

**4. ZONING BY-LAW FILE Z.03.009
CITY OF VAUGHAN - R1V OLD VILLAGE RESIDENTIAL ZONES
PRELIMINARY REPORT**

P.2003.19

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.009 (City of Vaughan - R1V Old Village Residential Zones) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 27, 2003, Council resolved that the R1V Old Village Residential Zone standards of By-law 1-88 be reviewed with respect to maximum lot coverage and height for one-storey (bungalow) dwellings only, affecting all R1V zoned lots City-wide.

Background - Analysis and Options

The development standards in By-law 1-88 for R1V Old Village Residential Zones require the following:

- minimum lot area:	845m ² (9095ft ²)	- minimum lot frontage:	30m
- maximum lot coverage:	20%	- minimum rear yard:	7.5m
- maximum building height:	9.5m	- minimum interior side yard:	1.5m

Within Vaughan, there are primarily three R1V Zone neighbourhoods located in the Thornhill, Concord and Maple communities, as well as scattered smaller pockets and individual lots. These areas are older established residential areas that have maintained a historical pattern of large lot development.

Based on the requirements above, the maximum footprint of a residential dwelling (including the garage) would be 169m² (1819.16ft²) on the minimum-sized lot. While a 2-storey dwelling could achieve a floor area double the footprint size (i.e 338m²), a bungalow would be restricted to 169m² in gross floor area. An increasing number of applications are being made to the Committee of Adjustment for relief of the maximum 20% lot coverage to permit a new bungalow or expansion of an existing bungalow.

Neighbourhood Circulation

On February 6, 2003, a notice of public hearing was advertised in the Vaughan Citizen. To date, no comments have been received. Any written responses will be addressed in the technical review of this application, and included in a comprehensive Staff report to a future Committee of the whole meeting.

Preliminary Review

Following a preliminary review of the proposal, Staff have identified the following matters to be reviewed in greater detail:

- consideration will be given to the form and scale of development within existing R1V Zone neighbourhoods, and the suitability of the bungalow-style housing form;

- previous Committee of Adjustment applications will be examined to determine the requested and granted increases in lot coverage;
- average lot sizes and required building setbacks for the RIV Zone will be reviewed to calculate an appropriate lot coverage for bungalows; and
- a proportionate height reduction to balance the increased coverage for a one-storey dwelling, including the roof peak, will be determined.

Conclusion

The above issues, will be considered in the technical review, together with comments of the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the appropriateness of increased maximum lot coverage, and proportionate adjustments to related zoning standards such as height, to accommodate single-storey housing forms on the RIV Zone lots.

Attachments

N/A

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Respectfully submitted,

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