



41 HURRICANE AVENUE

CITY OF VAUGHAN | COMMITTEE OF ADJUSTMENT MEETING

Aerial View – Subject Land



1 Storey Single Detached Dwelling

Site Area	709.98 sq. m
Frontage	28.56 m



Aerial View – Neighbourhood Context



Approved Consent Applications

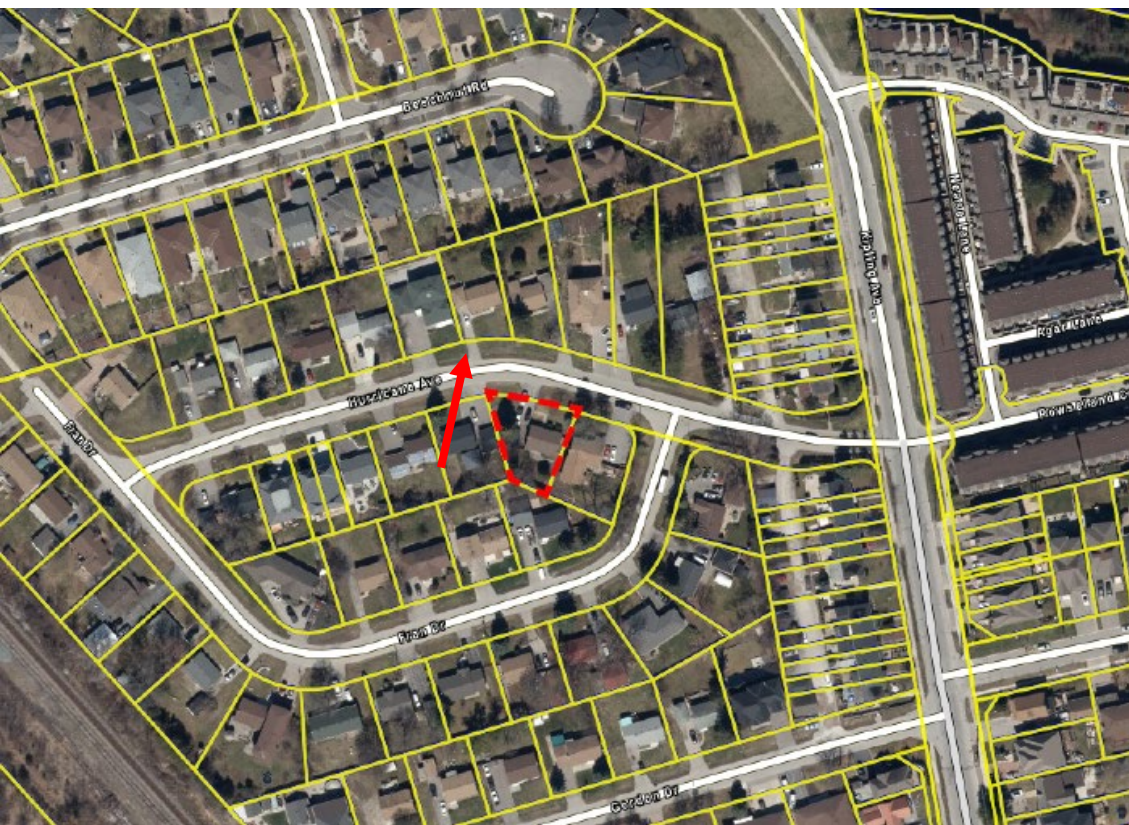
1. 46 Fran Drive
2. 36 Fran Drive
3. 69 Hurricane Avenue
4. 71 Hurricane Avenue

8301-8317 Nease Lane



Location

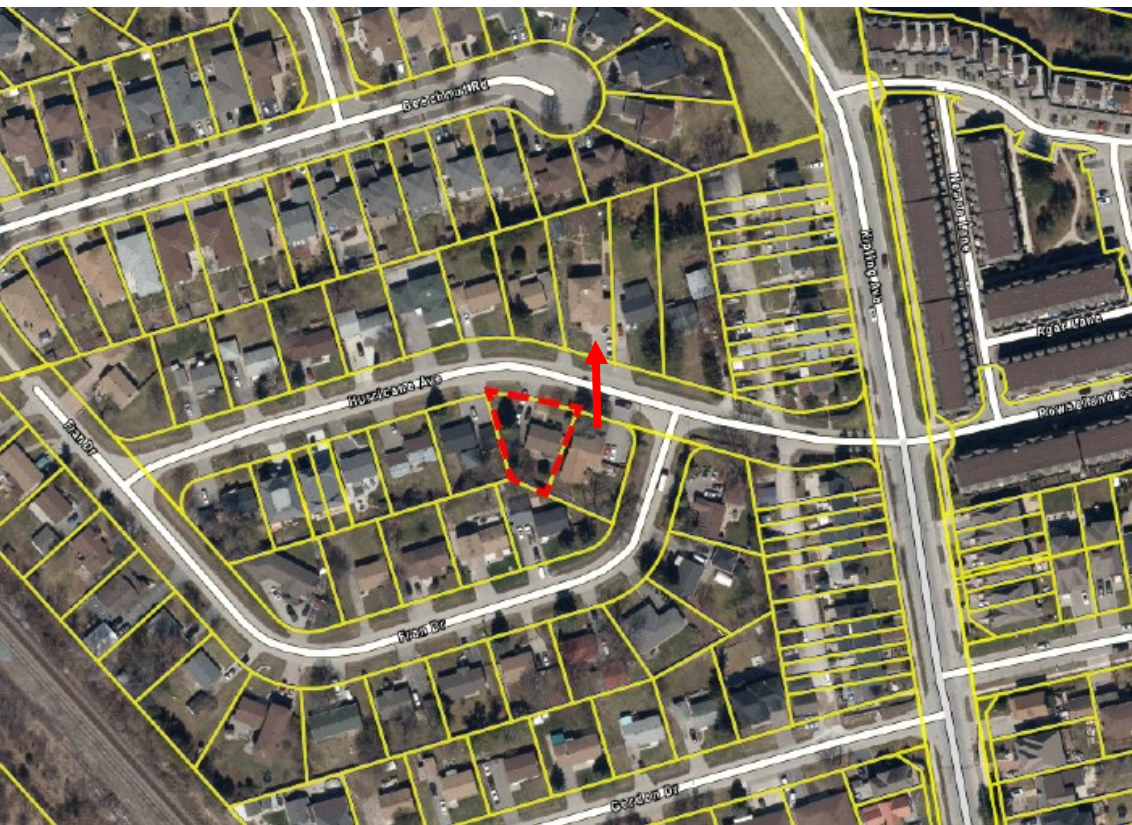
50 & 46 Hurricane Avenue



Location



36 Hurricane Avenue



Location

30 Fran Drive



Location

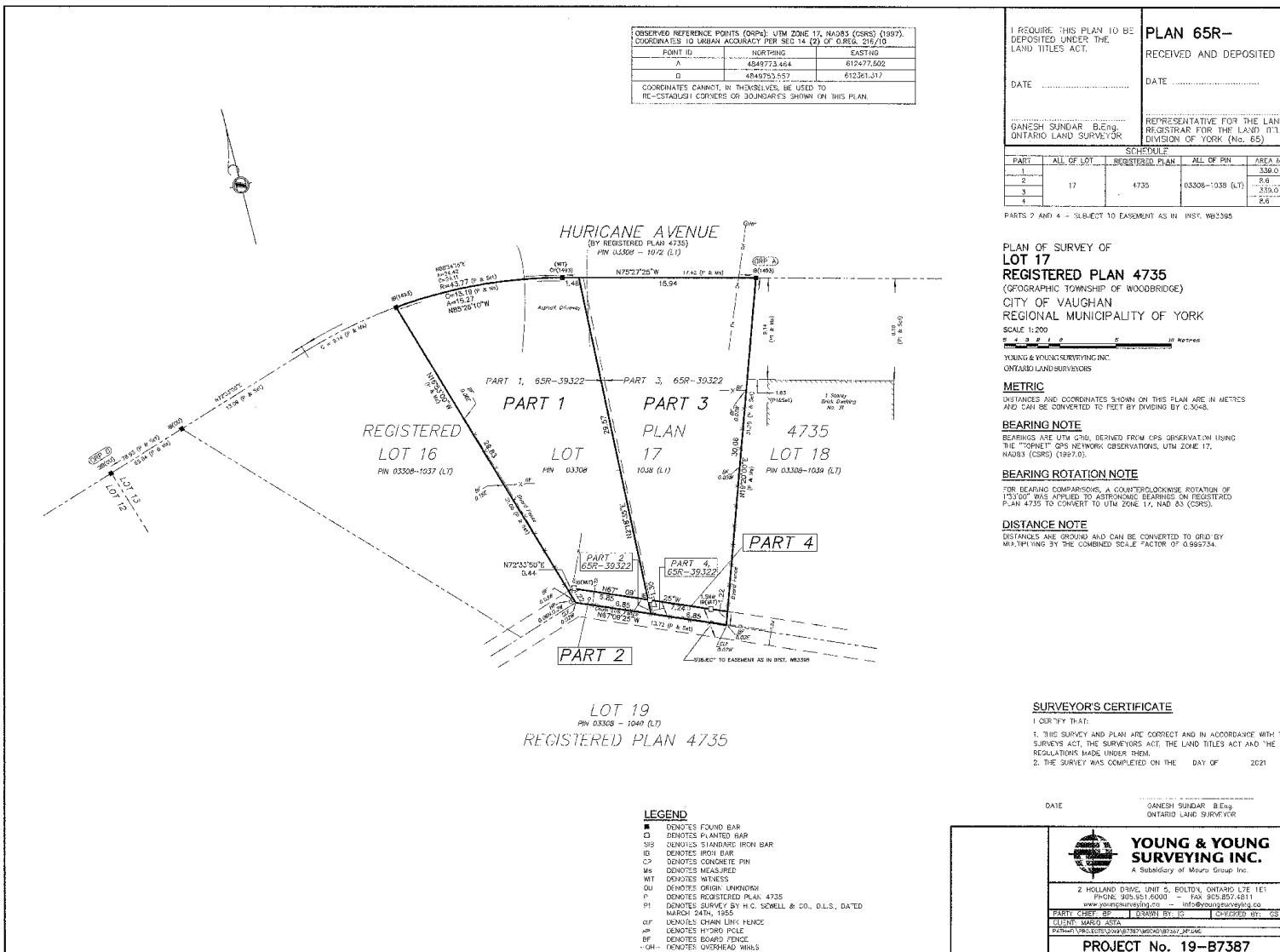
22 Fran Drive



Location



Plan 65R



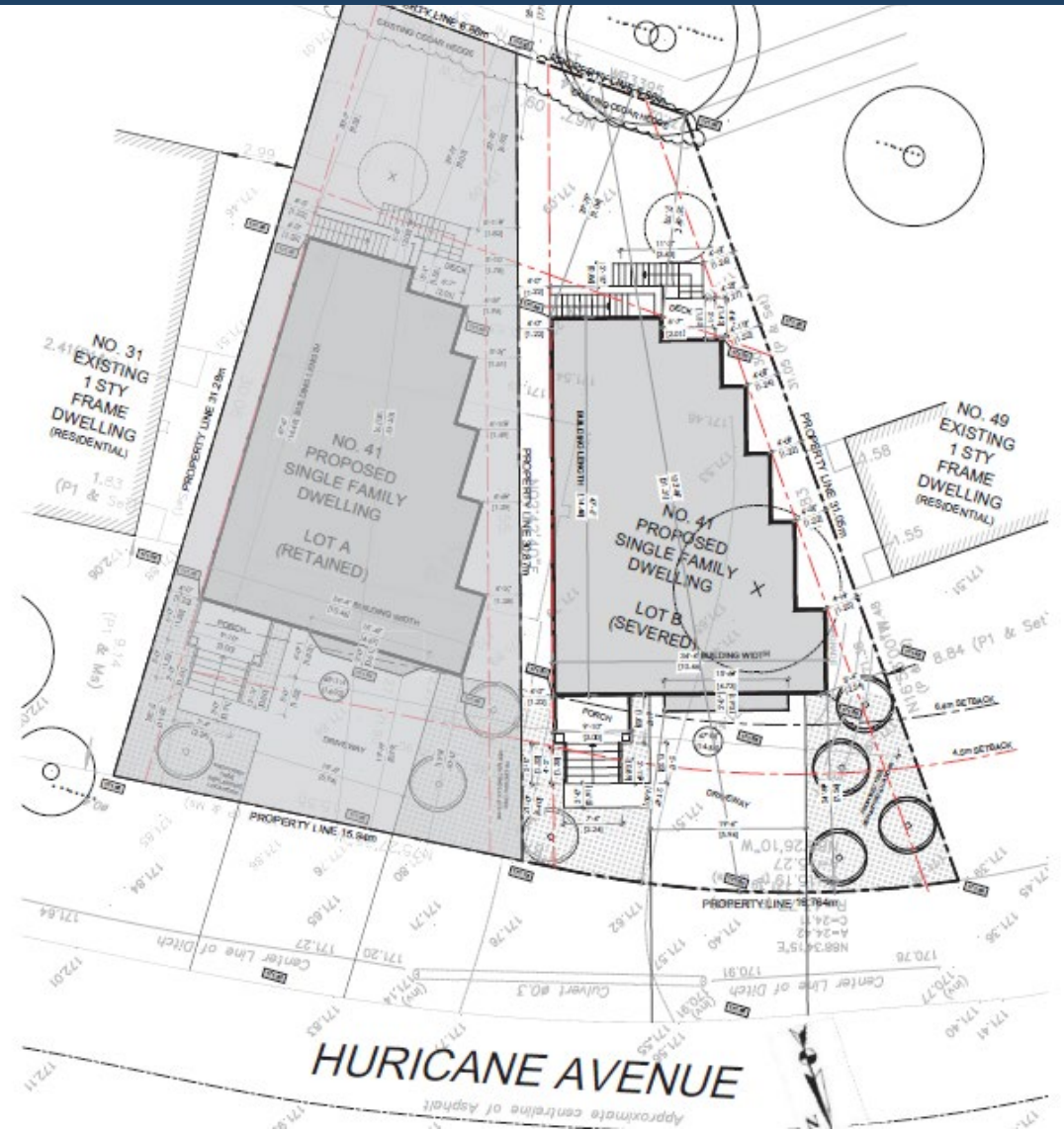
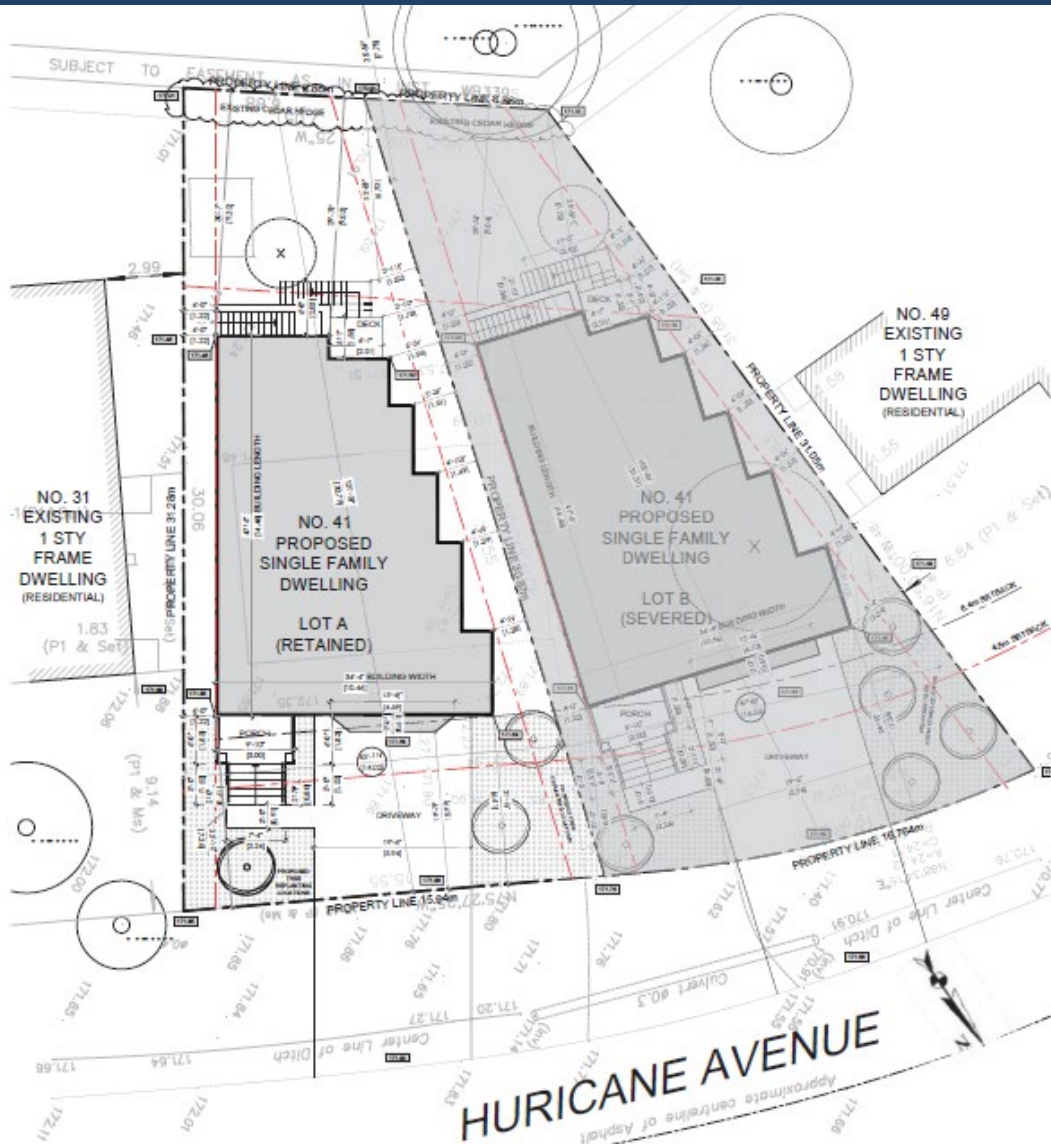
Zoning By-law 1-88

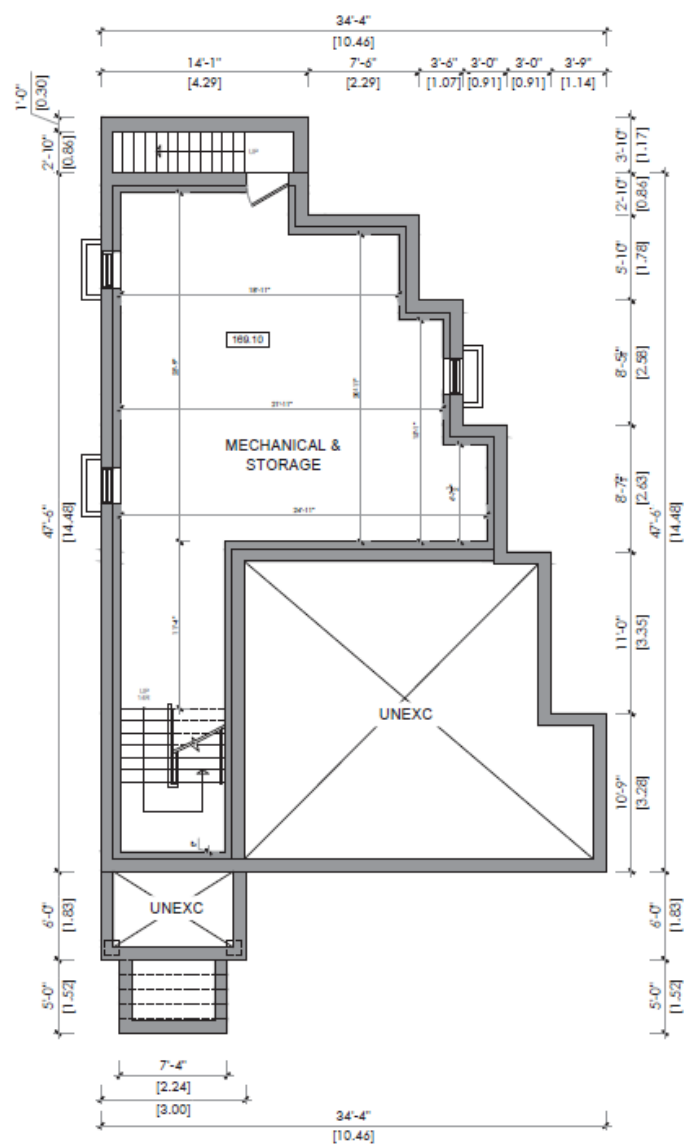
<i>Minimum Lot Frontage</i>	12 m
<i>Minimum Lot Area</i>	360 sq. m

Proposed Measurements

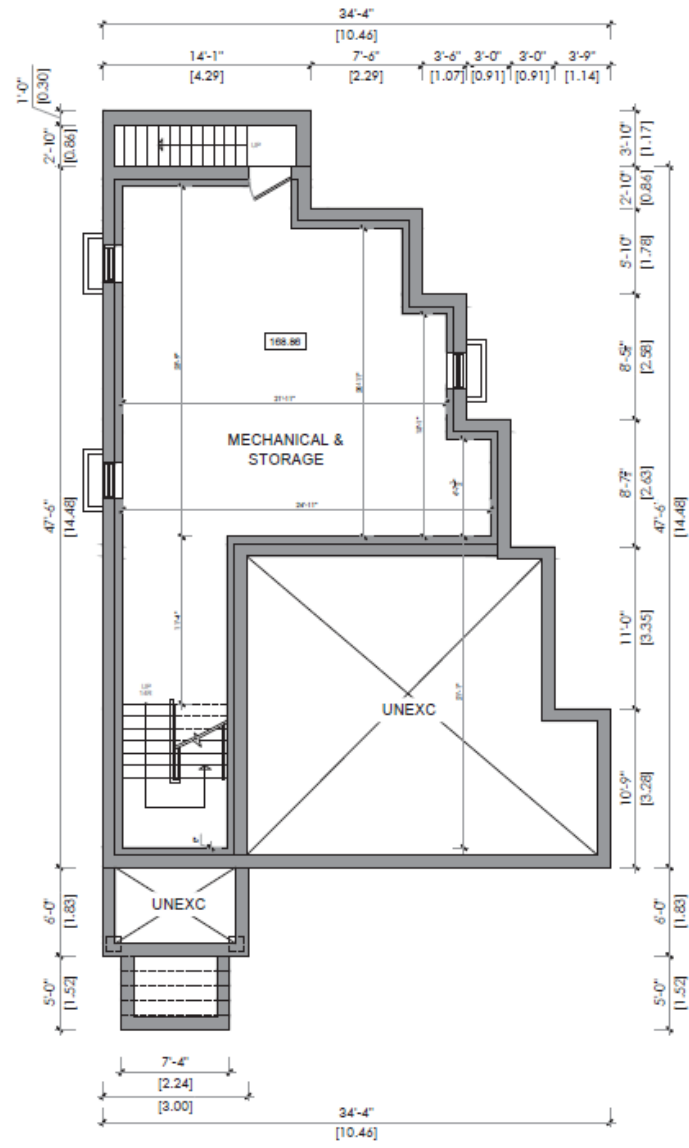
<i>Lot Parcel</i>	<i>Lot Frontage</i>	<i>Lot Area</i>
1 and 2 (B)	14.02 m	347.60 sq. m
3 and 4 (A)	14.54 m	347.60 sq. m

Site Plans

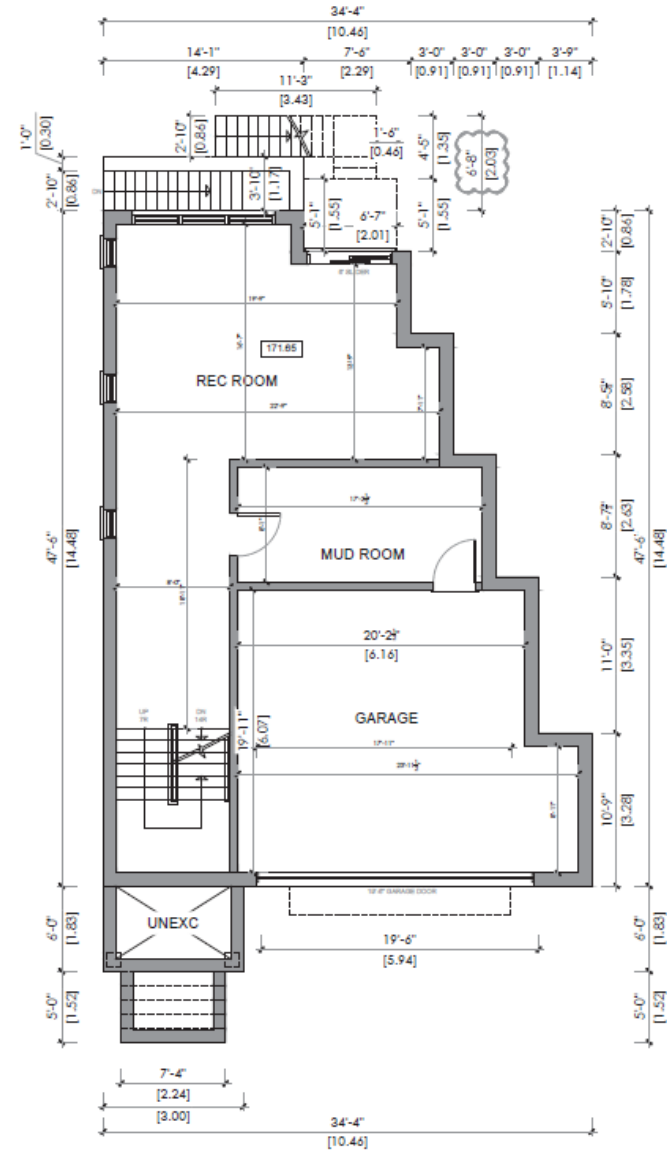
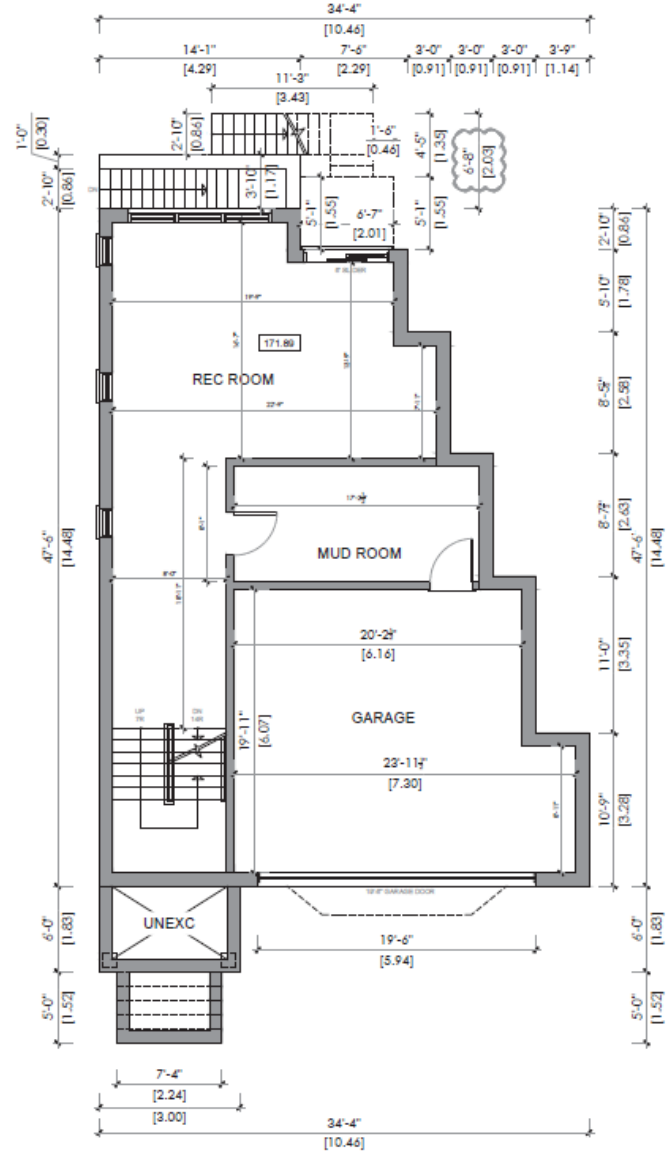




PROPOSED - BASEMENT FLOOR PLAN (LOT A)

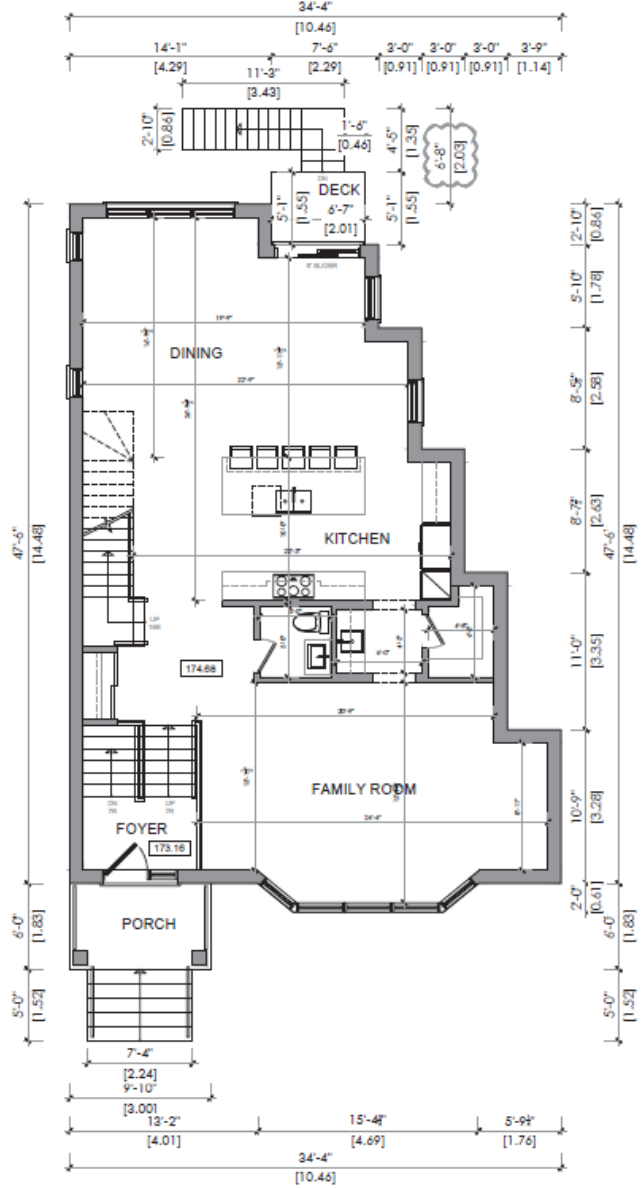


PROPOSED - BASEMENT FLOOR PLAN (LOT B)

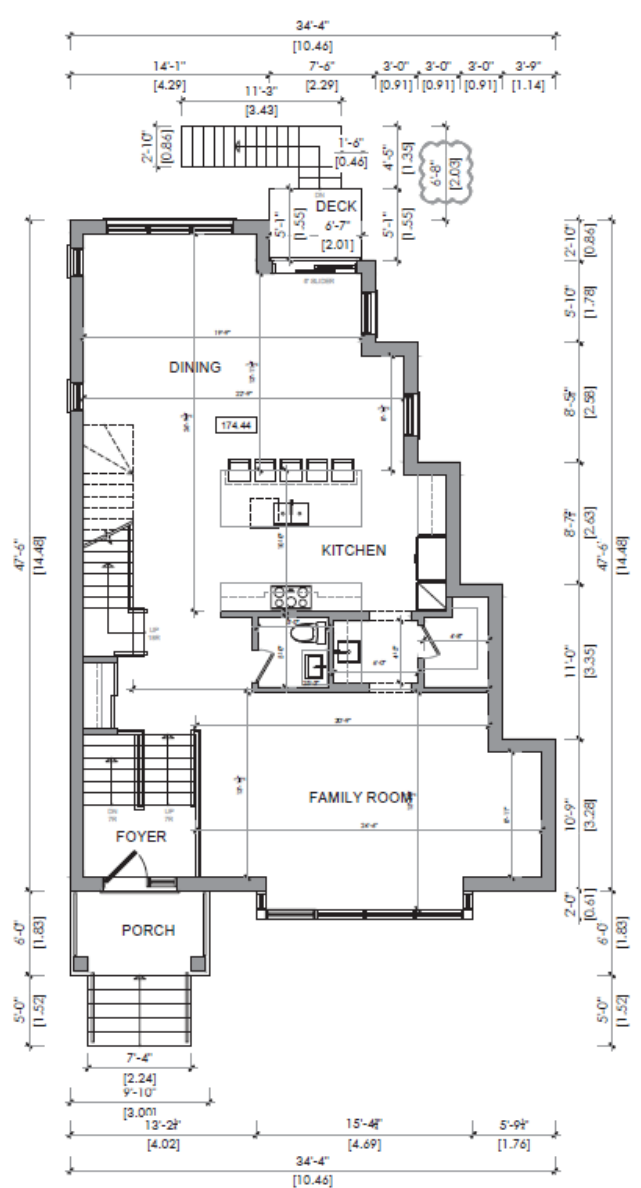


PROPOSED - GROUND FLOOR PLAN (LOT A)

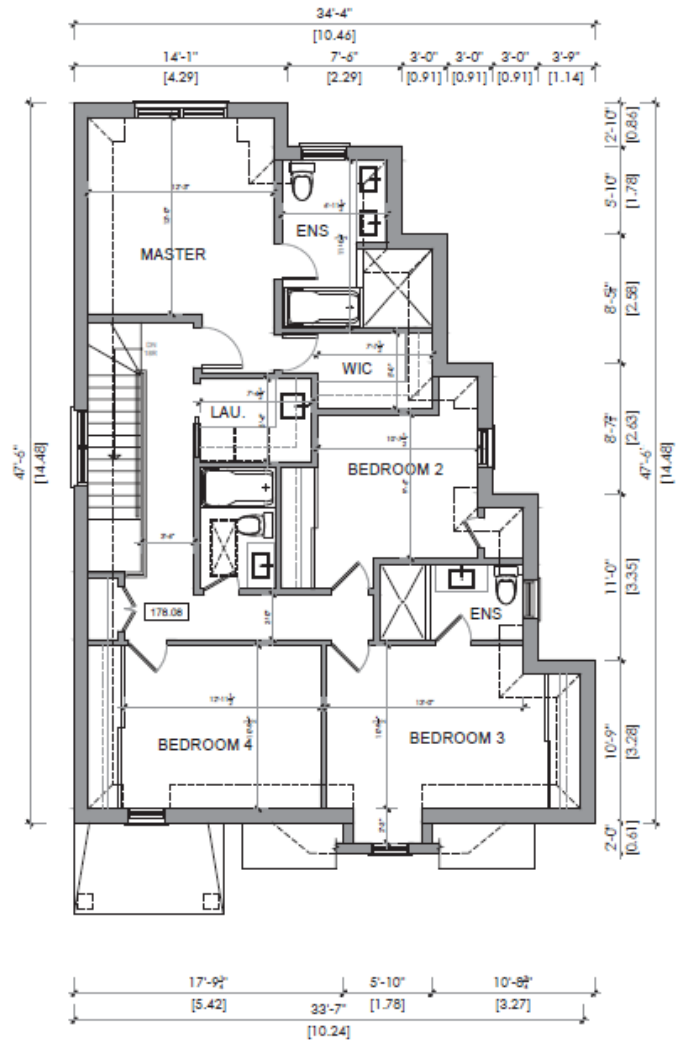
PROPOSED - GROUND FLOOR PLAN (LOT B)



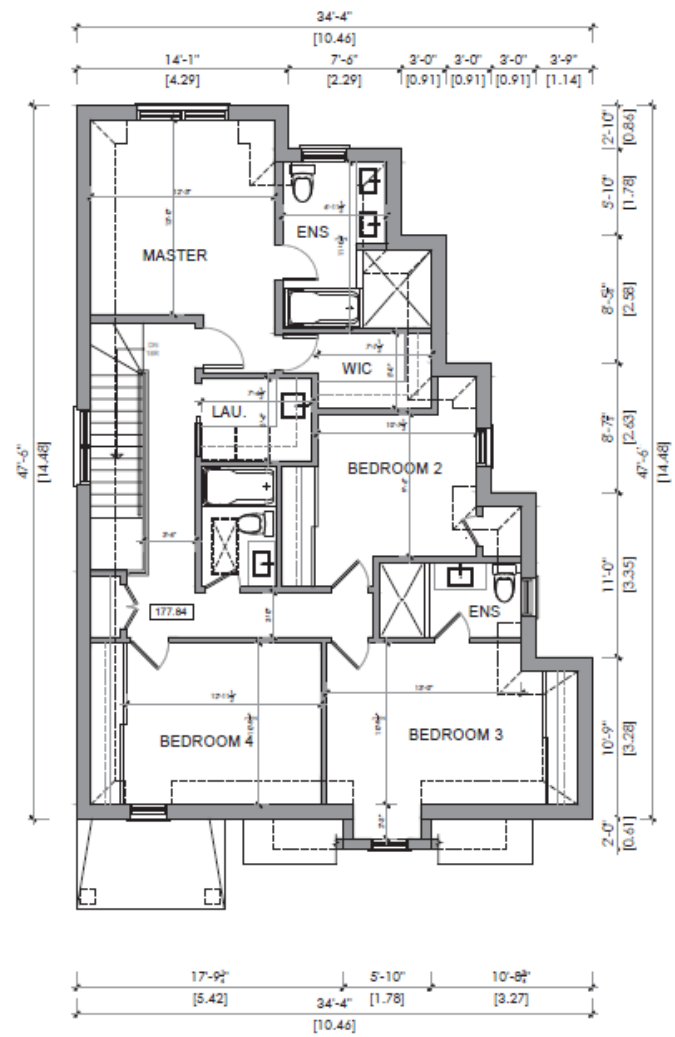
PROPOSED - MAIN LEVEL FLOOR PLAN (LOT A)



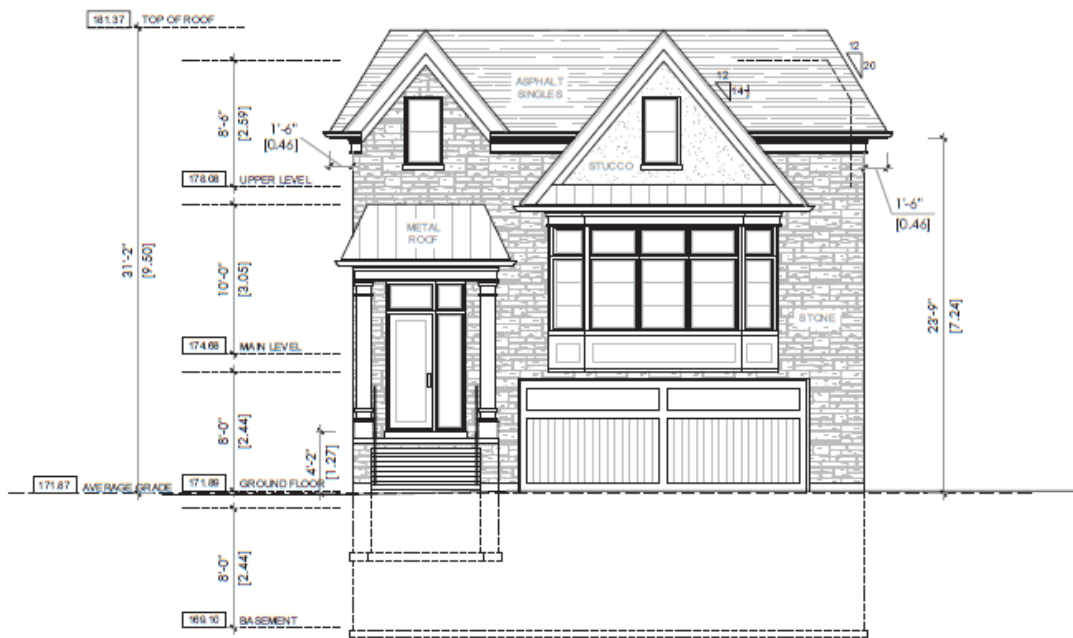
PROPOSED - MAIN LEVEL FLOOR PLAN (LOT B)



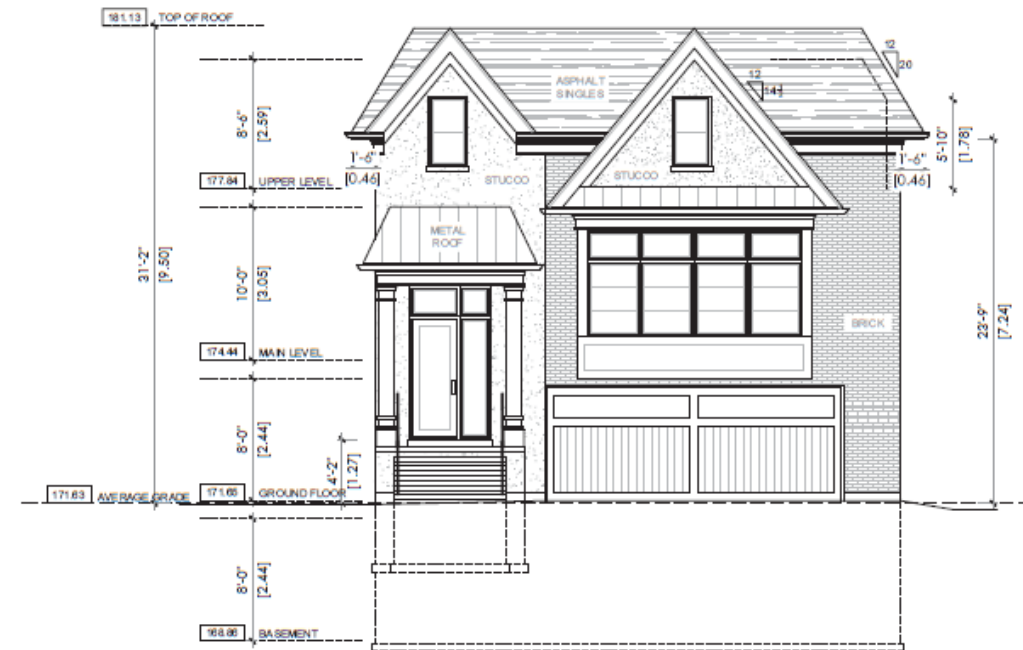
PROPOSED - UPPER LEVEL FLOOR PLAN (LOT A)



PROPOSED - UPPER LEVEL FLOOR PLAN (LOT B)



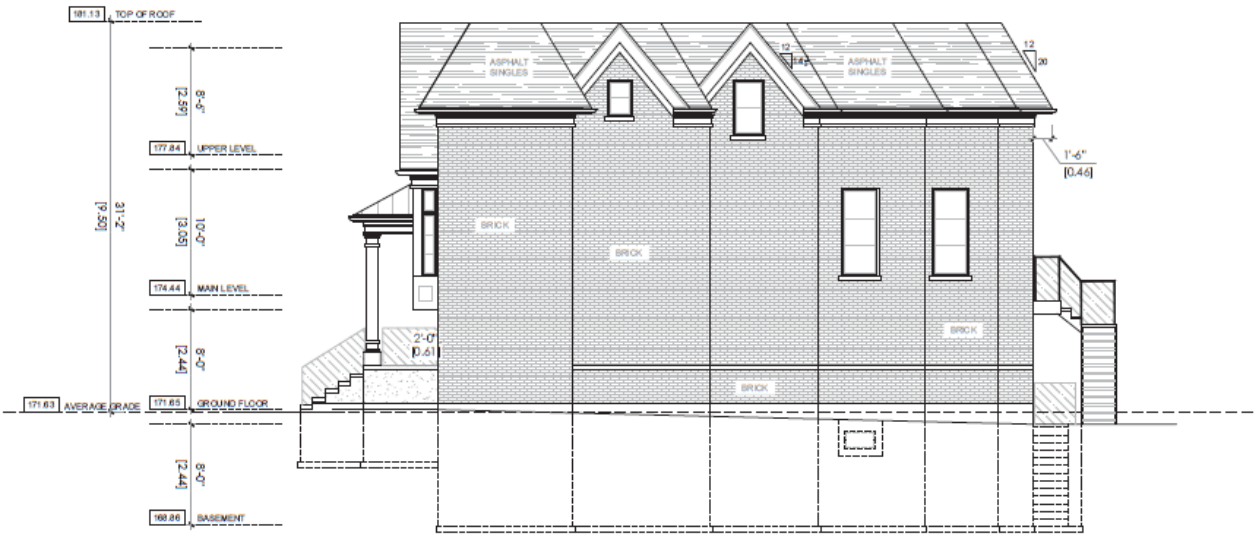
PROPOSED - FRONT ELEVATION (LOT A)



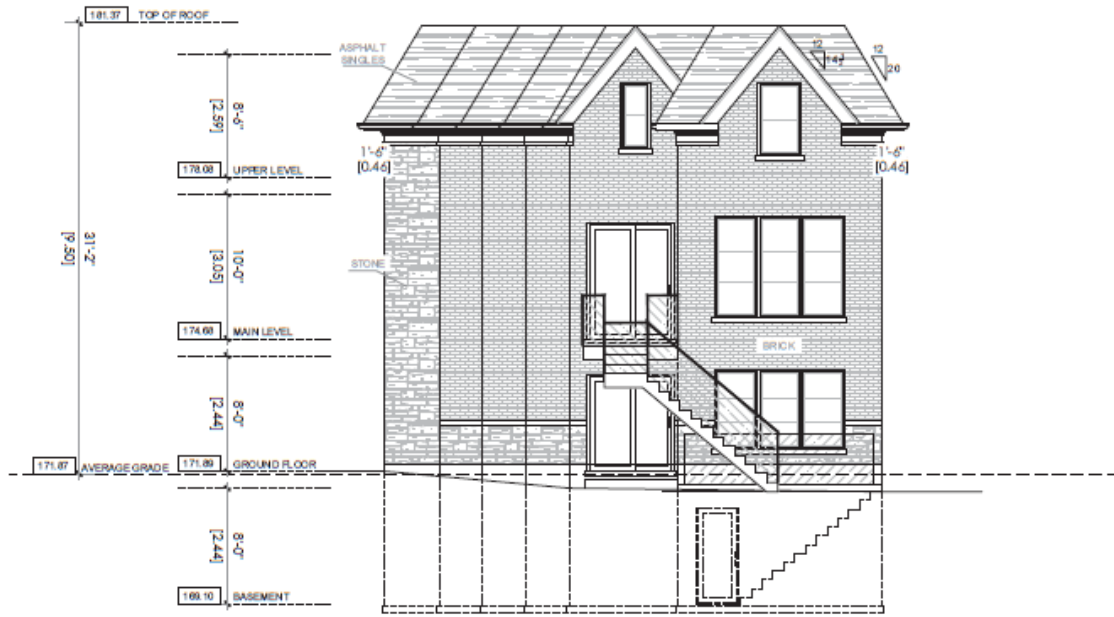
PROPOSED - FRONT ELEVATION (LOT B)



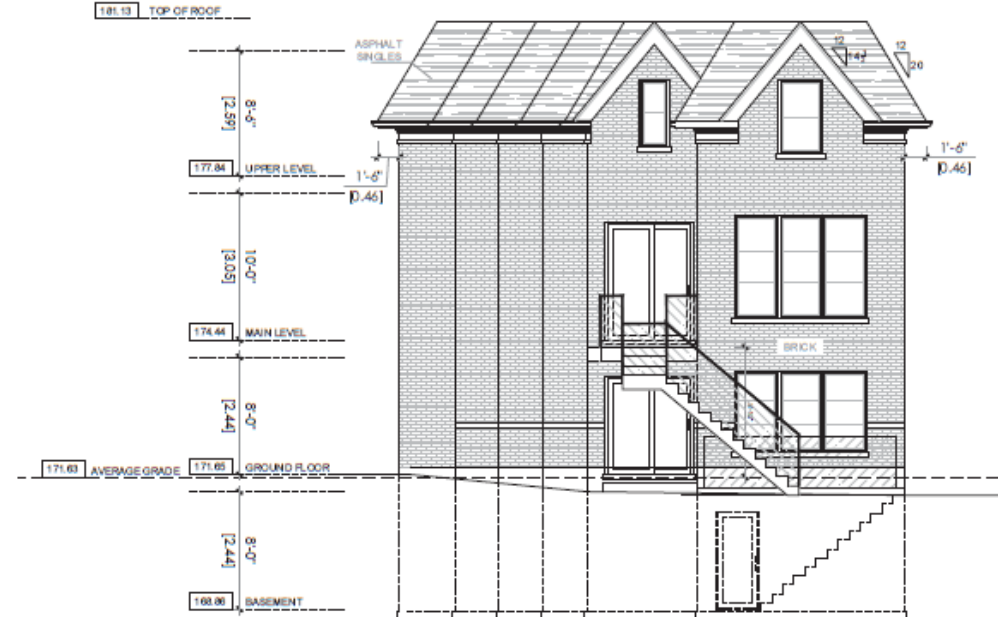
PROPOSED - WEST ELEVATION (LOT A)



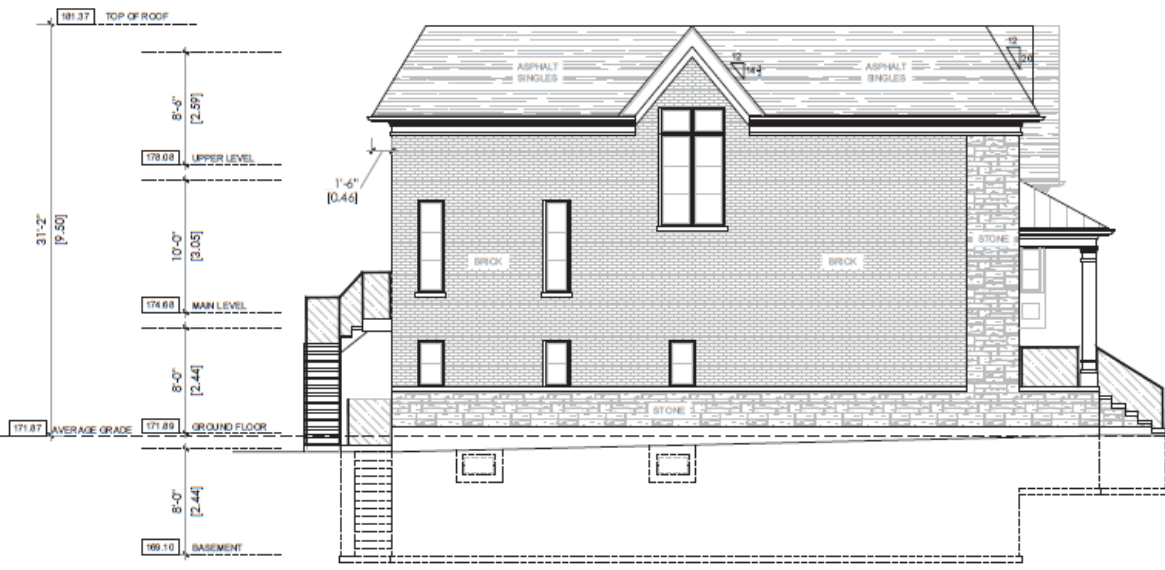
PROPOSED - WEST ELEVATION (LOT B)



PROPOSED - REAR ELEVATION (LOT A)



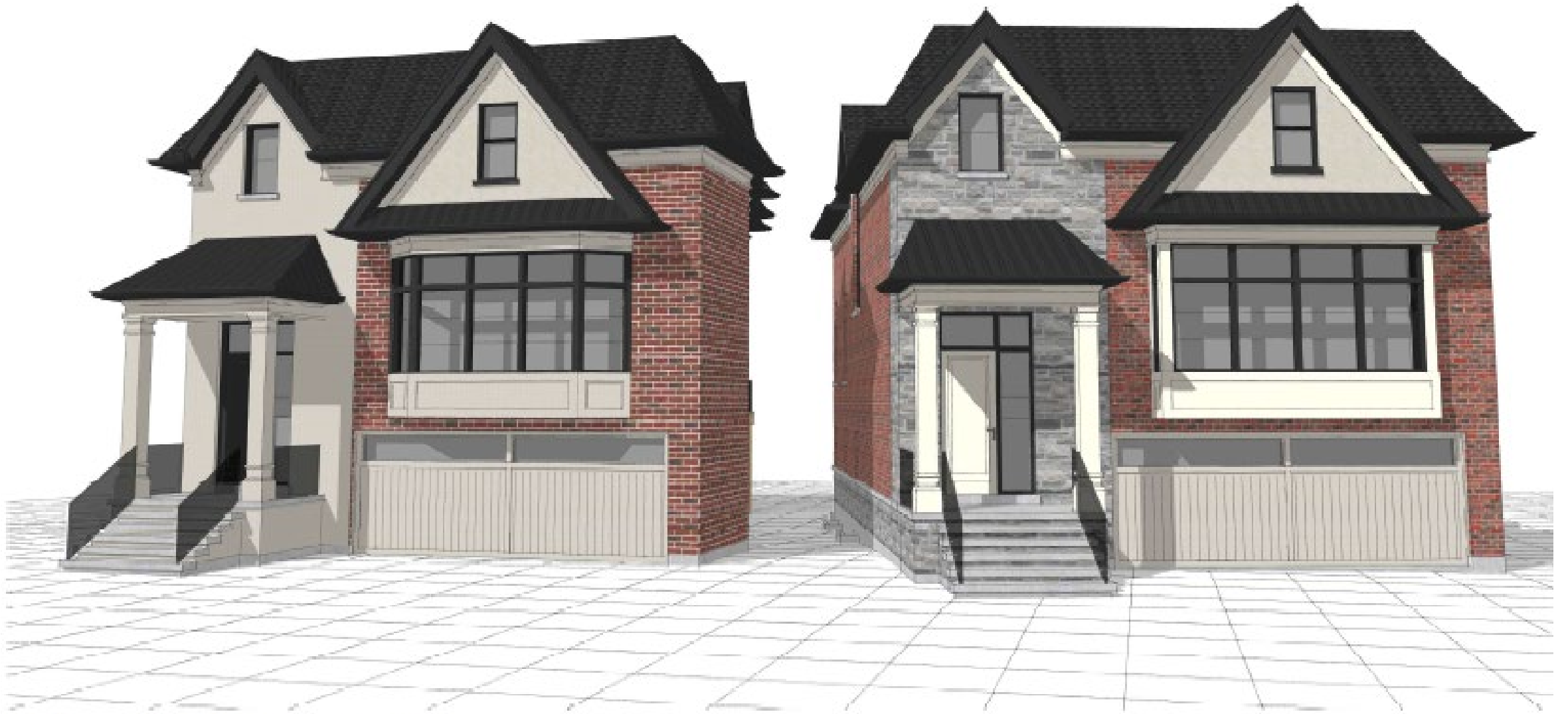
PROPOSED - REAR ELEVATION (LOT B)



PROPOSED - EAST ELEVATION (LOT A)



PROPOSED - EAST ELEVATION (LOT B)



PROPOSED - 3D ELEVATION (FULL FRONT)



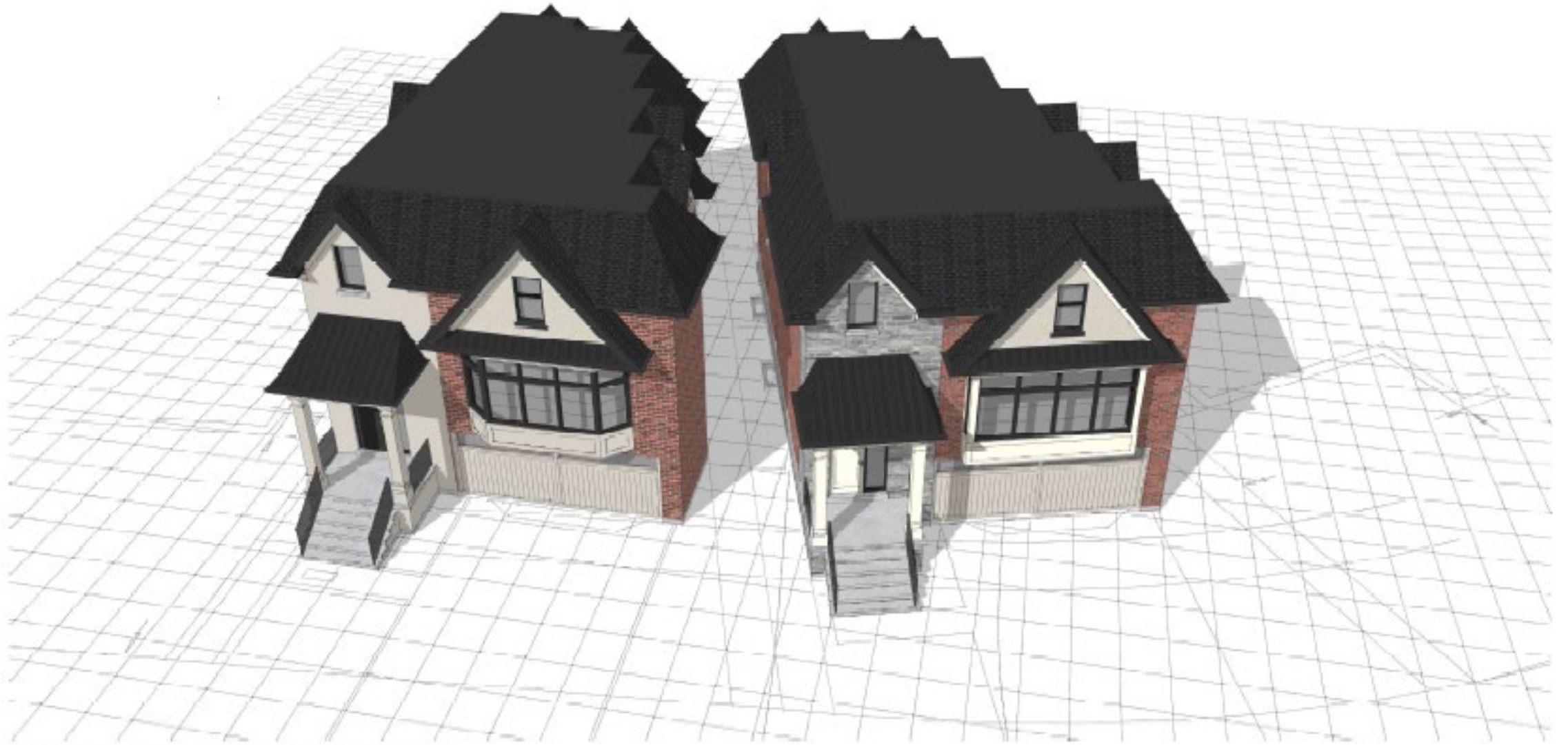
PROPOSED - 3D ELEVATION (FULL LEFT)



PROPOSED - 3D ELEVATION (FULL LEFT)



PROPOSED - 3D ELEVATION (FULL RIGHT)



PROPOSED - 3D ELEVATION (FULL AERIAL)

Planning Rationale

In conclusion, we believe the requested Consent application and Minor Variance applications permit the proposed severance and two single detached dwellings is in the public interest and represents good planning.

- Proposes similar housing type as the surrounding community
- The only variance required is lot area, and it is only for 13 sq. m or a 3.6% reduction from the minimum lot area
- All other zoning provisions in the by-law are complied with
- Comparable to recent approvals in the area that allowed for lots smaller than what exists in the neighbourhood
- The unique pie-shape of the lot which fans out toward the property line results in smaller lot areas in comparison to rectangular shaped lots,
- The pie-shaped lot does however ensure that the new lots will have a minimal visual impact on the streetscape due to the wider front lot line
- Will maintain the character and architectural quality of the neighbourhood,
- Maintains appropriate separation from existing lots and dwellings on all sides
- Minimizes windows along the side wall facades to avoid overlook and protect for privacy
- 8 New trees will be planted in the front yard to contribute to the streetscape environment and enhance general privacy

Thank-you and any questions?