

COMMITTEE OF THE WHOLE SEPTEMBER 20, 2004

ZONING BY-LAW AMENDMENT FILE Z.04.042
ARTIBUS DEVELOPMENT CORPORATION

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment application Z.04.042 (Artibus Development Corporation) BE APPROVED, to lift the Holding Symbol 'H' from the subject lands.

Purpose

On July 23, 2004 the Owner submitted a Zoning By-law Amendment application to lift the Holding Provision from the zoning on the subject lands to permit the development of 85 residential units, following the confirmation of servicing capacity allocation for the development.

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 - vacant, MTO works yard (A Agricultural Zone)
- South - residential (RV3(WS) Residential Urban Village Zone Three (Wide Shallow)
- East - Weston Road; residential (RV4(WS) Residential Urban Village Zone Four)
- West - approved residential (RV3 Residential Urban Village Zone Three)

On August 25, 2003, Council approved Zoning By-law Amendment application Z.97.062 and Draft Plan of Subdivision 19T-97V15 (Artibus Development Corporation - Phase II) to permit the development of a residential subdivision. The draft plan contained 203 units, however, only 120 units of servicing allocation was available at that time, leaving a shortfall of 83 units requiring allocation. The zoning by-law amendment was approved subject to a Holding Provision 'H' that was applied to lots that did not have servicing allocation.

Official Plan/Zoning

The lands are designated "Low Rise Residential" by OPA #600, as amended by site specific OPA #591. This designation permits single-detached dwelling, semi-detached dwelling and street townhouses. The lands are zoned RV4(H) Residential Urban Village Zone Four with a Holding Provision and RVM1 Residential Urban Village Multiple Zone One with a Holding Provision. The Holding Provisions were placed on the lands pending servicing allocation.

Servicing Allocation

On June 28, 2004, Council passed the following resolution:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed plan of subdivision 19T-97V15 Artibus Development Corporation Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme and water servicing capacity from Pressure District No. 6 of the York Water Supply Scheme for a total of 85 residential units following the execution of a subdivision agreement to the satisfaction of the City."

As servicing allocation has now been granted to the development, the condition for removal of the Holding Provision has been satisfied. The Holding Provision can now be lifted from the subject lands.

Relationship to Vaughan Vision 2007

This application consistent with the priorities of Vaughan Vision 2007 established in Section 4.7.1 that encourages managed growth through the implementation of OPA #600.

This report is consistent with the priorities set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff have reviewed the application in light of Council's approval of servicing allocation for these lands. Staff recommends the approval of the zoning by-law amendment application to lift the Holding Provision 'H' from the subject lands to permit the development of the remaining residential units. Should the Committee concur, the "Recommendation" section of the report can be adopted.

Attachments

1. Location Map

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212

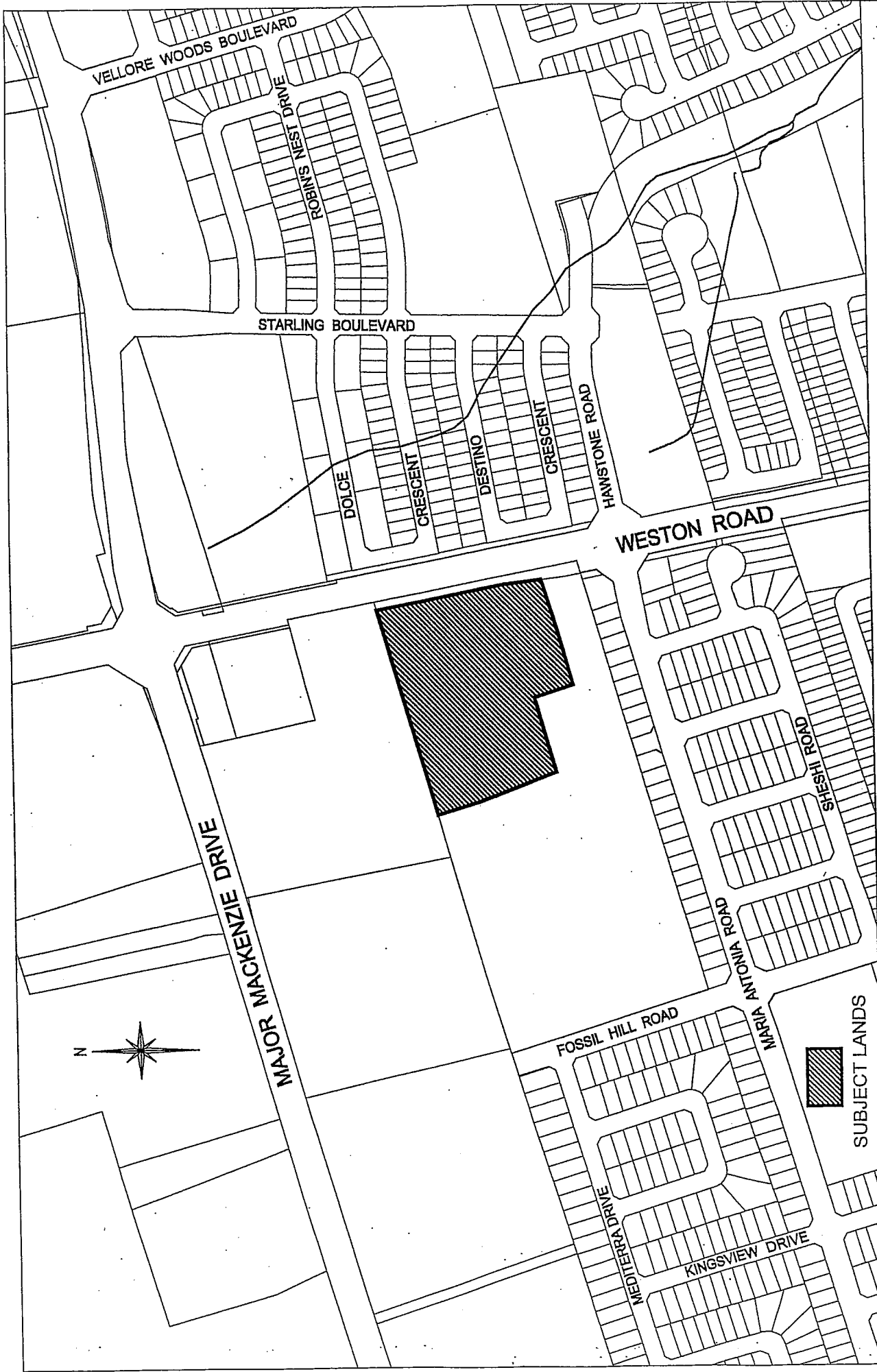
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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FILE No.:
Z.04.042

Not to Scale

August 31, 2004



Community Planning Department

Location Map

Lot 20,
Concession 6

APPLICANT:
ARTIBUS DEVELOPMENT CORP.