

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 7, 2002

**5. AMENDMENT TO ZONING BY-LAW FILE Z.01.081
THE NATIONAL GOLF CLUB OF CANADA
PRELIMINARY REPORT**

P.2002.5

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.081 (The National Golf Club of Canada) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 23, 2001, the Owner submitted an application to amend the Zoning By-law to rezone a 552m² portion of the National Golf Course lands to RR Rural Residential Zone to permit a residential use. The rezoning will facilitate a land exchange with the lands to the north (Julia Galloro).

Background - Analysis and Options

The site is located northeast of Langstaff Road and Pine Valley Drive, being part of the National Golf Course, in Lot 13, Concession 6, City of Vaughan. The lands are designated "Special Use" by OPA #240 (Woodbridge Community Plan) and zoned OS2 Open Space Park Zone by By-law 1-88. The surrounding land uses are:

- North - residential (RR Rural Residential Zone)
- East - residential (RR Rural Residential Zone)
- South - golf course (OS2 Zone)
- West - golf course (OS2 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 have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

Following a preliminary review of the proposed development, Staff has identified the following matters to be reviewed in greater detail:

- compatibility of the revised lot with the abutting residential properties must be reviewed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the 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 compatibility of the revised lot with the surrounding residential lots will be reviewed.

Attachments

1. Location Map
2. Zoning Plan

Report prepared by:

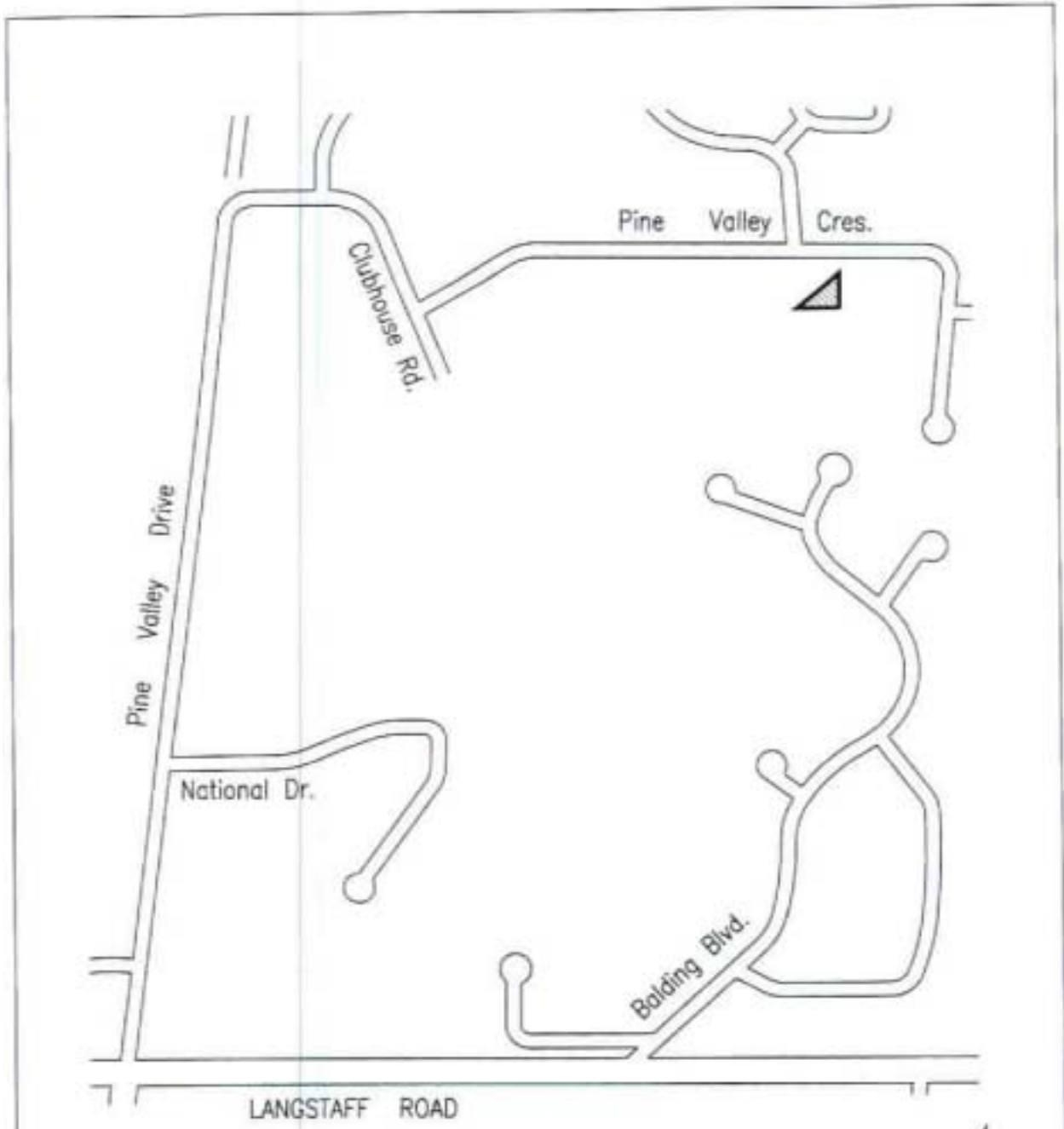
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

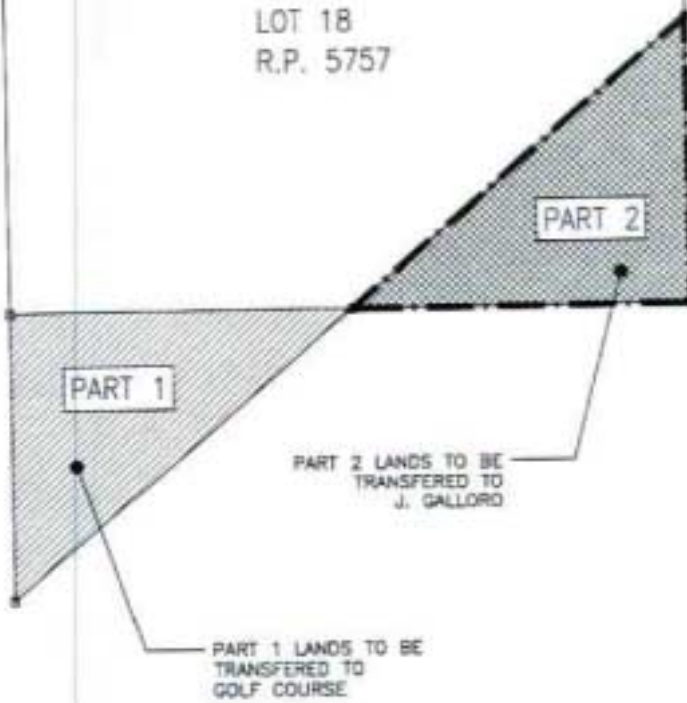
ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE: 11/30/2001
	2.01.081	Part Lot 13, Con. 8		THE NATIONAL GOLF CLUB OF CANADA	SCALE: NOT TO SCALE

PINE VALLEY CRESCENT

LOT 17
R.P. 5757

LOT 18
R.P. 5757

PART 5
66R-9576



PART 2 LANDS TO BE
TRANSFERRED TO
J. GALLORD

PART 1 LANDS TO BE
TRANSFERRED TO
GOLF COURSE



LANDS TO BE
REZONED



ATTACHMENT '2'
ZONING PLAN

FILE #:	REPORT #:	DATE: 11/30/2001	
2.01.001	Part Lot 13, Con. 6	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: THE NATIONAL GOLF CLUB OF CANADA
		SCALE: NOT TO SCALE	