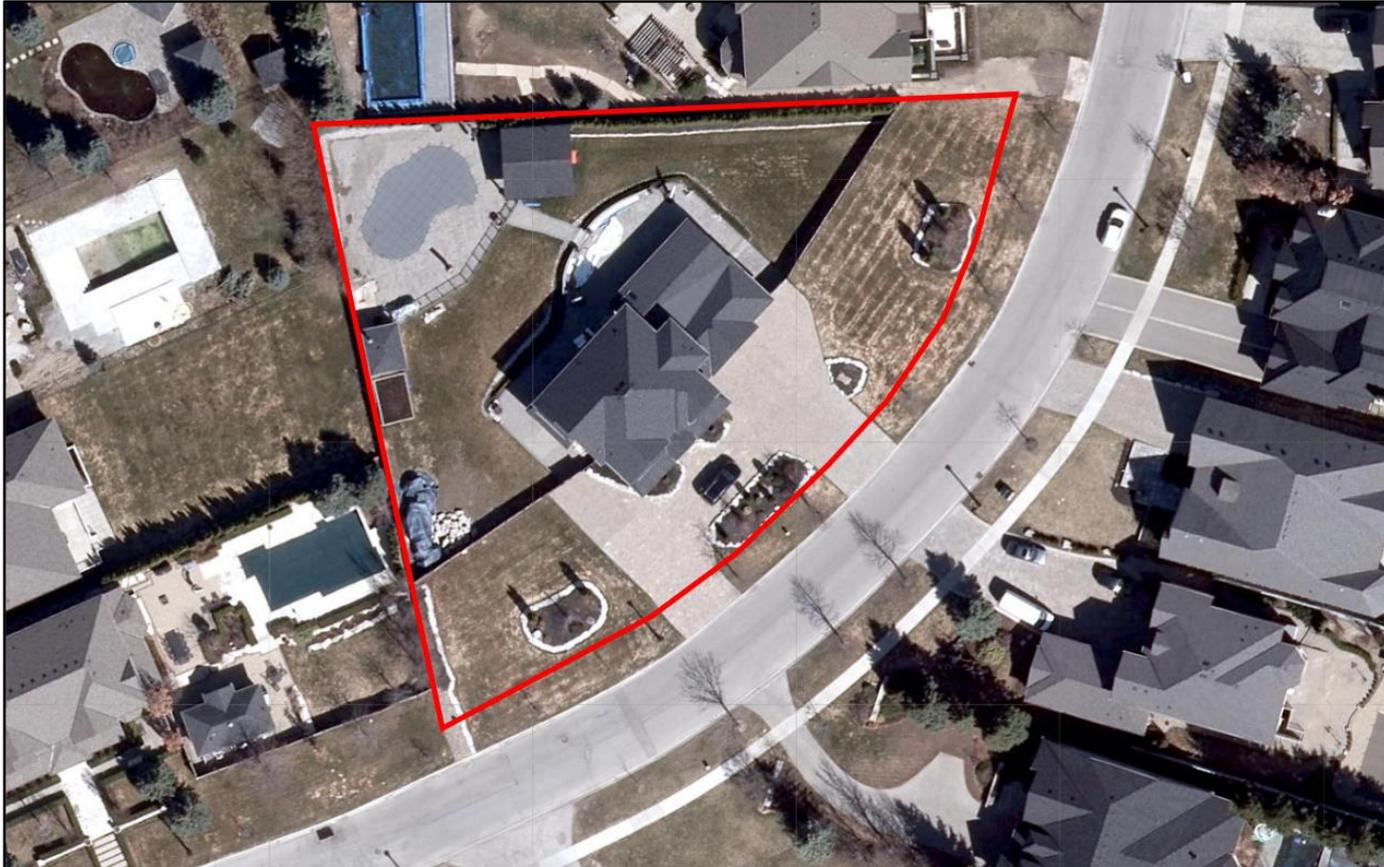


# 100 Treelawn Boulevard, Vaughan



**Committee of the Whole**

**January 17, 2022**

**1:00 PM**

**Communication : C 5**

**Committee of the Whole (1)**

**January 17, 2023**

**Agenda Item # 3**

**Zoning By-law Amendment**

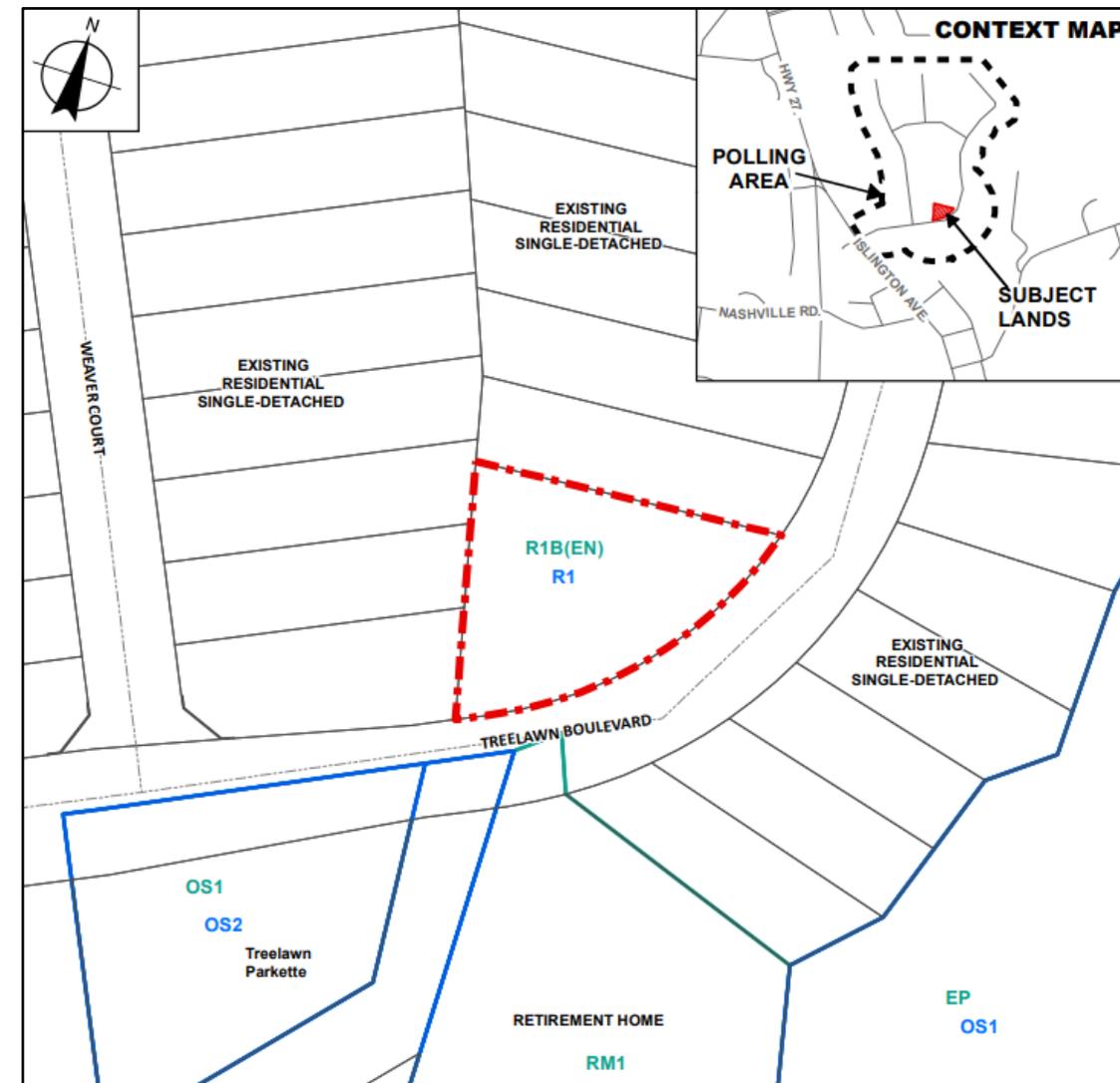
**Z.22.022**

**On behalf of Amal and Vince Teti**

**HUMPHRIES PLANNING GROUP INC.**

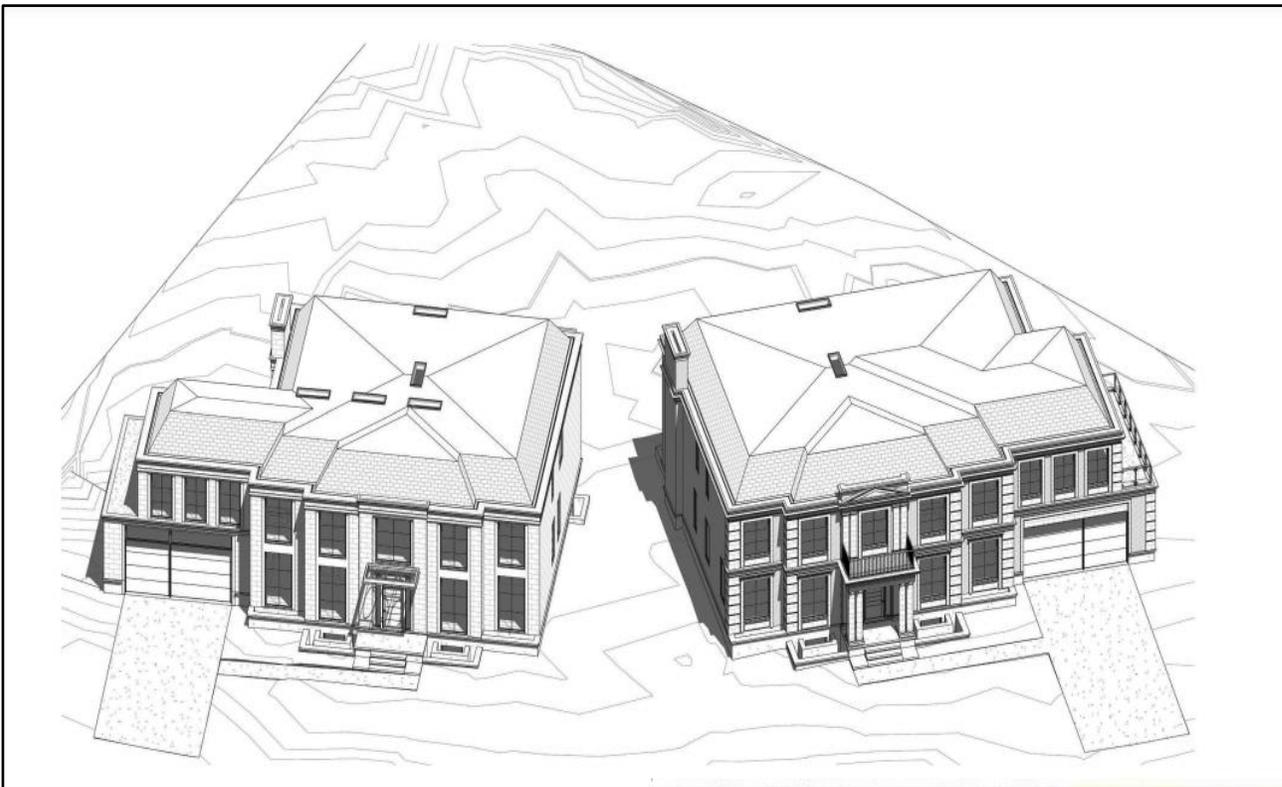
**CITY FILE NO. Z.22.022**

# SITE LOCATION & AREA CONTEXT



- Located on the north side of Treelawn Boulevard east of Islington Avenue in the Village of Kleinburg.
- Represent one of the largest lots in the neighbourhood.
- Lot Area: 0.27 hectares (0.66 acres).
- Lot Frontage: 80.2 metres (along Treelawn Boulevard).
- Currently occupied by an existing 2-storey single detached dwelling with attached 3-car garage, rear yard pool and cabana.
- The site is serviced by municipal water and wastewater infrastructure.
- The existing dwelling is proposed to be demolished in order to facilitate the redevelopment.

# ZONING BY-LAW AMENDMENT APPLICATION



Conceptual Building Rendering

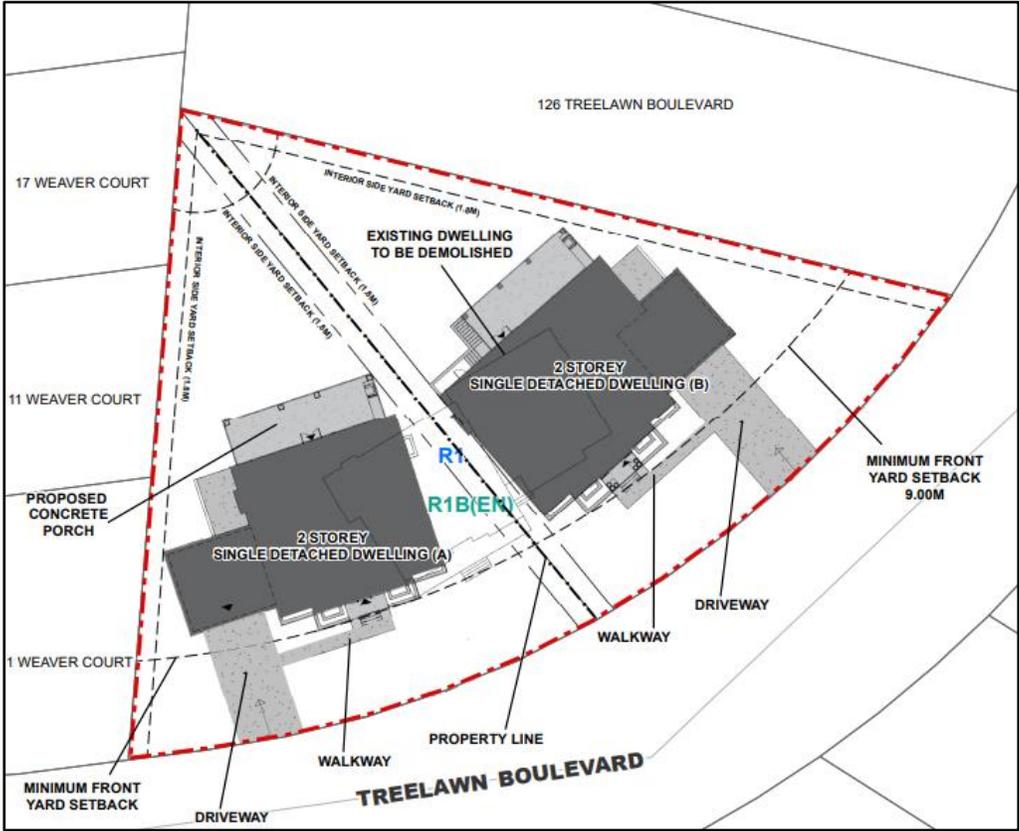
- Currently zoned '**R1 – Residential One**' Zone and subject to special exception 9(563) in accordance with the in-force and effect By-law No. 1-88, as amended
- ZBLA seeks to modify exception 9(653) and delete clause "gi"
- Clause (gi) restricts the construction of more than one dwelling on any lot of the noted M-Plan.
- The proposed ZBLA does not seek relief from 1-88 and/or 01-2021 other than amending paragraph (gi) of the special exception
- The proposal exceeds all minimum lot/development standards and zone provisions for the R1 zone category.
- The clause that restricts the lot to one dwelling was not carried over in new Zoning By-law 01-2021.

# DEVELOPMENT PROPOSAL

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

## Lot 'A' – Retained Land

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

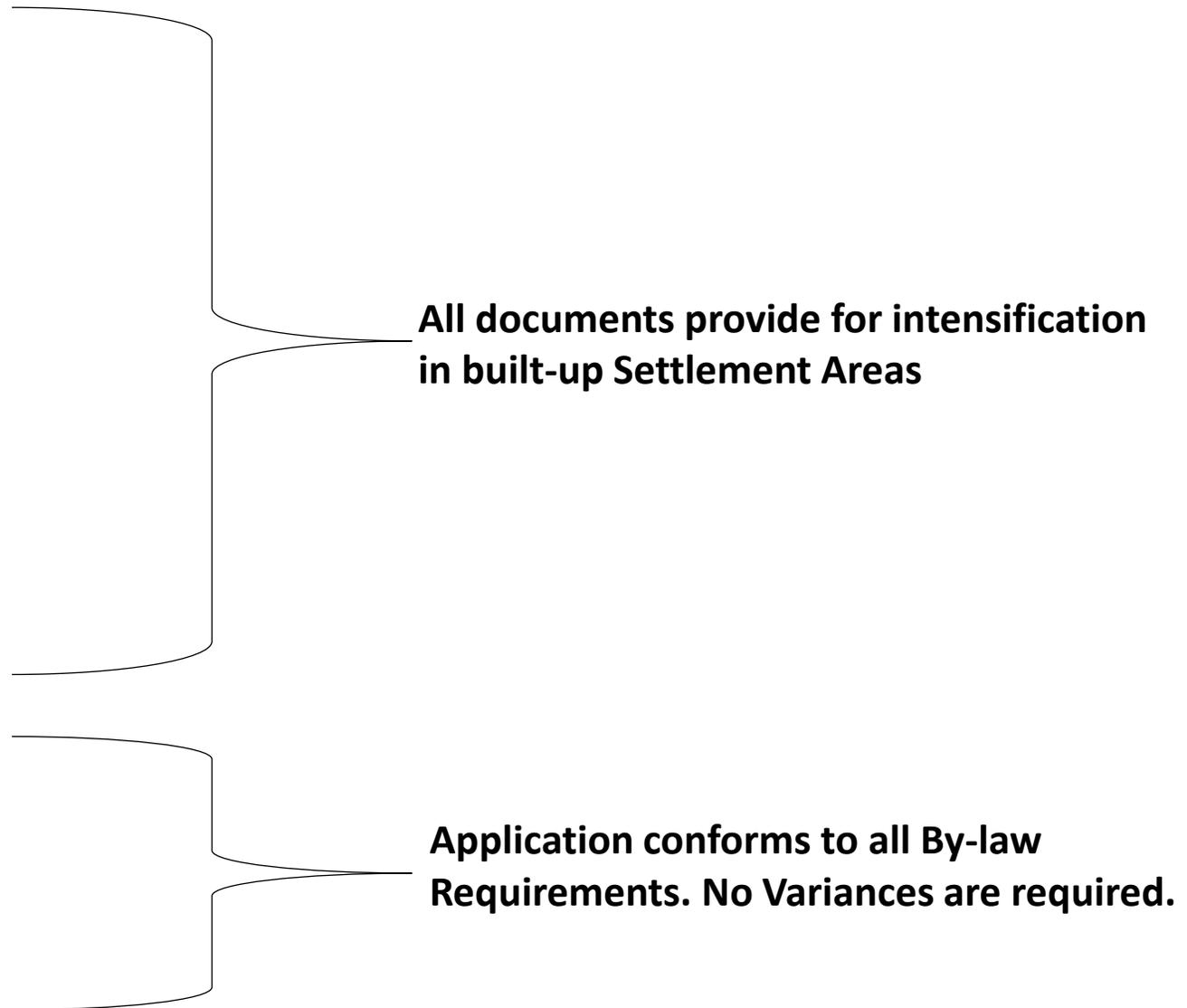


## Lot 'B' – Severed Land

	Required	Provided
Frontage	18.0m	40.10m
Lot Area	700 sq.m	1,456.32 sq.m
Coverage	30%	27.13%
Front Yard Setback	7.5m	9.70m
Rear Yard Setback	7.5m	36.24m
Exterior Yard Setback	4.5m	N/A
Interior Yard Setback	1.5m	1.82m (west) 4.52m (east)

# POLICY FRAMEWORK

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

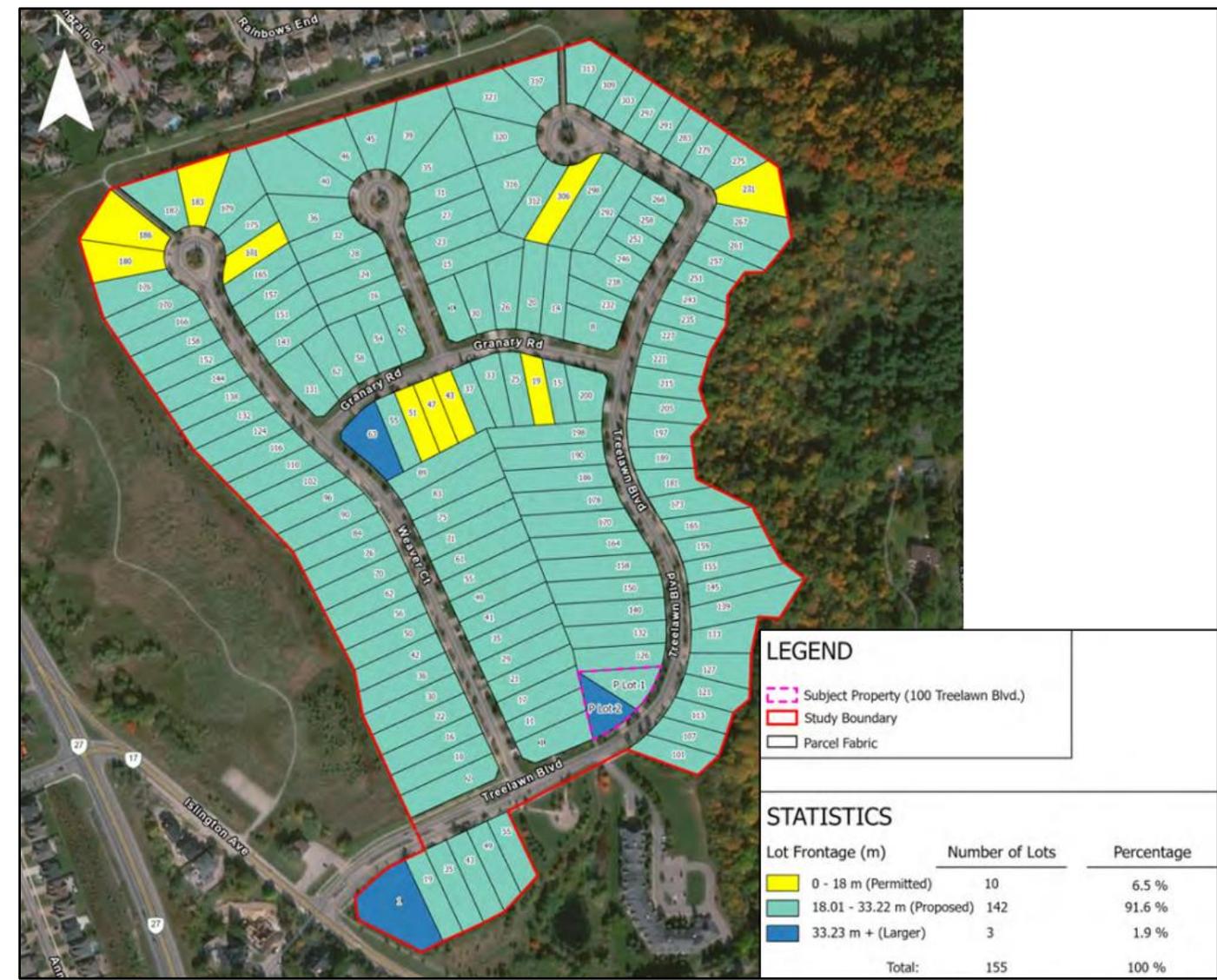


# NEIGHBOURHOOD CHARACTER – LOT AREA



- Lot areas range between 940 sq. m to 3,620 sq. m.
- The average lot area 1,547 sq. m.
- The zoning by-law requirement is 700 sq. m.
- The proposed severance will produce lots with areas of 1,376.71 sq. m (Lot A) and 1,465.32 sq. m (Lot B) respectively.
- The proposed lots are in keeping with the majority of lots within the subdivision.

# NEIGHBOURHOOD CHARACTER – LOT FRONTAGE



- Lot frontages range from 18.0 – 33.0 metres with the majority of lots have a frontage of approximately 20 metres.
- The zoning by-law requires a lot frontage of 18.0 metres.
- The proposed severance would produce lots with frontages of 40.10 metres each representing some of the largest in the neighbourhood.

## **BACKGROUND REPORTS/STUDIES/PLANS COMPLETED**

- Survey Plan, dated April 6, 2022
- Site Plan, Floor Plans, Elevations & Sections, dated May 5, 2022
- Planning Justification Report, dated June 2022;
- Draft Zoning By-law Amendment 1-88 (Schedule & Text)
- Grading & Servicing Plan, dated June 10, 2022;
- Arborist Report, Tree Inventory & Preservation Plan, dated May 27, 2022
- Stormwater Management Brief, dated October 24, 2022
- Landscape Plan & Details, dated October 6, 2022

## PLANNING ANALYSIS

- Fits with the character of the surrounding neighbourhood (i.e. lot frontages and areas, configuration of lots & building types) ;
- Meets the compatibility criteria set out in Section 9.1.2.2 of the VOP 2010;
- Is contextually appropriate and respects defining elements of the existing established community including setbacks, landscaping and drainage patterns;
- The proposed lots will exceed the minimum standards by a significant margin.
- Spectre of precedent is minimal and will not set off a 'chain reaction' of severance applications;
- Will not result in any adverse impacts; and,
- Represents appropriate infill which will facilitate gentle intensification in an established community area consistent with Provincial policy direction.

## **CONCLUSION**

- The Development Planning Department **support** the approval of the Application.
- The proposed development includes low density residential uses and represents the efficient use of an underused site by providing family related housing supply.
- The Subject Lands are already serviced, have excellent access to nearby parks, community facilities and amenities and the broader road network.
- The proposed development represents good planning and in our opinion the proposed amendment should be approved.

**THANK YOU**