

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 4, 2002**

**3. ZONING BY-LAW AMENDMENT FILE Z.01.083  
M. DE LISI  
PRELIMINARY REPORT**

**P.2002.11**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.083 (M. De Lisi) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 20, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the rear 377.65m<sup>2</sup> portion of a lot to R1 Residential Zone. The rezoning will allow this portion to be severed and added to the rear of the R1 Residential Zone lot to the north for residential purposes.

**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 5908.36m<sup>2</sup> pie-shaped lot has 30.48m of frontage, 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 have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

On November 8, 2001, the Committee of Adjustment approved Consent Application B86/01 (Matilde De Lisi) to sever the rear 377.65m<sup>2</sup> of the subject lands, to be added to the residential lot to the north (41 Flatbush Avenue). One of the conditions of approval is that this parcel be rezoned to R1 Residential Zone to match the zoning of the receiving lot.

**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 size and shape of the two reconfigured lots 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 reconfigured lots 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

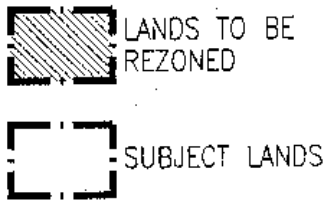
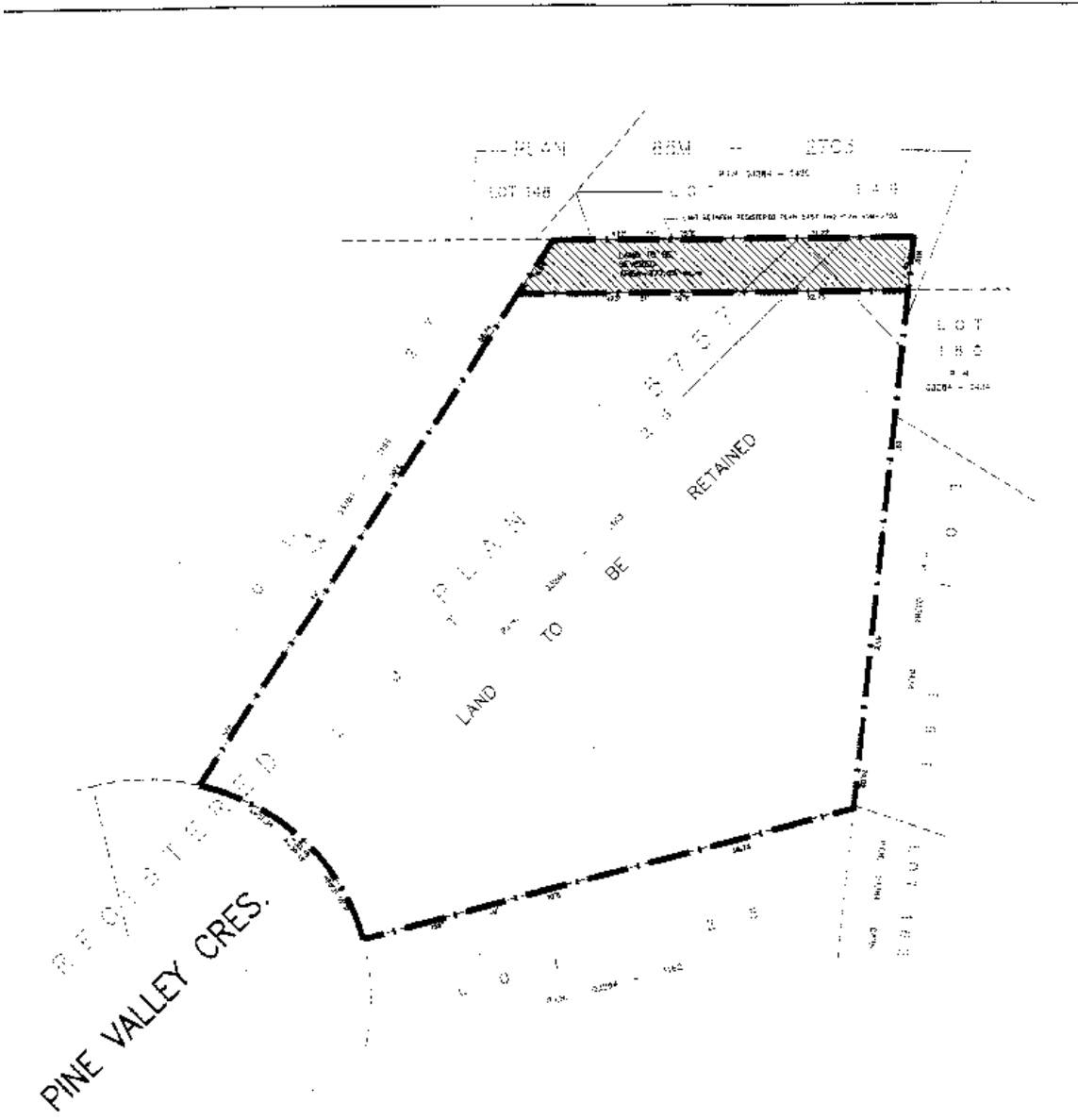
ATTACHMENT '1'  
LOCATION MAP

FILE #:	REPORT #:
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 #:	DATE:	01/07/2002
Z.01.083	LOCATION: Part Lot 13, Con. 6	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: M.OEJISI
		SCALE:	NOT TO SCALE