

COMMITTEE OF THE WHOLE PUBLIC MEETING

PROPOSED SINGLE DETACHED
RESIDENTIAL SUBDIVISION

10 BEVAN ROAD
CITY OF VAUGHAN, ONTARIO

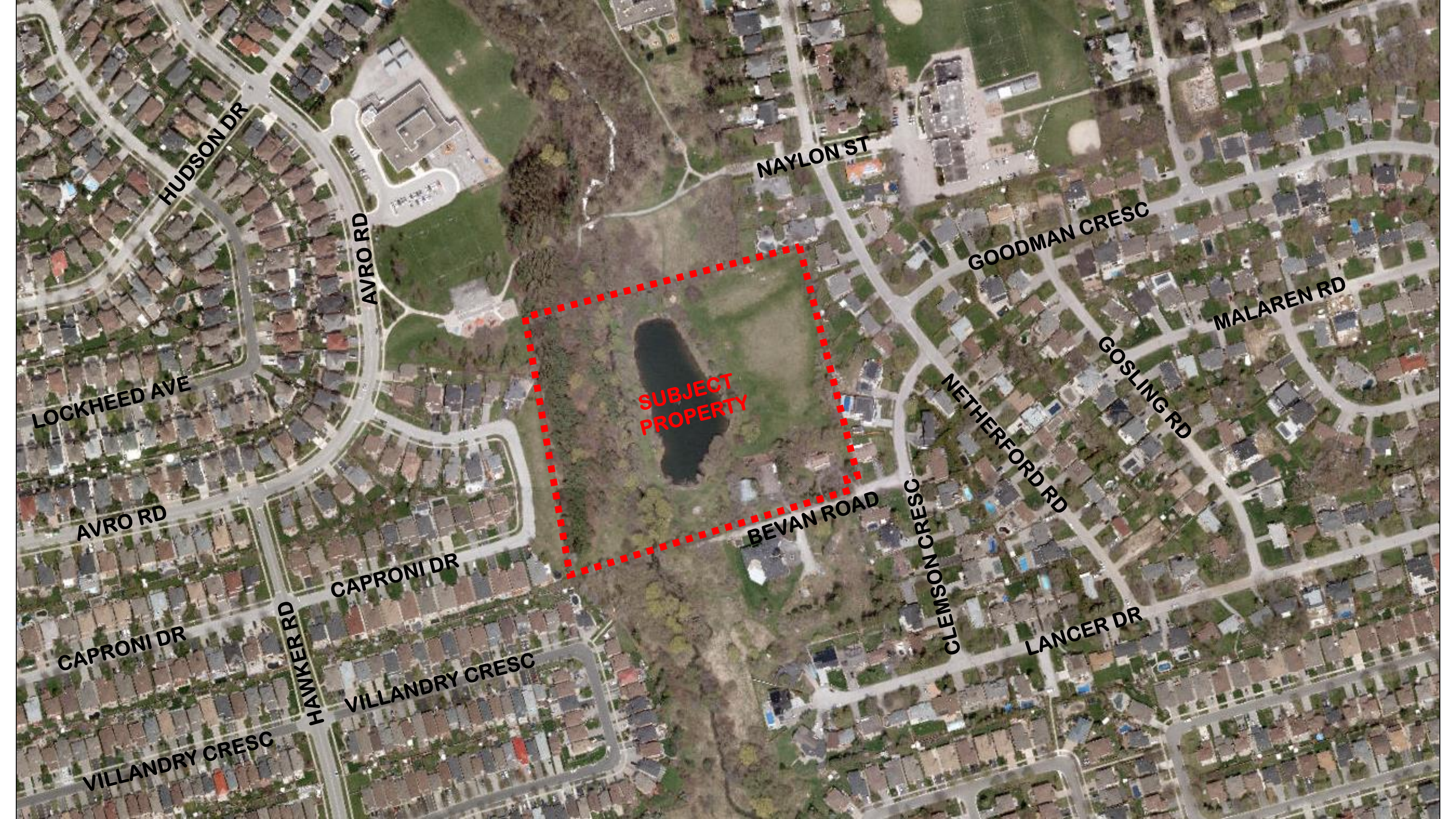
CITY FILE NO. Z.17.014 & 19T-17V003

WEDNESDAY, SEPTEMBER 13th, 2023

Brutto Consulting

PURPOSE OF OUR APPLICATIONS

- We are seeking to permit 21 single detached residential lots on a portion of the Subject Property with the municipal address of 10 Bevan Road in the City of Vaughan.
- The Subject Property consists of a lot area of 4.67 hectares (11.54 ac) of which 1.93 ha (4.76 ac) is proposed for low-rise residential development.
- We are seeking to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone”, subject to site-specific Exception 9(96), and “OS1 Open Space Conservation Zone” to “R1 Residential Zone” subject to Exception 9(96), “R2 Residential Zone”, and “OS1 Open Space Conservation Zone”.
- The proposed development will provide full municipal services, which will include water supply, sanitary sewage, and storm sewer services.



HUDSON DR

NAYLON ST

GOODMAN CRESC

AVRO RD

MALAREN RD

LOCKHEED AVE

SUBJECT
PROPERTY

GOSLING RD

AVRO RD

NETHERFORD RD

BEVAN ROAD

CLEMSON CRESC

CAPRONI DR

CAPRONI DR

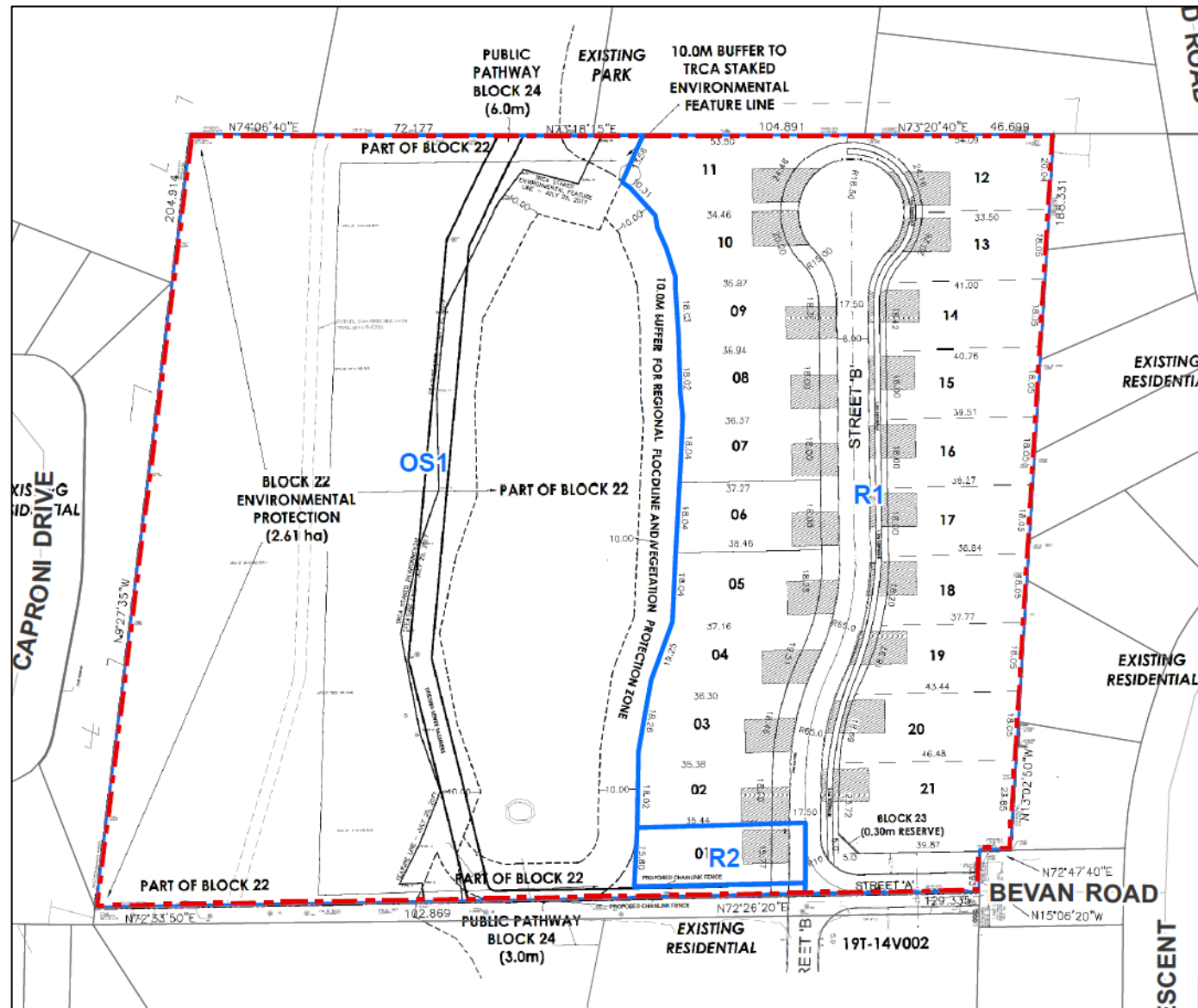
LANCER DR

HAWKER RD

VILLANDRY CRESC

VILLANDRY CRESC

LAND USE PLANNING POLICY



DRAFT PLAN OF SUBDIVISION AND PROPOSED ZONING (SOURCE: CITY OF VAUGHAN, 2023)

The Subject Site is situated within the “**Community Area**” on Schedule 1 – Urban Structure, and designated as “**Low-Rise Residential**” and “**Natural Area**” on Schedule 13 – Land Use of the VOP (2010). The “**Low-Rise Residential**” designation permits the proposed type of single detached residential development being sought with a building height of up to 3-storleys.

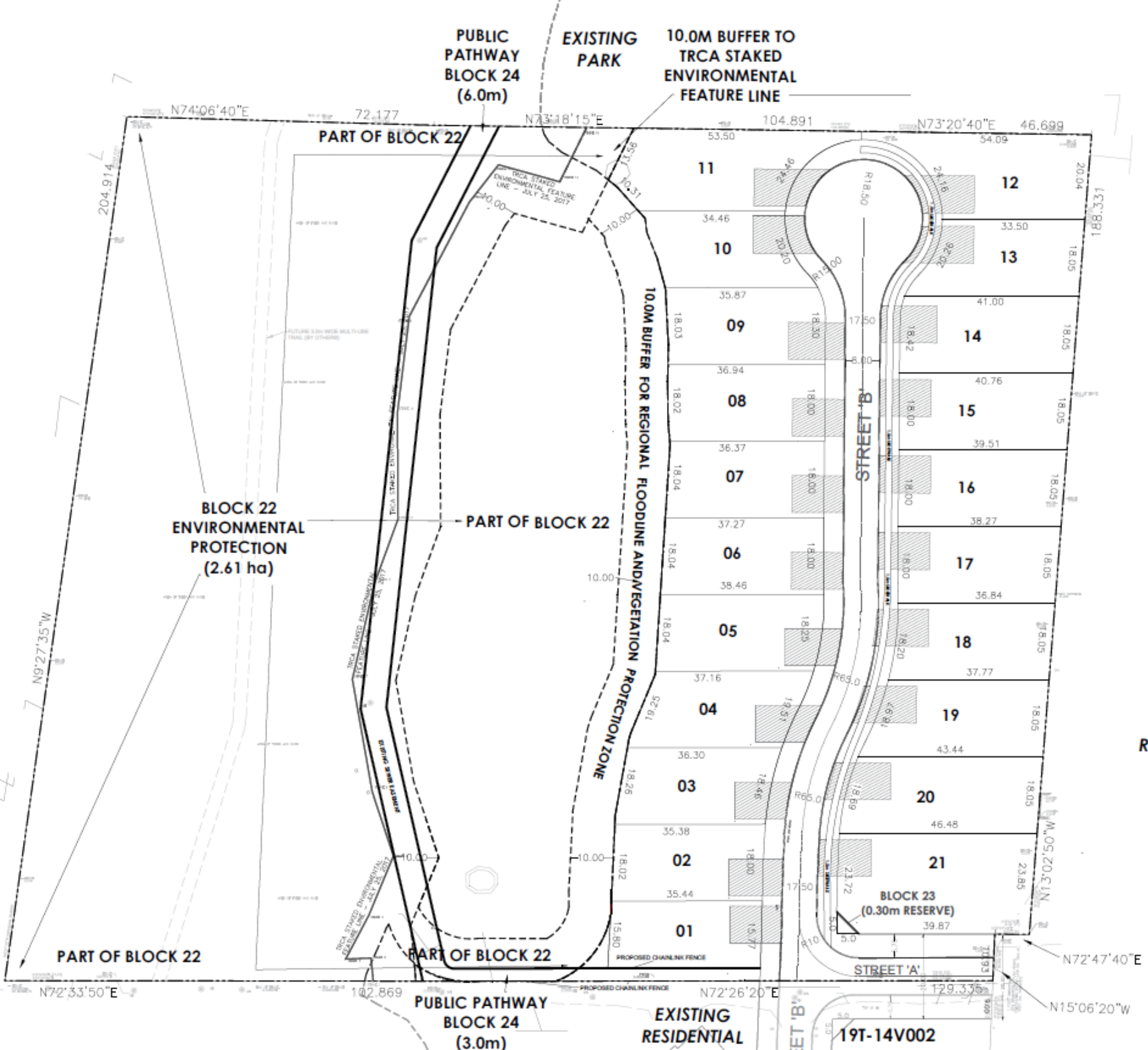
As the Applications were deemed complete by the City on April 24, 2017, the Applications are transitioned under Zoning By-law 001-2021, and subject to Zoning By-law 1-88.

The Subject Property is currently zoned “**R1 Residential Zone**”, “**A Agricultural Zone**”, and “**OS1 Open Space Conservation Zone**” by Zoning By-law 1-88, subject to site-specific Exception 9(96). The Subject Property requires a site-specific amendment to By-law 1-88 to permit the proposed single detached residential development.

As such, an Zoning By-law Amendment has been submitted to rezone the Subject Property to “**R1 Residential Zone**”, “**R2 Residential Zone**”, and “**OS1 Opens Space Conservation Zone**” in the manner shown on the zoning schedule on the left –hand side of the slide. This will permit the proposed 21 single detached dwellings on the easterly portion of the site.

The proposed development will assist the province with meeting population growth targets for the City of Vaughan as set out in the Provincial planning documents and will create a high-quality residential development.

EXISTING RESIDENTIAL



EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

19T-14V002

CONCLUDING REMARKS

In our opinion the proposed development represents good planning and appropriate use of the land for the following reasons:

- The proposed development optimizes the Subject Site to its highest and best use and builds upon the residential growth encouraged by Provincial and Regional population targets for the City of Vaughan.
- The proposed development represents efficient use of land of a currently underutilized lot and provides additional housing to help achieve the City's population growth target within an existing built-up area.
- The proposed lot fabric, lot frontages, and lot areas are in keeping with the pattern of the existing neighbourhood.
- The proposed use can be accommodated without causing any negative impacts to the existing infrastructure, character, and functionality of this area of the City of Vaughan.