject property is zoned as “R2A(EN)” under by-law 001-2021. The permitted uses are single-family detached dwellings. The following regulations apply:

7.2.3 Lot and Building Requirements for the R2 and R3 Zones

Table 7-4: Lot and Building Requirements for the R2 and R3 Zones

	R2	R2A	R3	R3A
Minimum <u>lot frontage</u> (m)	15	15 ⁽¹⁾	12 ⁽⁵⁾	12
	R2	R2A	R3	R3A
Minimum <u>lot area</u> (m ²)	350	450	315	320
Minimum <u>front yard</u> (m)	3.0 ⁽²⁾	4.5 ⁽²⁾	4.5 ⁽²⁾	4.5 ⁽²⁾
Minimum <u>rear yard</u> (m)	6.0	7.5 ⁽¹⁾	6.0 ⁽⁵⁾	7.5
Minimum <u>interior side yard</u> (m)	1.2 ⁽³⁾	1.2	1.2	1.2 ⁽³⁾
Minimum <u>exterior side yard</u> (m)	2.4 ⁽²⁾	4.5 ⁽²⁾	2.4 ⁽²⁾	4.5 ⁽²⁾
Maximum <u>lot coverage</u> (%)	50	55	50	55
Maximum <u>height</u> (m)	11	11 ⁽⁴⁾	9.5	11 ⁽⁴⁾
Minimum <u>landscape of front yard or exterior side yard</u>	-	-	33%	33%

Figure 4: City of Vaughan By-Law 001-2021 Zoning Excerpt

Source: City of Vaughan

4.5 Established Neighbourhood “-EN” Suffix

Where a lot in a Residential Zone is subject to the zone suffix “-EN” as shown on Schedule A, the following requirements shall apply:

1. The maximum building height shall be the least (more restrictive) of:
 - a. The requirement of the applicable zone; or
 - b. The existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.

2. For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of:
 - a. The requirement of the applicable zone;
 - b. The existing interior side yard; or
 - c. 2.2 m.
3. The minimum front yard shall be the lesser (less restrictive) of:
 - a. The minimum front yard required in the applicable zone; or,
 - b. The existing front yard less 2.0 m, but in no case shall the required minimum front yard be less than 4.5 m.

As per zoning By-law 001-2021, the applicable regulations to the subject property have been carried forward from the previous 1-88 zoning by-law. Thus, the expected variances are similar in nature to the ones identified in the previous section of this report. It is important to note that the applicable regulations to the subject property include the “-EN” suffix. The provisions under the “EN” suffix do not appear to create more variances than already identified. There is an exception zone referred to as exception 205 which is applicable to a number of surrounding properties. Exception zone 205 permits frontages of 10.5 meters for interior lots, and lot areas of 335 sq.m. Considering that these regulations have been included in the new by-law, it further demonstrates that this is not a large lot neighbourhood. Additionally, if the regulations as set out in exception 205 were applied to the subject property, this severance application would not require any variances for the proposed lots.

3.0 Conclusion/Opinion

Based on the above, we are of the opinion that this consent application conforms and the associated variances meet the general intent and purpose of the City of Vaughan Official Plan and the applicable Zoning By-law; are minor in nature and are desirable for the appropriate development of land. Thus, an Official Plan Amendment or a Rezoning application is not required. Pursuant to Section 51(24), and Section 45(1) of the Planning Act, these applications can be approved through the powers given to the Committee of Adjustment.

It is our opinion that the subject property is located in a neighbourhood that can support modest intensification, due to its close proximity to amenities and services. Considering the physical characteristics of the established neighbourhood, the proposed lots and dwellings would fit in harmoniously with the existing characteristics of the neighbourhood and would have no adverse impact on the adjacent properties. Additionally, considering that the proposed lots comply with the lot area requirements, and the proposed lot frontage are similar to existing frontages in the neighbourhood, it is our opinion that severing the subject property is not an overdevelopment of the site. To conclude, based on the information and analysis provided, it is our opinion that the proposed development meets the criteria for consent under (section 51(24) of) the Planning Act, and the associated variances meet the four tests (under Section 45(1) of the Planning Act), and the resulting lots and dwellings are consistent and compatible with the existing neighbourhood, and will contribute to meeting the increase in housing demand in the City of Vaughan and is in line with City's policy direction to expand housing options in the Community Areas.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

David Igelman, B.U.R.PI, RPP, MCIP
Planner

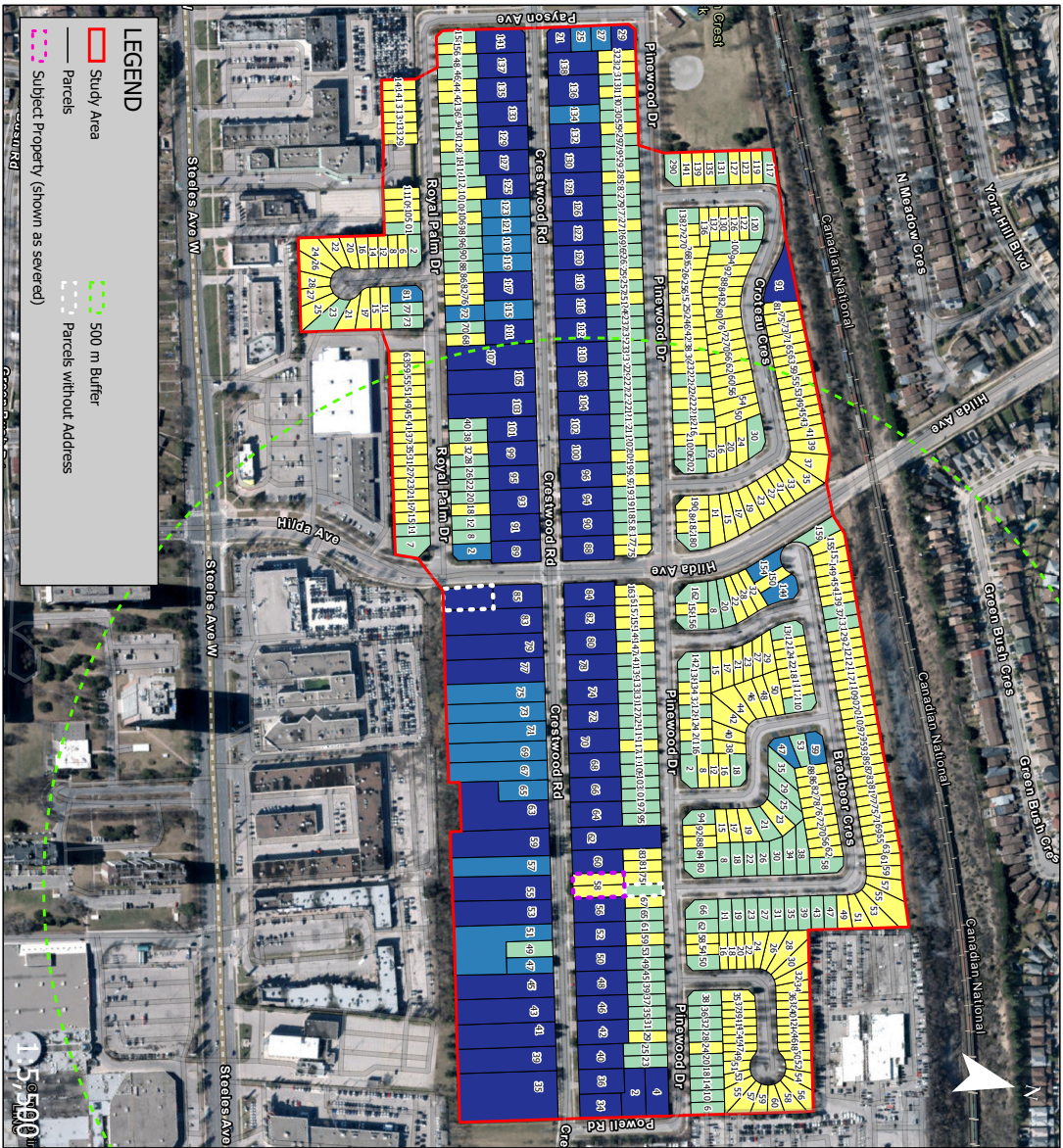
DESIGN PLAN SERVICES INC.

DI/jm

david@designplan.ca

4.0 Schedules & Attachments

LOT FRONTAGE

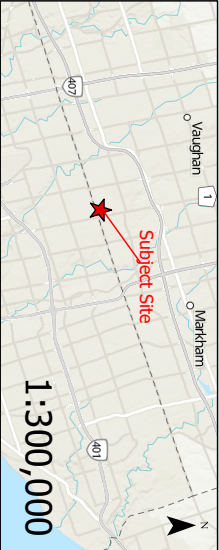


58 CRESTWOOD ROAD, VAUGHAN LOT FRONTAGE ANALYSIS (R2A ZONE REGULATION)

Lot Frontage (m)	Number of Lots	Percentage
0 - 10.975 (Proposed)	273	51.9 %
10.976 - 15 (Minimum Required)	151	28.7 %
15.01 - 20	25	4.8 %
20.01 +	77	14.6 %
Total:	526	100 %

Notes:
All lot fabric was taken from the York Region Open Data Portal. All lot frontages were calculated at 6.4 m back from the front lot line. All lot areas were determined by the polygons downloaded from the York Region Open Data Portal. The subject property is shown as severed.

KEYMAP



DESIGN PLAN SERVICES INC.
Town Planning Consultants

D

P

S

900 The East Mall, Suite 300
Toronto, ON M9B 6K2
Telephone: 416.626.5445
www.designplan.ca

Drawing No. 2215-2

Drawn By: RVW

Date: 05/11/22

Schedule A - Lot Frontage Analysis

DESIGN PLAN SERVICES INC.
Town Planning Consultants

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Toronto, ON M9B 6K2
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scale

NTS

Date

15/06/2021

Drawing No

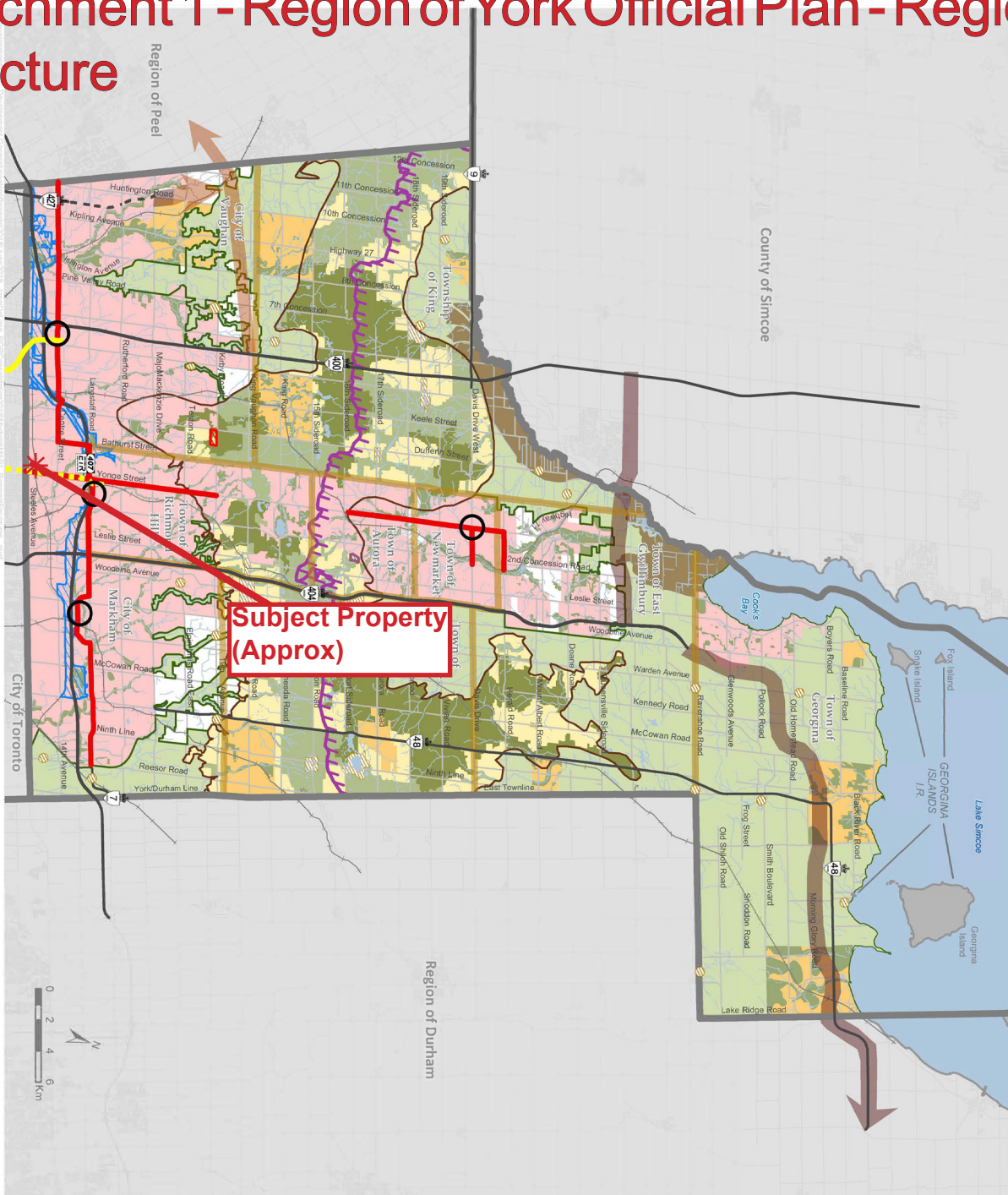
2215-SC1

Drawn

RVW

Design

Attachment 1 - Region of York Official Plan - Regional Structure



MAP 1

REGIONAL STRUCTURE







- NOTE:** For detailed land use designations, consult the Lake Simcoe Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges-Moores Conservation Plan see Map 8 - Agricultural and Rural Area and Policy 5.1.12.
- Legend:**
- Regional Centre
 - Regional Corridor
 - Subway/ Subway Extension
 - Urban Area
 - Towns and Villages
 - Holland Marsh Specialty Crop Area
 - Regional Greenlands system (Schematic. See Map 2 for details)
 - "Whitebait"
 - Area Subject to the Lake Simcoe Protection Plan
 - Parkway Belt West Plan*

NOTE: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area and Policy 5.1.12.

Greenbelt Plan

- Greenbelt Plan Boundary
Protected Countryside/ Hamlet

Oak Ridges Moraine Conservation Plan (ORMCP)

-  ORWCP Boundary
 Natural Core Area
 Natural Linkage Area
 Countryside Area/ Hamlets
 Subject to Minister's Order (Deferred)
 Subject to Minister's Order February 3, 2015 and special provision policies 6.2.19 and 6.4.14

Provincial Highways

- Existing
Controlled Access Highways
(Under Construction)

Planned Corridors - Transportation

- Proposed - EA Approved
Proposed - Alignment Not Defined

Municipal Boundaries

- Regional Municipal Boundary
Local Municipal Boundary

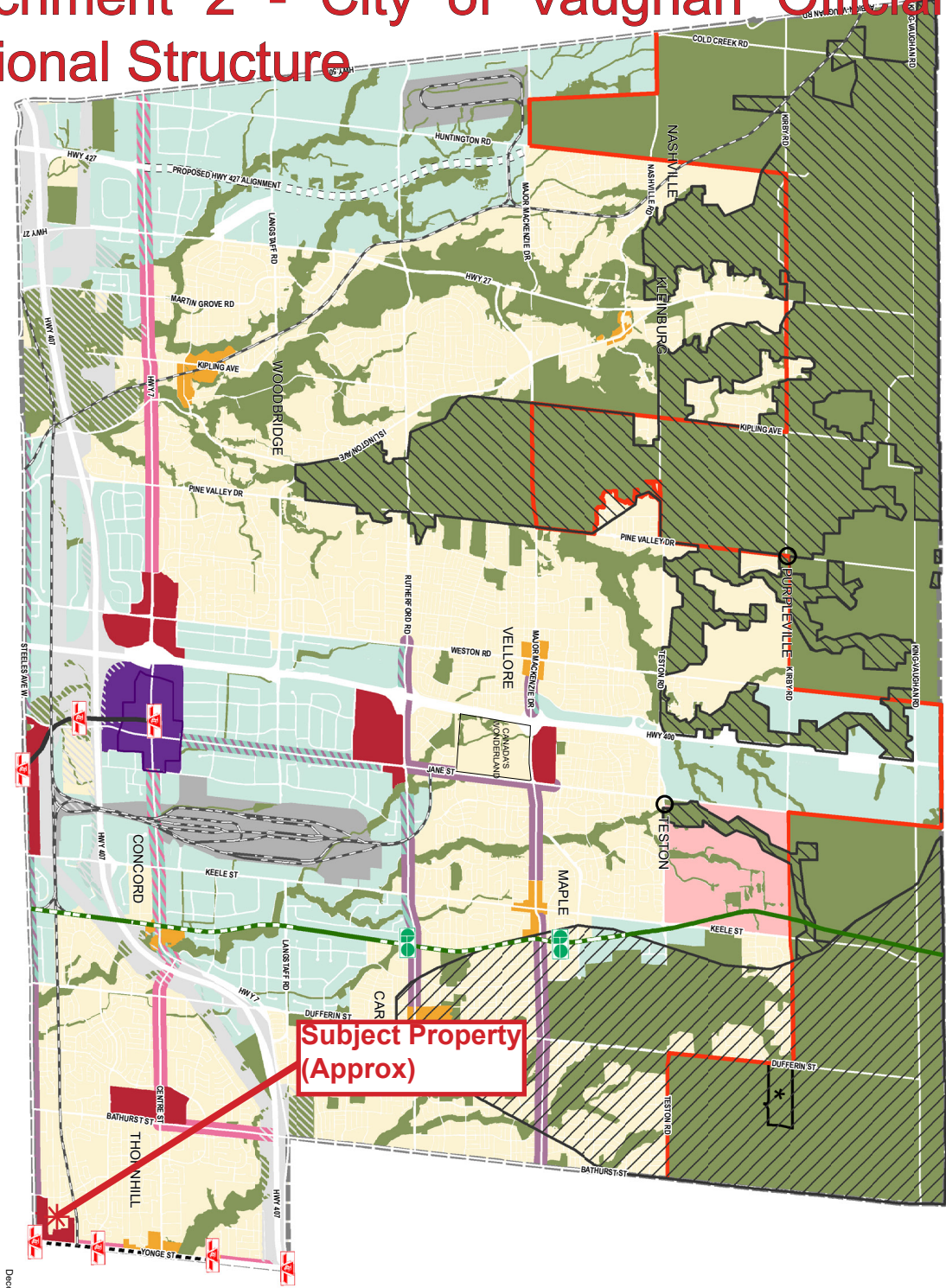
* Boundary based on best available Provincial data. Boundaries are subject to change. Please contact the Ontario Ministry of Municipal Affairs and Housing for precise and current boundaries.



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Corporate Services Department, Planning and Economic Development Branch
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Simcoe, City of Toronto
© Queen's Printer for Ontario 2003-2018, includes Greenbelt and Oak Ridges
Municipal Boundaries and Water Features

Attachment 2 - City of Vaughan Official Plan - Regional Structure

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



December, 2021

SCHEDULE 1

Urban Structure

- Urban Boundary
- Urban Growth Centre Boundary

Stable Areas

- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities

Intensification Areas

- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors within Employment Areas

Transportation

- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area¹
- Oak Ridges Marine Conservation Plan Area¹

Other Features

- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

0 600 1,200 1,800 2,400 3,000

Meters

¹ See Schedule 4 for title and land use information of the Greenbelt Plan and Oak Ridges-Markham Conservation Plan Area.

Excerpt

5/27/2013 2:13 PM

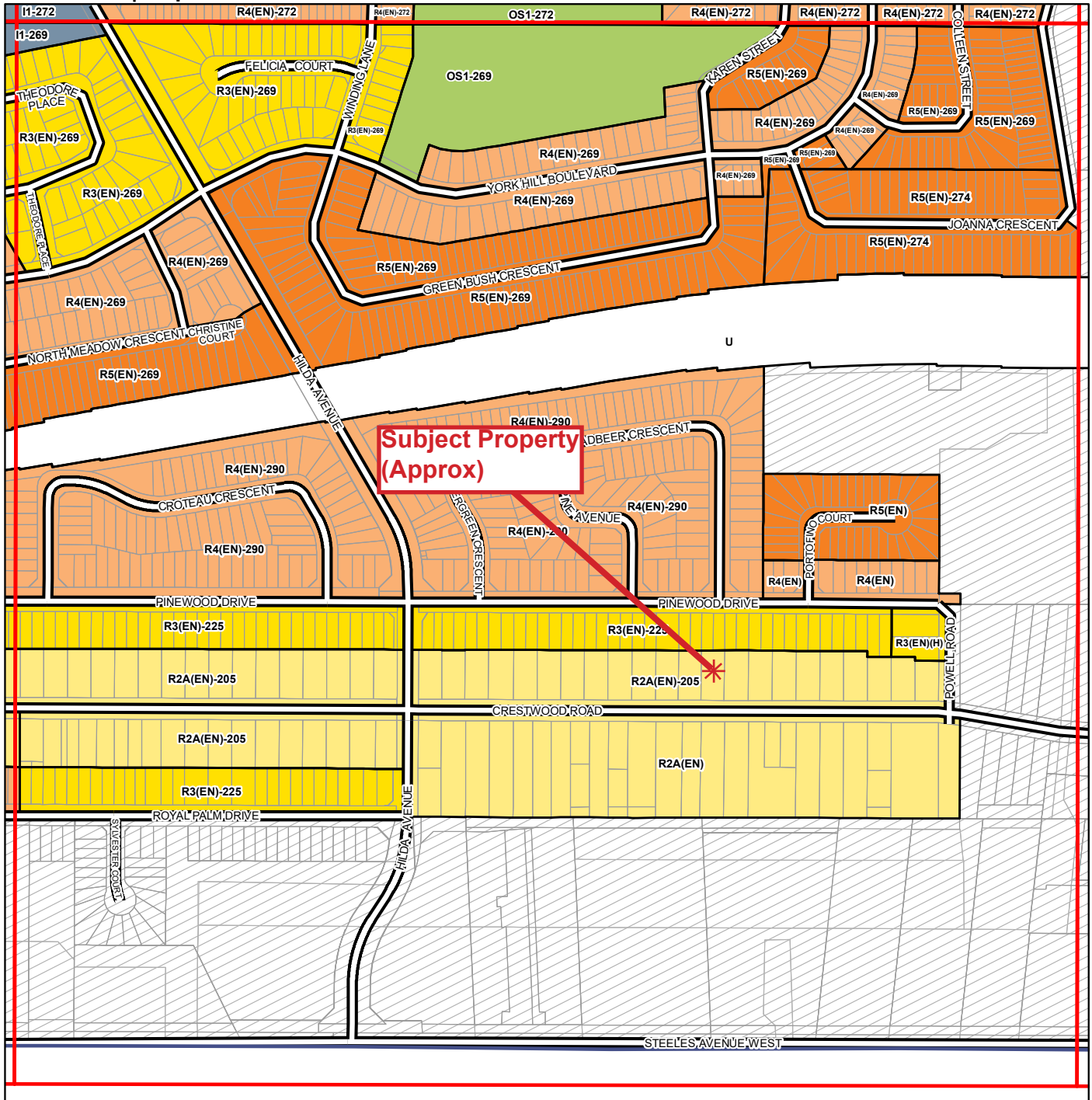


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Attachment 4 - City of Vaughan Zoning By-law 001-2021 Excerpt

Zoning By-law 001-2021

Schedule A | Map 19



Conservation, Open Space and Agricultural Zones A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone)	Residential Zones R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone)	Commercial Zones GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone)	Mixed-Use Zones LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone)	Employment Zones EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone)	Other Zones I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone)	Vaughan Metropolitan Centre Zones V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone)	Legend These lands shall not be subject to Zoning By-law 2021-01	
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1:5,000

Final: May, 2021