

**3. OFFICIAL PLAN AMENDMENT FILE OP.03.006  
ZONING AMENDMENT FILE Z.03.015  
JANE RUTH DEVELOPMENT INC.  
PRELIMINARY REPORT**

**P.2003.27**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.006 and Z.03.015 (Jane Ruth Development Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On January 21, 2003, and February 27, 2003, the Owner submitted Official Plan and Zoning Amendment applications respectively, to redesignate and rezone the subject lands to an appropriate residential category to permit high density residential development. The proposal consists of five (5) apartment buildings, ranging between 5 and 12 storeys in height, for a total of 808 units.

**Background - Analysis and Options**

The 5.54 ha site is located at the northeast corner of Jane Street and Rutherford Road, in Lot 16, Concession 4, City of Vaughan. The site is currently developed with a detached dwelling.

The lands are part of the Vaughan Centre Secondary Plan Area, as defined by OPA #600, and designated "Rural" by OPA #4. The property is zoned A Agricultural Zone by By-law 1-88, subject to Exceptions 9(669) and 9(801). The surrounding land uses are:

- North - CN pullback track (M3 - Transportation Industrial Zone) and vacant (A Agricultural Zone)
- South - Rutherford Road; vacant (A Agricultural Zone)
- East - dwelling (A Agricultural Zone)
- West - Jane Street; vacant (C1(H) Restricted Commercial and C8(H) Office Commercial Zones, both with the Holding (H) Symbol)

On March 14, 2003, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject land. A notice was also sent to the Maple Landing Ratepayers Association, Paramount Canada's Wonderland, CN Rail and other individuals requesting notification. The following is a summary of comments received to date:

- the creek that meanders through the property should preclude high density development;
- the densities proposed are too high for the Maple community;
- traffic in this area is already at gridlock and this development would make the situation worse; and,
- the schools, community centers, libraries and services are not designed to handle this type of growth.

These and any additional comments received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

### Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject property is one of three parcels at the northeast corner of Jane Street and Rutherford Road which are part of the Vaughan Center Secondary Plan Area; these parcels were not redesignated for urban land uses at the same time as the remainder of the Vaughan Centre Secondary Plan lands on the west side of Jane Street; an official plan amendment is required to change the designation of the easterly portion of Vaughan Centre lands from Rural to an appropriate urban land use designation.
- the appropriateness of the proposed residential uses will be assessed in the context of the site location, potential building form, and compatibility with the surrounding existing and permitted land uses;
- the proposal will be reviewed in context of the applicable Provincial policies and the Region of York Official Plan;
- traffic, servicing, environmental, preliminary noise, market and archaeological studies have been submitted in support of the applications; these studies must be reviewed in the assessment of the proposal;
- environmental concerns with respect to the tributary on the site and noise from the CN pullback track, Paramount Canada's Wonderland, and the abutting arterial roads will be assessed. CN Rail has advised that they object to the proposed use based on its proximity to the Railway Classification Yard, which includes the pullback track;
- the market study will be reviewed for an indication of the number and age range of the population expected to be generated, to determine the ability of schools and community facilities to accommodate this development; opportunities for outdoor, on-site amenity areas will also be assessed; and
- servicing capacity for the proposal must be identified.

### Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of Provincial, Regional and City policies, the appropriateness of the residential density proposed, compatibility with surrounding land uses, and ability of the road network and municipal infrastructure to accommodate the development.

### Attachments

1. Location Map
2. Concept Site Plan

### Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

/LG

JOANNE R. ARBOUR  
Director of Community Planning



## Location Map

Lot 16,  
Concession 4

APPLICANT:  
JANE - RUTHERFORD  
DEVELOPMENTS INC.

City of  
**Vaughan**

Community Planning Department

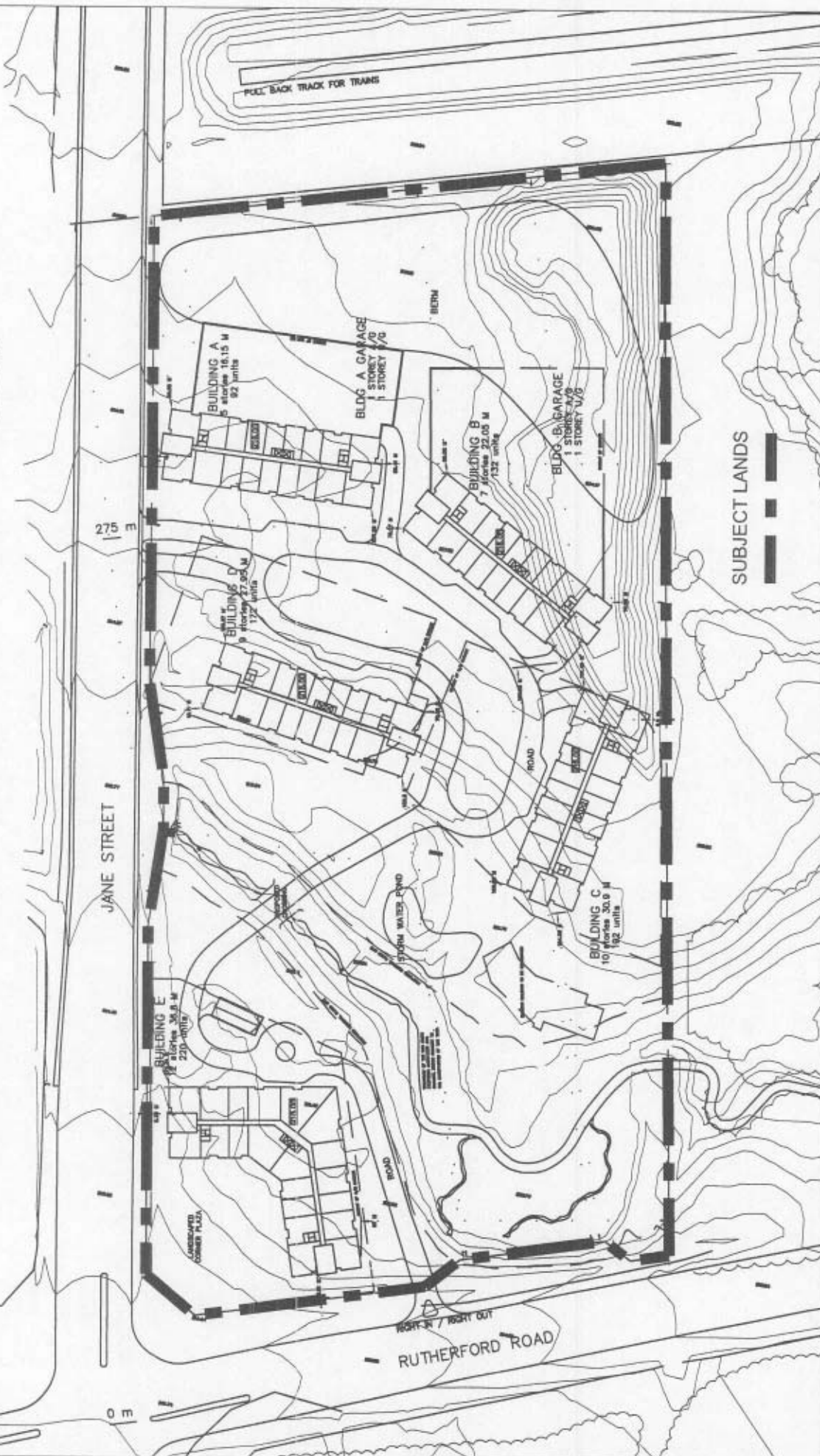
## Attachment

# 1

FILE No.:  
Z.03.015  
RELATED FILE No.:  
OP.03.006  
March 3, 2003



Not to Scale



# Site Plan

Lot 16,  
Concession 4

APPLICANT:  
JANE - RUTHERFORD  
DEVELOPMENTS INC.



Community Planning Department

# Attachment

# 2

FILE No.:  
Z.03.015  
RELATED FILE No.:  
OP.03.006  
March 3, 2003