

**7. ZONING BY-LAW AMENDMENT FILE Z.05.025
DRAFT PLAN OF SUBDIVISION FILE 19T-05V04
ST. MAGNUS DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2005.45

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.025 and 19T-05V04 (St. Magnus Developments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

St. Magnus Developments Inc. (St. Magnus), has submitted an application to amend the Zoning By-law for lands owned by St. Magnus Developments and for other lands owned by Vellore Village Estates Inc. (Vellore). In addition, St. Magnus has applied for approval of a Draft Plan of Subdivision, File 19T-05V04. The lands affected by these applications and their ownership is shown on Attachment #1.

The zoning changes and the lands affected are shown on Attachment #2 and the proposed draft plan of subdivision is shown on Attachment #3. Details of these applications are as follows:

- Rezone the subject lands from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Dwelling Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent subdivision block).

- Rezone a portion of the Vellore lands from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to match the zoning of the existing townhouses to the west; and

- Rezone a second portion of the Vellore lands from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the existing zoning on the abutting Vellore owned lands to the east.

Background - Analysis and Options

The St. Magnus owned portion of the subject lands, have a lot area of 0.8 ha, and are located on the west side of Weston Road, south of Davos Road, in Part of Lot 18, Concession 6, City of Vaughan.

The overall lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600, and zoned A Agricultural Zone and RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) by By-law 1-88. The surrounding land uses are:

- North - vacant land/proposed residential (RVM1(A) Residential Zone)
- South - vacant land/proposed residential (RV4 Residential Urban Village Four Zone and RVM1 (A) Residential Urban Village Multiple Dwelling Zone)
- East - Weston Road; commercial (C3 Local Commercial Zone)
- West - residential (RV3 Residential Urban Village Zone Three and RVM1 (WS-R) Residential Urban Village Multiple Dwelling Zone (Wide & Shallow Lot))

The proposed St. Magnus subdivision application 19T-05V04 shown on Attachment #3, applies to a parcel that was not included in the overall Vellore Village plan of subdivision for the development of the lands surrounding the St. Magnus site. The Vellore subdivision plan 19T-89024, was approved by the Ontario Municipal Board on February 28, 1998. That plan set out the road pattern in this area and set out blocks for the future development of street townhouses and semi-detached dwellings, as shown on Attachment #4.

St. Magnus and Vellore have agreed to a slightly revised road and lotting pattern to accommodate development on the St. Magnus land, shown on Attachment #2. Since the road pattern through the St. Magnus lands will alter the road pattern in the approved Vellore subdivision plan 19T-89024, St. Magnus, on behalf of Vellore, is requesting that the zoning be changed on Vellore lands to be consistent with the zoning of the surrounding lands. The changes to the lotting of the blocks and road pattern in the Vellore subdivision plan 19T-89024, will be addressed by the Owner during the final plan registration of that plan.

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods and Rimwood Ratepayers Associations. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the appropriateness of rezoning the subject lands will be reviewed in consideration of the applicable Official Plan policies, the Block 39 Plan, By-law 1-88, and the existing and proposed surrounding land uses;
- the applications will be reviewed with respect to the permitted densities prescribed in the Official Plan; the "Medium Density Residential" designation permits a net residential density of between 17 to 40 units per ha, with the average net density taken across all the "Medium Density Residential/Commercial" areas within the Block 39 Plan in the range of 25 to 35 units per ha;
- review will be given to the proposed road and lotting pattern;
- a Phase 1 Environmental Site Assessment is required by the Engineering Department for review and approval, prior to Council's consideration of a technical report for the applications; and
- the availability of water and sewer servicing capacity for the proposed draft plan of subdivision 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 completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of these applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Official Plan policies and the Block 39 Plan conformity with the permitted density for the subject lands. Review will also be given to compatibility with the surrounding land uses and the road and lotting pattern in the approved subdivision for the surrounding lands.

Attachments

1. Location Map
2. Proposed Zoning (and Showing Proposed Revisions to Block 39 Lotting & Road Pattern)
3. Draft Plan of Subdivision
4. Site Location within Approved Block 39 Plan

Report prepared by:

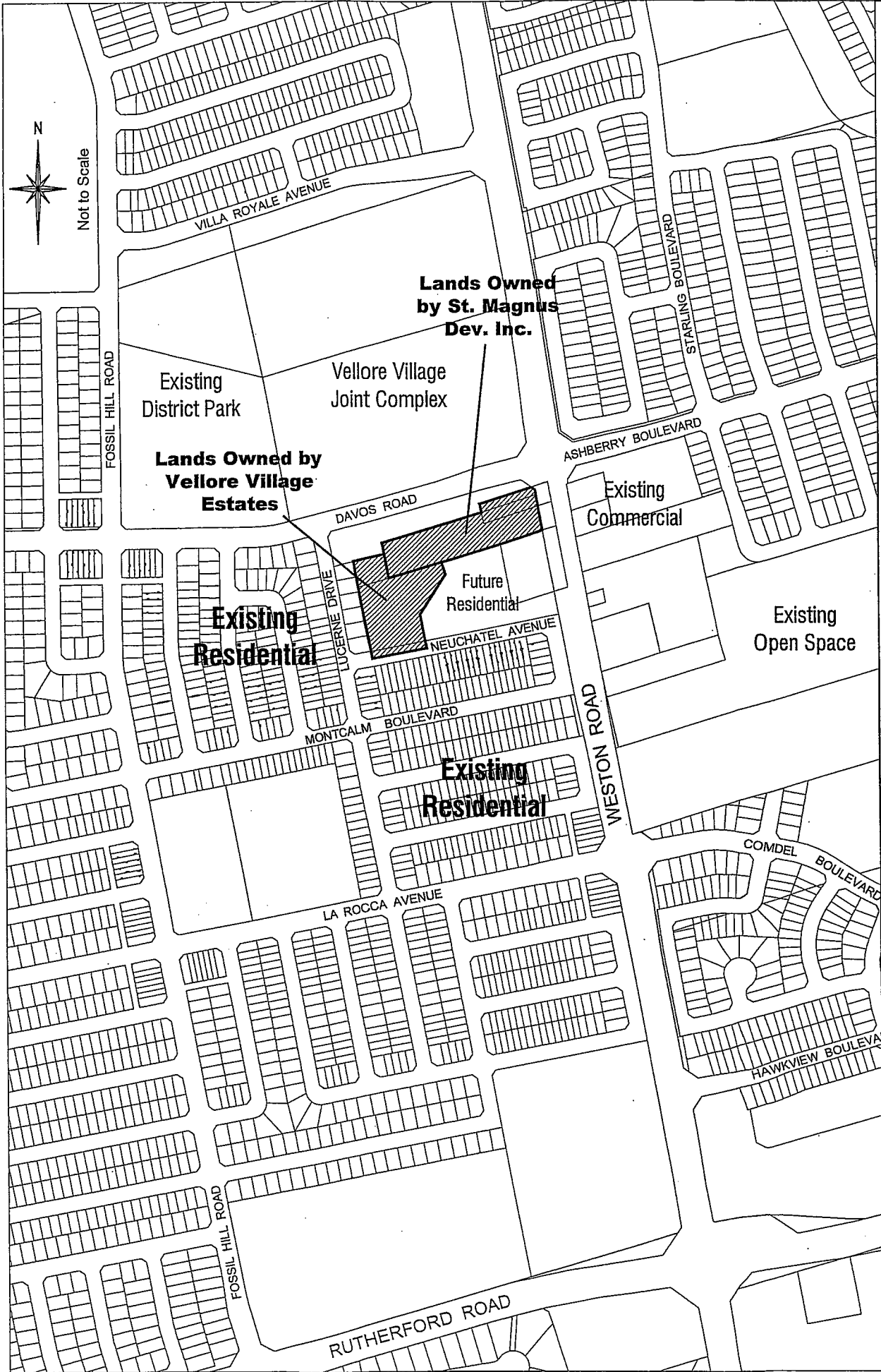
Laura Janotta, Planner, ext. 8634
Mauro, Peverini, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

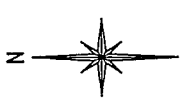


Development Planning Department

 SUBJECT LANDS

Location Map

Part of Lot 18,
 Concession 6
 APPLICANT:
 ST. MAGNUS DEVELOPMENTS INC.
 NADP/1 ATTACHMENTS/Z.05.025



Not to Scale

Vellore Village
Joint Complex

**Rezone from 'A'
Agricultural to
RVM1(A)**

LUCERNE DRIVE

Existing
Residential

**Rezone from
RVM1(W-S-A)
to RV4(W-S)**

DAVOS
ROAD

**PROPOSED SUBDIVISION
19T-05V04
(ST. MAGNUS DEV. INC.)**

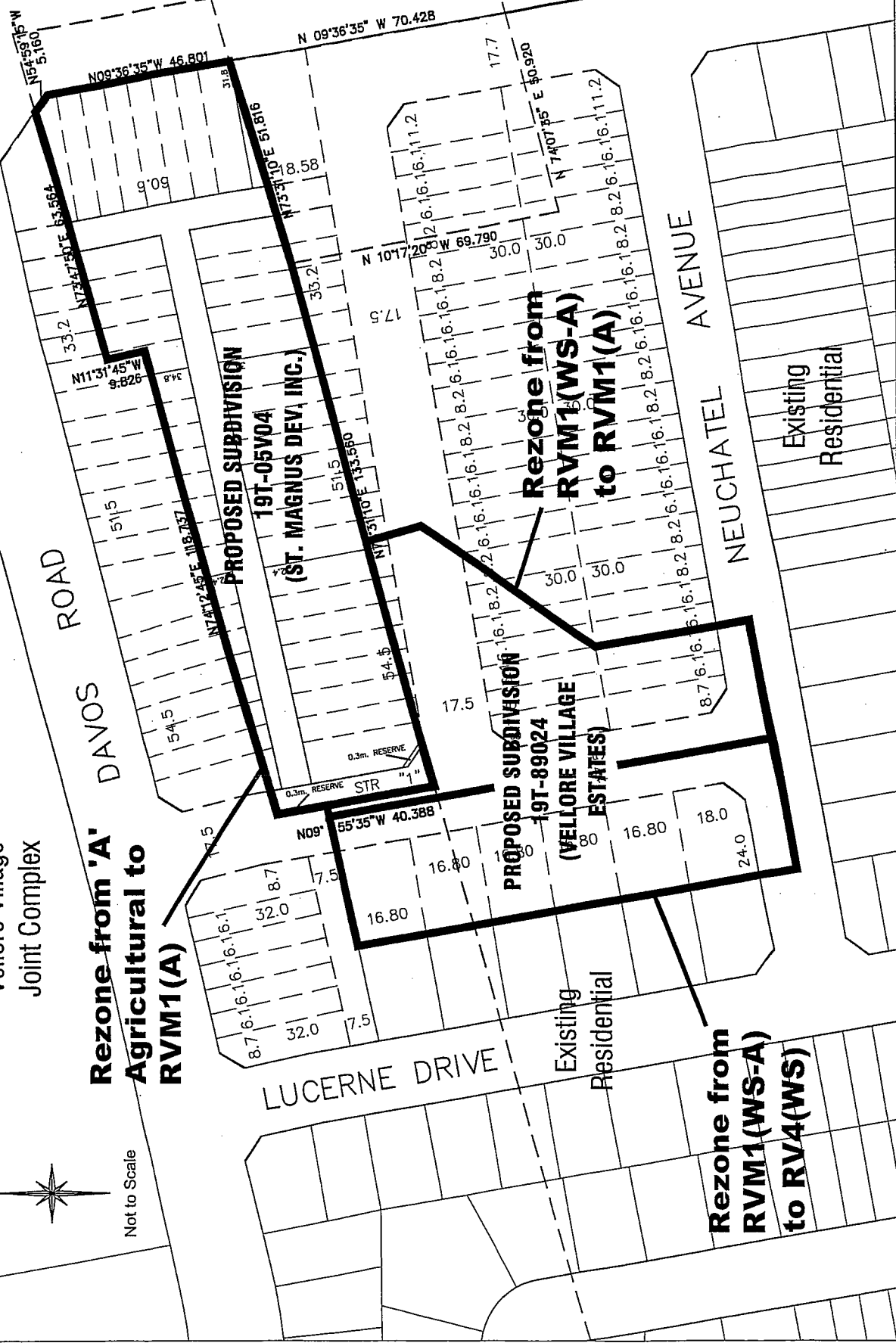
**PROPOSED SUBDIVISION
19T-89024
(VELLORE VILLAGE
ESTATES)**

**Rezone from
RVM1(W-S-A)
to RVM1(A)**

NEUCHATEL
AVENUE

Existing
Residential

WESTON ROAD



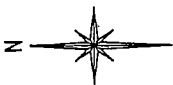
**Proposed Zoning (And showing
Proposed revisions to Block 39 lotting & road pattern)**

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.
Part of Lot 13,
Concession 5



Development Planning Department

N:\UPT\ ATTACHMENTS\A.V.05.025



Not to Scale

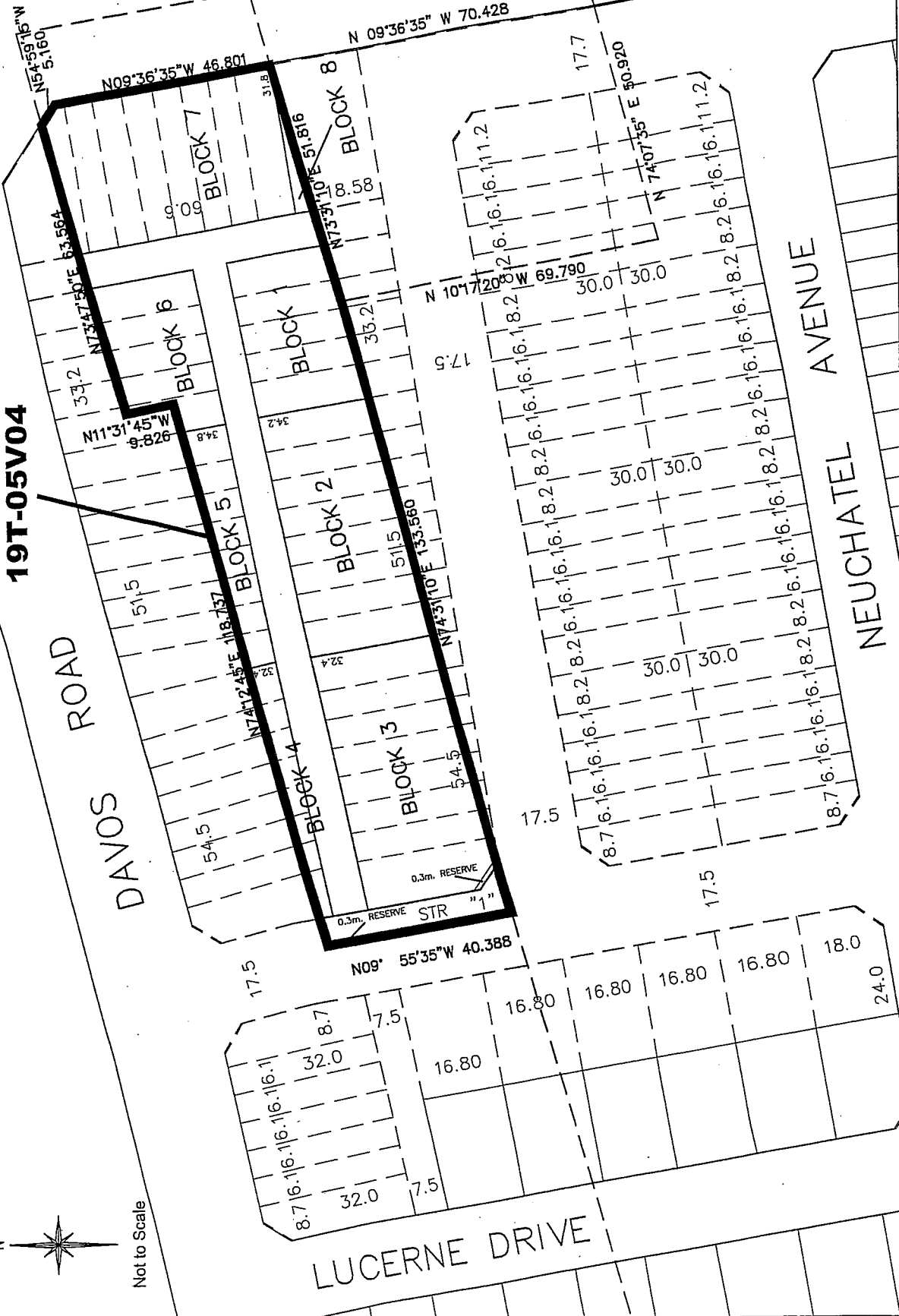
19T-05V04

DAVOS ROAD

WESTON ROAD

NEUCHATEL AVENUE

LUCERNE DRIVE



Attachment **3**

FILE No.'s:
Z.05.025 &
19T-05V04

May 24, 2005



Development Planning Department

Draft Plan of Subdivision

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.

Part of Lot 13,
Concession 5

N:\DPT\1 ATTACHMENTS\Z.05.025

LAND SUBJECT TO PROPOSED ZONING & SUBDIVISION APPLICATION Z.05.025 & 19T-05V04†

Vellore Village Joint Complex

DAVOS ROAD

WESTON ROAD

VACANT LANDS - DRAFT APPROVED SUBDIVISION 19T-89024*

VACANT LANDS - DRAFT APPROVED SUBDIVISION 19T-89024*

NEUCHATEL AVENUE

Existing Residential

LANDS SUBJECT TO PROPOSED ZONING APPLICATION Z.05.025 & 19T-89024*

LUCERNE DRIVE

Existing Residential

SUBJECT LANDS

*VELLORE VILLAGE ESTATES

†ST. MAGNUS DEV. INC.



Not to Scale

Attachment 4

FILE No. s:
Z.05.025 &
19T-05V04

May 24, 2005



Development Planning Department

Site Location within Approved Block 39 Plan

Part of Lot 13,
Concession 5

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.

N:\DFTV\ ATTACHMENTS\Z.V.05.025