

**3. ZONING BY-LAW AMENDMENT FILE Z.06.015
5899150 ONTARIO LIMITED**

P.2006.22

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.015 (5899150 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend By-law 1-88, specifically to:

- i) rezone Parcel "A" shown on Attachment #2 from RVM1 (A) Residential Urban Village Multiple Zone One to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to facilitate the development of 8 semi-detached units; and
- ii) rezone Parcel "B" shown on Attachment #2 from RVM1 (WS-B) Residential Urban Village Multiple Zone One to RVM1 (A) Residential Urban Village Multiple Zone One to facilitate the development of 3 street townhouse units.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Weston Road, south of Davos Road, within approved Draft Plan of Subdivision 19T-89024 (Vellore Village Estates), in Part of Lots 17 and 18, Concession 6, City of Vaughan. The Vellore Village Estates subdivision 19T-89024 was approved by the Ontario Municipal Board on February 28, 1998, and set out the road pattern for this area and blocks for the future development of street townhouse and semi-detached dwelling units.

On February 27, 2006, Council approved the adjacent Draft Plan of Subdivision File 19T-95V04 (St. Magnus Developments Inc.) and revisions to approved Draft Plan of Subdivision 19T-89024 (Vellore Village Estates). As a result, the road and lotting pattern and zoning for the lands were slightly adjusted to reflect the development pattern shown on Attachment #2. The subject lands were not part of that application, however, the Owner is requesting the proposed zoning changes to respond to approval on the adjacent lands. Parcel "A" as shown on Attachment #2 would be rezoned to RV4(WS) Residential Urban Village Zone Four to permit 8 semi-detached dwelling units, consistent with the existing and future semi-detached units to the south. Parcel "B" as shown on Attachment #2 would be rezoned to RVM1(A) Residential Urban Village Multiple Zone One to permit 3 street townhouse units, consistent with the zoning on the adjacent lands to the west fronting onto Neuchatel Avenue.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, and zoned RVM1 (A) Residential Urban Village Multiple Zone One (Parcel "A") and RVM1 (WS-B) Residential Urban Village Multiple Zone One (Wide and Shallow Lot) (Parcel "B") by By-law 1-88, subject to Exception 9(1024). The surrounding land uses are:

- North - Davos Road; Vellore Village Joint Complex (RVM1(A) Residential Urban Village Multiple Zone One) for Parcel "A"; existing detached dwelling (A Agricultural Zone) for Parcel "B"
- South - existing and future residential (RV4 Residential Urban Village Zone Four and RVM1(WS-A) Residential Urban Village Multiple Zone One) for Parcel "A"; (RVM1 (WS-B) Residential Urban Village Multiple Zone One) for Parcel "B"
- East - future townhouses (RVM1(A) Urban Village Multiple Zone One) for Parcel "A"; Weston Road; Vellore Hall (A Agricultural Zone) for Parcel "B"
- West - existing residential (RV3 (WS) Residential Urban Village Zone Three (Wide and Shallow Lot) for Parcel "A"; future townhouses (RVM1(A) Residential Urban Village Multiple Zone One) for Parcel "B"

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Resident Association. To date, no comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the application will be reviewed in the context of the existing and planned surrounding land uses to determine compatibility with respect to the proposed building forms;
- ii) the proposed lotting pattern will be reviewed to ensure compatibility with the adjacent plans of subdivision;
- iii) the residential units will be subject to the Architectural Control Guidelines approved for the Block 39 community; and
- iv) the availability of water and sewer servicing capacity must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of compatibility with the surrounding land uses, and with the road and lotting pattern in the approved subdivisions for the surrounding lands.

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

Carmela Marrelli, Planner, ext. 8791

Mauro Peverini, Senior Planner, ext. 8407

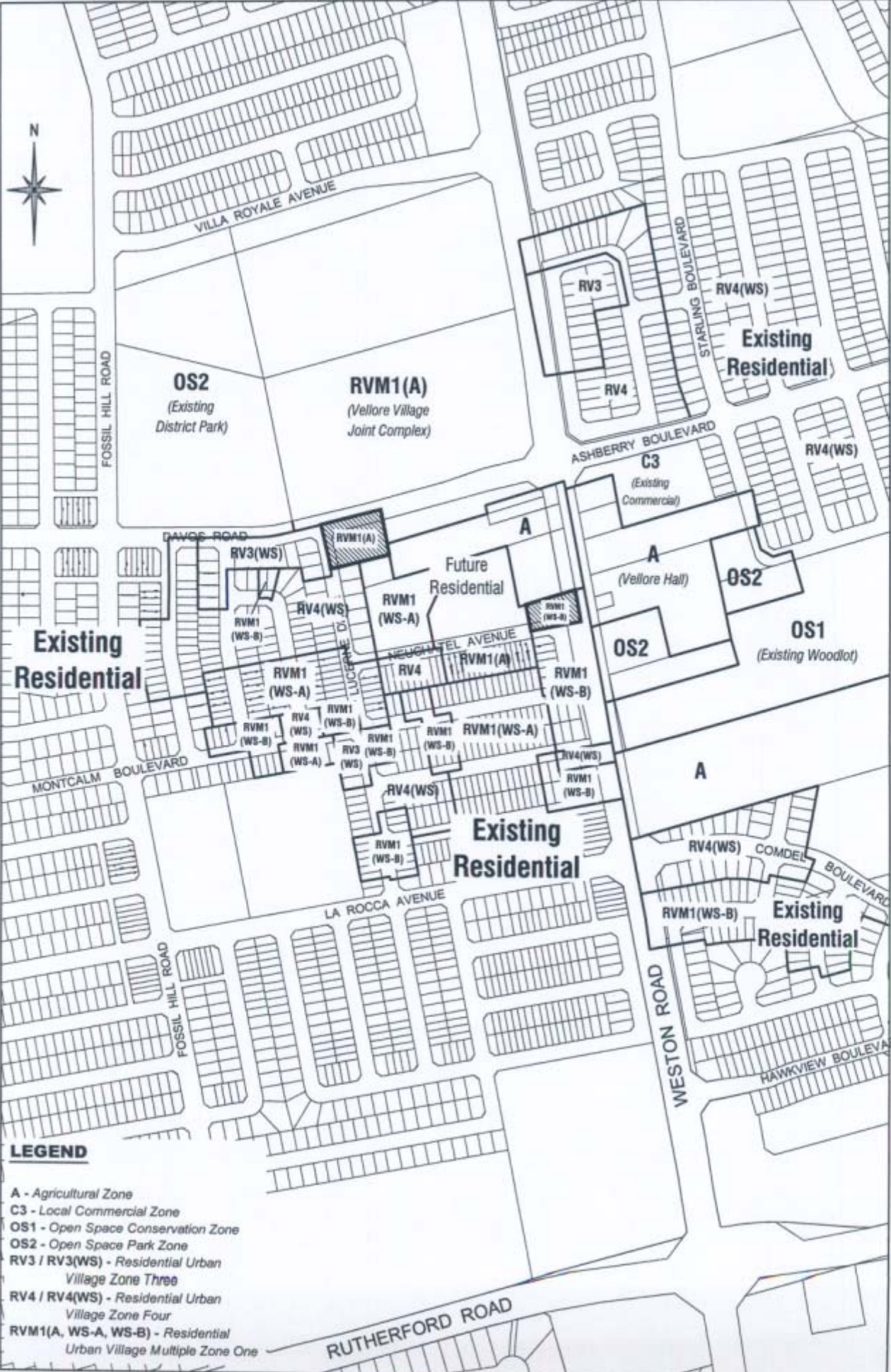
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- A - Agricultural Zone
- C3 - Local Commercial Zone
- OS1 - Open Space Conservation Zone
- OS2 - Open Space Park Zone
- RV3 / RV3(WS) - Residential Urban Village Zone Three
- RV4 / RV4(WS) - Residential Urban Village Zone Four
- RVM1(A, WS-A, WS-B) - Residential Urban Village Multiple Zone One

Attachment
 FILE No.: Z.06.015
 Not to Scale
 February 23, 2006



Development Planning Department

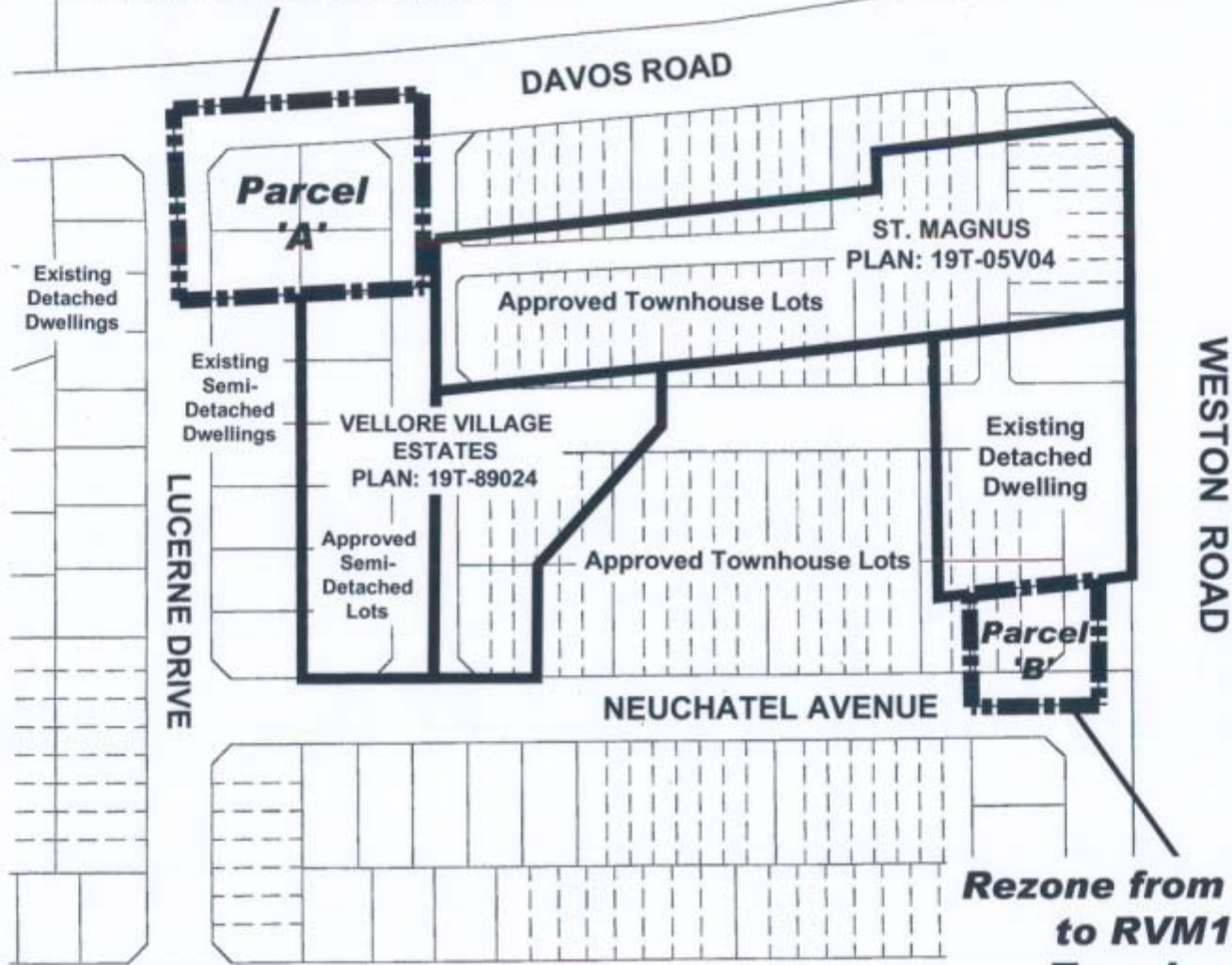
 SUBJECT LANDS

Location Map

Part of Lots 17 & 18,
 Concession 6
 APPLICANT:
 5899150 ONTARIO LIMITED
 W:\097\1 ATTACHMENTS\ZV.06.015



**Rezone from RVM1(A)
to RV4(WS) for 8
semi-detached units**



SUBJECT LANDS

**Rezone from RVM1(WS-B)
to RVM1(A) for 3
Townhouse units**

Proposed Zoning

Part of Lots 17 & 18,
Concession 6
APPLICANT:
5899150 ONTARIO LIMITED



Development Planning Department

Attachment

FILE No.:
Z.06.015

Not to Scale

March 20, 2006

2