

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

**6. AMENDMENT TO ZONING BY-LAW FILE Z.01.080  
JULIA GALLORO  
PRELIMINARY REPORT**

**P.2002.6**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.080 (Julia Galloro) 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 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 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:**

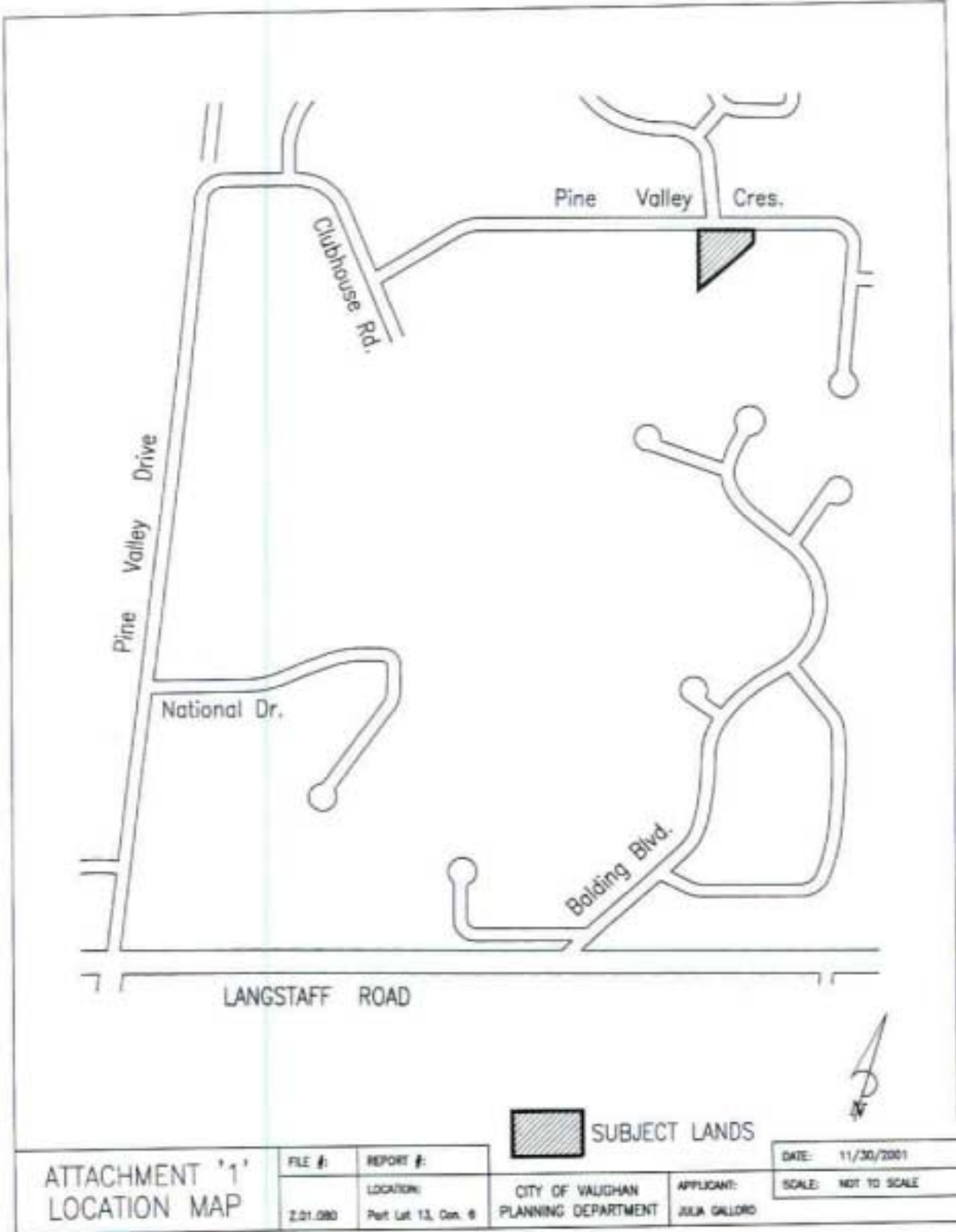
Todd Coles, Planner, ext. 8634  
Art Tikiryan, Senior Planner, ext. 8212  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



**ATTACHMENT '1'  
LOCATION MAP**

<b>FILE #</b>	<b>REPORT #</b>
2.01.080	Part Lot 13, Con. 6



**SUBJECT LANDS**

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
JULIA GALLORO

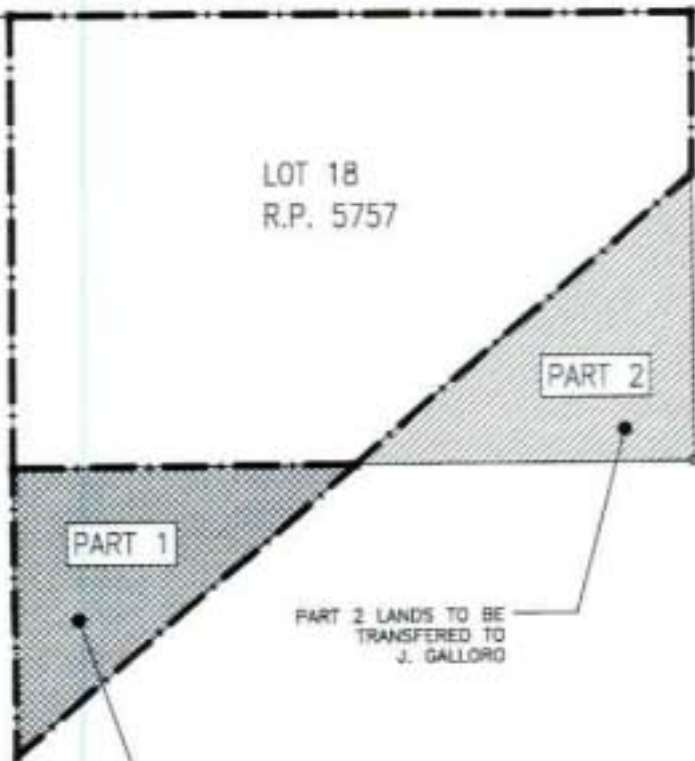
<b>DATE:</b>	11/30/2001
<b>SCALE:</b>	NOT TO SCALE

PINE VALLEY CRESCENT

LOT 17  
R.P. 5757

LOT 18  
R.P. 5757

PART 5  
66R-9576

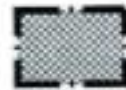


PART 1

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-01-085	Part Lot 13, Con. 5

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
JARA GALLORO

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