

COMMITTEE OF THE WHOLE NOVEMBER 18, 2002

**ZONING BY-LAW AMENDMENT FILE Z.02.041
ROYBRIDGE HOLDINGS LIMITED
REPORT #P.2002.045**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.041 (Roybridge Holdings Limited) BE APPROVED, and that the implementing zoning by-law rezone the residential portion of the subject lands to RV4(W.S) Residential Urban Village Zone Four (Wide Shallow).

Purpose

On May 10, 2002, the owner submitted a zoning amendment application to rezone the subject lands to C3 Local Commercial Zone and RV4 (WS) Residential Urban Village Zone Four (Wide Shallow) to permit 3 commercial buildings, a 2-storey office building, a private school, 3 full residential lots and one part lot to be combined with the adjacent block to the north to create a residential lot. The applicant is requesting to proceed with only the residential portion of this application at this time.

Background - Analysis and Options

The residential portion of the subject lands is located south of Ashberry Boulevard on the west side of Johnswood Crescent, being part of Part 4 on Reference Plan 65R-22672, in Lot 18, Concession 5, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA 600. The lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North – residential (RV4 Residential Urban Village Four Zone)
- South – Vellore Hall (A Agricultural Zone)
- East – Johnswood Crescent; residential (RV4 (WS) Residential Urban Village Four Zone (Wide Shallow)
- West – vacant/proposed commercial (A Agricultural Zone)

On May 24, 2002 a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods Ratepayer Association. No response has been received regarding the residential portion of the application. The recommendation of the Committee of the Whole to receive the Public Hearing of June 17, 2002, and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 24, 2002.

Planning Analysis

Official Plan

The lands are designated "Low Density Residential" by OPA #600. The proposed residential lots conform to the Official Plan.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. Rezoning the lands to the proposed RV4 Residential Urban Village Zone Four Zone (Wide Shallow) would permit the subject lands to be developed for residential uses, consistent with the existing residential along Johnswood

Crescent. The applicant is not requesting any variances to the RV4 Zone standards of By-law 1-88. The minimum RV4 zoning standards for lot frontages and lot depths are 10.7m and 23.5m respectively. The applicant is proposing 11m lot frontages and 26m lot depths for the four new residential lots.

Lot Creation

The applicant intends to create 3 full residential lots and one part lot by way of severance applications through Committee of Adjustment. The lots to be created will be in keeping with the existing lots along Johnswoods Crescent which are also zoned RV4 (WS) Zone.

At the time of severance, Staff will request that conditions be imposed to ensure among other things, that the applicant enters into the Block 32 West landowners cost sharing agreement.

The applicant will also be required to combine the one part lot with the adjacent block of land (Block 229, 65M-3498) prior to the issuance of a building permit for the part lot.

Servicing/Utilities

The applicant will be required to satisfy all requirements of the Engineering Department, including confirmation of adequate sewage capacity.

Conclusion

Staff have reviewed the proposal and are of the opinion that it is in accordance with the Official Plan. The proposed zoning is consistent with the zoning currently in place on the surrounding residential lands. Staff recommends approval of the residential portion of the Zoning Amendment Application, with the commercial portion to be addressed in a future report to Committee of the Whole. Should the Committee concur, the Recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

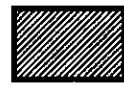
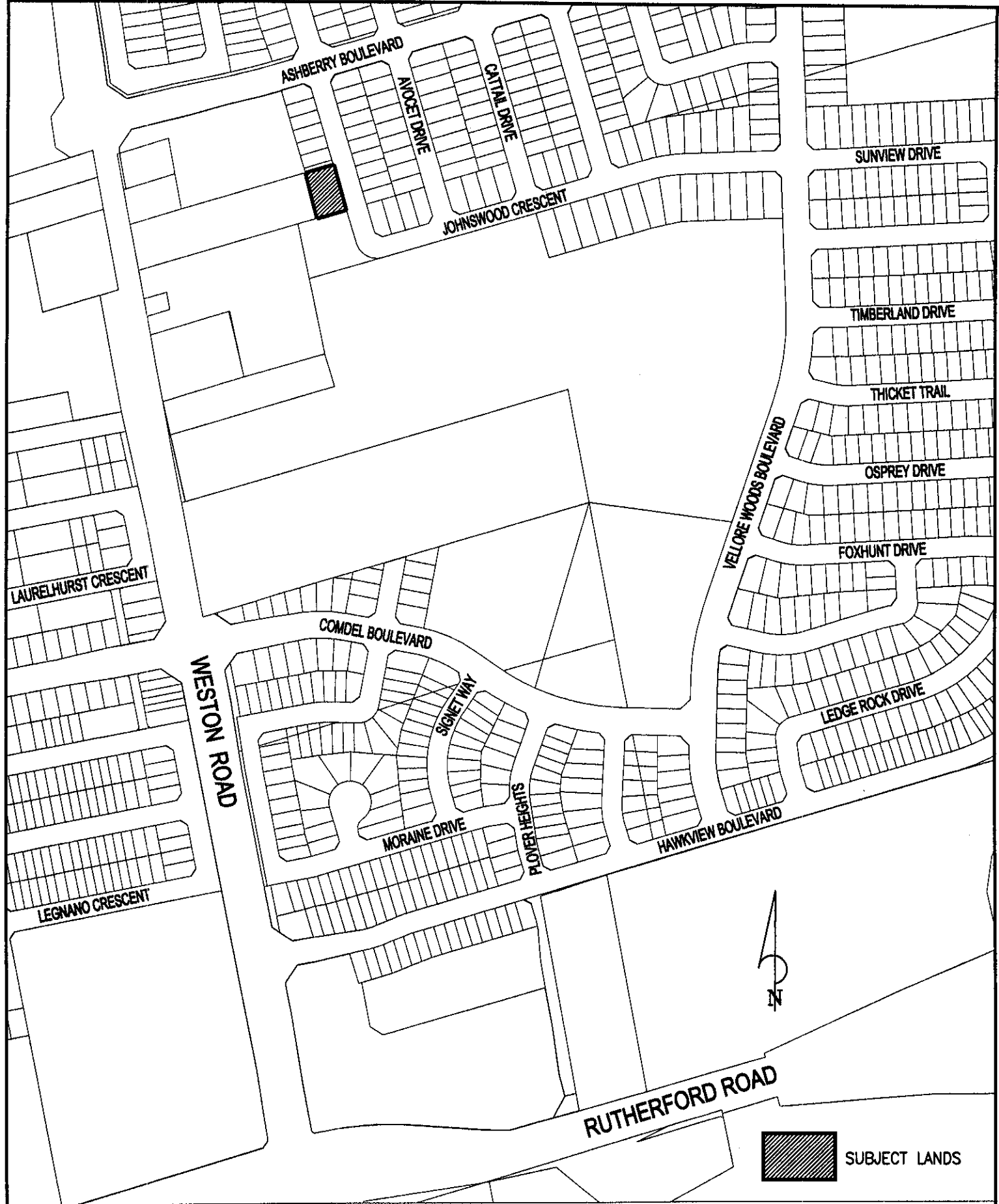
Carmela Marrelli, Planner, ext. 8791
Art Tikiryán, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

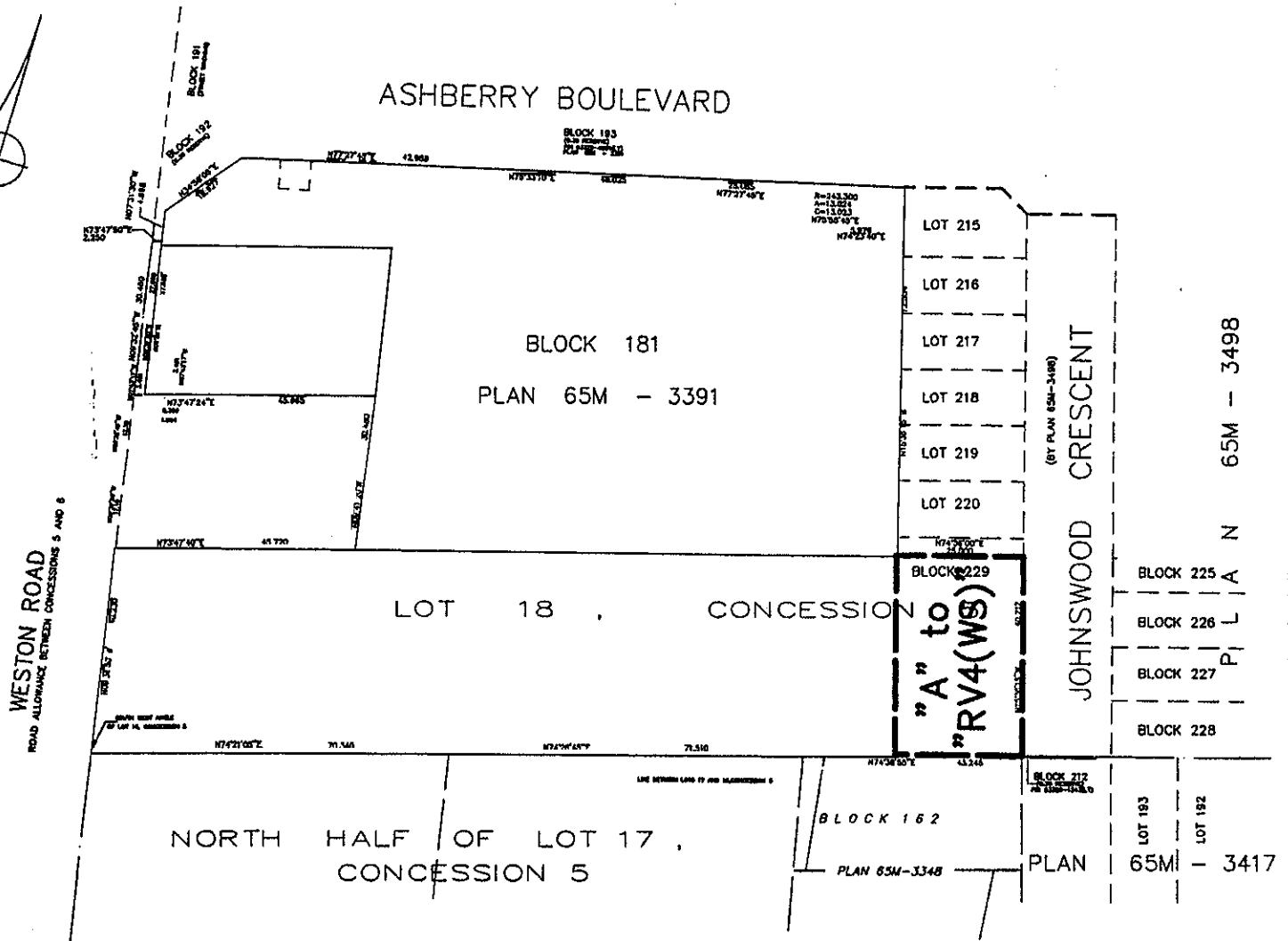
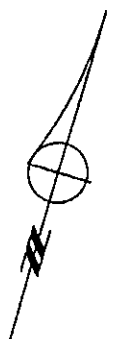
/CM



SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #: Z.02.041	REPORT #: Part Lot 18, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LIMITED	DATE: 10/23/2002	SCALE: NOT TO SCALE
---------------------	----------------------------------	--	--	------------------	---------------------



LEGEND

--- SUBJECT LANDS TO BE REZONED TO RV4(W)

ATTACHMENT '2' PROPOSED REZONING	FILE #:	REPORT #:	DATE: 10/23/2002	
	Z.02.041	Part Lot 18, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LIMITED SCALE: NOT TO SCALE