

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 3, 2002**

**1. ZONING BY-LAW AMENDMENT FILE Z.02.059  
BILL BARBER  
PRELIMINARY REPORT**

**P.2002.54**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.059 (Bill Barber) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On July 30, 2002, the Owner submitted an application to amend the Zoning By-law to apply the basic R3 Zone standards of By-law 1-88, rather than the R3 standards of Exception 9(641) currently applicable for this neighborhood, which are more restrictive. The proposal would facilitate the creation of four detached residential lots.

**Background - Analysis and Options**

The site is located at the southwest corner of Lawrie Road and Vaughan Boulevard, being Part of Lots 90 and 91 on Registered Plan 3541 (30 Vaughan Boulevard), in Lot 6, Concession 2, City of Vaughan. The 1,860m<sup>2</sup> site has 40.68m frontage on Vaughan Boulevard and 45.72m flankage on Lawrie Road, and is developed with one residential dwelling.

The site is designated "Low Density Residential" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(641). The surrounding land uses are:

- North - Lawrie Road; residential (R3 Residential Zone)
- South - office commercial (C1 Restricted Commercial Zone)
- East - Vaughan Boulevard; residential (R3 Residential Zone)
- West - residential (R3 Residential zone)

On August 9, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Brownridge Ratepayers Association and the Glen Shields Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits detached units, with a net density not exceeding 22 units per hectare; the intended severance of the property to create a total of 4 lots, would conform to the maximum density permitted by the Official Plan (22 units x 0.186 ha = 4 units);
- the proposed basic R3 Residential Zone permits detached dwellings on minimum 12m frontage lots; the lots in this neighbourhood area are subject to R3 Zone standards under Exception 9(641), which are more restrictive, requiring a greater lot area, frontage and front yard, a reduced lot coverage, and a minimum lot depth;

- a comparison of the existing and proposed standards is as follows:

<u>Standard</u>	<u>Existing (Interior Lot)</u>	<u>Existing (Exterior Lot)</u>	<u>Proposed/ Standard R3 Zone</u>
- Min. Lot Frontage	15m	16.5m	12m
- Min. Lot Area	545m <sup>2</sup>	550m <sup>2</sup>	360m <sup>2</sup>
- Min. Front Yard	9m	9m	4.5m
- Min. Rear Yard	7.5m	7.5m	7.5m
- Min. Interior Side Yard	1.2m	1.2m	1.2m
- Min. Exterior Side Yard	-----	4.5m	4.5m
- Max. Lot Coverage	30%	30%	40%
- Min. Lot Depth	35m	35m	-----
- Max. Building Height	11m	11m	9.5m

- the appropriateness of the proposed zone standards, and the intended 4 new lots, will be considered in light of the development pattern in the surrounding area; and
- the effect on the lotting and built form which can be achieved with the proposed zoning standards, will be reviewed in detail.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application together with comments of the public and Council expressed at the public hearing, or in writing, and be addressed in a comprehensive report to a future Committee of the Whole Meeting. In particular, Staff will review the compatibility of the lotting and development form which can be achieved with the proposed zone standards, with the development pattern in the surrounding area.

### **Attachments**

1. Location Map
2. Severance Site Plan

### **Report prepared by:**

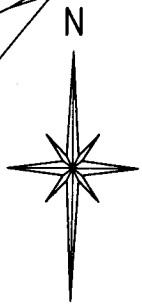
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Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

JOANNE R. ARBOUR  
 Director of Community Planning

/CM



HYDRO CORRIDOR

REDWOOD DRIVE

BEVERLEY GLEN BOULEVARD

MACARTHUR DRIVE

VAUGHAN BOULEVARD

KING HIGH DRIVE

CONCORD ROAD

LAWRIE ROAD

DUFFERIN STREET

CENTRE STREET



SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #:

Z.02.059

REPORT #:

LOCATION:  
PART OF LOT  
6, CON. 2

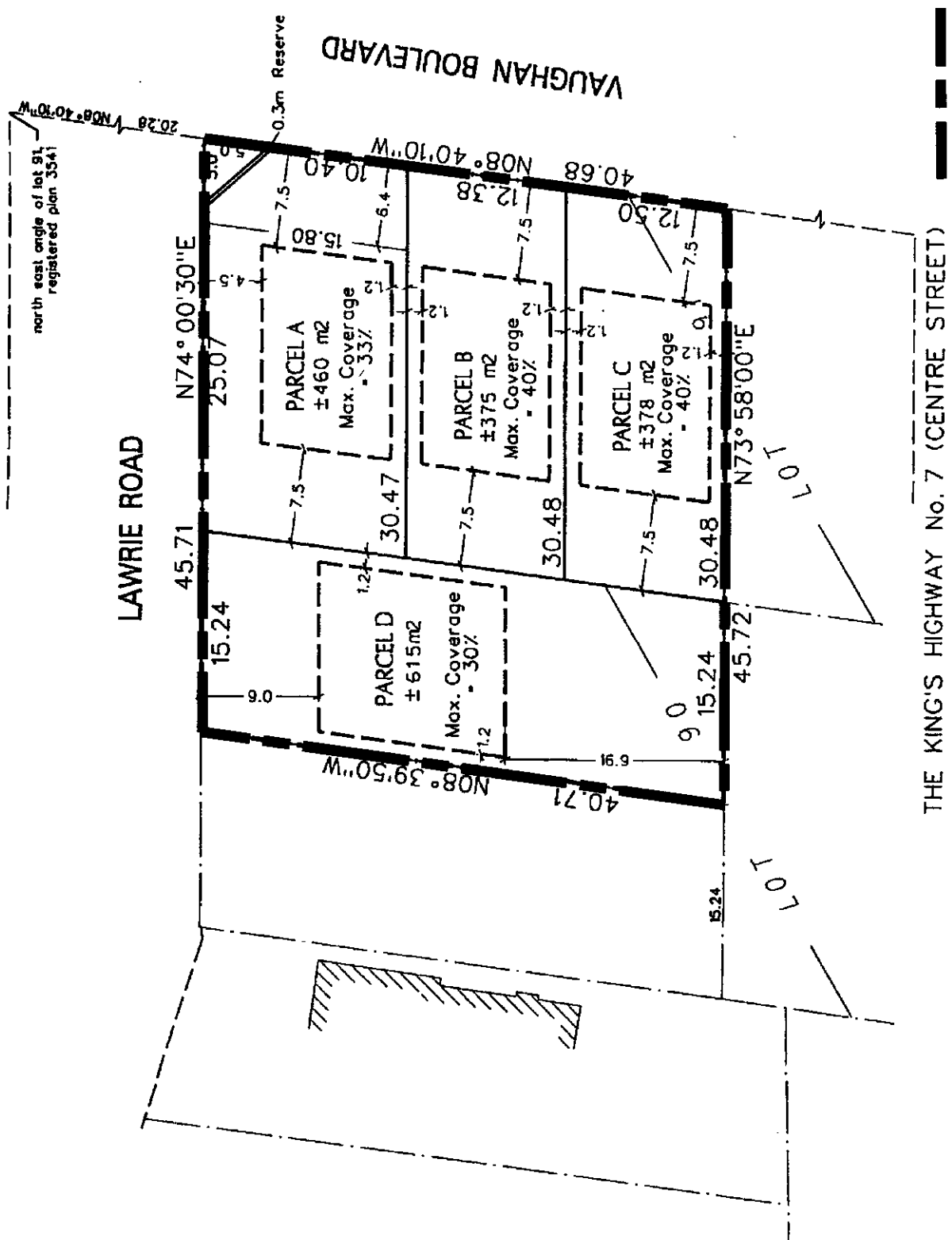
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

BILL BARBER

DATE: 08/08/2002

SCALE: NOT TO SCALE



DATE: 08/08/2002

SCALE: NOT TO SCALE

APPLICANT: BILL BARBER

CITY OF VAUGHAN  
PLANNING DEPARTMENT

SUBJECT LANDS

<b>ATTACHMENT '2'</b> <b>SEVERANCE/SITE PLAN</b>		FILE #:	REPORT #:	DATE:	
		Z.02.059		08/08/2002	
PART OF LOT 6, CONCESSION 2		LOCATION:	APPLICANT:		
			BILL BARBER		
		CITY OF VAUGHAN PLANNING DEPARTMENT			
		SCALE: NOT TO SCALE			