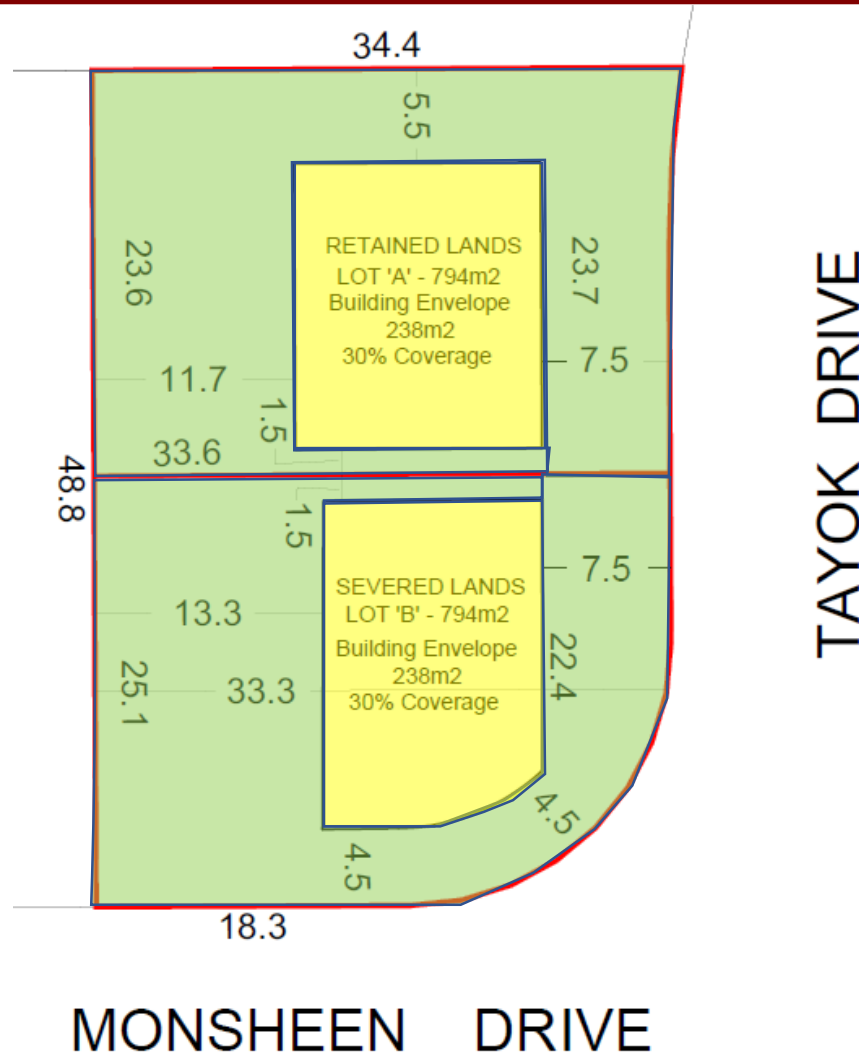


160 Monsheen Drive

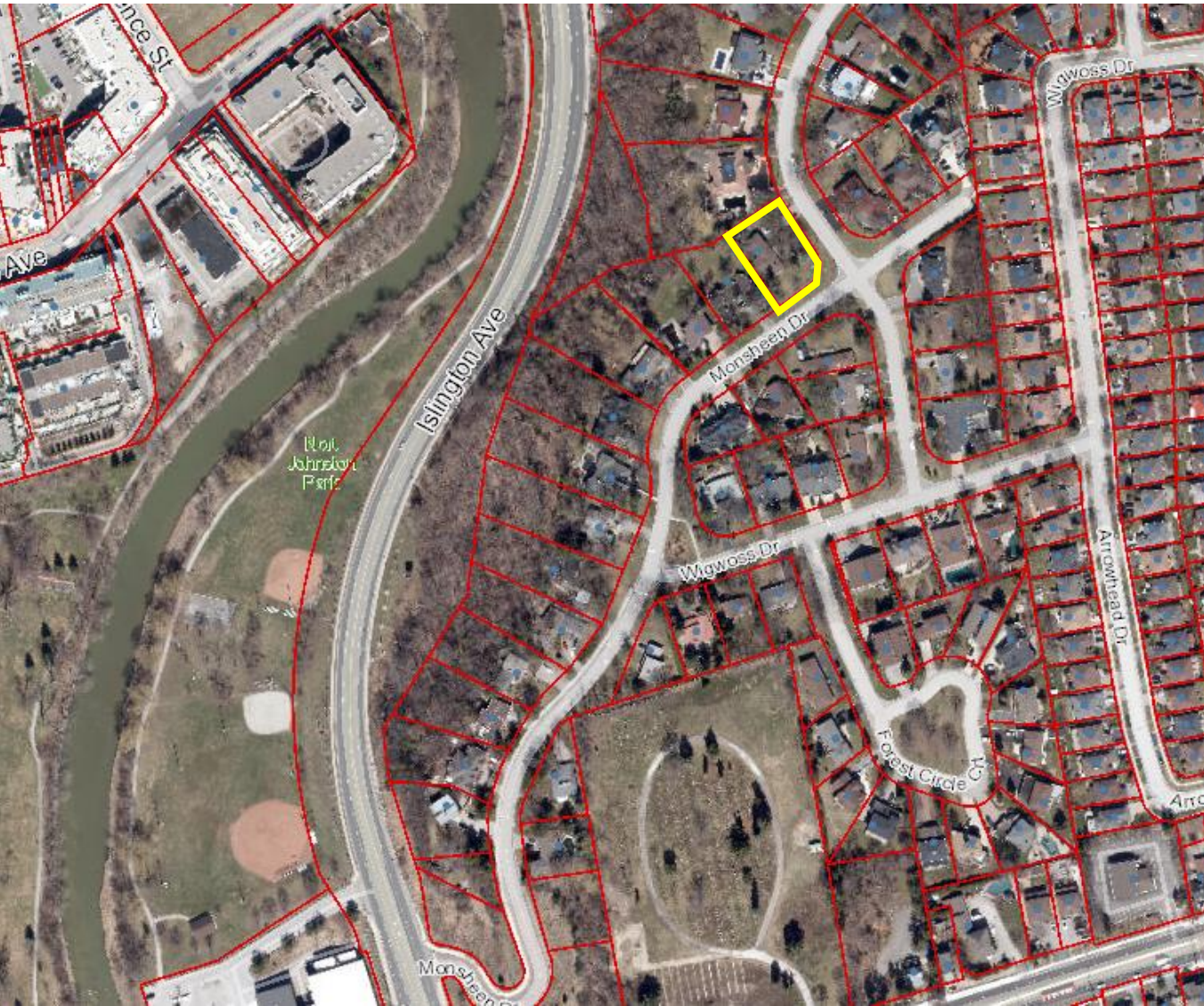


**Committee of Adjustment
Hearing
October 28th 2021
6:00 PM**

**Consent Application
B014/21**

On behalf of Concetta Petruccelli-Defina

SITE LOCATION & AREA CONTEXT



160 Monsheen Drive

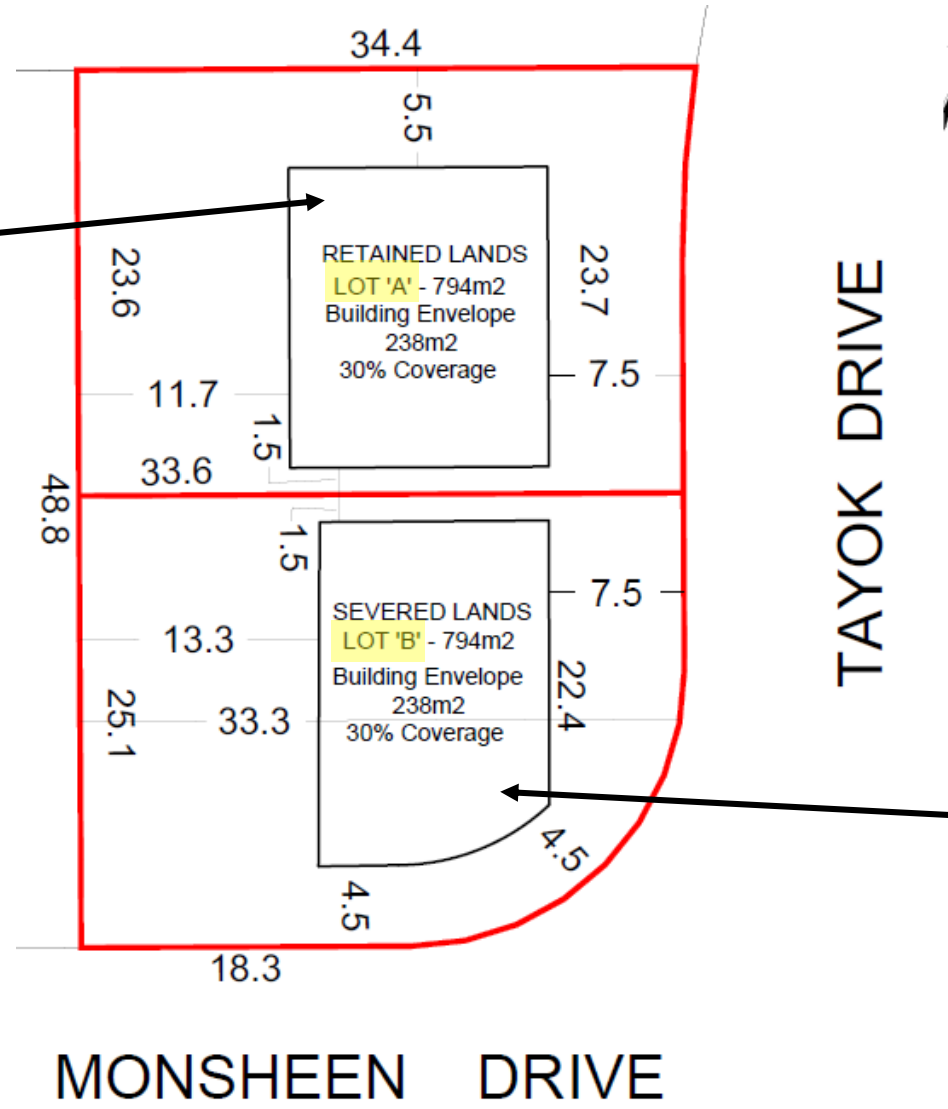
- Located at the north-west Corner of Monsheen Drive And Tayok Drive
- Lot area = 1,588 square metres
- Lot frontage = 46.6 metres
- Surrounding properties include one and two-storey single detached dwellings

DEVELOPMENT PROPOSAL

- The Consent Application proposes to sever the Subject Land into two residential lots

Lot 'A' – Retained Land

	Required	Provided
Frontage	18.0m	23.7m
Lot Area	700 sq.m	794 sq.m
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	11.7m
Exterior Yard Setback	4.5m	N/A
Interior Yard Setback	1.5m	1.5m

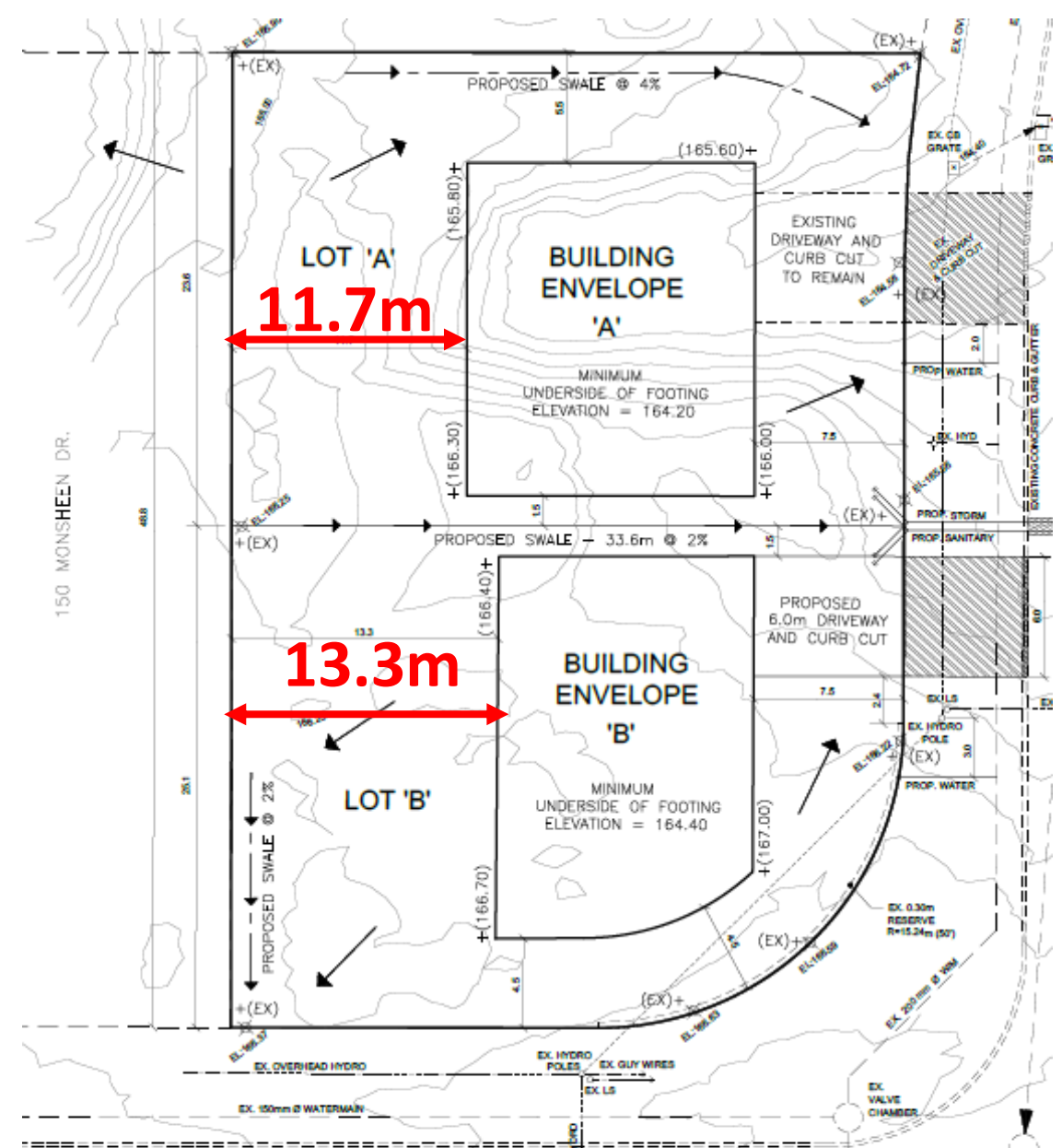


Lot 'B' – Severed Land

	Required	Provided
Frontage	18.0m	22.9m
Lot Area	700 sq.m	794 sq.m
Coverage	30%	30%
Front Yard Setback	7.5m	7.5m
Rear Yard Setback	7.5m	13.3m
Exterior Yard Setback	4.5m	4.5m
Interior Yard Setback	1.5m	1.5m

REAR YARD SPACE

- Proposal will create traditional rear yards
- No rear yard exists today (as shown in air photo)
- Rear yards exceeds the By-law requirement (min. 7.5m)



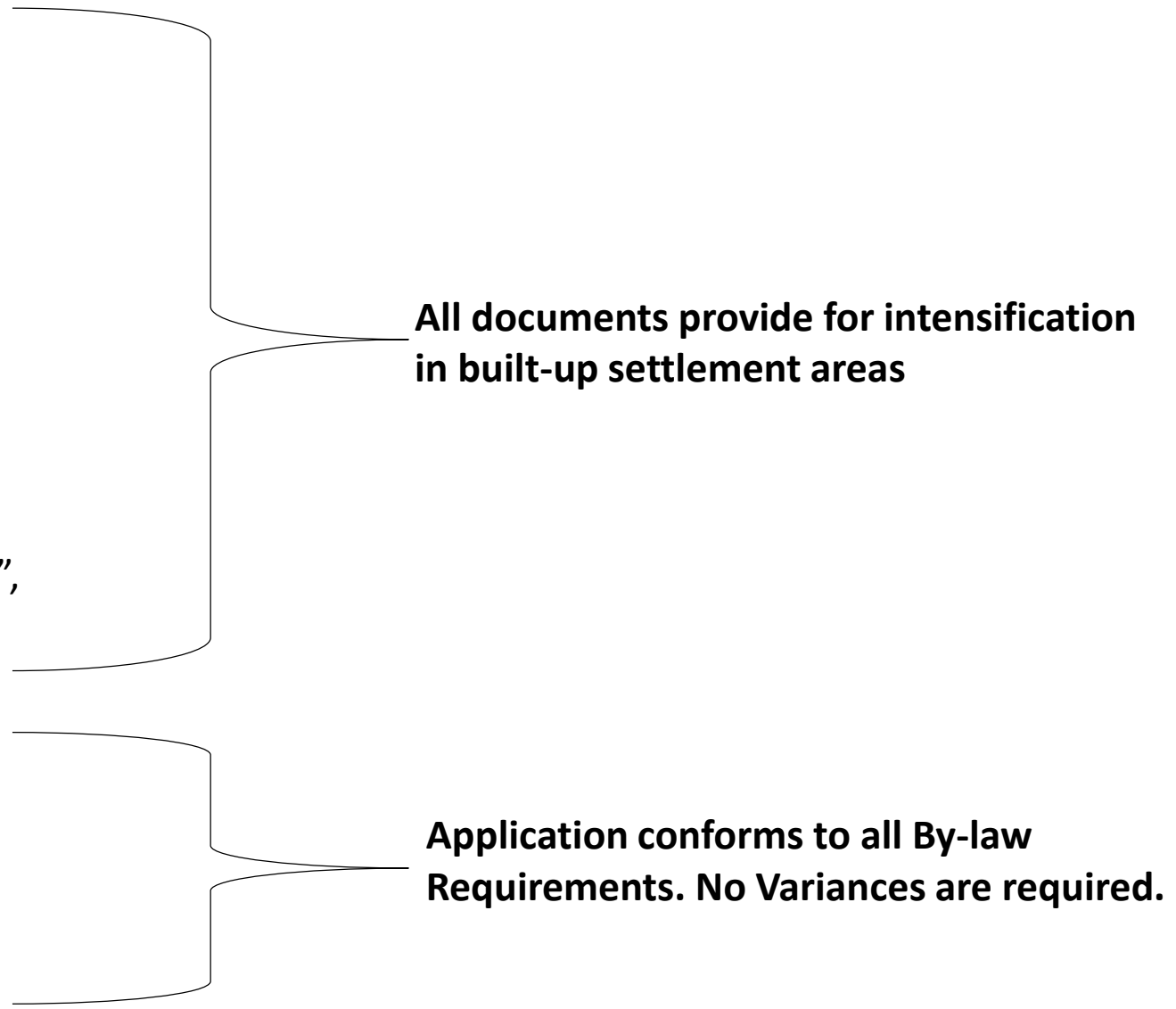
POLICY FRAMEWORK

- **Planning Act**
- **Provincial Policy Statement Review (2020)**

- **A Place to Grow – Growth Plan (2020)**

- **City of Vaughan Official Plan (2010)**
 - The subject land is designated “Low-Rise Residential”, per Schedule 13 of VOP 2010 – Land Use Map.

- **Zoning By-law 1-88**
 - The subject land is zoned “R1 – Residential” per Zoning By-law 1-88



All documents provide for intensification in built-up settlement areas

Application conforms to all By-law Requirements. No Variances are required.

LETTERS OF SUPPORT



Letters of Support have been received from all immediate landowners adjacent to the Subject Property.



Subject Property



Letters of Support

* Planning Staff's Report recommends approval of the application.

CONCERNS RAISED:

1) Official Plan Conformity

2) Lots are too small

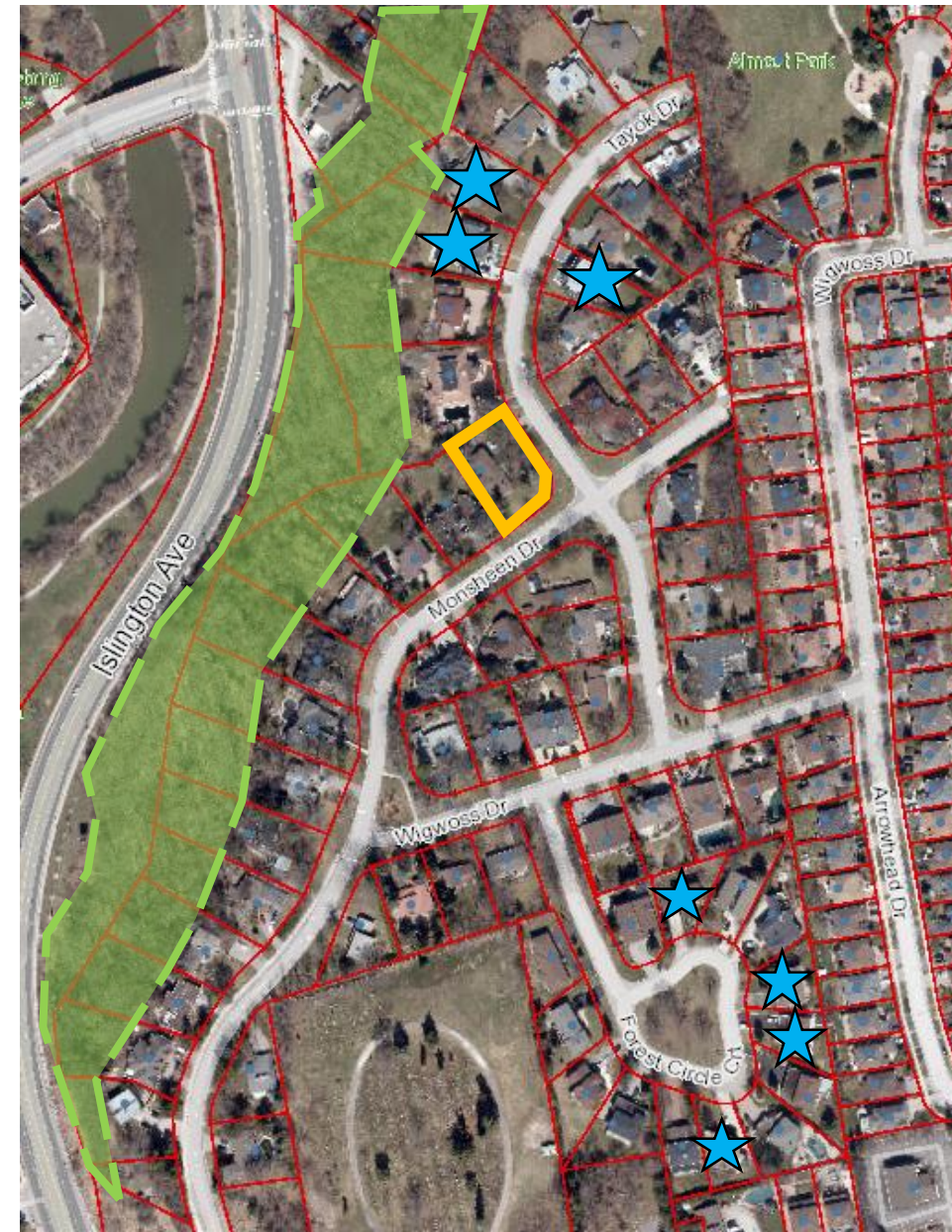
3) Precedent Setting

VOP 2010 – LARGE LOT NEIGHBOURHOODS

Criteria:

- a. Lot Frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;
- b. Lot Area: The area of new lots should be consistent with the size of the adjacent lots

*** Ratepayer's Association Letter states the application proposes 60 foot frontages and 7300 square feet of area. This is incorrect.**



VOP 2010 – LARGE LOT NEIGHBOURHOODS (CONT'D)

Criteria:

c. Lot Configuration: *New lots should respect the existing lotting fabric in the immediate surrounding area*

- The retained land will have a rectangular shaped lot
- The severed land (corner lot) will have a rectangular shape with a curve, consistent with all other corner lots in the immediate area

d. Front Yard and Exterior Side Yards: *Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape*

- The proposed setbacks are consistent with established and existing setbacks on adjacent and nearby lots in the immediate area (176 Monsheen Drive, 186 Monsheen Drive, 64 Tayok Drive, 101 Tayok Drive)
- Zoning By-law requirements are met/exceeded

VOP 2010 – LARGE LOT NEIGHBOURHOODS (CONT'D)

Criteria:

e. Rear Yards: Buildings should maintain the established pattern of setbacks for the neighbourhoods to minimize visual intrusion on the adjacent residential lots

- Currently, the rear yard in the exterior side yard will create a rear yard condition that compliments the neighbourhood
- Lot 'A' has a rear yard setback of 11.7 metres
- Lot 'B' has a rear yard setback of 13.3 metres
- Rear yard setbacks exceed the minimum standards in the Zoning By-law

f. Dwelling Types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan ...

- Two single detached dwelling units are proposed to replace the existing single detached dwelling
- The proposed dwelling type will remain consistent with the surrounding neighbourhood

VOP 2010 – LARGE LOT NEIGHBOURHOODS (CONT'D)

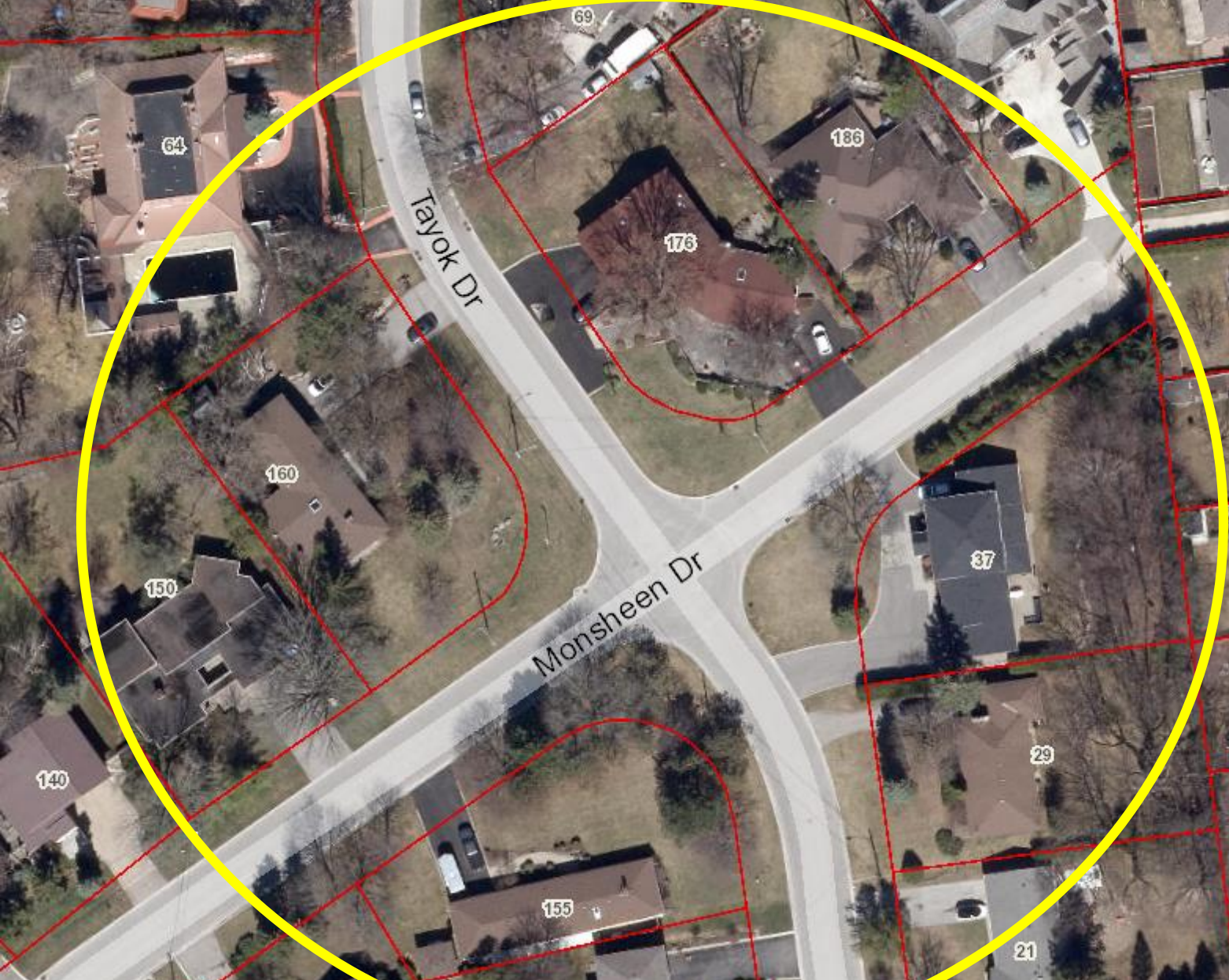
Criteria:

g. Building heights and massing: *Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas*

- No variance is being requested for building height, and therefore meets the standards set out in By-law 1-88
- Building envelopes have been designed to meet the standards of the Zoning By-law and conform to adjacent built forms which range from relatively large, new, two-storey buildings, to older, smaller bungalows

h. Lot Coverage: *In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the Zoning By-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the Zoning By-law.*

- The building envelopes proposed meet the coverage requirements set out in the Zoning By-law (30%)
- Floor plates have been designed to be comparable to those of the surrounding area
- Generous rear yards are being proposed



ADJACENT CORNER LOTS

- Subject property has unique characteristics (Corner lot, dual frontage, no rear yard)
- The adjacent corner lots are smaller in size & frontage
- It would be difficult for these lots to be severed as it would pose a challenge to meet the Zoning By-law requirements

STUDIES & PLANS COMPLETED

- Planning Justification Letter, dated September 2021;
- Grading Plan, dated September 2021;
- Arborist Report, dated September 2021; and,
- Tree Inventory & Preservation Plan, dated September 2021

THANK YOU