

**VAUGHAN CENTRE SECONDARY PLAN
NORTHEAST JANE RUTHERFORD STUDY
FILE OPA 607**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Vaughan Centre Secondary Plan (OPA 607) and supporting reports BE APPROVED.

Purpose

The purpose of this report is to address issues identified at the June 21st Public Hearing and in written submissions, and to receive approval for the Vaughan Centre Secondary Plan – Northeast Jane Rutherford.

Background - Analysis and Options

On June 21, 2004 the Public Hearing for the Vaughan Centre Secondary Plan Northeast Jane Rutherford was held. Notice of Public Hearing was circulated to attendees of the Community Information Meetings, landowners in and surrounding the study area, and also appeared in The Vaughan Citizen on Thursday May 27th, 2003. Official Plan Amendment Number 607 was made available to the Public on June 1, 2004.

Residential Uses

Comments raised at the Public Hearing included support for office, commercial and tourist related/hotel uses. The major concern raised at the Public Hearing was regarding the appropriateness of any residential uses in the amendment area. The reasons were that residential uses would be isolated from the Maple community, safe access to community facilities would be difficult to provide, and residents would be subject to noise from the CN pull back track.

In terms of the appropriateness for high-density residential uses on the immediate northeast corner of Jane St. and Rutherford Rd., the proposed amendment identifies that the priority use of the site is for commercial uses, specifically, office buildings and hotel uses. However high density residential use may also be considered. To address the potential isolation of this site for residential uses, policies have been added to the plan to require a pedestrian circulation and accessibility study to address linkages between the site and the balance of Vaughan Centre. Potential residential uses will be implemented through the zoning by-law and site plan approval process subsequent to appropriate evaluation as outlined in the OPA. It is also noted that the proposed amendment generally reflects the permission for high-density residential uses permitted on the north side of Rutherford Rd. west of Jane St. in the remainder of the Vaughan Centre Secondary Plan.

Regarding the impact of noise upon proposed residential uses, given the advice from the acoustical consultants, no residential uses are being permitted within 300 metres of CN pull back track. Policies in the Plan also require that any residential uses on this corner (greater than 300 metres and up to 1000 metres) will require noise studies to identify appropriate construction measures (e.g. air conditioning/enclosed balconies) to mitigate any adverse effects (Attachment 5).

Objection from Jane-Ruth Development Inc.

A letter was also received from the solicitors of Jane-Ruth Development Inc. objecting to the Amendment without providing reasons for the objection.

OPA 607 will form the basis of the City of Vaughan's position before the Ontario Municipal Board Hearing scheduled for August 16, 2004.

Relationship to Vaughan Vision 2007

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

Conclusion

Staff consider that the issues raised at the Public Hearing have been addressed through revisions to the Plan, and that the recommendations made by the consultants and their supporting reports are appropriate. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. OPA 607 Vaughan Centre Secondary Plan–Northeast Jane Rutherford (Councillors only)
2. Vaughan Centre Secondary Plan-Northeast Jane Rutherford Study (Councillors only)
3. Vaughan Centre Secondary Plan-Northeast Jane Rutherford Study Traffic Impact Assessment (Councillors only)
4. Vaughan Centre Secondary Plan-Northeast Jane Rutherford Study Noise Study (Councillors only)
5. Separation Distances from CNR Pullback Track (Councillors only)

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Respectfully submitted,

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