

COMMITTEE OF ADJUSTMENT CITY OF VAUGHAN

Minor Variance Application

City File No. A 124/24

39 Hillside Ave, Vaughan

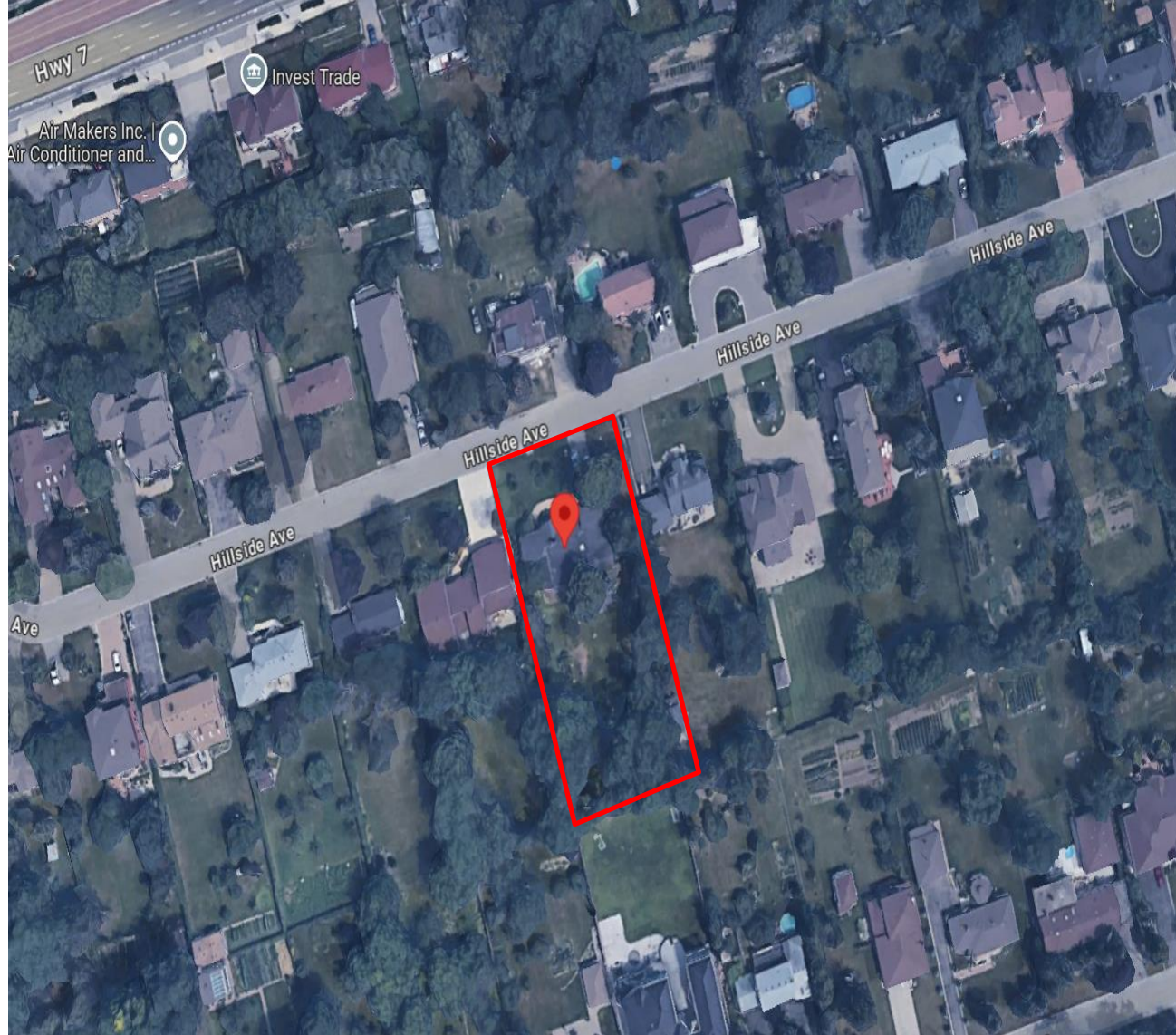
November 14th, 2024

6:00 p.m.

WESTON



SUBJECT PROPERTY



Aerial photo of the subject property

Location: The subject property is located south of Hillside Avenue, between Keele Street and Baldwin Avenue, north of Rockview Gardens

Lot Area – 0.26 h.a.

Frontage – 32.95 metres on Hillside Avenue

OP Designation: *Low-Rise Residential*

Zoning: *R1E (EN) – First Density Residential Zone (Established Neighbourhood)*

**Surrounding:
Neighbourhood** *Single-detached dwellings to the north, south, east and west of the subject property*

PROPOSED DEVELOPMENT

- Relief from Zoning By-Law to permit the construction of a proposed dwelling and retaining wall.
- Minor Variance Application requests to permit:
 - a maximum height of 10.5 metres;
 - a maximum lot coverage of 25.78%;
 - a minimum interior side yard of 2.11 metres on the west side;
 - a minimum interior side yard of 2.68 metres on the east side;
 - a maximum driveway width of 10.67 metres;
 - access stairs to encroach a maximum of 1.37 metres into the required interior side yard; and,
 - a retaining wall of 2.67 metres in height to be setback 2.41 metres from the west interior side lot line.

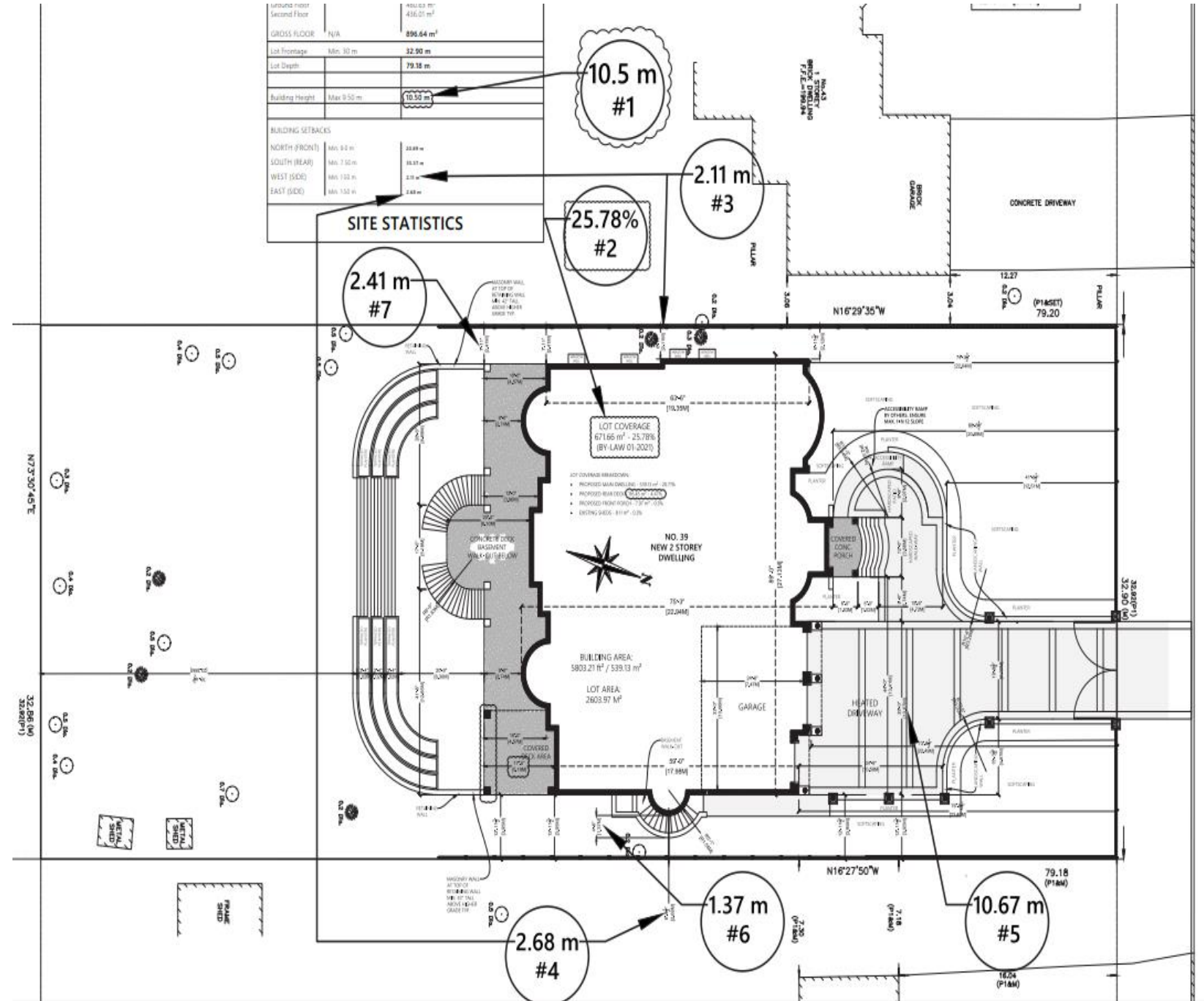
REQUESTED VARIANCES

The subject property is within an over 100 year old subdivision, non static neighbourhood. The bungalows in the neighbourhood are being replaced by large homes. The subject property received an approval with conditions in November, 2022 for variances on:

- the minimum interior side yard on the east and west;
- retaining wall height and setback from the west interior side lot line;
- maximum lot coverage;
- access stairs encroachment; and
- maximum driveway width.

Changes to the November 2022 approval are to permit:

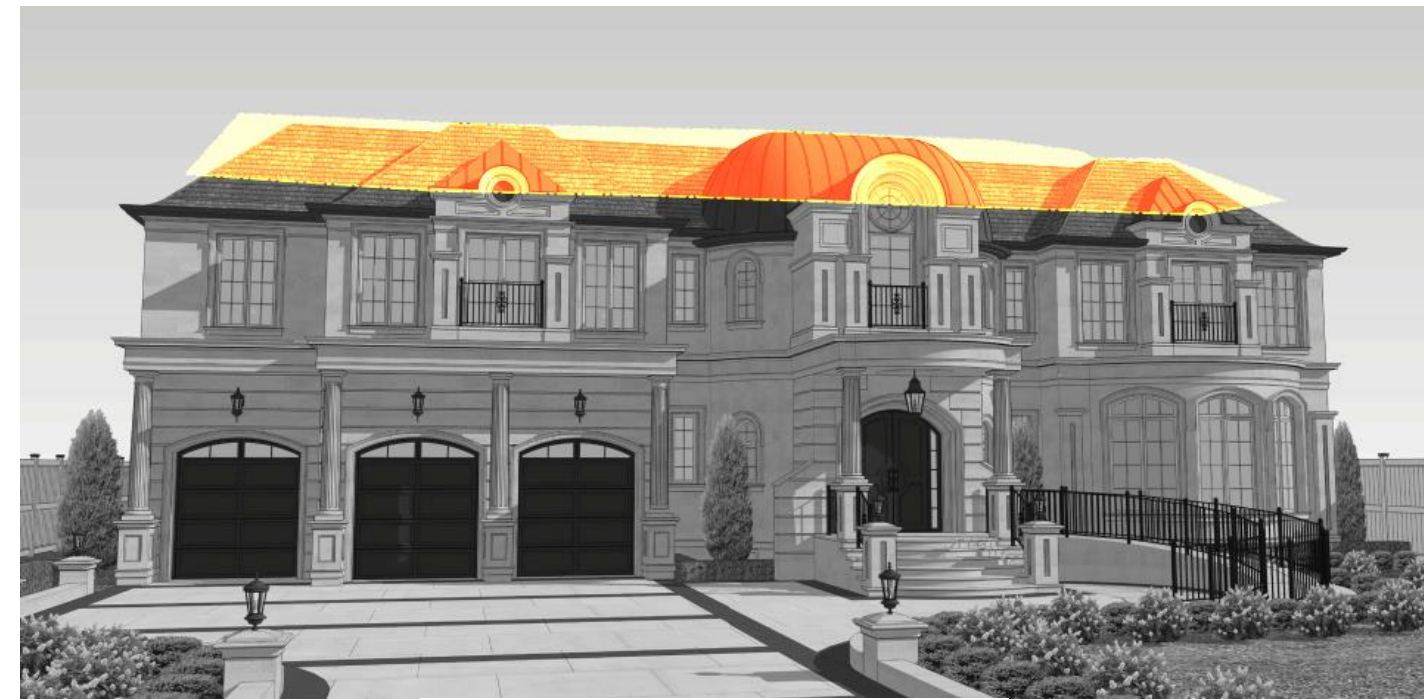
- to permit a maximum height of 10.5 metres;
- a maximum driveway width of 10.67 metres



MINOR VARIANCE APPLICATION

- Our proposed design is compatible with the surrounding neighbourhood context.
- The scale and lot coverage of the proposed development generally respects the character of the neighbourhood.
- The increase in height is predominantly a result of roofing.
- There are no opening 2.0 metres from the top of the proposed development. (Not impacting privacy for neighbours)
- No front yard setback variance requested.
- Maintains the streetscape
- The reduction in minimum interior sideyards is to provide amenity space and sufficient distance to neighbours.

The overall impact of the requested variances is minor both in measurement and impact.



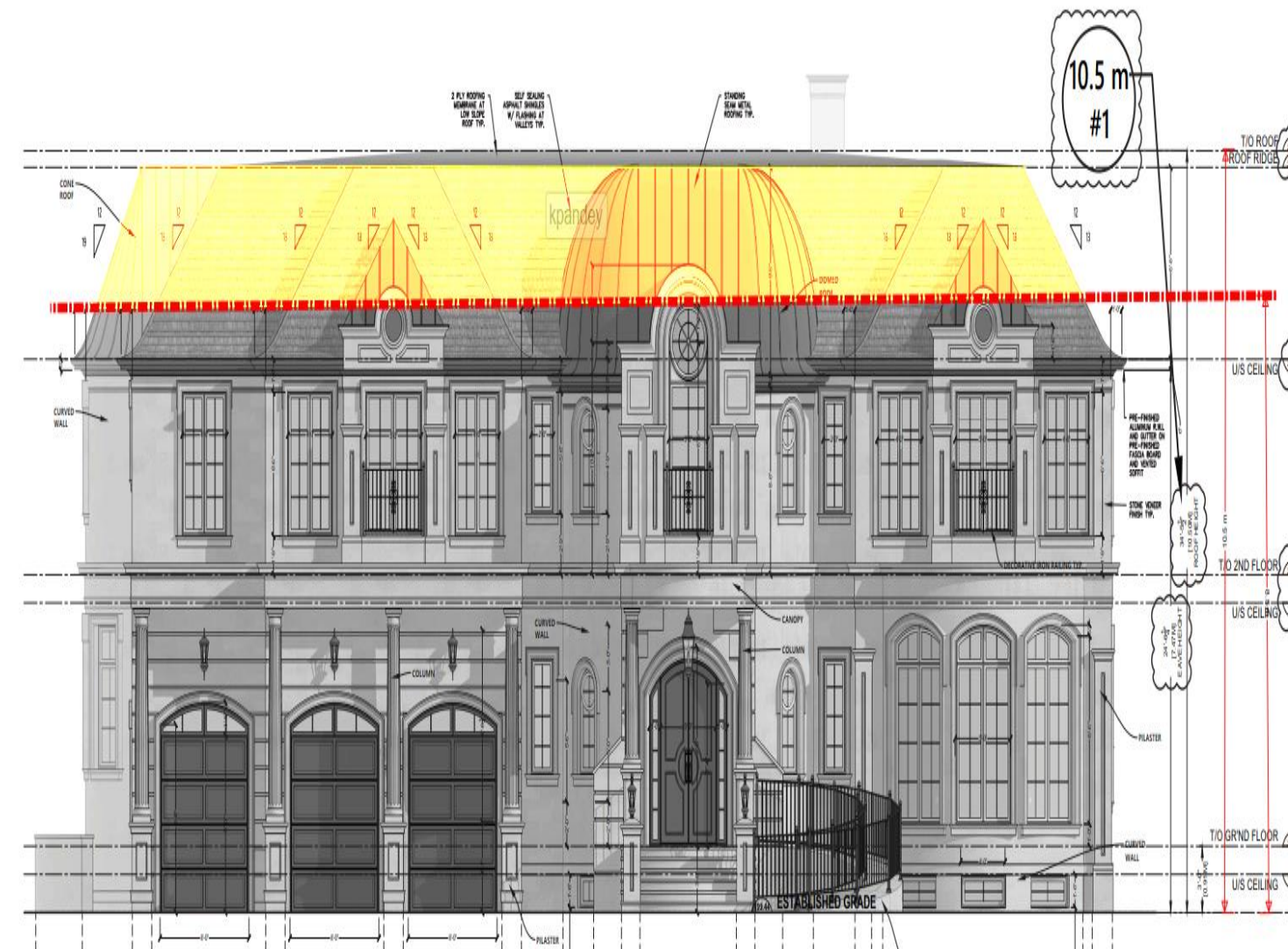
○ FRONT PERSPECTIVE (NORTH)



○ REAR PERSPECTIVE (SOUTH)

MINOR VARIANCE APPLICATION

- The variance requested maintains the general intent and purpose of the Official Plan;
- The variance requested maintains the general intent and purpose of the Zoning By-law;
- The variance is desirable for the appropriate use of the land;
- and,
- The variance is minor in nature.



2 metres height with no openings

Conclusion

We have evaluated this Minor Variance Application against the criteria contained in Section 51(24) of the Planning Act such as conformity with the Official Plan, compliance with the Zoning By-law, suitability of the land for the proposed purpose, shape and size of the lots, and adequacy of services. As the application meets the in-force land use planning policy framework, has regard for the relevant criteria set out in Minor Variance Policies contained in the Official Plan, and conforms with the general intent of the Zoning By-law requirements, it is our opinion that the proposal conforms to Section 51(24) of the Act and represents good planning.

Thank You

Comments & Questions?

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