

Purpose of Deputation

July 28

The INTENT of VOP Policy 9.1.2.3 (a-b)

the most applicable policy for severances
within Large-Lot Neighbourhoods

Resident of 41 years in Seneca Heights

By: David Rembacz

VOP Large Lot Neighbourhoods



9.1.2.3. Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape *development* and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and *redevelopment* of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all *developments* within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

This policy has been made *even more significant* in its amendment through OPA 15, 2018. The policy is now a stricter test, which is intended to “respect and reinforce” the existing character of a neighbourhood.

“quoted” from Extract from the City Council meeting November 15, 2016

Amendment OPA 15 – VOP 9.1.2.3

The intent of the amendment was to provide a stricter test for severances within large lot neighbourhoods. By not applying this policy, it defeats and undermines its purpose (the reason why it was drafted in the first place).

I would like members of the committee to specifically look at the proposed changes that was extracted and minuted from the council meeting dated November 15, 2016.

- https://www.vaughan.ca/council/minutes_agendas/Extracts/39ph1101_16ex_2.pdf
- a. Lot frontage: In the case of lot creation, new lots should be **equal to or exceed** the frontages of ~~the adjacent nearby and facing~~ **adjoining** or facing 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 ~~adjacent and nearby~~ **adjoining** or facing lots;
- c. Lot configuration: New lots should respect the existing lotting fabric **in the immediate vicinity immediately surrounding area**;

City's Policy Department confirmation

From: Vivian Wong <Vivian.Wong@vaughan.ca>
Sent: Monday, July 4, 2022, 4:35 p.m.
To: David Rembacz <drembacz@gtarental.ca>
Cc: Fausto Filipetto <Fausto.Filipetto@vaughan.ca>
Subject: RE: [External] Question regarding Vaughan OP 2010 and Amendment 15

Hi David,

Thank you for letting us know. VOP 2010 Volume 1 has been revised to address the discrepancy in policy 9.1.2.3 b.

We are currently working have the revised version updated on our website as soon as possible.

Thank you!

Kind regards,

Vivian Wong
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Please consider the environment before printing this email.

Email from Policy
Department confirming
discrepancy. Policy has
since updated the website
to reflect the amended
OPA 15 , VOP 2010
Policy 9.1.2.3b.

Intent of Policy 9.1.2.3 (a,b)



If we are to apply Policy 9.1.2.3 (a, b), as it was *intended*--to “respect and reinforce” our large lot neighbourhood of Seneca Heights, then these are the only ADJOINING properties that are suitable for comparison: 150 Monsheen Drive & 64 Tayok Drive

Policy 9.1.2.3 (a, b) REQUIREMENTS

		REQUIRED (avg. of 2 adjoining lots)	Proposed Lot A	Proposed Lot B
FRONTAGE		31.3m	23.7m	22.4m
LOT AREA		2298.9sq.m	794sq.m	794sq.m
64 Tayok Drive		32.1m frontage	2985.9 sq.m lot size	
150 Monsheen Drive		30.5m frontage	1611.9 sq.m lot size	

Application does not comply with VOP 2010 in regards to frontage and lot area
the “primary determinants of neighbourhood character” ~ Urban Strategies Inc. (commissioned by city)

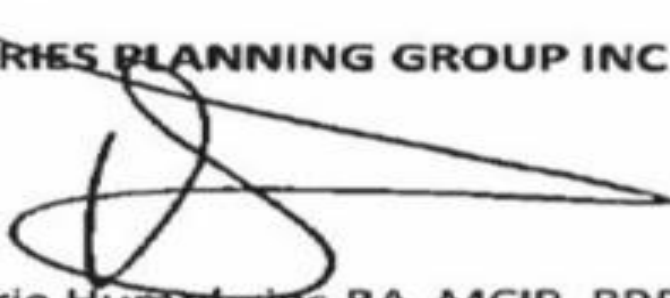
Respectfully Disagree...

Additionally, the proposed development meets the criteria outlined in the Vaughan Official Plan (2010) Section 9.1.2.3 – Vaughan's Established Large-Lot Neighbourhoods and is consistent with the zoning standards of the R1 Zone in By-law 1-88.

It is our opinion that the proposed severance is appropriate to approve and represents good planning.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

This is NOT good planning as it most certainly does NOT meet the criteria outlined in the amended VOP (2010) Section 9.1.2.3, specifically a and b (frontage, lot size) which are the "primary determinants of neighbourhood character"

~ Urban Strategies Inc commissioned by the city

VOP Policy 9.1.2.3. b ---- Lot area: The **area of new lots** should be consistent with the size of ~~adjacent and nearby~~ **adjoining** or ~~facing~~ lots;

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

↑
**Humphries Planning relied on outdated policy language
“adjacent” as opposed to “adjoining”**

★ **None of these are adjoining lots**



Humphries report

According to **updated language “adjoining”** for 9.1.2.3. (b)
This report is **incorrect**.

b. Lot area: The area of new lots should be consistent with the size of adjacent lots;

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It is not appropriate to apply this policy as the subject site has significantly different characteristics and is in no way similar in nature to adjacent lots as outlined below.

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

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;

The proposed severance would result in a frontage of approximately 23.7 metres for Lot A (the retained land) and 22.9 metres for Lot B (the severed land) respectively. 198 Monsheen Drive has a lot frontage of approximately 17 metres, whereas other adjoining properties such as 82, 83 & 90 Tayok Drive have approximately 25 metres of lot frontage, which are similar in length to that of the new lot being proposed as part of this severance. It should be noted that these properties are zoned R1 per Zoning By-law 1-88, which requires a minimum lot frontage of 18 metres, which the proposed development provides. Additionally, lots along forest Circle Court have frontages under 20 metres. See Attachment 2 – Context Map for reference.

These are not adjoining properties

With the exception of 150 Monsheen Drive, all lots adjacent to the subject property back onto a natural heritage area and the rear yards are subject to the regulatory control of the Toronto and Region Conservation Authority (“TRCA”) and no development may take place without the permission of the TRCA due to concerns over impact to natural systems and/or potential flooding. Under TRCA regulation, these natural heritage areas still engulf the majority of the lots adjacent to 160 Monsheen Drive, thereby significantly increased in size of the lots. Although it is recognized that while these parcels appear larger in terms of overall lot area, they in fact, represent much smaller lots in terms of their actual developable limits and usable area.

These are not adjoining properties

It should also be noted that the surrounding area is made up of irregular shaped lots which vary in size. Although the proposed lots are smaller than the lots backing onto the natural heritage area, they are similar in size to the lots located at 25, 41, 45 & 52 Forest Circle Court, to the south of the subject property, which also form part of the Lot Large Neighbourhoods per Schedule 1B of the Official Plan. These properties have lot areas of approximately 840 square metres, whereas the proposed lot area is 794 square metres, meeting the minimum Zoning By-law requirement. See Attachment 2 – Context Map for reference.

Lastly, it should be noted that although the smaller lots to the east of the subject property along Wigwoss Drive are zoned R2, they still fall within the large lot neighbourhoods per Schedule 1 of VOP 2010, and should be reviewed on the basis of the Official Plan policies rather than from a zoning perspective.

These are not adjoining properties

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