

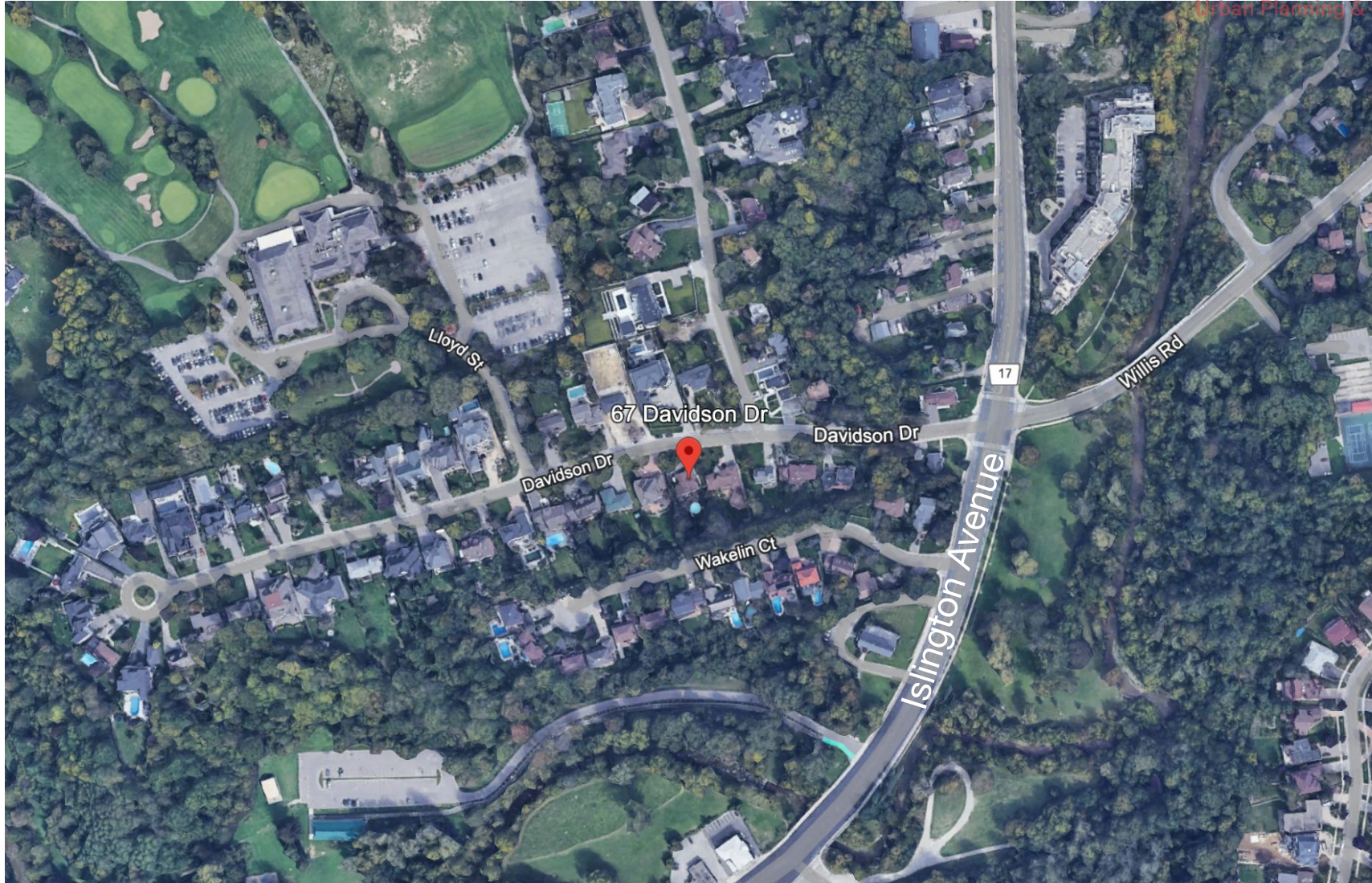
67 Davidson Drive, Vaughan

Minor Variance Application

A100/24

August 1, 2024

LOCATION: 67 DAVIDSON DRIVE



SUBJECT SITE

Current Use

1-storey single detached dwelling (vacant)

Vaughan Official Plan /

Woodbridge Secondary Plan Designation

Low-Rise Residential

Zoning By-Law Designation

First Density Residential Zone (Established
Neighbourhood) Exception 938
(R1A-983 (EN))



SURROUNDING CONTEXT



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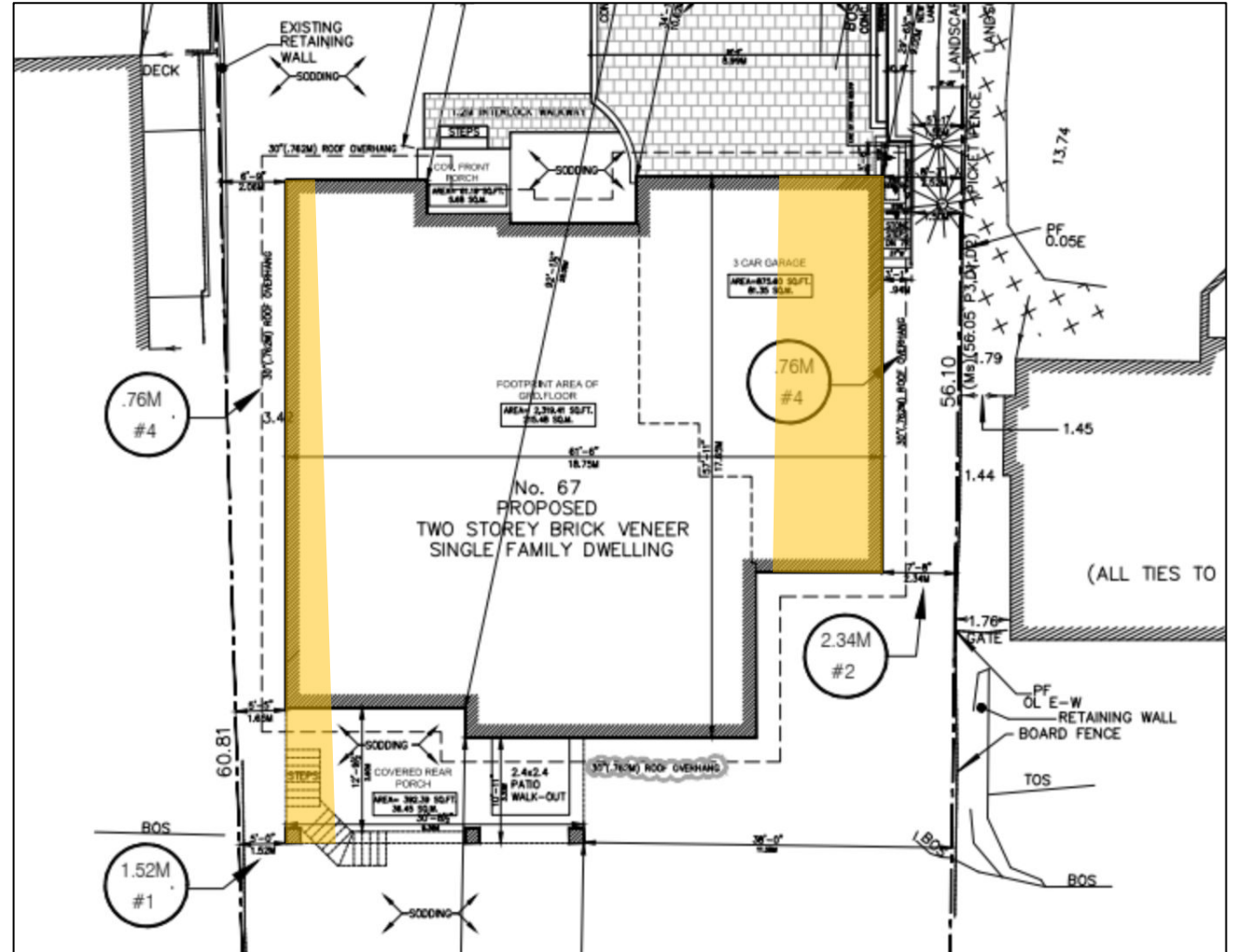
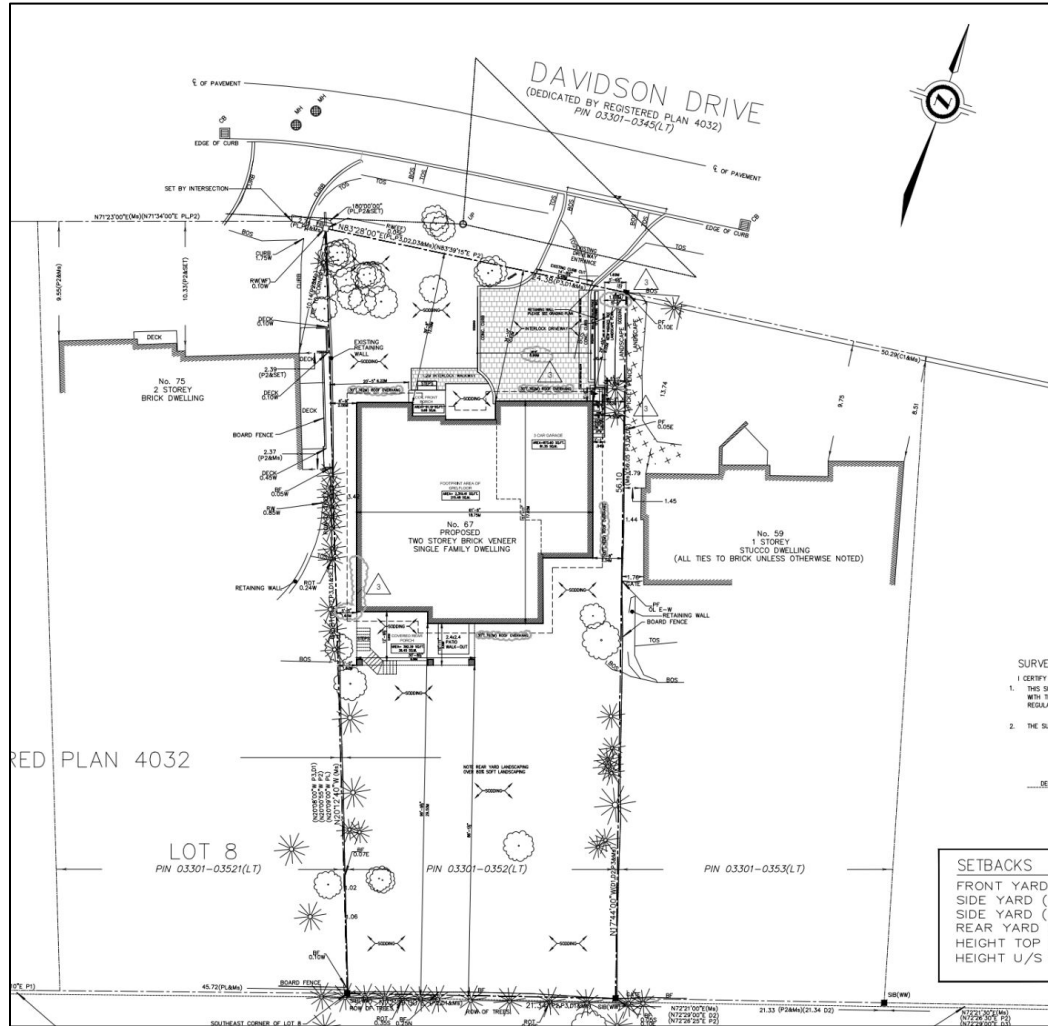
BATORY



REQUESTED VARIANCES

Zoning By-law 001-2021 Provision	Requirement	Requested Variance
Minimum Interior Side Yard (West)	3.42 m	1.52 m
Minimum Interior Side Yard (East)	5.92 m	2.34 m
Maximum Building Height	8.55 m	10.33 m
Maximum Eaves Encroachment	0.50 m	0.76 m

SITE PLAN



FRONT ELEVATION (NORTH)



STREETVIEW



Looking southwest



Looking southeast

SIDE YARD CONTEXT



CONCLUSION



- The Minor Variance application responds to the City of Vaughan Official Plan and Zoning By-Law 001-2021
- It is consistent with the neighbourhood in transition
- Reflects prevailing building setbacks, height, and landscaping pattern
- Meets the four tests of Section 45(1) under the *Planning Act*
- Represents good planning

THANK YOU!