

3. **ZONING BY-LAW AMENDMENT FILE Z.09.025**
WAYMAR HEIGHTS BOULEVARD/DAVIDSON DRIVE ZONING REVIEW **P.2009.33**
CITY OF VAUGHAN
WARD 2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.025 (Waymar Heights Boulevard/Davidson Drive Zoning Review) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 25, 2009
- b) Circulation Area: 150 m and the following people who requested notification:
 - Bobby Pillitteri (159 Pine Valley Crescent, Woodbridge)
 - Pat Pillitteri (12 Bradwick Drive, Unit 2, Concord)
 - Anthony Pillitteri (12 Bradwick Drive, Unit 2, Concord)
 - Cristina Pillitteri (12 Bradwick Drive, Unit 2, Concord)
 - Douglas J. Farren (318 Whitehead Crescent, Bolton)
 - Gary Howard (33 Rolling Court, King City)
 - Andrea Lutzier - Barrister & Solicitor (270 The Kingsway, Suite 200, Toronto)
 - Grant Humes - VP & Chief Operating Officer, Toronto Board of Trade (1st Canadian Place, P.O. Box, Toronto)
 - Anna DeBartolo - Trustee - Vaughan - York Region District School Board (196 Deer Run Court, Woodbridge)
 - Jane Ross - York Region District School Board (60 Wellington Street West, Aurora)
- c) Comments Received as of October 1, 2009:
 - i) The Development Planning Department is in receipt of correspondence from the lawyer representing the Owner of 144 Davidson Drive advising that their client is contemplating filing a Consent Application to facilitate the severance of their lot into 2 lots.
 - ii) The Owners of 52 Waymar Heights Boulevard have expressed support of the proposed amendments to Zoning By-law 1-88 regarding properties on Waymar Heights Boulevard and Davidson Drive.

Purpose

The purpose of this report is to consider amendments to the City's Zoning By-law 1-88 to recognize the existing lots on Davidson Drive and Waymar Heights Boulevard (Attachment #2) as an older established residential area characterized by larger lots. It is proposed that the appropriate zone categories and zone standards be applied to these streets to reflect the existing lot sizes and lot areas for the review area. In addition a one house per lot provision will be

considered to protect this area from future severances. This report responds to the following Council resolution of September 21, 2009:

“THAT Council direct the Development Planning Department to schedule a Public Meeting to consider the following amendments to Zoning By-law 1-88 for the properties shown on Attachment #2:

- a) rezone 36, 48, 52, 64, 72, and 84 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone;
- b) rezone the front portion of 35, 47, 59, 73 and 85 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone to facilitate lots with consistent R1V zoning;
- c) rezone 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard from R2 Residential Zone to R1 Residential Zone; and,
- d) amend Section 3.20 "Use of Residential Lots" of By-law 1-88 to include the lots on Davidson Drive and 15 and 21 Waymar Heights Boulevard, thereby restricting development on these properties to one dwelling on each lot.”

Background

This matter originates from Council's initial consideration at the April 7, 2008, Public Hearing respecting Official Plan and Zoning By-law Amendment Files OP.07.007 and Z.07.043 (L & L Holdings Inc. - see Attachment #2) to facilitate the severance of two (2) residential lots located at 146 and 160 Waymar Heights Boulevard (each with a 45.7 m frontage) into 5 (five) residential lots.

On November 6, 2007, the City Clerk's Department received a written submission on behalf of some of the homeowners who reside on Davidson Drive, Waymar Heights Boulevard and all of the homeowners on the cul-de-sac portion of Gamble Street, indicating that they would like to be rezoned to R1V Old Village Residential Zone (minimum lot frontage of 30 m), with the exception that existing lots with a frontage of less than 30m as of the date of the petition be deemed to comply with By-law 1-88. On November 19, 2007, the Committee of the Whole received a deputation, requesting that the City of Vaughan address an amendment to the Official Plan to recognize these streets as being:

“An older established residential area characterized by original larger lots, having architectural and landscape value, be recognized as unique enclaves to be protected within the broader community, and any development shall protect the integrity of the area and be consistent with its overall character and maintain existing lot sizes.”

On November 26, 2007, Council ratified the November 19, 2007, Committee of the Whole recommendation, which read as follows:

“That the deputation of Mr. Joseph Salvatore, 132 Davidson Drive, Woodbridge, L4L 1M4 on behalf of Homeowners of Davidson Drive, Waymar Heights and Gamble Street, written submission dated November 6, 2007, and petition, be received, and referred to staff for a report to a future Committee of the Whole meeting, to address the request, and that all studies and correspondence also be provided to the deputant.”

On September 8, 2009, the Committee of the Whole considered a report (Attachment #3) from the Development Planning Department, which responded to the deputation. The recommendations in that report were ratified by Council on September 21, 2009, as noted earlier, which requested the Development Planning Department to schedule a Public Meeting to consider amendments to By-law 1-88 for the two streets.

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Waymar Heights Boulevard and Davidson Drive, shown as "Proposed Area of Review" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended, with a site-specific policy requiring lands designated "Low Density Residential" adjacent to the Board of Trade Golf and Country Club to be developed for single family dwellings only and lots abutting the golf course to be a minimum of 930 m² (10,000 sq. ft) in area regarding lands adjacent and/or abutting the Board of Trade Golf and Country Club. ▪ The amendments being considered to By-law 1-88 conform to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The lands being reviewed are currently zoned R1V Old Village Residential Zone, and R1, R2 and R3 Residential Zones as shown on Attachment #2.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Review

The Development Planning Department prepared a report (Attachment #3) considered by the Committee of the Whole on September 8, 2009, and subsequently by Council on September 21, 2009. That report provided an initial analysis and response to the deputation before Council. The following matters will be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency with Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The following matters will be reviewed for the properties within the proposed area of review as shown on Attachment #2: <ul style="list-style-type: none"> i) each property will be reviewed to determine if an additional zoning exception(s) is required to By-law 1-88 (e.g. rear, front and side yard setbacks and lot coverage); ii) development standards that are consistent with By-law 1-88 and the existing built form and land use context; iii) opportunities for potential lot severances that would comply with any proposed zoning categories and standards, and therefore, exempt these lots from Section 3.20 "Use of Residential Lots" (one house per lot provision); and, iv) any other issues that may be identified by the public or Council at the Public Hearing.

Relationship to Vaughan Vision 2020 / Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from 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.

Attachments

1. Context Location Map
2. Location Map
3. Committee of the Whole Report - September 8, 2009

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



SUBJECT LANDS

Context Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR
HEIGHTS BOULEVARD / DAVIDSON DRIVE
ZONING REVIEW



The City Above Toronto

Development Planning Department

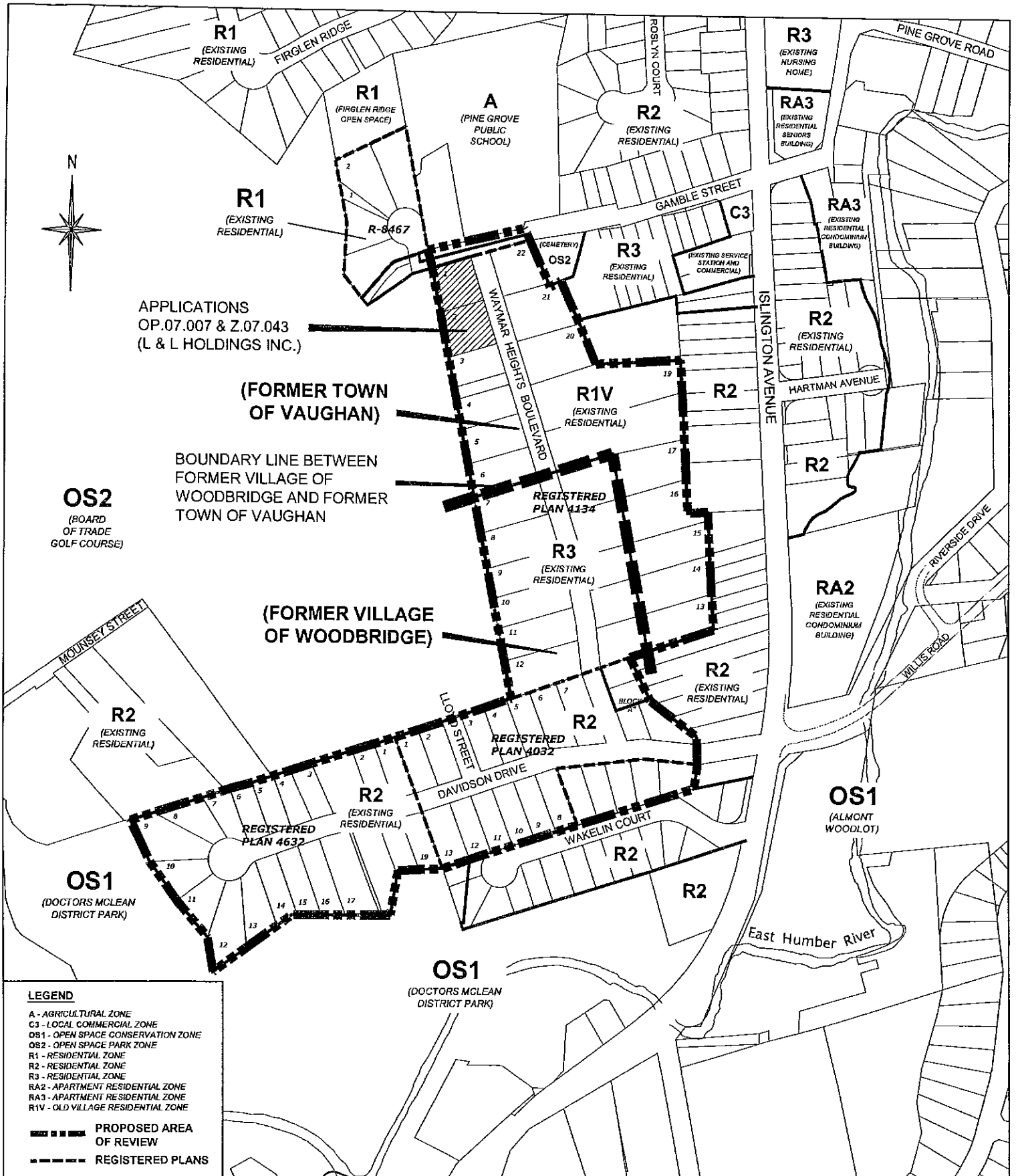
Attachment

FILE No.:
Z.09.025

Not to Scale

October 8, 2009

1



Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR
HEIGHTS BOULEVARD / DAVIDSON DRIVE
ZONING REVIEW



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
Z.09.025

Not to Scale

October 8, 2009

2

ATTACHMENT #3

COMMITTEE OF THE WHOLE SEPTEMBER 8, 2009

WAYMAR HEIGHTS BOULEVARD – R1V OLD VILLAGE RESIDENTIAL ZONE REVIEW
CITY OF VAUGHAN
FILE 21.27
WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Council direct the Development Planning Department to schedule a Public Meeting to consider the following amendments to Zoning By-law 1-88 for the properties shown on Attachment #3:
 - a) rezone 36, 48, 52, 64, 72, and 84 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone;
 - b) rezone the front portion of 35, 47, 59, 73 and 85 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone to facilitate lots with consistent R1V zoning;
 - c) rezone 31-197 Davidson and 15 and 21 Waymar Heights Boulevard from R2 Residential Zone to R1 Residential Zone; and,
 - d) amend Section 3.20 "Use of Residential Lots" of By-law 1-88 to include the lots on Davison Drive and 15 and 21 Waymar Heights Boulevard, thereby restricting development on these properties to one dwelling on each lot.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On May 21, 2009, a Notice of this Committee of the Whole Meeting was circulated to the Deputant (Mr. Joseph Salvatore) and to all land owners located on Waymar Heights Boulevard and Davidson Drive, 99, 100, 102 and 103 Gamble Street, the Board of Trade Golf Course, Pine Grove Elementary School, and to those individuals who had requested notification of this meeting.

Purpose

The purpose of this report is to obtain Council direction with respect to a deputation made before the Committee of the Whole on November 19, 2007 requesting that the City initiate an amendment to the Official Plan (OPA #240 - Woodbridge Community Plan) to recognize the existing lots on Davidson Drive, Waymar Heights Boulevard and the cul-de-sac portion of Gamble Street (Attachments #1 and #2) as an older established residential area characterized by larger lots. In addition, the deputation included a request to amend By-law 1-88 to rezone these properties from R1 Residential Zone, R2 Residential Zone and R3 Residential Zone to R1V Old Village Residential Zone.

ATTACHMENT #3

Background

Official Plan and Zoning Amendment Applications Files OP.07.007 & Z.07.043 (L & L Holdings Inc.)

This report originates from Council's initial consideration of Official Plan and Zoning By-law Amendment Files OP.07.007 and Z.07.043 (L & L Holdings Inc. – see Attachment #2) to facilitate the severance of two (2) residential lots located at 146 and 160 Waymar Heights Boulevard (each with a 45.7 m frontage) into 5 (five) residential lots each with a lot frontage of 18m and with a minimum lot area of 768m² as shown on Attachment #5. The applicant proposed the following:

1. An Official Plan Amendment Application (File OP.07.007) to amend the "Low Density Residential" policies in OPA No. 240 (Woodbridge Community Plan), to reduce the minimum lot area for lands abutting the Board of Trade Golf and Country Club from 930m² to 768.25 m².
2. A Zoning By-law Amendment Application (File Z.07.043) to amend By-law 1-88, specifically to rezone the lands from R1V Old Village Residential Zone (minimum 845 m² lot area and 30 m lot frontage) to R2 Residential Zone (minimum 450 m² lot area and 15m lot frontage).

Several letters were received by the Development Planning Department from residents in the area and the Board of Trade Golf Course, requesting to be notified of the status of the applications and expressing concern that the proposal to create five lots with 18m frontages would change the character of the neighbourhood, which includes existing larger lots on both Waymar Heights Boulevard and Davidson Drive. There were several deputations made at the Public Meeting on April 7, 2008 in opposition to the applications expressing the same concerns.

In addition, prior to the April 7, 2008 Public Meeting, on November 6, 2007, the City Clerk's Department received a written submission on behalf of some of the homeowners who reside on Davidson Drive, Waymar Heights Boulevard and all of the homeowners on the cul-de-sac portion of Gamble Street. On November 19, 2007 the Committee of the Whole received a deputation, requesting that the City of Vaughan address an amendment to the Official Plan to recognize these streets as being:

"An older established residential area characterized by original larger lots, having architectural and landscape value, be recognized as unique enclaves to be protected within the broader community, and any development shall protect the integrity of the area and be consistent with its overall character and maintain existing lot sizes."

Additionally, several residents in the area signed a petition that all properties on Davidson Drive, Waymar Heights Boulevard and the cul-de-sac portion of Gamble Street be rezoned to R1V Old Village Residential Zone (minimum lot frontage of 30 m), with the exception that existing lots with a frontage of less than 30m as of the date of the petition be deemed to comply with the By-law 1-88.

On November 26, 2007, Council ratified the November 19, 2007 Committee of the Whole recommendation, which read as follows:

"That the deputation of Mr. Joseph Salvatore, 132 Davidson Drive, Woodbridge, L4L 1M4 on behalf of Homeowners of Davidson Drive, Waymar Heights and Gamble Street, written submission dated November 6, 2007, and petition, be received, and referred to staff for a report to a future Committee of the Whole meeting, to address the request, and that all studies and correspondence also be provided to the deputant."

ATTACHMENT #3

On May 12, 2008, the Development Planning Department received a letter from the Owner of 148 and 160 Waymar Heights Boulevard requesting that the Zoning By-law Amendment File Z.07.043 (L & L Holdings Inc.) be amended, to request a site-specific exception from Section 3.20 of Zoning By-law 1-88 in order to facilitate the severance of 148 and 160 Waymar Heights Boulevard from two (2) lots to three lots through the Consent process. Section 3.20 of By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot as shown on Registered Plan 4134. The revised Zoning Amendment Application conformed to the Official Plan since each of the proposed lots had a frontage of 30 m and met the lot area requirements of the R1V Old Village Residential Zone. On June 11, 2008, Council approved the Zoning Amendment Application to facilitate the ultimate creation of 3 residential lots each with minimum 30m frontages. Official Plan Amendment File OP.07.007 is now closed.

The subject report has been prepared in response to Council's above-noted resolution of November 26, 2007.

Planning Considerations

Official Plan

OPA #26 (Woodbridge Community Plan) was adopted by the City of Vaughan on February 7, 1972, and approved by the Province on June 28, 1972, and included the following policy:

"It is the policy of this amendment that no high or medium density development will be permitted in that area adjacent to the Board of Trade Golf and Country Club. Lot sizes abutting the golf course will be a minimum 10,000 square feet in area. Elsewhere, it is intended that only single family development will be permitted. Particular care should be taken to the siting of individual homes on their lots in order that full advantage may be taken of views of the valley lands surrounding this area. Architectural design and landscaping features of individual properties and streets will be reviewed by Council and the developer prior to the release of building permits, in fact, this amendment expects that all those features that go towards the preparation of a residential community of highest quality will be dealt with by Council prior to any substantial building in the community."

The current Official Plan for the Waymar Heights Boulevard, Davidson Drive and Gamble Street area is OPA #240 (Woodbridge Community Plan), which includes the following policy:

"Lands designated Low Density Residential adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only and lots abutting the golf course shall be a minimum of 930m² (10,000 sq.ft.) in area."

The lands subject to this review are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and many of the residential lots are located adjacent to the Board of Trade Golf and Country Club, and subject to the site specific policy identified above.

The purpose of an Official Plan is to set out the planned vision for a community, thereby providing a level of assurance for the logical future development of the community. While an Official Plan sets out long-term land use policies, it is the Zoning By-law that interprets the policies and translates them into development standards, such as the minimum lot size, lot frontage, building setbacks and height. The "Low Density Residential" Official Plan designation is implemented through a number of residential Zone categories, including the R1V Old Village Residential Zone, which requires a minimum lot frontage of 30m.

ATTACHMENT #3

Zoning By-law

i) Waymar Heights Boulevard

There are 24 lots with frontage onto Waymar Heights Boulevard as shown on Attachments #2 and #3. It is noted that 22 of these were created through Plan of Subdivision 4134, which was registered on January 23, 1952. The other 2 lots (15 and 21 Waymar Heights Boulevard) were created as part blocks from a Registered Plan of Subdivision (Block "A" Plan 4032).

The current zoning for the properties located on Waymar Heights Boulevard is shown on Attachment #2. The properties located at 99 to 161 and 100 to 160 Waymar Heights Boulevard are zoned R1V Old Village Residential Zone. The R1V Old Village Residential Zone requirements and minimum development standards are set out in Table 1 later in this report. The properties located at 36 to 84 Waymar Heights Boulevard are zoned R3 Residential Zone and 35 to 85 Waymar Heights Boulevard are split-zoned R1V Old Village Residential Zone and R3 Residential Zone.

The different zoning for lots on Waymar Heights Boulevard is attributed to certain lots being located within the former Village of Woodbridge, and other lots are located within the former Town of Vaughan as shown on Attachment #2. The former Village of Woodbridge and the former Town of Vaughan were governed by By-law 980 and By-law 2523, respectively. The lots that were located in the former Village of Woodbridge were zoned R3 Residential Zone by By-law 980, and the lots that were located in the former Town of Vaughan were zoned R2 Residential Zone by By-law 2523. The properties located at 35, 47, 59, 73 and 85 Waymar Heights Boulevard are split-zoned (R3 Residential Zone and R1V Old Village Residential Zone) as these lots are comprised of lands that were part of both the former Village of Woodbridge and Town of Vaughan. The 22 lots on Waymar Heights that were created by Registered Plan 4134 conform to the minimum 30m lot frontage and 845m² lot area requirements of the R1V Old Village Residential Zone under the current City of Vaughan By-law 1-88.

In addition, Section 3.20, "Use of Residential Lots", of Zoning By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot within Registered Plan 4134. Accordingly, a Zoning By-law Amendment to Section 3.20 would be required in order to facilitate the severance of any lot within Plan 4134, which applies to all of the properties on Waymar Heights Boulevard except for 15 and 21 Waymar Heights Boulevard.

The two lots municipally known as 15 and 21 Waymar Heights Boulevard with frontage on the south end of Waymar Heights Boulevard (on east side, just north of Davidson Drive) are zoned R2 Residential Zone. These lots are not consistent with the balance of the lot fabric on Waymar Heights Boulevard as their lot frontage and lot area are smaller. Furthermore, these lots do not meet the minimum lot frontage and area requirements of the R1V Old Village Residential Zone.

ii) Davidson Drive

The lots located on Davidson Drive are currently zoned R2 Residential Zone by By-law 1-88 as shown on Attachment #2. The majority of these lots were created by 2 different subdivision plans (Plans 4032 and 4632) that were registered in the early 1950's and have lot frontages ranging between 22.8m to 29.2m. The historical zoning for these lots is R2 Residential Zone which originated from By-law 980 (the former Village of Woodbridge) and is maintained under By-law 1-88.

iii) Gamble Street

Four residents residing on the cul-de-sac portion of Gamble Street signed the petition to rezone their properties and to be included in the Official Plan Amendment. These lots are separated from the rest of the residential lots on Gamble Street by Pine Grove Public School. The four pie-shaped lots were created in 1982 through a rezoning (from RR Rural Residential Zone) and the

ATTACHMENT #3

Consent process with frontages that range from 16.59m to 24.7m. These lots are now zoned R1 Residential Zone by By-law 1-88, as shown on Attachment #2.

Zoning

Table 1 below identifies the minimum zoning requirements for the City's current Zoning By-law (By-law 1-88) and previous zoning by-laws for the former Village of Woodbridge and Town of Vaughan.

Table 1 - Minimum Zone Requirements

ZONE	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MAXIMUM LOT COVERAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD
By-law 980 (Former Village of Woodbridge)						
R2	696.75m ² (7500 sq.ft.)	19.8m (85 ft)	33%	9.14m (30 ft)	4' + 2/storey	7.62m (25 ft)
R3	465m ² (7500 sq.ft.)	18m (80 ft)	35%	7.62m (25 ft)	4' + 2/storey	7.62m (25 ft)
Vaughan By-law No. 2523 (Former Town of Vaughan)						
R2	695 m ² (7481 sq.ft.)	18m (80 ft)	20%	9m (30ft)	1.5m (5ft)	7.5m (25ft)
By-law 1-88 – Current City Standards						
R1V	845m ² (9095 sq.ft.)	30m (100 ft)	20%	9m (30 ft)	1.5m (5 ft)	7.5m (25ft)
R1	540m ² (5812 sq.ft.)	18m (80 ft)	35%	7.5m (25 ft)	1.5m (5 ft)	7.5m (25 ft)
R2	450m ² (4805 sq.ft.)	15m (50 ft)	40%	4.5m (15 ft)	1.2m (4 ft)	7.5m (25 ft)
R3	360m ² (3875 sq.ft.)	12m (40 ft)	40%	4.5m (15 ft)	1.2m (4 ft)	7.5m (25 ft)

Attachment #6 summarizes the historical zoning for the subject area.

Land Use Context

The existing lot sizes and frontages for the properties on Waymar Heights Boulevard, Davidson Drive and Gamble Street are shown on Attachment #6. The built form along Waymar Heights Boulevard is comprised exclusively of established single detached residential dwellings. 22 of the 24 lots on Waymar Heights Boulevard have minimum lot frontages of 30m of which, 12 of these lots back onto the Board of Trade Golf Course and are therefore subject to a site-specific policy in OPA #240 (Woodbridge Community Plan), which requires that any lot abutting the golf course shall be a minimum of 930 m² in lot area and shall be developed for single family residential lots only.

The majority of the residential lots located on Davidson Drive were created by 2 different subdivision plans that were registered in the early 1950's and have lot frontages that range between 22.8m and 29.2m, and with lot areas that range between 1,210m² and 1,960m². The four pie-shaped lots on Gamble Street were created through the Consent process with frontages that range from 16.59m to 24.7m, and with lot areas that range between 1,621 m² and 2,413m².

The larger lot frontages (minimum 30m) on Waymar Heights Boulevard were created through Plan 4134, which distinguishes them from the surrounding area, including the lots on Davidson Drive and the cul-de-sac portion of Gamble Street.

Analysis/Requested Amendments

The lots with frontage onto Waymar Heights Boulevard that were created through Plan 4134 and zoned R1V Old Village Residential Zone are distinct from the lots located along Davidson Drive and Gamble Street given their larger lot frontages and lot areas. The Woodbridge Community Plan (OPA #240) includes a policy that states:

ATTACHMENT #3

"Lands designated Low Density Residential adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only and lots abutting the golf course shall be a minimum of 930m² (10,000 sq.ft.) in area."

Furthermore, Section 3.20 "Use of Residential Lots" of Zoning By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot within Registered Plan 4134 (the large lots with frontage along Waymar Heights Boulevard). A Zoning By-law Amendment to Section 3.20 would be required in order to facilitate the severance of any lot within Plan 4134 (except 15 and 21 Waymar Heights Boulevard).

An amendment to By-law 1-88 is recommended for the properties located at 35, 47, 59, 73 and 85 Waymar Heights Boulevard that are split zoned R3 Residential Zone and R1V Old Village Residential Zone as shown on Attachment #2, in order to establish one consistent zoning for these lots.

The 2 lots located at 15 and 21 Waymar Heights Boulevard are zoned R2 Residential Zone. These lots are not consistent with the balance of the lot fabric on the street since their lot frontage(s) and lot area(s) are smaller and more consistent with the R1 Residential Zone Standards. Therefore, it is suggested that these lots be rezoned from R2 Residential Zone to R1 Residential Zone, consistent with the proposed zoning for Davidson Drive.

The lots located along Davidson Drive differ from the lots along Waymar Heights Boulevard, particularly with respect to lot frontage. The lot frontages for these lots would not meet the minimum R1V Old Village Residential Zone requirement. These lots are zoned R2 Residential Zone under By-law 1-88 although their lot frontages and lot areas are more consistent with the R1 Residential Zone standards (18m minimum lot frontage and 540m² minimum lot area). Accordingly, there is merit in rezoning these lots from R2 Residential Zone to R1 Residential Zone. Furthermore, in order to provide an additional zoning standard to prevent the severance of the lots within Plans 4032 and 4632 (31- 197 Davidson Drive), it is recommended that each plan be subject to the one-house per lot provision currently applicable to Plan 3134 (Waymar Heights Boulevard), under Section 3.20 "Use of Residential Lots" of By-law 1-88. This will permit only one house on each of the existing lots.

The Development Planning Department is satisfied that the existing policy regime within OPA #240 together with the recommended zoning changes will maintain the large lot character of the area identified in Attachments #2 and #3. The Development Planning Department is of the opinion that residential lots located on the cul-de-sac portion of Gamble Street are adequately protected by the existing Official Policy policies that requires a lot abutting the golf course to be a minimum of 930m² (10,000 sq.ft.) in addition to the existing R1 Residential Zone that requires a minimum 18 m lot frontage.

It is recommended that the Zoning By-law be amended to better reflect the policies in the Official Plan and the existing lot sizes in order to protect the character of the neighbourhood. The proposed zoning for Waymar Heights Boulevard, Davidson Drive and the Gamble Street cul-de-sac is shown on Attachment #3. The specific amendments include:

- a) rezone 36, 48, 52, 64, 72 and 84 Waymar Heights Boulevard as shown on Attachment #3 from R3 Residential Zone to R1V Old Village Residential Zone;
- b) rezone the front portion of 35, 47, 59, 73 and 85 Waymar Heights Boulevard as shown on Attachment #3 from R3 Residential Zone to R1V Old Village Residential Zone to facilitate lots with consistent R1V zoning;
- c) rezone 31-197 Davidson Drive; and, 15 and 21 Waymar Heights Boulevard as shown on Attachment #3 from R2 Residential Zone to R1 Residential Zone; and,

ATTACHMENT #3

- d) amend Section 3.20 "Use of Residential Lots" of By-law 1-88, to include the lots on Davison Drive and 15 and 21 Waymar Heights Boulevard, thereby restricting development on these properties to one dwelling on each lot. "

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the deputation made before the Committee of the Whole to recognize the character of the Waymar Heights Boulevard, Davidson Drive and Gamble Street areas by way of amendments to the Official Plan and Zoning By-law. The Development Planning Department is satisfied that the existing Official Plan policies are adequate to ensure the character of the area is maintained.

However, there is merit in considering a Zoning By-law Amendment to implement a consistent R1V Old Village Residential Zone regime for Waymar Heights Boulevard that reflects the existing lotting fabric and addresses the different historical zoning in the area. It is also recommended that the lots on Davidson Drive and 15 and 21 Waymar Height Boulevard be rezoned from R2 Residential Zone to R1 Residential Zone to reflect the existing lot sizes and lot areas, which are more consistent with the R1 Zone standards. In addition, it is also recommended that the one-house per lot provisions in Section 3.20 "Use of Residential Lots" of By-law 1-88 be applied to the lots on Davidson Drive and 15 and 21 Waymar Heights Boulevard to protect these lots from being severed. Accordingly, it is recommended that a Public Meeting be held to consider these amendments to Zoning By-law 1-88.

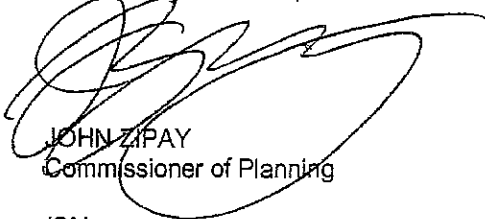
Attachments

1. Context Location Map
2. Location Map
3. Possible Future Zoning
4. Historical Zoning
5. Site Plan Proposed at Public Hearing – April 7, 2008 (Files OP.07.007 and Z.07.043)
6. Lot Sizes & Frontages

Report prepared by:

Clement Messere, Planner, ext. 8409^{CM}
Carmela Marrelli, Senior Planner, ext.8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,


JOHN ZUPAY
Commissioner of Planning

/CM


per: GRANT UYEYAMA
Director of Development Planning

ATTACHMENT #3



Context Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR
HEIGHTS BOULEVARD - R1V OLD
VILLAGE RESIDENTIAL ZONE REVIEW



The City Above Toronto

Development Planning Department

Attachment

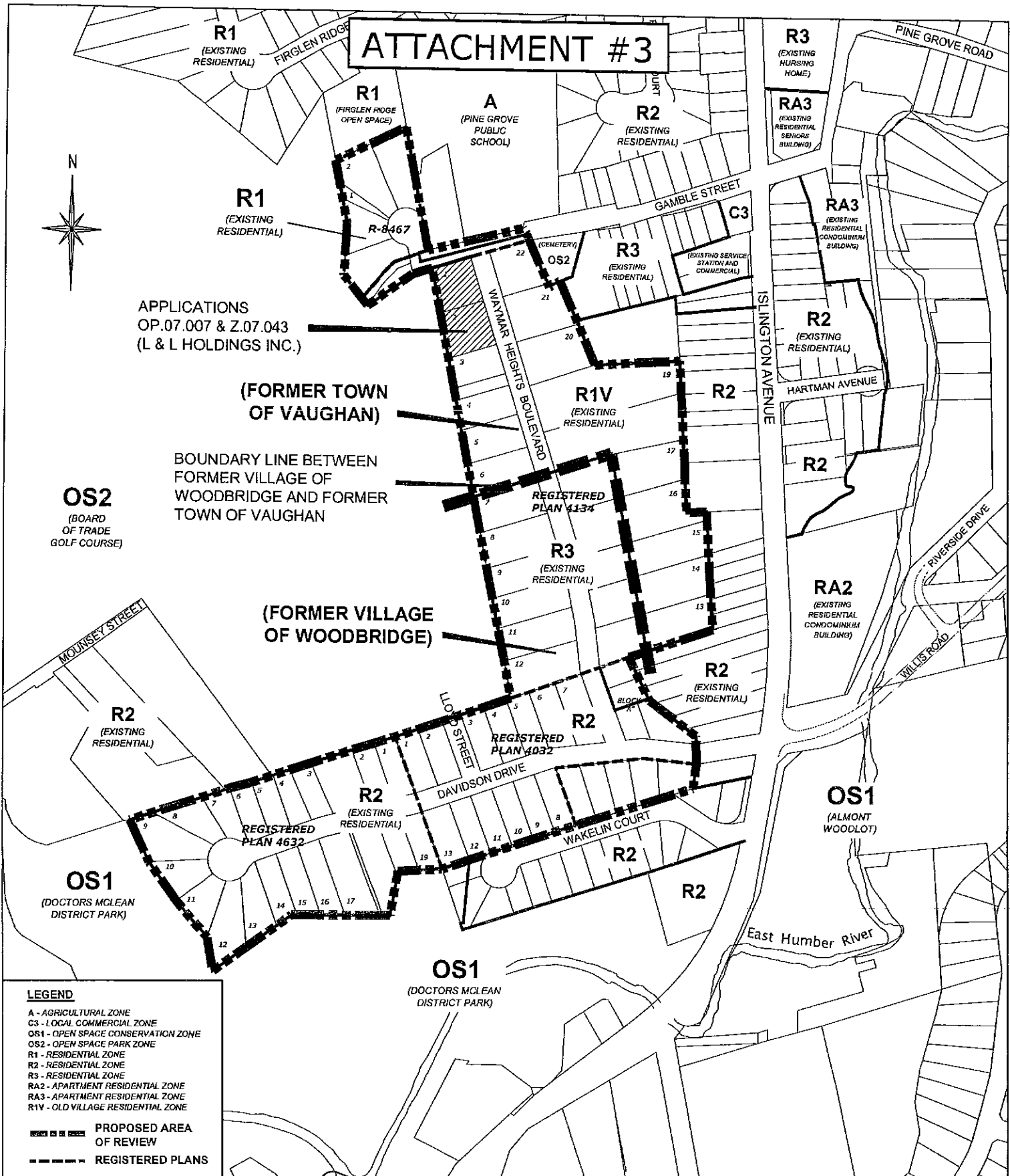
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May 13, 2009

1

ATTACHMENT #3



APPLICATIONS
OP.07.007 & Z.07.043
(L & L HOLDINGS INC.)

(FORMER TOWN
OF VAUGHAN)

BOUNDARY LINE BETWEEN
FORMER VILLAGE OF
WOODBRIIDGE AND FORMER
TOWN OF VAUGHAN

(FORMER VILLAGE
OF WOODBRIDGE)

OS2
(BOARD
OF TRADE
GOLF COURSE)

OS1
(DOCTORS MCLEAN
DISTRICT PARK)

OS1
(DOCTORS MCLEAN
DISTRICT PARK)

- LEGEND**
- A - AGRICULTURAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - R1V - OLD VILLAGE RESIDENTIAL ZONE

- PROPOSED AREA OF REVIEW
- REGISTERED PLANS

Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR
HEIGHTS BOULEVARD - R1V OLD
VILLAGE RESIDENTIAL ZONE REVIEW



The City Above Toronto

Development Planning Department

Attachment

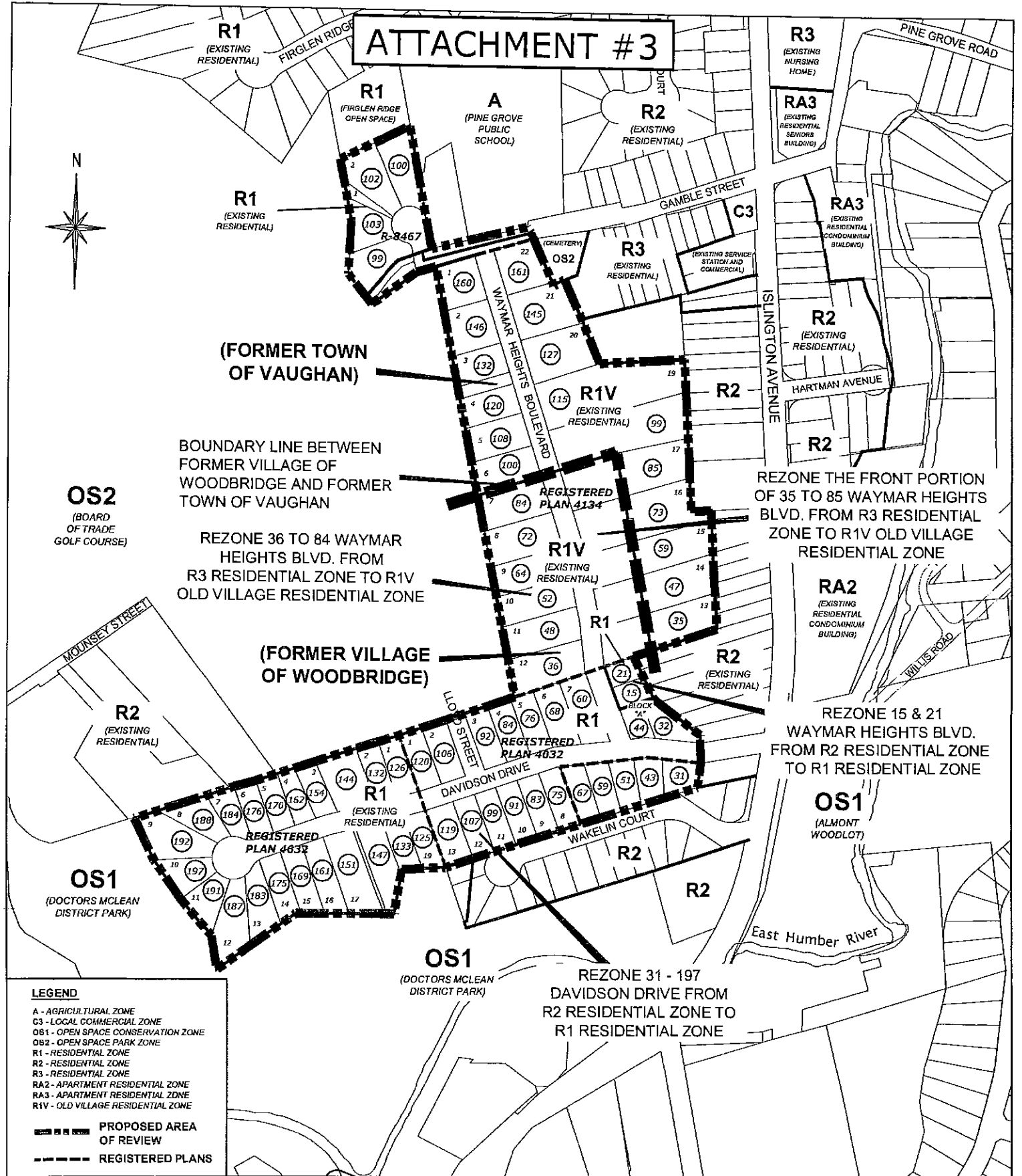
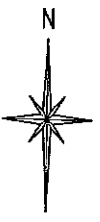
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May 13, 2009

2

ATTACHMENT #3



(FORMER TOWN OF VAUGHAN)

BOUNDARY LINE BETWEEN FORMER VILLAGE OF WOODBRIDGE AND FORMER TOWN OF VAUGHAN

REZONE 36 TO 84 WAYMAR HEIGHTS BLVD. FROM R3 RESIDENTIAL ZONE TO R1V OLD VILLAGE RESIDENTIAL ZONE

(FORMER VILLAGE OF WOODBRIDGE)

REZONE THE FRONT PORTION OF 35 TO 85 WAYMAR HEIGHTS BLVD. FROM R3 RESIDENTIAL ZONE TO R1V OLD VILLAGE RESIDENTIAL ZONE

REZONE 15 & 21 WAYMAR HEIGHTS BLVD. FROM R2 RESIDENTIAL ZONE TO R1 RESIDENTIAL ZONE

REZONE 31 - 197 DAVIDSON DRIVE FROM R2 RESIDENTIAL ZONE TO R1 RESIDENTIAL ZONE

- LEGEND**
- A - AGRICULTURAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
 - R1V - OLD VILLAGE RESIDENTIAL ZONE
- PROPOSED AREA OF REVIEW
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Possible Future Zoning

Part of Lots 9 & 10, Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR HEIGHTS BOULEVARD - R1V OLD VILLAGE RESIDENTIAL ZONE REVIEW



Development Planning Department

Attachment

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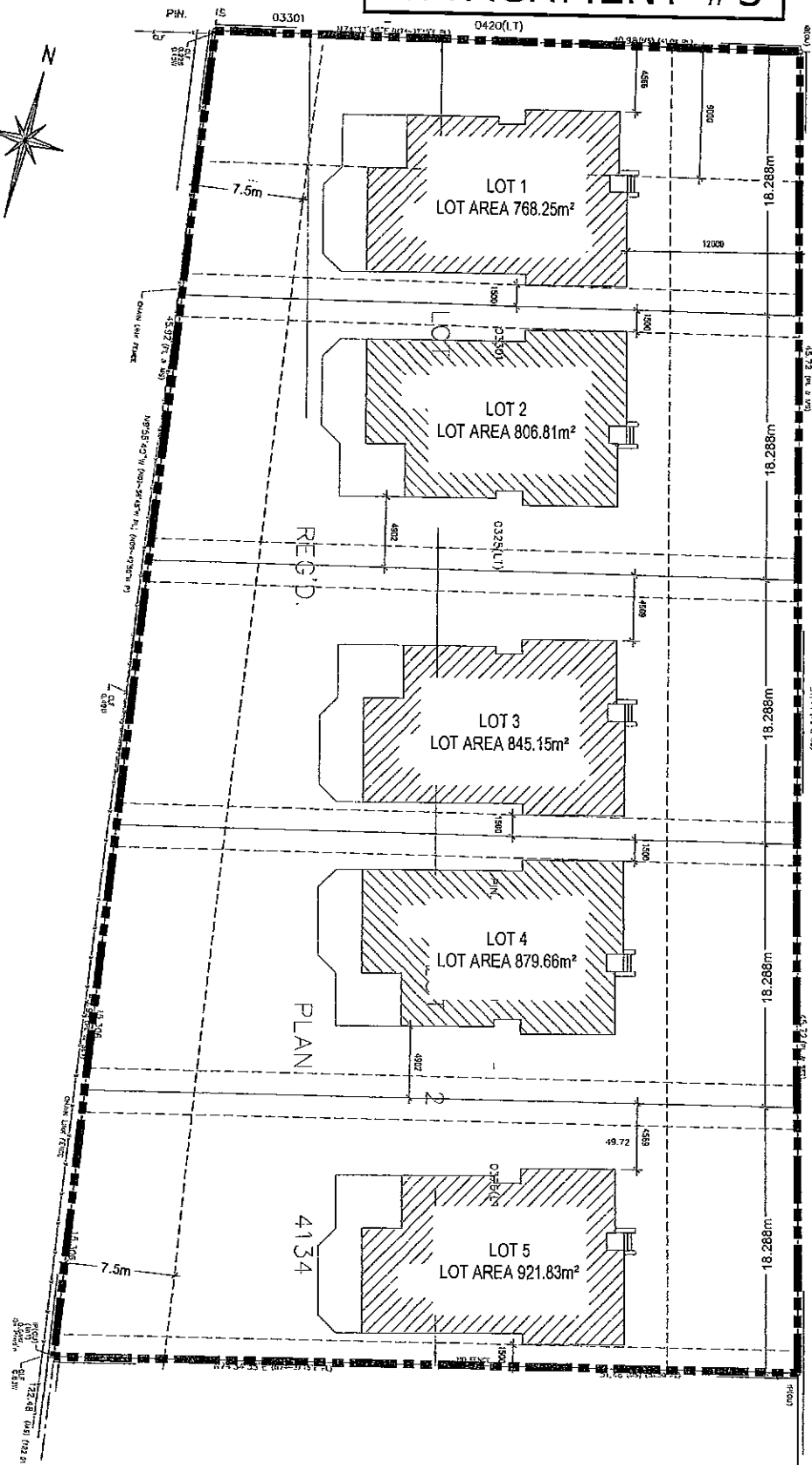
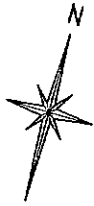
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August 18, 2009

3

ATTACHMENT #3

GAMBLE STREET



OFFICIAL PLAN AMENDMENT APPLICATION
 AMEND OPA #240 (WOODBIDGE COMMUNITY PLAN) TO REDUCE THE MINIMUM LOT AREA ABUTTING THE BOARD OF TRADE GOLF COURSE FROM 930 m² TO 768.25 m²

ZONING AMENDMENT APPLICATION
 REZONE THE SUBJECT LANDS FROM R1V OLD VILLAGE RESIDENTIAL ZONE TO R2 RESIDENTIAL ZONE

WAYMAR HEIGHTS BOULEVARD

 SUBJECT LANDS

Site Plan Proposed at Public Hearing - April 7, 2008
(Files: OP.07.007 & Z.07.043)

APPLICANT: CITY OF VAUGHAN: Part of
 WAYMAR HEIGHTS BOULEVARD - Lots 9 & 10,
 R1V OLD VILLAGE RESIDENTIAL Concession 7
 ZONE REVIEW



Development Planning Department

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May 13, 2009

5

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ATTACHMENT #3

STREET	ADDRESS	APP. SIZE M ²	STREET FRONTAGE M	PREVIOUS ZONING			CURRENT ZONING (BY-LAW 1-98)				POSSIBLE FUTURE ZONE
				Zone	MIN LOT SIZE M ²	MIN LOT FRONTAGE M	Zone	MIN LOT SIZE M ²	MIN FRONTAGE M	LOT	
Waymar Heights - Plan 4134	160	1992	45	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	146	2232	45	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	132	1600	30.5	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	120	2300	42.7	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	108	2122	34.5	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	100	2200	33.5	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	84	2519	36.3	R3 (By-law 980)	465	18	R3	360	12		R1V
	72	2646	36	R3 (By-law 980)	465	18	R3	360	12		R1V
	64	2346	30.5	R3 (By-law 980)	465	18	R3	360	12		R1V
	52	2372	30.5	R3 (By-law 980)	465	18	R3	360	12		R1V
	48	2581	33.5	R3 (By-law 980)	465	18	R3	360	12		R1V
	36	2721	34.3	R3 (By-law 980)	465	18	R3	360	12		R1V
	35	4440	39.6	R2 (By-law 2523) R3 (By-law 980)	695 465	18 18	R1V/ R3	845 30			R1V
	47	4736	38.4	R2 (By-law 2523) R3 (By-law 980)	695 465	18 18	R1V/ R3	845 30			R1V
	59	4449	35	R2 (By-law 2523) R3 (By-law 980)	695 465	18 18	R1V/ R3	845 30			R1V
	73	5592	45.7	R2 (By-law 2523) R3 (By-law 980)	695 465	18 18	R1V/ R3	845 30			R1V
	85	5543	41.8	R2 (By-law 2523) R3 (By-law 980)	695 465	18 18	R1V/ R3	845 30			R1V
	99	5931	42.6	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	115	6795	48.8	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	127	3036	45.7	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	145	2989	47.2	R2 (By-law 2523)	695	18	R1V	845	30		R1V
	161	2130	47.2	R2 (By-law 2523)	695	18	R1V	845	30		R1V
Other	15	792.5	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	21	743.4	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Davidson Drive - Plan 4632	126	1345	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	132	1314	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Part of Severed lot	144	2300	39.5	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Part of Severed lot	154	1200	22.8	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Part of Severed lot	162	1100	22.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	170	1255	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	176	1278	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	184	1226	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	188	1584	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	192	2478	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	197	1481	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	191	1502	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	187	2334	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Pie Shaped Lot	183	1767	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	175	1473	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	169	1558	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	161	1749	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Part of Severed lot	151	2742	31	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Part of Severed lot	147	2438	30	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	133	1210	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	125	1305	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Davidson Drive - Plan 4032	120	1458	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	106	1563	26	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	92	1467	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	84	1464	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	78	1463	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	68	1776	28.9	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	60	1980	28.9	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	75	1396	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	83	1391	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	91	1366	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	99	1380	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	107	1375	22.86	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	119	1758	29.3	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
Other	31	1200	39.7	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	43	1143	28.9	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	51	1181	25.8	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	59	1231	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	67	1380	24.4	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	32	1860	45.8	R2 (By-law 980)	696.75	19.8	R2	450	15		R1
	44	876	25	R2 (By-law 980)	696.75	19.8	R2	450	15		R1

Note: By-law 980 is the former Village of Woodbridge Zoning By-law
By-law 2523 is the former Town of Vaughan Zoning By-law

The information within this chart has been updated since the original appeared in the report before the Committee of the Whole dated September 8, 2009.

Lot Sizes & Frontages

Part of Lots 9 & 10,
Concession 7

APPLICANT: CITY OF VAUGHAN: WAYMAR
HEIGHTS BOULEVARD - R1V OLD VILLAGE
RESIDENTIAL ZONE REVIEW



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
21.27

Not to Scale

October 1, 2009

6