

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: October 28, 2021

Name of Owner: Concetta Petruccelli-Defina

Location: 160 Monsheen Drive

File No.(s): B014/21 - *Revised*

Proposal:

The Owner has submitted Consent Application File B014/21 to sever and convey a 794 m² portion of the subject lands identified as “Lot B” on the submitted sketch, and to retain a 794 m² portion of the subject lands identified as “Lot A”, for the purpose of creating a new residential lot fronting onto Tayok Drive.

Official Plan:

City of Vaughan Official Plan 2010 (‘VOP 2010’): “Low-Rise Residential”

Comments:

The Owner is proposing to sever the subject lands to facilitate the future development of two new single detached dwellings on the proposed severed and retained lands. The severed and retained lands meet the minimum lot area and frontage requirements of the “R1 Residential Zone”.

The subject lands are located at the northwest corner of Monsheen Drive and Tayok Drive (corner lot) in an existing mature low-rise residential neighbourhood east of Islington Avenue and north of Highway 7. The neighbourhood is characterized by one and two-storey single detached dwellings on lots that are generally 20 m to 30 m in lot frontage.

The subject lands are designated “Low-Rise Residential” by VOP 2010 and located within an Established Large Lot Neighbourhood as identified on Schedule 1B of VOP 2010. As such, the policies contained in Section 9.1.2.3 (a-h) of VOP 2010 are applicable to the subject lands. These policies provide further clarification and criteria in assessing the compatibility of infill development in Community Areas with a Low-Rise Residential designation.

The compatibility policies contained in Section 9.1.2.3 (a-h) provides requirements for lot frontage, lot area, lot configuration, front, exterior and rear yards, dwelling types, building heights and massing, and lot coverage to maintain the character of existing large lot neighbourhoods. Specifically, Sections 9.1.2.3.a and 9.1.2.3.b identify that new lots should have lot frontages equal to or exceeding frontages of adjoining lots and that the area of new lots should be consistent in size with adjacent lots.

Although the proposed severed and retained lands are smaller in lot frontage and lot area than adjacent lots, the proposal is generally consistent with Policy 9.1.2.3 (a-b). The lot frontage of the severed and retained lands, 23.7 m and 22.4 m respectively, comply with the requirements of Zoning By-law 1-88 for the R1 Residential Zone, and are similar to existing lot frontages on Tayok Drive, Monsheen Drive, and Forest Circle Court. The proposed lot areas of 794 m² for both the severed and retained lands also comply with Zoning By-law 1-88 and are generally consistent and compatible with the adjoining lots and the overall neighbourhood. The proposal satisfies the remaining policies of Section 9.1.2.3 (c-h).

The two lots proposed respect the local pattern and configuration of lots within the neighbourhood and are proposed to accommodate single detached dwellings which are the predominant building type in the neighbourhood. Concept drawings submitted in support of the severance applications demonstrate that a single detached dwelling could be constructed on each of the proposed lots in a manner that complies to Zoning By-law 1-88 and reinforces the existing setbacks of adjacent properties. While no minor variances are proposed at this time, any future applications will be required to meet the policies of VOP 2010 in this regard. Overall, the proposal represents limited intensification in a Community Area that is sensitive to and compatible with the

character, form, and planned function of the surrounding context, in accordance with the policies contained in Section 2.2.3.3 of VOP 2010.

An Arborist Report and Tree Inventory Plan dated July 23, 2021 was prepared by Davey Resource Group and submitted in support of the application. The report inventoried 24 trees, with an estimated removal of nine trees required. The Urban Design Division has reviewed the Arborist Report and Tree Inventory Plan and are satisfied with the proposal, subject to minor technical revisions, and have also recommended that the Owner submit a Landscape Plan to show the planting of replacement trees. Conditions to this effect have been included in the Conditions of Approval.

The subject lands are within an area of archaeological potential in the City's database of archaeological resources. As such, the Owner is advised that the following standard clauses apply:

- i. Should archaeological resources be found on the Subject Lands during excavation and construction activities, all work must cease, and both the Ontario Ministry of Heritage, Tourism, Sport and Culture Industries and the City of Vaughan's Planning Department shall be notified immediately.*
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario of the Ministry of Government and Consumer Services*

Cultural Heritage staff have also recommended that an archaeological assessment of the subject property be conducted to confirm that the subject property is free of archaeological concerns. A condition to this effect has been included in the Conditions of Approval.

Accordingly, the Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of the severance policies of VOP 2010, and the consent criteria stipulated in Section 51(24) of the *Planning Act*, R.S.O. 1990, c P.13.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following conditions:

Conditions of Approval:

If the Committee finds merit in the application, the following Conditions of Approval are recommended:

1. That the Arborist Report and Tree Preservation Plan, dated July 23, 2021, be approved to the satisfaction of the Development Planning Department.
2. The Owner shall submit a Landscape Plan to the satisfaction of the Development Planning Department.
3. The Owner shall complete an Archaeological Assessment Report and provide a letter of review and acceptance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the satisfaction of Cultural Heritage staff.

Comments Prepared by:

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