

COMMITTEE OF THE WHOLE MAY 29, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.015
589915 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.015 (589915 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to:
 - a) rezone Parcel "A" shown on Attachment #2 from RVM1 (A) Residential Urban Village Multiple Zone One to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to facilitate the development of 8 semi-detached units; and,
 - b) rezone Parcel "B" shown on Attachment #2 from RVM1 (WS-B) Residential Urban Village Multiple Zone One to RVM1 (A) Residential Urban Village Multiple Zone One to facilitate the development of 3 street townhouse units.

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 Parcel "A" shown on Attachment #2 from RVM1 (A) Residential Urban Village Multiple Zone One to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to facilitate the development of 8 semi-detached units; and
- b) rezone Parcel "B" shown on Attachment #2 from RVM1 (WS-B) Residential Urban Village Multiple Zone One to RVM1 (A) Residential Urban Village Multiple Zone One to facilitate the development of 3 street townhouse units.

Background - Analysis and Options

The subject lands comprising two separate parcels as shown on Attachment #1 are located on the west side of Weston Road, and on the south side of Davos Road, within approved Draft Plan of Subdivision 19T-89024 (Vellore Village Estates), in Part of Lots 17 and 18, Concession 6, City of Vaughan. The Vellore Village Estates Subdivision 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.

On February 27, 2006, Council approved the adjacent Draft Plan of Subdivision File 19T-95V04 (St. Magnus Developments Inc.) and revisions to approved Draft Plan of Subdivision 19T-89024 (Vellore Village Estates). As a result, the road and lotting pattern and zoning for those lands were slightly adjusted to reflect the development pattern shown on Attachment #2. The subject lands were not part of that application; however, the Owner is requesting the proposed zoning changes to respond to the approvals granted on the adjacent lands.

The surrounding land uses are:

- North - Parcel "A": Davos Road; Vellore Village Joint Complex (RVM1(A) Residential Urban Village Multiple Zone One); Parcel "B": existing detached dwelling (A Agricultural Zone)
- South - Parcel "A": existing and future residential (RV4 Residential Urban Village Zone Four and RVM1(WS-A) Residential Urban Village Multiple Zone One); Parcel "B": existing residential (RVM1 (WS-B) Residential Urban Village Multiple Zone One)
- East - Parcel "A": future street and townhouses (RVM1(A) Urban Village Multiple Zone One); Parcel "B": Weston Road; Vellore Hall (A Agricultural Zone)
- West - Parcel "A": Lucerne Drive; existing residential (RV3 (WS) Residential Urban Village Zone Three (Wide and Shallow Lot); Parcel "B": future townhouses (RVM1(A) Residential Urban Village Multiple Zone One)

Public Hearing

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 3, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on April 10, 2006.

Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600. The Official Plan permits semi-detached and street townhouse housing forms on the subject lands. The proposed rezoning conforms to the Official Plan.

Zoning

The subject lands are zoned RVM1 (A) Residential Urban Village Multiple Zone One (Parcel "A") and RVM1 (WS-B) Residential Urban Village Multiple Zone One (Wide and Shallow Lot) (Parcel "B") by By-law 1-88, subject to Exception 9(1024).

In order to implement the proposed zoning changes, as shown on Attachment #2, a by-law amendment is required to rezone the subject lands in accordance with the standard requirements of Schedule "A1" in By-law 1-88 as follows:

- i) rezone the lands shown as Parcel "A" on Attachment #2 from RVM1 (A) Residential Urban Village Multiple Zone One to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to permit 8 semi-detached dwelling units;
- ii) rezone the lands shown as "Parcel "B" on Attachment #2 from RVM1 (WS-B) Residential Urban Village Multiple Zone One to RVM1 (A) Residential Urban Village Multiple Zone One to permit 3 street townhouse units.

The proposed rezoning of the subject lands will facilitate development that is consistent and compatible with the surrounding area and the approved Block 39 Plan, and would not create any negative land use impacts. Parcel "A" as shown on Attachment #2 would be rezoned to RV4 (WS) Residential Urban Village Zone Four to permit 8 semi-detached dwelling units, consistent with the existing and future semi-detached units to the south. Parcel "B" as shown on Attachment #2 would be rezoned to RVM1 (A) Residential Urban Village Multiple Zone One to permit 3 street townhouse units, consistent with the zoning and permitted townhouse use on the adjacent lands to the west fronting onto Neuchatel Avenue.

Architectural Approval

The 3 proposed townhouse units would be subject to architectural approval. On March 8, 1999, Council approved the Block 39 (Vellore Village Community) Architectural Guidelines prepared by Watchorn Architects Inc. (dated February 1999), who is the control architect. The proposed 8 semi-detached units are not subject to architectural approval.

Servicing

The Engineering Department previously reserved the allocation of sewage servicing capacity on the subject lands as part of the approvals for 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 the proposed 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 the subject lands to permit 8 semi-detached and 3 townhouse units. The proposed rezoning would facilitate development that is consistent and compatible with the surrounding area and the approved Block 39 Plan. In addition, there are no changes to the approved lotting or road patterns affecting the subject and adjacent subdivisions. For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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- LEGEND**
- A - Agricultural Zone
 - C3 - Local Commercial Zone
 - OS1 - Open Space Conservation Zone
 - OS2 - Open Space Park Zone
 - RV3 / RV3(WS) - Residential Urban Village Zone Three
 - RV4 / RV4(WS) - Residential Urban Village Zone Four
 - RVM1(A, WS-A, WS-B) - Residential Urban Village Multiple Zone One

Attachment
 FILE No.: Z.06.015
 Not to Scale
 February 23, 2006



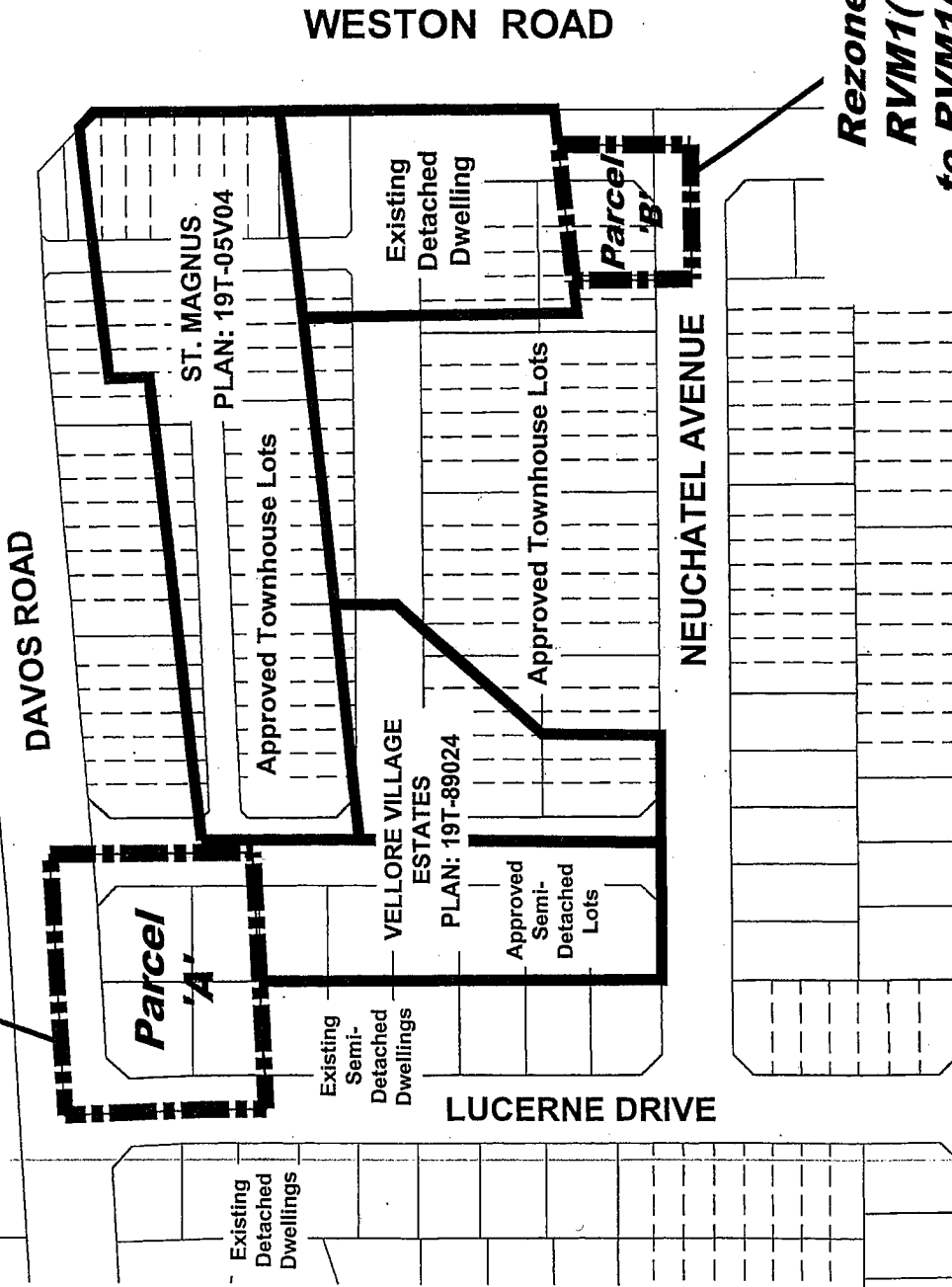
Development Planning Department

 SUBJECT LANDS

Location Map

Part of Lots 17 & 18,
 Concession 6
 APPLICANT:
 589915 ONTARIO LIMITED
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**Rezone from RVM1(A)
to RV4(WS) for 8
semi-detached units**



**Rezone from
RVM1(WS-B)
to RVM1(A) for 3
Townhouse units**

SUBJECT LANDS

Proposed Zoning

Part of Lots 17 & 18,
Concession 6
APPLICANT:
5899150 ONTARIO LIMITED
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Development Planning Department

Attachment

FILE No.:
Z.06.015
Not to Scale
March 20, 2006

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