

**4. ZONING BY-LAW AMENDMENT FILE Z.97.062
DRAFT PLAN OF SUBDIVISION FILE 19T-97V15
ARTIBUS DEVELOPMENT CORPORATION
PRELIMINARY REPORT**

P.2004.66

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.97.062 and 19T-97V15 (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 March 30, 2004, the Owner submitted applications to amend the Zoning By-law and a Draft Plan of Subdivision (Phase III) consisting of 130 detached residential lots, with frontages ranging from 12m to 15.5m, portions of a park, woodlot and school site, and valleylands.

Background - Analysis and Options

The 12.457 ha vacant property is located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan. There is a significant woodlot on the western half of the property. The surrounding land uses are:

- North - vacant, estate residential (A Agricultural and RR Rural Residential Zones)
- South - vacant and detached residential (A Agricultural Zone, RV4 Residential Urban Village Zone Four)
- East - detached residential (RV3 Residential Urban Village Zone Three)
- West - Pine Valley Drive; valley land (OS2 Open Space Park Zone)

The lands are designated "Low Density Residential", "Tableland Woodlot" and "Valley Lands", with an "Elementary School" and "Neighbourhood Park", by OPA 600. The zoning is A Agricultural Zone, OS1 Open Space Conservation Zone, OS4 Open Space Woodlot Zone and RV3(H) Residential Urban Village Zone Three with an 'H' Holding Symbol by By-law 1-88, subject to Exception 9(1146).

On April 8, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents' Association and Millwood Woodend 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 northerly portion of the Block 39 Plan was approved by Council, subject to resolving outstanding issues, including the location of a school/park/woodlot campus and stormwater management;

- the subject lands are within the "Waste Disposal Assessment Area" (Passer Estate); an Environmental Site Assessment (ESA) was peer reviewed for Phase I;
- the residential forms, lotting and road pattern will be reviewed for conformity with the Block Plan;
- servicing capacity for the proposed development must be identified; and
- the woodlot is to be dedicated to the City (the Owner wishes to do this prior to draft plan approval).

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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. In particular, the plan will be reviewed for conformity with the Official Plan and consistency with the approved Block 39 Plan. The outstanding Block 39 Plan issues must be resolved and servicing capacity must be available prior to draft plan approval.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

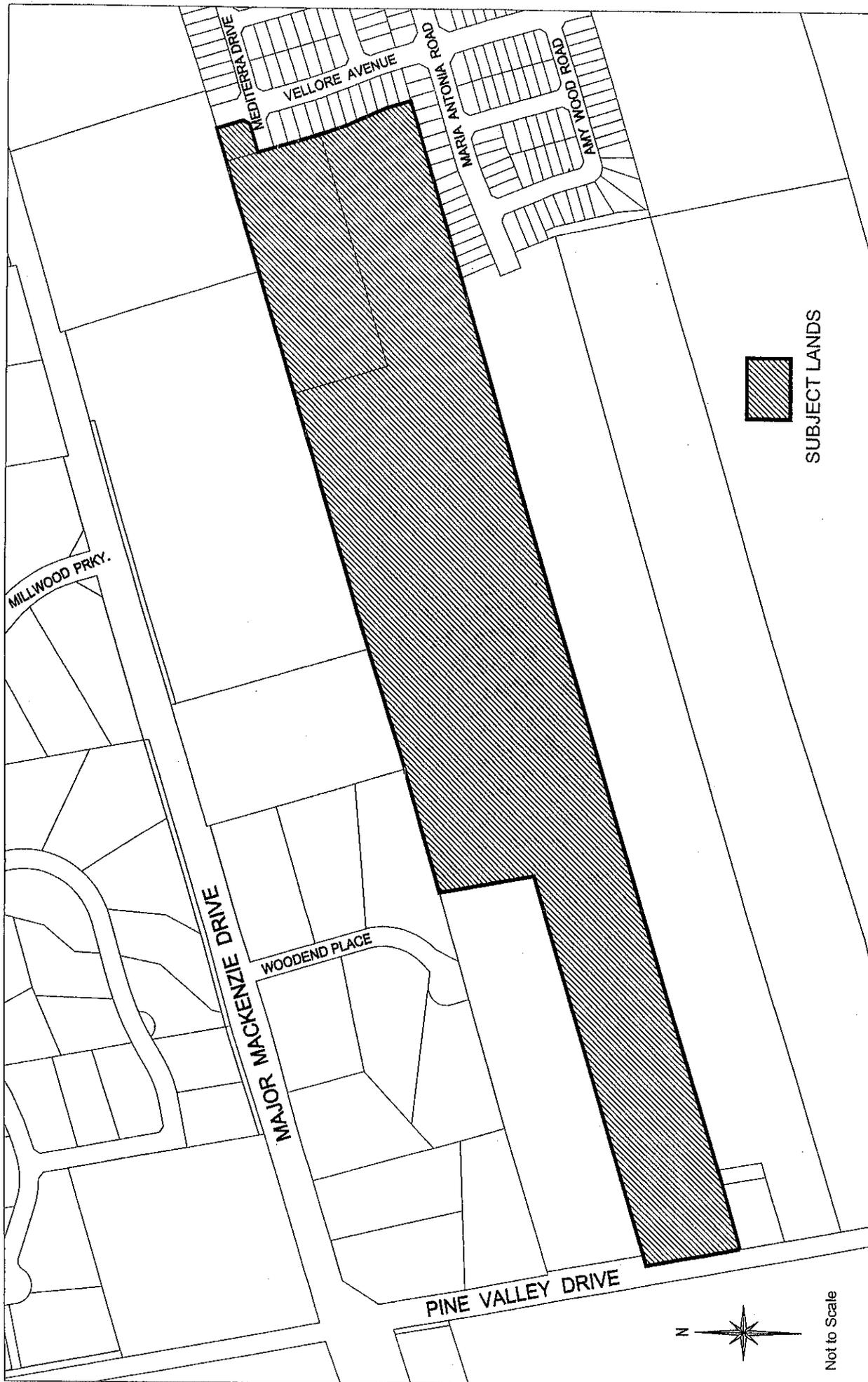
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Lot 20,
Concession 6

APPLICANT:
ARTIBUS DEVELOPMENT CORPORATION

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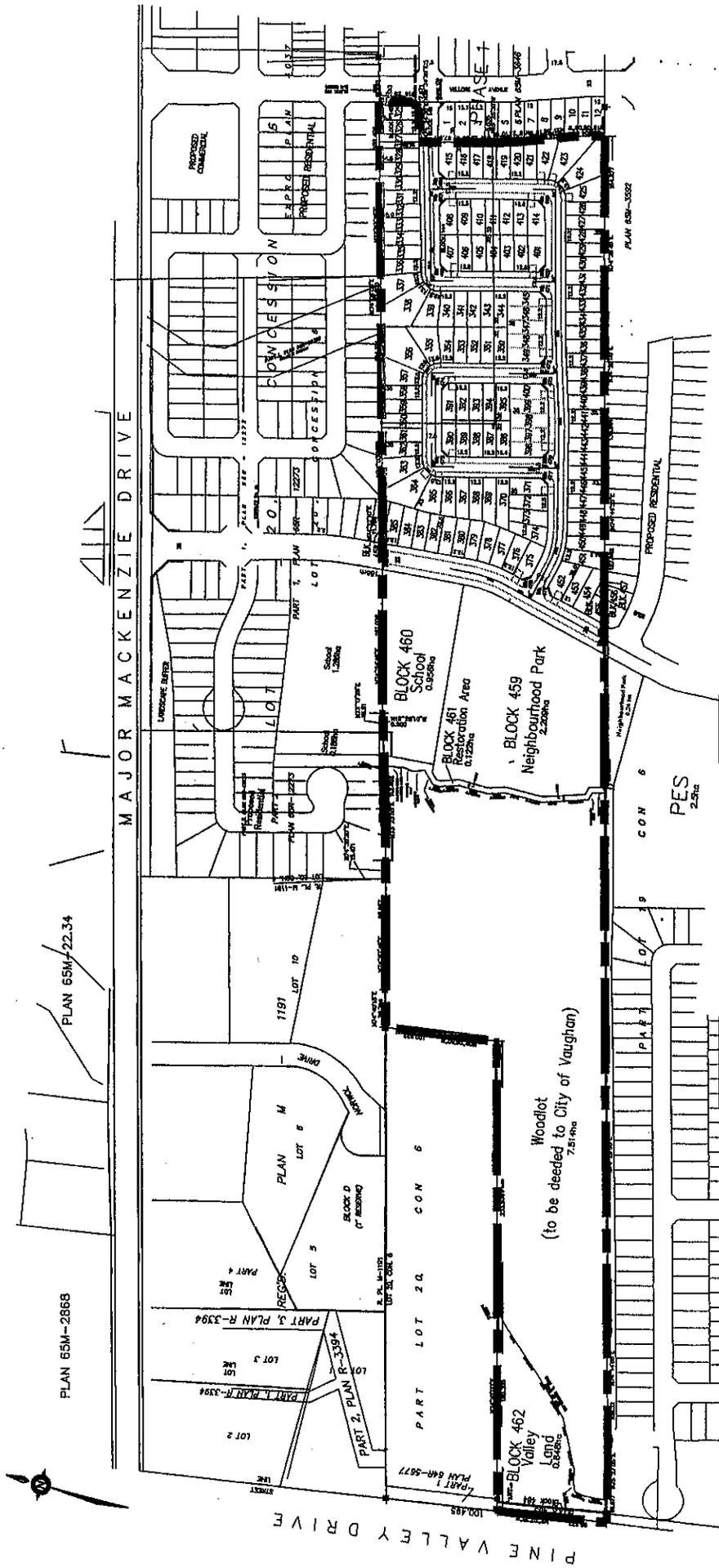
Community Planning Department

Attachment

FILE No.:
19T-97V15 &
Z.97.062

April 1, 2004

1



SUBJECT LANDS

Not to Scale

Draft Plan of Subdivision

APPLICANT:
ARTIBUS DEVELOPMENT CORP.

Lot 20,
Concession 6

City of Vaughan

Community Planning Department

Attachment 2

FILE No.:
19T-97V15 &
Z.97.062

April 1, 2004

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