

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

P.2008.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Official Plan Amendment File OP.07.008 and Zoning By-law Amendment File Z.07.047 (Jane-Ruth Development Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

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. As of January 9, 2008, no comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the future development of the 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 density permitted on the subject lands from 200 units per hectare to 247 units per hectare thereby increasing the total number of residential units permitted on the subject lands from 780 units to 900 units (an increase of 120 units); and
2. A Zoning By-law Amendment Application (File Z.07.047) to amend By-law 1-88 to:
 - i) increase the maximum number of residential dwelling units located on the subject lands from 200 units per hectare to 247 units per hectare; and
 - ii) reduce the minimum lot area requirement from 49.9 m² per unit to 40 m² per unit.

The site plan concept considered by the Ontario Municipal Board (OMB) included four, 16-storey buildings organized around an internal road connecting Rutherford Road to Jane Street. The OMB approval of OPA #626 and By-law 277-2005 limits the overall density on the site at 200 units per hectare (uph) based on a site area of 3.604 hectares, thereby yielding 720 units on the property. The Owner has designed the first three buildings with smaller units than originally anticipated. The Owner has obtained approval for Buildings "A", "B" and "C" (all under construction) with the following number of units:

Building "A" – 236 units
Building "B" – 228 units
Building "C" – 225 units
Total 689 units

As a result, only 31 units (720 – 689) are available under the current Official Plan and Zoning By-law permissions for the fourth building (Building "D") on the subject lands. This remaining number of units is proposed to be combined with the additional 120 units that would result by increasing the maximum density from 200 uph to 247 uph in future Building "D" within the 16-storey building limit established by the Official Plan and Zoning By-law.

Background - Analysis and Options

The subject lands are located on the northeast corner of Jane Street and Rutherford Road, City of Vaughan. Buildings "A", "B", and "C" as shown on Attachment #2, are currently under construction.

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 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. 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 surrounding land uses are as follows:

- North - future commercial (C1 Restricted Commercial Zone); open space (OS1 Open Space Conservation Zone)
- South - open space (OS1 Zone), Rutherford Road; vacant land/approved employment/office uses, proposed high density residential development (EM1 Prestige Employment Area Zone)
- East - open space (OS1 Zone)
- West - Jane Street; existing commercial (C8 Office Commercial Zone) and open space (OS1 Zone)

Preliminary Review

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

- i) the applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- ii) the applications will be reviewed in consideration of the existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed official plan and zoning amendments;
- iii) an updated traffic impact study must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- iv) a future site development application for the proposed Building "D" must be submitted at a future date and reviewed for consideration at a future Committee of the Whole meeting; and,
- v) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York has no objection to the proposed Official Plan Amendment.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the Official Plan and Zoning By-law Amendment applications will be reviewed in consideration of Provincial, Regional, and City policies, and in context with the existing and future surrounding land uses.

Attachments

1. Location Map
2. Context Plan

Report prepared by:

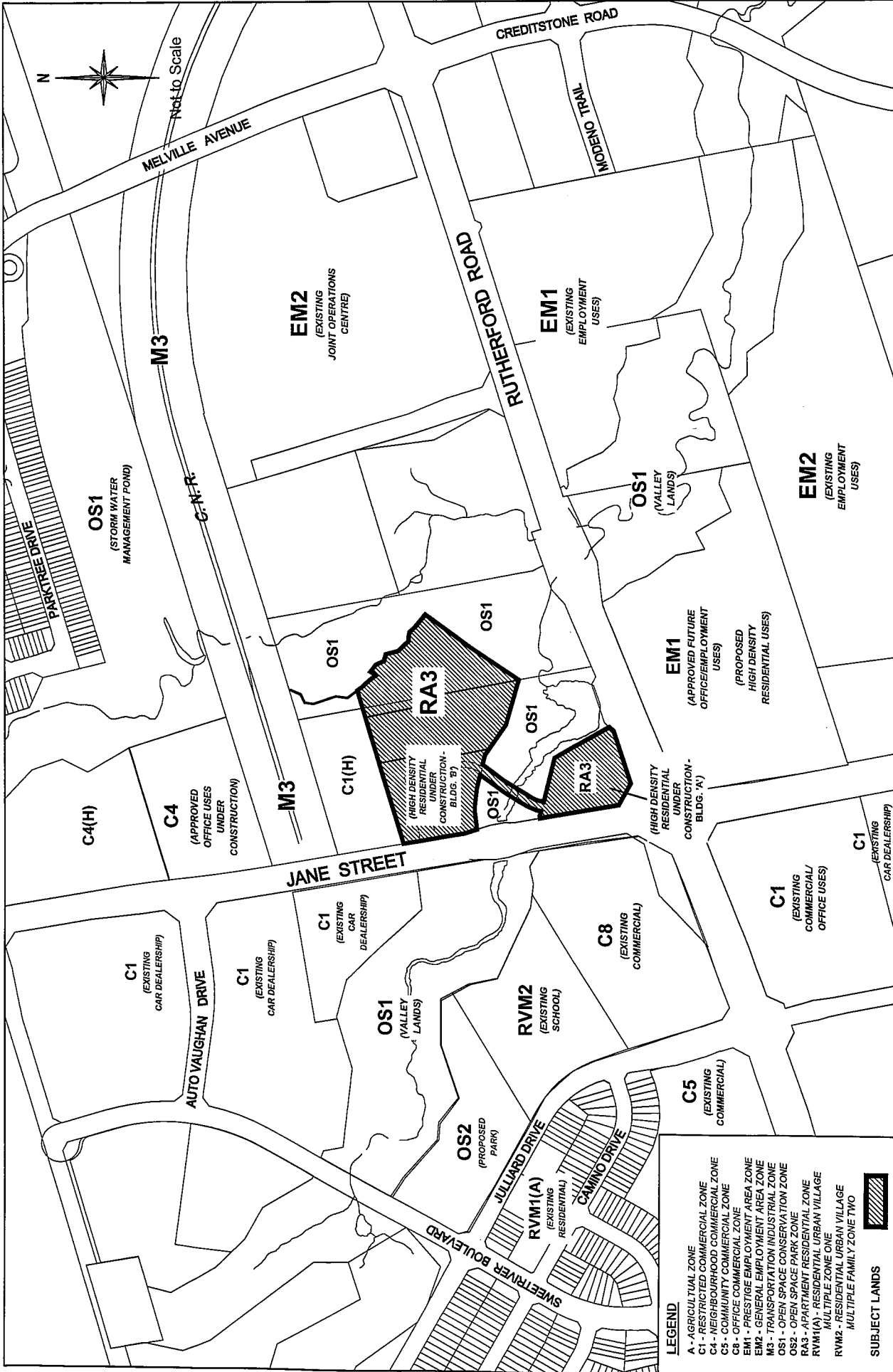
Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C4 - NEIGHBORHOOD 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
 - OS3 - APARTMENT RESIDENTIAL ZONE
 - RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
 - RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- SUBJECT LANDS**
- [Hatched Box] SUBJECT LANDS

Location Map

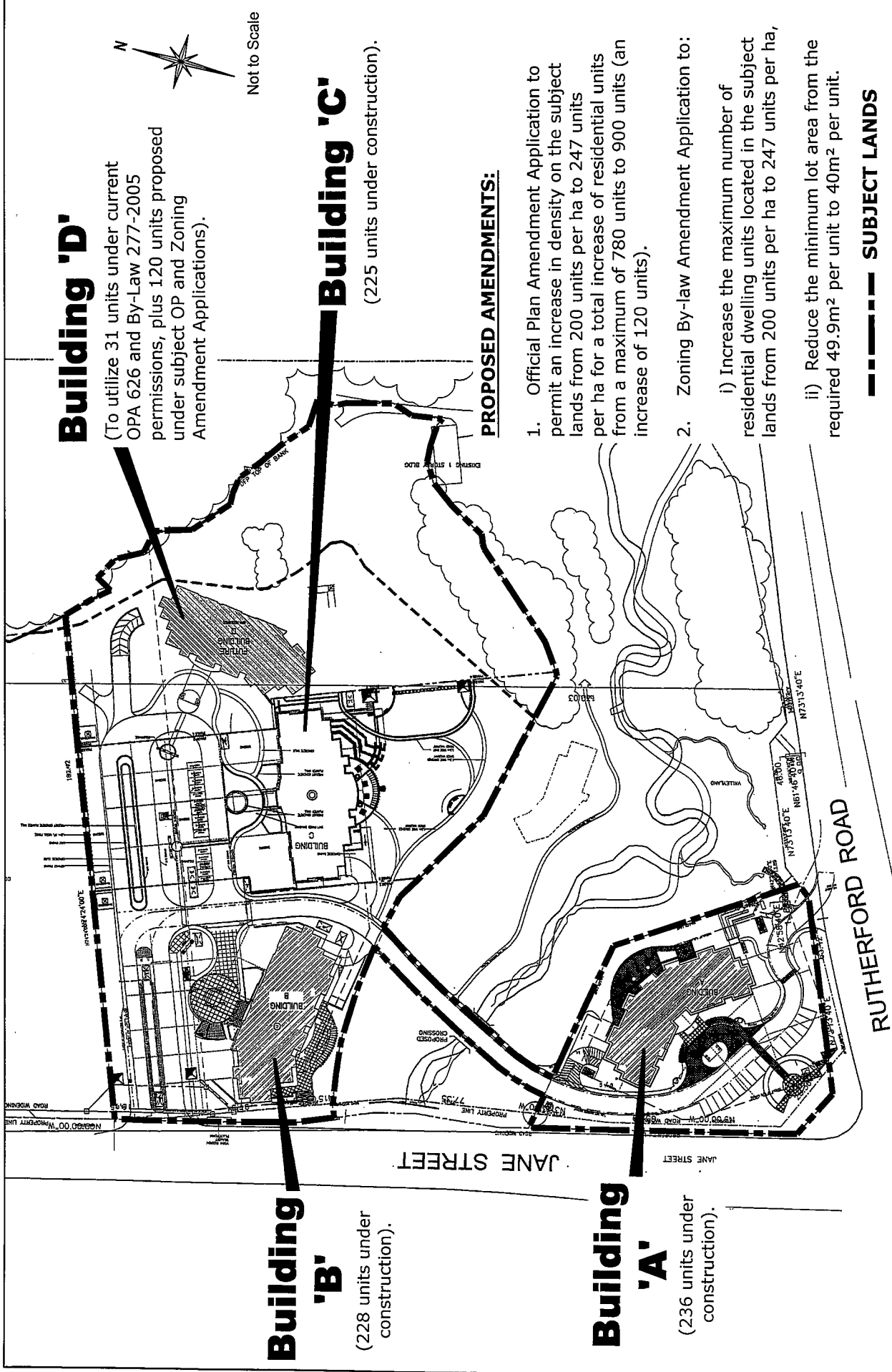
Part of Lot 16,
Concession 4
APPLICANT:
JANE - RUTH DEVELOPMENT INC.
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Development Planning Department

Attachment 1

FILE No.:
 OP.07.008 & Z.07.047
 RELATED FILES:
 DA.04.023 & DA.07.022
 November 12, 2007



Not to Scale

Building 'D'

(To utilize 31 units under current OPA 626 and By-Law 277-2005 permissions, plus 120 units proposed under subject OP and Zoning Amendment Applications).

Building 'C'

(225 units under construction).

Building 'B'

(228 units under construction).

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 247 units per ha for a total increase of residential units from a maximum of 780 units to 900 units (an increase of 120 units).
2. Zoning By-law Amendment Application to:
 - i) Increase the maximum number of residential dwelling units located in the subject lands from 200 units per ha to 247 units per ha,
 - ii) Reduce the minimum lot area from the required 49.9m² per unit to 40m² per unit.

----- SUBJECT LANDS

Context Plan

Part of Lot 16, Concession 4

APPLICANT:
JANE - RUTH DEVELOPMENT INC.

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The City Above Toronto

Development Planning Department

Attachment

2

FILE No.:
OP.07.008 & Z.07.047
RELATED FILES:
DA.04.023 & DA.07.022

November 12, 2007