

COMMITTEE OF THE WHOLE FEBRUARY 23, 2010

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

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.025 (City of Vaughan) BE APPROVED, to amend Zoning By-law 1-88, with respect to the properties shown on Attachment #3 as follows:
 - 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" in By-law 1-88, to include 31-197 Davidson 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 September 25, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to those individuals who requested notification. The recommendation of the Committee of the Whole on October 19, 2009, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 3, 2009.

On February 12, 2010, a Notice of this Committee of the Whole meeting was circulated to those individuals who requested notification of this application.

Purpose

The City of Vaughan has initiated a Zoning By-law Amendment Application (File Z.09.025), to amend the City's Zoning By-law 1-88, to recognize the existing lots on Davidson Drive and Waymar Heights Boulevard (Attachments #1 and #2) as an older established residential area characterized by larger lots and to address historical inconsistencies in zoning. 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 is proposed to protect this area from future severances.

Background

This report originates from Vaughan 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 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 from the Development Planning Department, which responded to the deputation. The recommendation in that report were ratified by Council on September 21, 2009, which resolved:

"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."

As noted earlier, the Public Hearing occurred on October 19, 2009, and on November 3, 2009, Council ratified the Commissioner of Planning's recommendation to forward a technical report to a future Committee of the Whole, which is the subject of this staff report.

The 4 pie-shaped lots on the Gamble Street cul-de-sac are zoned R1 Residential Zone and would continue to maintain the same zone category, and therefore, it was determined that no further study and rezoning of these lands were necessary.

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 in effect 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 gives interpretation to the policies and translates them into development standards, such as the minimum lot size, lot frontage, building setbacks and height. The "Low Density Residential" 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, and the R1 Residential Zone, which requires a minimum lot frontage of 18m.

Zoning By-law

i) Waymar Heights Boulevard

There are 25 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. Two other lots (15 and 21 Waymar Heights Boulevard) were created from the subdivision of Block "A" in Plan of Subdivision 4032. One additional lot was created through the severance of Lots 1 and 2 (L & L Holdings Inc.) as shown on Attachment #2, and discussed later in this report.

The current zoning for the properties located on Waymar Heights Boulevard is shown on Attachment #2. The properties located at 99 to 161 Waymar Heights Boulevard (12 lots including the one additional lot created through the severance of 160 and 146 Waymar Heights Boulevard) are zoned R1V Old Village Residential Zone. The R1V Zone requirements are set out in Table 1, later in this report. The properties located at 36, 48, 52, 64, 72 and 84 Waymar Heights Boulevard are zoned R3 Residential Zone and 35, 47, 59, 73 and 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 located within the former Town of Vaughan as shown on Attachment #2. The former Village of Woodbridge and 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 23 lots on Waymar Heights Boulevard in Registered Plan 4134 conform to the minimum 30m lot frontage and minimum 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" in 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 lot area requirements of the R1V Old Village Residential Zone.

ii) Davidson Drive

The lots that are 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.

Zoning Standards

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 (65 ft)	33%	9.14m (30 ft)	4' + 2'/storey	7.62m (25 ft)
R3	465m ² (7500 sq.ft.)	18m (60 ft)	35%	7.62m (25 ft)	4' + 2'/storey	7.62m (25 ft)
By-law No. 2523 (Former Town of Vaughan)						
R2	695 m ² (7481 sq.ft.)	18m (60 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 (60 ft)	35%	7.5m (25 ft)	1.5m (5 ft)	7.5m (25 ft)
R2	450m ² (4505 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 #4 summarizes the historical zoning including the lot sizes and frontages for the subject lands.

Land Use Context

The built form along Waymar Heights Boulevard is comprised exclusively of established single detached residential dwellings. 23 of the 25 lots on Waymar Heights Boulevard have minimum lot frontages of 30m of which 13 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 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:

“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” in 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 #3, 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 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 4134 (Waymar Heights Boulevard), under Section 3.20 "Use of Residential Lots" in 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 on Attachment #3.

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 and Davidson Drive 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,
- d) amend Section 3.20 "Use of Residential Lots" in By-law 1-88, to include 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard, thereby restricting development on these properties to one dwelling on each lot.

Proposed Zoning Amendments and Consistency with Zoning By-law 1-88

i) Legal Non-Conforming Standards

As the R1V, R1, R2 and R3 Residential Zones have differing zoning regulations (e.g. rear, front and side yard setbacks and lot coverage), the Development Planning Department attempted to

review each lot subject to this zoning review (i.e. all lots on Davidson Drive and Waymar Heights Boulevard) in order to determine the potential for additional zoning exceptions. As many of the dwellings within this area are over forty years old, adequate information does not exist to properly determine any required exceptions as a result of the required zoning changes on a lot-by-lot basis.

As such, the proposed zoning by-law amendments will satisfy the requirement of implementing a consistent zoning regime for the area that reflects the existing lotting fabric (particularly lot frontage and areas) and addresses the different historical zoning in the area that was not properly addressed when the previous Town of Vaughan and Village of Woodbridge zoning by-laws were consolidated. However, given the different zoning regulations for setbacks and lot coverage, there will be legal non-conforming situations (e.g. building setbacks and lot coverages) that will be created as a result of the proposed zoning amendments.

ii) Section 3.20 "Use of Residential Lots" (one house per lot provision)

This report recommends amending Section 3.20 "Use of Residential Lots" of By-law 1-88 to include 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard therein, thereby restricting development on these properties to one dwelling on each lot.

On November 12, 2009, the Committee of Adjustment approved a severance application (File B042/09) that facilitated the severance of 144 Davidson Drive into two lots, each with 19.8m of lot frontage and lot areas of 1185m² and 1157m² respectively. These lots meet the requirements of the proposed R1 Residential Zone and generally reflect the existing lot fabric.

The purpose of adding the lots on Davidson Drive to Section 3.20 is to maintain the large lot frontage character of the area. There does not appear to be any other lots situate on Davidson Drive that could be severed that would otherwise comply with the proposed R1 Zone category and standards. Therefore, it is recommended that 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard be included in Section 3.20.

Request from the Owner of 146 Waymar Heights Boulevard

As was previously stated, the origin for this zoning review stems 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.

On May 12, 2008, the Development Planning Department received a letter from the Owner of 146 and 160 Waymar Heights Boulevard requesting that 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 146 and 160 Waymar Heights Boulevard from two 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 shown on Registered Plan 4134. The revised Zoning By-law 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 By-law Amendment Application to facilitate the creation of 3 residential lots each with minimum 30m frontages. Official Plan Amendment File OP.07.007 is now closed.

The 2 lots situate at 146 and 160 Waymar Heights Boulevard have been divided into 3 lots by way of the Consent process and are zoned R1V Old Village Residential Zone. The Development Planning Department has been contacted by the Owner of one of the three mentioned lots. The Owner has expressed an interest in increasing the lot coverage for the lot to 35% whereas 20% is the maximum permitted in the Zone. The Development Planning Department has considered the

request and cannot support the increase in coverage as part of this zoning review. Firstly, it is not the purpose of this review to examine lot coverages, and secondly, a lot coverage of 35% in an R1V Old Village Residential Zone has not been previously supported by this Department.

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 appropriateness of the zone categories for the lots on Waymar Heights Boulevard and Davidson Drive to recognize the existing character of these 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.

The Development Planning Department is recommending amendments to the Zoning By-law to implement a consistent R1V Old Village Residential Zone regime for Waymar Heights Boulevard (except addresses 15 and 21) that reflects the existing lotting fabric and addresses the different historical zoning in the area, and to rezone the lots on Davidson Drive and 15 and 21 Waymar Heights Boulevard 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" in By-law 1-88 be applied to 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard to protect these lots from being severed in the future, which is consistent with the zoning on the remainder of Waymar Heights Boulevard in this regard.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Lot Sizes and Frontages

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



SUBJECT LANDS

Context Location Map

Part of Lots 9 & 10,
Concession 7

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

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The City Above Toronto

Development Planning Department

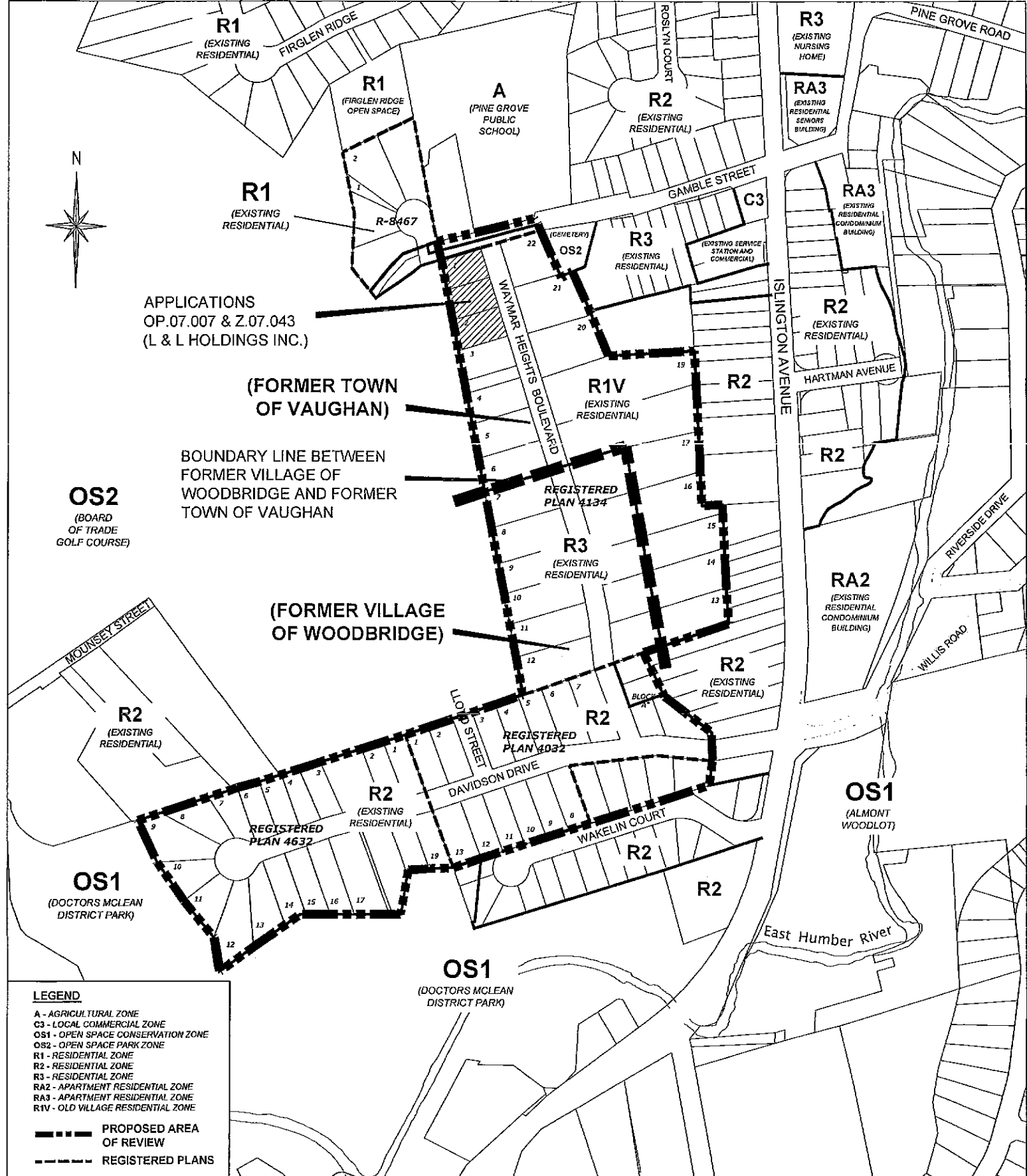
Attachment

FILE No.:
Z.09.025

Not to Scale

February 10, 2010

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

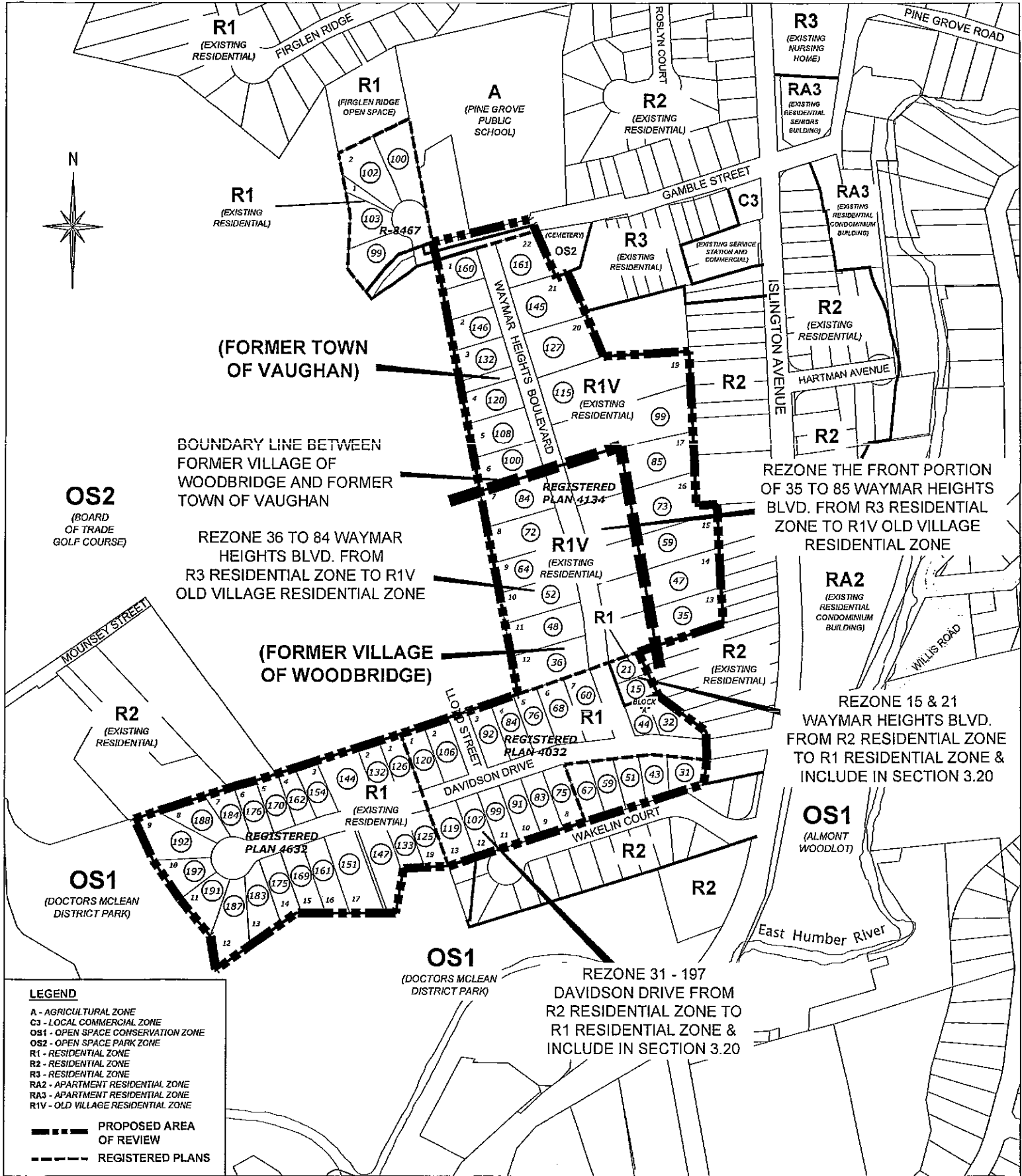
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February 10, 2010

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Proposed Zoning

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.:
Z.09.025

Not to Scale

February 10, 2010

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STREET	ADDRESS	APP. SIZE M ²	STREET FRONTAGE M	PREVIOUS ZONING				CURRENT ZONING (BY-LAW 1-88)				POSSIBLE FUTURE ZONE
				Zone	MIN LOT SIZE M ²	MIN FRONTAGE M	LOT	Zone	MIN LOT SIZE M ²	MIN FRONTAGE M	LOT	
Waymar Heights - Plan 4134	160	1892	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	1800	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	2848	36	R3 (By-law 980)	465	18		R3	360	12		R1V
	64	2348	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)	695	18		R1V/ R3	845	30		R1V
	47	4736	38.4	R2 (By-law 2523)	695	18		R1V/ R3	845	30		R1V
	59	4449	35	R2 (By-law 2523)	695	18		R1V/ R3	845	30		R1V
	73	5692	45.7	R2 (By-law 2523)	695	18		R1V/ R3	845	30		R1V
	85	5548	41.8	R2 (By-law 2523)	695	18		R1V/ R3	845	30		R1V
	99	5931	42.5	R2 (By-law 2523)	695	18		R1V	845	30		R1V
	115	8795	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	2959	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	1553	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
	76	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	1960	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	1386	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	1161	25.9	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

N:\017\1 ATTACHMENTS\2\z.09.025a.dwg



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
Z.09.025

Not to Scale

February 10, 2010

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