

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 21, 2002**

**6. ZONING BY-LAW AMENDMENT FILE Z.02.072  
WATERTOWER INVESTMENTS LIMITED AND  
MAJORSOUTH DEVELOPMENT CORPORATION  
PRELIMINARY REPORT**

**P.2002.70**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.02.072 (Watertower Investments Limited and Majorsouth Development Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On September 27, 2002, the Owners submitted an application to amend the zoning by-law to permit the reduction of the required sideyard setback from 1.2m to 0.6m, in the RVM1 (WS-B) Residential Urban Village Multiple Dwelling Zone One.

**Background - Analysis and Options**

The site is located on the east side of Weston Road, south of Major Mackenzie Drive, being Blocks 238 – 279 on Plan 65M-3498, Lots 1-11, 21-42, 47-51, 55, 59, and Blocks 71-78 on Plan 65M-3517; and Lots 1-13, 33-60 and Blocks 67-77 on Plan 65M-3542, in Lots 18 and 19, Concession 5, City of Vaughan. The surrounding land uses are:

North - vacant (A Agricultural Zone)

South - detached residential (RV4 Residential Urban Village Zone Four)

East - detached residential (RV4 (WS) Residential Urban Village Zone Four (Wide Shallow))

West - Weston Road; commercial plaza, (C3 Local Commercial Zone)

The lands are designated "Medium Density Residential/Commercial" by OPA #600, and are within Vellore Urban Village 1. The lands are zoned RVM1 (WS-B) Residential Urban Village Multiple Dwelling Zone One by By-law 1-88.

On September 30, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Vellore Woods Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the application affects a total of 104 detached units
- appropriateness and effect of reducing the sideyard setback for the units on the subject lots from the required 1.2m to 0.6m, is to be reviewed
- the consistency of the proposed setback with other units in this area or in similar zones will be considered.

## **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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 appropriateness of reducing the sideyard setbacks to 0.6m will be examined.

## **Attachments**

1. Location Map

## **Report prepared by:**

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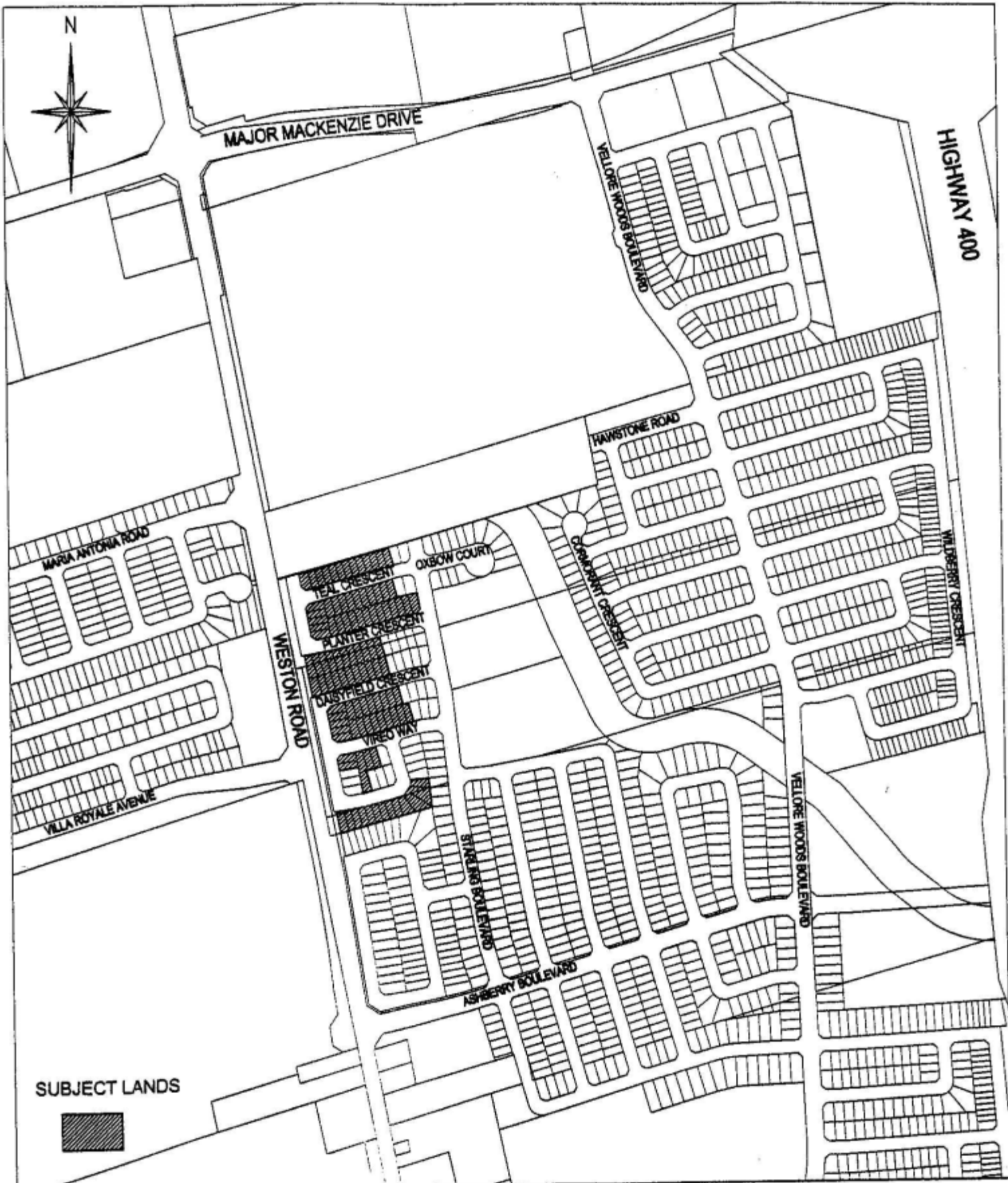
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



SUBJECT LANDS



## Location Map

Part of Lots 18,19,  
Concession 5

APPLICANT:  
WATERTOWER INVESTMENTS LIMITED  
MAJORSOUTH DEVELOPMENT CORP.



Community Planning Department

## Attachment

FILE No.:  
Z.02.072

September 30, 2002

Not to Scale

# 1