

**COMMITTEE OF THE WHOLE MAY 20, 2008**

**OFFICIAL PLAN AMENDMENT FILE OP.07.008  
ZONING BY-LAW AMENDMENT FILE Z.07.047  
JANE-RUTH DEVELOPMENT INC.  
REPORT P.2008.1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.008 (Jane-Ruth Development Inc.) BE APPROVED, to amend OPA #626 to increase the maximum permitted residential density on the subject lands shown on Attachment #1, from 200 units/ha to 250 units/ha, thereby increasing the total number of residential units permitted on the overall subject lands from 720 to 900 units (an increase of 180 units), to facilitate the future development of the permitted fourth, 16-storey residential condominium apartment building (Building 'D') as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.07.047 (Jane-Ruth Development Inc.) BE APPROVED, to amend site-specific Exception 9(1246) to By-law 1-88, as follows:
  - i) increase the maximum number of residential dwelling units permitted on the overall subject lands from 200 units/ha to 250 units/ha (ie. from 720 to 900 units, comprising an increase of 180 units to be allocated to Building "D");
  - ii) reduce the minimum lot area requirement from 49.9 m<sup>2</sup> per unit to 40 m<sup>2</sup> per unit; and,
  - iii) add the Holding Symbol "(H)" to the portion of the subject lands zoned RA3 Apartment Residential Zone that pertains to Building "D", until water and sanitary servicing capacity is available and allocated by Council.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

On December 21, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Maple Landing Ratepayers Association. Through this circulation, no comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole on January 21, 2008, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on January 28, 2008.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the development of the permitted fourth, 16-storey residential condominium apartment building (Building "D") as shown on Attachment #2:

1. An Official Plan Amendment Application (File OP.07.008) to amend OPA #626, to increase the maximum permitted density on the overall subject lands from 200 units/ha to 250 units/ha, thereby increasing the total number of residential units permitted on the subject lands from 720 to 900 units (an increase of 180 units to be allocated to Building "D").
2. A Zoning By-law Amendment Application (File Z.07.047) to amend site-specific Exception 9(1246) to By-law 1-88, as follows:
  - i) increase the maximum number of residential dwelling units permitted on the overall subject lands from 200 units/ha to 250 units/ha (ie. from 720 to 900 units, comprising an increase of 180 units to be allocated to Building "D"); and,
  - ii) reduce the minimum lot area requirement from 49.9 m<sup>2</sup> per unit to 40 m<sup>2</sup> per unit.

### **Background - Analysis and Options**

The subject lands are located on the northeast corner of Jane Street and Rutherford Road, in Part of Lot 16, Concession 4, City of Vaughan, as shown on Attachment #1. Buildings "A" and "B", as shown on Attachment #2, are currently under construction. The site plan application for Building "C" has been approved. The surrounding land uses are shown on Attachment #1.

### **Planning Considerations**

#### **Places to Grow**

The Provincial Places to Grow Plan promotes growth in built-up areas through compact and transit supported communities. The subject lands are currently approved to permit high density residential in four condominium apartment buildings. The subject lands are serviced by York Region Transit (YRT), including two bus pads, one each along Rutherford Road and Jane Street, which are in close proximity to the YRT Transit Terminal at Vaughan Mills Mall. The proposal to increase the density and corresponding reduction to the minimum lot area per dwelling unit, to allow for the development of Building "D", is consistent with and will continue to meet the policies of the Plan.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) includes policies that encourage residential intensification, densities that make more efficient use of land and public infrastructure, and facilitates public transit supportive development, and the provision of a full range of housing types. The proposal to increase the density and corresponding reduction to the minimum lot area per dwelling unit, to allow for the development of Building "D", is consistent with and will continue to meet the goals and objectives of the PPS.

### **Region of York Official Plan**

The Region of York Official Plan designates the subject lands as an "Urban Area", which are described as areas of diversity, that promotes economic activity and are transit supportive. The Regional Plan establishes various objectives within "Urban Areas", including the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed condominium apartment development provides intensification at Jane Street and Rutherford Road that is transit supportive. The proposal to permit an increase in density and corresponding reduction to the

minimum lot area per dwelling unit is consistent with the goals and objectives of the Regional Plan.

#### City Official Plan

The site is subject to the Vaughan Centre Secondary Plan as defined by OPA #600, and as amended by site-specific OPA #626, which was approved by the Ontario Municipal Board (OMB) on April 19, 2005 as part of Decision Order 0982. OPA #626 designates the subject lands "High Density Residential/Commercial", and facilitates the high density residential apartment development on the property. A discussion of the density is provided below.

#### a) Density

The site plan concept considered and approved by the OMB included four, 16-storey buildings organized around an internal road connecting Rutherford Road to Jane Street. The OMB approval of OPA #626 limits the overall density on the site at 200 units/ha, based on a site area of 3.604 hectares, thereby yielding 720 units on the subject lands. The Owner has designed the first three buildings with smaller units than originally anticipated. The Owner has obtained site plan approval for Buildings "A" and "B" (currently under construction) and Building "C" (approved by Vaughan Council in November 2007), with the following number of units:

Building "A"	236 units
Building "B"	228 units
Building "C"	225 units
<b>Total</b>	<b>689 units</b>

As a result, only 31 units (720 – 689) remain available under the current Official Plan permission for the fourth permitted building (Building "D") on the subject lands. These remaining number of units are proposed to be included with the additional 180 units that would result by increasing the maximum density from 200 units/ha to 250 units/ha to facilitate the future Building "D" within the approved 16-storey building limit established by the Official Plan and Zoning By-law. The total proposed number of residential units in Building "D" would be 211 units (180 + 31).

The proposed increase in density can be supported by the Development Planning Department as the proposal supports the Provincial and Regional policy initiatives respecting intensification, and the 50 unit/ha increase represents an additional 180 residential units, which can be accommodated within the 16-storey building limit established by the Official Plan and Zoning By-law.

#### Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1246), as approved by the OMB in Decision Order 2494, issued on September 23, 2005. The Owner has submitted a Zoning By-law Amendment Application (File Z.07.047) to:

- a) increase the maximum number of residential dwelling units located on the subject lands from 200 units/ha to 250 units/ha; and
- b) reduce the minimum lot area requirement from 49.9 m<sup>2</sup> per unit to 40 m<sup>2</sup> per unit.

As noted above, Buildings "A" and "B" are under construction and Building "C" is site plan approved. The future development of Building "D" does not have water and sewage servicing allocation. The Owner intends to submit a site development application in the near future for Building "D", at which time the availability of water and sanitary servicing capacity for the proposal can be identified and allocated by Council, if approved.

On March 31, 2008, Vaughan Council approved the City's Servicing Capacity Allocation Distribution Protocol of which 250 units were identified in the Priority 3 Schedule with respect to the assignment of future servicing capacity for the Jane Ruth lands. As a result, a Holding Symbol "(H)" must be added to the portion of the subject lands pertaining to Building "D", which can only be removed upon such time as water and sanitary servicing capacity is available and allocated by Council.

The Development Planning Department can support the proposed Zoning By-law Amendment File Z.07.047, as the amendment supports the Provincial and Regional policy initiatives respecting intensification and the broadening of the housing supply in the community that is transit supportive. In addition, the amendment will facilitate a development that is consistent with the approved high density residential use of the subject lands for four permitted residential condominium apartment buildings, including the 16-storey building limit established for Building "D" by the Official Plan and Zoning By-law.

#### Traffic Impact

The Vaughan Engineering Department concurs with the overall study and methodology and accepts the findings of the Traffic Impact Study prepared by Paul Hill Consulting in support of the proposed amendments to the Official Plan and Zoning By-law for increased density on the subject lands. The Study indicated that the roads and intersection in the vicinity of the site are currently operating at an acceptable level of service. The subject site will generate moderate levels of new trips, and the planned road improvements and those required specifically for the proposed development will accommodate trips to and from the development for the year 2012 horizon. Furthermore, the Region of York Transportation Services Department, in a memorandum dated March 13, 2008, stated they have no objections to the proposal.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no concerns with the proposal as the request to increase the density within the approved building locations on the subject lands does not appear to directly affect the interests of the TRCA. The TRCA advises that they will provide site plan comments on the future Site Development Application for Building "D".

#### Canadian National Railway

Canadian National Railway (CNR) has no concerns or objections to the proposed Official Plan and Zoning By-law Amendment.

#### School Boards

The York Catholic District School Board and the York Region District School Board have no comments or objections to the proposed increase in density.

#### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

#### **Regional Implications**

The Region of York has no objection to the proposed official plan amendment, and has exempted the application from Regional approval.

## **Conclusion**

The Development Planning Department has reviewed the applications to amend the Official Plan and Zoning By-law in accordance with the applicable policies of the Provincial Policy Statement, Places to Grow Plan, the Regional and Municipal Official Plans, and the area context. The proposed increase in density and the corresponding reduction to the minimum lot area requirement affecting the overall subject lands, but specifically affecting Building "D", is consistent with the Provincial and Regional initiatives respecting intensification. The amendments will also facilitate a development that is consistent with the approved high density residential use of the subject lands for the four permitted residential condominium apartment buildings, including the 16-storey building limit established for Building "D" by the Official Plan and Zoning By-law. Accordingly, the Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications.

## **Attachments**

1. Location Map
2. Context Plan

## **Report prepared by:**

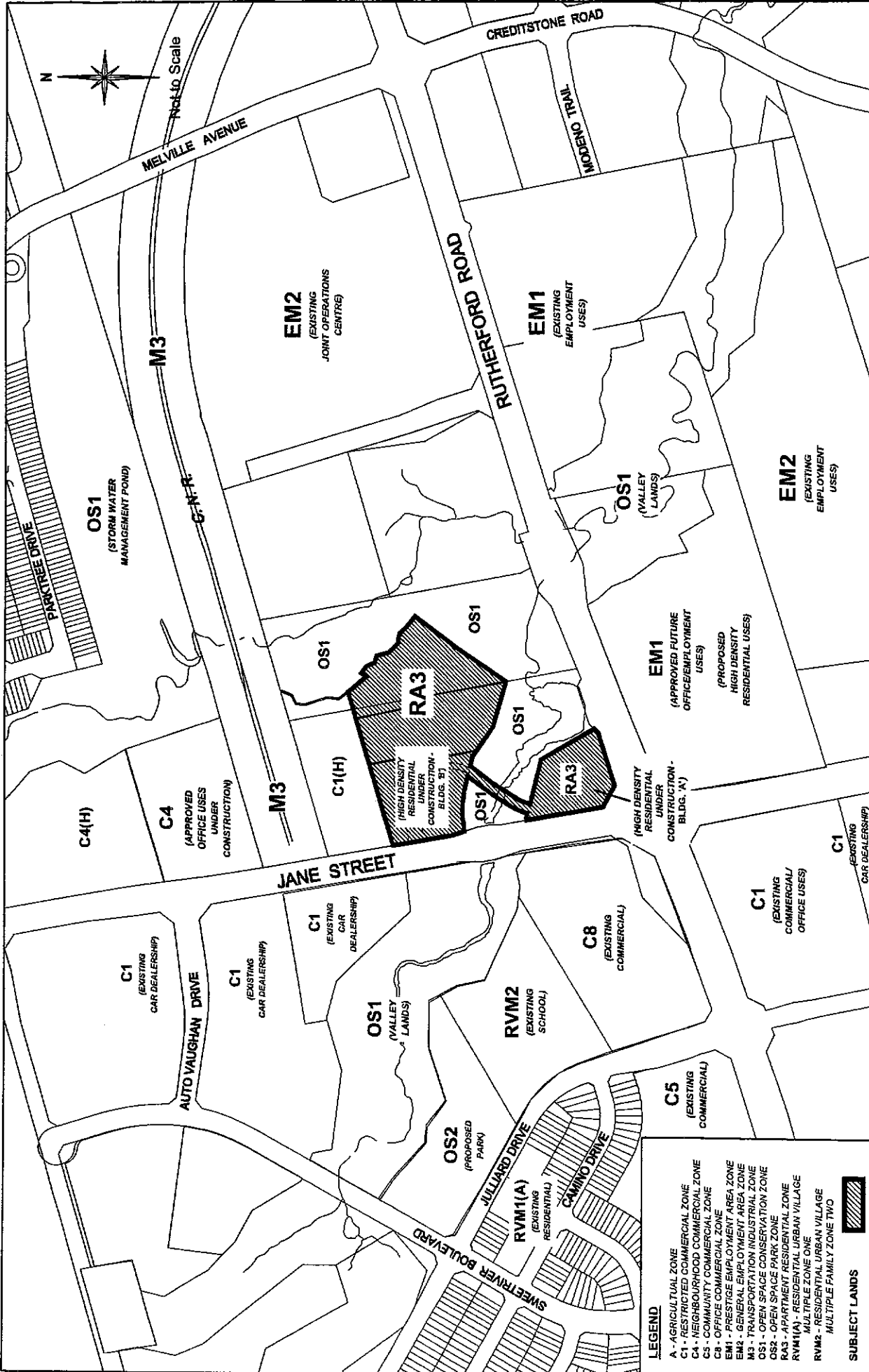
Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/LG



**Attachment 1**

FILE No.:  
OP.07.008 & Z.07.047  
RELATED FILES:  
DA.04.023 & DA.07.022  
April 23, 2008

**City of Vaughan**  
*The City Above Toronto*

Development Planning Department

**Location Map**

Part of Lot 16,  
Concession 4


APPLICANT:  
JANE - RUTH DEVELOPMENT INC.

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**LEGEND**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO

**SUBJECT LANDS**



Building 'D' lands subject to Holding Symbol (H) until water and sanitary service is made available.

## Building 'D'

(To utilize 31 remaining units under current OPA #626 and By-Law 277-2005 permissions, in addition to 180 units proposed under subject Official Plan and Zoning By-Law Amendment Applications (Total 211 units)).

## Building 'B'

(228 units under construction).

## Building 'C'

(225 units under approved).

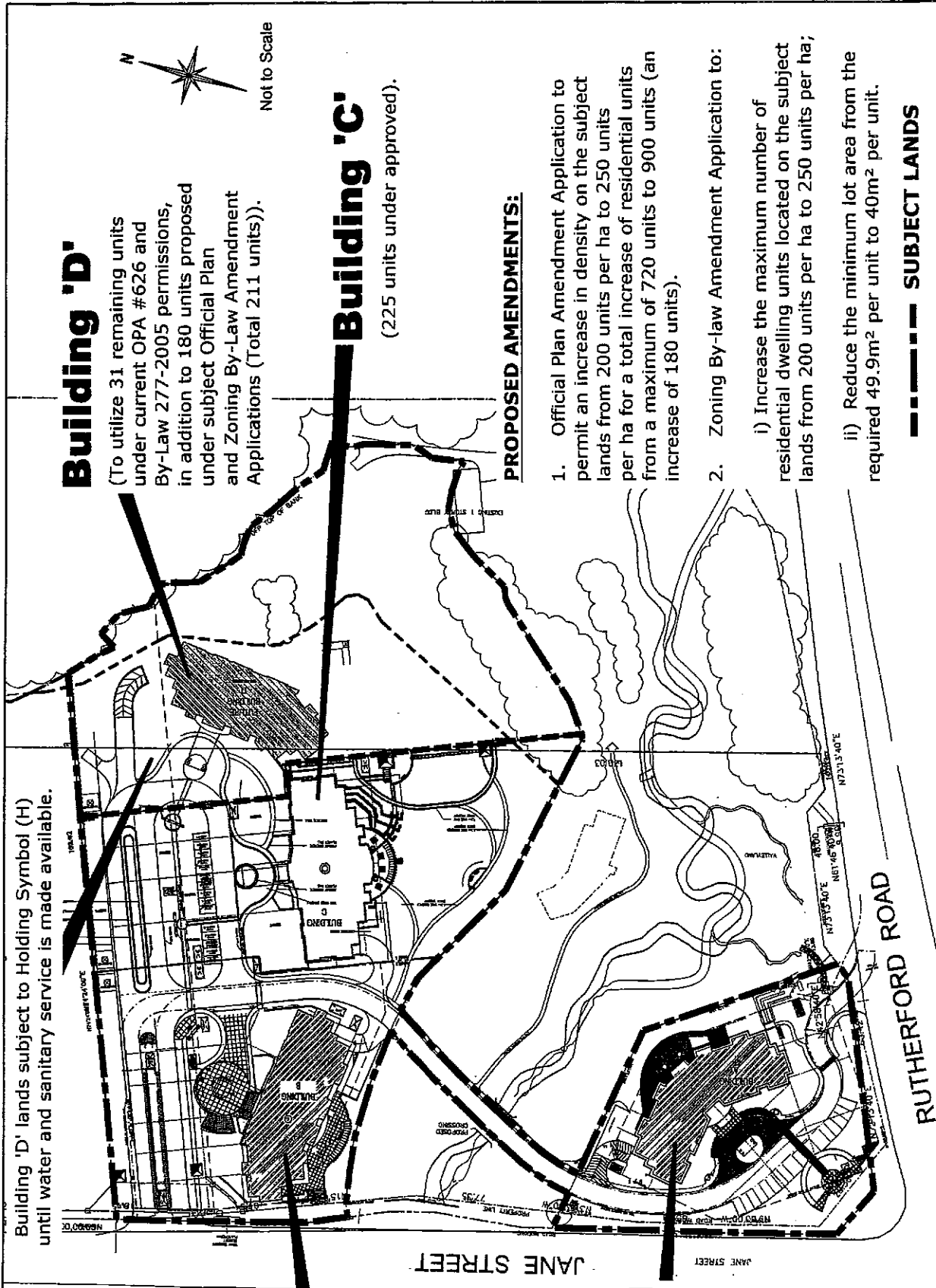
## Building 'A'

(236 units under construction).

### PROPOSED AMENDMENTS:

1. Official Plan Amendment Application to permit an increase in density on the subject lands from 200 units per ha to 250 units per ha for a total increase of residential units from a maximum of 720 units to 900 units (an increase of 180 units).
2. Zoning By-law Amendment Application to:
  - i) Increase the maximum number of residential dwelling units located on the subject lands from 200 units per ha to 250 units per ha;
  - ii) Reduce the minimum lot area from the required 49.9m<sup>2</sup> per unit to 40m<sup>2</sup> per unit.

### ----- SUBJECT LANDS



## Context Plan

Part of Lot 16,  
Concession 4  
APPLICANT:  
JANE - RUTH DEVELOPMENT INC.



The City Above Toronto

Development Planning Department

## Attachment

FILE No.:  
OP.07.008 & Z.07.047  
RELATED FILES:  
DA.04.023 & DA.07.022  
April 23, 2008

# 2

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