

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 18, 2001**

**3. ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.038  
GEORGES & RACHEL HAKOUN  
PRELIMINARY REPORT**

**P.2001.50**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.038 (Georges & Rachel Hakoun) BE RECEIVED; and, that any issues identified by Staff be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 3, 2001, the Owners submitted an application to amend the Zoning By-law to rezone a 92.84m<sup>2</sup> parcel at the rear of 144 Arnold Avenue, to R2-H Residential Zone with a Holding Provision. The purpose is to convey the subject lands, through Consent Application B39/01, to the abutting property to the north on Pondview Road.

**Background - Analysis and Options**

**Location**

- Northeast of Arnold Avenue and Edward Street (rear portion of 144 Arnold Avenue)
- Part of Lot 20, Registered Plan 3319
- Lot 29, Concession 1, City of Vaughan

**Land Use Status**

- Designated "Low Density Residential" by OPA #210
- Zoned R1V Old Village Residential Zone by By-law 1-88

**Site Description**

- rectangular - shaped parcel having an area of 92.84 m<sup>2</sup> (30.46m x 3.048m ), being the rear 3.048m of the lot at 144 Arnold Avenue
- 144 Arnold Avenue presently has 30.46m frontage by 49.87m depth and is developed with a detached residence
- the surrounding land uses are:

North - vacant residential (R2H Zone); Pondview Road  
South - Arnold Avenue; residential (R1V Zone)  
East - residential (R1V Zone)  
West - residential (R1V Zone)

**Neighbourhood Circulation**

On May 25, 2001, 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 responses 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, Staff has identified the following matters to be reviewed in greater detail:

- on June 8, 2000, the Committee of Adjustment approved Consent Application B11/00 (Hakoun) to sever a residential lot (144 Arnold) to maintain a 49.8 m deep lot fronting onto Arnold Avenue (R1V Zone), and to create a rear lot of 32m depth, fronting on Pondview Road (R2-H Zone);
- Consent Application B39/01 to convey 3.048m from the rear of the R1V lot to the northerly R2-H lot, was adjourned by the Committee of Adjustment on April 19, 2001 until Council considers the subject application;
- the proposal is to rezone the subject 3.048 m x 30.46 m parcel from R1V Zone to R2-H Zone subject to Exception 9(1029), to match the zoning of the property to the north so that the proposed conveyance would not result in the northerly lot having a split-zone;
- the conveyance would result in lot depths of 46.8 m on Arnold Avenue and 35 m on Pondview Road, which would be inconsistent with the rear lot pattern to the west; the lands to the east have not been rezoned for rear lot severances;
- the proposed severance will be reviewed in consideration of providing an appropriate lotting pattern along Arnold Avenue and Pondview Road;
- review of the proposal will determine if additional variances are required to either the R1V or R2-H zoned lot, as a result of the proposed severance; and,
- the current review of the Official Plan policies affecting all areas identified by the R1V Zone, will not be a factor in the consideration of this rezoning application.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the report, together with comments of 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 proposed rezoning be reviewed in consideration of ensuring an appropriate and lotting pattern along Arnold Avenue and Pondview Road, east of Edward Street.

### **Attachments**

1. Location Map
2. Proposed Severance

### **Report prepared by:**

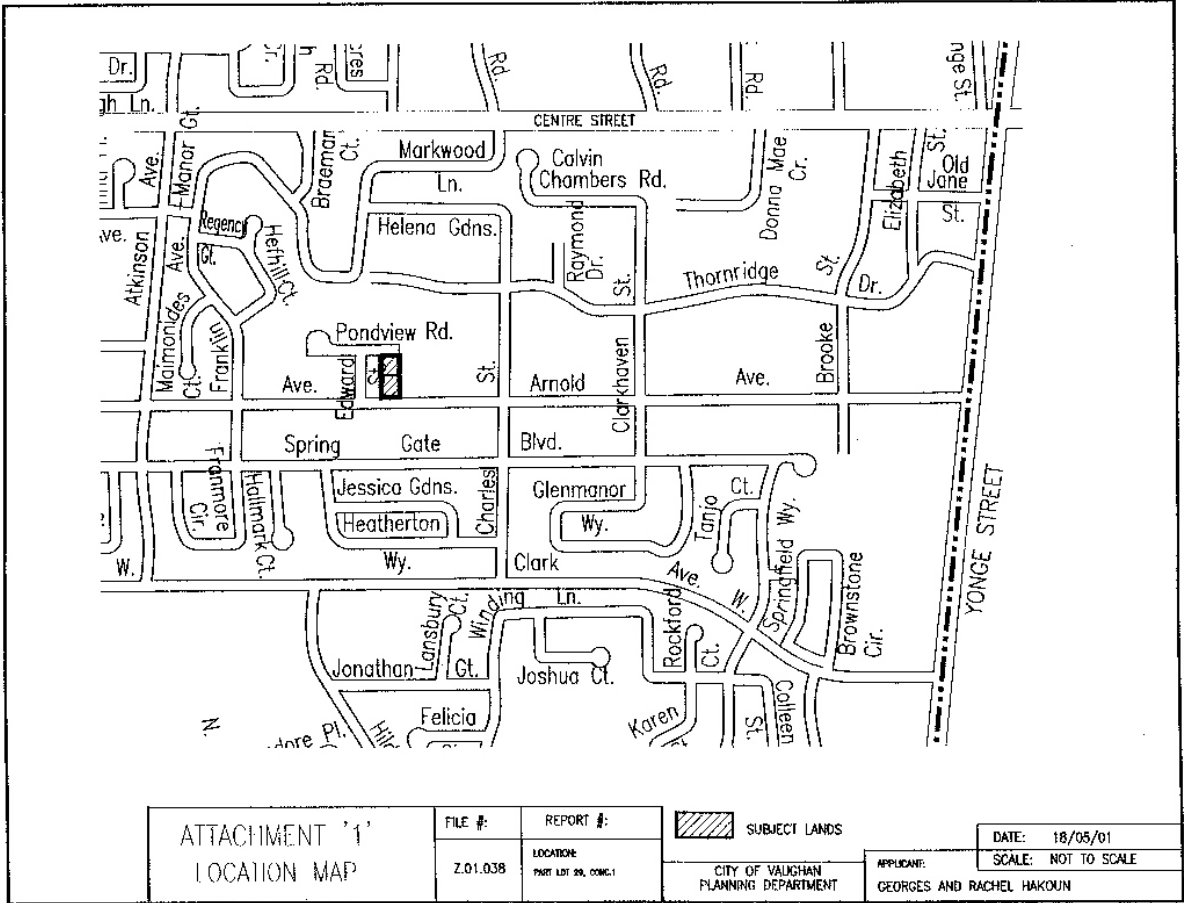
Mark H. Kluge, Planner, ext. 8216  
 Grant A. Uyeyama, Senior Planner, ext. 8635  
 Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

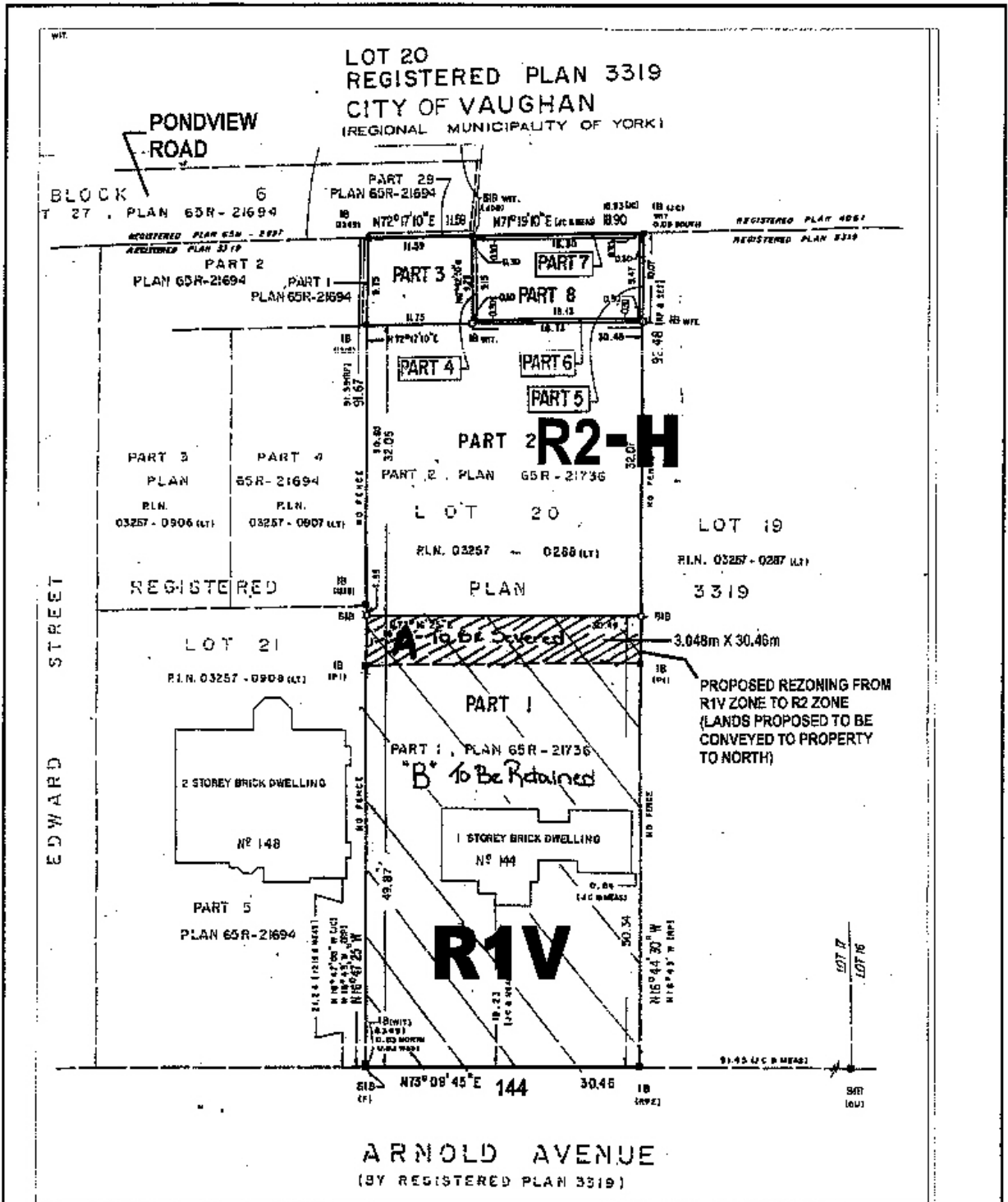
JOANNE R. ARBOUR  
 Director of Community Planning

/LG



<b>ATTACHMENT '1'</b> <b>LOCATION MAP</b>	FILE #:	REPORT #:	SUBJECT LANDS	DATE: 18/05/01
	Z.01.038	LOCATION: PART LOT 20, CONC.1		CITY OF VAUGHAN PLANNING DEPARTMENT





ATTACHMENT '2' PROPOSED SEVERANCE	FILE #:	REPORT #:	DATE: 07/06/2001
	Z.01.038	LOCATION: LOT 28, CONC. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: GEORGES AND RACHEL HAKOUN	