

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Mauro Peverini, Director of Development Planning

Date: December 3, 2020

Name of Owner: Longyard Properties

Location: 10090 Bathurst Street

File No.(s): A129/20

Proposed Variance(s):

1. To permit a minimum lot area of 0.4 ha.
2. To permit a minimum front yard setback of 2.5 m to the dwelling (Munshaw building).
3. To permit a minimum rear yard setback of 9.0 m to the accessory building (Bassingthwaite building).
4. To permit a minimum front yard setback of 12.0 m to the covered porch of the accessory building (Bassingthwaite building).
5. To permit a floor area of 155m² for the accessory building.
6. To permit a minimum landscape strip of 2.5 m abutting a street.
7. To permit a maximum building height of 7.5 m for the accessory building (Bassingthwaite building).
8. To permit a maximum building height of 5.5 m to the nearest part of the roof for the accessory building (Bassingthwaite building).

By-Law Requirement(s):

1. A minimum lot area of 10 ha is required.
2. A minimum front yard setback of 15 m is required to the dwelling.
3. A minimum rear yard setback of 15 m is required to the accessory building.
4. A minimum front yard setback of 15 m is required to the covered porch of the accessory building.
5. A maximum floor area of 67m² is permitted for the accessory building.
6. A minimum landscape strip of 6.0 m is required abutting a street.
7. A maximum building height of 4.5 m is permitted for an accessory building to the highest point of the roof.
8. A maximum building height of 3.0 m is permitted for an accessory building to the nearest part of the roof.

Official Plan:

Vaughan Official Plan 2010 (‘VOP 2010’): “Low-Rise Mixed-Use” with a height of 5-storeys and an Floor Space Index (‘FSI’) of 1.75 times the area of the lot

Comments:

The Owner is requesting permission to relocate and preserve 2 heritage buildings (the George Munshaw and Bassingthwaite House) onto the subject lands with the above noted variances.

The Heritage Vaughan Committee on October 16, 2019, approved the relocation and restoration of the George Munshaw House and the Bassingthwaite House. Vaughan Council endorsed Heritage Vaughan’s approval, subject to conditions on November 5, 2019. The Owner has executed a Heritage Easement Agreement for the Munshaw House and is in process of fulfilling the remaining conditions listed in the staff report (Report No.4, Item 3). The Owner has also indicated that the Munshaw House is considered the main dwelling and the Bassingthwaite building will not be used a dwelling only as an accessory building.

The subject lands are zoned Agriculture Zone and are an undersized remnant parcel from the adjacent developed subdivision to the west (File 19T-03V13). The abutting lands have been deeded over in public ownership and as such, the subject lands do not comply with the Agricultural Zone requirements for lot area. The lot is also irregularly shaped and narrow requiring reduced landscape strip, front and rear yard setbacks to accommodate and preserve both heritage buildings while providing an adequate setback, acceptable to the Toronto and Region Conservation Authority (‘TRCA’) from the natural feature to the west. Given the above, the Development Planning staff are of the

opinion that a minimum front yard setback and landscape strip of 2.5 m to the Munshaw House is appropriate

The Development Planning Department does not object to the variances related to the accessory Bassingthwaite building as the minimum rear yard setback of 9 m is considered minor. The deficiency only applies to the corner of the building while the remaining portion complies to Zoning By-law 1-88. In addition, a front yard reduction of 3m to the covered porch will not disrupt the existing streetscape as it is located within the interior of the lot and to the portion of the building that remains unenclosed. In this instance, a variance to permit a floor area of 155 m² for the accessory building is attributed to the existing relocated heritage building that will remain unoccupied and will not connect to services. Furthermore, the mature vegetation that surrounds the Bassingthwaite building and distance to other residential properties ensures that any negative impacts are reduced.

The Policy Planning and Environmental Sustainability Department reviewed the application and noted that the subject property is traversed by a valley corridor associated with the Don River Watershed and contains a significant woodland feature. In support of the application, the Owner submitted a Scoped Environmental Impact Study prepared by Dillon Consulting dated October, 2019 confirming that there will be no impacts to the woodland feature. In addition, the TRCA conducted a site visit to stake the top of the valley as well as the dripline, issued a permit under Ontario Regulation 166/06 and are satisfied with the location of the structures.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

None

Comments Prepared by:

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