

## **COMMITTEE OF THE WHOLE – MARCH 26, 2007**

### **REVISION TO 4.1.4 C) OF BYLAW 1-88**

#### **Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That the City of Vaughan Legal Department research the feasibility and merit of revising Bylaw 1-88, Section 4.1.4 c), Parking or Storing of Trailers, Boats and Mobile Homes, to include that in the case of a corner lot, boats, trailers and mobile homes shall not be stored in the side yard of a lot when the side yard is adjacent to and visible from the roadway; and
2. That the City of Vaughan Legal Department report back to a future Committee of the Whole with a report in May 2007.

#### **Economic Impact**

N/A

#### **Communications Plan**

None

#### **Purpose**

To address resident concerns regarding Bylaw 1-88, Section 4.1.4 c) regarding the parking or storing of trailers, boats and mobile homes.

#### **Background - Analysis and Options**

Currently Bylaw 1-88, Section 4.1.4 c) allows for the parking or storing of one boat, trailer or mobile home in the rear or side yard of a lot so long as it "shall comply with the minimum yard requirements for accessory buildings and structures contained in Subsection 3.16" of the Bylaw.

Residents have brought concerns to my office regarding this Bylaw with regards to corner lots. The Bylaw allows for a resident who lives in a corner lot to store one trailer, boat or mobile home in the side yard; however, when said trailer, boat or mobile home is stored in the side yard abutting the roadway, the trailer, boat or mobile home is visible from the roadway and neighbouring residences. Residents have asked that the City look at altering the Bylaw so that corner lots would only be allowed the storage of trailer, boats or mobile homes in the rear yard and not the side yard.

An exception to the parking and storing of boats, trailers and mobile homes has already been made in the case of multiple family dwellings, whereby no storage or parking of said vehicles shall take place except within a building or within an outdoor parking area.

#### **Relationship to Vaughan Vision 2007**

A-1 Pursue Excellence in the Delivery of Core Services

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Regional Implications**

None

**Conclusion**

Section 4.1.4 c) of Bylaw 1-88 should be reviewed to determine if the current clause to deal with the parking or storing of trailers, boats and mobile homes should be modified to deal with corner lots as an exception.

**Attachments**

1. Bylaw 1-88, Section 4.1.4 c)

**Report prepared by:**

Cindy Furfaro-Benning, Council Administrative Assistant

Respectfully submitted,

Sandra Yeung Racco  
Councillor, Ward 4

other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.

- i) Any architectural or design element, used in the hard landscaping of any yard, which is greater than 1.8 m in height shall be set back from the property line a distance equal to the height of said architectural or design element. Such elements shall not be considered to be structures for the purposes of calculating any minimum yard requirements.

#### 4.1.2 Minimum Soft Landscaped Area

- a) In an R1V, R1, R2, R3, R4, R5, RUV1, RUV1(W.S), RV2, RV2(W.S), RV3, RV3(W.S), RV4, RV4(W.S), RVM1(A), RVM1(B), RVM1(A,B), RVM1(W.S-A), RVM1(W.S-B), RVM1(W.S-A,B) RVM2 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, a minimum of sixty percent (60%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping.
- b) In an R1V, R1, R2, R3, R4 and R5 Zone, RD1, RD2, RD3, RD4, RD5, RS1 and RT1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping.

#### 4.1.3 Rooms Below Grade

No cellar or part of a cellar of any building shall be used as a dwelling unit.

#### 4.1.4 Parking and Access Requirements

Notwithstanding the provisions set out in Subsection 3.8 of this By-law, the following further provisions shall apply:

- a) **Parking Requirements for Single Family Detached, Semi-Detached, Zero Lot Line Detached and Street Townhouse Dwellings:**
  - i) The required parking shall be provided either by an attached or detached garage or carport, or by an uncovered space(s) located in any yard of the lot;
  - ii) Notwithstanding Paragraph (i), no parking shall be permitted in the front yard except on a properly constructed and surfaced driveway used to gain direct access to a garage or carport, or rear or side yard parking space;
  - iii) For the purpose of calculating required parking spaces, the portion of a driveway lying between a front or a side lot line and the nearest edge of a public sidewalk shall be included and where there is no public sidewalk, that portion of the driveway lying between a front or side lot line and the nearest street curb shall be included.
- b) **Parking Areas for Multiple Family Dwellings:**
  - i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip;
  - ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening;
  - iii) Outdoor parking areas, aisles and driveways shall be surfaced with hot-mix asphalt or concrete and shall be provided with adequate drainage.
- c) **Parking or Storing of Trailers, Boats and Mobile Homes:**

Not more than one (1) boat with or without a boat trailer or one (1) trailer or mobile home per dwelling unit may be parked or stored on a lot subject to the following regulation:

- I) The overall length of the trailer or mobile home shall not exceed six (6) metres;
- II) No trailer or mobile home of any description shall be used for human habitation;
- III) No boat, trailer or mobile home shall be stored or parked except in a rear or side yard or within a garage or carport;
- IV) Where a boat, trailer or mobile home is stored or parked in the rear or side yard of a lot, it shall comply with the minimum yard requirements for accessory buildings and structures contained in Subsection 3.16 of this By-law;
- V) In the case of a multiple family dwelling, no boat, trailer or mobile home shall be stored or parked except within a building or within an outdoor parking area.

d) Parking of Vehicles:

- I) No commercial vehicle shall be parked or stored on a residential lot, unless that lot is being actively prepared for or undergoing construction for which the equipment is intended, or unless said vehicle is parked in a wholly enclosed building;
- II) No commercial vehicle shall be parked on any public street or portion of a street within any Residential Zone for more than a three (3) hour period;
- III) For the purposes of Paragraphs (I) and (II), commercial vehicles shall include all commercial vehicles as defined in the Highway Traffic Act and the following types of vehicles:
  - any vehicle with a gross vehicle weight rating that exceeds 8,600 lbs.
  - tow trucks
  - catering or canteen trucks
  - mobile construction equipment
  - road building equipment
  - farm tractors
  - school buses
  - cube vans
  - any vehicle which has an exterior fixture or fixtures attached for the purposes of carrying commercial equipment, commercial materials or supplies, or any vehicle carrying equipment on its exterior which is used for commercial purposes.

e) Dimensions for Garages and Carports:

No garage or carport shall be constructed with dimensions less than 3.0 metres by 6.0 metres measured from the interior walls.

Notwithstanding the above, the width of the garage may be reduced on one side by 0.3 metres into the rear 1.0 metre of the garage, opposite the main front entrance to the garage.

f) Dimensions of Driveways:

- I) The maximum width of a driveway shall be six (6) metres measured at the street curb, provided circular driveways shall have a maximum combined width of nine (9) metres measured at the street curb. For lots zoned RR Rural Residential Zone and A Agricultural Zone, circular driveways shall have a maximum combined width of 15 metres measured at the street curb.
- II) Where there is no street curb, the maximum width of the driveway shall be measured at a point 4.25 metres from the street line:
- III) Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements: