

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 17, 2015.

**8**

**OFFICIAL PLAN AMENDMENT FILE OP.06.028  
ZONING BY-LAW AMENDMENT FILE Z.06.075  
RUTHERFORD LAND DEVELOPMENT CORP.  
WARD 4 – VICINITY OF RUTHERFORD ROAD AND JANE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations be received:
  1. Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, on behalf of the applicant;
  2. Mr. Richard Witt, Principal, Quadrangle Architects Limited, King Street West, Toronto, on behalf of the applicant;
  3. Mr. Michael Testaguzza, Humphries Planning Group Inc., Chrislea Road, Woodbridge; and
  4. Ms. Mariella Hernandez, Parktree Drive, Maple; and
- 3) That the following Communications be received:
  - C1 Ms. Rosemary L. Humphries, President, Humphries Planning Group Inc, Chrislea Road, Vaughan, dated January 22, 2015;
  - C10 Mr. Alan Young, President, A.Young Planner Ltd. and Senior Associate, Weston Consulting, Millway Avenue, Vaughan, dated February 2, 2015; and
  - C16 Mr. Hilary Stedwill, Senior Legal Counsel, MAGNA International Inc., Steeles Avenue East, Brampton and Mr. Lorne Kumer, Executive Vice-President, Real Estate Portfolio and Asset Management, Granite REIT, King Street West, Toronto, January 30, 2015.

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.06.028 and Z.06.075 (Rutherford Land Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives 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: January 9, 2015. The Notice of

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 2

Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were posted on the property in accordance with the City's Notice Sign Procedures and Protocol.

- b) Circulation Area: Extended polling area beyond 150 m as shown on Attachment #1 and to the East Woodbridge Homeowners' Association and the Weston Downs Ratepayers' Association. Notice of the meeting was also sent to those individuals who are parties to the Ontario Municipal Board Hearing regarding the appeal of OPA No. 2 to the City of Vaughan Official Plan 2010 (VOP 2010), specifically the Vaughan Mills Centre Secondary Plan.
- c) Comments received as of January 20, 2015: None.

**Purpose**

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate development of a mixed-use development consisting of 303,000 m<sup>2</sup> of gross floor area, including 3,700 residential dwelling units, 10,300 m<sup>2</sup> of retail/institutional/community space, and 4,500 m<sup>2</sup> of office space. The built form includes 13 buildings, with heights ranging from 22 to 38-storeys, as shown on Attachments #3 to #9:

1. Official Plan Amendment File OP.06.028 to amend OPA #450 (Employment Area Plan), as follows:

OPA #450	Proposed Amendments to OPA #450 and OPA #600
The subject lands are currently designated "Prestige Employment", which does not permit the proposed residential and commercial/retail land uses.	<p>i) Remove the Subject Lands from OPA #450 (Employment Area Plan) and place the Subject Lands into the OPA #600 amendment area within the Vaughan Centre Secondary Plan</p> <p>ii) Redesignate the Subject Lands from "Prestige Area" in OPA #450 to "High Density Residential/Commercial Area" in OPA #600</p> <p>Amend the "High Density Residential/Commercial Area" policies of OPA #600 to permit:</p> <ul style="list-style-type: none"><li>• Building heights ranging from 22 to 38-storeys, whereas a maximum 12-storeys is permitted;</li><li>• Permit a maximum FSI of 5.3 (combined residential and commercial uses) to facilitate the development of 3,700 residential units and 15,000 m<sup>2</sup> of non-residential gross floor area in the form of office, retail</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 3

	and service commercial and institutional uses, whereas a maximum 120 units per hectare (480 units) and a commercial gross floor area maximum of 2.0 FSI is permitted.
--	---

2. Zoning By-law Amendment File Z.06.075, specifically to amend Zoning By-law 1-88, to rezone the subject lands from EM1 Prestige Employment Area Zone, subject to Exception 9(1170) to RA3(H) Apartment Residential Zone with the Holding Symbol “H” and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions, required to implement the proposed plan, which are identified in Table 1 as exceptions for the overall concept and for each of the 6 proposed development blocks:

Table 1

Overall Exceptions

	<b>By-law Standard</b>	<b>By-law 1-88 RA3 Zone Requirements</b>	<b>Proposed Exceptions to RA3 Zone</b>
a.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, RSO 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	Means the subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, consents, subdivisions, easements, or condominiums after the approval of this Zoning By-law, and whether or not the building(s) or structure(s) or any of them have or do not have a common basement or are or are not connected below or above finished grade.
b.	Definition of Live/Work Unit	Zoning By-law 1-88 does not include a definition for a “Live/Work Unit”	Live/Work Unit: Means a residential dwelling unit that is also used for work purposes, provided the resident or residents of such accommodation work in the dwelling unit. The dwelling unit may also be used for work purposes by any number of persons. The sale of merchandise is not permitted. For

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 4

			additional clarity, a retail store cannot be part of a live/work unit.
c.	Definition of Enclosed Balcony	Zoning By-law 1-88 does not include a definition for an “Enclosed Balcony”	Enclosed Balcony: Means a platform that is accessory to the main use that may be covered by either a roof or another balcony, is enclosed, shall have no direct access to the ground, and is cantilevered and not supported by columns on ground level. Enclosed balconies shall be owned by the Condominium Corporation as an exclusive use common element feature and shall not be included in the calculation of the Gross Floor Area (GFA).
d.	Retail/ Commercial Uses	Not Permitted in an RA3 Zone	<p>Permit the following on the Subject Lands:</p> <p>Retail uses having a maximum Gross Floor Area (GFA) of 10,000 m<sup>2</sup> with no outdoor storage as follows: Retail Store; Eating Establishment; Eating Establishment - Take Out; Eating Establishment - Convenience; Banking or Financial Institution; Personal Service Shop; and, Pharmacy.</p> <p><u>Other Commercial Uses (non-retail)</u></p> <ul style="list-style-type: none"> <li>• Photography Studio</li> <li>• Business or Professional Office, provided such use is not located on the ground floor, with the exception of doctor/dental/offices and veterinary clinic which will be permitted at grade</li> <li>• Health Centre, provided such use is not located on the ground floor</li> <li>• Library, provided such use is not located on the ground floor</li> <li>• Technical School, provided such use is not located on the ground floor</li> <li>• Place of Entertainment</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 5

e.	Minimum Setback To Portion of Building Below Grade (Underground Garage)	Front Lot Line - 1.8 m Exterior Lot Line - 1.8 m	Front Lot Line - 0 m Exterior Lot Line - 0 m (Each Block with a Front and Exterior Lot line)
f.	Minimum Amenity Area Per Unit	One Bedroom Units - 20 m <sup>2</sup> / unit Two Bedroom Units - 55 m <sup>2</sup> / unit Three Bedroom Units - 90 m <sup>2</sup> / unit	10 m <sup>2</sup> /unit (all unit types)
g.	Minimum Landscape Strip Width Abutting a Street	6 m	0 m
h.	Minimum Landscape Strip Width Around the Periphery of an Outdoor Parking Area	3 m	Not Required
i.	Loading and Unloading	Not permitted between a building and a street	Permit between a building and a street

Block 1 (As Shown on Attachment #3)

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone</b>
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Rutherford Road) - 7.5 m ii) Exterior Side (Jane Street) - 7.5 m	<u>To the Proposed Building</u> i) Front - 3 m ii) Exterior Side – 0 m iii) Rear - 0m iv) Interior Side - 9.9 m

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 6

		iii) Rear (South) - 7.5 m iv) Interior Side (East) - 58 m based on a building height of 116 m	
b.	Maximum Building Height	44 m	Tower 1A–116 m (38-storeys) Tower 1B–92 m (30-storeys)
c.	Minimum Parking Requirement	585 apartment units @ 1.5 spaces / unit = 878 spaces + 585 apartment units @ 0.25 visitor spaces / unit = 147 spaces + 5,071 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 305 spaces  Total Parking Required = 1330 spaces	434 - 1 Bedroom units @ 0.7 spaces / unit = 304 spaces + 89 - 2 Bedroom units @ 0.9 spaces / unit = 81 spaces + 62 - 3 Bedroom units @ 1 space / unit = 62 spaces + Visitor Parking spaces: 585 units @ 0.15 spaces/unit = 88 spaces + 5,071 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 229 spaces  Total Parking Proposed = 764 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	9.29 m <sup>2</sup> (5,431 m <sup>2</sup> / 585 units)

Block 2 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Rutherford Road) - 7.5 m ii) Rear (south) - 7.5 m iii) Interior Side - 50.5 m based on a building height of 101 m	<u>To the Proposed Building</u> i) Front - 0 m ii) Rear - 0m iii) East Interior Side - 13.5 m West Interior Side - 5.1 m

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 7

b.	Maximum Building Height	44 m	Tower 2A - 89 m (29-storeys) Tower 2B - 101 m (33-storeys) Tower 2C - 83 m (27-storeys)
c.	Minimum Parking Requirement	922 apartment units @ 1.5 spaces / unit = 1,383 spaces + 922 apartment units @ 0.25 visitor spaces/unit = 231 spaces + 1,809 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 109 spaces + 2,215 m <sup>2</sup> Commercial (Office) @ 3.5 spaces/100 m <sup>2</sup> = 78 spaces  Total Parking Required = 1,801spaces	475 - 1 Bedroom units @ 0.7 spaces / unit = 333 spaces + 346 - 2 Bedroom units @ 0.9 spaces / unit = 312 spaces + 101 - 3 Bedroom units @ 1 space / unit = 101 spaces + Visitor Parking Spaces: 922 units @ 0.15 spaces/unit =  139 spaces + 1,809 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 82 spaces + 2,215 m <sup>2</sup> Commercial (Office) @ 3.0 spaces/100m <sup>2</sup> = 67 spaces  Total Parking Proposed = 1,034 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	10.4 m <sup>2</sup> (9,590 m <sup>2</sup> / 922 units)
e.	Loading Spaces	2	1

Block 3 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (Rutherford Road) - 7.5 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) Exterior Side – 5.7 m

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 8

		<p>Exterior Side (East) – 7.5 m</p> <p>ii) Rear (South) - 7.5 m</p> <p>iii) Interior Side (West) - 46 m based on a building height of 92 m</p>	<p>i) Rear - 0 m</p> <p>ii) Interior Side - 5 m</p>
b.	Maximum Building Height	44 m	<p>Tower 3A – 92 m (30–storeys)</p> <p>Tower 3B – 68 m (22–storeys)</p>
c.	Minimum Parking Requirement	<p>550 apartment units @ 1.5 spaces / unit = 825 spaces</p> <p>+</p> <p>550 apartment units @ 0.25 visitor spaces/unit = 138 spaces</p> <p>+</p> <p>297 m<sup>2</sup> Commercial (Retail) @ 6 spaces/100 m<sup>2</sup> = 18 spaces</p> <p>Total Parking Required = 981 spaces</p>	<p>302 - 1 Bedroom units @ 0.7 spaces / unit = 212 spaces</p> <p>+</p> <p>182 - 2 Bedroom units @ 0.9 spaces / unit = 164 spaces</p> <p>+</p> <p>66 - 3 Bedroom units @ 1 space / unit = 66 spaces</p> <p>+</p> <p>Visitor Parking spaces: 550 units @ 0.15 spaces/unit = 83 spaces</p> <p>+</p> <p>297 m<sup>2</sup> Commercial (Retail) @ 4.5 spaces/100 m<sup>2</sup> = 14 spaces</p> <p>Total Parking Proposed = 539 Spaces</p>
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	<p>6.17 m<sup>2</sup></p> <p>(3,408 m<sup>2</sup> / 550 units)</p>
e.	Loading Spaces	2	1



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 9

Block 4 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Jane Street) - 7.5m ii) Rear (East) - 7.5 m iii) Interior Side (North) - 46m based on a building height of 92 m iv) Exterior side (South) – 7.5m	<u>To the Proposed Building</u> i) Front - 0 m ii) Rear - 0 m iii) Interior Side - 18.5 m iv) Exterior Side – 0 m
b.	Maximum Building Height	44 m	Tower 4A - 92 m (30-storeys) Tower 4B - 80 m (26-storeys) 4C – 80 m (26-storeys)
c.	Minimum Parking Requirement	733 apartment units @ 1.5 spaces / unit = 1,100 spaces + 733 apartment units @ 0.25 visitor spaces/unit = 184 spaces + 1,449 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 87 spaces + 2,222 m <sup>2</sup> Commercial (Office) @ 3.5 spaces/100 m <sup>2</sup> = 78 spaces  Total Parking Required = 1,449 spaces	448 - 1 Bedroom units @ 0.7 spaces / unit = 314 spaces + 208 - 2 Bedroom units @ 0.9 spaces / unit = 188 spaces + 77 - 3 Bedroom units @ 1 space / unit = 77 spaces + Visitor Parking spaces: 733 units @ 0.15 spaces/unit = 110 spaces + 1,449 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 66 spaces + 2,222 m <sup>2</sup> Commercial (Office) @ 3.0 spaces/100m <sup>2</sup> = 67 spaces  Total Parking Proposed = 822 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	9.87 m <sup>2</sup> (7,235 m <sup>2</sup> / 733 units)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 10

e.	Loading Spaces	2	1
----	----------------	---	---

Block 5 (As Shown on Attachment #3)

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone</b>
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (North) - 7.5 m ii) Exterior Side (West) - 7.5 m iii) Interior Side (East) - 37 m based on a building height of 74 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) Exterior Side - 3 m iii) Interior Side - 18.5 m
b.	Maximum Building Height	44 m	Tower 5A - 74 m (24 - storeys) Tower 5B - 74 m (24 - storeys)
c.	Minimum Parking Requirement	608 apartment units @ 1.5 spaces / unit = 912 spaces + 608 apartment units @ 0.25 visitor spaces/unit = 152 spaces + 824 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 50 spaces  Total Parking Required = 1,114 spaces	371 - 1 Bedroom units @ 0.7 spaces / unit = 260 spaces + 191 - 2 Bedroom units @ 0.9 spaces / unit = 172 spaces + 46 - 3 Bedroom units @ 1 space / unit = 46 spaces + Visitor Parking spaces: 608 units @ 0.15 spaces/unit = 92 spaces + 824 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100 m <sup>2</sup> = 38 spaces  Total Parking Proposed = 608 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	15.33 m <sup>2</sup> (9,318 m <sup>2</sup> / 608 units)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 11

Block 6 (As Shown on Attachment #3)

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone</b>
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (North) - 7.5 m ii) Interior Side - 34 m based on a building height of 68 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) East Interior Side - 7.58 m West Interior Side – 0 m
b.	Maximum Building Height	44 m	Tower 6A – 68 m (22–storeys)
c.	Minimum Parking Requirement	302 apartment units @ 1.5 spaces / unit = 453 spaces + 302 apartment units @ 0.25 visitor spaces/unit = 76 spaces  Total Parking Required = 529 spaces	190 - 1 Bedroom units @ 0.7 spaces / unit = 133 spaces + 94 - 2 Bedroom units @ 0.9 spaces / unit = 85 spaces + 18 - 3 Bedroom units @ 1 space / unit = 18 spaces + Visitor Parking spaces: 302 units @ 0.15 spaces/unit = 46 spaces  Total Parking Proposed = 282 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	16.63 m <sup>2</sup> (5,025 m <sup>2</sup> /302 units)

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located at the southeast corner of Rutherford Road and Jane Street, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The 5.7 ha property has 200 m of frontage on Rutherford Road and 170 m on Jane Street. The site is currently vacant.</li> </ul>
----------	--

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, CW(PH) Report No. 8 – Page 12

Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Prestige Area” by in-effect OPA #450 (Employment Area Plan), which does not permit the proposed residential and commercial/retail uses. The proposed mixed-use residential commercial development does not conform to in-effect OPA #450.</li><li>▪ In May of 2012, the Vaughan Mills Centre Secondary Plan Study was initiated by the City of Vaughan. The Study resulted in OPA No. 2 to Vaughan Official Plan 2010 – Vaughan Mills Centre Secondary Plan (VMCSP), which was adopted by Vaughan Council on March 18, 2014, and approved, with modifications, by York Region on July 11, 2014. The VMCSP designates the subject lands as “High-Rise Mixed-Use” with a “Neighbourhood Park” designation at the east limit. The VMCSP identifies an overall density of 4.0 FSI (Floor Space Index), and building heights ranging from 22 to 25-storeys on the subject lands. This designation permits commercial/retail uses and office uses to a maximum of 12,500 m<sup>2</sup>. The VMCSP has been appealed to the Ontario Municipal Board (OMB) by a number of parties including the Owners of the subject lands.</li><li>▪ The proposed density (5.3 FSI) and the number of storeys (up to 38-storeys) proposed does not conform to VOP 2010 (Vaughan Mills Centre Secondary Plan).</li><li>▪ The VMCSP identifies that an existing woodlot located along the southern boundary of the subject lands be protected in accordance with the City of Vaughan Natural Heritage Network Review that is in process. The boundaries of the woodlot and protected area will be determined and/or refined through the development approval process.</li><li>▪ Based on all of the above, an amendment to the Official Plan is required, and the applicant has submitted the subject application to amend in-effect OPA #450 and OPA #600.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned EM1 Prestige Employment Area Zone, subject to Exception 9(1170) by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “H” and OS2 Open Space Park Zone, together with site-specific zoning exceptions identified in Table 1 required to implement the proposed plan.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

#### Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 13

identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> <li>The appropriateness of the proposed “High Density Residential/Commercial” Official Plan designation and policies that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands (Attachments #3 - #9).</li> </ul>
b.	Appropriateness of the Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands to RA3(H) Apartment Residential Zone with site-specific zoning exceptions to implement the proposed high density residential development with retail, office, institutional and community space uses will be reviewed in consideration of, but not limited to, the final Official Plan policies, compatibility with the surrounding land uses, built form, urban design, environmental sustainability, parking and traffic.</li> </ul>
c.	Vaughan Mills Centre Secondary Plan (VMCSP) and the Ontario Municipal Board (OMB)	<ul style="list-style-type: none"> <li>The subject applications in an earlier form were filed with the City of Vaughan in December 2006. Review and consideration of the applications was deferred pending the City initiated review of the Jane Street Corridor. The applications were revised during the VMCSP process.</li> <li>On February 11, 2014, the Owners appealed the subject applications to the Ontario Municipal Board, based on the failure of the approval authority to render a decision within the time frames prescribed by the Planning Act.</li> <li>The appeals of these applications were consolidated with the appeals of the VMCSP by the OMB on April 11, 2014. An OMB Pre-Hearing Conference for these appeals was held on September 22 and 23, 2014.</li> <li>Subsequently, the Owner requested that the OMB commence Mediation proceedings for these appeals.</li> </ul>
d.	Planning and Urban Design Rationale	<ul style="list-style-type: none"> <li>The Planning and Urban Design Rationale report submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Planning Department.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 14

e.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> <li>A Traffic Impact Study and Parking Assessment will be reviewed to the satisfaction of the York Region Transportation and Community Planning Department and the Vaughan Development Engineering and Infrastructure Planning Services Department.</li> </ul>
f.	Environmental Noise and Vibration Feasibility Study	<ul style="list-style-type: none"> <li>An Environmental Noise and Vibration Feasibility Study will be reviewed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.</li> </ul>
g.	Community Services Study	<ul style="list-style-type: none"> <li>A Community Services Study will be reviewed to the satisfaction of the City of Vaughan.</li> </ul>
h.	Parkland/Amenity Area	<ul style="list-style-type: none"> <li>A parkland proposal and landscape plans must be reviewed to the satisfaction of the City of Vaughan.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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, if approved.</li> </ul>
j.	Future Site Development Application(s)	<ul style="list-style-type: none"> <li>Should the subject applications be approved, a Site Development Application(s) will be required for review and approval and will consider appropriate building and site design, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, sun, shadow and wind impacts, appropriate amenity area, and barrier free accessibility.</li> <li>Opportunities to implement TDM (Transportation Demand Management) including car share, plug-ins for electric cars, bicycle storage areas, provision of Presto transit passes, etc. will be reviewed by the City of Vaughan and York Region, if the subject applications are approved.</li> </ul>
k.	Phasing	<ul style="list-style-type: none"> <li>A Development Concept and Phasing Plan(s) must be submitted and must: <ul style="list-style-type: none"> <li>Identify how existing and proposed development can be</li> </ul> </li> </ul>

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, CW(PH) Report No. 8 – Page 15

		<ul style="list-style-type: none"> <li>- accommodated;</li> <li>- consider neighbouring uses and the need to buffer or stage uses; and,</li> <li>- Identify public infrastructure and facilities required to secure the development.</li> </ul>
I.	Future Draft Plan of Subdivision and Condominium Applications	<ul style="list-style-type: none"> <li>• A Draft Plan of Subdivision Application is required to delineate the proposed development blocks, roads, park and open space blocks, and any other blocks to be conveyed to a public authority.</li> <li>• A Draft Plan of Condominium (Standard) Application is required to establish the tenure for the proposed buildings, if the subject applications are approved.</li> </ul>
m.	Environmental Site Assessment	<ul style="list-style-type: none"> <li>• The Environmental Site Assessment submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department. The Owner must provide a Record of Site Condition, based on the studies of the qualified environmental consultant and the completion of any necessary remediation work. The Record of Site Condition must be acknowledged by the Ministry of the Environment and Climate Change prior to consideration of these applications by the Committee of the Whole.</li> </ul>
n.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>• The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, and therefore, must be reviewed to the satisfaction of the TRCA and the City, with regard to the establishment of the development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical; servicing; and, the possible dedication/conveyance of open space/valley lands to either the City of Vaughan or the TRCA.</li> </ul>
o.	Water & Servicing Allocation	<ul style="list-style-type: none"> <li>• The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 8, CW(PH) Report No. 8 – Page 16

**Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered. York Region is a Party to the hearing involving the Rutherford Land Development Corp. OMB Appeal.

**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 Vaughan 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. Site Plan
4. Rendering Looking North West
5. Block Plan and Public Road Allowance
6. Elevation Plan (West)
7. Elevation Plan (North)
8. Elevation Plan (South)
9. Elevation Plan (East)

**Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



C	1
COMMUNICATION	
CW (PH) - FEB 3/15	
ITEM -	8

**From:** Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>

**Sent:** Thursday, January 22, 2015 5:15 PM

**To:** Abrams, Jeffrey; Messere, Clement

**Cc:** jason gabriele; 'Susanne Gabriele'; 'Bisset, Laura K.'; 'Mark Flowers'; 'Gerard C. Borean, J.D.'; 'Alex Pizzimenti'

**Subject:** Feb 3 Public Meeting Item Rutherford Land Development Corp

Please find correspondence regarding the above noted matter. We request that you circulate to all Council members in advance of the meeting and confirm receipt of such.

Thanks

Regards,

Rosemarie L. Humphries BA, MCIP, RPP  
President

---

HUMPHRIES PLANNING GROUP INC.  
216 Chrislea Road, Suite 103. Vaughan L4L 8S5  
t: 905.264.7678 ext 244 f: 905.264.8073

*~DO SOMETHING GOOD EVERY DAY! ~*

# HUMPHRIES PLANNING GROUP INC.

January 22, 2015  
09220/11263

City of Vaughan  
Clerks Department  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attn: Jeffrey Abrams  
City Clerk

Re: Committee of the Whole (Public Hearing) February 3, 2015  
Rutherford Land Development Corp. (OP.06.028, Z.06.075)  
2901 Rutherford Road (the "Subject Property")  
Ontario Municipal Board File No. PL140154

---

We are in receipt of the Notice of Public Meeting in relation to the above-noted matter. We write on behalf of Anland Developments Inc., H&L Title Inc. and Ledbury Investments Ltd., and 281187 Ontario Ltd. (the "Landowners"), who together own lands in the area bounded by Rutherford Road to the north, Highway 400 to the east, Weston Road to the west, and the future extension of Bass Pro Mills Drive to the south. The Landowners have each appealed the Vaughan Official Plan 2010, and the Vaughan Mills Centre Secondary Plan (the "VMCSP") to the Ontario Municipal Board (the "OMB"), and have been active participants in those proceedings.

The appeals (the "Appeals") to the OMB of the site specific Official Plan and Zoning By-law Amendment applications related to the Subject Property have been consolidated with all of the appeals of the VMCSP. The Landowners will continue to monitor the Appeals in the context of the VMCSP hearing, and participate in the Appeals as is necessary to protect their interests.

The Landowners request that the City keep them informed of the City's position on the Appeals, by providing them with copies of any Staff Reports and Committee and Council resolutions related to the Appeals.

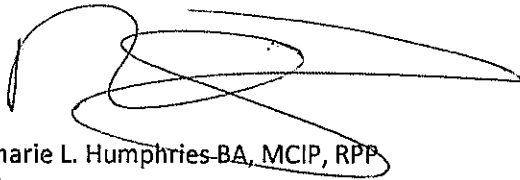
216 Chrislea Road  
Suite 103  
Vaughan, ON  
L4L 8S5

T: 905-264-7678  
F: 905-264-8073

[www.humphriesplanning.com](http://www.humphriesplanning.com)  
~ Do Something Good Everyday! ~

January 22, 2015  
Attn: Jeffrey Abrams  
Page | 2

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Rosemarie L. Humphries-BA, MCIP, RPP  
President

cc. Anland Developments, Jason and Susanne Gabriele  
281187 Ontario Ltd., Alex Pizzimenti  
Mayor and Members of Council  
Mr. Gerry Borean, Parente Borean  
Ms. Laura Bisset, Davis LLP  
Mr. Mark Flowers, Davies Howe Partners LLP



**WESTON  
CONSULTING**

planning + urban design

<b>C 10</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 3/15</b>
ITEM - <b>8</b>

Mayor Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

February 2, 2015  
WC File 4742

Dear Mayor Bevilacqua and Members of Council

**RE: OFFICIAL PLAN AMENDMENT FILE OP.06.028 and ZONING BY-LAW AMENDMENT  
FILE Z.06.075 - RUTHERFORD LAND DEVELOPMENT CORP. ("Rutherford") - Southeast  
corner of Jane Street and Rutherford Road - City File P.2015.11**

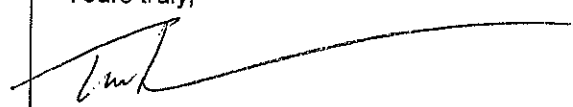
Weston Consulting is the planning consultant to the Casertano Development Corporation ("Casertano") and Sandra Mammone ("Mammone"), the owners of adjoining lands on the west side of Jane Street, south of Rutherford Road, who submitted co-ordinated official plan and zoning amendment applications in 2007/2009 to permit development of their properties for high-rise mixed use purposes. These applications are currently the subject of appeals before the Ontario Municipal Board but mediation efforts are currently underway and appear to be headed in a positive direction.

Like the Rutherford lands, the Casertano/Mammone lands are located in the Jane Street Corridor Area of the Vaughan Mills Secondary Plan, which is also under appeal. Accordingly, Casertano and Mammone have an interest in the processing and outcome of the Rutherford applications.

We note that the staff report describes the density of the Rutherford proposal as 5.3 F.S.I. but does not explain whether this is on a net or gross site basis. We seek clarification in this regard.

I would request notice of all future meetings and decisions regarding the above applications.

Yours truly,

*for*  
  
Alan Young, BES MSc MCIP RPP  
President, A. Young Planner Ltd. and  
Senior Associate, Weston Consulting

- c. Ted Wine and Joe DiGiuseppe, Casertano Development Corporation  
Sandra Mammone  
Mary Flynn-Guglietti, McMillan LLP  
Claudia Storto, Solicitor, City of Vaughan  
John Mackenzie, Commissioner of Planning, City of Vaughan  
Grant Uyeyama, Director of Development Planning, City of Vaughan

C 16.1

C 16
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 8

**From:** Stedwill, Hilary [mailto:HStedwill@cosma.com]

**Sent:** Friday, January 30, 2015 5:00 PM

**To:** DevelopmentPlanning@vaughan.ca

**Cc:** Lorne Kumer (lkumer@granitereit.com); Steve Zakem

**Subject:** Comments re Rutherford Land Development Corp. Application (File No. OP.06.028 and Z.06.075)

City of Vaughan:

Attached are Magna International Inc.'s and Granite REIT's comments regarding Rutherford Land Development Corp.'s application (File No. OP.06.028 and Z.06.075) to be included at the Committee of the Whole (Public Hearing) on February 3, 2015.

Kindly acknowledge receipt of this e-mail by signing and returning the acknowledgment form attached to our letter, or simply reply to all on this e-mail confirming same.

Call or e-mail me directly with any difficulty opening the attachment.

**Hilary Robert Stedwill**

Senior Legal Counsel, Cosma International Group



2550 Steeles Avenue East

Brampton, Ontario

L6T 5R3

P: 905.799.7660

E: [hilary.stedwill@magna.com](mailto:hilary.stedwill@magna.com)

This e-mail is subject to copyright and may contain confidential or privileged information. Delete if sent to you in error.

**RECEIVED**

**FEB - 3 2015**

**CLERK'S DEPT.**

C16:2



**Maple Stamping**

2550 Steeles Avenue East  
Brampton, Ontario  
L6T 5R3

905.799.7600  
www.magna.com

**VIA: E-MAIL (DEVELOPMENTPLANNING@VAUGHAN.CA)  
REGULAR MAIL**

January 28, 2015

Planning Department  
City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Re: 2901 Rutherford Road, City of Vaughan  
Your File: OP.06.028 and Z.06.075**

Rutherford Land Development Corp. (the “Developer”) is applying to develop lands immediately to the northwest of Magna International Inc.’s (“Magna”) stamping business at 401 Caldari Road (“Maple Stamping”). Magna leases the lands and buildings for this business from a subsidiary corporation of Granite REIT (“Granite”).

Magna and Granite oppose the Developer’s application.

Maple Stamping operates two full shifts from 7:00 a.m. to 11:00 p.m., Monday to Saturday. A third night shift starts from 11:00 p.m. to 7:00 a.m. with reduced production. Maple Stamping is permitted and designed to operate 24 hours per day, seven days per week.

Maple Stamping manufactures original equipment parts for the automotive industry. The manufacturing processes include cutting steel coils, forming parts on up to 22 heavy presses and welding parts. Maple Stamping features HVAC units, air make-up units, exhausts, compressor louvers and exhausts, cooling tower, dust collector, bay doors, and shipping and receiving trucks.

Maple Stamping is noisy and busy.

We doubt that many living in the Developer’s proposed mixed-use area will enjoy living next door to Maple Stamping; the uses are incompatible. We expect many complaints from new Vaughan residents and businesses to us, the City of Vaughan and the Government of Ontario. We also expect our business will be increasingly restrained as traffic volume increases in an already choked corridor.

If the Developer’s application is approved as presented, Magna’s costs to comply with its increased obligations under the Ontario Environmental Protection Act alone will likely make

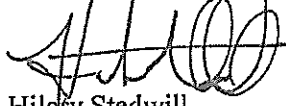
C16.3

continuing the Maple Stamping business prohibitively expensive and few if any other companies will take up Magna's lease with Granite under those regulatory conditions.

We urge the City of Vaughan to decline the Developer's application.

Yours truly,

MAGMA INTERNATIONAL INC.



Hilary Stedwill  
Senior Legal Counsel

GRANITE REIT



Lorne Kumer  
EVP, Real Estate Portfolio and Asset  
Management

cc: Steve Zakem, Aird & Berlis LLP

C16.4

Kindly confirm receipt of this letter by marking the box and signing below:

☐ We received your letter dated January 28, 2015.

CITY OF VAUGHAN

Name:

Title:



8.      **OFFICIAL PLAN AMENDMENT FILE OP.06.028      P.2015.11**  
**ZONING BY-LAW AMENDMENT FILE Z.06.075**  
**RUTHERFORD LAND DEVELOPMENT CORP.**  
**WARD 4 - VICINITY OF RUTHERFORD ROAD AND JANE STREET**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.06.028 and Z.06.075 (Rutherford Land Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives 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: January 9, 2015. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were posted on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)      Circulation Area: Extended polling area beyond 150 m as shown on Attachment #1 and to the East Woodbridge Homeowners' Association and the Weston Downs Ratepayers' Association. Notice of the meeting was also sent to those individuals who are parties to the Ontario Municipal Board Hearing regarding the appeal of OPA No. 2 to the City of Vaughan Official Plan 2010 (VOP 2010), specifically the Vaughan Mills Centre Secondary Plan.
- c)      Comments received as of January 20, 2015: None.

**Purpose**

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate development of a mixed-use development consisting of 303,000 m<sup>2</sup> of gross floor area, including 3,700 residential dwelling units, 10,300 m<sup>2</sup> of retail/institutional/community space, and 4,500 m<sup>2</sup> of office space. The built form includes 13 buildings, with heights ranging from 22 to 38-storeys, as shown on Attachments #3 to #9:

1.      Official Plan Amendment File OP.06.028 to amend OPA #450 (Employment Area Plan), as follows:

OPA #450	Proposed Amendments to OPA #450 and OPA #600
<p>The subject lands are currently designated “Prestige Employment”, which does not permit the proposed residential and commercial/retail land uses.</p>	<ul style="list-style-type: none"> <li>i) Remove the Subject Lands from OPA #450 (Employment Area Plan) and place the Subject Lands into the OPA #600 amendment area within the Vaughan Centre Secondary Plan</li> <li>ii) Redesignate the Subject Lands from “Prestige Area” in OPA #450 to “High Density Residential/Commercial Area” in OPA #600</li> <li>iii) Amend the “High Density Residential/Commercial Area” policies of OPA #600 to permit: <ul style="list-style-type: none"> <li>• Building heights ranging from 22 to 38-storeys, whereas a maximum 12-storeys is permitted;</li> <li>• Permit a maximum FSI of 5.3 (combined residential and commercial uses) to facilitate the development of 3,700 residential units and 15,000 m<sup>2</sup> of non-residential gross floor area in the form of office, retail and service commercial and institutional uses, whereas a maximum 120 units per hectare (480 units) and a commercial gross floor area maximum of 2.0 FSI is permitted.</li> </ul> </li> </ul>

2. Zoning By-law Amendment File Z.06.075, specifically to amend Zoning By-law 1-88, to rezone the subject lands from EM1 Prestige Employment Area Zone, subject to Exception 9(1170) to RA3(H) Apartment Residential Zone with the Holding Symbol “H” and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions, required to implement the proposed plan, which are identified in Table 1 as exceptions for the overall concept and for each of the 6 proposed development blocks:

Table 1

Overall Exceptions

	By-law Standard	By-law 1-88 RA3 Zone Requirements	Proposed Exceptions to RA3 Zone
a.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, RSO 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	Means the subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, consents, subdivisions, easements, or condominiums after the approval of this Zoning By-law, and whether or not the building(s) or structure(s) or any of them have or do not have a common basement or are or are not connected below or above finished grade. .
b.	Definition of Live/Work Unit	Zoning By-law 1-88 does not include a definition for a "Live/Work Unit"	Live/Work Unit: Means a residential dwelling unit that is also used for work purposes, provided the resident or residents of such accommodation work in the dwelling unit. The dwelling unit may also be used for work purposes by any number of persons. The sale of merchandise is not permitted. For additional clarity, a retail store cannot be part of a live/work unit.
c.	Definition of Enclosed Balcony	Zoning By-law 1-88 does not include a definition for an "Enclosed Balcony"	Enclosed Balcony: Means a platform that is accessory to the main use that may be covered by either a roof or another balcony, is enclosed, shall have no direct access to the ground, and is cantilevered and not supported by columns on ground level. Enclosed balconies shall be owned by the Condominium Corporation as an exclusive use common element feature and shall not be included in the calculation of the Gross Floor Area (GFA).

	By-law Standard	By-law 1-88 RA3 Zone Requirements	Proposed Exceptions to RA3 Zone
d.	Retail/ Commercial Uses	Not Permitted in an RA3 Zone	<p>Permit the following on the Subject Lands:</p> <p>Retail uses having a maximum Gross Floor Area (GFA) of 10,000 m<sup>2</sup> with no outdoor storage as follows: Retail Store; Eating Establishment; Eating Establishment - Take Out; Eating Establishment - Convenience; Banking or Financial Institution; Personal Service Shop; and, Pharmacy.</p> <p><u>Other Commercial Uses (non-retail)</u></p> <ul style="list-style-type: none"> <li>• Photography Studio</li> <li>• Business or Professional Office, provided such use is not located on the ground floor, with the exception of doctor/dental/offices and veterinary clinic which will be permitted at grade</li> <li>• Health Centre, provided such use is not located on the ground floor</li> <li>• Library, provided such use is not located on the ground floor</li> <li>• Technical School, provided such use is not located on the ground floor</li> <li>• Place of Entertainment</li> </ul>
e.	Minimum Setback To Portion of Building Below Grade (Underground Garage)	Front Lot Line - 1.8 m Exterior Lot Line - 1.8 m	Front Lot Line - 0 m Exterior Lot Line - 0 m (Each Block with a Front and Exterior Lot line)
f.	Minimum Amenity Area Per Unit	One Bedroom Units - 20 m <sup>2</sup> / unit Two Bedroom Units - 55 m <sup>2</sup> / unit Three Bedroom Units - 90 m <sup>2</sup> / unit	10 m <sup>2</sup> /unit (all unit types)

	By-law Standard	By-law 1-88 RA3 Zone Requirements	Proposed Exceptions to RA3 Zone
g.	Minimum Landscape Strip Width Abutting a Street	6 m	0 m
h.	Minimum Landscape Strip Width Around the Periphery of an Outdoor Parking Area	3 m	Not Required
i.	Loading and Unloading	Not permitted between a building and a street	Permit between a building and a street

Block 1 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Rutherford Road) - 7.5 m ii) Exterior Side (Jane Street) - 7.5 m iii) Rear (South) - 7.5 m iv) Interior Side (East) - 58 m based on a building height of 116 m	<u>To the Proposed Building</u> i) Front - 3 m ii) Exterior Side – 0 m iii) Rear - 0m iv) Interior Side - 9.9 m
b.	Maximum Building Height	44 m	Tower 1A–116 m (38-storeys) Tower 1B–92 m (30-storeys)
c.	Minimum Parking Requirement	585 apartment units @ 1.5 spaces / unit = 878 spaces + 585 apartment units @ 0.25 visitor spaces / unit = 147 spaces +	434 - 1 Bedroom units @ 0.7 spaces / unit = 304 spaces + 89 - 2 Bedroom units @ 0.9 spaces / unit = 81 spaces + 62 - 3 Bedroom units @ 1 space / unit = 62 spaces

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
		5,071 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 305 spaces  Total Parking Required = 1330 spaces	+ Visitor Parking spaces: 585 units @ 0.15 spaces/unit = 88 spaces + 5,071 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 229 spaces  Total Parking Proposed = 764 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	9.29 m <sup>2</sup> (5,431 m <sup>2</sup> / 585 units)

Block 2 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (Rutherford Road) - 7.5 m ii) Rear (south) - 7.5 m iii) Interior Side - 50.5 m based on a building height of 101 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) Rear - 0m iii) East Interior Side - 13.5 m West Interior Side - 5.1 m
b.	Maximum Building Height	44 m	Tower 2A - 89 m (29-storeys) Tower 2B - 101 m (33-storeys) Tower 2C - 83 m (27-storeys)
c.	Minimum Parking Requirement	922 apartment units @ 1.5 spaces / unit = 1,383 spaces + 922 apartment units @ 0.25 visitor spaces/unit = 231 spaces + 1,809 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 109 spaces + 2,215 m <sup>2</sup> Commercial (Office)	475 - 1 Bedroom units @ 0.7 spaces / unit = 333 spaces + 346 - 2 Bedroom units @ 0.9 spaces / unit = 312 spaces + 101 - 3 Bedroom units @ 1 space / unit = 101 spaces + Visitor Parking Spaces: 922 units @ 0.15 spaces/unit =

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
		@ 3.5 spaces/100 m <sup>2</sup> = 78 spaces  Total Parking Required = 1,801 spaces	139 spaces + 1,809 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 82 spaces + 2,215 m <sup>2</sup> Commercial (Office) @ 3.0 spaces/100m <sup>2</sup> = 67 spaces  Total Parking Proposed = 1,034 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	10.4 m <sup>2</sup> (9,590 m <sup>2</sup> / 922 units)
e.	Loading Spaces	2	1

Block 3 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (Rutherford Road) - 7.5 m ii) Exterior Side (East) - 7.5 m iii) Rear (South) - 7.5 m iv) Interior Side (West) - 46 m based on a building height of 92 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) Exterior Side – 5.7 m iii) Rear - 0 m iv) Interior Side - 5 m
b.	Maximum Building Height	44 m	Tower 3A – 92 m (30–storeys) Tower 3B – 68 m (22–storeys)
c.	Minimum Parking Requirement	550 apartment units @ 1.5 spaces / unit = 825 spaces + 550 apartment units @ 0.25 visitor spaces/unit = 138 spaces + 297 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 18 spaces	302 - 1 Bedroom units @ 0.7 spaces / unit = 212 spaces + 182 - 2 Bedroom units @ 0.9 spaces / unit = 164 spaces + 66 - 3 Bedroom units @ 1 space / unit = 66 spaces +

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
		Total Parking Required = 981 spaces	Visitor Parking spaces: 550 units @ 0.15 spaces/unit = 83 spaces + 297 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100 m <sup>2</sup> = 14 spaces  Total Parking Proposed = 539 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	6.17 m <sup>2</sup> (3,408 m <sup>2</sup> / 550 units)
e.	Loading Spaces	2	1

Block 4 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u> i) Front (Jane Street) - 7.5m ii) Rear (East) - 7.5 m iii) Interior Side (North) - 46m based on a building height of 92 m iv) Exterior side (South) – 7.5m	<u>To the Proposed Building</u> i) Front - 0 m ii) Rear - 0 m iii) Interior Side - 18.5 m iv) Exterior Side – 0 m
b.	Maximum Building Height	44 m	Tower 4A - 92 m (30-storeys) Tower 4B - 80 m (26-storeys) 4C – 80 m (26-storeys)
c.	Minimum Parking Requirement	733 apartment units @ 1.5 spaces / unit = 1,100 spaces + 733 apartment units @ 0.25 visitor spaces/unit = 184 spaces + 1,449 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 87 spaces +	448 - 1 Bedroom units @ 0.7 spaces / unit = 314 spaces + 208 - 2 Bedroom units @ 0.9 spaces / unit = 188 spaces + 77 - 3 Bedroom units @ 1 space / unit = 77 spaces + Visitor Parking spaces: 733 units @ 0.15 spaces/unit =



	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
		2,222 m <sup>2</sup> Commercial (Office) @ 3.5 spaces/100 m <sup>2</sup> = 78 spaces  Total Parking Required = 1,449 spaces	110 spaces + 1,449 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100m <sup>2</sup> = 66 spaces + 2,222 m <sup>2</sup> Commercial (Office) @ 3.0 spaces/100m <sup>2</sup> = 67 spaces  Total Parking Proposed = 822 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	9.87 m <sup>2</sup> (7,235 m <sup>2</sup> / 733 units)
e.	Loading Spaces	2	1

Block 5 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (North) - 7.5 m ii) Exterior Side (West) - 7.5 m iii) Interior Side (East) - 37 m based on a building height of 74 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) Exterior Side - 3 m iii) Interior Side - 18.5 m
b.	Maximum Building Height	44 m	Tower 5A - 74 m (24 - storeys) Tower 5B - 74 m (24 - storeys)
c.	Minimum Parking Requirement	608 apartment units @ 1.5 spaces / unit = 912 spaces + 608 apartment units @ 0.25 visitor spaces/unit = 152 spaces + 824 m <sup>2</sup> Commercial (Retail) @ 6 spaces/100 m <sup>2</sup> = 50 spaces	371 - 1 Bedroom units @ 0.7 spaces / unit = 260 spaces + 191 - 2 Bedroom units @ 0.9 spaces / unit = 172 spaces + 46 - 3 Bedroom units @ 1 space / unit = 46 spaces +

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
		Total Parking Required = 1,114 spaces	Visitor Parking spaces: 608 units @ 0.15 spaces/unit = 92 spaces + 824 m <sup>2</sup> Commercial (Retail) @ 4.5 spaces/100 m <sup>2</sup> = 38 spaces  Total Parking Proposed = 608 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	15.33 m <sup>2</sup> (9,318 m <sup>2</sup> / 608 units)

Block 6 (As Shown on Attachment #3)

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<u>To the Proposed Building</u>  i) Front (North) - 7.5 m ii) Interior Side - 34 m based on a building height of 68 m	<u>To the Proposed Building</u>  i) Front - 0 m ii) East Interior Side - 7.58 m West Interior Side – 0 m
b.	Maximum Building Height	44 m	Tower 6A – 68 m (22–storeys)
c.	Minimum Parking Requirement	302 apartment units @ 1.5 spaces / unit = 453 spaces + 302 apartment units @ 0.25 visitor spaces/unit = 76 spaces  Total Parking Required = 529 spaces	190 - 1 Bedroom units @ 0.7 spaces / unit = 133 spaces + 94 - 2 Bedroom units @ 0.9 spaces / unit = 85 spaces + 18 - 3 Bedroom units @ 1 space / unit = 18 spaces + Visitor Parking spaces: 302 units @ 0.15 spaces/unit = 46 spaces  Total Parking Proposed = 282 Spaces
d.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	16.63 m <sup>2</sup> (5,025 m <sup>2</sup> / 302 units)

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located at the southeast corner of Rutherford Road and Jane Street, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The 5.7 ha property has 200 m of frontage on Rutherford Road and 170 m on Jane Street. The site is currently vacant.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Prestige Area” by in-effect OPA #450 (Employment Area Plan), which does not permit the proposed residential and commercial/retail uses. The proposed mixed-use residential commercial development does not conform to in-effect OPA #450.</li> <li>▪ In May of 2012, the Vaughan Mills Centre Secondary Plan Study was initiated by the City of Vaughan. The Study resulted in OPA No. 2 to Vaughan Official Plan 2010 – Vaughan Mills Centre Secondary Plan (VMCSP), which was adopted by Vaughan Council on March 18, 2014, and approved, with modifications, by York Region on July 11, 2014. The VMCSP designates the subject lands as “High-Rise Mixed-Use” with a “Neighbourhood Park” designation at the east limit. The VMCSP identifies an overall density of 4.0 FSI (Floor Space Index), and building heights ranging from 22 to 25-storeys on the subject lands. This designation permits commercial/retail uses and office uses to a maximum of 12,500 m<sup>2</sup>. The VMCSP has been appealed to the Ontario Municipal Board (OMB) by a number of parties including the Owners of the subject lands.</li> <li>▪ The proposed density (5.3 FSI) and the number of storeys (up to 38-storeys) proposed does not conform to VOP 2010 (Vaughan Mills Centre Secondary Plan).</li> <li>▪ The VMCSP identifies that an existing woodlot located along the southern boundary of the subject lands be protected in accordance with the City of Vaughan Natural Heritage Network Review that is in process. The boundaries of the woodlot and protected area will be determined and/or refined through the development approval process.</li> <li>▪ Based on all of the above, an amendment to the Official Plan is required, and the applicant has submitted the subject application to amend in-effect OPA #450 and OPA #600.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned EM1 Prestige Employment Area Zone, subject to Exception 9(1170) by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “H” and OS2 Open Space Park Zone, together</li> </ul>

	with site-specific zoning exceptions identified in Table 1 required to implement the proposed plan.
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>• The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> <li>• The appropriateness of the proposed “High Density Residential/Commercial” Official Plan designation and policies that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands (Attachments #3 - #9).</li> </ul>
b.	Appropriateness of the Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed rezoning of the subject lands to RA3(H) Apartment Residential Zone with site-specific zoning exceptions to implement the proposed high density residential development with retail, office, institutional and community space uses will be reviewed in consideration of, but not limited to, the final Official Plan policies, compatibility with the surrounding land uses, built form, urban design, environmental sustainability, parking and traffic.</li> </ul>
c.	Vaughan Mills Centre Secondary Plan (VMCSP) and the Ontario Municipal Board (OMB)	<ul style="list-style-type: none"> <li>• The subject applications in an earlier form were filed with the City of Vaughan in December 2006. Review and consideration of the applications was deferred pending the City initiated review of the Jane Street Corridor. The applications were revised during the VMCSP process.</li> <li>• On February 11, 2014, the Owners appealed the subject applications to the Ontario Municipal Board, based on the failure of the approval authority to render a decision within the time frames prescribed by the Planning Act.</li> <li>• The appeals of these applications were consolidated with the appeals of the VMCSP by the OMB on April 11, 2014. An OMB Pre-Hearing Conference for these appeals was held on September 22 and 23, 2014.</li> <li>• Subsequently, the Owner requested that the OMB commence Mediation proceedings for these appeals.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
d.	Planning and Urban Design Rationale	<ul style="list-style-type: none"> <li>The Planning and Urban Design Rationale report submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Planning Department.</li> </ul>
e.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> <li>A Traffic Impact Study and Parking Assessment will be reviewed to the satisfaction of the York Region Transportation and Community Planning Department and the Vaughan Development Engineering and Infrastructure Planning Services Department.</li> </ul>
f.	Environmental Noise and Vibration Feasibility Study	<ul style="list-style-type: none"> <li>An Environmental Noise and Vibration Feasibility Study will be reviewed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.</li> </ul>
g.	Community Services Study	<ul style="list-style-type: none"> <li>A Community Services Study will be reviewed to the satisfaction of the City of Vaughan.</li> </ul>
h.	Parkland/Amenity Area	<ul style="list-style-type: none"> <li>A parkland proposal and landscape plans must be reviewed to the satisfaction of the City of Vaughan.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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, if approved.</li> </ul>
j.	Future Site Development Application(s)	<ul style="list-style-type: none"> <li>Should the subject applications be approved, a Site Development Application(s) will be required for review and approval and will consider appropriate building and site design, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, sun, shadow and wind impacts, appropriate amenity area, and barrier free accessibility.</li> <li>Opportunities to implement TDM (Transportation Demand Management) including car share, plug-ins for electric cars, bicycle storage areas, provision of Presto transit passes, etc. will be reviewed by the City of Vaughan and York Region, if the subject applications are approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
k.	Phasing	<ul style="list-style-type: none"> <li>• A Development Concept and Phasing Plan(s) must be submitted and must: <ul style="list-style-type: none"> <li>- Identify how existing and proposed development can be accommodated;</li> <li>- consider neighbouring uses and the need to buffer or stage uses; and,</li> <li>- Identify public infrastructure and facilities required to secure the development.</li> </ul> </li> </ul>
l.	Future Draft Plan of Subdivision and Condominium Applications	<ul style="list-style-type: none"> <li>• A Draft Plan of Subdivision Application is required to delineate the proposed development blocks, roads, park and open space blocks, and any other blocks to be conveyed to a public authority.</li> <li>• A Draft Plan of Condominium (Standard) Application is required to establish the tenure for the proposed buildings, if the subject applications are approved.</li> </ul>
m.	Environmental Site Assessment	<ul style="list-style-type: none"> <li>• The Environmental Site Assessment submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department. The Owner must provide a Record of Site Condition, based on the studies of the qualified environmental consultant and the completion of any necessary remediation work. The Record of Site Condition must be acknowledged by the Ministry of the Environment and Climate Change prior to consideration of these applications by the Committee of the Whole.</li> </ul>
n.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>• The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, and therefore, must be reviewed to the satisfaction of the TRCA and the City, with regard to the establishment of the development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical; servicing; and, the possible dedication/conveyance of open space/valley lands to either the City of Vaughan or the TRCA.</li> </ul>
o.	Water & Servicing Allocation	<ul style="list-style-type: none"> <li>• The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

### **Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered. York Region is a Party to the hearing involving the Rutherford Land Development Corp. OMB Appeal.

### **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 Vaughan 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. Site Plan
4. Rendering Looking North West
5. Block Plan and Public Road Allowance
6. Elevation Plan (West)
7. Elevation Plan (North)
8. Elevation Plan (South)
9. Elevation Plan (East)

### **Report prepared by:**

Clement Messere, Senior Planner, ext. 8409

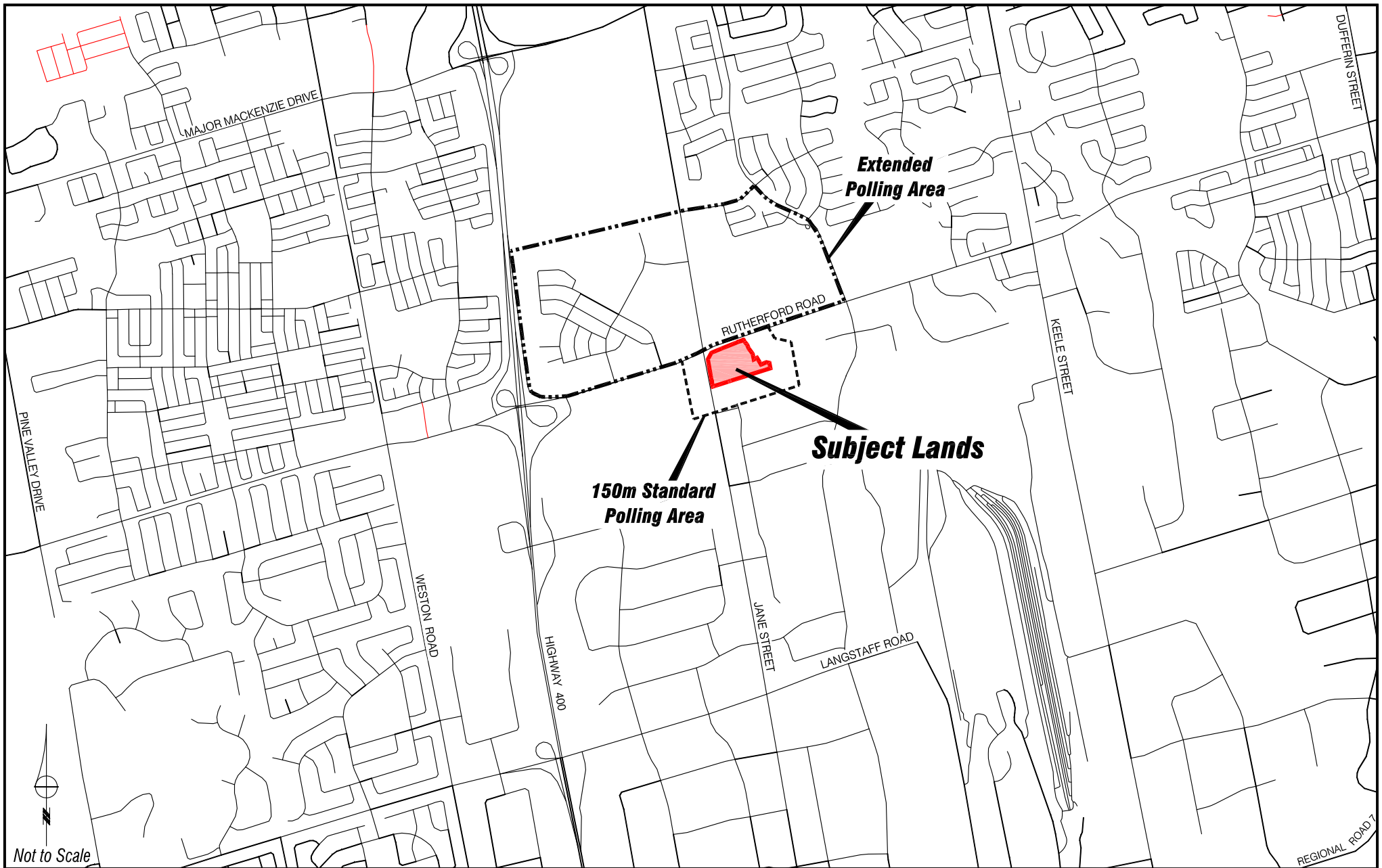
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg



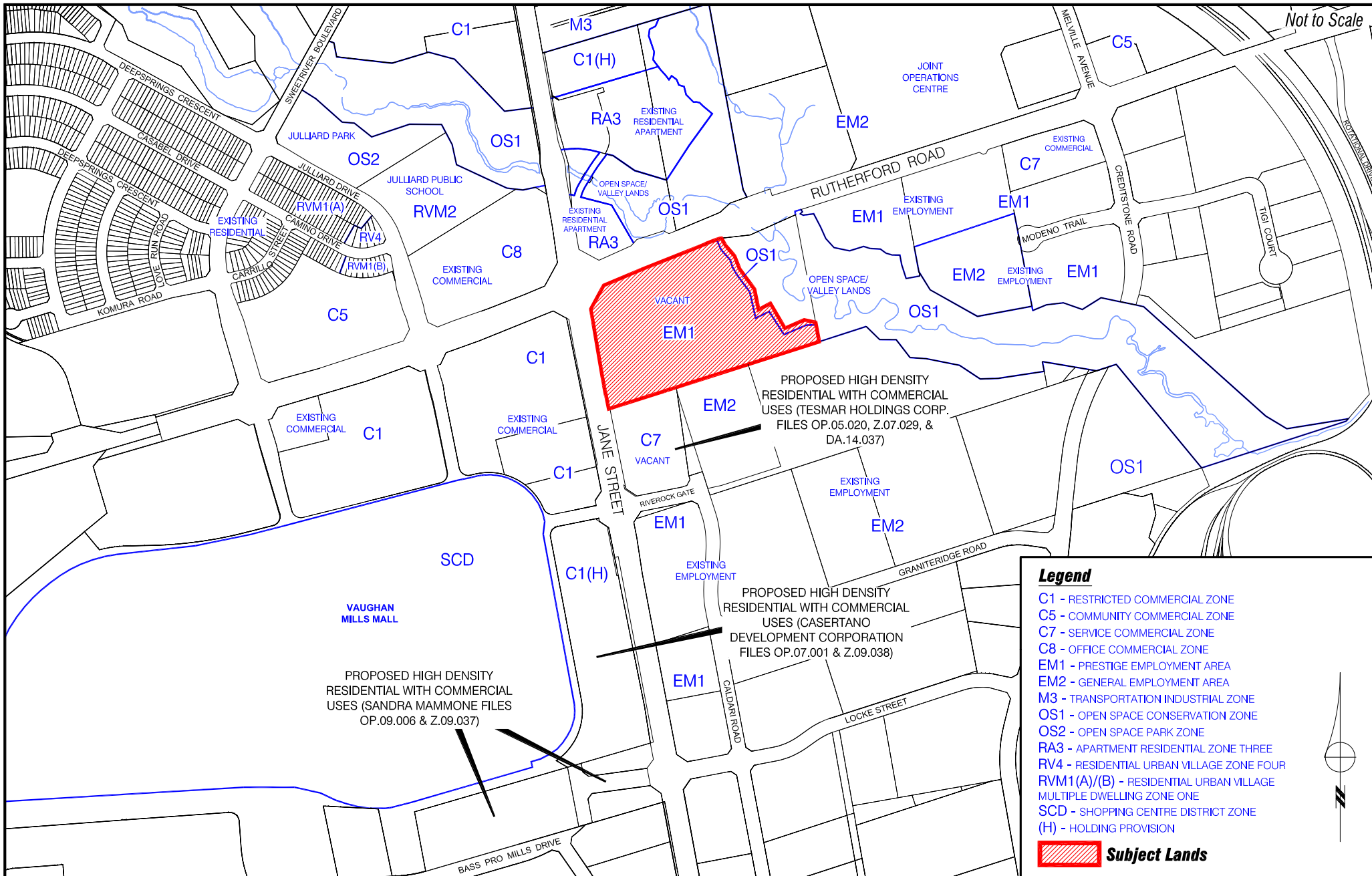
## Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

1





# Location Map

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg

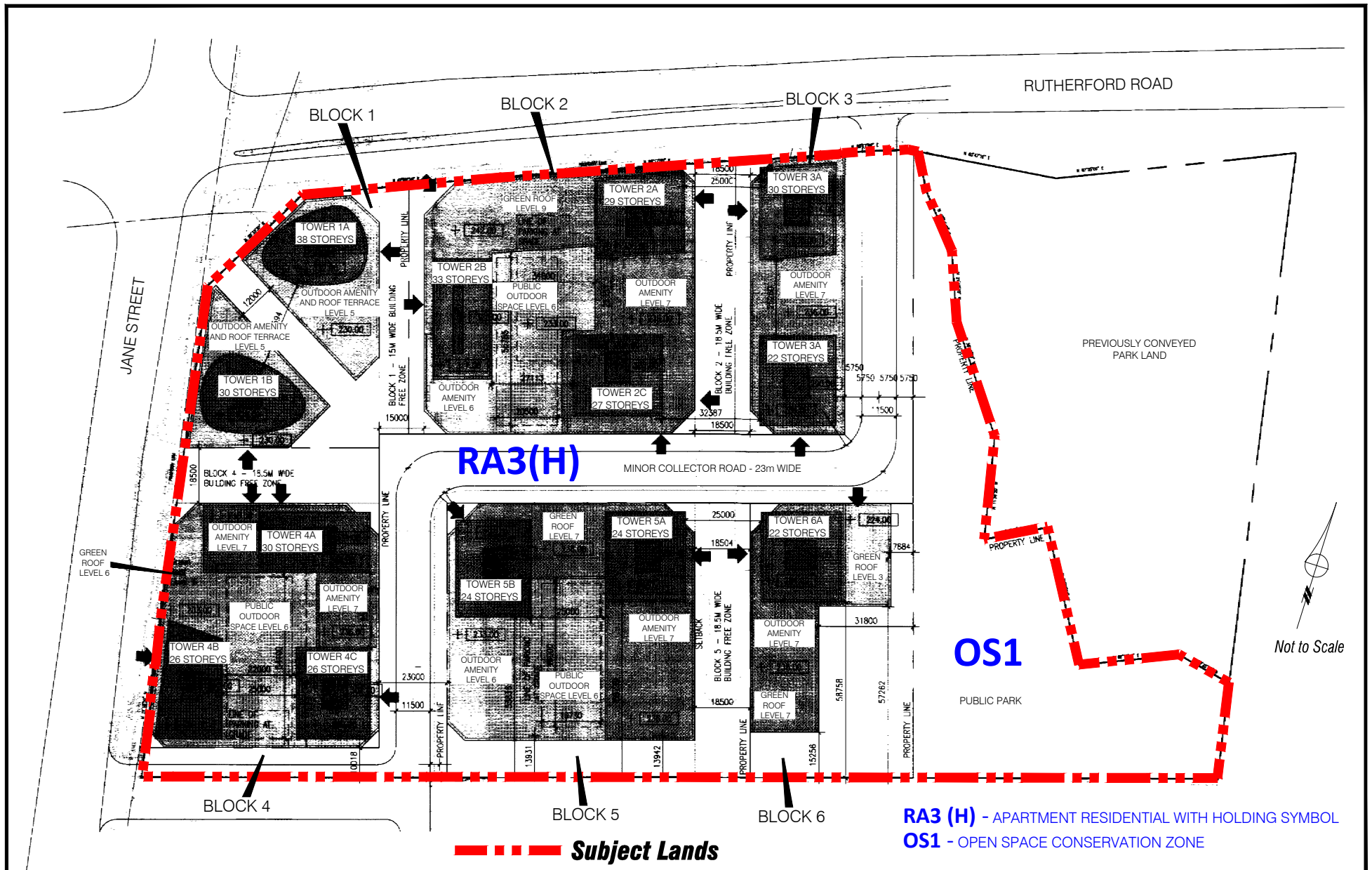


# Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

2



## Site Plan

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg



## Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

3





## Rendering Looking North West

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg



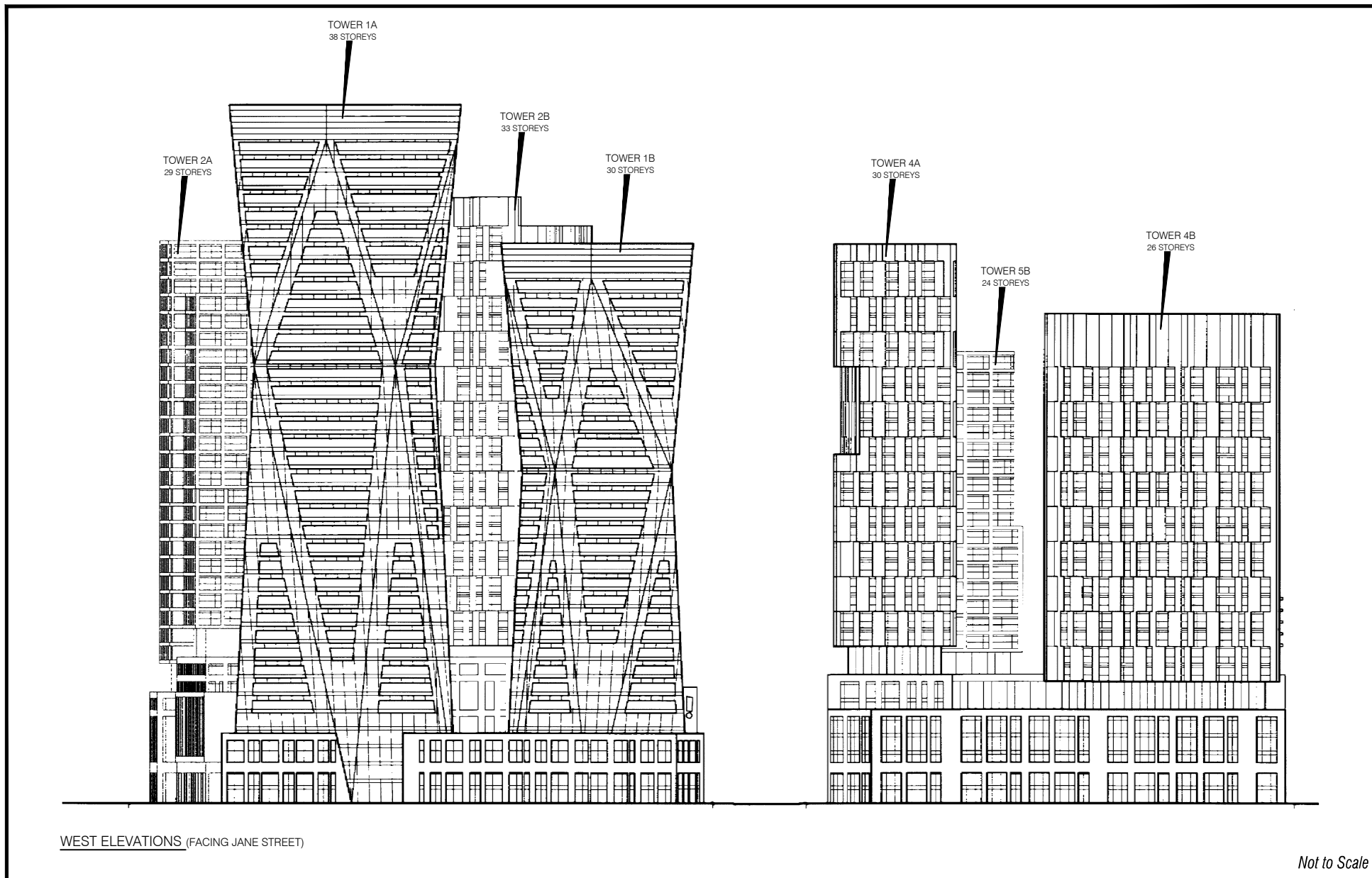
Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

4





## Elevation Plan (West)

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg



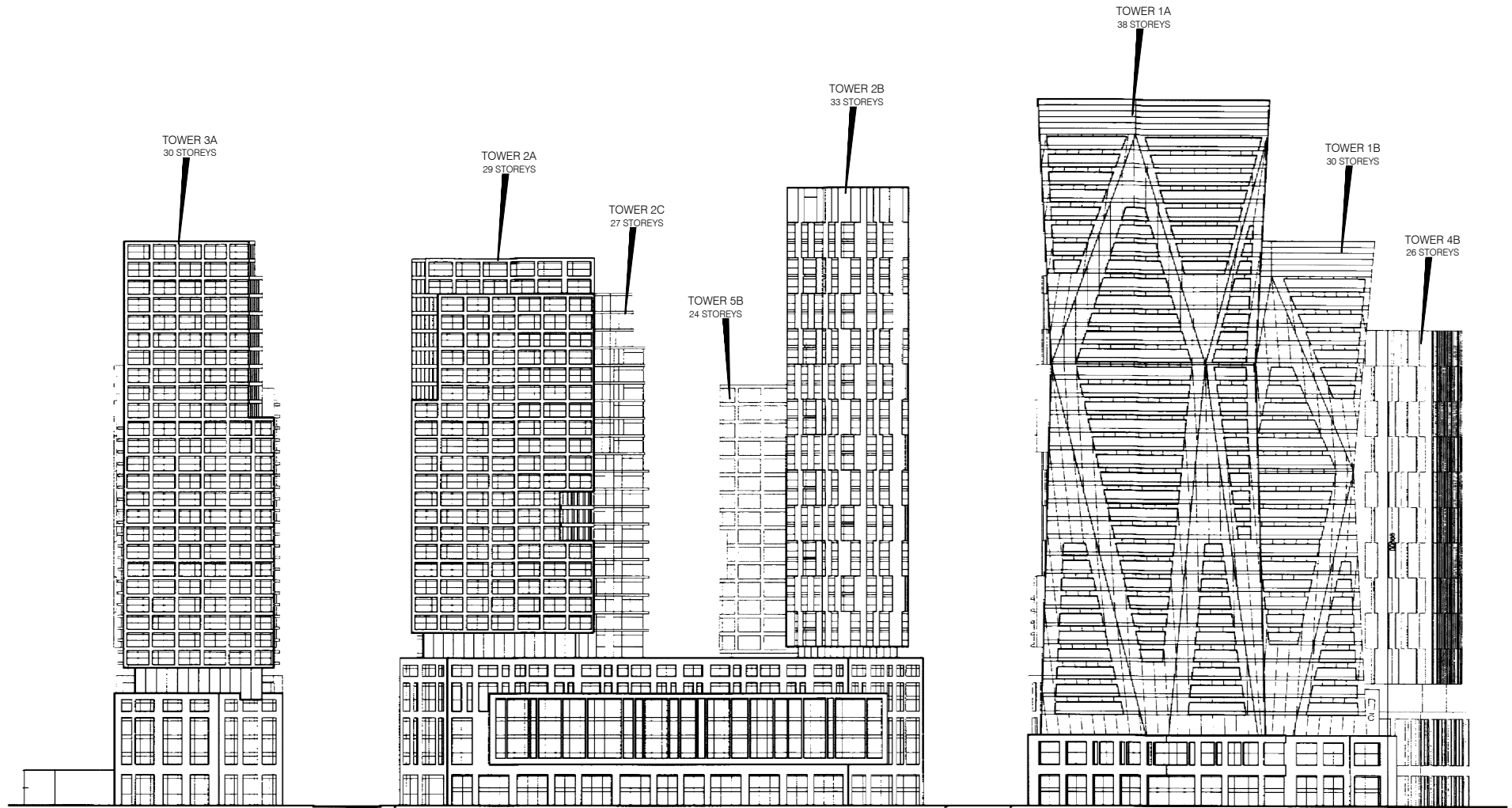
Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

6





NORTH ELEVATIONS (FACING RUTHERFORD ROAD)

*Not to Scale*

## Elevation Plan (North)

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg

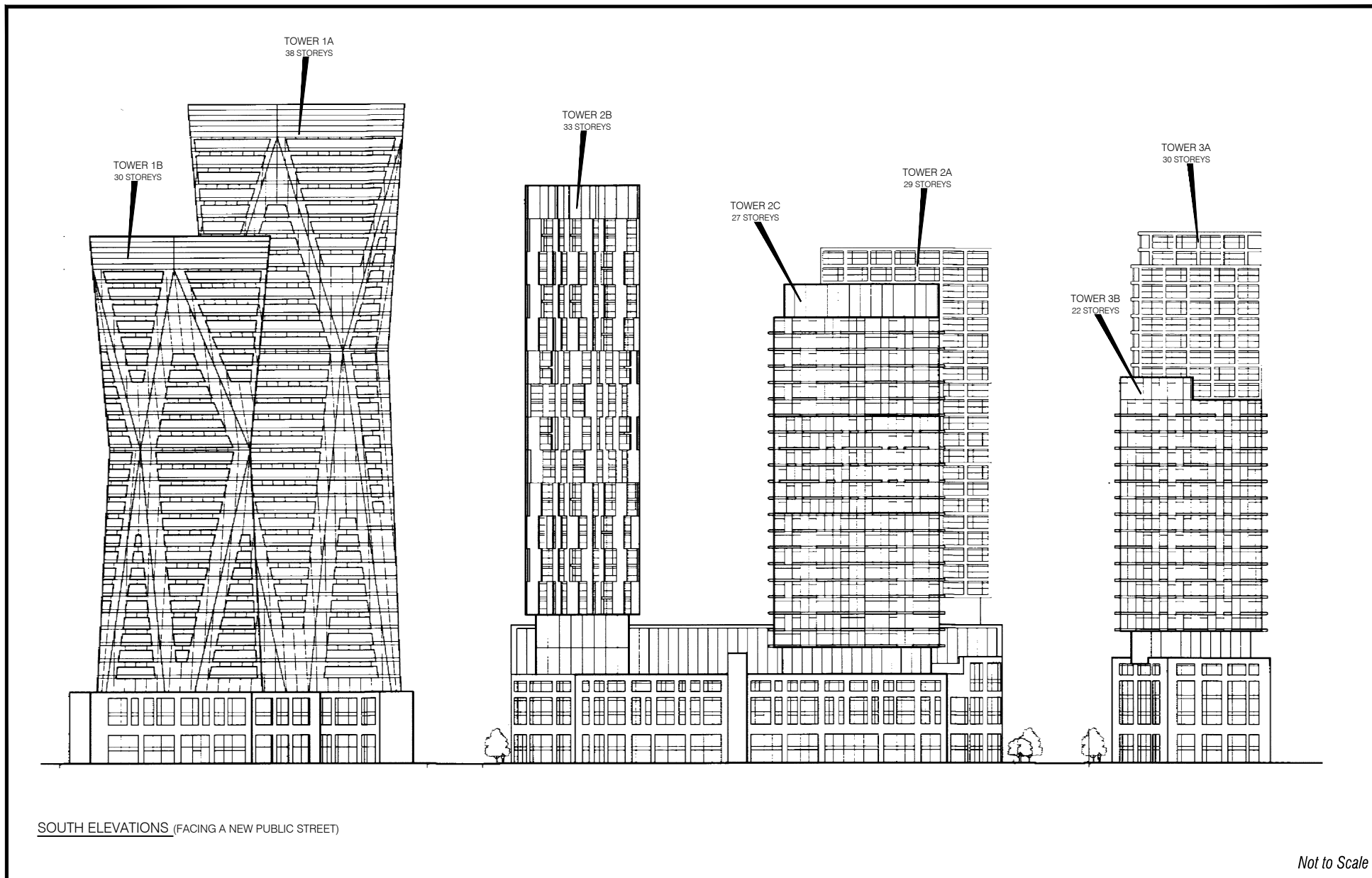


Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

7



## Elevation Plan (South)

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg

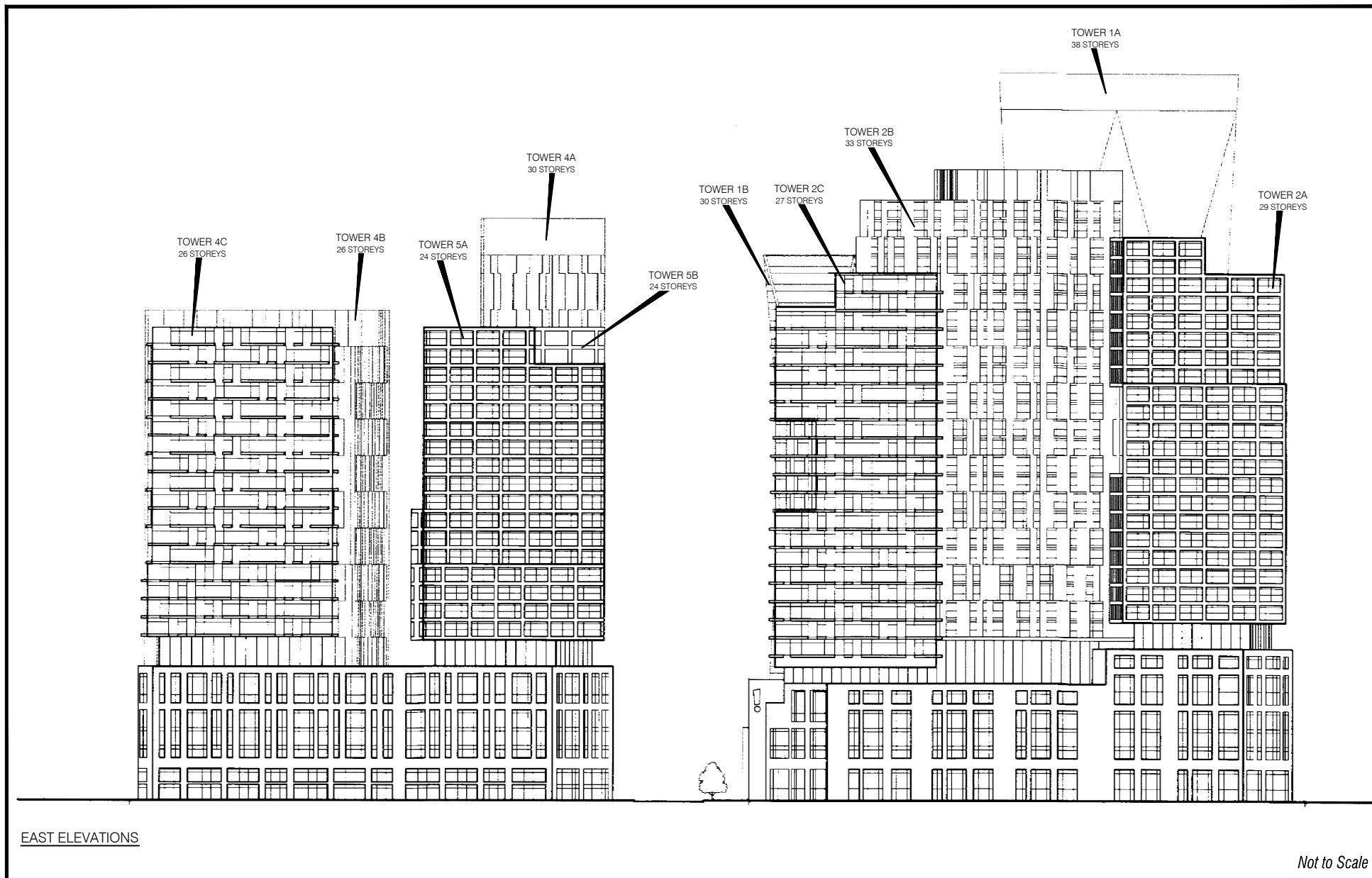


Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

8



## Elevation Plan (East)

LOCATION:  
Part of Lot 15, Concession 4

APPLICANT:  
Rutherford Land Development Corp.

N:\DFT\1 ATTACHMENTS\OP\op.06.028z.06.075.dwg



Attachment

FILES:  
OP.06.028 & Z.06.075

DATE:  
January 12, 2015

9