

COMMITTEE OF THE WHOLE JUNE 19, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.030
589915 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.030 (589915 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to:
 - a) rezone the lands shown on Attachment #2 from RV2 (WS) Residential Urban Village Zone Two (Wide and Shallow Lot) to RVM1 (WS-B) Residential Urban Multiple Zone One (Wide and Shallow Lot) to facilitate the development of 16 semi-detached lots;
 - b) adjust the existing zone boundaries on the lands shown on Attachment #3 to reflect an approved revision to the lotting pattern;
 - c) adjust the existing zone boundaries on the lands shown on Attachment #4 to reflect proposed revisions to the lotting pattern;
 - d) permit a maximum building height of 11m on the lands shown on Attachments #3 and #4, whereas By-law 1-88 currently permits a maximum building height of 9.5m; and
 - e) permit a garage to project more than 4.5m from the front wall of the main building, yet within the minimum setback requirements of the respective zone categories to facilitate a garage in the front yard, on the lands shown on Attachments #3 and #4, whereas By-law 1-88 currently permits a maximum garage projection of 4.5m.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend By-law 1-88, on the subject lands shown on Attachment #1, specifically to:

- a) rezone the lands shown on Attachment #2 from RV2 (WS) Residential Urban Village Zone Two (Wide and Shallow Lot) to RVM1 (WS-B) Residential Urban Multiple Zone One (Wide and Shallow Lot) to facilitate the development of 16 semi-detached lots;
- b) adjust the existing zone boundaries on the lands shown on Attachment #3 to reflect an approved revision to the lotting pattern;
- c) adjust the existing zone boundaries on the lands shown on Attachment #4 to reflect proposed revisions to the lotting pattern;
- d) permit a maximum building height of 11m on the lands shown on Attachments #3 and #4, whereas By-law 1-88 currently permits a maximum building height of 9.5m; and

- e) permit a garage to project more than 4.5m from the front wall of the main building, on the lands shown on Attachments #3 and #4, to facilitate a garage in the front yard, whereas By-law 1-88 currently permits a maximum garage projection of 4.5m.

Background - Analysis and Options

The subject lands as shown on Attachment #1 are located on the east side of Pine Valley Drive, north of Rutherford Road, within approved Draft Plan of Subdivision 19T-89024 (Vellore Village Estates), in Part of Lots 18 and 19, Concession 6, City of Vaughan. The Vellore Village Estates Subdivision 19T-89024 was approved by the Ontario Municipal Board on February 28, 1998.

The surrounding land uses are:

- North - open space and woodlot (OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone)
- South - open space and woodlot (OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone)
- East - future and existing residential, Via Campanile, proposed school and park (RV2 (WS) Residential Urban Village Zone Two, RVM1 (A) Residential Urban Village Multiple Zone One, RV3 (WS) Residential Urban Village Zone Three and OS2 Open Space Park Zone)
- West - Pine Valley Drive, woodlot, stormwater management pond (OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone)

Public Hearing

On April 21, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 15, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on May 22, 2006.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600, and permits detached and semi-detached dwellings. The proposed rezoning conforms to the Official Plan.

Zoning

The subject lands are zoned RV2 Residential Urban Village Zone Two, RV2 (WS) Residential Urban Village Zone Two (Wide and Shallow Lot), RV3 Residential Urban Village Zone Three, and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(1024).

Planning Considerations

- i) **Rezoning to Facilitate the Creation of 16 Semi-detached Lots**

The Owner has requested that the eight lots shown on Attachment #2 and currently zoned to permit single detached dwellings be rezoned to facilitate 16 semi-detached lots. In order to implement the proposed zoning change as shown on Attachment #2, a by-law amendment is required to rezone the lands shown on Attachment #2 from RV2 (WS) Residential Urban Village Zone Two (Wide and Shallow Lot) to RVM1 (WS-B) Residential Urban Village Multiple Zone One (Wide and Shallow Lot) in accordance with the standard requirements of Schedule "A1" of By-law 1-88.

The proposed rezoning of the lands shown on Attachment #2 will facilitate development that is consistent and compatible with the surrounding area and the approved Block 39 Plan, and will not create any negative land use impacts.

ii) Adjustment in Existing Zone Boundaries for an Approved Lotting Revision

The Owner is proposing an adjustment to the existing zone boundaries on the lands shown on Attachment #3 to align with the approved revisions to the lotting pattern. The lotting pattern for the area was approved for slightly larger lot frontages after the zoning by-law was enacted, and the draft plan of subdivision was subsequently registered. The changes to the zone boundary reflect an approved revision to the lotting plan, and therefore Development Planning Department considers the change to be appropriate.

iii) Adjustment of Zone Boundary for a Proposed Lotting Pattern

An adjustment to the zone boundaries on the lands shown on Attachment #4 is being proposed to align with a proposed revision to the lotting pattern. The Owner is proposing slightly larger lot frontages within this area, thereby creating an inconsistency between the proposed lotting and original zone boundaries. A revision to the zone boundaries is required to make it consistent with the proposing lotting pattern for this area. The Development Planning Department can support this minor revision to the zone boundaries to reflect the proposed lotting pattern for the lands shown on Attachment #4, which is also considered to be appropriate, as there will be no negative impacts to the surrounding land uses. The revised lotting pattern will be reflected on the final subdivision plan for registration.

iv) Maximum Building Height

A maximum building height of 11m is proposed for the lands shown on Attachments #3 and #4, whereas By-law 1-88 permits a maximum building height of 9.5m. Most of the lots on Attachments #3 and #4 have minimum lot frontages of 18m and may accommodate larger building forms, which often incorporate higher rooflines. Many existing residential zone categories within Block 39 permit an 11m building height as-of-right, and therefore the proposed 11m building height for the lands shown on Attachments #3 and #4 is consistent with other zoning permissions and building forms permitted in the area. Accordingly, the Development Planning Department can support an 11m building height for the lands shown on Attachments #3 and #4.

v) Garage Projection

The Owner is proposing a zoning amendment to permit a garage to project more than 4.5m from the front wall of the main building, on the subject lands shown on Attachments #3 and #4, to facilitate a garage in the front yard, whereas By-law 1-88 currently permits a maximum garage projection of 4.5m. This amendment is required in order to accommodate larger building forms that have either a separate garage in the front yard, or the front of the garage is turned 90 degrees to the house to face the side lot line (typically a 3 car garage). The existing rear, front and interior/exterior side yard setback requirements for the respective zone categories would still be maintained, therefore there will be no negative impacts on adjacent lots. The Development Planning Department considers a greater garage projection in this instance to be acceptable.

Servicing

The Engineering Department previously reserved the allocation of sewage servicing capacity for the subject lands as part of the approval for Draft Plan of Subdivision 19T-89024 (Phase 7/8) on November 14, 2005. There is no net change to the allocation of servicing capacity, as a result of this application.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the Zoning By-law Amendment Application to rezone certain lands to facilitate semi-detached lots, adjust zone boundaries to reflect amended lotting patterns, and to permit an increased building height and garage projection. The proposed amendments are considered to be appropriate and minor in nature, and will result in development that is compatible with the existing and proposed surrounding land uses. For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Proposed Rezoning from RV2 (WS) to RVM1 (WS-B)
3. Proposed Adjustment to Zoning Boundary
4. Proposed Adjustment to Zoning Boundary

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

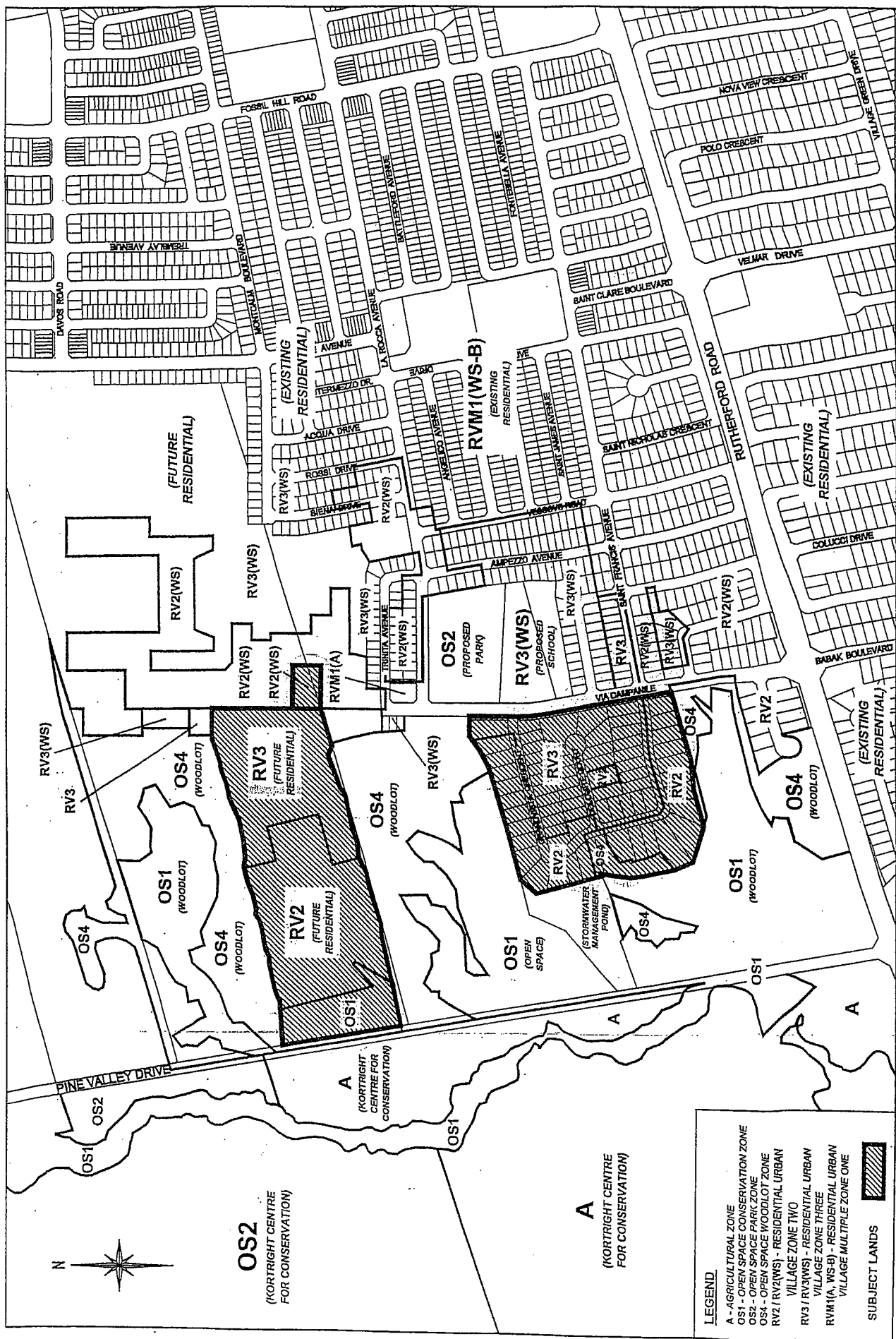
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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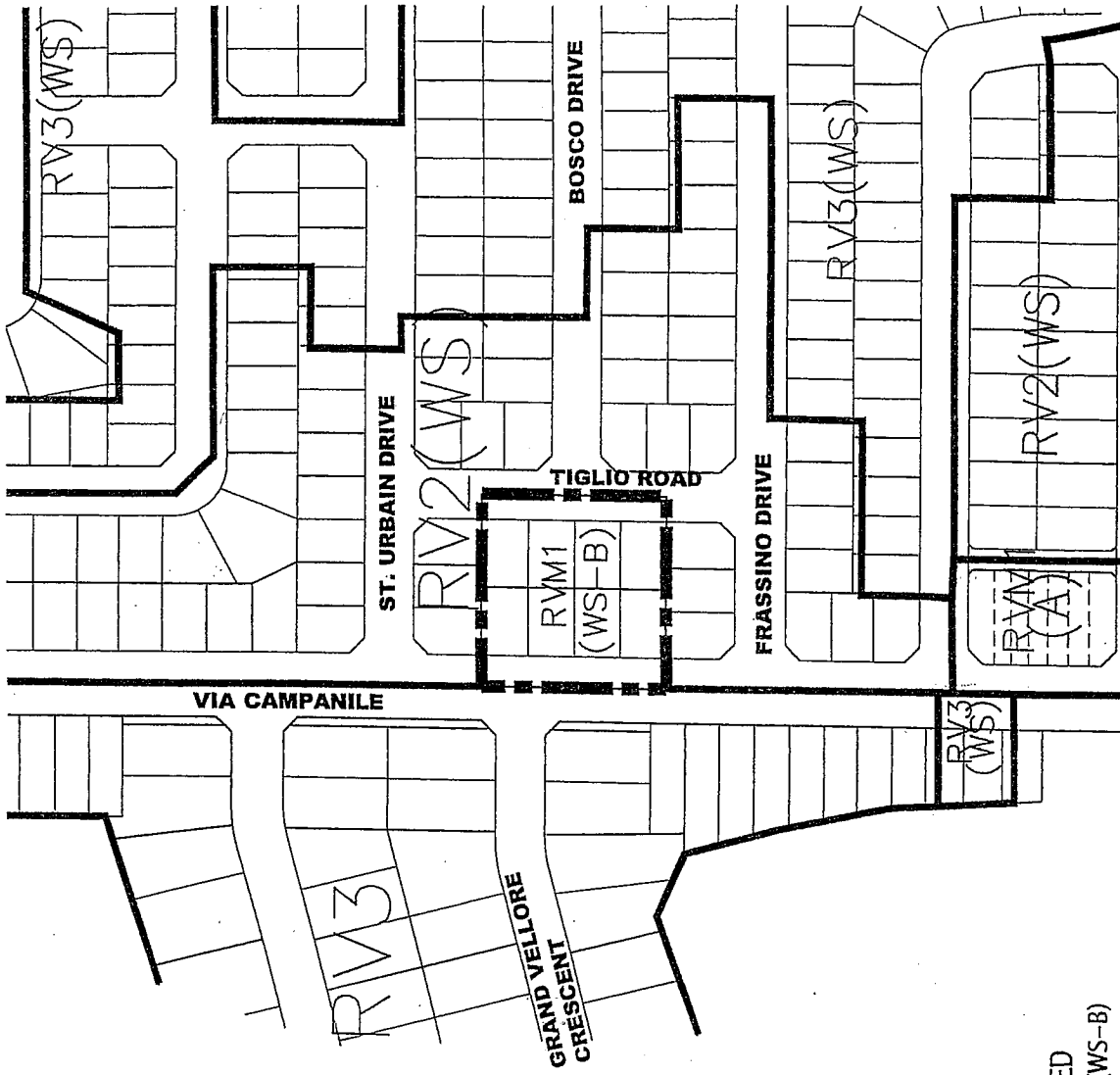


Attachment 1
 FILE No.: Z.06.030
 Not to Scale
 April 13, 2006

City of **Vaughan**
 Development Planning Department

Location Map
 Lots 18 & 19,
 Concession 6
 APPLICANT:
 589915 ONTARIO LIMITED
 RA\UFT\1 ATTACHMENTS\Z\06.030

- LEGEND**
- A - AGRICULTURAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS4 - OPEN SPACE WOODLOT ZONE
 - RV2 (RV2(WS)) - RESIDENTIAL URBAN VILLAGE ZONE TWO
 - RV3 (RV3(WS)) - RESIDENTIAL URBAN VILLAGE ZONE THREE
 - RVM (A, WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- SUBJECT LANDS**
- SUBJECT LANDS



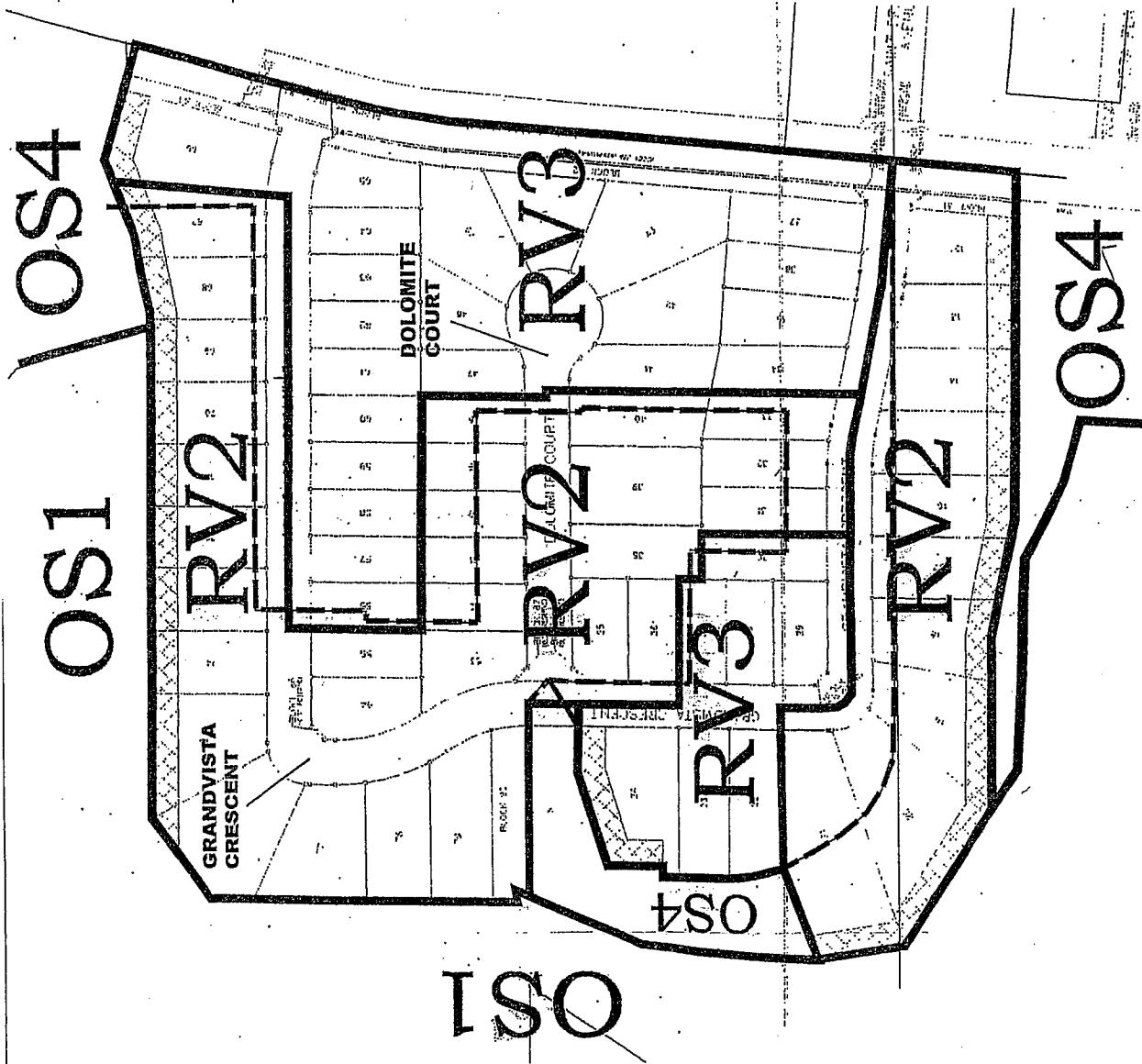
LANDS TO BE REZONED
FROM RV2(WS) TO RVM1(WS-B)

Proposed Rezoning from
RV2(WS) to RVM1(WS-B)

APPLICANT:
 589915 ONTARIO LIMITED
 Lots 18 & 19,
 Concession 6

Development Planning Department





— ZONING BOUNDARY ADJUSTED
TO REFLECT LOTTING PATTERN

- - - ORIGINAL ZONING
BOUNDARY

Proposed Adjustment to Zoning Boundary

APPLICANT:
5899715 ONTARIO LIMITED

Lots 18 & 19
Concession 6

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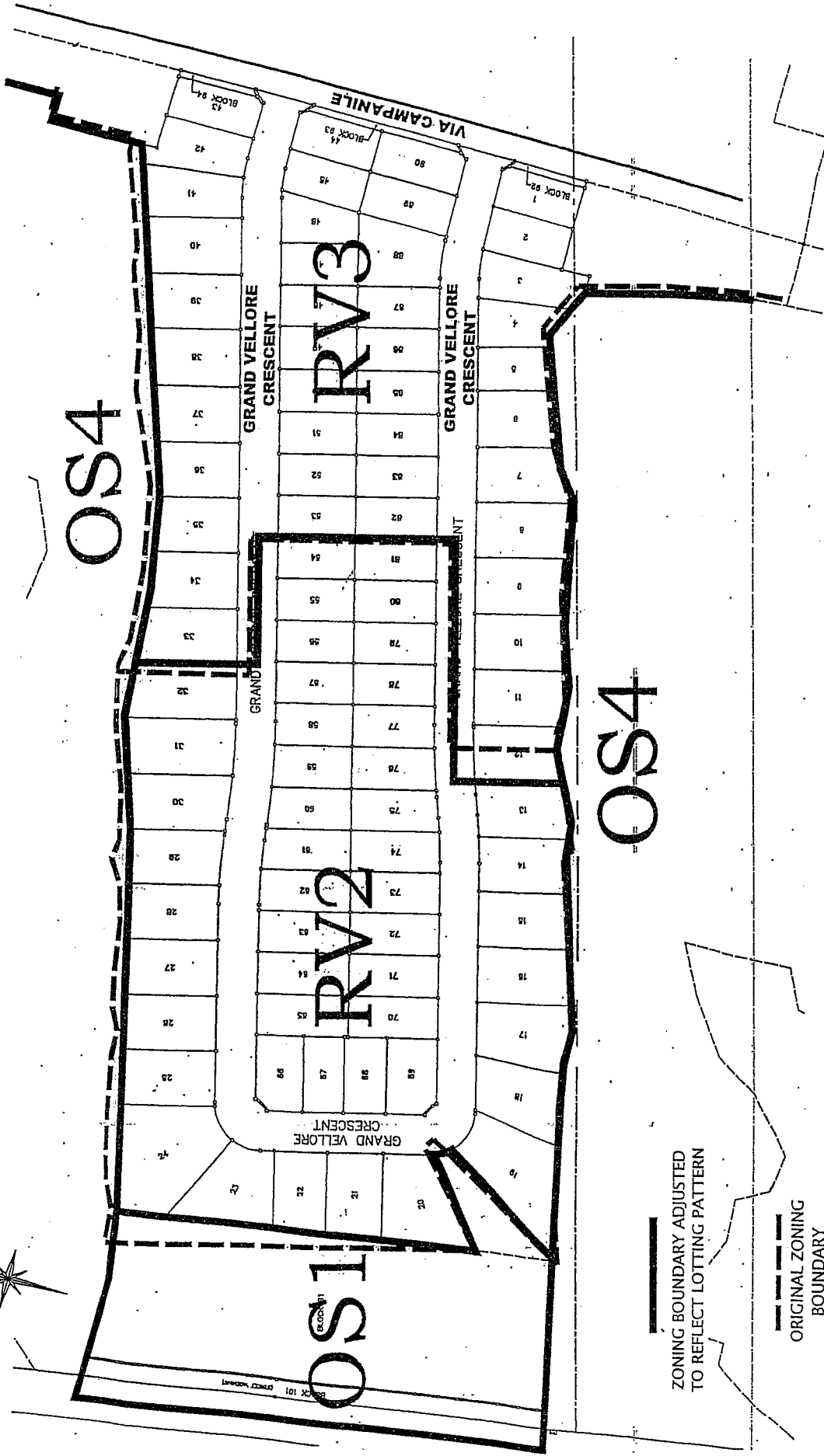
City of
Vaughan

Development Planning Department

Attachment 3

FILE No.:
Z.06.030

Not to Scale
April 13, 2006



Proposed Adjustment to Zoning Boundary

APPLICANT:
589915 ONTARIO LIMITED
Lots 18 & 19,
Concession 6



Development Planning Department

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