

## **COMMITTEE OF THE WHOLE FEBRUARY 4, 2002**

### **ZONING BY-LAW AMENDMENT FILE Z.01.080 JULIA GALLORO REPORT #P.2002.6**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.01.080 (Julia Galloro) BE APPROVED, to rezone a 552m<sup>2</sup> portion of land to OS2 Open Space Park Zone.

#### **Purpose**

On November 23, 2001, the Owner submitted an application to amend the Zoning By-law to rezone a 552m<sup>2</sup> portion of a rural residential lot to OS2 Open Space Park Zone to permit golf course uses. The rezoning will facilitate a land exchange with the lands to the south (National Golf Club of Canada).

#### **Background - Analysis and Options**

The site is located northeast of Langstaff Road and Pine Valley Drive, on the south side of Pine Valley Crescent, being Lot 18, Registered Plan 5757, being 175 Pine Valley Crescent, in Lot 13, Concession 6, City of Vaughan. The lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned RR Rural Residential Zone by By-law 1-88. The 4198.73m<sup>2</sup> lot has 71.31m of frontage on Pine Valley Crescent and is developed with a detached residence. The surrounding land uses are:

- North - Pine Valley Crescent; residential (RR Rural Residential Zone)
- East - residential (RR Rural Residential Zone)
- South - golf course (OS2 Open Space Park Zone)
- West - residential (RR Rural Residential Zone)

On December 14, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, Pinewood Ratepayers Association and the Weston Downs Ratepayers Association. No comments were received. The recommendation of the Committee of the Whole at the Public Hearing on January 7, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on January 14, 2002.

#### **Official Plan**

The lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), which permits open space uses. Therefore, the proposed rezoning conforms to the Official Plan.

#### **Zoning By-law**

The lands are zoned RR Rural Residential Zone by By-law 1-88. The proposed zoning is OS2 Open Space Park Zone, so that the parcel can be added to the golf course to the south. No exceptions to the zoning standards are required.

### Compatibility

The purpose of the application is to rezone a 552m<sup>2</sup> parcel of land to be exchanged for a same-sized parcel from the golf course to the south (National Golf Club of Canada - File Z.01.081). There will be no gain or loss in the total amount of residential land. The resulting residential lot will be similar in size and shape to the surrounding lots and the golf course will gain more useable space.

### Conclusion

Staff have reviewed the proposed rezoning in accordance with the process of the Official Plan and have no objection. There will be no net gain in area to either the residential lot or the golf course. The resulting residential lot will be compatible with the existing residential lots in the area, and the golf course will be provided with more useable space. Should the Committee concur, the recommendation in this report can be adopted.

### Attachments

1. Location Map
2. Zoning Plan

### Report prepared by:

Todd Coles, Planner, ext. 8634  
Art Tikiryán, Senior Planner, ext. 8212  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

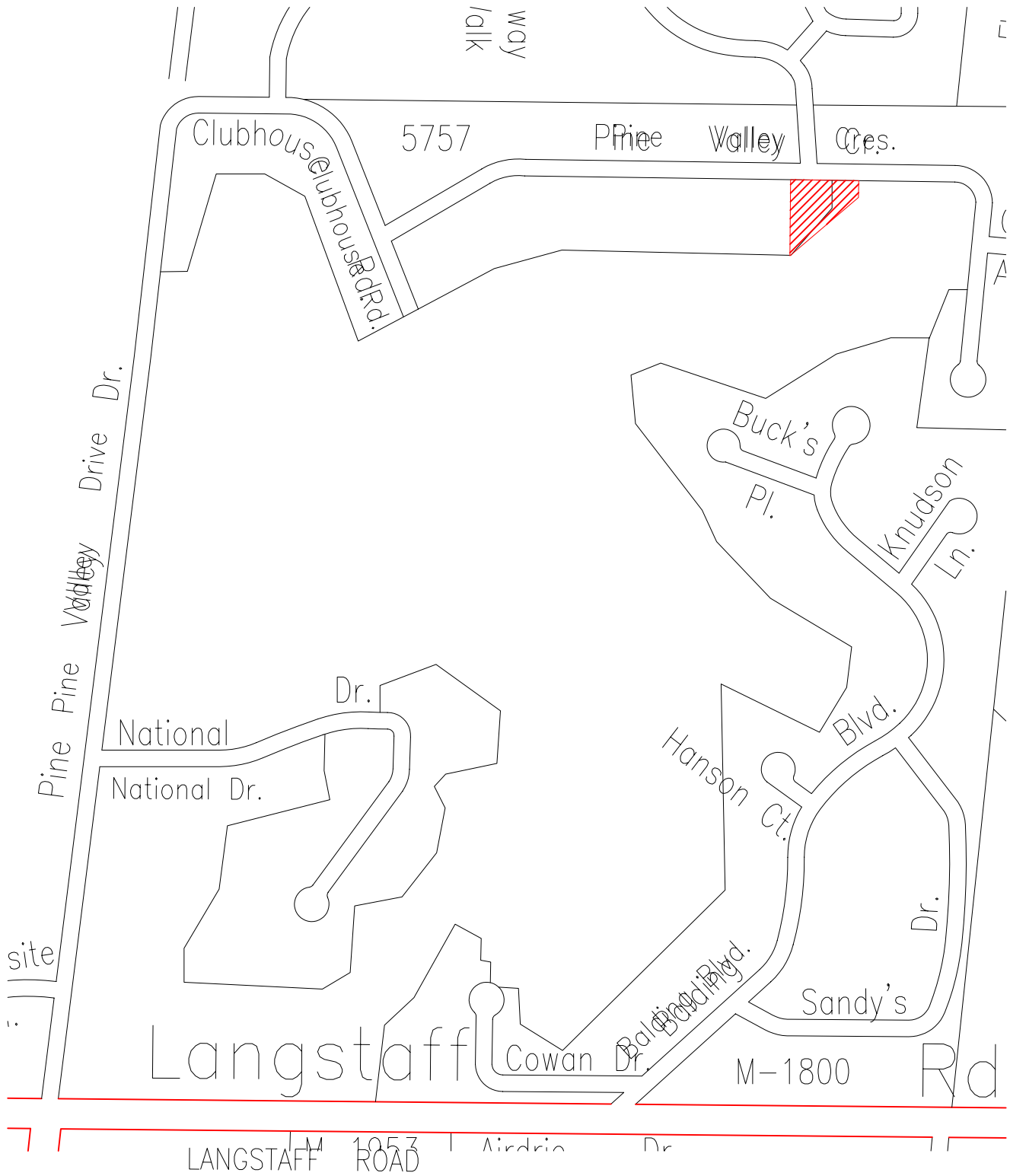
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community planning

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SUBJECT LANDS

ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
Z.01.080	Part Lot 13, Con. 6

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
JULIA GALLORO

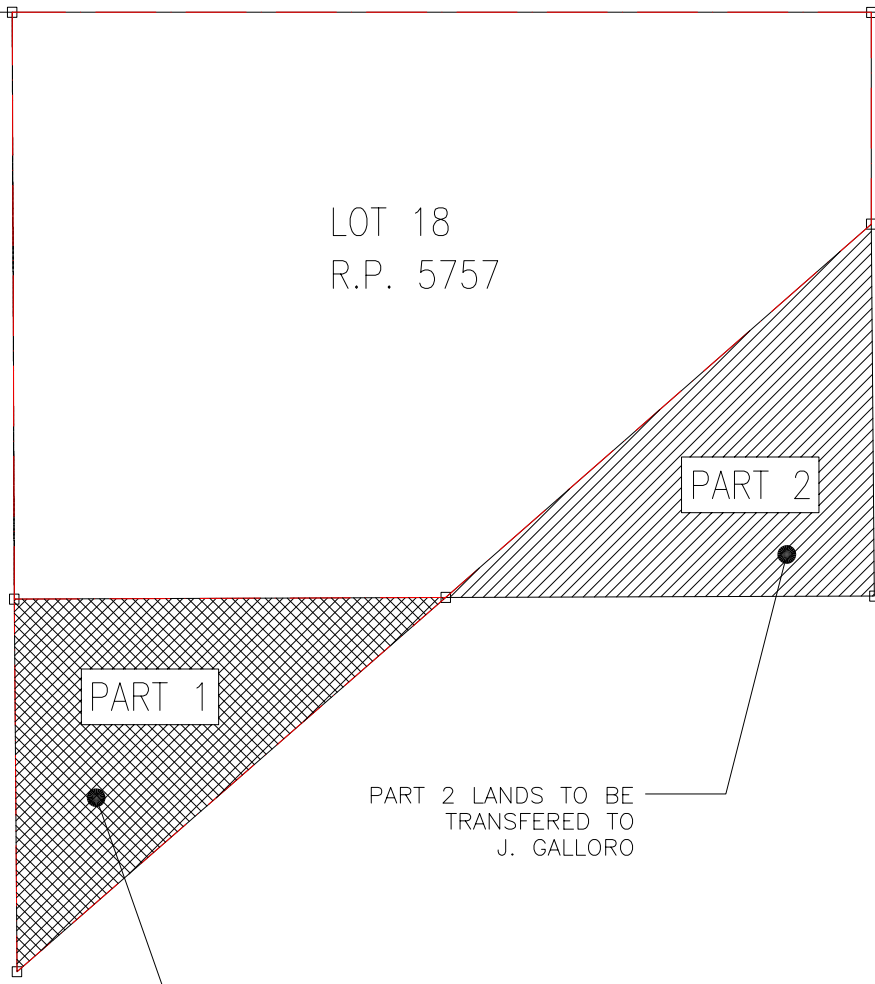
DATE:	11/30/2001
SCALE:	NOT TO SCALE

PINE VALLEY CRESCENT

LOT 17  
R.P. 5757

LOT 18  
R.P. 5757

PART 5  
66R-9576

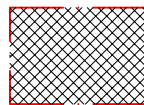


PART 1

PART 2

PART 2 LANDS TO BE  
TRANSFERRED TO  
J. GALLORO

PART 1 LANDS TO BE  
TRANSFERRED TO  
GOLF COURSE



LANDS TO BE  
REZONED



SUBJECT LANDS



ATTACHMENT '2'  
ZONING PLAN

FILE #:	REPORT #:
Z.01.080	Part Lot 13, Con. 6

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
JULIA GALLORO

DATE:	11/30/2001
SCALE:	NOT TO SCALE