

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

**P.2006.38**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.030 (589915 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:

- i)        rezone the subject 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 Dwelling Zone One (Wide and Shallow Lot) to facilitate the development of 16 semi-detached lots;
- ii)       adjust the existing zone boundaries on the lands shown on Attachment #3 to reflected and approved revision to the lotting pattern;
- iii)      adjust the existing zone boundaries on the lands shown on Attachment #4 to reflect proposed revisions to the lotting pattern;
- iv)       permit a maximum building height of 11 metres on the subject lands shown on Attachment #3 and Attachment #4, whereas By-law 1-88 currently permits a maximum building height of 9.5m; and
- v)        permit a garage to project more than 4.5m from the front wall of the main building, on the subject lands shown on Attachment #3 and Attachment #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 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 File 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.

The subject lands are designated "Low Density Residential" by OPA #600, and 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). 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)

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. 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 rezoning of the 8 single detached lots shown on Attachment #2, from RV2 (WS) Residential Urban Village Zone Two to RVM1 (WS) Zone to permit 16 semi-detached lots 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 availability of water and sanitary servicing capacity for the additional 8 lots shown on Attachment #2 must be identified and allocated by Council, if approved.
- iii) the lots on the subject lands shown on Attachments #3 and #4 have increased in size therefore creating an inconsistency between the lotting pattern and the original zone boundaries; the proposed adjustments to the zone boundaries will be reviewed to ensure compliance with the requirements of the zoning by-law as well as the new lotting pattern for the area; and
- iv) the appropriateness of increasing the building height and garage projection for the subject lands shown on Attachments #3 and #4 will be reviewed to ensure the appropriateness of the proposed zone standards, and consistency with similar development in the area, and the architectural guidelines for the Block 39 Plan.

### **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, lotting pattern and current zone standards within the Block 39 Plan.

**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:**

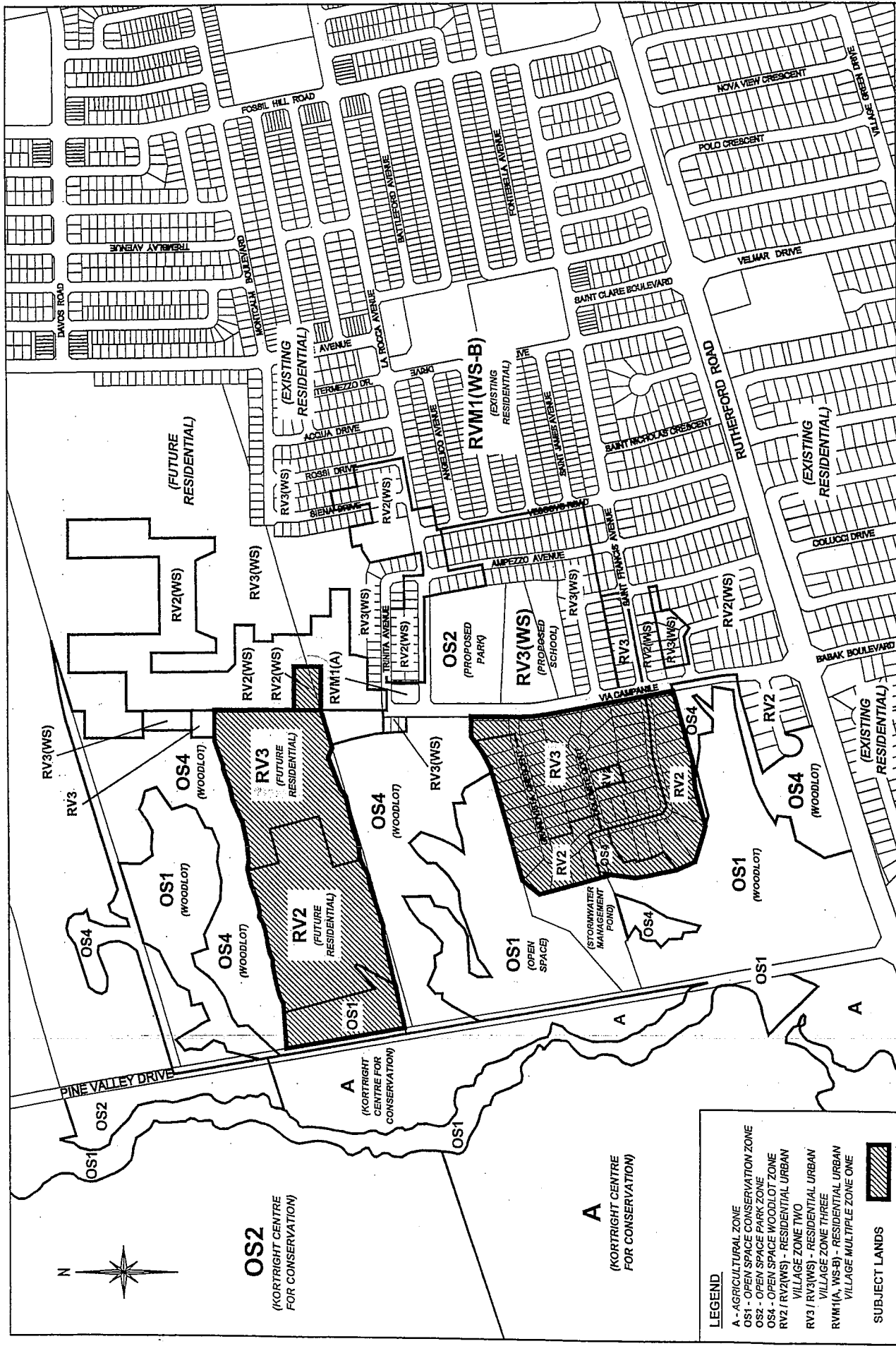
Carmela Marrelli, Planner, ext. 8791  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



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

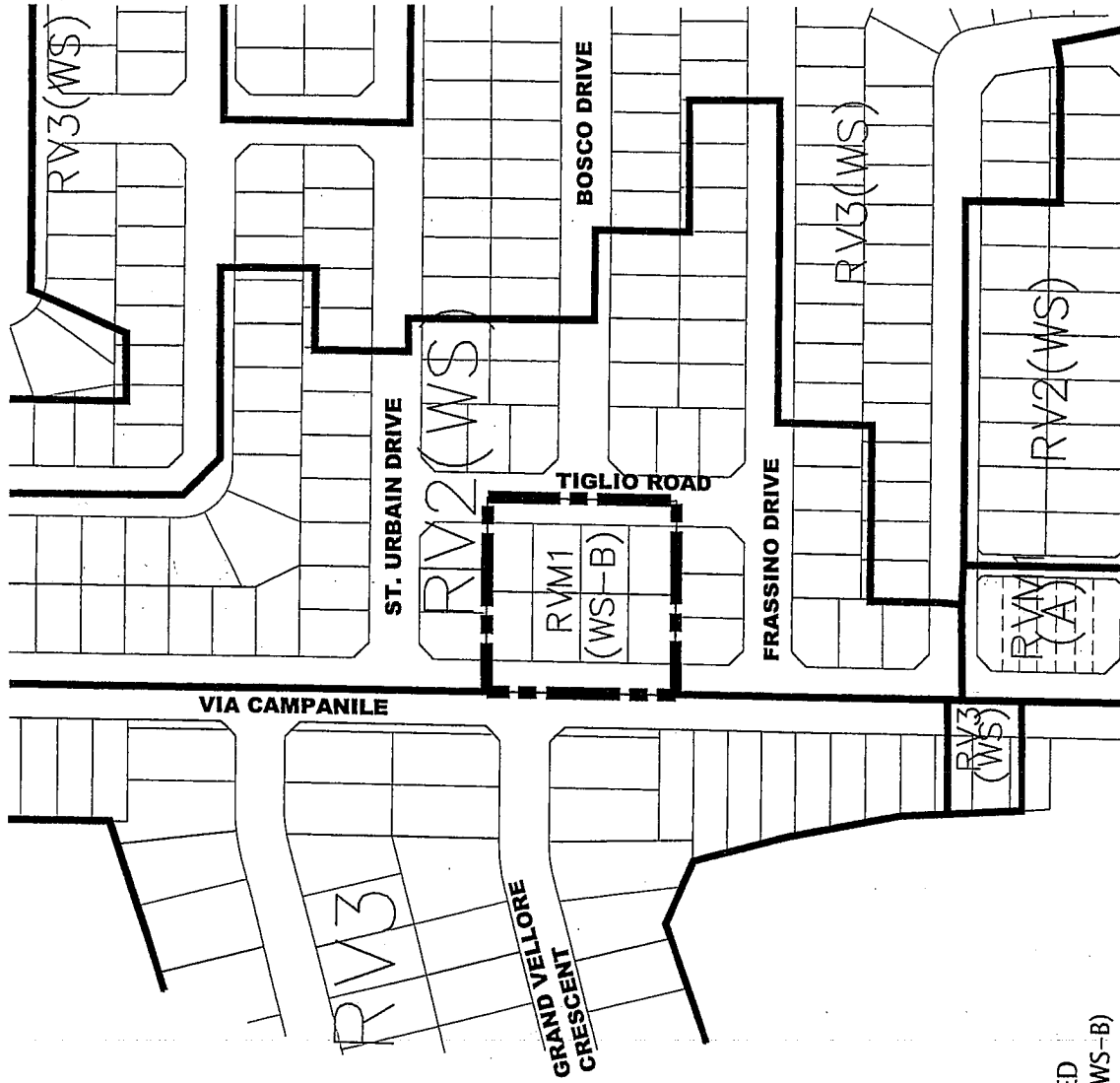
City of  
**Vaughan**

Development Planning Department

**Location Map**

Lots 18 & 19,  
 Concession 6  
 APPLICANT:  
 589915 ONTARIO LIMITED  
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- LEGEND**
- A - AGRICULTURAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - OS4 - OPEN SPACE WOODLOT ZONE
  - RV2 (RV2WS) - RESIDENTIAL URBAN VILLAGE ZONE TWO
  - RV3 (RV3WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
  - RVM1(A, WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- SUBJECT LANDS**



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

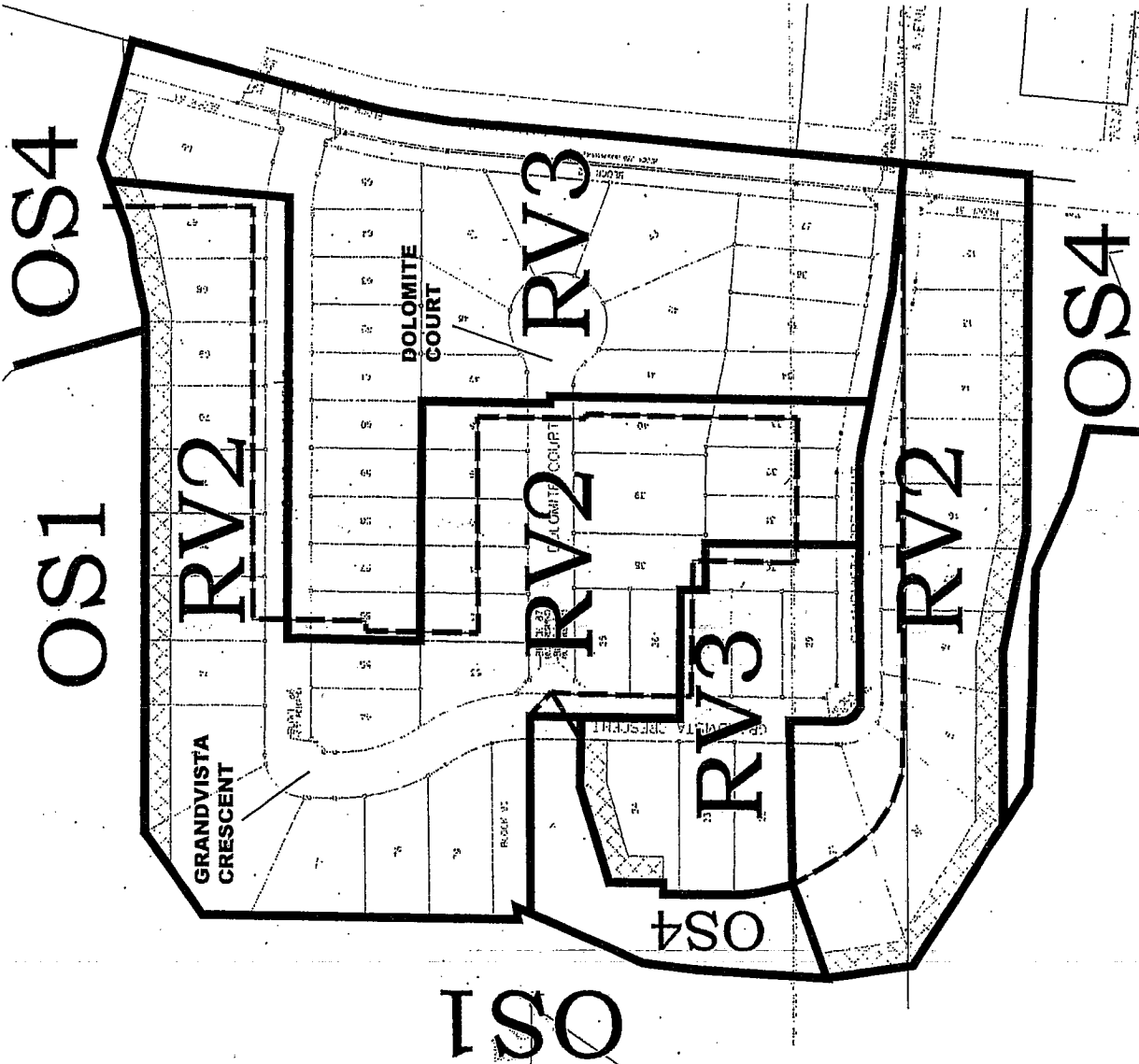
**Proposed Rezoning from  
 RV2(WS) to RVM1(WS-B)**

APPLICANT:  
 589915 ONTARIO LIMITED

Lots 18 & 19  
 Concession 6



Development Planning Department



— ZONING BOUNDARY ADJUSTED TO REFLECT LOTTING PATTERN

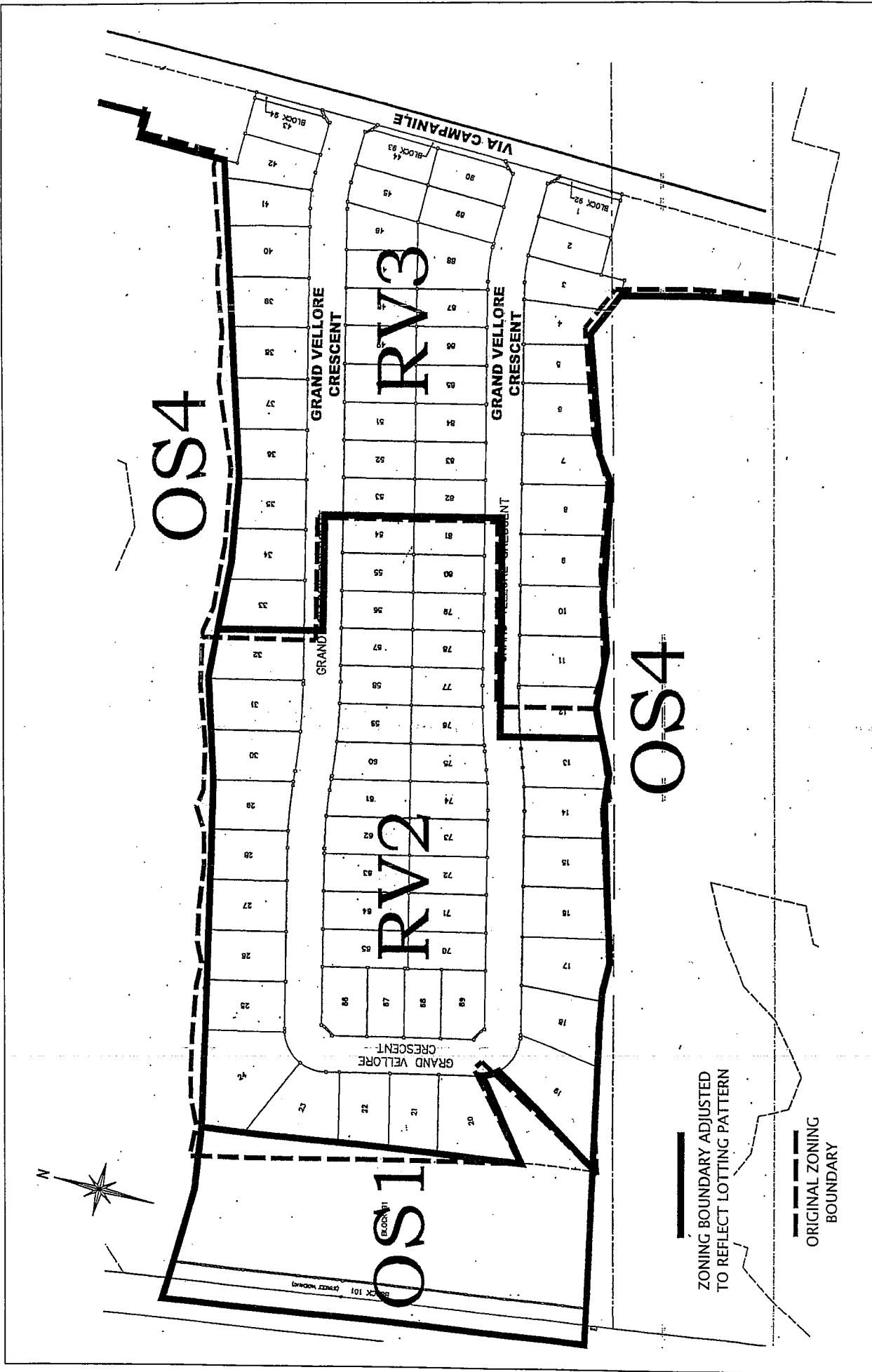
- - - ORIGINAL ZONING BOUNDARY

**Attachment 3**  
 FILE No.: Z.06.030  
 Not to Scale  
 April 13, 2006

City of **Vaughan**  
 Development Planning Department

**Proposed Adjustment to Zoning Boundary**

APPLICANT: 589915 ONTARIO LIMITED  
 Lots 18 & 19, Concession 6  
 RA\DP\TY ATTACHMENTS\Z.06.030



Development Planning Department

**Proposed Adjustment to Zoning Boundary**

APPLICANT:  
 589915 ONTARIO LIMITED  
 Concession 6

APPLICANT:  
 589915 ONTARIO LIMITED  
 Concession 6