

COMMITTEE OF THE WHOLE APRIL 8, 2002

**ZONING BY-LAW AMENDMENT FILE Z.01.083
M. DE LISI
REPORT #P.2002.11**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.083 (M. De Lisi) BE APPROVED, to rezone a 377.65m² portion of a lot to R1 Residential Zone.

Purpose

On December 20, 2001, the Owner submitted a Zoning Amendment application to rezone the rear 377.65m² portion of a lot to R1 Residential Zone to enable this portion to be severed and added to the to the north.

Background - Analysis and Options

The site is located northeast of Langstaff Road and Pine Valley Drive, on the north side of Pine Valley Crescent, being Lot 26 on Registered Plan 5757(246 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 5908.36m² pie-shaped lot has 30.48m of frontage on Pine Valley Crescent and is developed with a detached residence. The surrounding land uses are:

- North - detached residential (R1 Residential Zone)
- East - detached residential (R1 Residential Zone)
- South - Pine Valley Crescent; detached residential (RR Rural Residential Zone)
- West - detached residential (RR Rural Residential Zone)

On January 11, 2002, 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 February 4, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on February 11, 2002.

On November 8, 2001, the Committee of Adjustment approved Consent Application B86/01 (Matilde De Lisi) to sever a 377.65m² portion of land from the subject lands, to be added to the residential lot to the north (41 Flatbush Avenue). One of the conditions of approval is that the severed portion be rezoned to R1 Residential Zone, to match the zoning of the adjoining lot.

Official Plan

The lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan). The proposed R1 Residential Zone conforms to the policies of the Official Plan.

Zoning By-law

The lands are zoned RR Rural Residential Zone by By-law 1-88. The proposed zoning is R1 Residential Zone so that the 377.65m² parcel can be added to the residential lot to the north, without creating a split zone lot. No exceptions to the zoning standards are required.

Compatibility

The resulting residential lots will be similar in size and shape to the surrounding residential lots. No new lots are being created and the use will remain residential.

Conclusion

Staff have reviewed the proposed rezoning in accordance with the policies of the Official Plan and have no objection. The rezoning will facilitate a land transfer between two residential lots, and the resulting lots will be compatible with the existing residential lots in the area. 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 Plan, ext. 8212

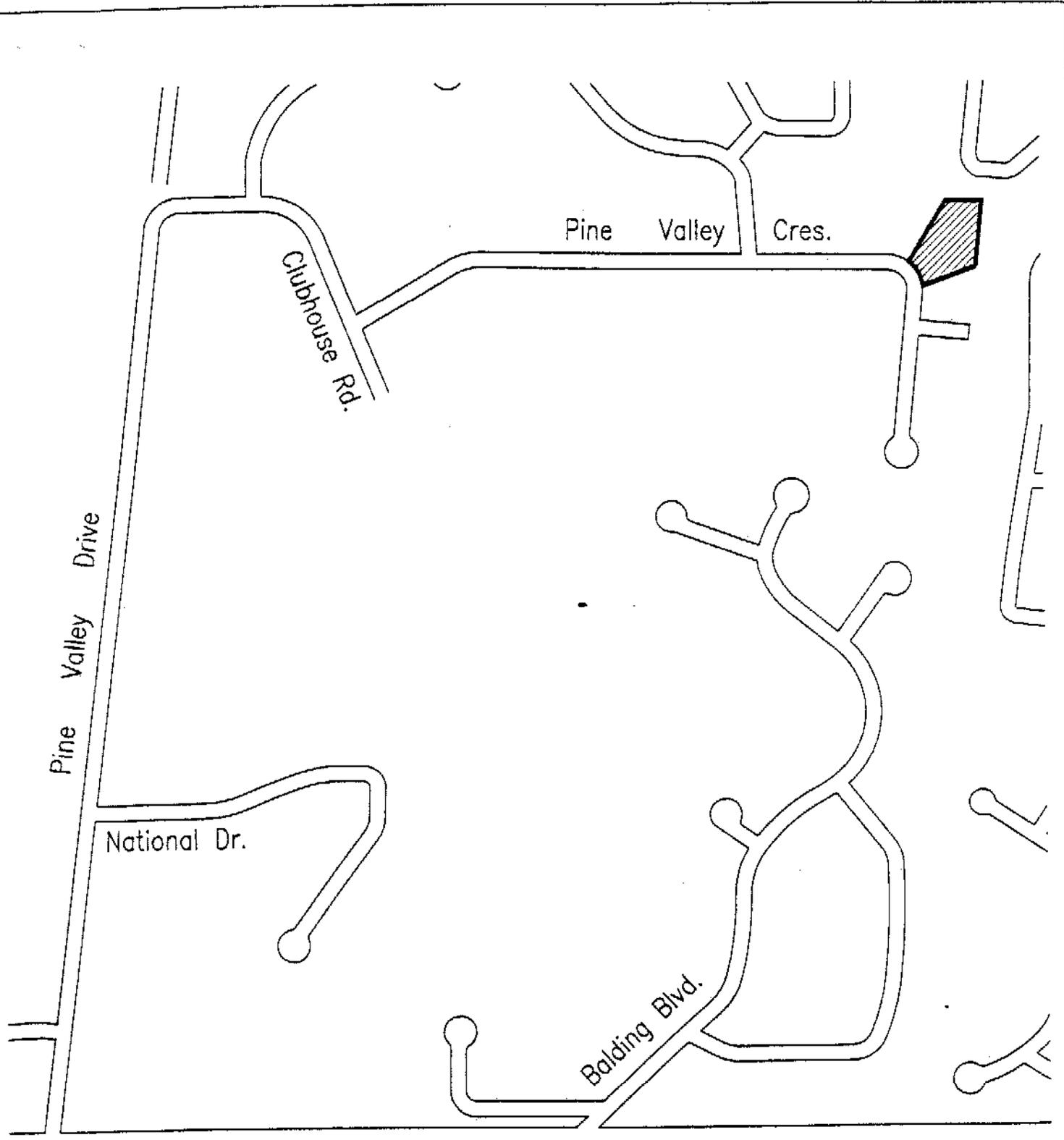
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

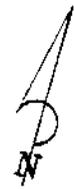
JOANNE R. ARBOUR
Director of Community Planning

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LANGSTAFF ROAD



SUBJECT LANDS

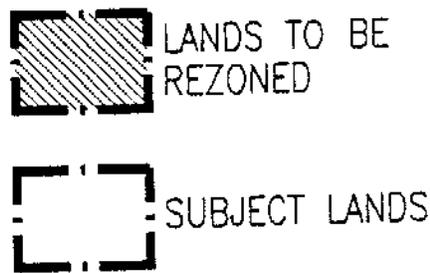
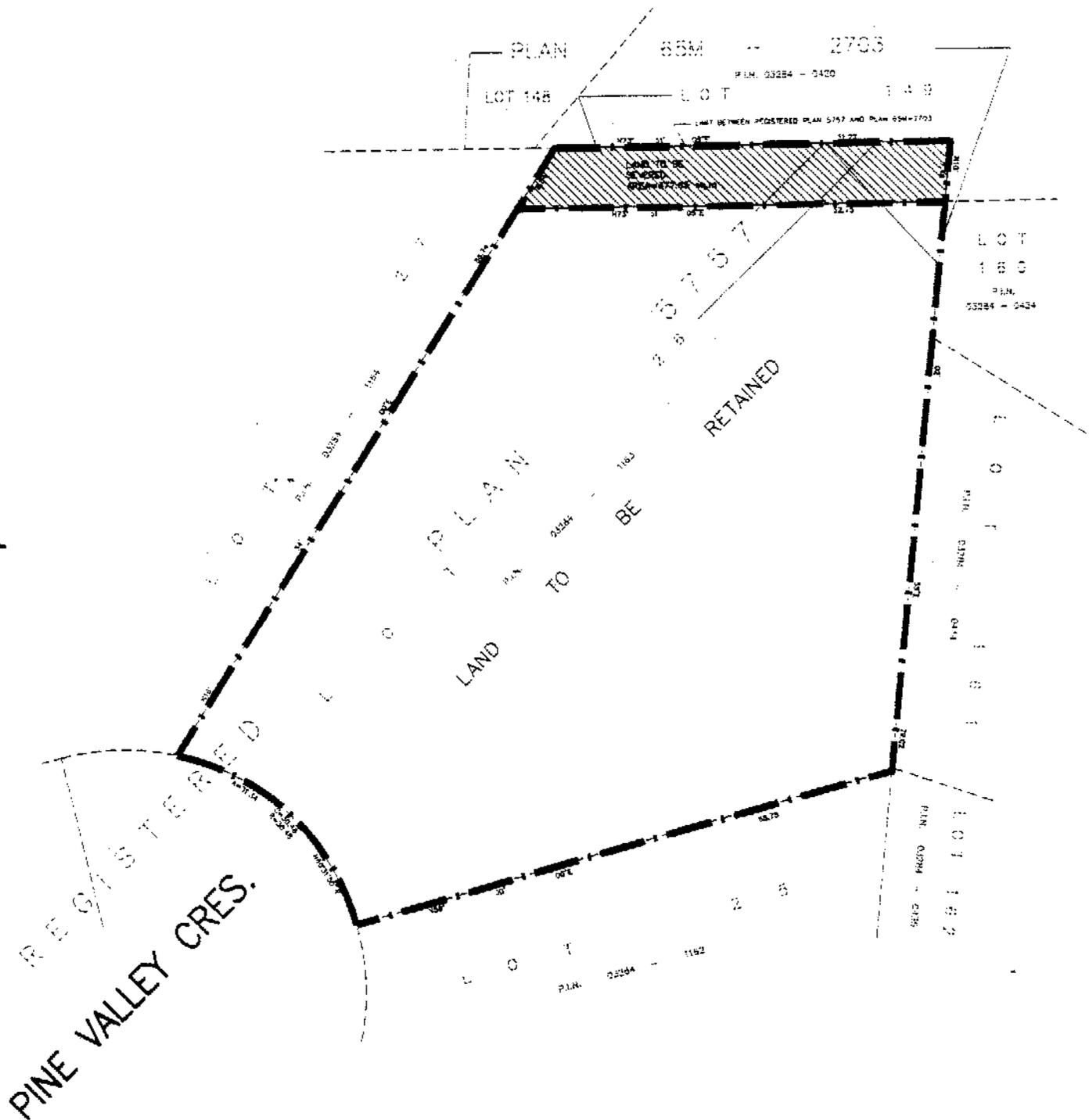
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.01.083	Part Lot 13, Con. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
M. DELISI

DATE:	01/07/2002
SCALE:	NOT TO SCALE



ATTACHMENT '2'
ZONING PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: M. DELISI	DATE: 01/07/2002
Z.01.083	Part Lot 13, Con. 5			SCALE: NOT TO SCALE