

**5. OFFICIAL PLAN AMENDMENT FILE OP.11.012
ZONING BY-LAW AMENDMENT FILE Z.11.043
WEST RUTHERFORD PROPERTIES LTD.
WARD 3**

P.2012.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.012 and Z.11.043 (West Rutherford Properties Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: February 3, 2012
- b) Circulation Area: Minimum 150 m with expanded notification to 650 m, and to the Millwood Woodend Ratepayers' Association, Vellore Woods Ratepayers' Association and East Woodbridge Community Association
- c) As of February 21, 2012, one e-mail correspondence has been received regarding the proposal, identifying that the proposed development is not appropriate.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the site with 21 block townhouse (3-storey) units within three separate blocks, and two 12-storey apartment buildings with a total of 272 apartment units, on a 1.14 ha site, as shown on Attachment #3:

- 1. Official Plan Amendment File OP.11.012, to redesignate the subject lands under OPA #600 from "Medium Density Residential-Commercial" (maximum 46 units permitted at a density of 40 units per hectare) to "High Density Residential-Commercial" and to increase the maximum permitted density in the "High Density Residential-Commercial" designation from 150 uph (maximum 171 units) to 257 uph (maximum 293 units), thereby increasing the total number of units permitted on the subject lands by 247 units.
- 2. Zoning By-law Amendment File Z.11.043 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone (Block Townhouses) and RA3 Apartment Residential Zone (Apartment Buildings), together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
Proposed Block Townhouse Dwelling Units			
a.	Minimum Landscape Strip Width (Hawkview Boulevard)	6 m	5 m
b.	Maximum Building Height	11 m	12 m
	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
Proposed Apartment Buildings			
d.	Minimum Parking Requirements	272 units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 476 spaces	272 units @ 1.2 spaces/unit (1.0 resident space + 0.2 visitor parking spaces) = 327 spaces
e.	Minimum Landscape Strip Width (Rutherford Road)	6 m	5.5 m
f.	Portions of a Building Below Grade (Rutherford Road)	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 m	0 m
g.	Minimum Amenity Area	One Bedroom Unit - 20 m ² Two Bedroom Unit - 55 m ² Three Bedroom Unit - 90 m ²	One Bedroom Unit - 18 m ² Two Bedroom Unit - 18 m ² Three Bedroom Unit - 18 m ²
h.	Minimum Lot Area	67 m ² /unit	41.9 m ² /unit
i.	Minimum Front Yard (Rutherford Road)	7.5 m	6 m

	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
j.	Minimum Rear Yard (North)	7.5 m	5.0 m
k.	Minimum Interior Side Yard (East)	7.5 m	1.5 m

Other zoning exceptions may be identified through the detailed review of the application.

Analysis and Options

Location	<ul style="list-style-type: none"> On the north side of Rutherford Road, south side of Hawkview Boulevard, and east of Weston Road, known municipally as 3660 Rutherford Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Medium Density Residential-Commercial" by OPA #600 and the approved Block 32 West Plan, which permits single detached, semi-detached, street townhouse and block townhouse dwelling units, at a permitted density range between 17 to 40 units per hectare (maximum 46 units). "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Region of York. This designation permits a maximum building height of 6-storeys and a maximum FSI of 2.0 (11,400 m² x 2.0 FSI = maximum 22,800 m², whereas an FSI of 2.33 (26,503 m²) is proposed. A policy also requires that the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street. The proposed apartment buildings do not conform to the Official Plans, and therefore, an Official Plan Amendment has been submitted. The applicant is proposing a "High Density Residential" designation under the in-effect OPA #600, which permits stacked apartments, and apartment buildings to a maximum of 12 storeys in height, at a permitted density range of between 60 to 150 units per hectare (maximum 171 units). The applicant is proposing an increase to the maximum permitted density to 257 units per hectare (maximum 293 units).
Zoning	<ul style="list-style-type: none"> A Agricultural Zone by Zoning By-law 1-88. The proposed residential development is not permitted in the Agricultural Zone, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed block townhouse and high density residential apartment building forms on the subject lands, and the proposed heights and density, will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.▪ The appropriateness of the development standards required to implement the proposal will be reviewed.
c.	Related Site Development File DA.11.114	<ul style="list-style-type: none">▪ Site Development File DA.11.114 has been submitted in support of the Official Plan and Zoning By-law Amendment Applications, to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, should the Official Plan and Zoning By-law Amendment applications be approved.▪ The appropriateness of permitting a driveway connection from Rutherford Road through to Hawkview Boulevard will be reviewed to the satisfaction of the Region of York and the City of Vaughan.• Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process.
d.	Future Consent Application	<ul style="list-style-type: none">▪ If approved, the applicant proposes to sever the subject lands (severance line shown on Attachment #3); a mutual access easement will also be required. The Consent Application must be approved by the Committee of Adjustment.
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ If approved, the development of the site will require the submission of Draft Plan of Condominium Applications to facilitate the block townhouse and apartment proposal.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Urban Design and Architectural Guidelines/ Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for Block 32 West. The proposal will be considered by the Vaughan Design Review Panel. ▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
g.	Traffic Impact Study and Parking	<ul style="list-style-type: none"> ▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department. ▪ Parking is proposed at a rate of 1.2 spaces per unit. A parking study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
h.	Phase I Environmental Site Assessment & Engineering Reports	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment), Geotechnical/Soils Report, Stormwater Management Report, Functional Servicing Report, and Noise and Vibration Report, submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
i.	Sanitary Sewage and Water Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required, if servicing capacity is unavailable.
j.	Density Bonusing	<ul style="list-style-type: none"> ▪ The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment.
k.	Ministry of Transportation Ontario (MTO)	<ul style="list-style-type: none"> ▪ The subject lands are located in proximity to the existing Highway 400 and Rutherford Road interchange. The applications have been circulated to MTO for comment.
l.	Studies and Supporting Material	<ul style="list-style-type: none"> ▪ The Planning Justification Report, Pedestrian Wind Level Study and the Sun Shadow Study submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Landscape Plan – Apartment Buildings "A" and "B"
5. Landscape Plan - Block Townhouse Dwellings
6. Apartment Buildings A and B - South and North Elevations
7. Apartment Buildings A and B - East and West Elevations
8. Block Townhouse Elevations - Block A
9. Block Townhouse Elevations - Blocks B & C

Report prepared by:

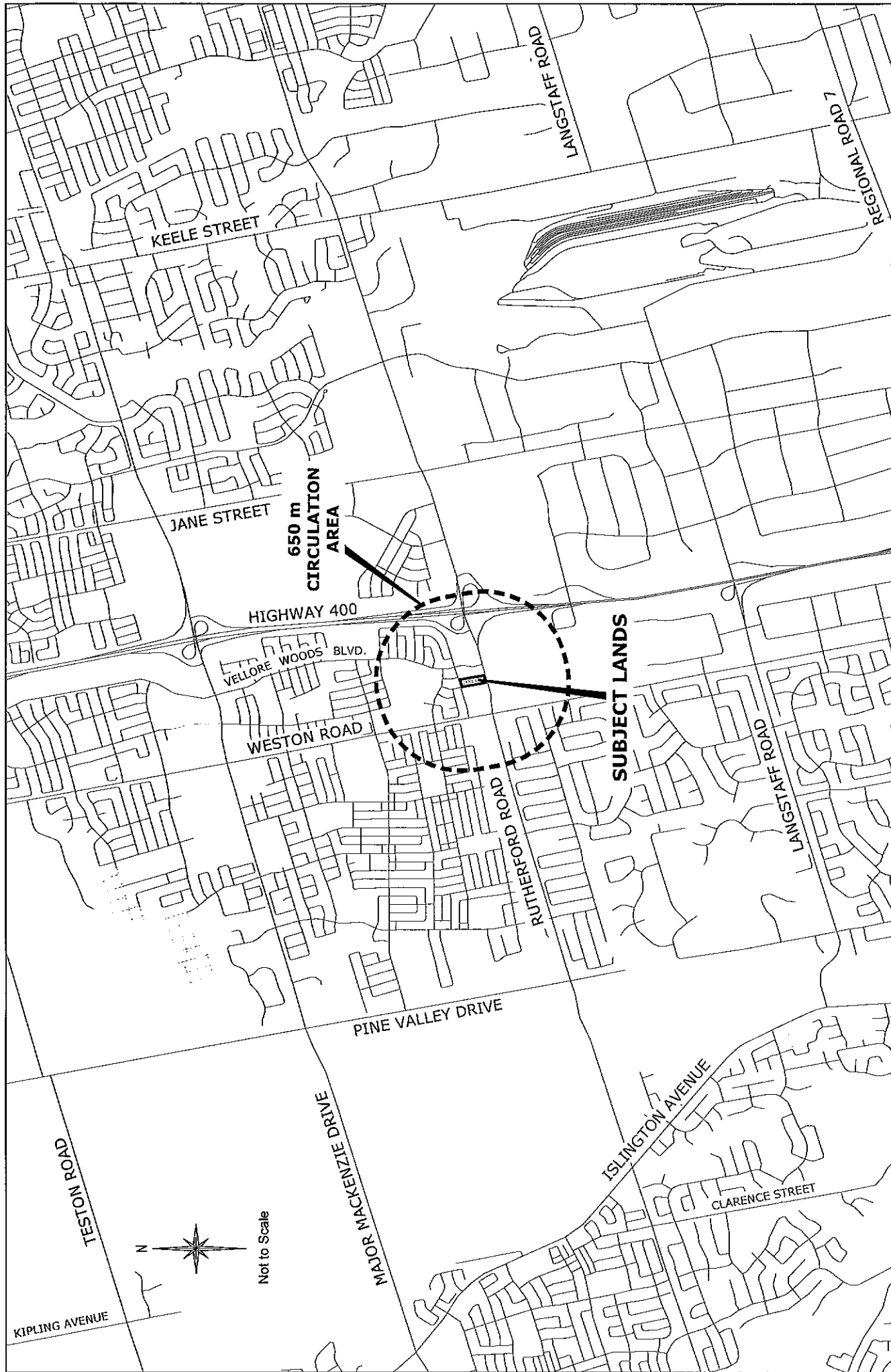
Mark Johnson, Planner, ext. 8353
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Attachment

Files: OP.11.012 &
Z.11.043
Related File: DA.11.114
Date: February 28, 2012



Part of Lot 20,
Concession 5
Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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Location Map

LEGEND

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

SUBJECT LANDS

 SUBJECT LANDS

Part of Lot 20,
Concession 5
Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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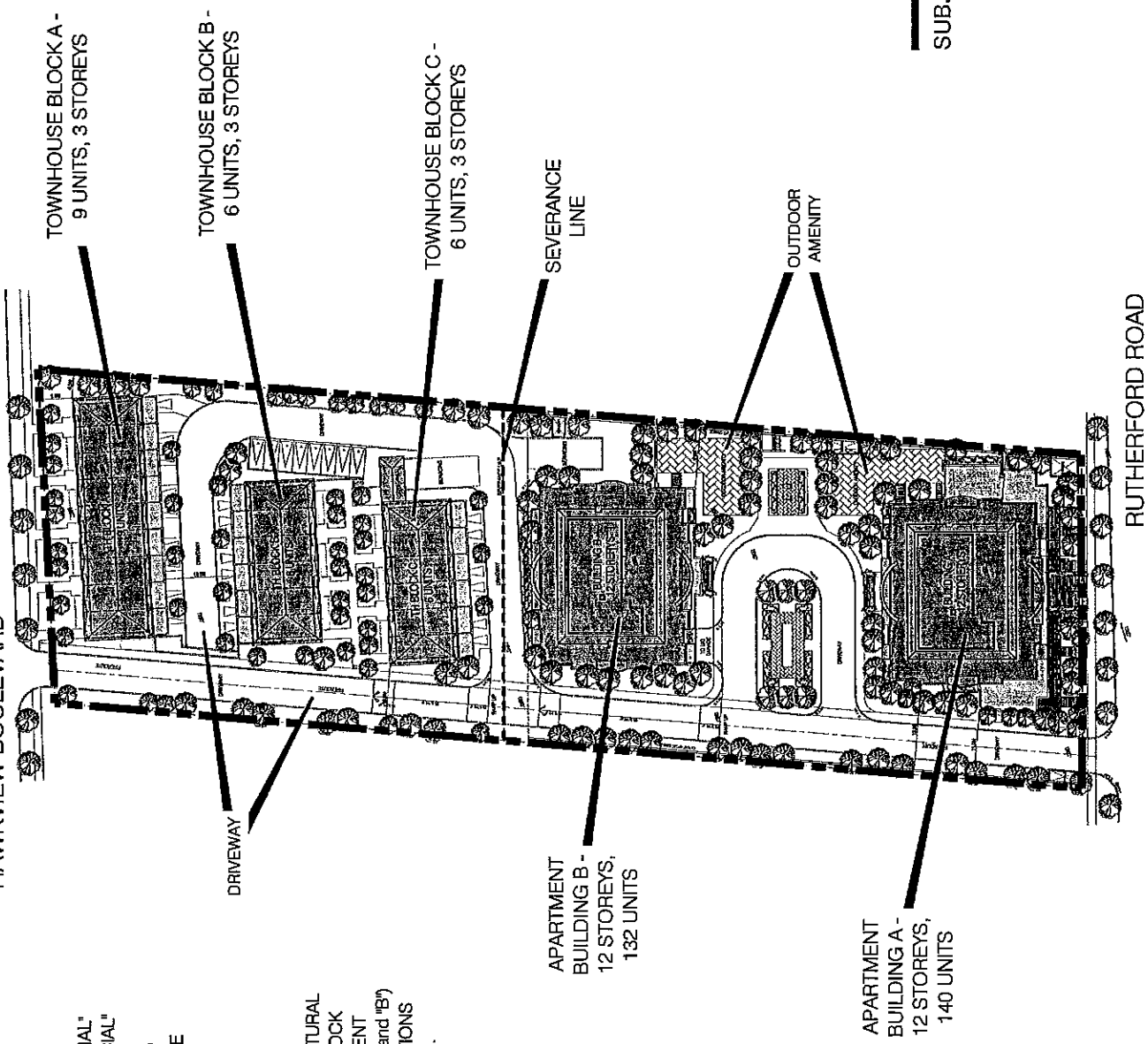
OFFICIAL PLAN AMENDMENT

- RESDESIGNATE THE SUBJECT LANDS FROM "MEDIUM DENSITY RESIDENTIAL - COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL - COMMERCIAL"
- INCREASE THE PERMITTED DENSITY IN THE "HIGH DENSITY RESIDENTIAL - COMMERCIAL" DESIGNATION FROM 150 UNITS PER HECTARE TO 258 UNITS PER HECTARE, AND A FLOOR SPACE INDEX (FSI) OF 2.3

ZONING AMENDMENT

REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO RM2 MULTIPLE RESIDENTIAL ZONE (BLOCK TOWNHOUSES "A", "B" and "C") AND RA3 APARTMENT RESIDENTIAL ZONE (APARTMENT BUILDINGS "A" and "B") TOGETHER WITH SITE-SPECIFIC ZONING EXCEPTIONS REQUIRED TO IMPLEMENT THE PROPOSED PLAN.

HAWKVIEW BOULEVARD



SUBJECT LANDS

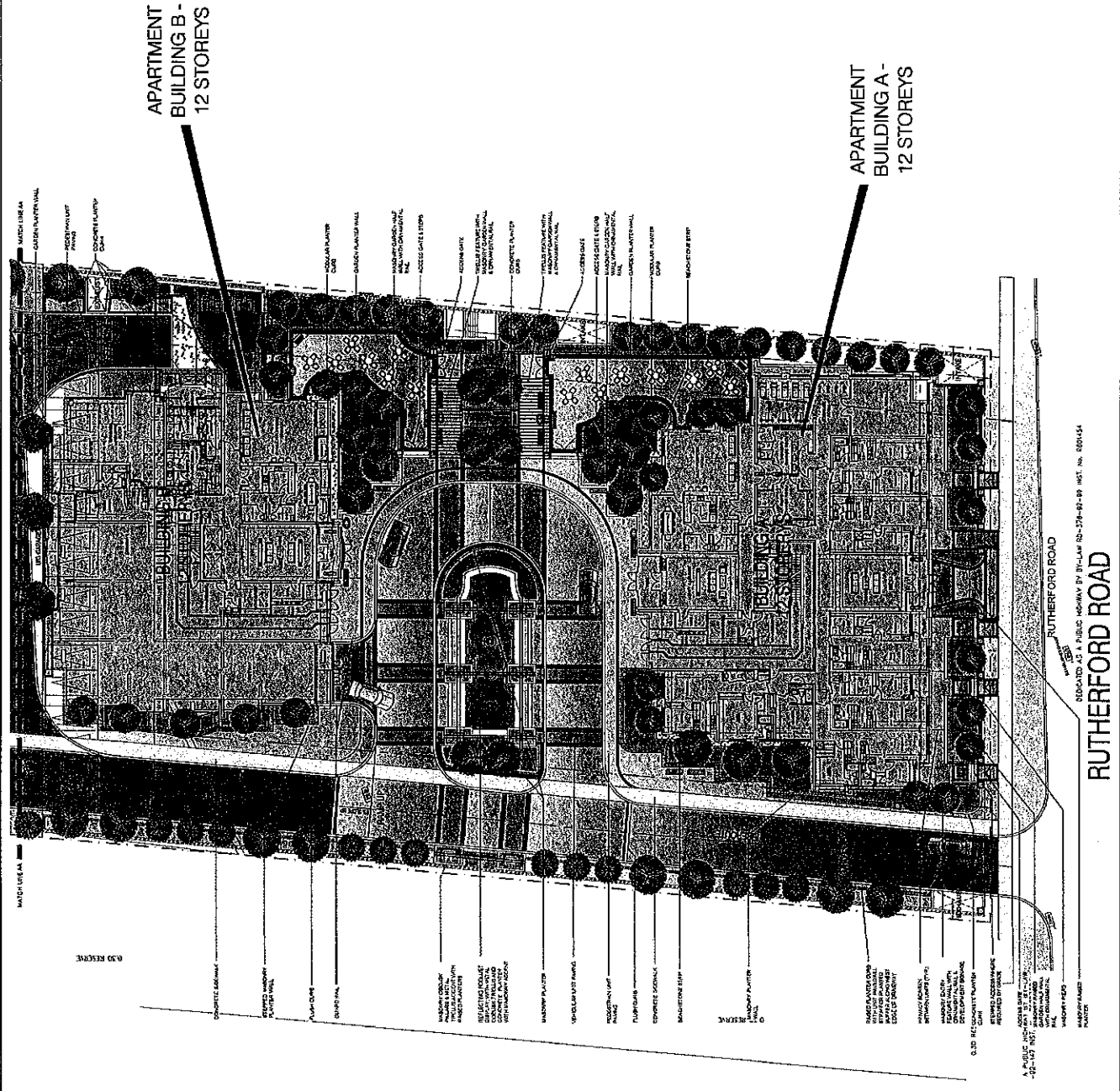
Conceptual Site Plan

Part of Lot 20,
Concession 5
Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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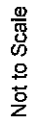
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Landscape Plan - Apartment Buildings "A" & "B"

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Concession 5
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HAWKVIEW BOULEVARD

TOWNHOUSE
BLOCK A -
3 STOREYS

TOWNHOUSE
BLOCK B -
3 STOREYS

TOWNHOUSE
BLOCK C -
3 STOREYS



Landscape Plan - Block Townhouse Dwellings

Applicant: WEST RUTHERFORD PROPERTIES LTD.
 Part of Lot 20, Concession 5
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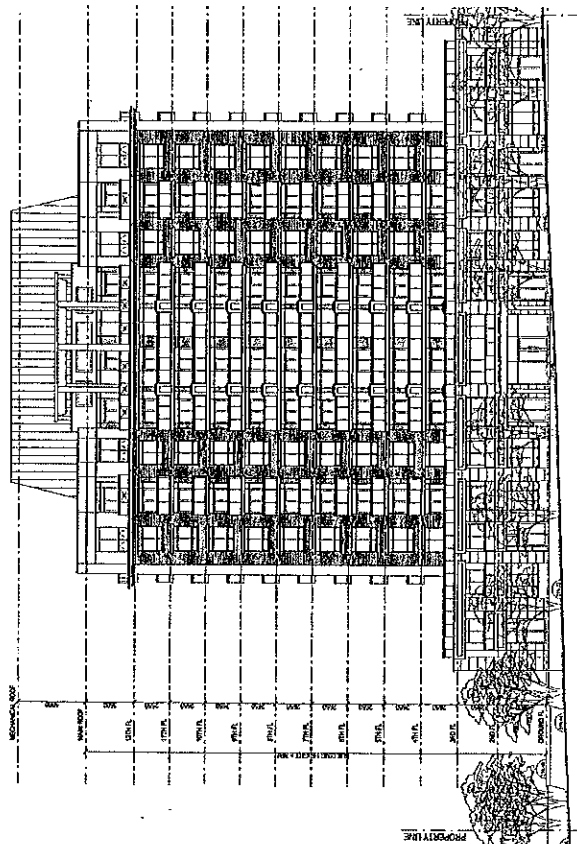
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Files: OP.11.012 &
Z.11.043

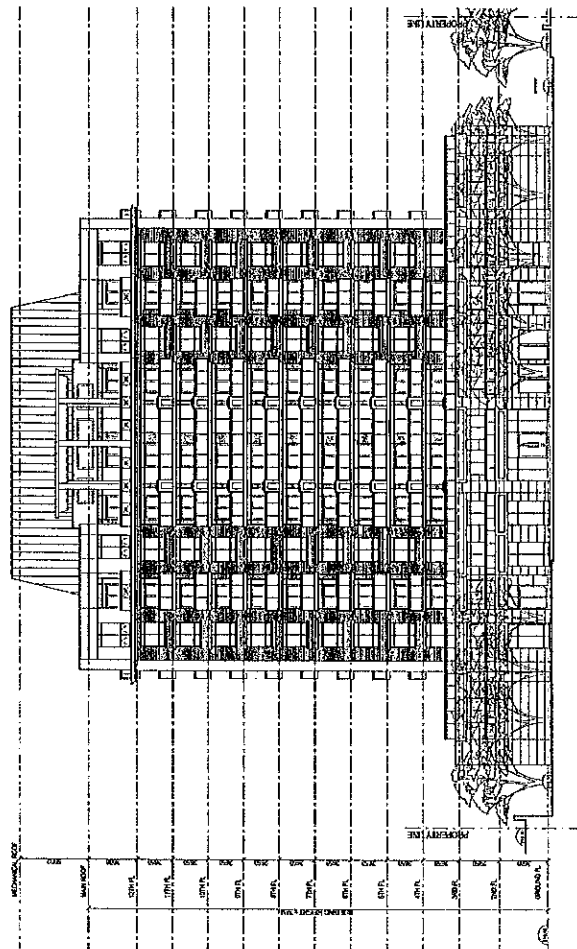
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Date: February 28, 2012

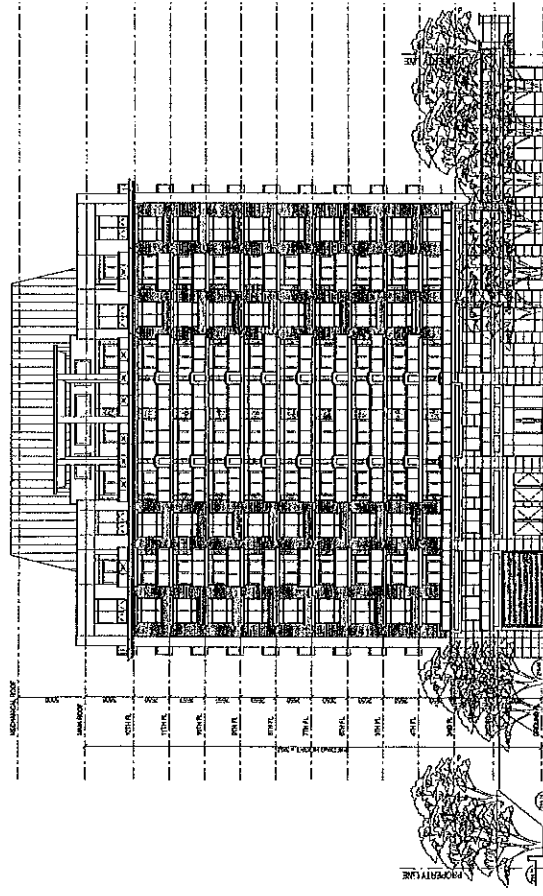




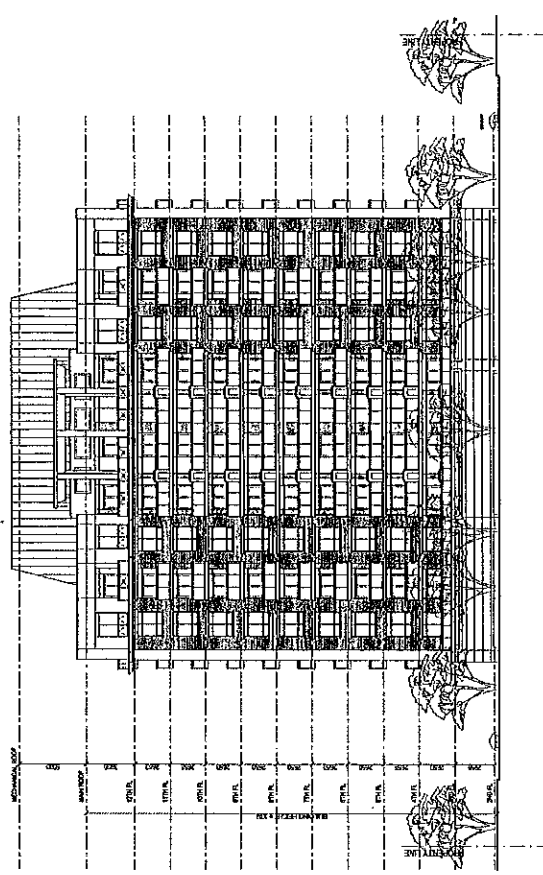
BUILDING A - SOUTH ELEVATION
(FACING RUTHERFORD ROAD)



BUILDING A - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION



BUILDING B - NORTH ELEVATION

Not to Scale

Apartment Buildings A and B - South and North Elevations

Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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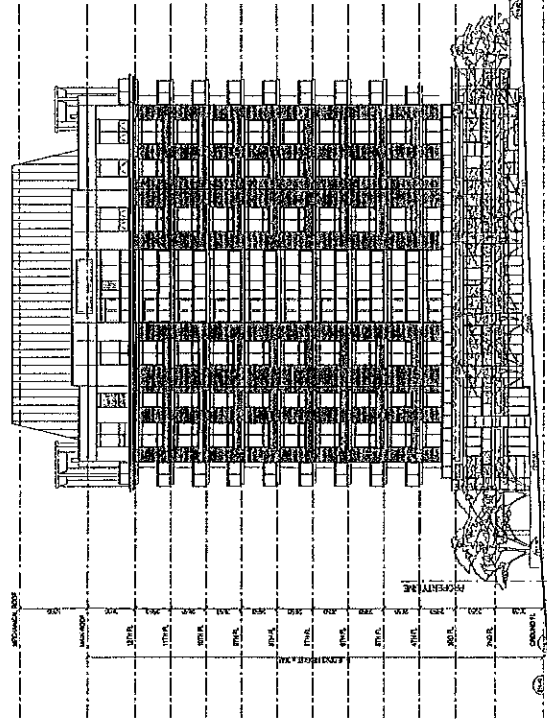
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Concession 5



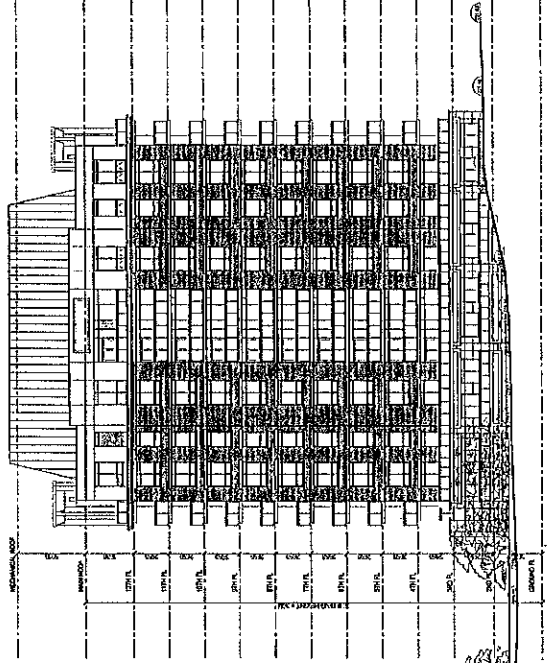
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Date: February 28, 2012

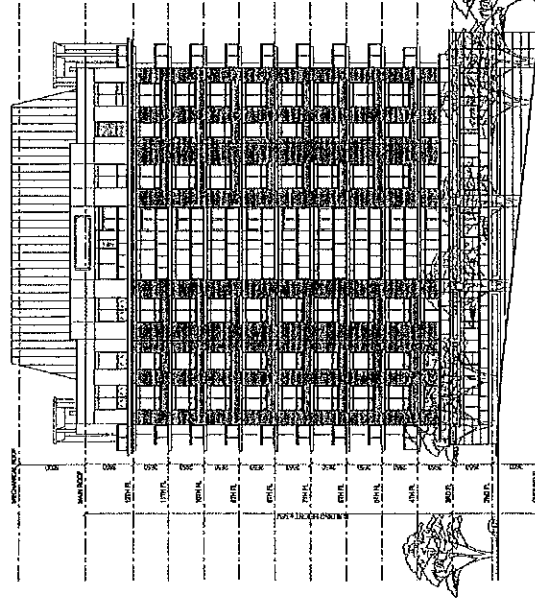
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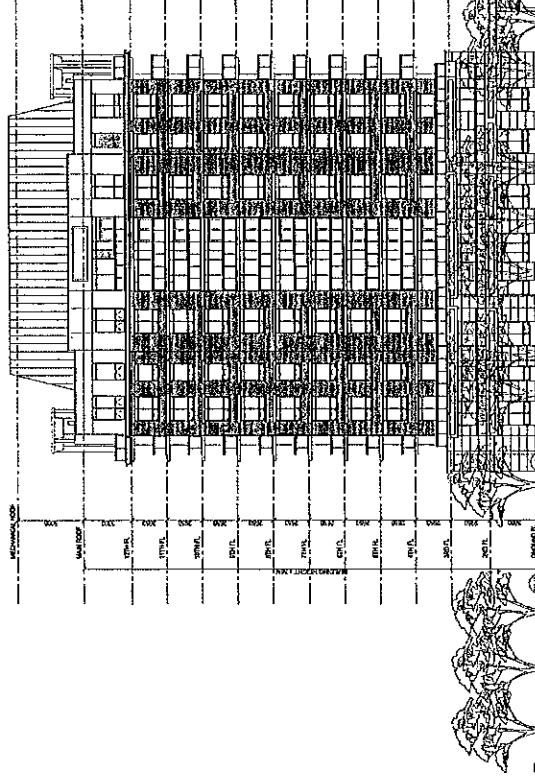
BUILDING A - EAST ELEVATION



BUILDING B - EAST ELEVATION



BUILDING B - WEST ELEVATION



BUILDING A - WEST ELEVATION

Not to Scale

Apartment Buildings A and B - East and West Elevations

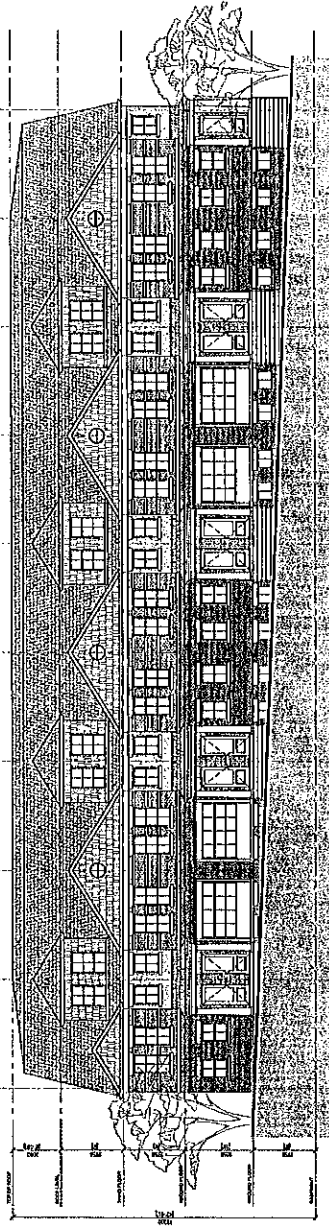
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WEST RUTHERFORD PROPERTIES LTD.
Part of Lot 20,
Concession 5
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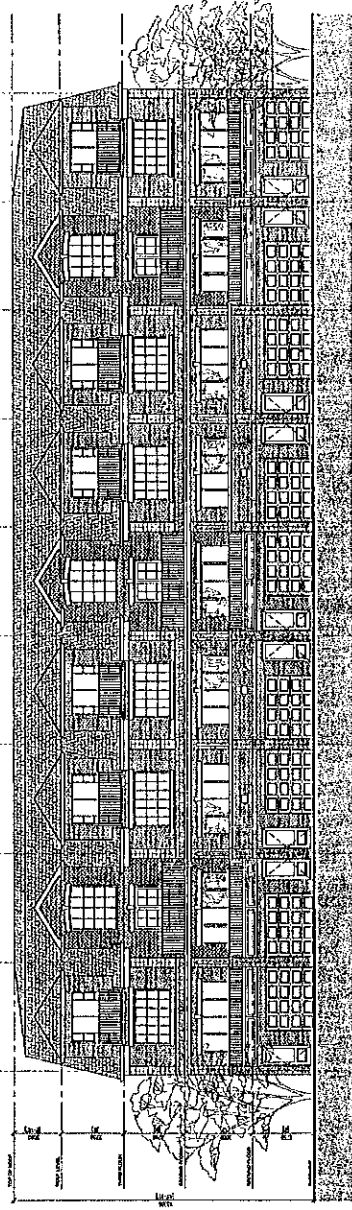
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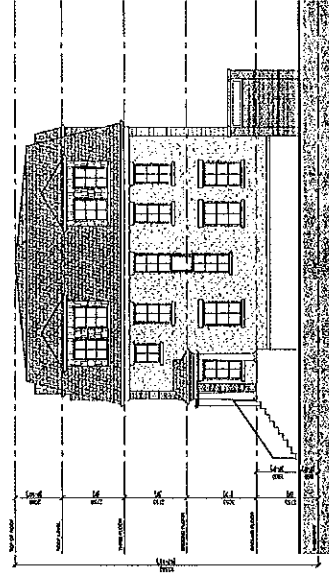
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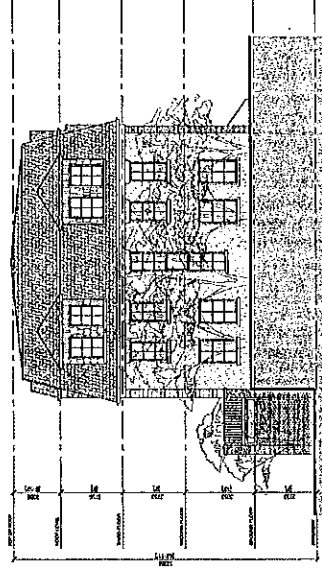
TOWNHOUSE BLOCK A - NORTH ELEVATION
(FACING HAWKVIEW BOULEVARD)



TOWNHOUSE BLOCK A - SOUTH ELEVATION



TOWNHOUSE BLOCK A - WEST ELEVATION



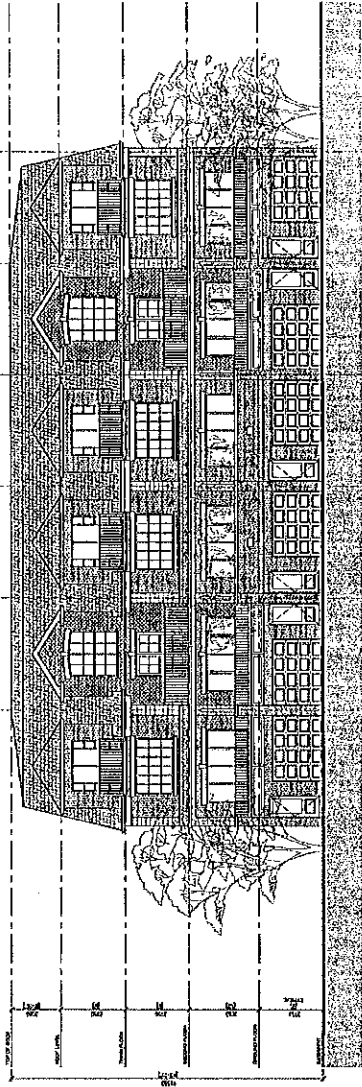
TOWNHOUSE BLOCK A - EAST ELEVATION

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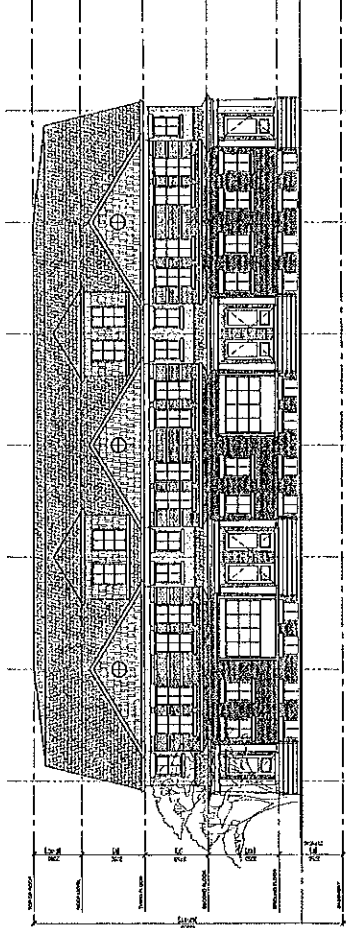
Block Townhouse Elevations - Block A

Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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Part of Lot 20,
Concession 5

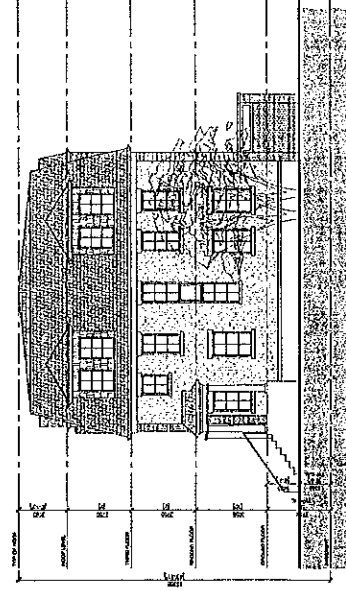




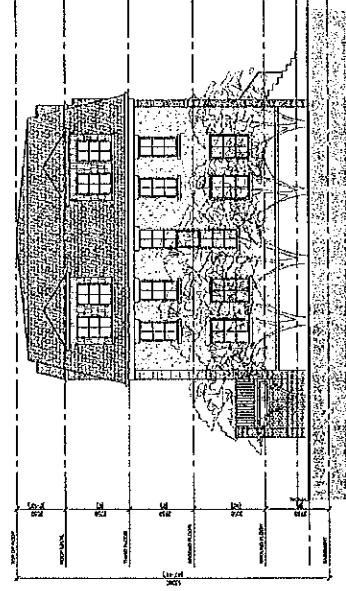
TOWNHOUSE BLOCK B - NORTH ELEVATION
TOWNHOUSE BLOCK C - SOUTH ELEVATION



TOWNHOUSE BLOCK B - SOUTH ELEVATION
TOWNHOUSE BLOCK C - NORTH ELEVATION



TOWNHOUSE BLOCK B -
EAST ELEVATION
TOWNHOUSE BLOCK C -
WEST ELEVATION



TOWNHOUSE BLOCK B -
WEST ELEVATION
TOWNHOUSE BLOCK C -
EAST ELEVATION

Not to Scale

Block Townhouse Elevations - Blocks B & C

Applicant:
WEST RUTHERFORD PROPERTIES LTD.
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Part of Lot 20,
Concession 5



Attachment

Files: OP.11.012 &
Z.11.043
Related File: DA.11.114
Date: February 28, 2012

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