

COMMITTEE OF THE WHOLE FEBRUARY 4, 2002

ZONING BY-LAW AMENDMENT FILE Z.01.081 THE NATIONAL GOLF CLUB OF CANADA REPORT #P.2002.5

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.01.081 (The National Golf Club of Canada) BE APPROVED, to rezone a 552 m² portion of land to RR Rural Residential Zone.

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 – File Z.01.080).

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 were received. The recommendation of the Committee of the Whole at the Public Hearing on January 7, 2002, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on January 14, 2002.

Official Plan

The lands are designated "Special Use" by OPA #240 (Woodbridge Community Plan) which permits a Golf Course.

Since the intent of the rezoning is to facilitate a land exchange, and there will be no net loss or gain in either the residential or golf course land, Staff considers this to be a minor adjustment. OPA #240 states that "**minor adjustments will not require an amendment to this Plan as long as the intent of its policies is maintained**", when dealing with boundary adjustments. The proposed rezoning, therefore, conforms to the Official Plan.

Zoning By-law

The lands are currently zoned OS2 Open Space Park Zone by By-law 1-88. The proposed zoning is RR Rural Residential Zone so that the 552 m² parcel of land can be added to the residential lot to the north. No exceptions to the zoning standards are required.

Compatibility

The purpose of the application is to rezone a 552 m² parcel of golf course land to be exchanged for a same-sized parcel from the residential lot to the north. There will be no gain or loss in the total amount of golf course land. The resulting residential lot will have a more useable rear yard and will be similar in size and shape to the surrounding residential lots. In return, the exchange will provide the golf course with more useable space.

Conclusion

Staff have reviewed the proposed rezoning in accordance with the policies of the Official Plan and have no objections. The resulting residential lot will be compatible with the residential lots in the area, and there will be no change in the net area of either residential and golf course land. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Zoning Plan

Report prepared by:

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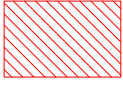
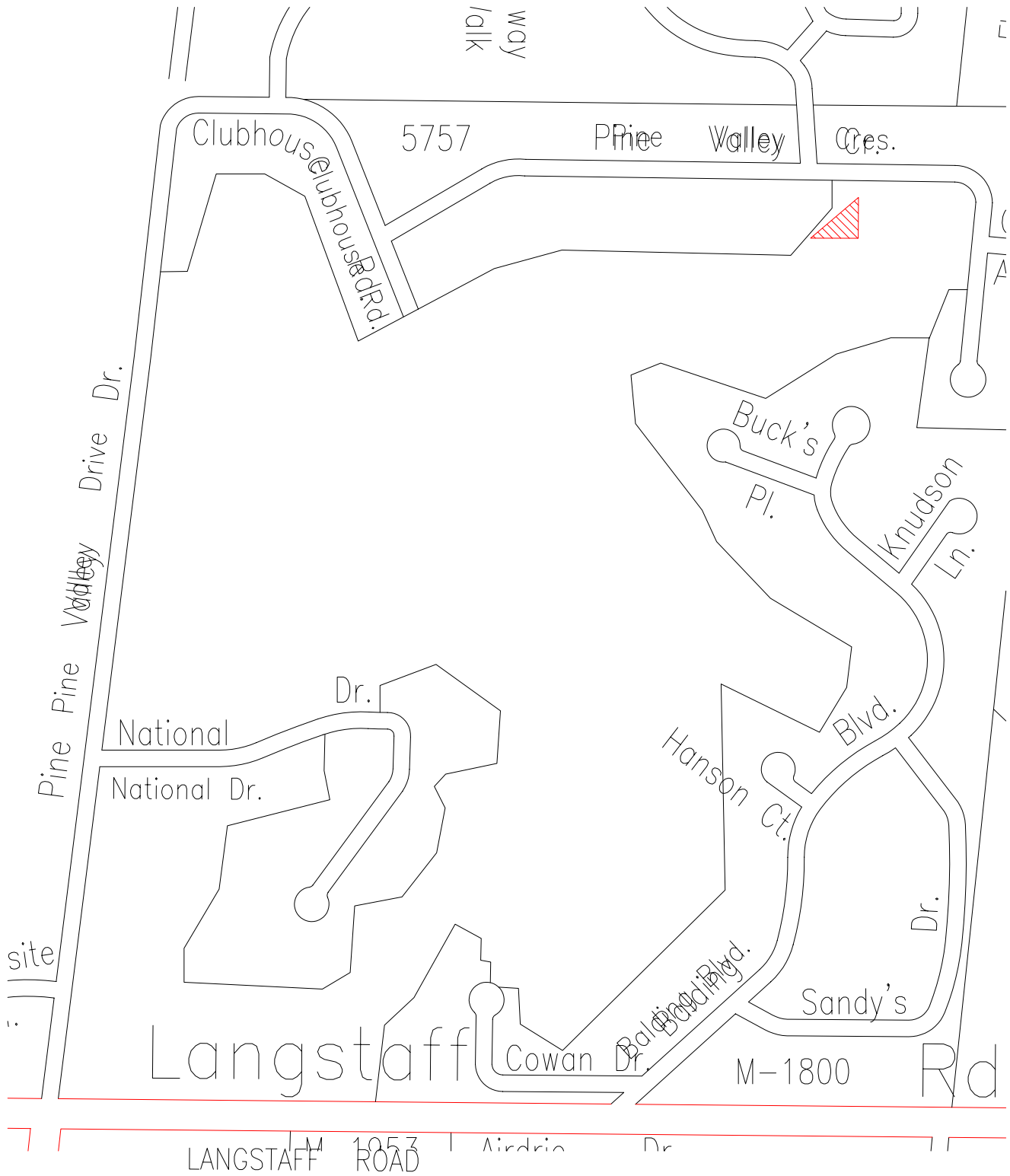
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ABROUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.01.081	Part Lot 13, Con. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
THE NATIONAL GOLF CLUB OF CANADA

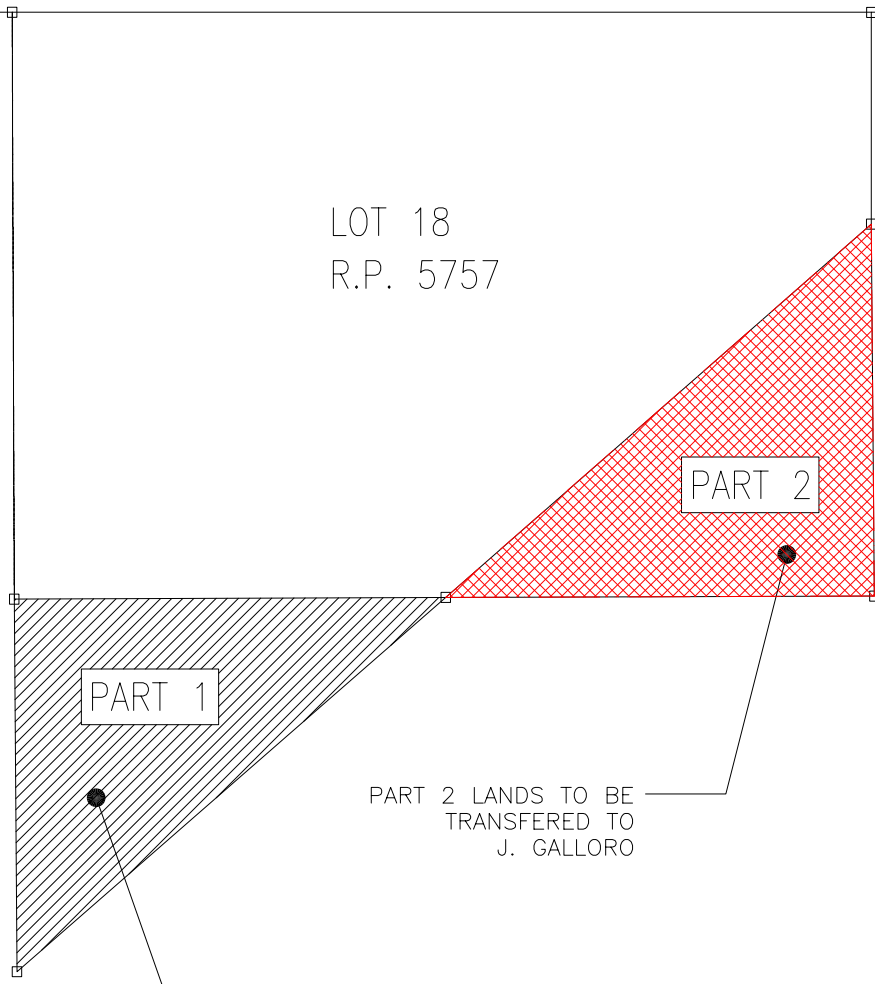
DATE:	11/30/2001
SCALE:	NOT TO SCALE

PINE VALLEY CRESCENT

LOT 17
R.P. 5757

LOT 18
R.P. 5757

PART 5
66R-9576

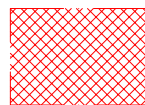


PART 1

PART 2

PART 2 LANDS TO BE
TRANSFERRED TO
J. GALLORO

PART 1 LANDS TO BE
TRANSFERRED TO
GOLF COURSE



LANDS TO BE
REZONED



ATTACHMENT '2'
ZONING PLAN

FILE #: REPORT #:

Z.01.081 Part Lot 13, Con. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
THE NATIONAL GOLF CLUB OF CANADA

DATE: 11/30/2001

SCALE: NOT TO SCALE