



WESTON
CONSULTING
planning + urban design

COMMITTEE OF ADJUSTMENT

Minor Variance – A127-21

130 Hedgerow Lane

August 12, 2021



Subject Property



- Property Size – 0.35 hectares (0.86 acres)
- Property Frontage – 38.109 metres (125.03 feet)
- Current Use – One-storey single detached dwelling
- City of Vaughan Official Plan Designation – Low-Rise Residential

Surrounding Context



The surrounding context includes:

NORTH: Low-rise residential (single-detached dwellings)

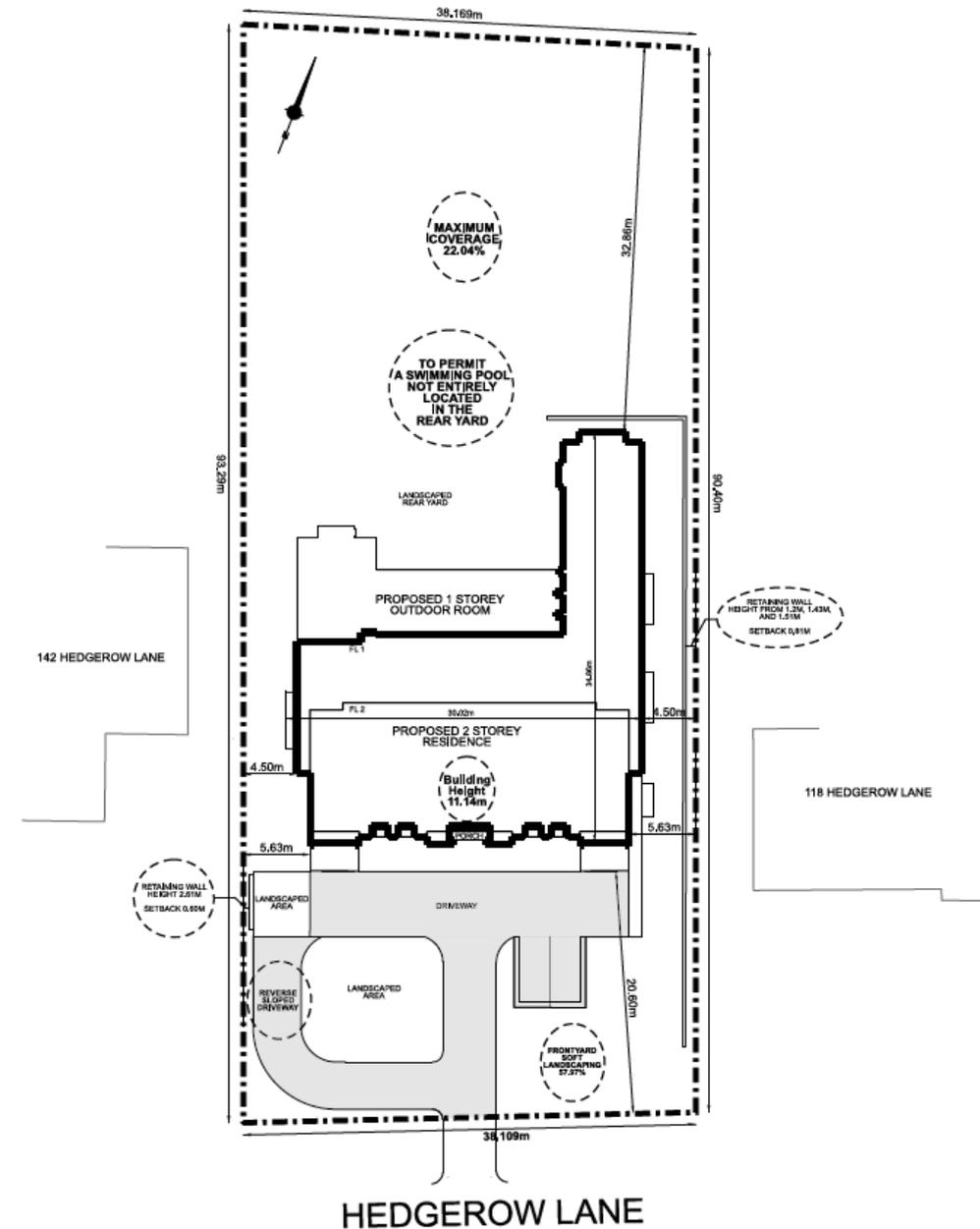
EAST: Open Space (Copper Creek Golf Club)

SOUTH: Low-rise residential (single-detached dwellings).

WEST: Open space (Humber River)

Proposal

- The purpose of the Minor Variance application is to seek relief in accordance with Zoning By-law 1-88 to permit:
 - An interior side yard setback of 0.6 metres to a retaining wall on the West side;
 - An interior side yard setback of 0.81 metres to a retaining wall on the East side;
 - A maximum building height of 11.14 metres;
 - Front yard soft landscaping area of 57.97%;
 - A reverse sloping driveway;
 - A swimming pool not entirely located in the rear yard; and,
 - A maximum lot coverage of 22.04%.



Planning Analysis of Minor Variance

1. Maintains the general intent and purpose of the Official Plan

- The proposed development is consistent with the existing surrounding building typology, orientation, generous front and rear yard setbacks, and the height and scale of massing of immediately adjacent residential units, as identified through previously approved Committee of Adjustment applications and developed lands.
- The presence of mature trees will be significantly enhanced from what is existing today and will be in keeping with the adjacent residential landscape designs.
- The request for reduction in the east side yard setback is a nominal reduction and will not be discernable from the street, nor to the adjacent residential dwelling in part because of an increase in landscape that will support a physical separation and increased privacy

Planning Analysis of Minor Variance

2. Maintains the general intent and purpose of the Zoning By-law

- The proposed dwelling is a residential single family dwelling located on an underutilized lot and the only required variances are those requested below:

Standard	Zoning By-law 1-88	Proposed
Interior side yard setback to a retaining wall (west)	2.61 metres	0.6 metres
Interior side yard setback to a retaining wall (east)	1.51 metres	0.81 metres
Maximum building height	9.5 metres	11.14 metres
Minimum front yard soft landscape area	60%	57.97%
Reverse sloping driveway	Not permitted	Permit a reverse sloping driveway
Swimming pool location	Entirely in rear yard	Not entirely within rear yard
Maximum lot coverage	10%	22.04%

Planning Analysis of Minor Variance

3. Desirable and Appropriate

A127-21: Building height of 11.14 metres

Application/Address	Request	
	Required	Proposed
A065/13 – 142 Hedgerow Lane	Max building height – 9.5 m	Max building height – 11.6 m
A086/20 – 150 Humber Crescent	Max building height – 9.5 m	Max building height – 11.99 m
A137/18 – 191 Old Humber Crescent	Maximum height – 9.5 m	Maximum height – 12.5 m
A196/18 – 153 Old Humber Crescent	Maximum height – 9.5 m	Maximum height – 11.34 m
A165/15 – 131 Forest Heights	Maximum height – 9.5 m	Maximum height – 11.0 m

A127-21: Lot Coverage of 22.04%

Application/Address	Request	
	Required	Proposed
A002/21 – 117 Hedgerow Lane	Lot Coverage - 10%	Lot Coverage - 12.06%
A408/16 – 118 Hedgerow Lane	Lot Coverage - 10%	Lot coverage of 15.5%
A086/20 – 150 Humber Crescent	Lot Coverage – 10%	Lot Coverage – 27.36%
A090/18 – 44 Old Humber Crescent	Lot Coverage - 10%	Lot coverage - 16.9%
A137/18 – 191 Old Humber Crescent	Lot coverage - 10%	Lot coverage – 22.53%
A196/18 – 153 Old Humber Crescent	Lot coverage – 10%	Lot coverage – 16.18%
A165/15 – 131 Forest Heights	Lot coverage – 10%	Lot coverage – 22.13%

Recently approved reverse sloping driveways:

- A057/15 – 67 Thornbank Road
- A346/17 – 90 High Valley Court
- A095/18 – 92 Clubhouse Road

Planning Analysis of Minor Variance

4. Minor in Nature

Height

- The request for additional 1.9 metres in height is nominal in nature and is limited to a small portion of the proposed dwelling of approximately 290 square metres of GFA.
- Given the significant front yard setback of approximately 23 metres, the impact of the additional height will not be recognizable from the street frontage minimizing impacts to building massing of the community.

Soft Landscape Area

- The deficiency in front yard soft landscaping is minimal in nature and is largely a result of the ramp leading to the underground garage.
- For the balance of the front yard, the intention is to provide a combination of hard and soft landscaping that is of high-quality design and unique presentation.

Reverse Sloping Driveway and Pool Location

- There are instances within the City of Vaughan, where this has been approved as identified.
- The ramp to the underground garage has been carefully designed in conjunction with a Civil Engineer to ensure that safety is maintained through modern building standards.
- This design is preferred from an urban design perspective to minimize impacts of the façade to be a vehicle dominated interface with garage doors and vehicular parking.
- Access is concealed from the street frontage providing a higher quality design and more appeal esthetic and façade for the proposed dwelling.
- A portion of the pool is within the side yard due to the unique layout allowing the master bedroom direct access to the pool.

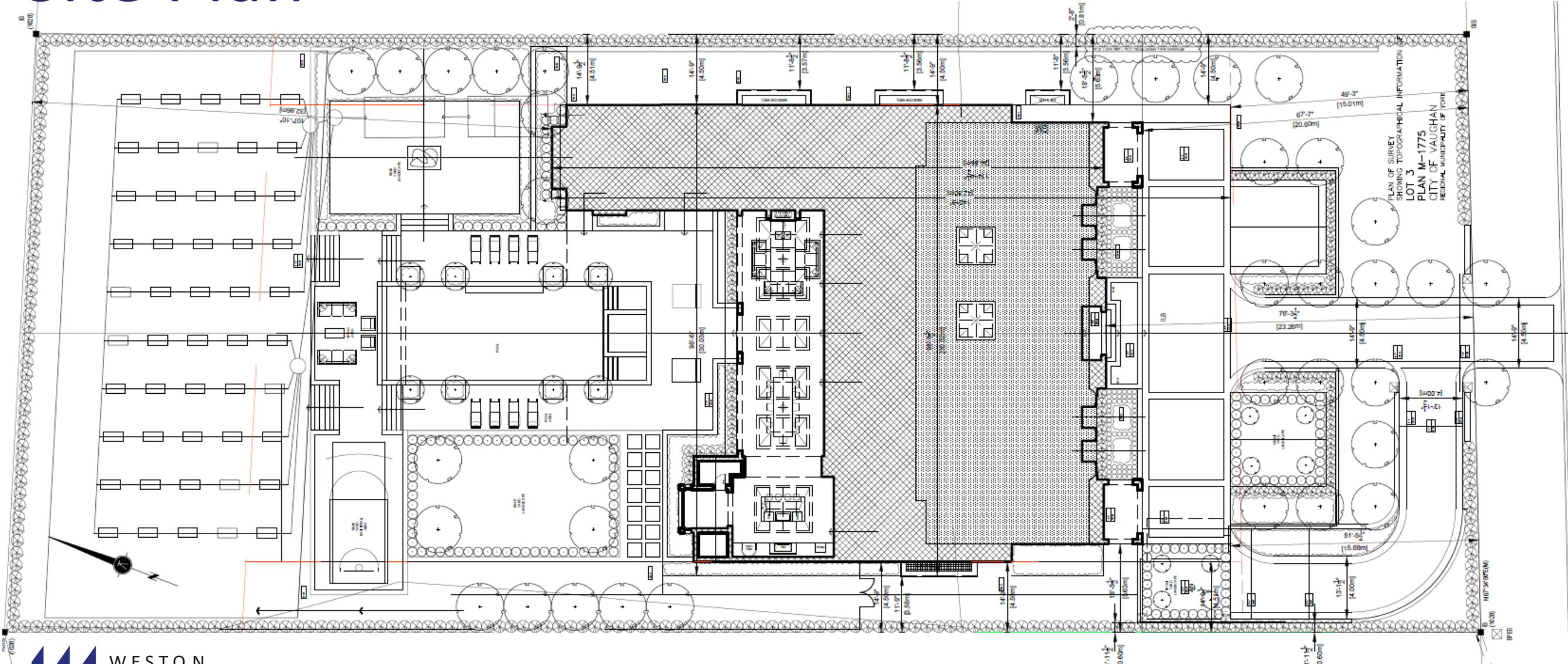
Thank You

Contact

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Site Plan



Landscape Plan

