

**COMMITTEE OF THE WHOLE SEPTEMBER 4, 2001**

**ZONING BY-LAW AMENDMENT  
REPORT #P.2001.50  
GEORGES & RACHEL HAKOUN  
FILE: Z.01.038**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.01.038 (Georges & Rachel Hakoun) BE APPROVED, subject to an increase in the minimum rear yard setback of 10m for lands fronting on Pondview Road.

**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 Residential Zone. 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**

The subject lands are situated on the north side of Arnold Avenue, east of Edward Street, being Part of Lot 20, Registered Plan 3319, in Lot 29, Concession 1, City of Vaughan. The rectangular - shaped parcel has an area of 92.84 m<sup>2</sup> (30.46m x 3.048m). The subject lands constitute the rear 3.048m of the lot at 144 Arnold Avenue, which has 30.46m of frontage and a depth of 49.87m, and is developed with a detached residence. The surrounding land uses are:

- North - residential (R2 Zone); Pondview Road
- South - Arnold Avenue; residential (R1V Zone)
- East - residential (R1V Zone)
- West - residential (R1V Zone)

On May 25, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Resident's Association. A concern has been expressed by the landowner to the east that in increasing the depth of the Pondview lots, the new houses could be set closer to the Arnold Avenue rear yards.

The recommendation of the Committee of the Whole to receive the Public Hearing of June 18, 2001, and forward a comprehensive report to a future Committee meeting, was ratified by Council on June 25, 2001.

Consent Application B39/01 (Hakoun) to convey 3.048m from the rear of the R1V lot to the northerly R2 lot, was adjourned by the Committee of Adjustment on April 19, 2001, until Council considers the subject application.

**Land Use Status**

On June 8, 2000, the Committee of Adjustment approved Consent Application B11/00 (Hakoun) to sever a residential lot (144 Arnold) to maintain a 49.8m deep lot fronting onto Arnold Avenue (R1V Zone), and to create a rear lot of 32m in depth, fronting on Pondview Road (R2 Zone). The parcel subject to this application is the rear 3.048m of the lot frontage on Arnold Avenue.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). The proposed rezoning conforms to the policies of the Official plan.

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(1029). The proposal is to rezone the subject lands to R2 Residential Zone, subject to Exception 9(1029), to match the zoning of the property to the north. In doing so, the conveyance of the subject lands would not result in the northerly property having a split-zone.

### Lotting Pattern

The proposed conveyance and rezoning would result in a depth of 46.8m for the lot fronting on Arnold Avenue, and 35m for the lot fronting on Pondview Road. This would be consistent with the depths of similarly created lots along the remainder of Pondview Road, west of Edward Street (Attachment 3). The only exception is the lot immediately to the west of the subject lands (148 Arnold Avenue) which was redeveloped with a home which sits back from Arnold Avenue and requires a deeper lot to provide a sufficient rear yard amenity area.

Currently, the lands to the east of the subject site have not been proposed for the redevelopment associated with the potential easterly extension of Pondview Road. At that time, the revised rear lot line of this application will be used as the basis for all future rear lines to the east.

Staff has considered the concern received through circulation of the application that an increased depth of the Pondview lots will result in the new houses being able to be closer to the Arnold Avenue rear lots. The first 3 houses east of Edward Avenue on Pondview Road (which includes one on the west side of Hakoun parcel) will be based on a rear yard of 7.5m from the current property line. There would be merit in maintaining that same rear yard distance, notwithstanding that the proposed lot will have greater depth, thereby using the additional 3m as rear yard amenity space. As such, it is recommended that the minimum rear yard for the northerly property be increased from 7.5m to 10.5m.

### Conclusion

The proposed rezoning to R2 Residential Zone conforms to the Official Plan. Staff is satisfied that the proposed severance provides an appropriate lotting pattern along Arnold Avenue and Pondview Road, east of Edward Street. Should the Committee concur, the recommendation in this report can be adopted.

### Attachments

1. Location Map
2. Proposed Severance
3. As Constructed Location of Pondview Road/Rear Severances

### Report prepared by:

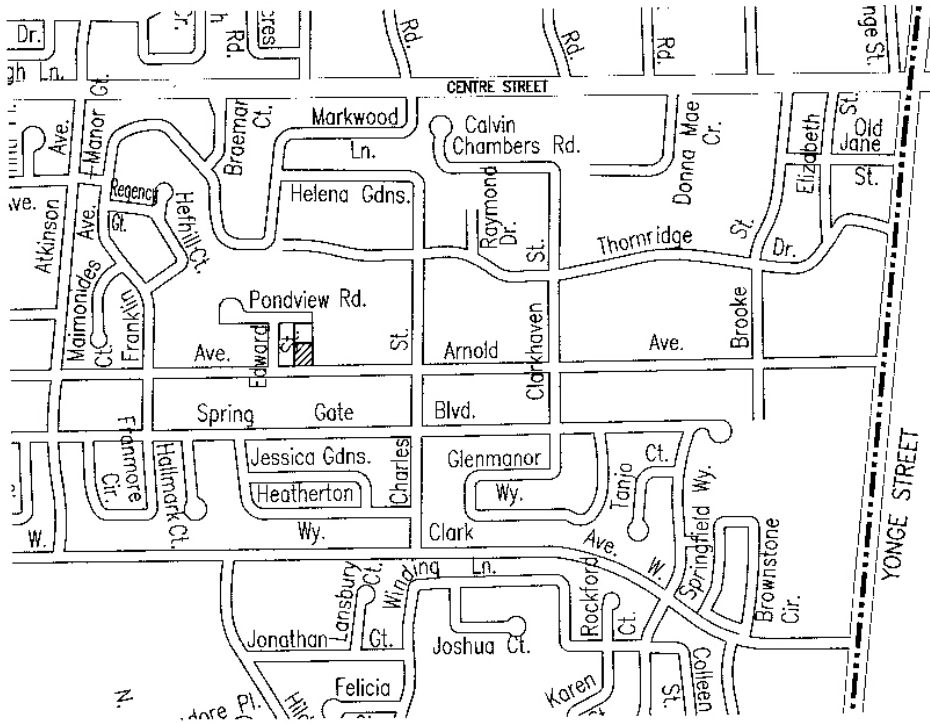
Mark H. Kluge, Planner, ext. 8216  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

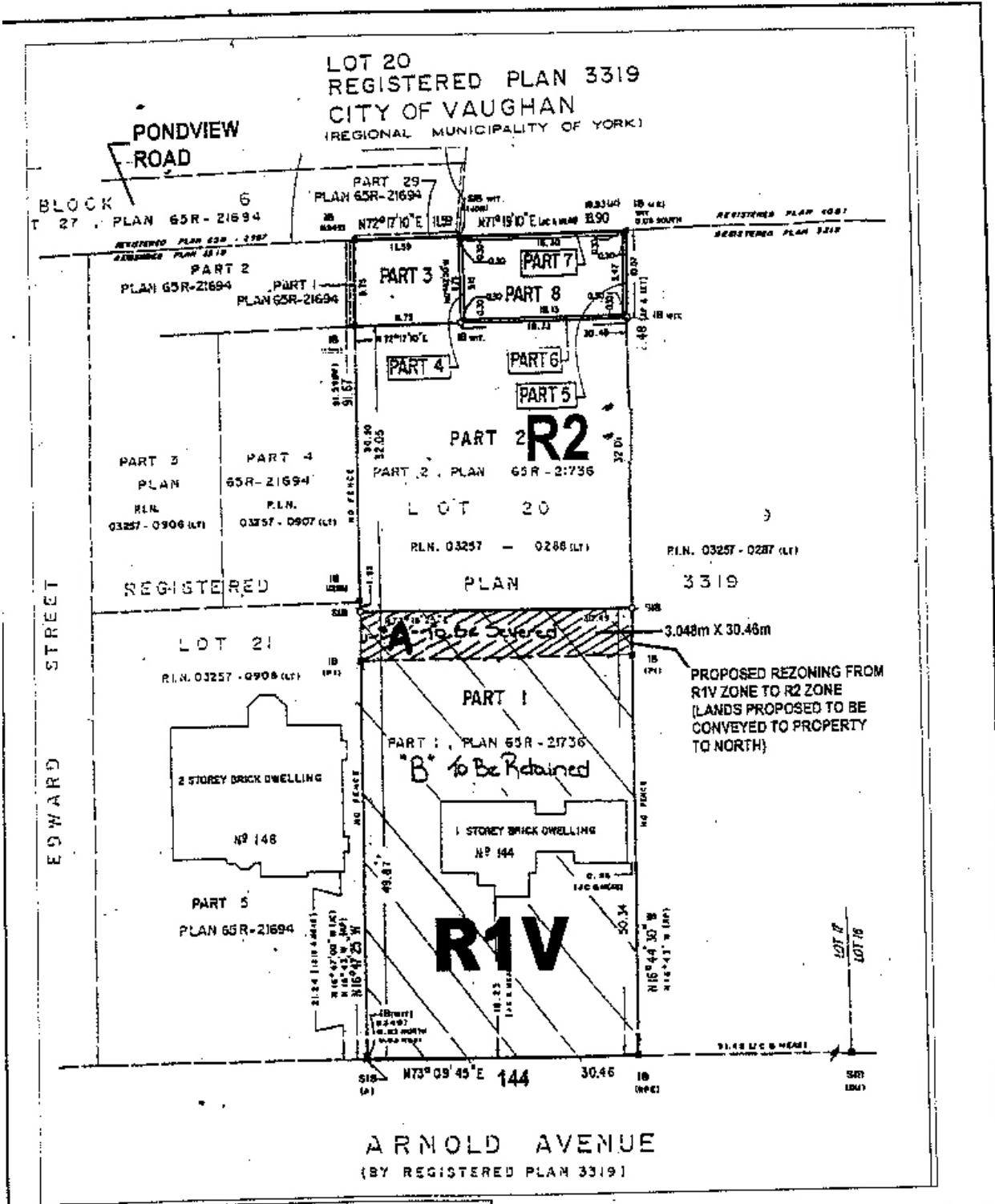
MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

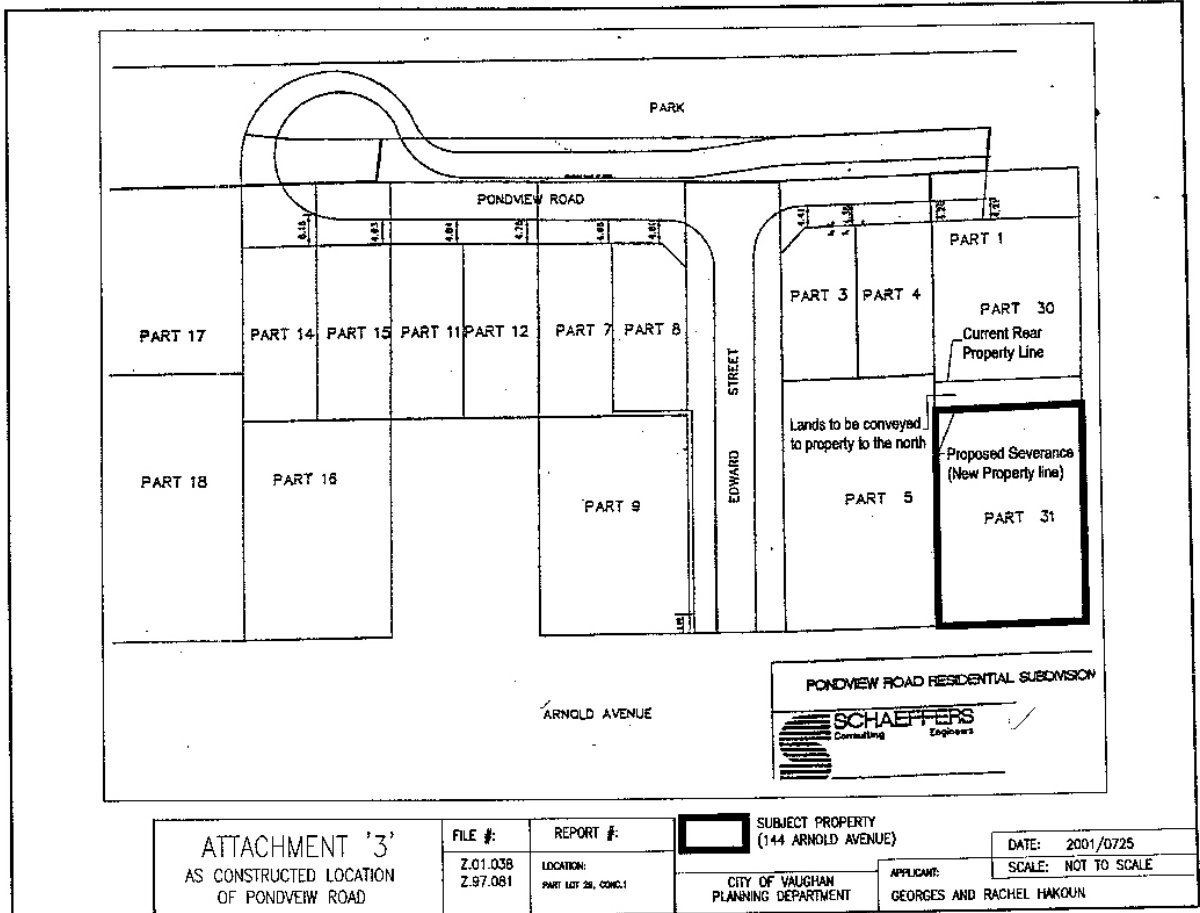
/LG




<b>ATTACHMENT '1'</b> <b>LOCATION MAP</b>	<b>FILE #:</b> Z.01.038	<b>REPORT #:</b> PART LOR 20, CONCL 1	<b>GEORGES AND RACHEL HAKOUN</b> <b>SUBJECT LANDS</b>	<b>DATE:</b> 18/05/01
	<b>CITY OF VAUGHAN</b> <b>PLANNING DEPARTMENT</b>			<b>APPLICANT:</b> GEORGES AND RACHEL HAKOUN



ATTACHMENT '2' PROPOSED SEVERANCE	FILE #:	REPORT #:	DATE: 07/08/2001
	2.01.038	LOCATION: LOT 29, CONC. 1	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: GEORGES AND RACHEL HAKOUN	



ATTACHMENT '3'  
AS CONSTRUCTED LOCATION  
OF PONDVIEW ROAD

FILE #: Z.01.038 Z.97.081	REPORT #: LOCATION: PART 107 26, CONC.1	 SUBJECT PROPERTY (144 ARNOLD AVENUE)	DATE: 2001/0725 SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: GEORGES AND RACHEL HAKOUN	