

REVIEW OF R1V OLD VILLAGE RESIDENTIAL ZONES

Recommendation

The Commissioner of Planning recommends:

THAT Council direct Staff to hold a Public Hearing to consider a City-initiated amendment to the R1V Old Village Residential Zone standards of By-law 1-88.

Purpose

To review the R1V Old Village Residential Zone standards of the Zoning By-law respecting the maximum lot coverage for one-storey (bungalow) dwelling units only, affecting all R1V-zoned lots City-wide.

Background - Analysis and Options

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 older, established residential areas have maintained a historical pattern of large-lot development, but are typically subject to redevelopment for larger homes. The current R1V Zone standards are as follows:

- minimum lot area:	845 m 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

The 20% coverage applied to a minimum-sized lot would allow a maximum 169m² (1819 ft²) building footprint (including the garage). At this coverage, redevelopment would be limited to 169m² for a bungalow, while a two-storey dwelling could be double the floor area. Consequently, an increasing number of applications are being received by the Committee of Adjustment for relief of the maximum lot coverage to permit a new bungalow or expansion of an existing bungalow home.

While the variances could be considered significant in percentage terms, there is merit in facilitating bungalows as a housing form, by enabling the scale of the dwelling to be commensurate with the size of the lot and the surrounding redeveloped units. As such, a review of the by-law would examine the possibility of increasing the maximum lot coverage for single-storey dwelling units only, as well as any related standards, such as height, which may require adjustment.

Conclusion

It is recommended that a public hearing be scheduled to consider a review of the development standards for one-storey dwelling units in the R1V Zone category.

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