

COMMITTEE OF THE WHOLE MARCH 3, 2003

**OFFICIAL PLAN AMENDMENT FILE OP.02.021
ARTIBUS DEVELOPMENT CORPORATION
REPORT #P.2003.3**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.021 (Artibus Development Corporation) BE APPROVED.

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.S) 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)

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 were received. The recommendation of the Committee of the Whole at the Public Hearing on January 6, 2003, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on January 13, 2003.

Official Plan

The lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600, and are also included within the District Centre Study Area boundary for the Vellore Village Community.

Zoning/Plan of Subdivision

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. The lands will need to be rezoned to the appropriate residential zone prior to development.

The lands are part of Phase II of Draft Plan of Subdivision 19T-97V15 (Artibus Development Corporation).

Vellore Village District Centre Study

Although not designated "District Centre" by the Official Plan, the subject lands are located within the defined study area for the Vellore Village Community Study in the Block 39 Plan. The preparation of a tertiary plan for the District Centre is required to establish a planning framework to evaluate future development applications in this area. Artibus Development Corporation has initiated this Official Plan amendment to fulfill the requirements of OPA #600. The preparation of the Vellore District Centre tertiary plan is presently in process, and is scheduled for an early 2003 Public Hearing. The study will include policies respecting land use pattern, street pattern, densities, urban design and built form.

The Owner has been a participant in the study process. The proposed development is consistent with the draft Vellore Village Centre Planning and Urban Design Study and the proposed use conforms to the Official Plan.

Conclusion

The Owner has been a participant throughout the Vellore District Centre study process. The proposed official plan amendment is consistent with the draft Vellore Village Centre Planning and Urban Design Study. Planning Staff consider it appropriate to approve the official plan amendment application to facilitate the development of this land. Should Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-97V15
3. Phase II of Subdivision 19T-97V15

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 20
Concession 6
APPLICANT:
ARTIBUS DEVELOPMENT



Community Planning Department

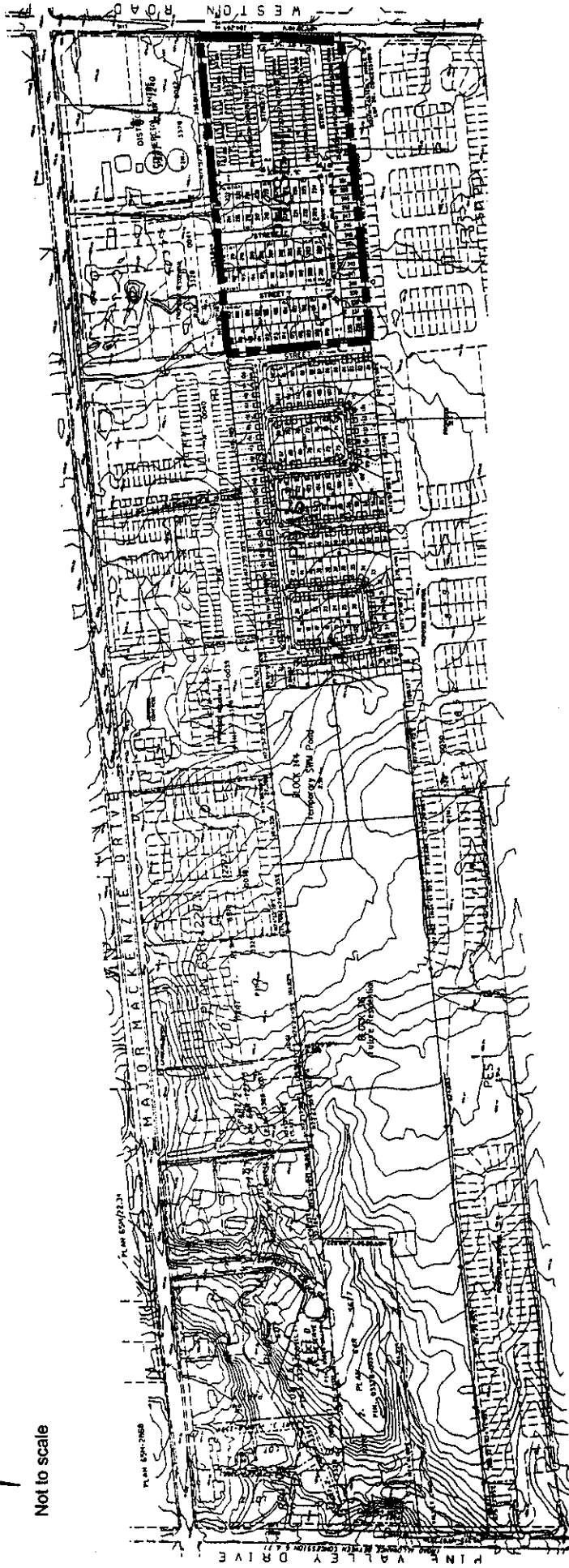
Attachment 1

FILE No.:
OP.02.021

December 2, 2002



Not to scale



--- SUBJECT LANDS

Draft Plan of Subdivision 19T-97V15

APPLICANT:
ARTIBUS DEVELOPMENT

Part of Lot 20,
Concession 6

City of Vaughan

Community Planning Department

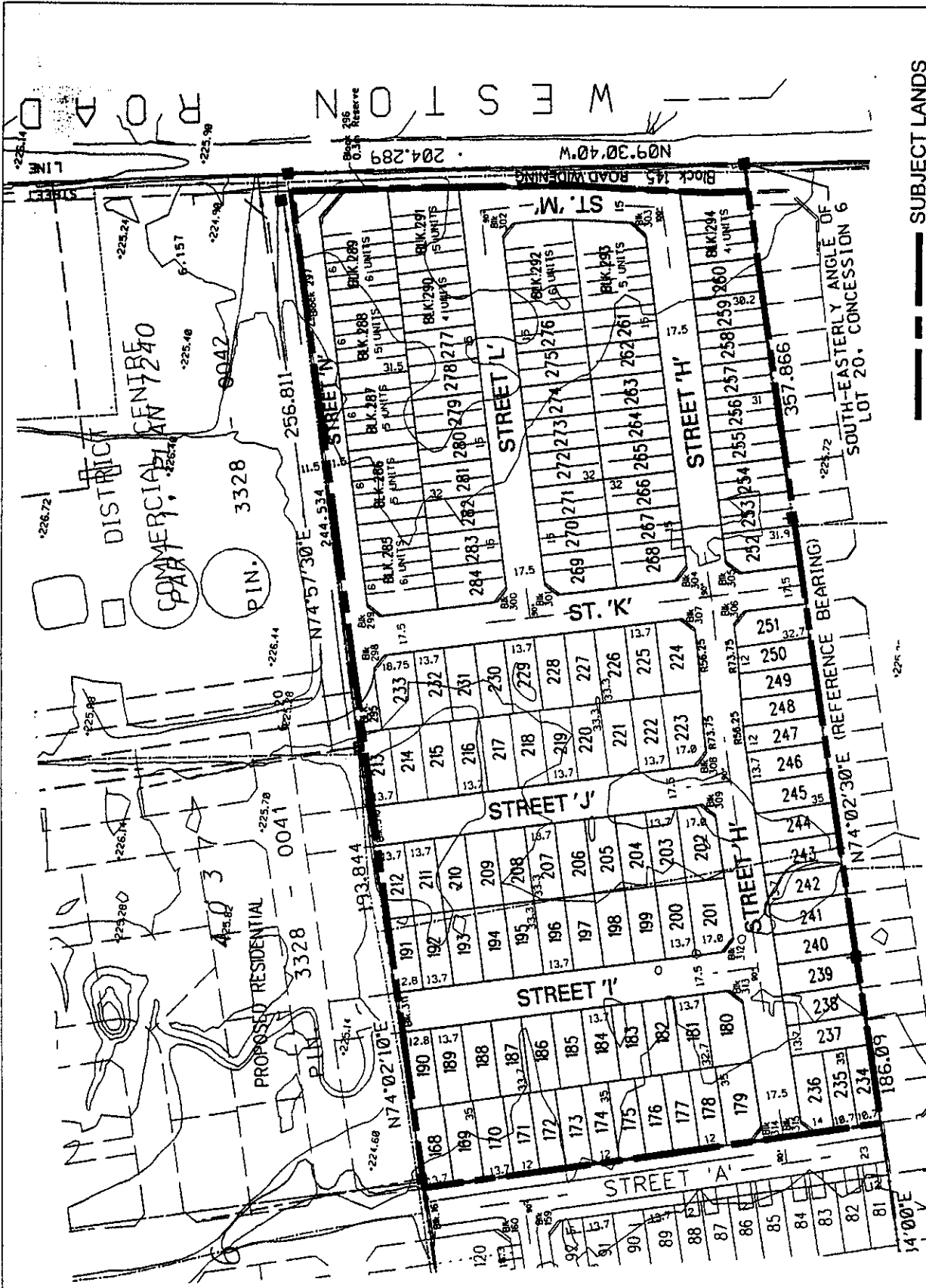
Attachment 2

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Not to scale



Phase II of Subdivision 19T-97V15

APPLICANT:
ARTIBUS DEVELOPMENT

Part of Lot 20,
Concession 6

CITY OF Vaughan

Community Planning Department

Attachment 3

FILE No.:
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December 2, 2002

--- SUBJECT LANDS

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