

**3. OFFICIAL PLAN AMENDMENT FILE OP.02.021
ARTIBUS DEVELOPMENT CORPORATION
PRELIMINARY REPORT**

P.2003.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.02.021 (Artibus Development Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 21, 2002, the Owner submitted an application to amend the Official Plan to permit the development of a residential subdivision (Phase II of Draft Plan of Subdivision 19T-97V15). The amendment is required to comply with the District Centre policies of OPA #600. The proposed development consists of:

Detached Units	84
Semi-Detached Units	66
Street Townhouse Units	<u>51</u>
Total Units	201

Background - Analysis and Options

The lands are located on the west side of Weston Road, south of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan. The lands form the most easterly 8.943 ha of Draft Plan of Subdivision 19T-97V15 (Artibus Development Corporation). The surrounding land uses are:

- North - farmland, MTO works yard (A Agricultural Zone)
- South- detached residential (RV3(W) Residential Urban Village Zone Three (Wide Shallow)
- East - Weston Road, future residential (A Agricultural Zone)
- West - approved residential subdivision (RV3 Residential Urban Village Zone Three)

The lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600, and zoned A Agricultural Zone by By-law 1-88.

The lands are also within the designated "District Centre" for the Vellore Village Community. The Official Plan policies require that a tertiary plan, in the form of an Official Plan Amendment, be approved by Council prior to development of any portion of the District Centre. The preparation of the Vellore District Centre tertiary plan is presently in process for consideration by Council in 2003.

On December 13, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Ratepayers Association and Vellore Woods Ratepayers Association. No comments have been received to date. 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 subject lands comprise a portion of the southwest quadrant of the Vellore District Centre, for which a tertiary plan is being prepared; this application to amend the Official Plan seeks to permit development of the subject lands to proceed independent of the comprehensive tertiary plan;
- conformity of the proposed development with the policies of OPA #600 regarding permitted uses and design criteria, will be reviewed; and
- proposed development will be reviewed for consistency with the draft Vellore Village Centre Study and tertiary plan.

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. Draft Plan of Subdivision 19T-97V15
3. Phase II of Subdivision 19T-97V15

Report prepared by:

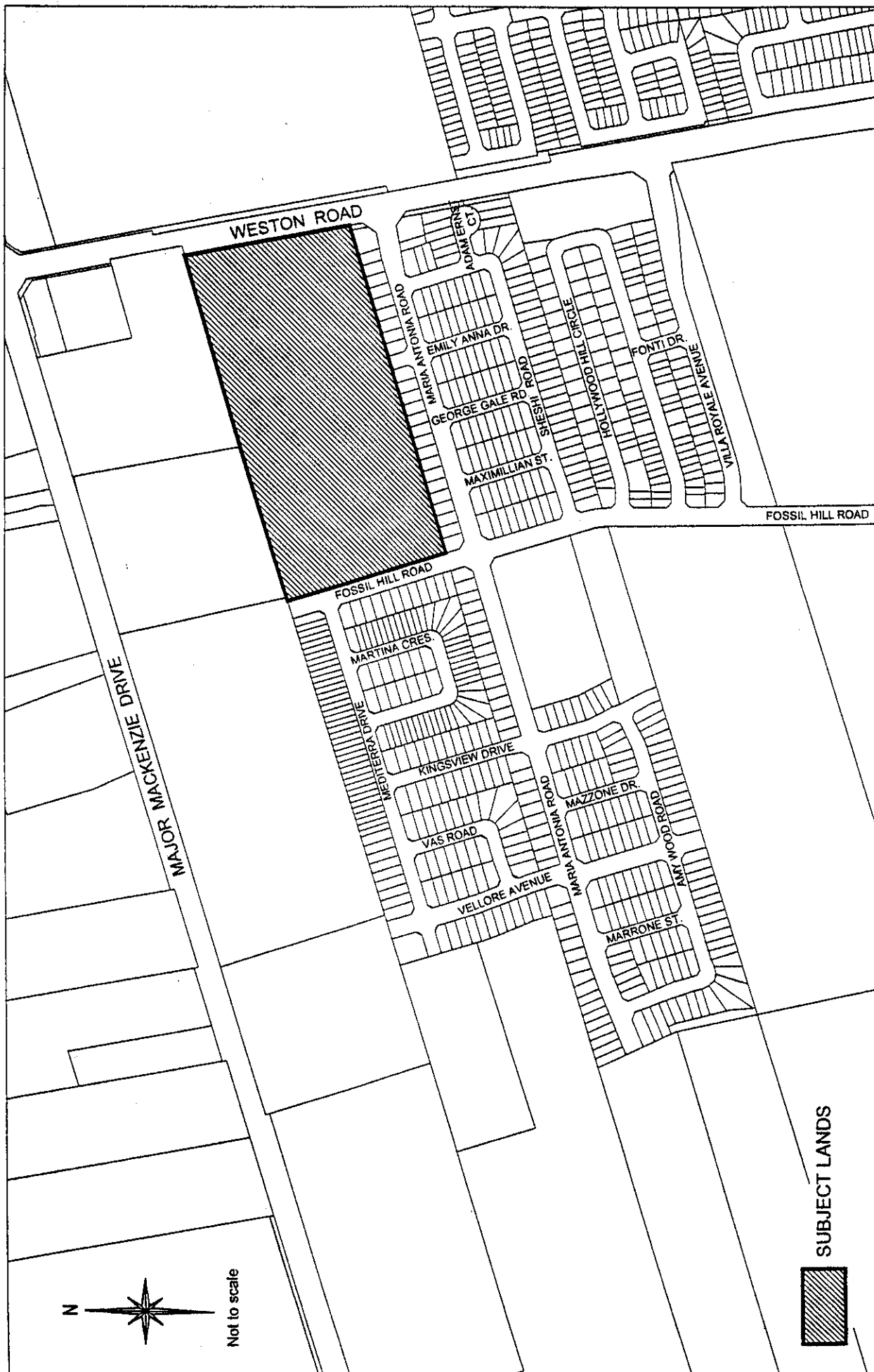
Todd Coles, Planner, ext. 8634
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



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SUBJECT LANDS

Location Map

Part of Lot 20
Concession 6

APPLICANT:
ARTIBUS DEVELOPMENT

City of Vaughan

Community Planning Department

Attachment

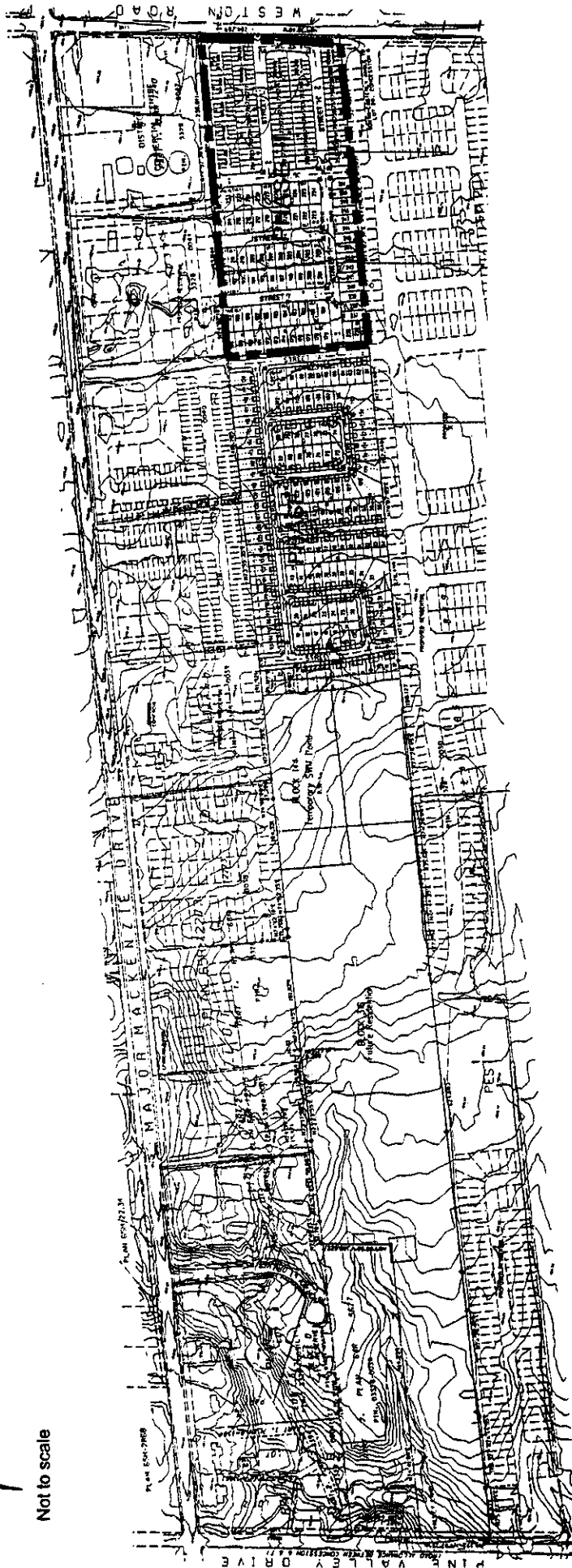
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--- SUBJECT LANDS

Draft Plan of Subdivision 19T-97V15

APPLICANT:
ARTIBUS DEVELOPMENT

Part of Lot 20,
Concession 6

CITY OF
Vaughan

Community Planning Department

Attachment

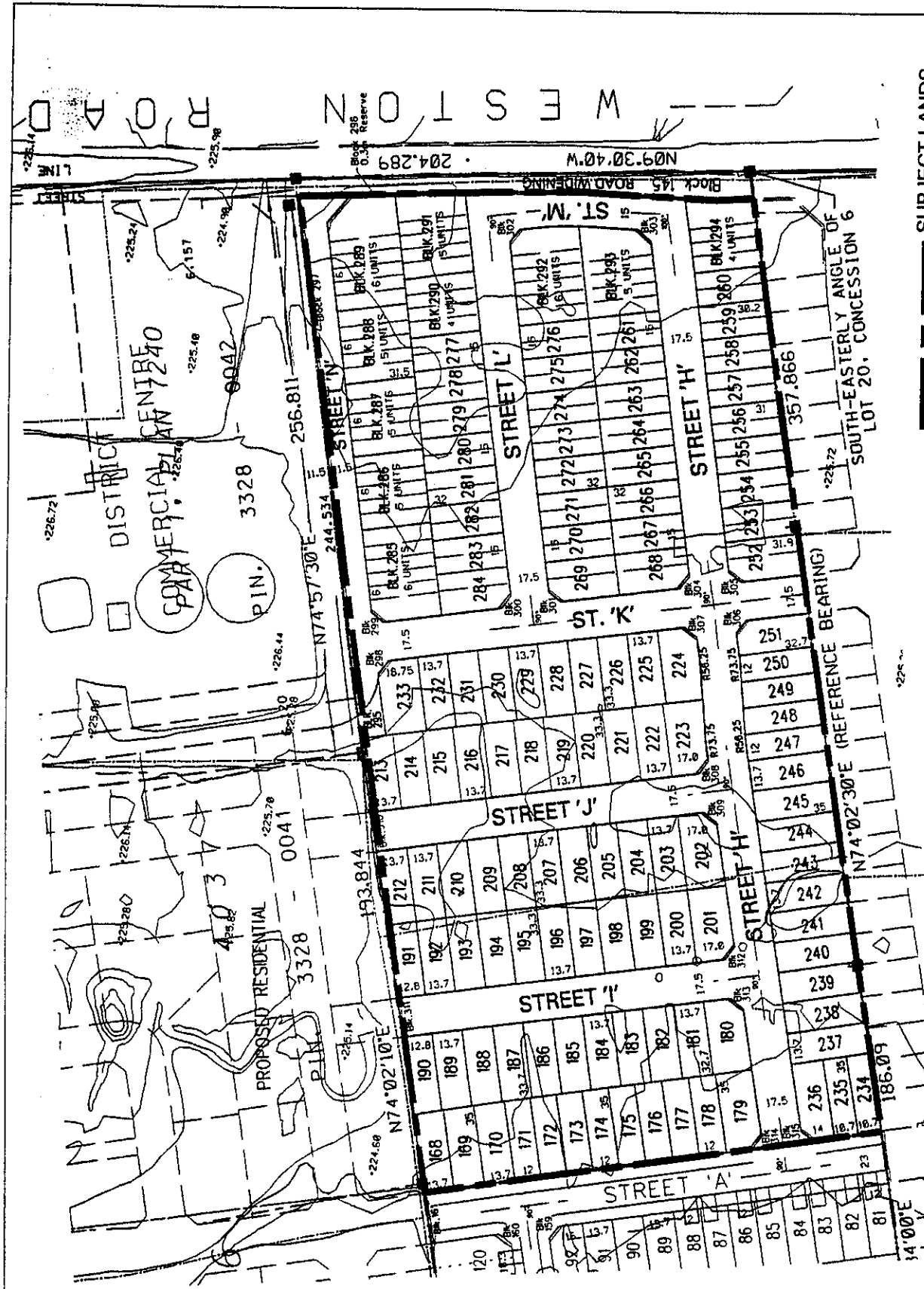
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Phase II of Subdivision 19T-97V15

CITY OF
Vaughan

APPLICANT:
ARTIBUS DEVELOPMENT

Community Planning Department

Attachment

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