

**ITEM #: 6.5**

**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B023/22  
100 TREELAWN BLVD, KLEINBURG**

**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.*

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	X	X	X	General Comments w/Conditions
Building Standards -Zoning Review *Schedule B	X	X	X	General Comments w/Conditions
Building Inspection (Septic)	X			No Comments Received to Date
Development Planning *Schedule B	X	X		Application Under Review
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 Received 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 Received to Date
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	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				

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

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.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> <small>(mm/dd/yyyy)</small>	<b>Summary</b>
Applicant	Humphries Planning Group		12/20/2023	Planning Justification Report
Applicant				Committee of the Whole Report Z.22.022 (related zoning amendment file)

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
CONSENT APPLICATION  
B023/22  
100 TREELAWN BLVD, KLEINBURG**

<b>ITEM NUMBER: 6.5</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Amal & Vince Teti
<b>AGENT:</b>	Humphries Planning
<b>PROPERTY:</b>	100 Treelawn Blvd Kleinburg ON
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Consent is being requested to sever a vacant parcel of land for residential purposes. The severed parcel will be approximately <b>**1,465.32</b> square metres and the retained parcel will be approximately 1,376.77 square metres. Both the severed and retained land will have frontage onto Treelawn Blvd and the existing dwelling is to be demolished.  <b>**Public notice was re-issued on February 21, 2023, to correct a typographical error in the lot area for the severed land, which was shown as 2842.00 square metres on the notice issued on February 9 &amp; February 15, 2023.</b>

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, March 2, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://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](mailto: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](mailto: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**

<b>Date Public Notice Mailed:</b>	February 9, 2023, February 15, 2023 Revised Notice Issued: February 21, 2023
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## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Applicant Confirmed Posting of Sign:</b>	February 6, 2023 & February 15, 2023
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	<p>Development Planning provided the following comments to the applicant on February 8, 2023:</p> <p>Development Planning has completed our review of the above noted Consent Application. Given the provided comments from Urban Design we are recommending an adjournment until a revised proposal can be submitted that is consistent with the “Village of Kleinburg” architectural guidelines as outlined in the report to Council for Z.22.022. Please address all Urban Design comments as part of your revision and let me know if you have any questions.</p> <p>The applicant advised on February 8, 2023 that they wish to proceed with the application.</p>
<b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b> <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
<b>Adjournment Fees:</b> 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 <b>after</b> the issuance of public notice.	
<b>Committee of Adjustment Comments:</b>	The applicant has been advised that should the application require adjournment an Adjournment Fee will be required to reschedule the application.
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	<ol style="list-style-type: none"> <li>1. That the applicant’s solicitor confirms the legal description of both the severed and retained land.</li> <li>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.</li> <li>3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca</li> <li>5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.</li> </ol>

## BUILDING STANDARDS (ZONING) COMMENTS

<small>**See Schedule B for Building Standards (Zoning) Comments.</small>	
<b>Building Standards Recommended Conditions of Approval:</b>	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed.

## DEVELOPMENT PLANNING COMMENTS

<small>**See Schedule B for Development Planning Comments.</small>	
<b>Development Planning Recommended Conditions of Approval:</b>	TBD

## DEVELOPMENT ENGINEERING COMMENTS

<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
To the satisfaction of the Development Engineering (DE) Department, the Stormwater Management Brief assessment has been completed.	
The Development Engineering (DE) Department does not object to Consent Application B023/22 subject to the following condition(s):	

## DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

<p><b>Development Engineering Recommended Conditions of Approval:</b></p>	<p>The Owner/Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</p> <p>The Owner/Applicant shall approach Development Inspection and Lot Grading Division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/Applicant of the retained land shall contact the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> 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. Owner/Applicant is encouraged to take enough time for allowing to complete the whole process.</p>
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## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

No comments received to date.	
<b>PFH Recommended Conditions of Approval:</b>	None

## DEVELOPMENT FINANCE COMMENTS

<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p><b>Development Finance Recommended Conditions of Approval:</b></p>	<p>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).</p> <p>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).</p>

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

REAL ESTATE COMMENTS	
Recommended conditions of approval.	
<b>Real Estate Recommended Conditions of Approval:</b>	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.

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

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

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (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 <a href="mailto:christine.vigneault@vaughan.ca">christine.vigneault@vaughan.ca</a>	1. That the applicant’s solicitor confirms 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 <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a> 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Building Standards, Zoning Section <a href="mailto:christian.tinney@vaughan.ca">christian.tinney@vaughan.ca</a>	A demolition permit shall be obtained for the existing dwelling and the existing dwelling shall be demolished and the required permit shall be closed.
3	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	TBD

**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.

4	Real Estate <a href="mailto:ashley.ben-lolo@vaughan.ca">ashley.ben-lolo@vaughan.ca</a>	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.
5	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner/Applicant shall prepare and register a reference plan at their expense showing all existing and proposed easements to the satisfaction of the Development Engineering Department (DE) for the Subject Lands applicable to the Consent Application. The Owner/Applicant shall submit a draft reference plan to DE for review prior to deposit with the Land Registry. The Owner/Applicant shall submit the deposited reference plan to DE to clear this condition.</li> <li>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 lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/Applicant of the retained land shall contact the Development Inspection and Grading Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> 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. Owner/Applicant is encouraged to take enough time for allowing to complete the whole process.</li> </ol>
6	Development Finance <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a>	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> </ol>
7	York Region <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a>	Prior to approval of the consent application, the Region requests that the City of Vaughan

### 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.

	confirm through email that adequate water supply and sewage capacity has been allocated for the proposed new lot.
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### IMPORTANT INFORMATION – PLEASE READ

**CONDITIONS:** Conditions must be fulfilled within **two years** 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.

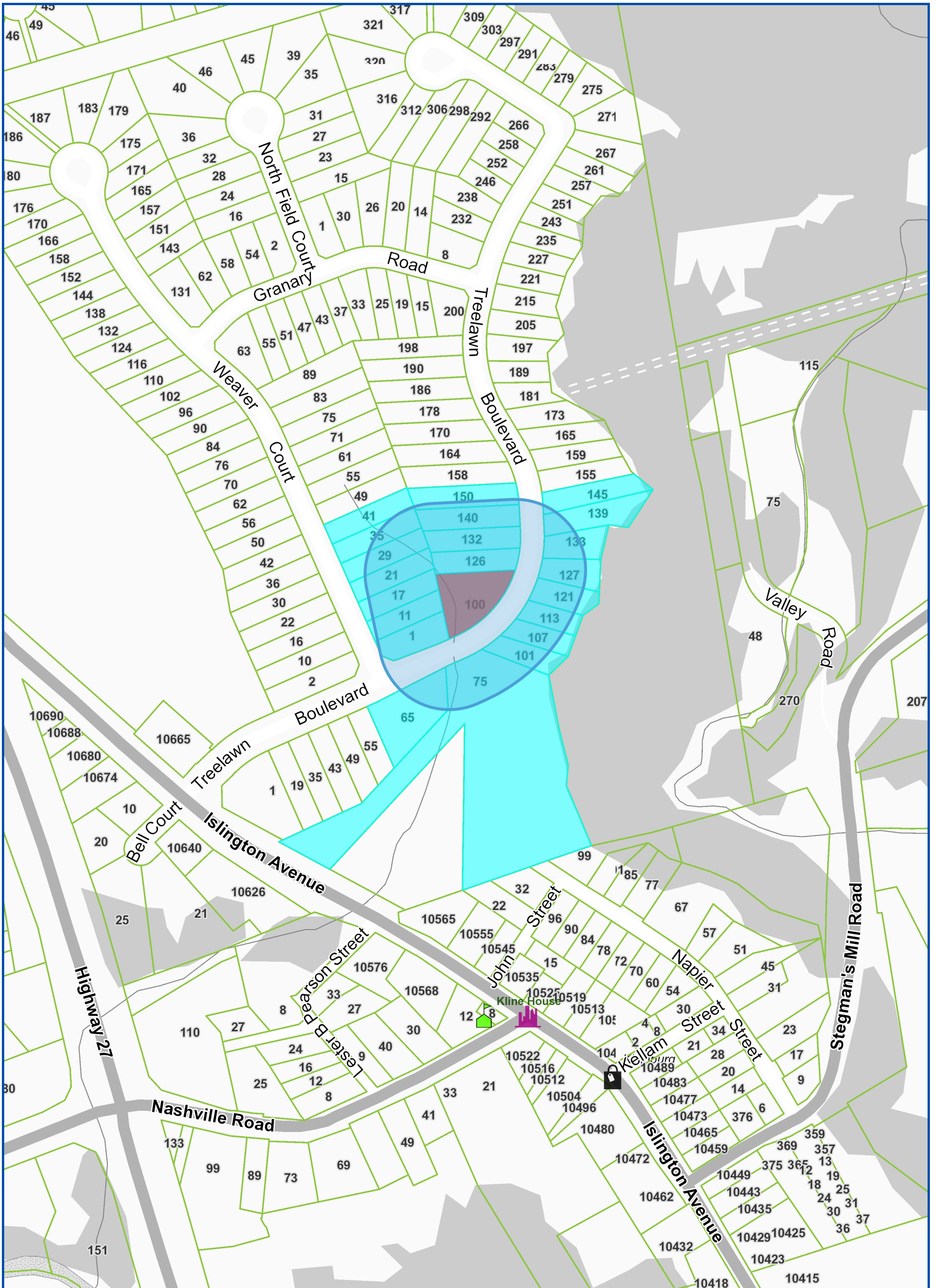
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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.

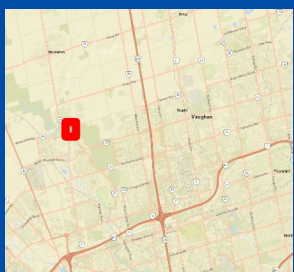
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.



**SCHEDULE A: DRAWINGS & PLANS**



Map Information:



Title:

**100 TREELAWN BLVD., KLEINBURG  
NOTIFICATION MAP - B023/22**

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1:4,514

0 0.07 km



Created By:

Infrastructure Delivery  
Department

January 24, 2023 10:59 AM

Projection:

NAD 83  
UTM Zone  
17N



**SURVEY INFORMATION**  
 SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF LOT 102  
 REGISTERED PLAN 65M - 3466  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK  
 INFORMATION TAKEN FROM : GUIDO PAPA SURVEYING

**Project Statistics**  
100 TREELAWN BLVD - LOT A  
Vaughan, ON

Designation	R1	
Lot Area	1,376.77 m <sup>2</sup>	14,819.43 sf
Lot Frontage	40.10 m	131.96 ft
Lot Depth	59.43 m	194.98 ft

	Gross Floor Area	
	Required	Proposed
Ground Floor	252.61 m <sup>2</sup>	2,719.07 sf
Second Floor	283.91 m <sup>2</sup>	3,055.98 sf
Garage Area (Excluded)	62.25 m <sup>2</sup>	670.16 sf
Total GFA	826.06 m <sup>2</sup>	5,775.05 sf
FSI	0.60	0.390

	Coverage	
	Required	Proposed
House Footprint	314.83 m <sup>2</sup>	3,388.80 sf
Rear Porch	64.32 m <sup>2</sup>	692.33 sf
Front Porch	5.73 m <sup>2</sup>	61.68 sf
Total Coverage	414.03 m <sup>2</sup>	4,412.81 sf
Percentage	30%	27.96%

	Building Depth	
	Required	Proposed
Building Depth	m 17.17	m 56.33

	Building Length	
	Required	Proposed
Building Length	m 15.49	m 50.82

	Established Grade Calculation	
	Required	Est. Grade
Front		220.76 m

	Height Requirements	
	Required	Proposed
Building Height	9.50 m	8.83 m 29.97 ft
Main Wall (50%)	0.00 m	7.29 m 23.92 ft
Dormer Width	N/A	N/A
Storeys	N/A	N/A

	Front Yard Setback	
	Required	
Front		7.50 m

	Setbacks	
	Required	Proposed
Front	9.00 m	9.13 m 29.95 ft
Int Side L	1.80 m	1.84 m 6.04 ft
Int Side R	1.80 m	2.51 m 8.23 ft
Rear	7.50 m	33.46 m 109.78 ft

**Project Statistics**  
100 TREELAWN BLVD - LOT B  
Vaughan, ON

Designation	R1	
Lot Area	1,465.32 m <sup>2</sup>	15,772.57 sf
Lot Frontage	40.10 m	131.66 ft
Lot Depth	66.81 m	219.19 ft

	Gross Floor Area	
	Required	Proposed
Ground Floor	240.85 m <sup>2</sup>	2,592.49 sf
Second Floor	284.98 m <sup>2</sup>	3,067.50 sf
Garage Area (Excluded)	59.86 m <sup>2</sup>	644.33 sf
Total GFA	879.19 m <sup>2</sup>	5,669.99 sf
FSI	0.60	0.389

	Coverage	
	Required	Proposed
House Footprint	336.05 m <sup>2</sup>	3,617.21 sf
Rear Porch	55.27 m <sup>2</sup>	594.92 sf
Front Porch	6.20 m <sup>2</sup>	66.74 sf
Total Coverage	512.88 m <sup>2</sup>	4,278.87 sf
Percentage	35%	27.13%

	Building Depth	
	Required	Proposed
Building Depth	m 18.53	m 60.79

	Building Length	
	Required	Proposed
Building Length	m 15.67	m 51.41

	Established Grade Calculation	
	Required	Est. Grade
Front		220.76 m

	Height Requirements	
	Required	Proposed
Building Height	9.50 m	8.99 m 29.49 ft
Main Wall (60%)	0.00 m	7.39 m 24.25 ft
Dormer Width	N/A	N/A
Storeys	N/A	N/A

	Front Yard Setback	
	Required	
Front		7.50 m

	Setbacks	
	Required	Proposed
Front	9.00 m	9.50 m 31.17 ft
Int Side L	1.80 m	1.82 m 5.97 ft
Int Side R	1.80 m	3.67 m 12.04 ft
Rear	7.50 m	36.24 m 118.90 ft

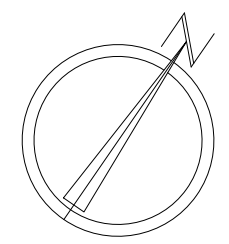
**ESTABLISHED GRADE CALCULATIONS**  
 POINTS TAKEN FROM FRONT ELEVATIONS  
 (221.00 + 220.83 + 221.82 + 220.83 + 220.68 + 220.54) / 6  
 = 220.76

1 SITE PLAN  
 A-2.1 1" = 30'-0"

**contempostudio**  
 1140 THE QUEENSWAY  
 Toronto, Ontario M8Z 1P7  
 info@contempostudio.ca  
 w. contempostudio.ca  
 t. (416) 770-0071  
 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.  
 MARIN ZABZUNI 45250  
 NAME SIGNATURE BCIN  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.  
 CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

Do not scale drawings. Contractor shall check and verify all dimensions and report any omissions or discrepancies to Contempo Studio before proceeding with work. All prints and specifications are the property of Contempo Studio and shall not be copied, in part or whole without prior written permission.  
 100 TREELAWN BLVD  
 AT  
 100 TREELAWN BLVD. VAUGHAN, ON

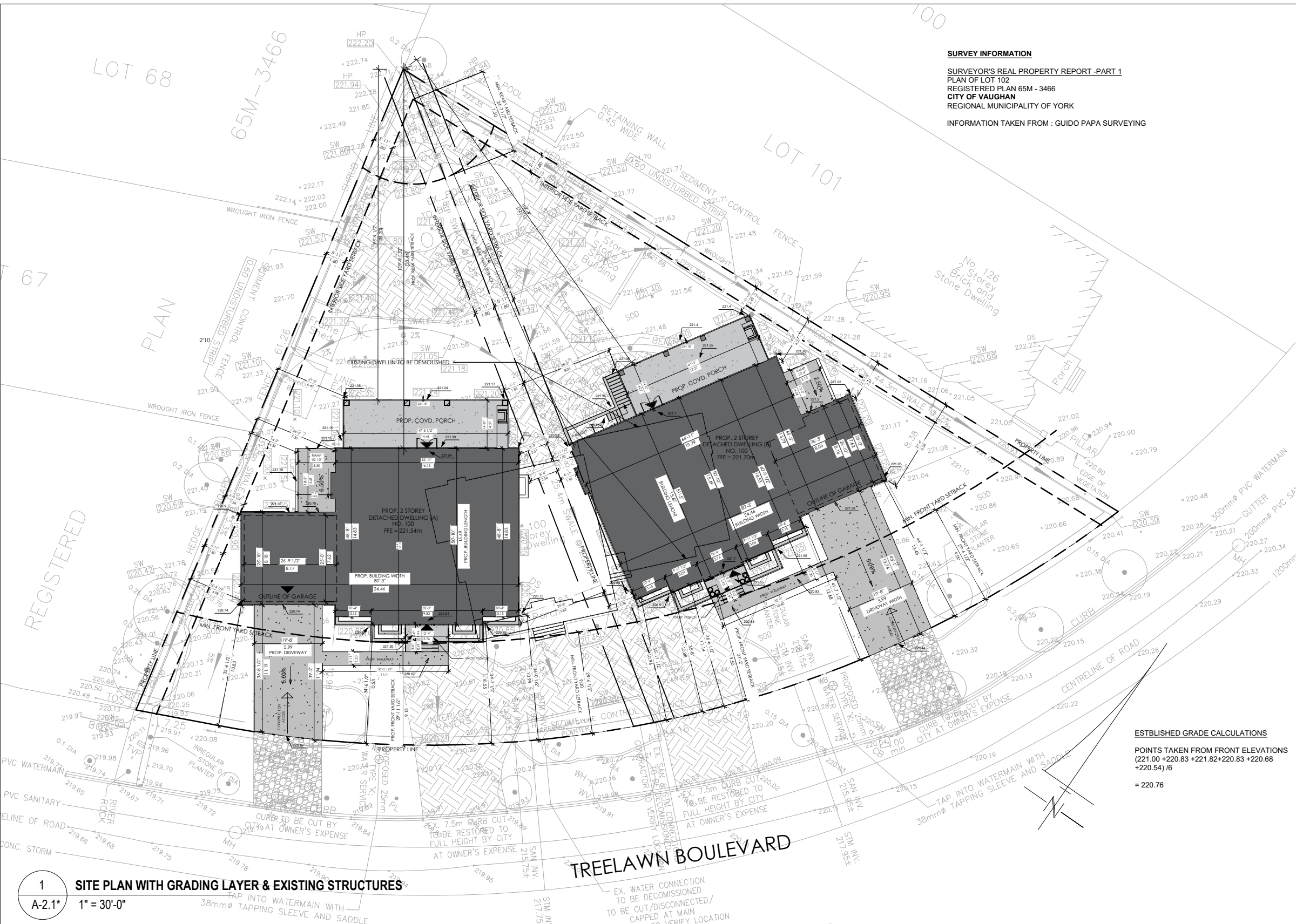


City of Vaughan Zoning File # Z.22.022

No.	Issued for:	Date:
1.	Issued for review	2022.09.01
2.	Issued for review	2022.10.24
3.	Issued for review	2023.01.05

Project number: 2021-22  
 Drawing: COVER PAGE  
 Scale: As indicated  
 Date: JANUARY, 2023  
 Drawn by: J.T.  
 Approved by: M.Z.  
 Drawing number:

A-2.1



**SURVEY INFORMATION**  
 SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF LOT 102  
 REGISTERED PLAN 65M - 3466  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK  
 INFORMATION TAKEN FROM : GUIDO PAPA SURVEYING

**Project Statistics**  
 100 TRELAWN BLVD - LOT A  
 Vaughan, ON

Designation	R1	
Lot Area	1,376.77 m <sup>2</sup>	14,819.43 sf
Lot Frontage	40.10 m	131.96 ft
Lot Depth	59.43 m	194.98 ft

**Project Statistics**  
 100 TRELAWN BLVD - LOT B  
 Vaughan, ON

Designation	R1	
Lot Area	1,465.32 m <sup>2</sup>	15,772.57 sf
Lot Frontage	40.10 m	131.96 ft
Lot Depth	66.81 m	219.19 ft

**Gross Floor Area**

	Required	Proposed
Ground Floor	252.61 m <sup>2</sup>	2,719.07 sf
Second Floor	283.91 m <sup>2</sup>	3,055.98 sf
Garage Area (Excluded)	62.25 m <sup>2</sup>	670.16 sf
Total GFA	826.06 m <sup>2</sup>	5,775.05 sf
FSI	0.60	0.390

**Gross Floor Area**

	Required	Proposed
Ground Floor	240.85 m <sup>2</sup>	2,592.49 sf
Second Floor	284.98 m <sup>2</sup>	3,067.50 sf
Garage Area (Excluded)	59.86 m <sup>2</sup>	644.33 sf
Total GFA	879.19 m <sup>2</sup>	5,669.99 sf
FSI	0.60	0.389

**Coverage**

	Required	Proposed
House Footprint	314.83 m <sup>2</sup>	3,388.80 sf
Rear Porch	64.32 m <sup>2</sup>	692.33 sf
Front Porch	5.73 m <sup>2</sup>	61.88 sf
Total Coverage	413.03 m <sup>2</sup>	4,412.81 sf
Percentage	30%	27.96%

**Coverage**

	Required	Proposed
House Footprint	336.05 m <sup>2</sup>	3,617.21 sf
Rear Porch	55.27 m <sup>2</sup>	594.92 sf
Front Porch	6.20 m <sup>2</sup>	66.74 sf
Total Coverage	512.88 m <sup>2</sup>	4,278.87 sf
Percentage	35%	27.13%

**Building Depth**

	Required	Proposed
Building Depth	m 17.17	m 56.33

Notes: taken from front yard setback

**Building Depth**

	Required	Proposed
Building Depth	m 18.53	m 60.79

Notes: taken from front yard setback

**Building Length**

	Required	Proposed
Building Length	m 15.49	m 50.82

Notes: taken from front main wall

**Building Length**

	Required	Proposed
Building Length	m 15.67	m 51.41

Notes: taken from front main wall

**Established Grade Calculation**

	Est. Grade
Front	220.76 m

**Established Grade Calculation**

	Est. Grade
Front	220.76 m

**Height Requirements**

	Required	Proposed
Building Height	9.50 m	8.83 m
Main Wall (60%)	0.00 m	7.29 m
Domner Width	N/A	N/A
Storeys	N/A	N/A

Notes: Can build at 0.45m if there are no windows on that building face

**Height Requirements**

	Required	Proposed
Building Height	9.50 m	8.99 m
Main Wall (60%)	0.00 m	7.39 m
Domner Width	N/A	N/A
Storeys	N/A	N/A

Notes: Can build at 0.45m if there are no windows on that building face

**Front Yard Setback**

	Required
Front	7.50 m

**Front Yard Setback**

	Required
Front	7.50 m

**Setbacks**

	Required	Proposed
Front	9.00 m	9.13 m
Int Side L	1.80 m	1.84 m
Int Side R	1.80 m	2.51 m
Rear	7.50 m	33.46 m

Notes: Can build at 0.45m if there are no windows on that building face

**Setbacks**

	Required	Proposed
Front	9.00 m	9.50 m
Int Side L	1.80 m	1.82 m
Int Side R	1.80 m	3.67 m
Rear	7.50 m	36.24 m

Notes: Can build at 0.45m if there are no windows on that building face

**ESTABLISHED GRADE CALCULATIONS**  
 POINTS TAKEN FROM FRONT ELEVATIONS  
 (221.00 + 220.83 + 221.82 + 220.83 + 220.68 + 220.54) / 6  
 = 220.76

**1 SITE PLAN WITH GRADING LAYER & EXISTING STRUCTURES**  
 A-2.1\* 1" = 30'-0"

**contempostudio**  
 1140 THE QUEENSWAY  
 Toronto, Ontario M8Z 1P7  
 info@contempostudio.ca  
 w. contempostudio.ca  
 t. (416) 770-0071  
 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

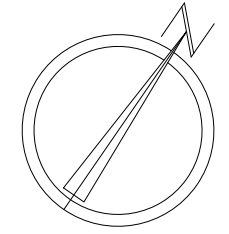
MARIN ZABZUNI 45250  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972  
 FIRM NAME BCIN

Do not scale drawings. Contractor shall check and verify all dimensions and report any omissions or discrepancies to Contempo Studio before proceeding with work. All prints and specifications are the property of Contempo Studio and shall not be copied, in part or whole without prior written permission.

100 TRELAWN BLVD  
 AT  
 100 TRELAWN BLVD. VAUGHAN, ON



City of Vaughan Zoning File # Z.22.022

No.	Issued for:	Date:
1.	Issued for review	2022.09.01
2.	Issued for review	2022.10.24
2.	Issued for review	2023.01.05

Project number: 2021-22  
 Drawing: COVER PAGE  
 Scale: As indicated  
 Date: JANUARY, 2023  
 Drawn by: J.T.  
 Approved by: M.Z.

Drawing number:

**A-2.1\***

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCHMARK NO. 45-6 ELEVATION = 169.74 METRES.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE AS SHOWN IN THE TITLE BLOCK. THIS PLAN SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

THIS SKETCH HAS BEEN PREPARED FOR MR. FRANCESCO BERNALDO AND GUIDO PAPA SURVEYING A DIVISION OF J. D. BARNES LIMITED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BOUNDARY INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM OFFICE RECORDS AND IS SUBJECT TO A LEGAL SEARCH AND A FINAL SURVEY.

PLAN SHOWING TOPOGRAPHY FOR SITE DEVELOPMENT PURPOSES OF LOT 102 REGISTERED PLAN 65M-3466 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

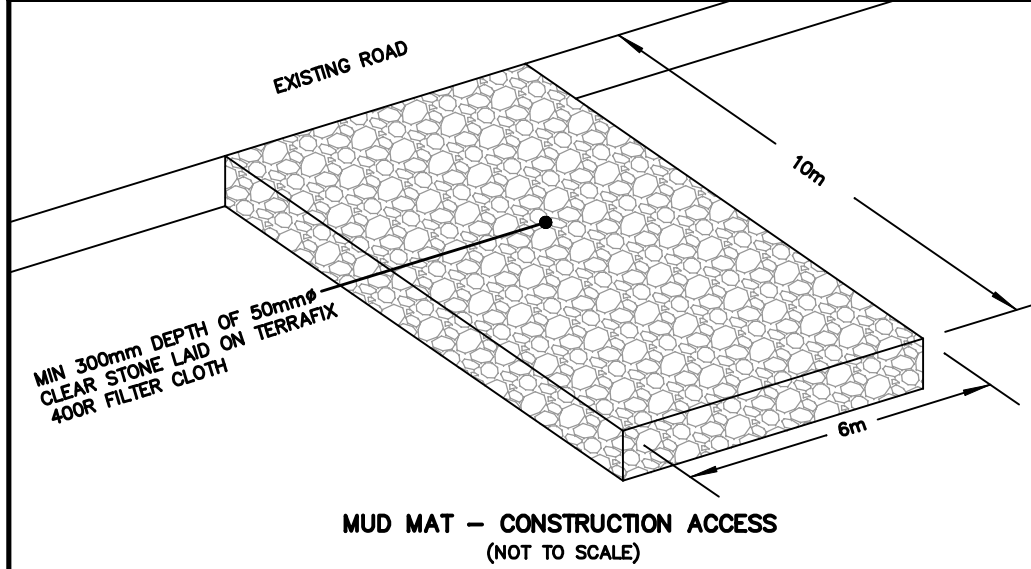
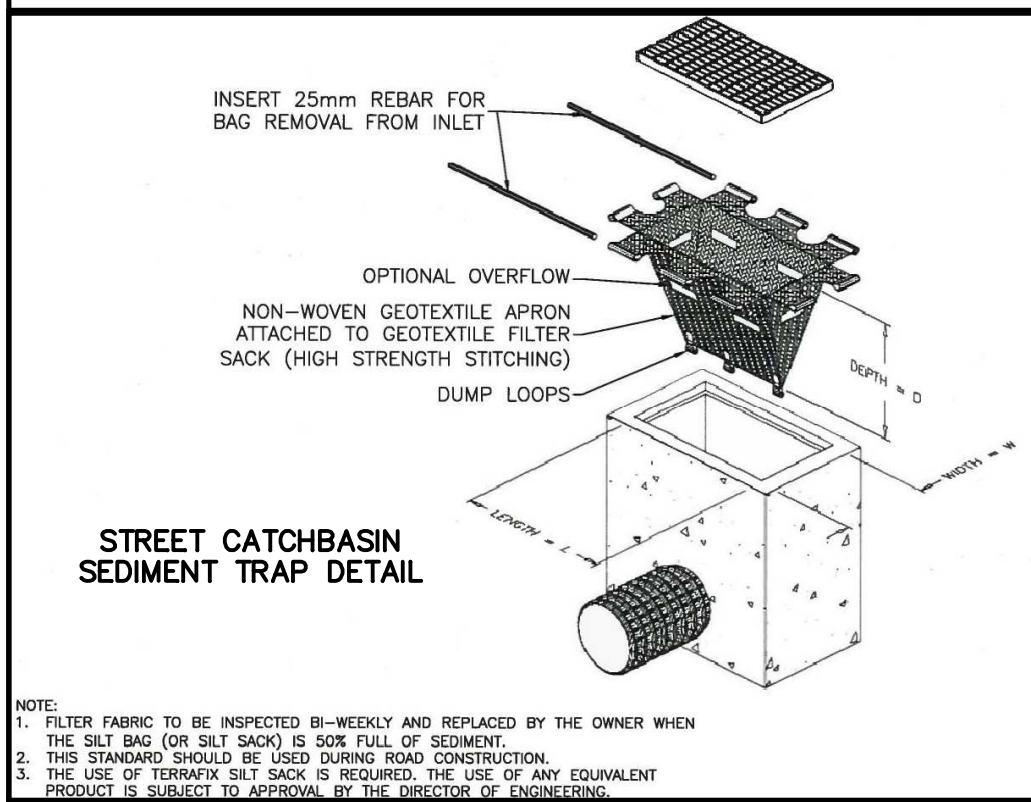
SCALE = 1:250 m

GRADING AND DRAINAGE NOTES

- 1. All site plans, drawings and construction shall comply with the City of Vaughan Lot Grading Criteria, City of Vaughan Engineering Standards, and applicable Provincial Standards, the Ontario Building Code, Subdivision Agreement and By-Law 1-88 unless otherwise approved.
2. Approval of this site plan does not release the Builder/Applicant/Owner of their responsibilities to ensure the proposed drainage works are compatible with the overall drainage within the subdivision.
3. Alterations to existing grades shall not be permitted within 600mm of lot lines unless specifically approved as part of this permit.
4. Sedimentation/siltation control measures shall be installed prior to construction and offset a minimum of 600mm from lot lines.
5. Footings to bear on undisturbed soil and be a minimum of 1.22m below finished grade.
6. Provide elevation for: top of foundation wall; underside of footing; top of basement floor and finish floor.
7. Show reverse veneer wall where applicable.
8. Sanitary and Storm Invert Elevation shall be shown at main lateral connection and at property line.
9. Water, storm and sanitary services that are to be reused or decommissioned are to be identified on the drawing.
10. Downspouts of Rain water Leaders shall discharge onto splash pads and drain towards the street.
11. High Point on split lot drainage to be a minimum of 2.0m behind the downspout location to ensure drainage down to street.
12. Top of foundation walls, exterior cladding, window and door sills shall be a minimum of 150mm above finished grade.
13. The Designer/Consultant/Engineer/Architect is responsible to ensure that height, thickness, lateral bracing, etc. off all foundation walls conform to OBC. OBC subsection 9.15.4 shall apply.
14. All front and rear yards shall be graded at a 2% - 5% gradient within 5m of the building.
15. Drainage swales shall be graded with a 2% - 5% gradient. Desirable swale depth is 250mm. Minimum swale depth is 150mm. Maximum swale depth is variable and depends on location and safety considerations, but must not exceed 450mm.
16. Centerline of swales shall be located 600mm from lot lines unless otherwise approved.
17. Centerline of swales must not be located less than 600mm from any foundation wall.
18. Artificial embankments and retaining walls shall not be permitted unless approved as part of this Permit.
19. Proposed retaining walls are to be constructed in accordance with the City of Vaughan Lot Grading Criteria and By-Law 1-88.
20. Driveway grades shall be 1.5% - 8% and compatible with approved sidewalk grades.
21. Water service stops are to be located in the gross portion of the front yard.
22. Driveways, curb cuts and driveway culverts shall be located, approved and constructed in accordance with the requirements of the City Engineering Department, York Region and By-Law 1-88.
23. Post construction flows, from a 5 year storm frequency, shall not exceed the flows for preconstruction conditions.
24. TRCA approval required where grade changes will occur that abut regulated areas; existing natural or artificial watercourse, open channel, swale or ditch used to drain land.

LEGEND: CHAIN LINK FENCE, METAL FENCE, BOARD FENCE, CENTERLINE OF HEDGE, STONE WALL, CONCRETE WALL, NORTH, SOUTH, EAST, WEST, EXISTING ELEVATION, DOOR SILL, GARAGE SILL, WATER BOX/VALVE, CATCH BASIN, WATER MANHOLE, GAS METER, TELECOM BOX, LIGHT STANDARD, DECIDUOUS TREE, CONIFEROUS TREE, SHRUB, EXISTING ELEVATION, PROPOSED ELEVATION, EXISTING ELEVATION TO REMAIN, DOWNSPOUT, SUMP PUMP, SWALE REQUIRES SUBDRAIN (LESS THAN 2% SLOPE), TREES TO BE REMOVED

HOME OWNER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITES, CONCRETE OR ASPHALT WORKS.



LID NOTES:

- 1. Installing a French drain to collect and redirect the flow of water. The perforated pipes will enable the stormwater to be redirected to a more desirable location away from the property and into a more pervious surface or stormwater drain.
2. By increasing the depth of top soil from 4" to 6" thereby providing more water retaining capacity and drainage.
3. Adding mulch in the existing soft landscape will further provide more drainage.

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:

- 1) THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
2) THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
3) THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
4) THE BUILDER IS RESPONSIBLE FOR RELOCATION OF THE UTILITES ON THE SITE.
5) ROOF LEADER DOWNSPOUTS MUST DRAIN TO FRONT OF HOUSE.
6) WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

JUNE 10, 2022 DATE VALERIO G. PAPA ONTARIO LAND SURVEYOR (This is NOT an original copy unless endorsed with a seal)

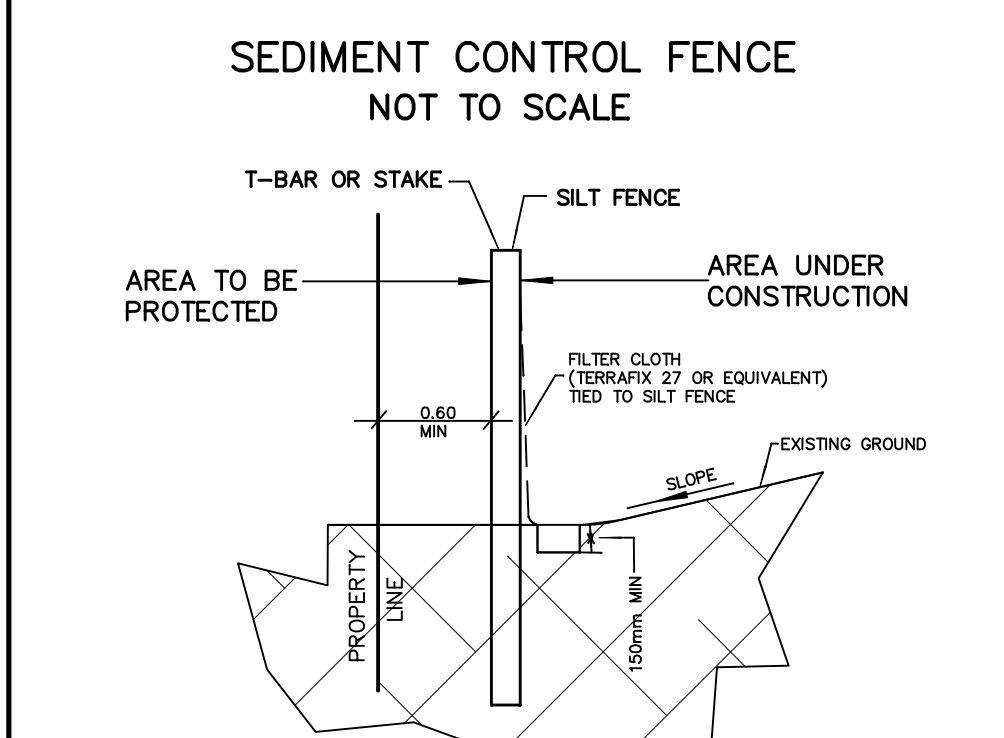
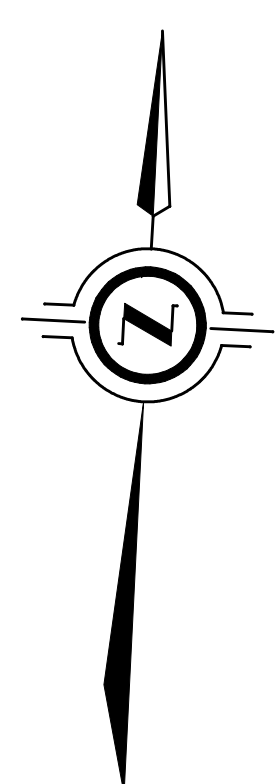
Table with 3 columns: No., AS PER CLIENT'S REQUEST, AS PER THE CITY'S REQUEST, REVISIONS, APPROVED, DATE. Includes entries for August 29, 2022 and August 17, 2022.

CITY OF VAUGHAN LOT GRADING PLAN STANDARD DWELLING

GUIDO PAPA SURVEYING A Division of J.D. Barnes Limited UNIT B7-9135 KEELE ST., VAUGHAN, ON L4K 0J4 T: (289) 553-9961 F: (289) 553-9986 www.jdbarnes.com

DRAWN BY: V.G.P. CHECKED BY: V.G.P. REFERENCE NO.: 17-18-871-02

C/O AMAL TETI



NOTES: 1. MATERIAL REMOVED FROM TRENCH TO BE PLACED ON TOP OF FILTER CLOTH

<b>SCHEDULE B: STAFF &amp; AGENCY COMMENTS</b>				
<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B				
Region of York *Schedule B	X	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			Application under review.
Building Standards (Zoning)	X	X		General Comments

**Date:** January 25<sup>th</sup> 2023  
**Attention:** **Christine Vigneault**  
**RE:** Request for Comments

**File No.:** **B023-22**  
**Related Files:**  
**Applicant:** Amal and Vince Teti  
**Location** 10 Treelawn Blvd.



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

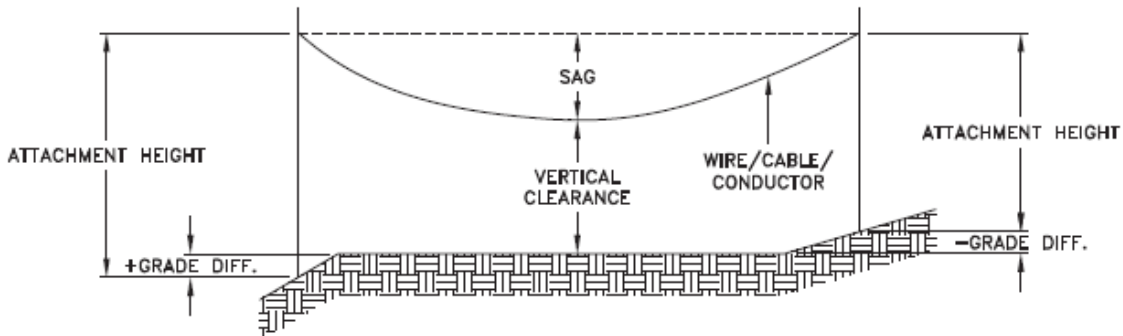
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [Mitchell.Penner@alectrautilities.com](mailto: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 VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	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.

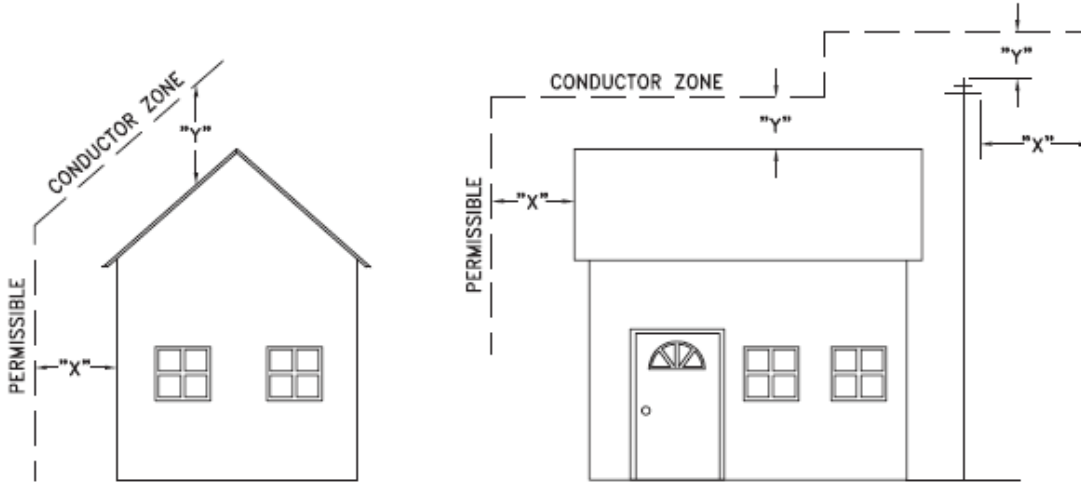
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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**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

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: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4\DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Christian Tinney, Building Standards Department  
**Date:** January 27, 2023  
**Applicant:** Amal & Vince Teti  
**Location:** 100 Treelawn Blvd  
 PLAN 65M3466 Lot 102  
**File No.(s):** B023/22

**Zoning Classification:**

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	Lot Frontage:  The minimum Lot Frontage requirement for the severed lands is 18.0 metres. [Table 7-4].  The minimum Lot Frontage requirement for the retained lands is 18.0 metres. [Table 7-4].	The proposed lot frontage of 40.1 metres for the severed lands complies with the minimum lot frontage requirement.  The proposed lot frontage of 40.1 metres for the retained lands complies with the minimum lot frontage requirement.
2	Lot Area:  The minimum Lot Area requirement for the severed lands is 929 m <sup>2</sup> . [Exception 14.336]  The minimum Lot Area requirement for the retained lands is 929 m <sup>2</sup> . [Exception 14.336]	The proposed lot area of 1,465.32 m <sup>2</sup> for the severed lands complies with the minimum lot area requirement.  The proposed lot area of 1,376.77 m <sup>2</sup> for the retained lands complies with the minimum lot area requirement.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

General Comments	
1	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.

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

**From:** [Wong, Justin](#)  
**To:** [Christine Vigneault](#); [Committee of Adjustment](#)  
**Subject:** [External] CONS.23.V.0010 (B023/22) - York Region Condition  
**Date:** Friday, February 3, 2023 4:50:23 PM

---

Hi Christine/CofA,

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 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.”

Regards,

*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

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71577 | [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca) | [york.ca](http://york.ca)

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

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> <small>(mm/dd/yyyy)</small>	<b>Summary</b>
Applicant	Humphries Planning Group		12/20/2023	Planning Justification Report
Applicant				Committee of the Whole Report Z.22.022 (related zoning amendment file)

December 20, 2022  
HPGI File: 22803

**Committee of Adjustment**  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**ATTN: Christine Vigneault, Secretary Treasurer – Committee of Adjustment**

**Re: Planning Rationale Letter**  
**100 Treelawn Boulevard, Kleinburg (Vaughan)**  
**Amal and Vince Teti**

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Humphries Planning Group Inc. ('HPGI') is the authorized agent and planning consultant for Amal and Vince Teti, (the 'Owners') of the property municipally addressed as 100 Treelawn Boulevard in the Village of Kleinburg and the City of Vaughan (the 'Subject Property'). On behalf of the Owners, HPGI is submitting the enclosed Consent Application to the City of Vaughan's Committee of Adjustment, in order to sever a portion of land to facilitate the creation of an additional residential lot for purposes of constructing two (2) new single-detached residential dwellings (on each of the proposed new lots) as shown in the Site Plan included as part of the submission package. The existing dwelling will be demolished. The enclosed Consent Application would fully implement the redevelopment proposal including the associated Zoning By-law Amendment Application (City File No: Z.22.022).

## **1.0 SITE AREA & CONTEXT**

The Subject Property is located on the north side of Treelawn Boulevard east of Islington Avenue. The site is approximately 0.27 hectares (0.66 acres) in area with a frontage of approximately 61.06 metres along Treelawn Boulevard. The site is a reverse pie-shaped lot which produces a considerable lot frontage which reduces to a point (narrower) backyard. The site is currently occupied by an existing 2-storey single detached dwelling with attached 3-car garage, rear yard pool and cabana. The existing dwelling is proposed to be demolished in order to facilitate the redevelopment. The site is currently serviced by municipal water and wastewater infrastructure. The Subject Property is located within an established neighbourhood area and the immediate surrounding properties include one and two-storey single detached residential dwellings.



**FIGURE 1 – AIR PHOTO OF SUBJECT PROPERTY**

## **2.0 ZONING BY-LAW AMENDMENT APPLICATION Z.22.022**

A Zoning By-law Amendment Application was submitted in June 2022 to the City of Vaughan in order to facilitate the severance of the Subject Property.

The Subject Property is currently zoned 'R1 – Residential One' Zone and is subject to special exception 9(563) in accordance with By-law 1-88, as amended. The R1 Zone permits for a single family detached dwelling and also applies a number of lot/development standards which regulate the use of the site. Special Exceptions 9(563) applies to the broader subdivision plan, including the Subject Property, and has the purpose of identifying more specific development provisions applicable to those lands. Notably, clause (gi) of special exception 9(563) restricts the construction of more than one dwelling on any lot of the noted M-Plan, which was implemented by design to restrict severance applications which facilitated the creation of undersized lots.

The associated rezoning application seeks to modify exception 9(653) and delete clause (gi) as it pertains to the Subject Property recognizing its suitability to accommodate an additional lot which would meet all lot and building standards outlined in the zoning by-law. No additional amendments or relief from any other lot/development standards are required to facilitate the redevelopment proposal.

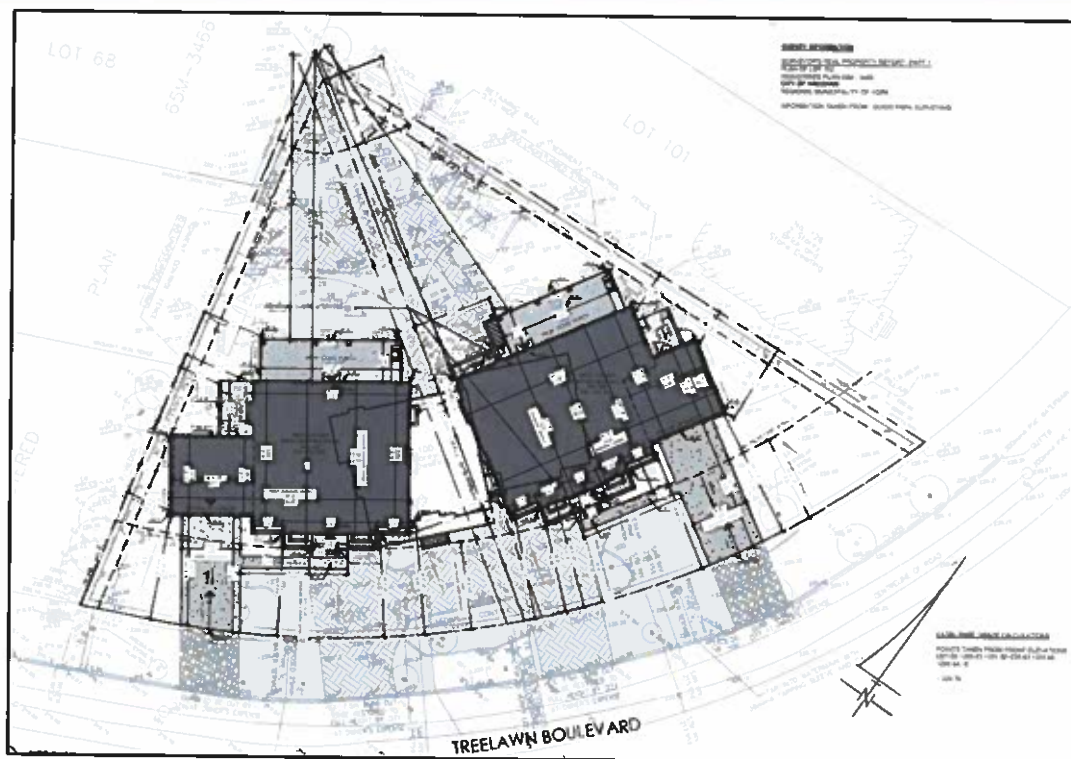
A Notice of Complete Application was issued on July 19, 2022. The City of Vaughan issued correspondence that provided technical comments and clarified specific resubmission



expectations. Following the receipt of 1<sup>st</sup> circulation comments, the Owners and their consultants engaged in dialogue and correspondence with Planning, Zoning, Urban Design and Engineering Staff addressing comments and resolving a number of issues relating to various components of the development plan. A full resubmission of the application was filed on October 24, 2022. Based on recent correspondence and discussions with the Planning Department, Staff are satisfied that all outstanding comments have now been appropriately addressed. Further, Staff have confirmed that the rezoning application will be proceeding to Committee/Council for consideration sometime in January 2023. The timing of this submission has been coordinated to align with the approval of that associated and concurrent planning process.

### **3.0 DEVELOPMENT PROPOSAL**

The applications propose to sever the Subject Property into two lots for residential purposes and construct a new single-detached dwelling on each of the lots.



**FIGURE 2 – SEVERANCE SKETCH**

The proposed severance would result in two lots that would each have a frontage of 40.10 metres and lot areas of approximately 1,376.77 m<sup>2</sup> (Lot A) and 1465.32 m<sup>2</sup> (Lot B). Both lots would front onto and have access to Treelawn Boulevard.

Conceptual building envelopes have been illustrated on the Site Plan which further

demonstrates that appropriately sized residential dwellings can be developed on each of the proposed lots that comply with all zoning provision and minimum standards.

### **3.0 POLICY FRAMEWORK**

#### **3.1 Planning Act**

Section 51 of the *Planning Act* authorizes the Committee of Adjustment to make decisions for of the subdivision of land. The *Planning Act* sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, in order to recommend a proposal for approval, the proposed application must have regard to criteria listed in subsection 51(24) of the *Act*.

Consideration of the criteria enumerated in Section 51(24) has been assessed in the context of the redevelopment proposal, as outlined below:

*(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed development is consistent/complies with matters of provincial interest as it represents a form of subtle intensification in a settlement area through servicing efficiency and will provide for a mix of housing densities and options.

*(b) whether the proposed subdivision is premature or in the public interest;*

The consent application is proposing to sever the Subject Property into two residential lots identical in area within a registered plan of subdivision and is therefore not considered to be premature and is in the public interest considering it is an appropriate form of infill development.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed development conforms to the applicable policies of the City of Vaughan Official Plan as outlined below in this Report.

*(d) the suitability of the land for the purposes for which it is to be subdivided;*

The Subject Property is of suitable size, frontage and configuration for the purposes of accommodating the proposed subdivision and would facilitate the creation of two (2) new single detached dwellings which are the predominant building form in the surrounding neighborhood.

*(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

The proposed development does not seek to establish affordable housing units; rather seeks to replicate the existing surrounding built for context.

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The Subject Property is accessible via an existing local road (i.e., Treelawn Boulevard). There are no provincial highways in the vicinity of the site. No changes to the road network are being proposed.

*(f) the dimensions and shapes of the proposed lots;*

The proposed development would result in a reverse pie-shaped lots which is consistent with the existing lot characteristics and orientation of the Subject Property. While lotting patterns and physical characteristics of the neighbourhood vary significantly, the proposed redevelopment would produce lots that would meet all of the By-law minimums while also representing the prevailing lotting character of the surrounding neighbourhood.

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A zoning by-law amendment application has been submitted to address a site-specific zoning restriction which limits the number of dwellings permitted to be constructed on an existing lot within the registered plan.

*(h) conservation of natural resources and flood control;*

The Subject Property is not located within any floodplains and does not contain an natural resources that would preclude its redevelopment.

*(i) the adequacy of utilities and municipal services;*

The Subject Property is already serviced by municipal infrastructure and utilities given its location within an already established residential neighborhood in the City of Vaughan. All required infrastructure services are available and accessible to service the development.

*(j) the adequacy of school sites;*

The proposed development is located in an established community with a number of existing school sites and readily accessible community services, facilities and amenities.

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

No area or portions of the subject property is required to be conveyed or transferred to any government body or utility for a public purpose.

*(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed development optimizes the efficient-use and conservation of energy by proposing to construct 2 new single detached dwellings that incorporate a number of current energy efficient design features and designs.

*(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

The applicant acknowledges that the approval of the consent may be provided with the condition that before a Certificate of Consent is issued the applicant may be required to fulfill any and all requirements imposed by the approval body.

Based on the above criteria, it is our opinion that the development proposal is consistent with Section 51(24) of the *Planning Act*.

### **3.2 Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (the 'PPS') establishes policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the *Planning Act*, all decisions affecting planning matters in Ontario "shall be consistent with" the Provincial Policy Statement. The PPS directs that municipalities are to accommodate growth, in part, through intensification.

The term 'intensification' is defined in Section 6 of the PPS as: "*the development of a property, site or area at a higher density than currently exists through:*

- a. *redevelopment, including the reuse of brownfield sites;*
- b. *the development of vacant and/or underutilized lots within previously developed areas;*
- c. *infill development; and*
- d. *the expansion or conversion of existing buildings."*

The proposed development represents a gentle form of intensification based on this definition in that it is a development of an existing lot in the form of two new infill dwellings.

Section 1.1.1 of the PPS directs that "*healthy, liveable and safe communities are sustained by:*

- e. *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- f. *Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e. *Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs"*

Section 1.1.3.2 of the PPS directs that "*Land use patterns within settlement areas shall be based on:*

- a. *Densities and a mix of land uses which:*
  - i. *Efficiently use land and resources;*
  - ii. *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;*
4. *Support active transportation;*
5. *Are transit-supportive, where transit is planned, exists or may be developed; and*
- b. *A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”*

Further, Section 1.1.3.3 states that:

*“Planning authorities shall identify appropriate locations and promote opportunities for 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.” (emphasis added)*

The above policies emphasize the need to plan for and promote redevelopment and modest intensification in order to achieve efficient land use patterns and healthy communities. It is our opinion that the proposed development is an appropriate form of residential infill and intensification supported by the PPS that will make efficient use of land and services.

### **3.3 Growth Plan for the Greater Golden Horseshoe, 2020**

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides direction respecting the development and growth of communities within the Greater Golden Horseshoe (“GGH”). The new Growth Plan was prepared and approved under the Places to Grow Act, 2005 and took effect on May 16, 2019 replacing the 2017 Plan. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved and took effect on August 28, 2020. The Growth Plan provides a framework for implementing the provincial management of future regional growth to ensure the development compact and vibrant communities intended to support a strong and competitive economy.

Section 1.2.1 sets out the guiding principles of the Growth Plan, which includes the following:

- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*

- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*

The housing policies of the Growth Plan are contained in Section 2.2.6. Section 2.2.6.1 directs planning authorities to “develop a housing strategy that:

- g. *supports 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 second units and affordable housing to meet projected needs of current and future residents”*

Section 2.2.6.2 further requires that “notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- h. *Planning to accommodate forecasted growth to the horizon of this Plan;*
- i. *Planning to achieve the minimum intensification and density targets in this Plan;*
- j. *Considering the range and mix of housing options and densities of the existing housing stock; and*
- k. *Planning to diversify their overall housing stock across the municipality.”*

In our opinion, the proposed development supports the housing policies of the Growth Plan by contributing to the provision of a range of housing types and sizes, which is desirable and compatible in this neighbourhood.

### **3.4 City of Vaughan Official Plan (2010)**

The City of Vaughan Official Plan (“VOP 2010”) was adopted by City Council in September 2010, approved with modifications by the Region of York in July, 2012 and subsequently appealed to the Local Planning Appeal Tribunal (“LPAT”). Certain portions and policies of the VOP 2010 remain under appeal, none of which apply to the Subject Property.

The Subject Property is identified as being located within the ‘Community Areas’ of the City of Vaughan’s urban structure. Vaughan’s existing Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks. These areas are expected to remain mostly stable, however, incremental change is expected as a natural part of maturing neighbourhoods.

Policies for Community Areas are found in Section 2.2.3 and are as follows:

- “2.2.3.1. *That Community Areas will provide most of the City’s low-rise housing stock, as well as local-serving commercial uses and community facilities such as schools, parks, community centres and libraries. They will function as complete communities and encourage walking, cycling and transit use.*
- 2.2.3.2. *That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.*
- 2.2.3.3. *That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.”*

Section 2.2.3 of the VOP 2010 states that “as the City grows and matures, Community Areas will remain *mostly stable, however, incremental change is expected as a natural part of maturing neighbourhoods*”. Further, it goes on to state that, “*this change will be sensitive to, and respectful of, the existing character of the area*”. It is important to note that “limited intensification” may be permitted in Community Areas so long as the proposed development remains sensitive to and compatible with the character, form and planned function of the surrounding context.

The proposed redevelopment is consistent the Community Area policies as it will facilitate gentle intensification of an underutilized lot by introducing a recognizable built form that is compatible with existing type, scale and character of surrounding development.

Schedule ‘13’ – Land Use of the VOP designates the Subject Property as “*Low-Rise Residential*” which is planned to consist of predominantly residential buildings in a low-rise form no greater than three storeys. Permitted building types include detached, semi-detached, townhouse dwelling units as well as public and private institutional buildings. The proposed redevelopment will introduce a permitted building type through the construction of two (2) new replacement dwellings on each of the new lots.

Section 9.1.2.1. of the VOP states 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;

The proposed development is located within an Established Community Area and therefore, must have regard for Section 9.1.2.2 of the VOP. The Subject Property is not located in one of Vaughan Established Large-Lot Neighbourhood and therefore is not subject to Policy 9.1.2.3 of the VOP. An analysis the proposed development in the context of those policies contained in Section 9.1.2.2 is found below.

Section 9.1.2.2. of the VOP 2010 provides for development criteria within Established Community Areas. It states that:

*“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;*

The proposed development would not alter the local patterns of lots or the street. The proposed development will produce one (1) new lot for residential purposes which would maintain frontage and access onto Treelawn Boulevard ensuring a consistent relationship with adjacent and abutting dwellings.

*b) the size and configuration of lots;*

The proposed severance would yield lots which are consistent with the size of adjacent and nearby lots and exceed the minimum area and frontage identified in the Zoning By-law.

*c) the orientation of buildings;*

The proposed buildings have been oriented along Treelawn Boulevard with their primary face, main pedestrian entrance and garage facing the roadway in order to maintain a consistent streetscape relationship along the roadway.

*d) the heights and scale of adjacent and immediately surrounding residential properties;*

The redevelopment seeks to introduce 2 new two-storey single detached dwellings which is the predominant in the surrounding neighbourhood.

*e) the setback of buildings from the street;*

The proposed buildings maintain a suitable relationship to the street. Buildings have been sited to meet front yard setback requirements in accordance with the zoning by-law. The proposed setbacks are consistent with established setbacks on adjacent and abutting lots.



*f) the pattern of rear and side-yard setbacks;*

These neighbourhood is characterized by substantial rear and side yards, that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. The proposed development maintains this pattern of development. Backyard amenities and accessory buildings/structures are able to be comfortably accommodated in the rear yard as illustrated in the enclosed Site Plan.

*g) the presence of mature trees and general landscape character of the streetscape*

The Subject Property does not contain any significant natural heritage features and/or mature vegetation which would limit and/or preclude development.

*h) the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties*

The proposed development would not alter the site existing topography and will maintain existing drainage patterns with surrounding properties post-development. A grading plan has been prepared which demonstrates proper grading design that takes existing drainage patterns, neighboring property elevations and stormwater outlets into consideration.

*i) conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.*

The Subject Property does not contain any buildings of cultural significance or natural heritage features or landscapes.

*j) the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g., solar configuration, solar panels) or environmental sustainability (e.g., natural lands, rainbarrels). (OPA #15)*

The incorporation of environmentally sustainable design will be explored during the detailed design and construction phase through the uses of energy efficient building materials and more sustainable building practices.

Based on the above, it is our opinion that the proposed development maintains the general intent and purpose of the Official Plan as the proposed dwelling unit would result in development that fits with the character of the surrounding neighbourhood and meets the compatibility criteria set out in Section 9.1.2.2 of the VOP 2010.

Section 10.1.2 of the VOP2010 set out a number of tools which can be used to implement the stated goals, policies and objectives of the Plan. The following provides an assessment of the development application in light of the applicable Consent (Severance) policies:

*10.1.2.34. That a consent(s) to sever land may be considered, pursuant to Section 53 of the Planning Act, provided that a Plan of Subdivision is not deemed*

*necessary in accordance with policy 10.1.2.28.*

The proposed redevelopment will require a future Consent application in order to fully implement the proposal. It is recognized that while the rezoning application will delete the provision of By-law 1-88, as amended, which restricts the severance of the Subject Property, the future Consent application will have the effect of dividing the site to facilitate the creation of two lots for residential purposes.

- 10.1.2.36. *That a consent(s) may be permitted for the following purposes:*
- a. *the creation of new lots;*
  - b. *boundary adjustments to existing lots;*
  - c. *the creation of easements over existing lots; and/or d. to convey additional lands to an adjacent lot, provided a lot smaller than that otherwise permitted by the Zoning By-law is not created.*

The proposed development will facilitate the creation of one (1) new lot for residential purposes.

- 10.1.2.37. *That authority to grant a consent(s) to sever land is delegated to the Committee of Adjustment.*

A Consent application has been submitted to the City of Vaughan Committee of Adjustment for review and consideration. It is recognized that the appropriateness of the redevelopment proposal has already been assessed through associated Zoning By-law Amendment Application Z.22.022.

- 10.1.2.38. *That a lot(s) may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on the Natural Heritage Network.*

It has been demonstrated above through the analysis contained above that the Subject Property is of sufficient size (i.e., area and frontage) to accommodate the proposed uses and buildings including accessory uses and structures. The proposed development would not facilitate the creation of undersized lots nor would it produce a built form that would be out of character in the neighbourhood.

- 10.1.2.40. *That a lot shall not be created if it would extend or promote strip development.*

The proposed severance does not create ribbon or strip development as the size and configuration of the proposed lots is generally consistent with the existing parcel fabric of the area. The development would not result in undersized or highly irregular lots in terms of the neighbourhood or streetscape character.

- 10.1.2.41. *That a consent(s) shall not be granted for uses that are inconsistent with this Plan.*

The VOP2010 designates the Subject Property as “*Low-Rise Residential*” which is planned to consist of predominantly residential buildings in a low-rise form no greater than three storeys. Permitted building types include detached, semi-detached, townhouse dwelling units as well as public and private institutional buildings. The proposed redevelopment will introduce a permitted building type through the construction of two (2) new replacement dwellings on each of the new lots.

- 10.1.2.46. *That the Committee of Adjustment in assessing each consent application is required to consider the matters set out in Section 51(24) of the Planning Act. In addition to these matters, Council considers the following to apply:*
- a. *in the case of non-conformity of the approval with the Official Plan, no consent shall be granted;*
  - b. *in cases where either or both of the subject or retained lands are not in conformity with the approved Zoning By-law, the applicant shall file a Zoning By-law amendment application prior to or concurrently with the consent application, or where the required zoning exceptions to facilitate the severance are minor in nature and maintain the intent of this Plan, a minor variance application. When considering such Zoning By-law Amendment or minor variance applications, Council or the Committee of Adjustment shall have regard for the consent policies of this Plan; and*
  - c. *in cases where a Site Plan application is deemed necessary to assess a consent application, the City may defer the consent application until the related Site Plan has been approved by Council.*

The proposed development maintains the general intent and purpose of the Official Plan as the proposed dwelling unit would result in development that fits with the character of the surrounding neighbourhood and meets the compatibility criteria set out in Section 9.1.2.2 of the VOP 2010. The development has been designed to introduce a recognizable building form that is contextually appropriate and respects defining elements of the existing established community including lotting composition, building orientation and massing, substantial front and rear yards, setbacks to adjacent houses, and development footprints proportionate to lot areas. A Zoning By-law Amendment Application has been submitted in support of the proposed development. The Draft ZBLA seeks to modify exception 9(653) of By-law 1-88, as amended, and delete clause “gi”, for the Subject Property. It is recognized that the proposed severance would produce lots which exceed the lot area minimum and lot frontage minimum for the underlying R1 and R1B Zone. Further, the proposed buildings have been designed to comply with all development standards including front, side and rear yard setbacks as well as building coverage and height. No additional amendments or relief from the By-law is required to facilitate the redevelopment proposal.

- 10.1.2.47. *That in addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall*

*have regard for the following matters in consultation with the appropriate departments and agencies:*

- a. *Compatibility of the proposed size, shape and use of the lot with:*
  - i. *the local pattern of lots, streets and blocks;*
  - ii. *The size and configuration of existing lots;*
  - iii. *The building type of nearby properties;*
  - iv. *The heights and scale of nearby properties;*
  - v. *the setback of buildings from the street;*
  - vi. *The pattern of rear and side-yard setbacks; and*
  - vii. *Conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes*

The development proposal is consistent with Section 10.1.2.47 of the VOP 2010 based on the following:

- i. The proposed development would not alter the local patterns of lots or the street. The proposed development will produce one (1) new lot for residential purposes which would maintain frontage onto Treelawn Boulevard ensuring a consistent relationship with the streetscape as well as adjacent and abutting dwellings.
- ii. The proposed severance would yield lots which are consistent with the size of adjacent and nearby lots and exceed the minimum identified in the applicable zoning. The creation of two lots would fit within the existing lotting fabric and would not produce undersized or irregular lots. It should be noted that no the physical character and lotting patterns of the neighbourhood vary significantly in terms of lot sizes, lot frontages, and lot configuration resulting from the curvilinear street pattern. The proposal will compliment this lotting pattern and will not create an undesirable precedent.
- iii. The proposal seeks to facilitate the construction of two (2) new two-story single detached dwellings which are well represented in the neighbourhood and represent the predominant building form of nearby properties.
- iv. The redevelopment seeks to introduce two-storey dwellings which is characteristic of existing development in the surrounding neighbourhood. The proposed scale of the buildings is consistent with the Low-Rise Residential policies of the Official Plan and the permitted height maximum in Zoning By-law 1-88, as amended and By-law 001-2021.
- v. The proposed buildings maintain a suitable relationship to the street. Buildings have been sited to meet and exceed the front yard setback requirements in accordance with the applicable zone category. These proposed setbacks are consistent with existing and established setbacks for abutting and adjacent properties.
- vi. These neighbourhood is characterized by substantial rear and side yards, that

contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. The proposed development will respect and maintain this form and pattern of development. Buildings have been sited to meet and/or exceed side and rear yard setback requirements in accordance with the applicable zoning.

vii. The Subject Property does not contain any buildings of cultural significance or natural heritage features or landscapes.

b. *Access:*

- i. *consent to sever a lot shall be permitted only when both the lot severed and the Remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with the City. Valley lands acquired for conservation purposes by the Toronto and Region Conservation Authority are exempt from these access requirements;*
- ii. *If the proposed lot or remaining parcel has frontage on a Provincial Highway, any consent shall be subject to the requirements of the Ministry of Transportation. If the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Consent shall be conditional on the dedication of required road widenings, free of all costs and encumbrances, approval of access driveway locations or other requirements, to the satisfaction of the appropriate authorities;*
- iii. *Creation of lots fronting on designated arterial streets shall be discouraged, as granting of an entrance permit to serve a new lot provides another point of conflict with the smooth flow of traffic for which the road is designed, particularly in areas where strip development already poses traffic problems;*
- iv. *A daylighting triangle at intersections may be required to be dedicated in order to improve visibility for traffic movement to the satisfaction of the City and York Region; and v. a reserve may be required to be deeded to York Region or the City if requested by the Regional or City Engineer, as a means of controlling access.*

Both the severed and retained lot will have direct frontage and access onto a public street (i.e., Treelawn Boulevard). There are no anticipated traffic safety, operations or maneuvering concerns resulting from the proposed development.

c. *Servicing*

- i. *all proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment*

- facility on the site appropriate to the proposed use, approved by the City. Where a proposed lot is located in an area serviced by a municipal water system and/ or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision; and*
- ii. *where a consent has been applied for to create a lot which is dependent upon an individual water supply, approval shall be conditional upon the City and or Region, as appropriate, being satisfied that an adequate potable water supply can be made available, and that the location of the well in relation to the septic tank is acceptable. The City and or Region, as appropriate, may require a hydrology report from a qualified professional engineer in regard to the adequacy of the potable water supply without adversely affecting either the quantity or quality of adjacent potable water supplies.*

The proposed lots will be serviced by existing municipal water and wastewater infrastructure located along Treelawn Boulevard. The proposed development will not impact capacity nor would it require the uneconomical expansion of municipal servicing infrastructure.

- d. *Conservation:*
- i. *the Toronto and Region Conservation Authority shall be consulted in respect of applications for consent which are subject to flooding, wind or water erosion, or characterized by steep slopes, groundwater recharge, valuable wildlife or fish habitat, mature tree stands and areas of high aggregate potential.*

The Subject Property is not located within TRCA's Regulated Area.

- e. *Financial Implications:*
- i. *creation of lots shall not be permitted where capital expenditures by a public authority would be required for the extension of any major service or facility.*

There are no financial implications identified as a result of the proposed severance. All costs associated with any future required service connections for the severed lands and/or service connection upgrades (if applicable) within the retained lands, per city standards, will be borne by the owner/applicant.

#### **4.0 Zoning By-law 1-88**

The Subject Property is currently zoned "R1" – Residential Zone, under the in-force and effect Zoning By-law 1-88, as amended. The applicable zoning provisions permit single detached dwellings, which is consistent with the proposed development. Additionally, the

proposed development has been designed to meet all zoning standards as outlined in By-law 1-88. See below Zoning Compliance Table for reference:

**TABLE 1 - LOT 'A'**

<b>PROVISION</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Frontage	18.0m	40.10m
Lot Area	700 sq.m	1,376.77 sq.m
Coverage	30%	27.22%
Front Yard Setback	7.5m	9.13m
Rear Yard Setback	7.5m	33.46m
Exterior Yard Setback	4.5m	N/A
Interior Yard Setback	1.8m	1.84m (west) 2.51 (east)

**TABLE 2 - LOT 'B'**

<b>PROVISION</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Frontage	18.0m	22.9m
Lot Area	700 sq.m	1,465.32 sq.m
Coverage	30%	27.06%
Front Yard Setback	7.5m	9.50m
Rear Yard Setback	7.5m	36.24m
Exterior Yard Setback	4.5m	4.5m
Interior Yard Setback	1.8m	1.82m (west) 3.67 (east)

As shown in the tables above, the proposed development has been designed to meet or exceed all of the applicable zoning requirements outlined in By-law 1-88 for the R1 Zone.

## **5.0 Conclusion**

Based on the above review, it is our opinion that the proposed consent application represents good planning, meets the in-force land use planning policy regime and has regard for the relevant criteria set out in Sections 51(24) of the *Planning Act* applicable to the subdivision of land.

## **6.0 Submission Materials**

In support of the Consent Application, please find enclosed:

- 1) Consent Application Form;
- 2) Planning Justification Letter, prepared by HPGI;

- 3) Site Plan, prepared by Contempo Studio;
- 4) Arborist Report/Tree Inventory & Preservation Plan, prepared by The Urban Arborist;
- 5) Lot Grading & Servicing Plan, prepared by Guido Papa Surveying;
- 6) Stormwater Management Design Report, prepared by A.M. Candaras; and,
- 7) (1) cheque in the amount of \$3,875.00 for the applicable application fee.

We request that the enclosed materials be received and circulated for review and comment so that the application can proceed to the earliest available Committee of Adjustment meeting. Should you have any questions or require any hard copies of these materials, please contact the undersigned at ext. 228.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Jonathan Sasso B.A. (Hons)  
Senior Planner

cc. Amal and Vince Teti



# Committee of the Whole (1) Report

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**DATE:** Tuesday, January 17, 2023

**WARD:** 1

**TITLE:** AMAL AND VINCE TETI  
ZONING BY-LAW AMENDMENT FILE Z.22.022  
100 TREELAWN BOULEVARD  
VICINITY OF ISLINGTON AND NASHVILLE ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole to permit an amendment to Zoning By-law 1-88 to facilitate the severance of the subject lands and allow for the construction of two single-detached dwelling units, as shown on Attachment 3, together with the site-specific zoning exception identified in this report.

**Report Highlights**

- The Owner proposes to amend Zoning By-law 1-88 to facilitate the severance of the subject lands into two lots and allow for the construction of two single-detached dwelling units
- The Development Planning Department supports the approval of the proposed amendment as it is consistent with and conforms to Provincial Policy, conforms to the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the surrounding area context

**Recommendations**

1. THAT Zoning By-law Amendment File Z.22.022 BE APPROVED, to amend Zoning By-law 1-88 to facilitate the severance of the Subject Lands and construction of two single-detached dwellings, together with the site-specific exception identified in this report.; and

2. THAT Council direct staff to implement Conditions of Approval on the future Consent Application to ensure that the proposed single-detached dwellings comply with the “Village of Kleinburg” architectural guidelines.

## **Background**

The subject lands (‘Subject Lands’) are approximately 0.28 ha in area and are municipally known as 100 Treelawn Boulevard, located on the north side of Treelawn Boulevard, east of Weaver Court. The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***A Zoning By-law Amendment Application has been submitted to facilitate the severance of the Subject Lands to permit the construction of two single-detached dwellings***

Amal and Vince Teti (the ‘Owner’) have submitted Zoning By-law Amendment Application Z.22.022 (the ‘Application’) to amend Zoning By-law 1-88 to facilitate the severance of the Subject Lands to permit the construction of two single-detached dwellings (the ‘Development’), as shown on Attachments 3 to 6, together with the site-specific zoning exception identified in this report.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

On August 26, 2022, a Notice of Public Meeting was circulated to all property owners within an expanded polling area from the Subject Lands that included all properties along Treelawn Boulevard, Weaver Court, Granary Road, and North Field Court, as shown on Attachment 1. A copy of the Notice was also posted on the City’s website [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the Subject Lands along Treelawn Boulevard, in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on Monday, September 19, 2022, to receive comments from the public and the Committee of the Whole. Vaughan Council on September 28, 2022, ratified the recommendations of the Committee of the Whole (Public Meeting) to receive the Public Meeting Report and to forward a technical report to a future Committee of the Whole Meeting.

The following deputations were received by the Committee of the Whole (Public Meeting) at the September 19, 2022, meeting:

#### **Deputations:**

- Jonathan Sasso, Humphries Planning Group Inc., Pippin Road, on behalf of the Owner

- Gerard C. Borean, Treelawn Boulevard

Written Submissions:

- Carol-Ann and Trevor, no address given, dated September 19, 2022
- Claudia and Francisco Fernando, Treelawn Boulevard, dated September 17, 2022
- J. Fierro, Weaver Court, dated September 19, 2022
- Melissa Fierro, no address given, dated August 7, 2022
- Steven Zanette, Treelawn Boulevard, dated September 19, 2022
- Roy Chiarotto, Marel Contractors, Weaver Court, dated September 19, 2022
- Donna Rotondo, Treelawn Boulevard, dated September 21, 2022
- Albert Vitullo, Weaver Court, dated September 8, 2022
- Cindy Milazzo, Weaver Court, dated September 3, 2022
- Robert Pasutto, Granary Road, dated September 2, 2022
- Joe Di Giorgio, Granary Road, dated September 5, 2022
- Sam Emied, Granary Road, dated September 5, 2022
- Resident, Treelawn Boulevard, dated September 6, 2022
- Resident, Treelawn Boulevard, dated September 3, 2022
- Sabrina Palmieri, Weaver Court, dated September 5, 2022
- Annalisa Commisso, Treelawn Boulevard, dated August 29, 2022
- Lori Moscone, Treelawn Boulevard, dated August 24, 2022
- Milena Calabro, Treelawn Boulevard, dated August 24, 2022
- Maria Corvinelli, Treelawn Boulevard, dated September 12, 2022
- Jim Deangelis, Treelawn Boulevard, dated September 10, 2022
- Josipa Niedermuller, Treelawn Boulevard, dated September 9, 2022
- Pina Licata, Treelawn Boulevard, dated September 10, 2022
- Emmanuel M. Pavlakis, Treelawn Boulevard, dated September 11, 2022

The following is a summary of the comments provided in the deputations and written submissions received which are addressed throughout the report:

a) Noise and Pollution

- Concern with noise and pollution caused by demolition and construction of multiple buildings on a single lot
- Increase in noise pollution with added density

Response

The management of noise resulting from construction is enforced through Noise By-law 121-2021. The Noise By-law sets standards for time of operation of construction

vehicles and equipment. Issues with noise, construction, and maintenance of the Subject Lands are enforced by the By-law Enforcement and Compliance Department as well as any general noise disturbances.

b) Precedent

- The Development will change the character of neighbourhood, will not encourage a cohesive lot pattern, and is not compatible or in keeping with the neighbourhood
- The Application would set a precedent leading to further severances
- The current zoning protects the interest and character of subdivision
- Design of proposed dwellings should reflect character of subdivision, and be in accordance with approved Architectural Control Guidelines

Response

The Committee of Adjustment, in 2001, approved a Consent and Minor Variance Application at 1 Treelawn Boulevard (Lot 51 on Plan 65M-3377) for the creation of a new residential lot (19 Treelawn Boulevard), with a lot frontage of 20 m and lot area of 1,606 m<sup>2</sup>.

Most of the existing lots within the area vicinity have lot frontages between 18 to 20 m, where the minimum lot frontage requirement is 18 m for interior lots and 22 m for corner lots under the R1 Residential Zone ('R1 Zone') of Zoning By-law 1-88. Further subdivision of such lots would not meet the lot frontage and area requirements of the Zoning By-law and would produce lots that are sufficiently smaller in size than the typical lot found within the neighbourhood.

The proposed lots comply with the minimum lot area and frontage requirements under the R1 Zone, subject to site-specific Exception 9(563) of Zoning By-law 1-88. The proposed lots are similar in lot area and frontage with the adjacent lots and will have lot frontages greater than the majority of lots within the subdivision. The proposed single detached dwellings that are shown conceptually by the Owner indicate that dwellings can be built on the proposed lots in compliance with the development standards of Zoning By-law 1-88.

The "Village of Kleinburg" architectural design guidelines prepared by MBTW (revised November 15, 1988) and approved by Council on January 18, 1988, October 31, 1988, and April 30, 1990, are the approved architectural guidelines that apply to the subdivision (File No. 19T-81061). A recommendation has been included in this report for Council to direct staff to request that the design of the proposed dwellings be in compliance with the approved "Village of Kleinburg" architectural

design guidelines through conditions of approval on the future Consent Application, should the Application be approved.

c) Visual Impact

- Views, lighting, and privacy impact on adjacent properties with the proposed dwellings
- Impact on streetscape along Treelawn Boulevard

Response

The proposed dwellings shown conceptually are configured with a side-to-side building condition with 126 Treelawn Boulevard, and a side-to-rear condition with 1 and 11 Weaver Court. Similar side-to-side and side-to-rear conditions exist within the subdivision. The Zoning By-law establishes appropriate standards for setbacks, building height, and lot coverage that regulates the impact of massing, built form, shadowing, and privacy. Although the design of the buildings is conceptual at this stage, the Owner has demonstrated that future dwellings on the two lots proposed can meet the requirements of Zoning By-law 1-88 with respect to height, lot coverage, and setbacks. Any changes to the single detached dwellings as shown on Attachments 3 to 6 that do not comply with Zoning By-law 1-88 will be subject to further public consultation and approval through the Committee of Adjustment.

The orientation of the proposed lots and dwellings is a similar condition to that of the existing dwelling on the Subject Lands and the other dwellings and lots along Treelawn Boulevard. Additional landscaping was also requested by Urban Design staff with large canopy deciduous and coniferous trees and shrubs, to be integrated with the design of the building's front façade to match the existing street character along Treelawn Boulevard. The Owner has provided a conceptual Landscape Plan, as shown on Attachment 4, to the satisfaction of the Development Planning Department. Future conditions of approval for planting and detailed finishing materials will be provided and approved through a future Consent Application, should the Application be approved.

d) Construction

- Concerns regarding potential water issues and damage arising from construction
- Active construction site poses safety risk to cars and pedestrians on the street

Response

The Owner has submitted a Stormwater Management ('SWM') Brief confirming that the proposed severance will maintain existing drainage flows, where water drains from the rear to the front of the Subject Lands towards Treelawn Boulevard. The Lot

Grading Plan provided by the Owner shows the installation of sediment control fencing along the edges of the Subject Lands, which will mitigate the flow of mud and construction debris to adjacent properties. Mud mats for construction access will also limit the amount of mud flowing to the municipal street. The Development Engineering Department has reviewed the Application and has no objection to its approval.

e) Traffic

- Additional dwelling and construction will contribute to increased traffic and parking on the street, Treelawn Boulevard cannot sustain amount of traffic and parking on road, car obstructions
- Subdivision was not built to withstand current volumes

Response

The Transportation section of the Development Engineering Department have reviewed the Application and identified no issues or concerns regarding traffic in the area with the addition of one dwelling on the Subject Lands.

## **Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

[September 28, 2022, Committee of the Whole \(Public Meeting\), Zoning By-Law Amendment File Z.22.022](#)

## **Analysis and Options**

### ***The Application is consistent with the Provincial Policy Statement, 2020***

Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy, and a clean and healthy environment. The PPS also recognizes that local context and character is important.

The Subject Lands are located within a defined Settlement Area by the PPS. The Development is consistent with the policies of the PPS, specifically Policies 1.1.1, 1.1.3.2, 1.4.3.d) by promoting efficient development, land use patterns, new housing, and use of resources which sustain the financial well-being of the Province and municipalities over the long term, and efficiently use the infrastructure and public service facilities which are planned or available. Development shall also be focused within Settlement Areas, in accordance with Policy 1.1.3.1. The Application will promote

intensification and redevelopment within Settlement Areas to optimize the use of land where existing municipal sewage services and municipal water services are available and feasible to accommodate growth, in accordance with Policy 1.6.6.

The Development is consistent with the Settlement Areas and Housing policies of the PPS as it makes more efficient use of the Subject Lands, minimizes land consumption, utilizes existing servicing and infrastructure, and avoids the need for the uneconomical expansion of services. The Application is consistent with the PPS.

***The Application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and Delineated Built-Up Area, as identified by the Growth Plan. The Development conforms to Section 2.2.2, as intensification is encouraged generally throughout the Delineated Built-Up Area, where growth can be supported by existing infrastructure. Specifically, the Subject Lands are located within a subdivision with existing municipal water and wastewater systems that can be utilized to service the Development, which optimizes the use of land supply, in accordance with Sections 2.1 and 2.2.1. Accordingly, the Development conforms to the Growth Plan.

***The Application conforms to the York Region Official Plan 2010***

The York Region Official Plan 2022 was approved by the Province on November 4, 2022. Policy 7.4.13 in York Region Official Plan 2022 states that development applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of the Plan. The Application was deemed complete on July 19, 2022; therefore, the Application is subject to the policies of York Region Official Plan 2010.

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" on Map 1 – Regional Structure by the YROP. Section 5.2 states that growth will be accommodated in Regional Centres and Corridors, the Urban Area, Towns and Villages, and new community areas. Specifically, Section 5.6 identifies Towns and Villages as areas of tightly knit villages that each have their own unique

sense of place and identity, with each Town and Village in York Region having a role to play in accommodating growth.

Section 7.3.15 states that development within Towns and Villages will occur on the basis of full municipal water and wastewater treatment services where such facilities currently exist.

The Development introduces new single detached dwellings which are an existing built form in the community and represents a form of small-scale intensification and local infill that will utilize existing municipal water and wastewater services. Accordingly, the Development conforms to the policies of the YROP.

***The Application conforms to Vaughan Official Plan 2010***

The Subject Lands are located within the “Community Areas” on Schedule 1 – Urban Structure and are designated “Low-Rise Residential” on Schedule 13 – Land Use of Vaughan Official Plan 2010 (‘VOP’).

The Development conforms to the “Low-Rise Residential” designation in VOP 2010

The “Low-Rise Residential” designation permits residential uses in a low-rise form no greater than three storeys. Detached, semi-detached, and townhouses are permitted building types within the “Low-Rise Residential” designation. The Development includes two new detached dwellings on the Subject Lands that comply with the requirements of both Zoning By-law 1-88 and Zoning By-law 001-2021, subject to the approval of a Consent Application to sever the Subject Lands into two separate lots. The proposed use and built form for the Applications conforms to the “Low-Rise Residential” designation of VOP 2010.

The Development conforms to the “Community Area” Policies in VOP 2010

VOP 2010 identifies that as the City grows and matures, Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.

The Development conforms to the “Community Area” policies in VOP 2010, specifically the following:

- Section 2.2.3.2 – new development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area is permitted



- Section 2.2.3.3 – limited intensification may be permitted in Community Areas, subject to development being sensitive to and compatible with the character, form, and planned function of the surrounding context
- Section 9.1.2.1.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
- Section 9.1.2.2 – in Established Community Areas, new development will be designed to respect and reinforce 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
  - j. Conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.
  - k. The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g., solar configuration, solar panels) or environmental sustainability (e.g., natural lands, rain barrels).

The Subject Lands are located within the Millview Subdivision (File No. 19T-81061 / Registered Plans 65M-3466 and 65M-3377). The surrounding area and subdivision are characterized by residential lots with one and two-storey single-detached dwellings with varying lot and dwelling sizes. Lot frontages generally range between 18 to 22 m and lot areas between 940 m<sup>2</sup> to 3,620.31 m<sup>2</sup>, with the average lot area being 1,547.85 m<sup>2</sup>. Site-specific Exception 9(563) applies zoning standards for the subdivision and identifies a minimum lot area requirement of 929 m<sup>2</sup> and a minimum lot frontage of 18 m for interior lots, and 22 m for corner lots.

The Subject Lands represent one of the largest lots within the subdivision, with a lot area of 2,842 m<sup>2</sup>, and an approximate lot frontage of 80.2 m. The proposed severance will create two lots fronting onto Treelawn Boulevard that will exceed the minimum

standards as noted in Exception 9(563) by a significant margin. A lot frontage of 40.1 m for both lots is greater than a majority of lots within the subdivision, and greater than the immediate adjacent lots. The areas of the lots proposed are 1,465.32 m<sup>2</sup> and 1,376.77 m<sup>2</sup>, which are similar in lot area with the adjacent lots and within the range of lot sizes found within the subdivision.

The proposed lots will front onto Treelawn Boulevard and will follow the existing lotting pattern along the street. While the proposed lots are unique in shape compared to lots in the surrounding area which are rectangular, they are consistent with the existing shape of the Subject lands, which exists within the fabric of the neighbourhood. Accordingly, Development Planning Staff are of the opinion that the proposed lots are compatible with the surrounding area and context.

The lots are conceptually shown to be developed with single-detached dwellings that comply with the setback, height, and lot coverage standards of both Zoning By-law 1-88, subject to site-specific Exception 9(563) and Zoning By-law 001-2021. Accordingly, the Development respects and reinforces the scale, massing, and orientation of existing detached dwellings in the immediate area under the criteria established under Section 9.1.2.2 of VOP 2010 and provides for a limited form of intensification by creating two residential lots that are consistent with the local pattern, size, and configuration of existing lots within the Millview Subdivision.

The Subject Lands and surrounding neighbourhood are not located within an “Established Large-Lot Neighbourhood” identified on Schedule 1B - Areas Subject to Policy 9.1.2.3 - Vaughan’s Established Large-Lot Neighbourhoods of VOP 2010. Accordingly, Section 9.1.2.3 of VOP 2010 does not apply to the Subject Lands.

#### The Development conforms to the Severance Policies in VOP 2010

The Development conforms to the Severance policies as the Development is consistent and compatible with the surrounding pattern and configuration of lots in the neighbourhood, will facilitate a built form with a height and scale compatible with the surrounding area, and will have appropriate access to a public street with available servicing connections in accordance with Policies 10.1.2.42 and 10.1.2.47.

#### ***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (‘OLT’) in respect of Zoning By-law 001-2021 was November 15,

2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on June 27, 2022, and as such, is subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned R1 Zone and subject to site-specific Exception 9(563) by Zoning By-law 1-88, as shown on Attachments 1 and 2. Provision gi) of site-specific Exception 9(563) limits the R1 zoned lots shown on Attachment 2, Schedule E-630 of Exception 9(563), to one single family detached dwelling, effectively limiting the ability to sever the lands without an amendment to the Zoning By-law.

The Owner is proposing to amend site-specific Exception 9(563) by exempting the Subject Lands from provision gi) to permit more than one single family detached dwelling on a lot shown on Schedule E-630 by way of a future severance to create a new residential lot. No other amendments to Zoning By-law 1-88 are required to facilitate the Development.

***No Amendment to Zoning By-law 001-2021 is required to permit the Development***

The Subject Lands are zoned R1B(EN) First Density Residential Zone and subject to the Established Neighbourhood “EN” suffix, and site-specific Exception 14.336, as shown on Attachment 1. Development Planning staff note that the conceptual dwellings would comply with the zoning standards of site-specific Exception 14.336, including the Established Neighbourhood “EN” suffix, which provides additional standards for maximum building height, interior and front yard setbacks. In addition, the provision that restricts the number of dwellings on a lot within the subdivision was not carried over from Zoning By-law 1-88. Therefore, no amendment to Zoning By-law 001-2021 is required to facilitate the Development.

***The Development Planning Department has no objection to the Application***

The Application will allow for severance of the Subject Lands which complies with VOP 2010 and the area and frontage requirements of both Zoning By-law 1-88 and 001-2021 and facilitate two new dwellings to be built which conceptually comply with Zoning By-law 1-88 and 001-2021. The Development represents limited intensification that respects the existing character of the area. Subject to the approval of the Application, the Owner will be required to submit a Consent Application to facilitate the severance of the Subject Lands.

The Urban Design Division of the Development Planning Department has provided preliminary comments on the Development to be addressed through the future Consent Application, including the requirement for the dwellings to comply to the “Village of Kleinburg” architectural guidelines. Changes recommended include the following:

- revising the roof to be pitched, with rooflines lowered to match the massing and scale of the adjacent homes;
- the reduction of window height to be proportionate to wall area and be of similar scale of adjacent homes; and
- building elements to be more consistent with the architectural styles identified in the guidelines.

Landscaping details will also be finalized through the future Consent Application.

***The Development Engineering Department has no objection to the Application***

The DE Department has reviewed the SWM Brief, Grading and Servicing Plan, Plan of Survey, and Architectural Drawings provided by the Owner and have no objection to the Application. The DE Department advises that the Owner shall obtain permits for lot grading, servicing, and for curb cuts for the proposed driveways to facilitate the Development.

***Cash-in-Lieu of the dedication of parkland is required***

The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-Lieu of Parkland Dedication policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. The Real Estate Department has advised that cash-in-lieu of parkland will be collected at the Consent application stage.

***External Agencies have no objection to the Application***

The Toronto and Region Conservation Authority, Alectra Utilities, Rogers Communications, Canada Post, and Enbridge Gas have no objection to the Application.

**Financial Impact**

There are no new requirements for funding associated with this report.

## **Broader Regional Impacts/Considerations**

York Region has no objection to the Application, and consider the Application to be a matter of local significance.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.22.022 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88 and Zoning By-law 001-2021, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Application is consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010, and is compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Application, subject to the recommendations in this report.

**For more information**, please contact: Michael Torres, Planner, Development Planning Department, ext. 8933.

## **Attachments**

1. Context and Location Map
2. Schedule E-630 to Zoning By-law 1-88, Exception 9(563)
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Conceptual Building Elevations Dwelling A
6. Conceptual Building Elevations Dwelling B

## **Prepared by**

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Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager