

C1.

Communication

CW(PM) – January 21, 2025

Item No. 1

APPLICATION FOR
ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION

7 BEVAN DRIVE
CITY OF VAUGHAN
Z.14.005

PUBLIC MEETING

JANUARY 21 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



- Lot Area:
 - Entire Lands:
 - 1.1 Hectares (2.7 Acres)
- Frontage:
 - Approximately 115m along Bevan Road

Existing Site Conditions

- Existing residential dwelling
- Extended driveway to the east of the building
- Generally sloped down to the south and west
- One access point from Bevan Road
- Environmental Features to the west

SURROUNDING USES



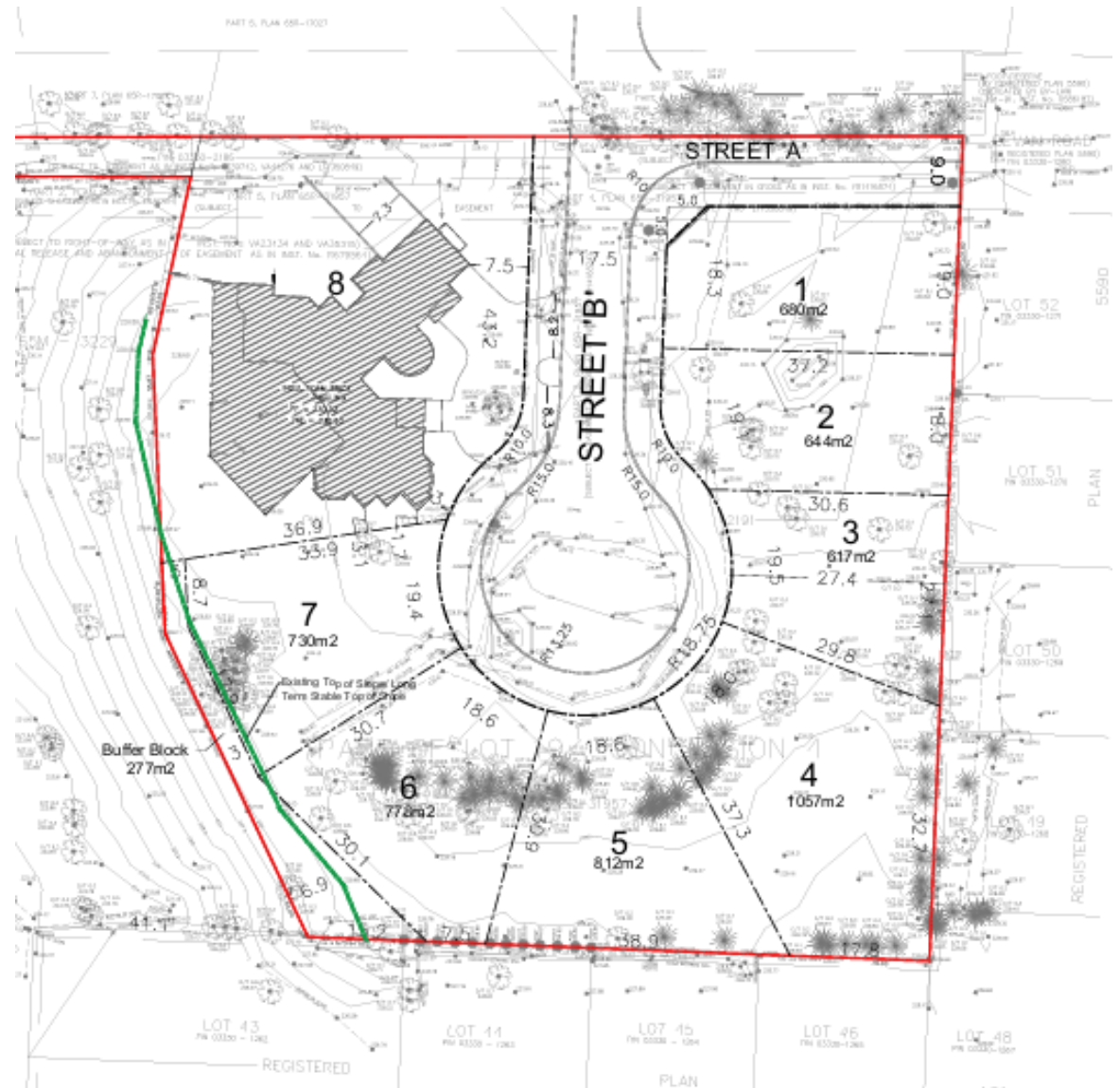
Subject Lands



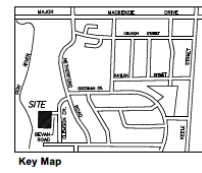
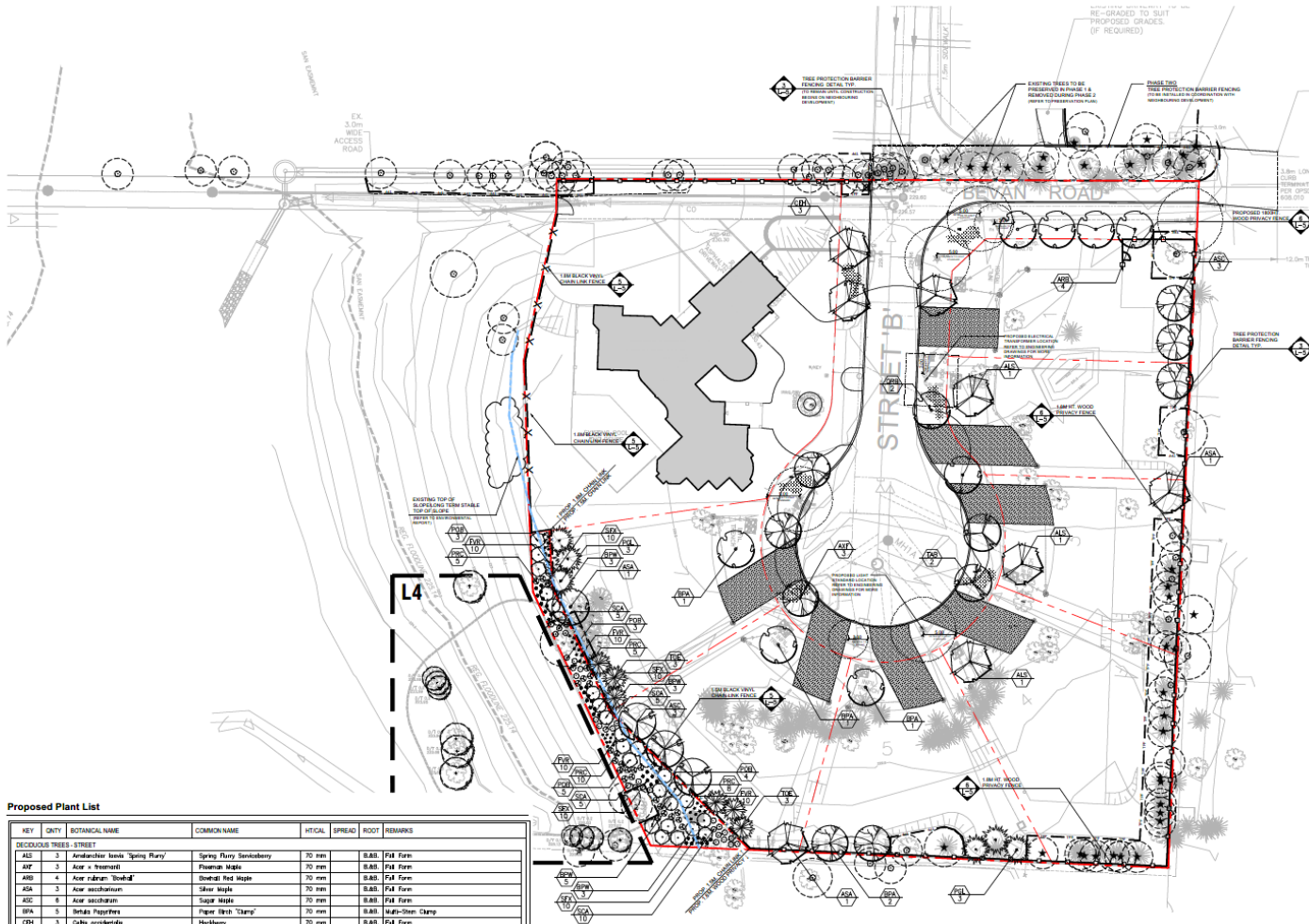
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DEVELOPMENT CONCEPT

- New residential subdivision with seven (7) new lots and one (1) retained lot for the existing house.
- One (1) buffer block behind lots 6 and 7, bordering the environmental protection space, will be dedicated to TRCA.
- Each lot will have one single-family dwelling with a private driveway
- One main access point onto Bevan Road.



LANDSCAPE PLAN



- Legend**
- Existing Coniferous Tree to Remain
 - Existing Deciduous Tree to Remain
 - Existing Coniferous Tree to be Removed (During PHASE 2)
 - Existing Deciduous Tree to be Removed (During PHASE 2)
 - Tree Protection Zone (TPZ)
 - Existing Chainlink and Post & Wire Fence
 - Tree Preservation Fencing
 - Slope (Refer to Grading Plans for more information)
 - Tree Preservation Fencing (During PHASE 2)
 - Stable Top of Slope
 - TRCA Violation Area
 - Proposed Chain Link Fence (Refer to Plans for Height)
 - Proposed 1.8m Wood Privacy Fence
 - Property Line
 - Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Shrub
 - Proposed Driveway
 - Proposed Plant Material
 - Detail Reference Key
 - Existing Tree Reference Key
 - Proposed Light Standard Refer to Engineering Drawings for More Information
 - Proposed Electrical Transformer Refer to Engineering Drawings for More Information
 - Proposed Fire Hydrant Refer to Engineering Drawings for More Information

Proposed Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	HTCAL	SPREAD	ROOT	REMARKS
DECIDUOUS TREES - STREET							
ALS	3	Araliacae leeds 'Spring Flurry'	Spring Flurry Sumberry	70 mm	B.BB	F&H Form	
ANF	3	Acor x thymifolius	Flowering Maple	70 mm	B.BB	F&H Form	
ANS	4	Acor x thymifolius 'Boothii'	Boothii Red Maple	70 mm	B.BB	F&H Form	
ASA	3	Acor x thymifolius	Silver Maple	70 mm	B.BB	F&H Form	
ASD	6	Acor x thymifolius	Sugar Maple	70 mm	B.BB	F&H Form	
BPA	5	Berula papyrifera	Paper Birch 'Champ'	70 mm	B.BB	Multi-Stem Champ	
CBV	3	Cornus canadensis	Hackberry	70 mm	B.BB	F&H Form	
QOR	2	Quercus rubra	Red Oak	70 mm	B.BB	F&H Form	
WAR	2	Tilia americana 'Woodward'	Woodward Weibwood	70 mm	B.BB	F&H Form	
CONIFEROUS TREES							
TRL	1	Taxus glabra	White Spruce	200 mm	B.BB	F&H Form	
TRC	6	Thuja occidentalis	White Cedar	200 mm	B.BB	F&H Form	
DECIDUOUS TREES (W&P)							
BWP	14	Berula papyrifera	Paper Birch 'W&P'	100 cm	W&P	F&H Form	
POP	12	Populus balsamifera	Blackstrap Poplar	100 cm	W&P	F&H Form	
DECIDUOUS SHRUBS							
PRC	28	Prunus virginiana	Chokeberry	2 Gd.	F&H Form		
SDA	25	Sambucus canadensis	American Elderberry	2 Gd.	F&H Form		
STRONGS							
PR	40	Fraxinus virginiana	White Redbark	CC&H	F&H Form		
SP	40	Schima mollecula	Zigzag Goldcrest	CC&H	F&H Form		

ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERSEDE THE TOTAL QUANTITIES.

No.	Revision	Date
17	Re-issued for 4th Submission	01/06/25
16	Issued for 4th Submission	07/29/24
15	Issued for 3rd Submission	01/22/24
14	Issued for Resubmission	11/09/22
12	Revised per Grading Plan	09/22/15
11	Revised per Base Plan	06/26/15
10	Revised per Grading Plan	09/03/15
9	Revised per Grading Plan	07/15/15
8	Revised per Grading Plan	06/25/15
7	Revised per Grading Plan	06/18/15
1	Issued for Coordination	07/18/11



Project: **Proposed Plan of Subdivision**
7 Bevan Road,
Vaughan, Ontario.

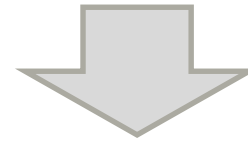
Scale: 1:300 Date: June 2011
Drawn by: D.R. Checked by: L.M.

Drawing Title: **Landscape Plan**

Project No: **11231** Sheet No: **L3 of 6**

Zoning By-law Amendment

First Residential Zone (R1A)



First Residential Zone with Special Provisions (R1A-XX)
and
Open Space Conservation (OS1)

Draft Plan of Subdivision

1 lot



8 lots plus buffer block

SITE SPECIFIC PROVISIONS

	R1A	Proposed
Min. lot frontage	18m	Complies
Min. lot area	540m ²	Complies
Min. front yard	7.5m	Lots 1-7: -4.5m to any part of the front porch -6m to any part of the garage Lot 8: 3m
Min. rear yard	7.5m	Lots 6-8 only: 5m
Min. interior side yard	1.5m	1.2m
Min. exterior side yard	4.5m	Complies
Max. lot coverage	40%	45%
Max. height	9m	11m

The following apply to Lot 8 only:

- The maximum combined driveway width for circular driveways shall be 16.5 metres measured at the street curb.
- A second driveway up to a maximum width of 8 metres shall be permitted.
- Street 'B' as the front lot line.

- The project has been underway since 2013.
- The development will share stormwater management infrastructure with the development at 10 Bevan Road.
- We are coordinating with the engineers for 10 Bevan to finalize our engineering documents, then will submit for a final review by City agencies and departments.

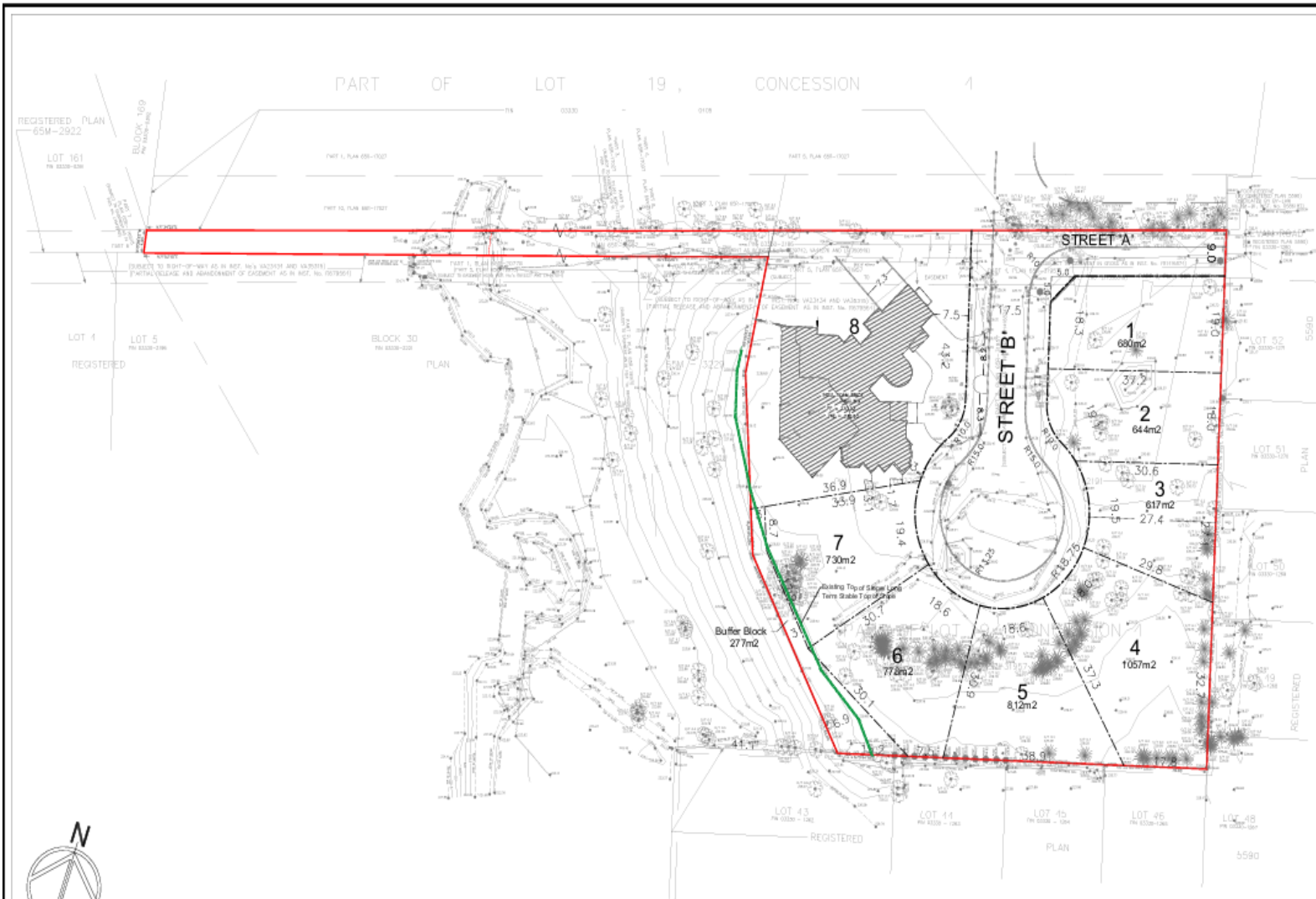
- The lands are within an existing residential neighbourhood within the City of Vaughan.
- The proposed development makes efficient use of existing land and resources.
- The development takes advantage of the established neighbourhood and existing amenities including schools, parks, and commercial areas.
- The inclusion of additional residential dwellings will allow more families the opportunity to live in the community. The proposed use is offered in a strategic location and will fit in with the character of the surrounding area.
- New housing units can be added to the community without the loss of any existing housing.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com

CONCEPT PLAN



KEY MAP



OWNERS AUTHORIZATION
 I authorize Evans Planning to prepare and submit this plan for draft approval.
 Date: 02/18/2023
 Date: 02/18/23

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.
 Date: 10/17/23

ADDITIONAL INFORMATION
 [Section 51(1.7) of the Planning Act, 1990]
 a) - on plan
 b) - see statistics (f)
 c) - all utilities to be installed by Developer
 d) - all municipal services to be made available
 e) - on plan

DEVELOPMENT STATISTICS

PROPOSED LAND USE	Units	Lot/Block No.	Ha.
1) Residential	8	11.8	0.88
2) 3-5 Storey	1	1	0.07
3) Non-Residential	1	1	0.07
TOTAL SITE AREA	8	1.04	

DRAFT PLAN OF SUBDIVISION
 19T-14V002
 PART OF LOT 19
 CONCESSION 4
 CITY OF VAUGHAN
 (REGIONAL TOWNSHIP OF VAUGHAN,
 COUNTY OF YORK)
 REGIONAL MUNICIPALITY OF YORK
 Scale 1:300

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 20 YEARS