

**2.    ZONING BY-LAW AMENDMENT FILE Z.02.086  
LANTERNA GROUP LIMITED  
PRELIMINARY REPORT**

**P.2003.7**

**Recommendation**

The Commissioner of Planning recommends:

That the Public Hearing for Zoning By-Law Amendment File Z.02.086 (Lanterna Group Limited) BE RECEIVED, and that issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 18, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to RV4(W.S) - Residential Urban Village Zone Four to combine the lands to the adjoining blocks to the east. This amendment will facilitate the completion of the four detached residential lots fronting onto Tern Drive.

**Background - Analysis and Options**

The site is located east of Weston Road, south of Major Mackenzie Drive, in Part of Lot 19, Concession 5, City of Vaughan. The surrounding land uses are:

- North - vacant, future residential (RV4(W.S) - Residential Urban Village Zone Four)
- South - residential (RV4(W.S) - Residential Urban Village Zone Four)
- East - residential (RV4(W.S) - Residential Urban Village Zone Four)
- West - Weston Road; residential (RV4(W.S) - Residential Urban Village Zone Four)

The site is designated "Low Density Residential" by OPA 600 and zoned A Agricultural by By-law 1-88.

On January 13, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods Ratepayers Association and Weston Downs Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- the "Low Density Residential" designation permits detached residential units; the proposal conforms to the Official Plan;
- rezoning the subject lands to the proposed RV4(W.S) Zone would permit the lands to be combined with the adjacent blocks to the east and developed for residential use; and

- the intention is to sever the rezoned portion of the lands from the remainder to be combined with the four part blocks to the east.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with 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.

### **Attachments**

1. Location map
2. Site Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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**Location Map**

Part of Lot 19,  
Concession 5  
APPLICANT:  
LATERNA GROUP LIMITED



Community Planning Department

**Attachment**

**1**

FILE No.:  
Z.02.086

Not to Scale  
January 10, 2003



# Site Plan

Part of Lot 19,  
Concession 5

APPLICANT:  
LATERNA GROUP LIMITED



Community Planning Department

# Attachment 2

FILE No.:  
Z.02.086

Not to Scale  
January 10, 2003