

# 3300 Rutherford Road

Communication: C33  
Committee of the Whole (PM)  
May 2, 2023  
Item #2

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Combined Official Plan Amendment No. OP.23.001  
& Zoning By-law Amendment Z.23.002

Public Meeting  
May 2, 2023

almadev



 **Lithos**

KRCM 

GRADIENTWIND  
ENGINEERS & SCIENTISTS



BDP.  
Quadrangle

URBAN  
STRATEGIES  
INC.



# A significantly sized site capable of accommodating a dense mixed-use, complete community



**Location:** along a Primary Intensification Corridor

**Current/Permitted Use:** Commercial

**Context:** Low-rise residential; high-rise mixed use residential; commercial & retail uses

## Connectivity

- Highway 400
- YRT Bus Routes 85, 20, 720 and 760 with connections to Toronto Transit Commission (TTC) and Metrolinx transit networks

**Area of planned intensification**  
(Intensification corridor and Primary Intensification Areas)



**The Site today** is an underutilized and auto oriented retail site



**West View of Subject Site - Dollorama and Decathlon**



**Southeast View of Subject Site - the Keg Steakhouse + Bar**



**North View of Subject Site - Retail Strip**



**Residential area directly north of Subject Site**



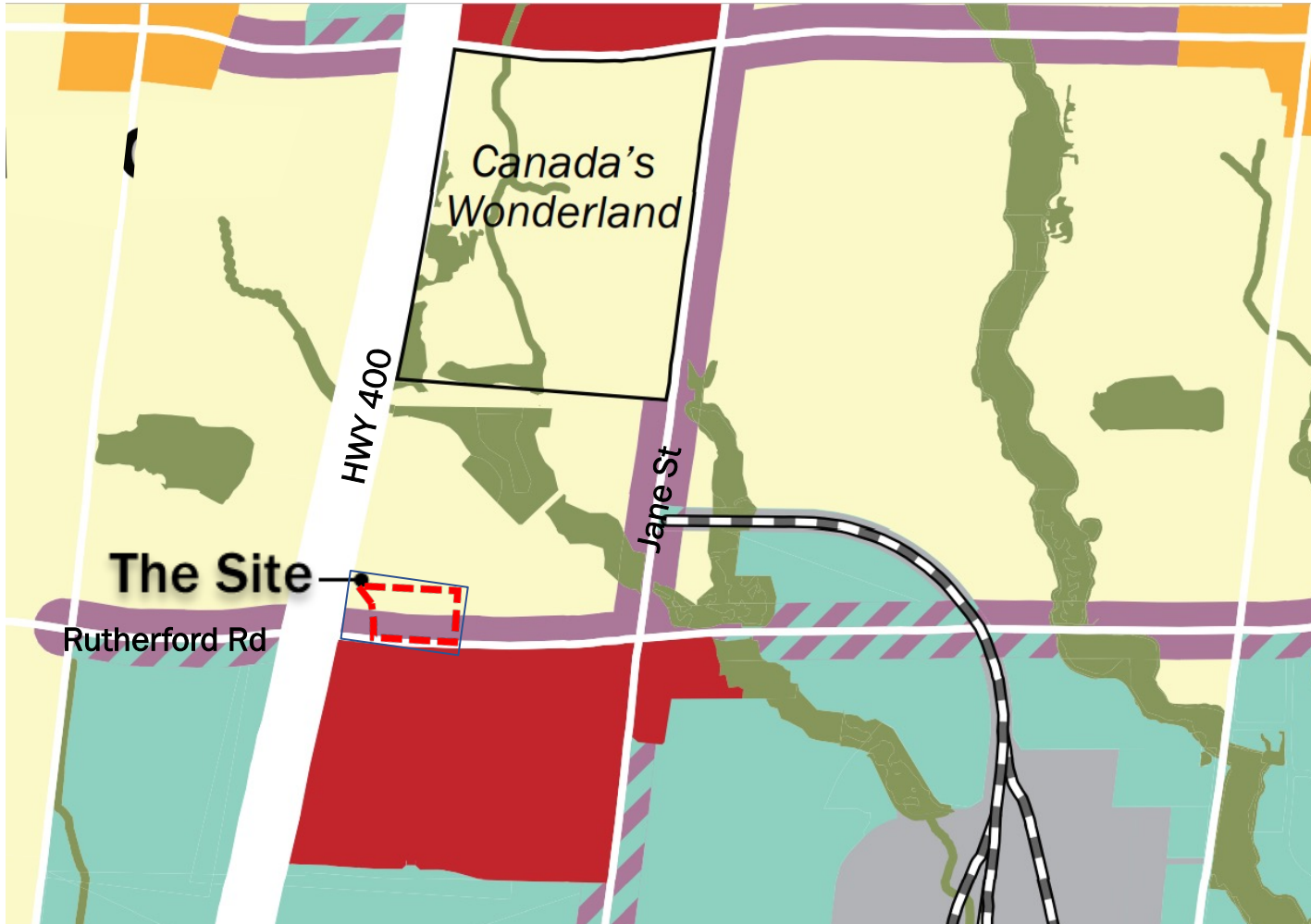
**Vacant lot west of Subject Site**



**Tuscany Place directly south of Subject Site**

# The policy context is supportive of intensification along the Rutherford Road corridor

## Schedule 1 – Urban Structure



### Primary Intensification Corridors

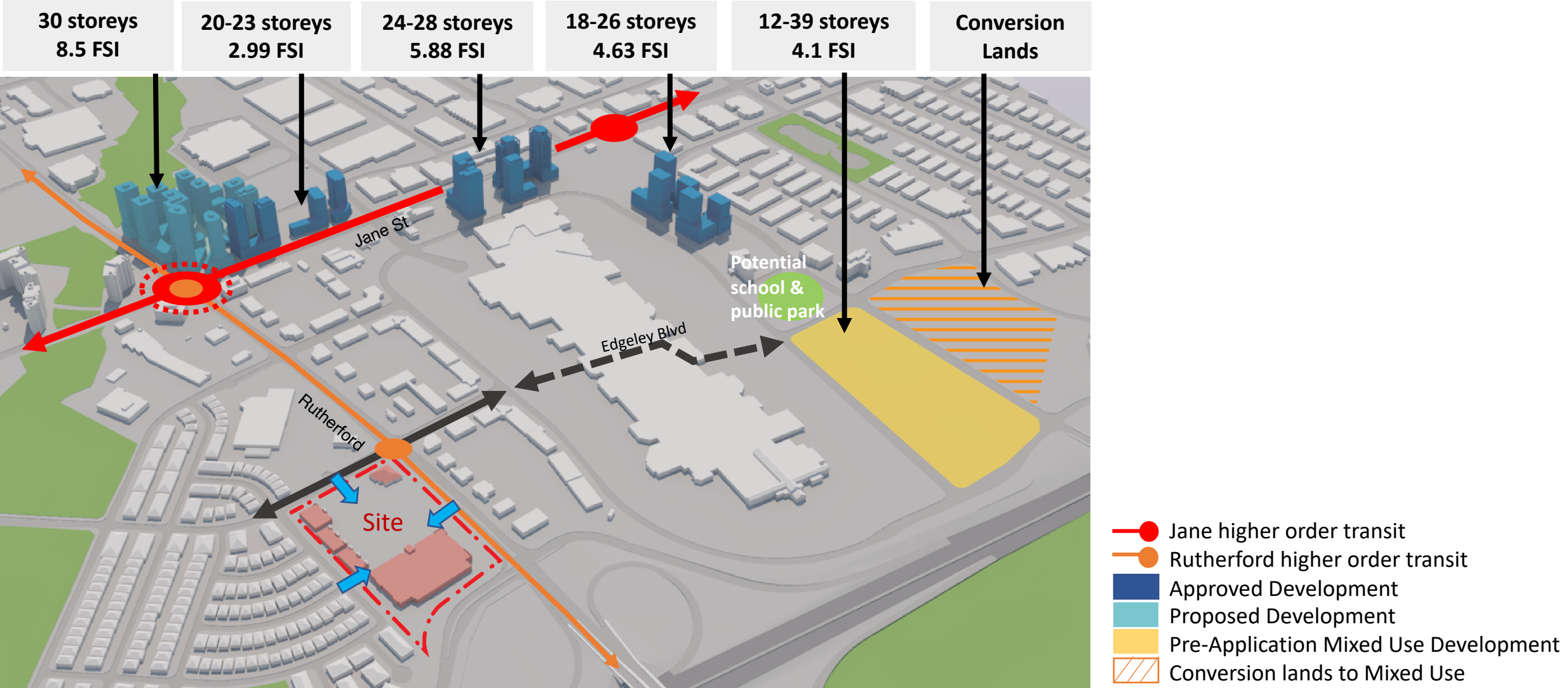
- Mixed-use or employment intensification
- Mix of housing types/tenures
- Transit-supportive densities

### Intensification Areas

- Primary Centres (Red)
- Local Centres (Orange)
- Regional Intensification Corridors (Pink)
- Regional Intensification Corridors within Employment Areas (Pink with diagonal stripes)
- Primary Intensification Corridors (Purple)
- Primary Intensification Corridors within Employment Areas (Purple with diagonal stripes)

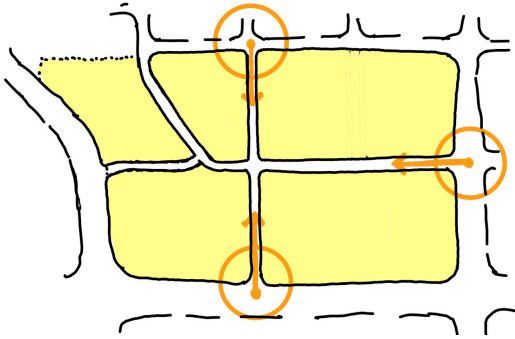


# The development context is evolving and creates a contextual reference for heights and density

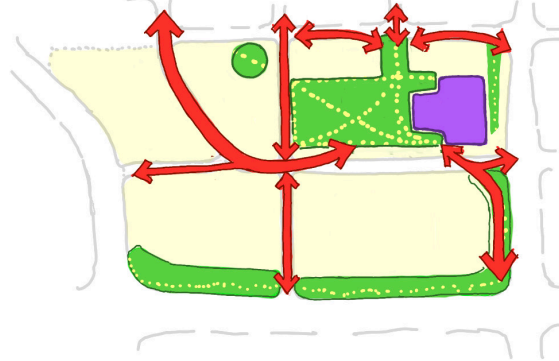




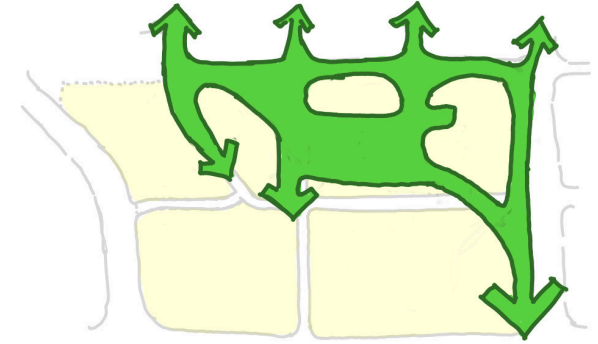
## 6 Big Moves inform the design direction for the Site



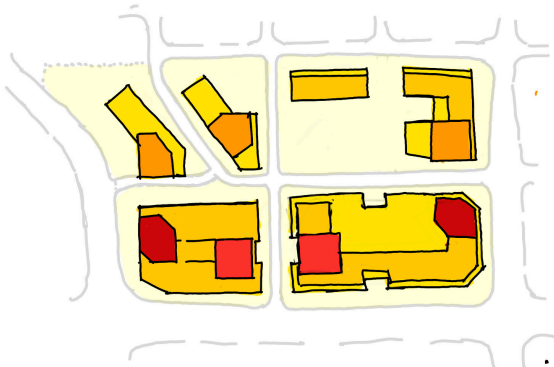
1. Fine Grained Network



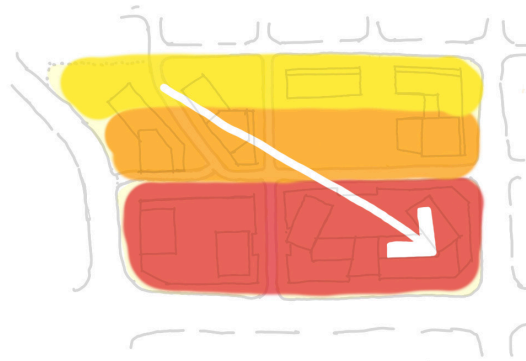
2. Centralized Open Space



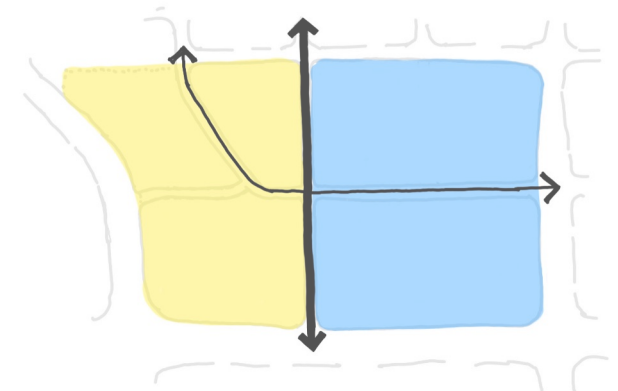
3. Porous Neighbourhood Edge



4. Diverse Built Form



5. Graduated Height



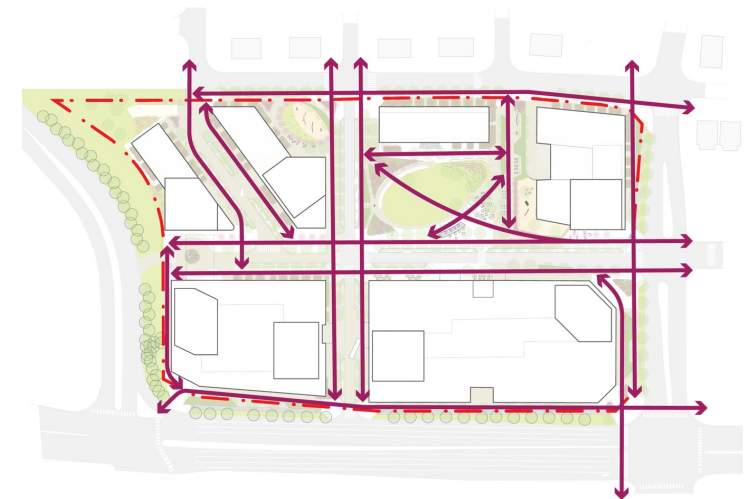
6. Coordinated Phasing



# City Building Opportunities: **Public realm improvements**

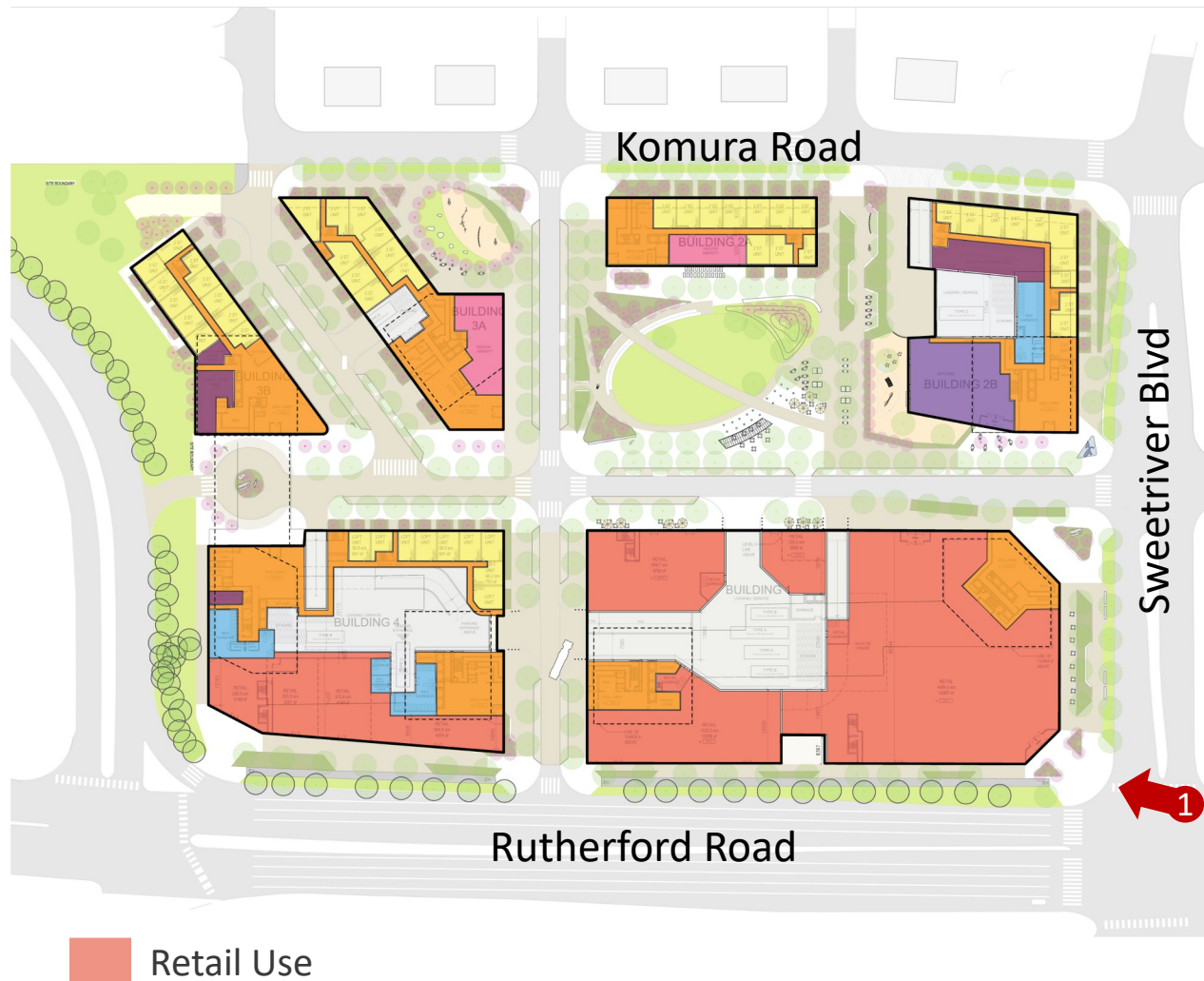


- Green network incorporates a **series of open spaces and mid-block connections**
- **Integrating a new public park** that offers opportunities for passive and active uses
- **New community amenity facing the public park**





# City Building Opportunities: **Retain retail in a highly walkable environment**



Looking northwest at Rutherford and Sweetriver



# City Building Opportunities: **Diversify housing options through a variety of built forms transitioning from the existing neighbourhood**



## Development Statistics

- **GFA: 218,076 m<sup>2</sup>**
  - Residential GFA: 209,531 m<sup>2</sup>
  - Commercial GFA: 7,826 m<sup>2</sup>
  - Community GFA: 720 m<sup>2</sup>
- **Gross FSI: 4.86**
- **Height: 1-35 storeys**
- **Units: 3,047**
  - 1 Bedroom: 1,800
  - 2 Bedroom: 1,066
  - 3 Bedroom: 153
- **Rental housing: 10% of total units**
- **Open Space: 0.65 hectares**



# Thank You

