

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 22, 2024

Item 6, Report No. 18, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on May 22, 2024, as follows:

***By receiving the following Communications:***

- C1. Sergiy Maltsev, Deepsprings Cres., Vaughan, dated May 6, 2024;***
- C2. Jui Desai, Love Run Rd., Maple, dated May 7, 2024;***
- C3. Alfredo Garcia, dated May 6, 2024;***
- C4. Amram Bentolila, Deepsprings Cres, Maple, dated May 7, 2024;***
- C5. Sarah Tova Rabinovitch, Deepsprings Crescent, Maple, dated May 7, 2024;***
- C6. Carlos Morales and family, Deepsprings Crescent, Maple, dated May 7, 2024;***
- C7. Rubi Brissett, Casabel Drive, Vaughan, dated May 7, 2024;***
- C8. Neha Desai, Multimatic Anton Mfg., Basaltic Road, Concord, dated May 8, 2024;***
- C9. Dineskanth Selvarajah, National Drive, Maple, dated May 7, 2024;***
- C10. Adrian Brissett, Casabel Drive, Vaughan, dated May 7, 2024;***
- C11. Anatoli Gues, Deepsprings Cres., Maple, dated May 6, 2024;***
- C12. Digiacomo Family, dated May 6, 2024;***
- C13. Patricia Rojas, dated May 8, 2024;***
- C14. Natalia Gues, Deepsprings Cres., Maple, dated May 6, 2024;***
- C15. Sergiy Moroz, Love Run Rd., Vaughan., dated May 7, 2024;***
- C16. Anna Antsipovitch, dated May 7, 2024;***
- C17. Neha Desai, dated May 9, 2024;***
- C18. Natalya Amelina, Viktor Kuzov, Camino Drive, Maple, dated May 6, 2024;***
- C19. Quang Ngo, National Pine Drive, Maple, dated May 6, 2024;***
- C20. Vageetha Senevirathna, dated May 6, 2024;***
- C21. Olga Khazaradze, dated May 6, 2024;***
- C22. Philip Khazaradze, dated May 6, 2024;***
- C23. Michael Nathai, dated May 6, 2024;***
- C24. Yakov Kandyba, dated May 6, 2024;***
- C25. Linda Ortepi, dated May 7, 2024;***
- C26. Elmira and Adil Nurtayev, Deepsprings Cres., Vaughan, dated May 7, 2024;***
- C27. Hasan Ozbay, Deepsprings Crescent, Maple, dated May 7, 2024;***
- C28. Peyman Ozbay, dated May 7, 2024;***
- C29. Dhananjay Desai, Love Run Rd., Maple, dated May 7, 2024;***
- C30. Neha Desai, dated May 7, 2024;***
- C31. Nick N., dated May 7, 2024;***
- C32. Shawn and Audrey Reynolds, Pikake Court, Maple, dated May 7, 2024; and***
- C41. Quang Ngo, National Pine Drive, Maple, dated May 16, 2024.***

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- 6. 3300 RUTHERFORD DEVELOPMENTS INC. OFFICIAL PLAN  
AMENDMENT FILE OP.23.001 ZONING BY-LAW AMENDMENT FILE  
Z.23.002 3300 RUTHERFORD ROAD VICINITY OF RUTHERFORD  
ROAD AND HIGHWAY 400**

**The Committee of the Whole (Public Meeting) recommends:**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 22, 2024

#### Item 6, CW(PM) Report 18 – Page 2

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved;
2. That the comments of Melanie Hare, Urban Strategies, Spadina Avenue, Toronto, on behalf of the applicant, and Communication C23., presentation material, dated May 7, 2024, be received;
3. That the comments and communications of the following speakers be received:
  1. Yuchong Li, Jarrett Court, Maple;
  2. Leung Fai Lau, Pikake Court, Maple, and Communication C25., dated May 6, 2024;
  3. Patricia Rojas, Casabel Drive, Maple, and Communication C27., dated May 7, 2024;
  4. Shawn Reynolds, Pikake Court, Maple;
  5. Joseph De Leo, Jarrett Court, Maple;
  6. Sue Ekserci, Jarrett Court, Maple;
  7. Gustavo Cruz, Casabel Drive, Maple, and Communications C5., dated May 3, 2024, and C28.;
  8. Saleem Ahmed, Carillo Street, Maple;
  9. Gagan Kisana, Carillo Steet, Maple;
  10. Chiappetta Umile, Casabel Drive, Maple;
  11. Timothy Jason, Deepsprings Crescent, Maple;
  12. Habiba Adan, Love Run Road, Maple;
  13. Irene Vuong, Camino Drive, Maple, and Communication C17., dated May 6, 2024;
  14. Alyssia Bueno, Casabel Drive, Maple;
  15. Thy Dinh, National Pine Drive, Maple, and Communications C13., dated May 6, 2024, and C29.;
  16. Sandra Fera, Pikake Court, Maple;
  17. Gemma Fera, Pikake Court, Maple;
  18. Kira Carter, Komura Road, Maple;
  19. Jason Frittaion, Pikake Court, Maple, and Communication C30., dated May 7, 2024;
  20. Adrian Nanu, Love Run Road, Maple, and Communication C24., dated May 6, 2024;
  21. Abby and Steven Ferreira, Deepsprings Crescent, Maple;
  22. Margie Casallas Artunduaga, Deepsprings Crescent, Maple, and Communication C16., dated May 6, 2024;
  23. Bianca Savage, National Pine Drive, Maple;
  24. Angie Barrett, Deepsprings Crescent, Maple;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 22, 2024

Item 6, CW(PM) Report 18 – Page 3

25. Ellis Dinola, Love Run Road, Maple;
  26. Dalit Elivaz, Casabel Drive, Maple;
  27. Yoav Hadany, Casabel Drive, Maple; and
  28. Olga Appolonova, Komura Road, Maple; and
4. That the following communications be received:
- C3. Garo Ekserci, Jarrett Court, Maple, dated April 25, 2024;
  - C4. Nadia Bentolila, dated April 29, 2024;
  - C6. Resident, dated May 2, 2024;
  - C7. Van Tram, National Pine Drive, Maple, dated May 3, 2024;
  - C12. Alfredo Garcia, Vaughan, dated May 5, 2024;
  - C14. Tim Jason and Margie Casallas, Deepsprings Crescent, Vaughan, dated May 5, 2024;
  - C15. Tim Jason and Margie Casallas, Deepsprings Crescent, Vaughan, dated May 5, 2024;
  - C18. Flavius Anton, Deepsprings Crescent, Vaughan, dated May 5, 2024;
  - C19. Residents on Komura Road, Vaughan, dated May 5, 2024; and
  - C20. Hamideh Habibi, Casabel Drive, Maple, dated May 6, 2024.

#### Recommendations:

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.001 and Z.23.002 (3300 Rutherford Developments 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.

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, May 7, 2024

**WARD(S):** 1

**TITLE: 3300 RUTHERFORD DEVELOPMENTS INC.  
OFFICIAL PLAN AMENDMENT FILE OP.23.001  
ZONING BY-LAW AMENDMENT FILE Z.23.002  
3300 RUTHERFORD ROAD  
VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a high-rise mixed-use development ranging in height from 6 to 29-storeys with approximately 2,009 units, including 10% rental units (201 units), 7,968 m<sup>2</sup> of non-residential uses, 7,162 m<sup>2</sup> of retail and 806 m<sup>2</sup> of community space having a floor space index of 4.56 times the area of the lot (the 'Development'), as shown on Attachments 3 and 5.

**Report Highlights**

- The Owner proposes to amend Official Plan 2010 and Zoning By-law 001-2023 to permit a high-rise mixed-use development.
- Previously heard at the May 2, 2023 Public Meeting.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.001 and Z.23.002 (3300 Rutherford Developments 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.

## **Background**

Location: 3300 Rutherford Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2. The Subject Lands are currently occupied by a commercial plaza including an eating establishment (The Keg), retail stores (strip plaza, Dollarama and Decathlon).

Date of Pre-Application Consultation Meeting: September 16, 2022

Date applications were deemed complete: April 25, 2023

### ***Applications to amend the Official Plan and Zoning By-law have been submitted for the Subject Lands.***

3300 Rutherford Developments Inc. (the 'Owner') submitted the following applications (the 'Applications') to permit the Development as shown on Attachments 3 and 5:

1. Official Plan Amendment File OP.23.001 to redesignate the Subject Lands from "Mid-Rise Mixed-Use" with a maximum height of 8 and a density of 2.5 times the area of the lot to "High-Rise Mixed-Use" with a maximum height of 29-storeys and a maximum FSI of 4.56 times the area of the lot including site-specific policies that address built form, parkland/open spaces, phasing, streets and parking.

Additional minor amendments to VOP 2010 may be identified through the review of the Applications.

2. Zoning By-law Amendment File Z.23.002 to amend Zoning By-law 001-2021 to rezone the Subject Lands from "GMU General Mixed-Use Zone" subject to site-specific exception in the manner shown on Attachment 3, to "HMU High-Rise Mixed-Use Zone" together with site-specific exceptions identified in Attachment 7 of this report.

Additional minor amendments to the Zoning By-laws may be identified through the review of the Applications.

### ***The Committee of the Whole (Public Meeting) considered the Applications on May 2, 2023.***

The Committee of the Whole, on May 2, 2023, received a Public Meeting report on the Applications for a mixed-use development with 3,047 residential units, 8,546 m<sup>2</sup> of non-residential area with buildings ranging in height from 6-35 storeys with an FSI of 5.67 as shown on Attachment 6.

On April 16, 2024, the Owner revised the Development proposal, as shown on Attachments 2 to 5, as follows:

	<b>First Submission May 2, 2023 Public Meeting (Attachment 6)</b>	<b>Second Submission May 7, 2024 Public Meeting (Attachment 3)</b>	<b>Reduction</b>
<b>Height:</b> <b>Building 1 - Tower 1A</b> <b>Building 1 - Tower 1B</b> <b>Building 2</b> <b>Building 3 – Tower 3A</b>  <b>Building 3 – Tower 3B</b> <b>Building 4 – Tower 4A</b> <b>Building 4 – Tower 4B</b>	26-storeys 35-storeys 21-storeys 17-storeys  21-storeys 34-storeys 30-storeys	25-storeys 29-storeys 12-storeys removed  12-storeys 17-storeys 27-storeys	1-storey 6-storeys 9-storeys Replaced with 1 building 9-storeys 17-storeys 3-storeys
<b>Number of Residential Units</b>	<b>3,047</b>	<b>2,009</b>	<b>1,038-unit reduction (34%)</b>
<b>Residential GFA</b>	209,531m <sup>2</sup>	164,013m <sup>2</sup>	45,518m <sup>2</sup> (21.7%)
<b>Non-residential GFA</b>	7,826m <sup>2</sup>	7,162m <sup>2</sup>	664m <sup>2</sup> (8.5%)
<b>Community GFA</b>	720m <sup>2</sup>	806m <sup>2</sup>	Increase 86m <sup>2</sup> (need has not been determined)
<b>Proposed Total GFA</b>	218,076m <sup>2</sup>	171,981m <sup>2</sup>	46,095m <sup>2</sup> (21%)
<b>Net FSI</b>	5.67	4.56	Based on above FSI may change. Shown as a 1.11 FSI reduction (19.6%)

As per policy 10.1.4.1 of the Vaughan Official Plan (VOP 2010) a new Public Meeting is automatically required if an application(s) has been significantly amended beyond what was proposed and considered by Council at a previous Public Meeting. With the revised development proposal, the Development has changed, an additional Public Meeting is required for these Applications.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.***

a) Date the Notice of Public Meeting was circulated: April 12, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Rutherford Road, Sweet River Blvd and Komura Road in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands, an extended polling area as shown on Attachment 1 and to anyone on file with the Office of the City Clerk having requested notice.

- c) The following is a summary of written comments received as of April 23, 2024. The comments are organized by theme as follows:

**Privacy, Shadow and View**

- the building height will cause shadow and privacy impacts

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

**Lack of Infrastructure and Amenities**

- the Development will put on a strain on roads, schools, hospitals and parkland

**Environmental Impacts**

- the Development will cause increase in population density and will be a strain on the local environment, including air and water quality and an increase in noise pollution

**Construction**

- concerns about impacts on the existing community from construction dust and noise

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

The following is a link to a previous report regarding the Subject Lands:

[May 16, 2023, Council Extract \(Committee of the Whole \(Public Meeting\) Item 2, Report No. 21\)](#)

**Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the Development.***

**Official Plan Designation:**

- “Community Area” abutting a “Primary Intensification Corridor” being Rutherford Road on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use” with a maximum height of 8-storeys and a Floor Space Index (‘FSI’) of 2.5 on Schedule 13 – Land Use by VOP 2010
- This designation permits community facilities, cultural uses, retail uses, office uses, hotel, public and private institutional buildings, residential units in mid-rise buildings at a maximum building height of 8-storeys.

- An amendment to VOP 2010 is required to redesignate the lands to “High-Rise Mixed-Use”, increase the permitted building height to 35-storeys, the permitted FSI to 5.67 times the area of the lot, including site-specific policies that address built form, parkland/ open spaces, phasing, streets and parking.

***Amendments to Zoning By-law 001-2021 are required to permit the Development.***  
Zoning 001-2021

- “GMU General Mixed-Use Zone”, subject to site-specific Exception 700
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use Zone”, together with site-specific exceptions identified in Attachment 7.

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.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010.</li> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation outside of the primary centre being the Vaughan Mills Centre Secondary Plan (‘VMCSP’), building height and density, retail uses at grade, analysis including but not limited to the amount of parkland and affordable housing requirements.</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning and the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	The proposed Development demonstrates building heights and density exceeding the VMCSP	<ul style="list-style-type: none"> <li>▪ According to the Intensification Area policies of VOP 2010 (Policy 2.2.5), the hierarchy of mixed-use centre and corridors shall be as follows:               <ul style="list-style-type: none"> <li>▪ Vaughan Metropolitan Centre is intended to contain the tallest buildings and greatest densities in the City.</li> </ul> </li> </ul>



	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ <i>Regional Intensification Corridors</i> (e.g., Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond, accommodating mixed-use intensification.</li> <li>▪ <i>Primary Centres</i> (e.g., VMCSP) accommodating a wide range of uses and having tall buildings and lower ones to facilitate appropriate transition to neighbouring areas.</li> <li>▪ <i>Primary Intensification Corridors</i> (e.g., Rutherford Road) link various centres and are linear places of activity, accommodating mixed-use or employment intensification.</li> <li>▪ <i>Local Centres</i> focus for communities, are lower in scale and offer a limited range of uses.</li> <li>▪ The Subject Lands abut a Primary Intensification Corridor which is lower in the intensification hierarchy than the VMCSP on the south side of Rutherford Road. The VMCSP identifies the lands directly across the street from the Subject Lands as “Community Commercial Mixed-Use” with a maximum building height of 6-storeys and an FSI of 1.5 and “High-Rise Mixed-Use” closer to Sweetriver Boulevard with a maximum height of 16-storeys and an FSI of 2.0.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the comments provided by the DRP on February 23, 2023.</li> </ul>
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by the Ministry of Transportation, York Region and the Toronto and Region Conservation Authority, external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>
j.	Community Benefits Charges	<ul style="list-style-type: none"> <li>▪ The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.</li> </ul>
k.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.</li> </ul>
l.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The traffic impacts and access points proposed will need to be reviewed to the satisfaction of York Region and MTO.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ York Region will identify any required land conveyances.</li> </ul>
n.	Required Development Applications	<ul style="list-style-type: none"> <li>▪ The Owner has indicated that the Draft Plan of Subdivision will be submitted shortly. Due to the recent Planning Act changes, the future Draft Plan of Subdivision will not require a future Public Meeting.</li> <li>▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</li> <li>▪ The Owner is required to submit Site Development Draft Plan of Condominium (Standard) Applications for the Development, should the Applications be approved.</li> </ul>

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments for review.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

## **Attachments**

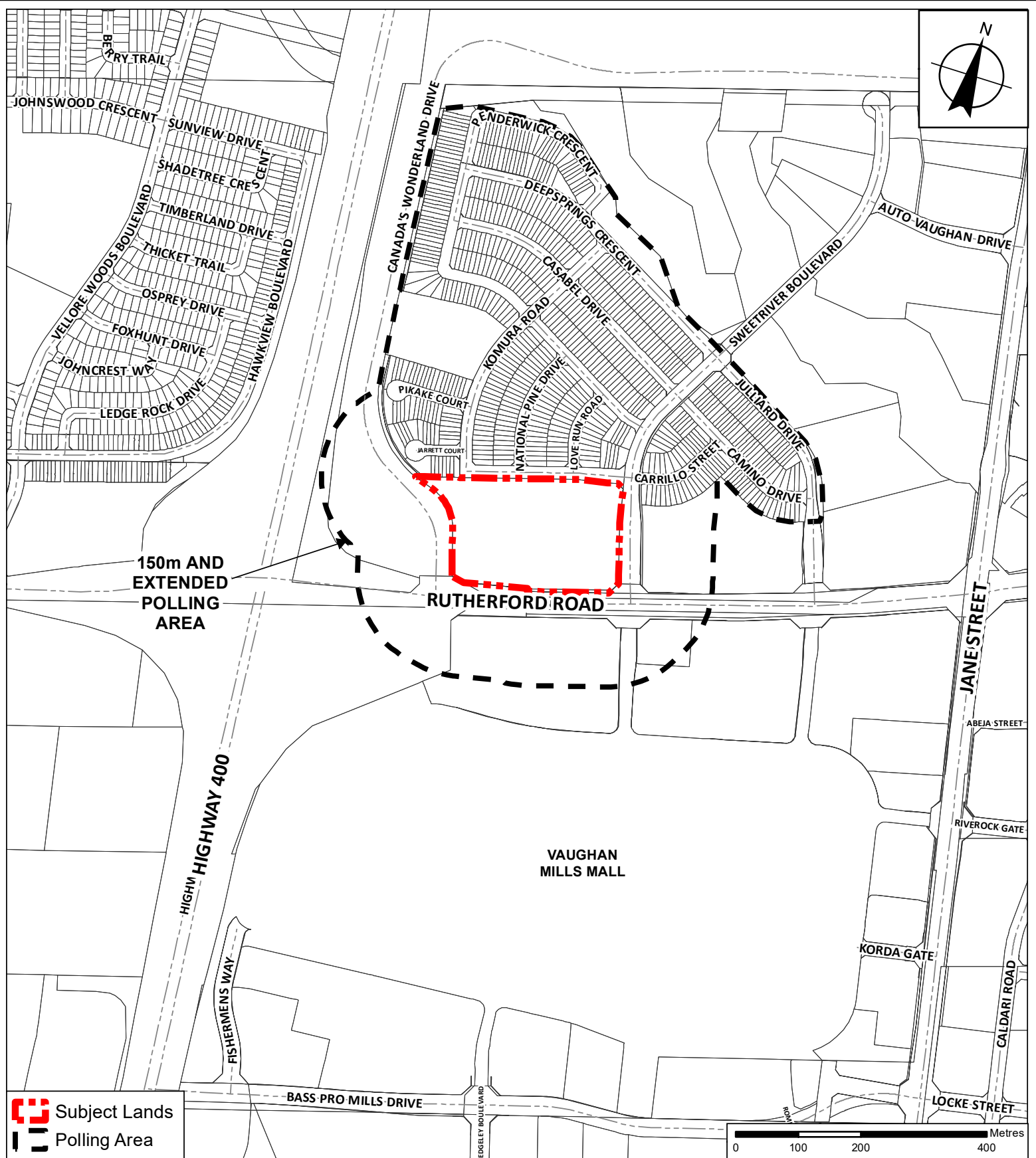
1. Context and Polling Area Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Rendering
6. Previous Site Plan (May 2, 2023 Public Meeting)
7. Draft Zoning By-law 001-2021 (provided by Owner)

## **Prepared by**

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529



# Context and Polling Area Map

**LOCATION:** 3300 Rutherford Road  
Part of Lot 16, Concession 5

**APPLICANT:**  
3300 Rutherford Developments Inc.

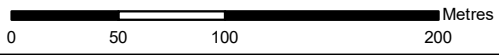
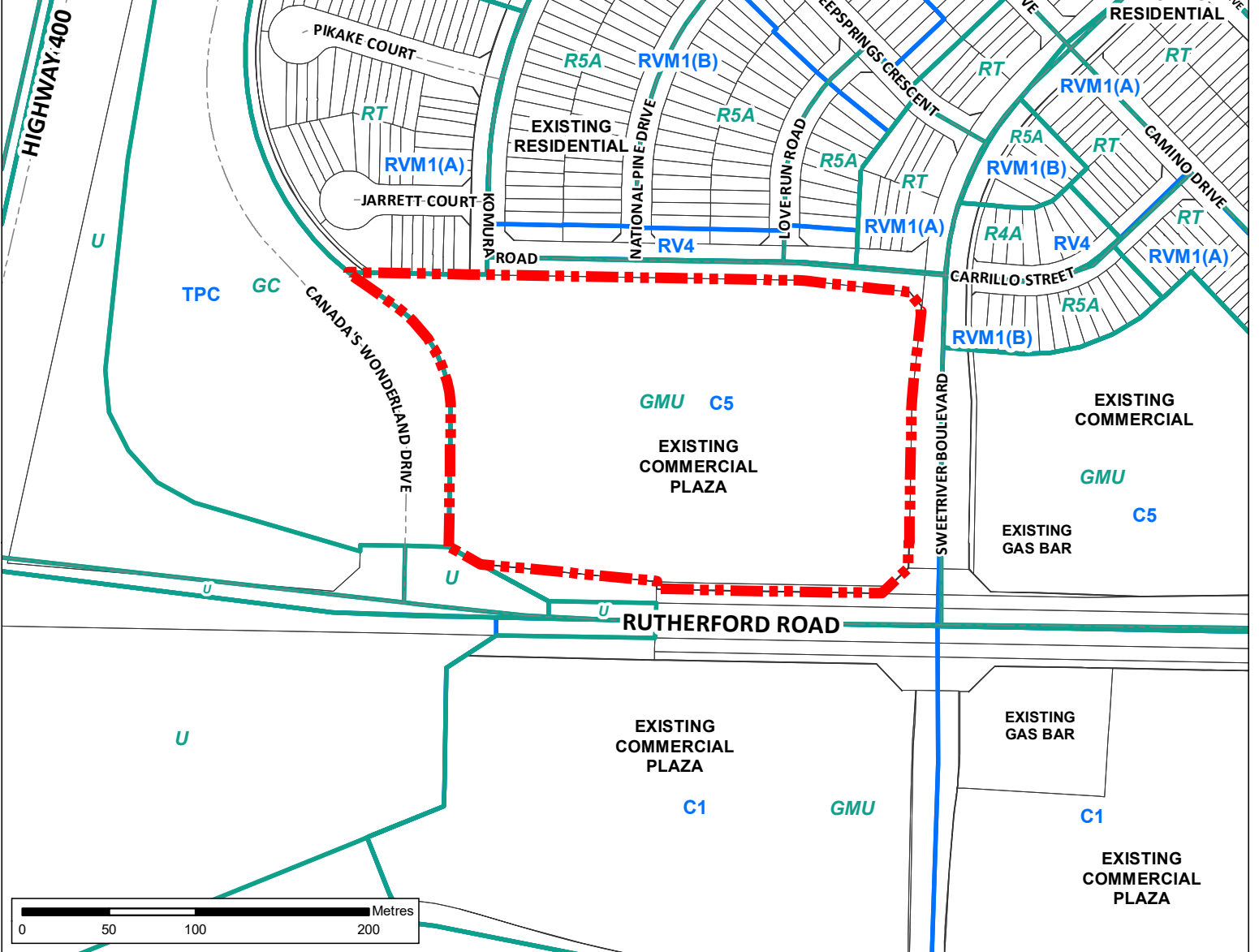
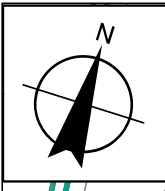



# Attachment

**FILES:**  
OP.23.001 and  
Z.23.002

**DATE:**  
May 7, 2024

# 1



 <b>Subject Lands</b> By-Law 1-88 RV4, Residential Urban Village Zone Four RVM1(A), Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) RVM1(B), Residential Urban Village Multiple Dwelling Zone One (Single Detached and Semi-Detached Dwellings) SCD, Vaughan Shopping Centre District Zone TPC, Theme Park Commercial Zone	<b>By-Law 001-2021</b> EP, Environmental Protection Zone GC, General Commercial Zone GMU, General Mixed-Use Zone OS1, Open Space Zones R4A, Fourth Density Residential Zone R5A, Fifth Density Residential Zone U, Utility Zone
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## Location Map

**LOCATION:** 3300 Rutherford Road  
Part of Lot 16, Concession 5

**APPLICANT:**  
3300 Rutherford Developments Inc.

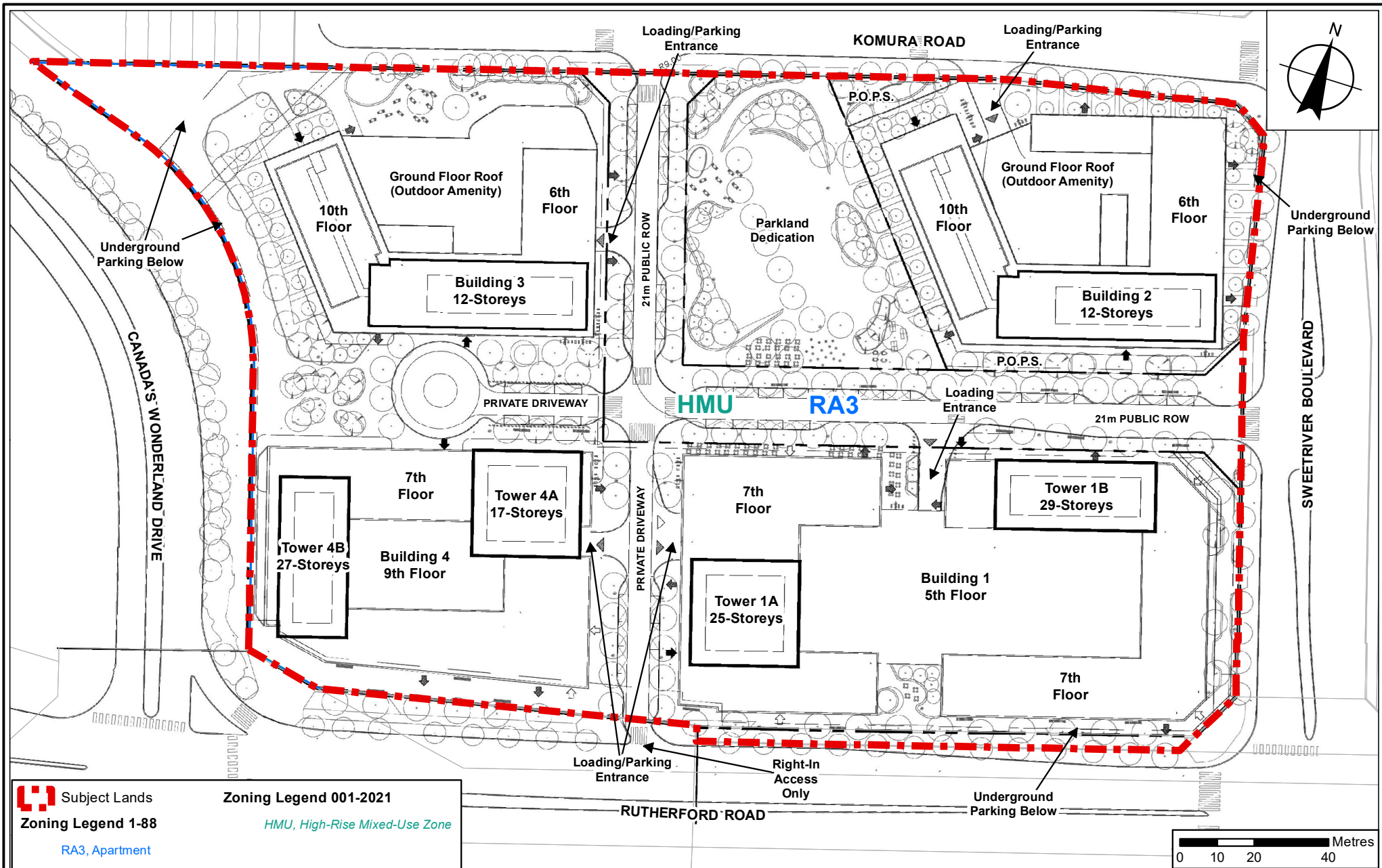


## Attachment

**FILES:**  
OP.23.001 and  
Z.23.002

**DATE:**  
May 7, 2024

# 2



**Subject Lands**  
**Zoning Legend 1-88**  
 RA3, Apartment

**Zoning Legend 001-2021**  
 HMU, High-Rise Mixed-Use Zone

# Site Plan and Proposed Zoning

**LOCATION:**  
 3300 Rutherford Road  
 Part of Lot 16, Concession 5

**APPLICANT:**  
 3300 Rutherford Developments Inc.

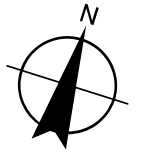
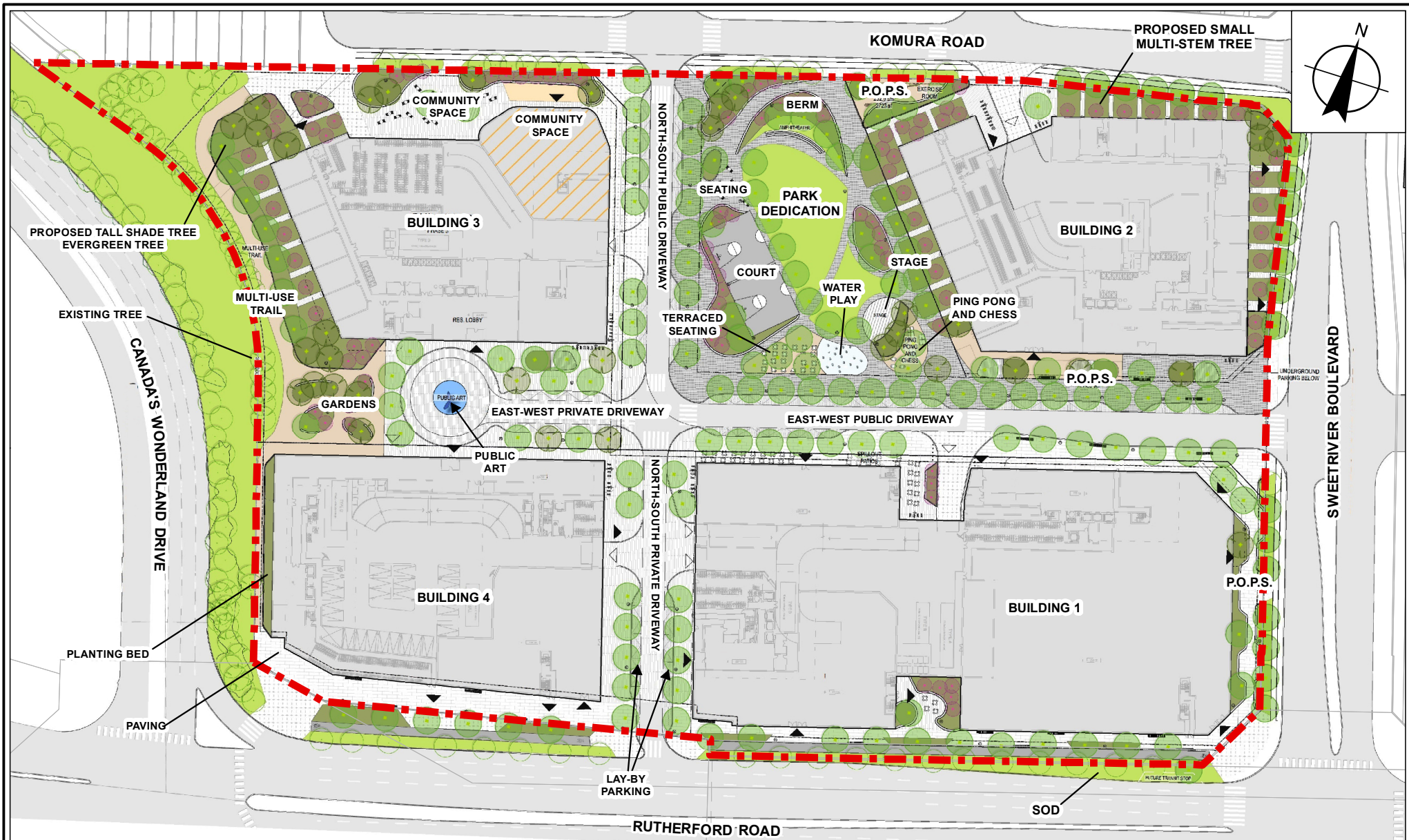



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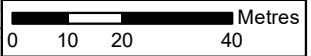
**FILES:**  
 OP.23.001 and Z.23.002

**DATE:**  
 May 7, 2024

# 3



 Subject Lands



# Landscape Plan

**LOCATION:**  
3300 Rutherford Road  
Part of Lot 16, Concession 5

**APPLICANT:**  
3300 Rutherford Developments Inc.



# Attachment

**FILES:**  
OP.23.001 and Z.23.002

**DATE:**  
May 7, 2024

# 4





**View Looking Southeast**

Not to Scale

# Rendering

**LOCATION:**  
3300 Rutherford Road  
Part of Lot 16, Concession 5

**APPLICANT:**  
3300 Rutherford Developments Inc.

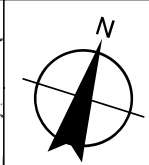
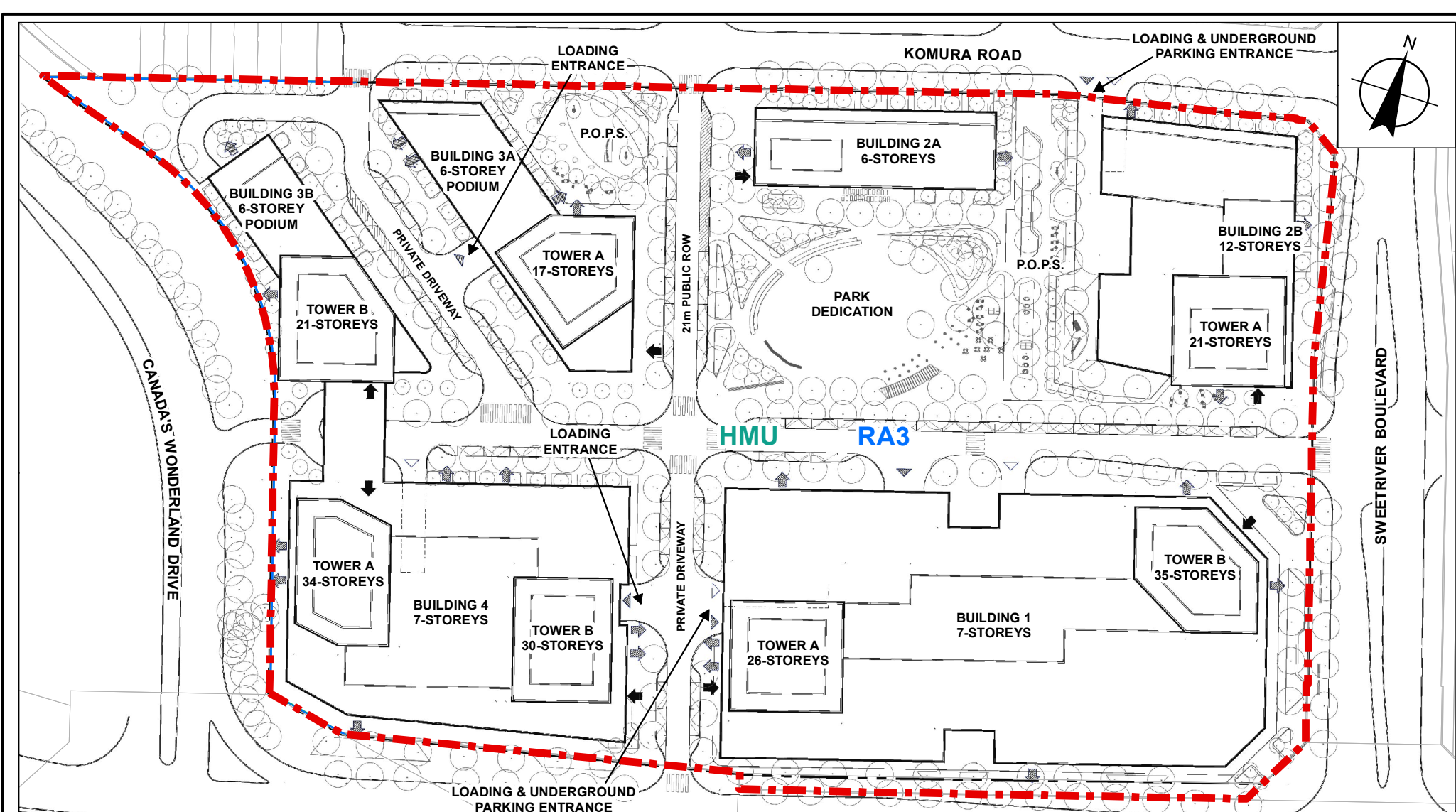





# Attachment

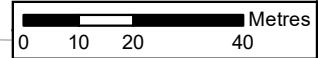
**FILES:**  
OP.23.001 and Z.23.002

**DATE:**  
May 7, 2024

# 5



 Subject Lands	<b>Zoning Legend 001-2021</b>
 Zoning Legend 1-88	<i>HMU, High-Rise Mixed Use</i>
 RA3, Apartment Residential Zone	



# Previous Site Plan (May 2, 2023 Public Meeting)

**LOCATION:**  
3300 Rutherford Road, Part of Lot 16, Concession 5

**APPLICANT:**  
3300 Rutherford Developments Inc.



# Attachment

**FILES:**  
OP.23.001 and Z.23.002

**DATE:**  
May 7, 2024

# 6

**Attachment 7 Draft Zoning By-law 001-2021  
(provided by Owner)**

ZBL XX-2024

**CITY OF VAUGHAN  
BY-LAW NUMBER XX-2024**

**A By-law to amend City of Vaughan By-law 001-2021.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by
  - a. Rezoning the lands shown as "Subject Lands" on Schedule 1 attached hereto from "GMU-700 - General Mixed-Use Zone" subject to site-specific exception 14(700)" to "HMU-XXX - High-Rise Mixed-Use Zone" subject to site-specific exception XXX", in the manner shown on Schedule 2.
  - b. Deleting Schedule E-1127 in Exception 14.700 and substituting therefore the Schedule E-1127 with the Schedules "1", "2", "3" attached hereto:
  - c. Deleting Exception 14.700 and adding the following Paragraph to Section 14 "EXCEPTIONS":

Notwithstanding the provisions of:

    - a) Subsection 3.0 regarding Definitions;
    - b) Subsection 4.20 respecting Rooftop Mechanical Requirements;
    - c) Subsection 4.3 respecting Amenity Area Requirements;
    - d) Subsection 5.15 respecting Parking Structure Requirements;
    - e) Subsection 6.3 respecting Parking Space Requirements and Table 6-2 of Subsection 6.3.5 respecting Parking Space Rate;
    - f) Subsection 6.11 respecting Loading Space Requirements
    - g) Subsection 8.2.1 respecting Permitted Uses
    - h) Subsection 8.2.2 respecting Lot and Building Requirements

The following provisions shall apply to the development of the lands shown as "Subject Lands" on Schedule 1:

- a) The lands shown as "Subject Lands" on Schedule 1 shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law.

b) Existing Uses

- i. Notwithstanding the provisions of By-law 001-2021, previously approved and legally existing uses, including uses previously permitted under the GMU-700, shall be permitted as of the date of the approval of this amendment—minor additions and expansions to legally existing uses shall also be permitted.

c) Permitted Uses

- i. Permitted uses shall include all uses permitted in HMU Zones.

d) Rooftop Mechanical Equipment

- i. A rooftop mechanical penthouse shall be permitted to exceed the maximum height otherwise required by 7.0 metres

e) Amenity Area Requirements

- i. The Minimum Amenity Area provided on the Subject Lands shall be 10,100 square metres, combined between indoor and outdoor amenity areas
- ii. Required amenity area may be provided at or above grade, including rooftop areas and terraces
- iii. All outdoor amenity area may be located on a rooftop or terrace

f) Parking Structures

- i. Below-grade parking structures including strata parking shall be setback a minimum of 1.0 metres from a street line, interior side lot line, or rear lot line;
- ii. An accessory building or structure incidental to a below-grade parking structure shall be setback a minimum of 1.0 metres from any lot line and permitted in any required yard;

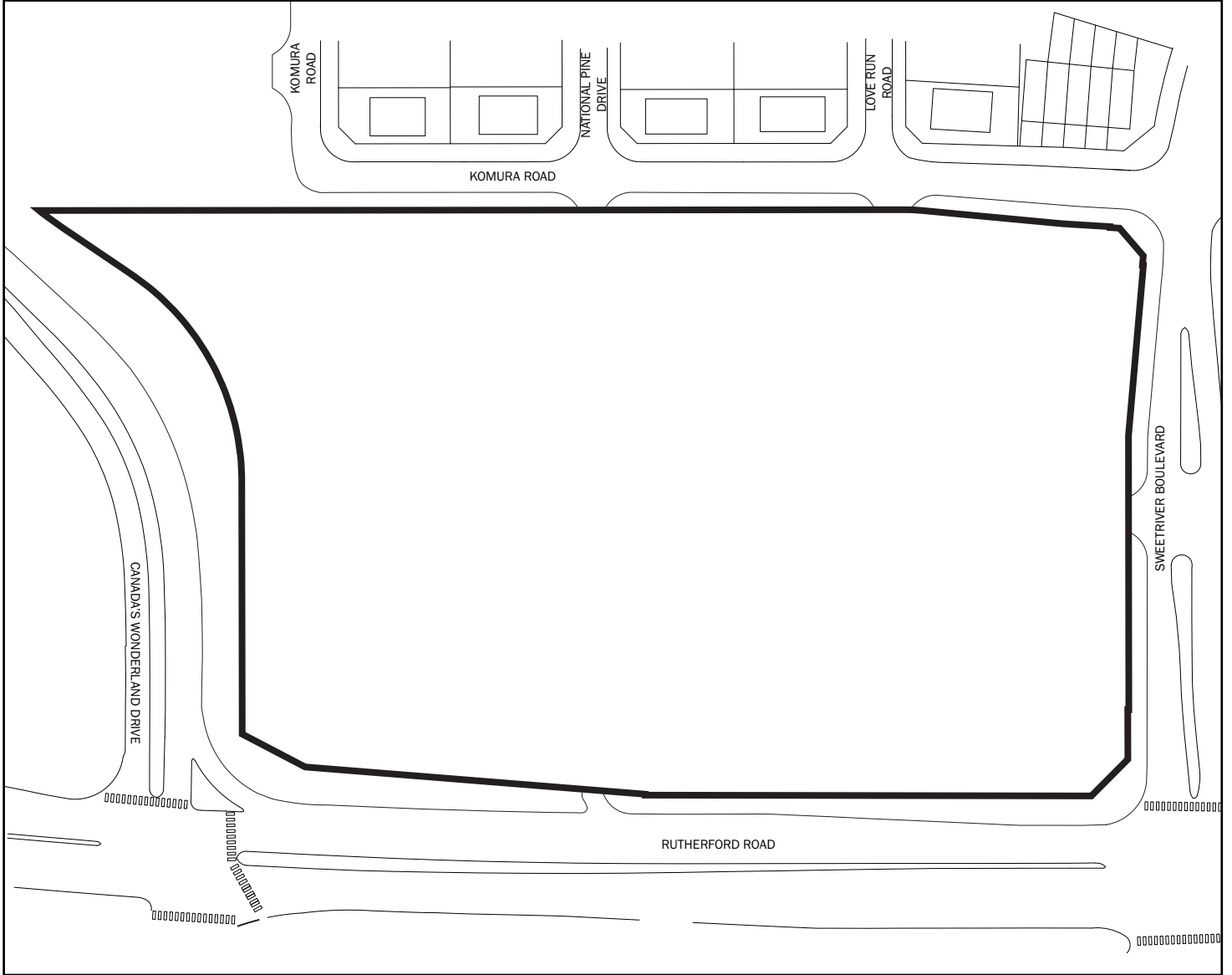
g) Lot and Building Requirements

- i. The maximum Lot Area shall be 47,000 square metres;
- ii. The ground floor frontage requirement shall not apply;
- iii. The minimum front yard setback (Rutherford Road) shall be 4.0 metres
- iv. The minimum rear yard setback (Komura Road) shall be 4.0 metres
- v. The required build-to-zone of 5-10 metres shall apply to a minimum of 40% of the street frontage
- vi. The minimum streetwall requirement shall not apply
- vii. The maximum height shall be 100 metres, excluding mechanical penthouses, rooftop amenity, and other equipment / utilities and parapets
- viii. A portion of Block 3 mid-rise building may project over the 45 degree angular plane, starting from a height of 26.0 metres

- ix. The maximum podium height shall be 31 metres
- x. The minimum tower setback shall be 3.0 metres from at least one public street frontage
- xi. The minimum distance between tower elements above 30 metres shall be 30 metres
- xii. The maximum Gross Floor Area on the Subject Lands shall be 175,000 square metres


h) Parking and Loading Requirements

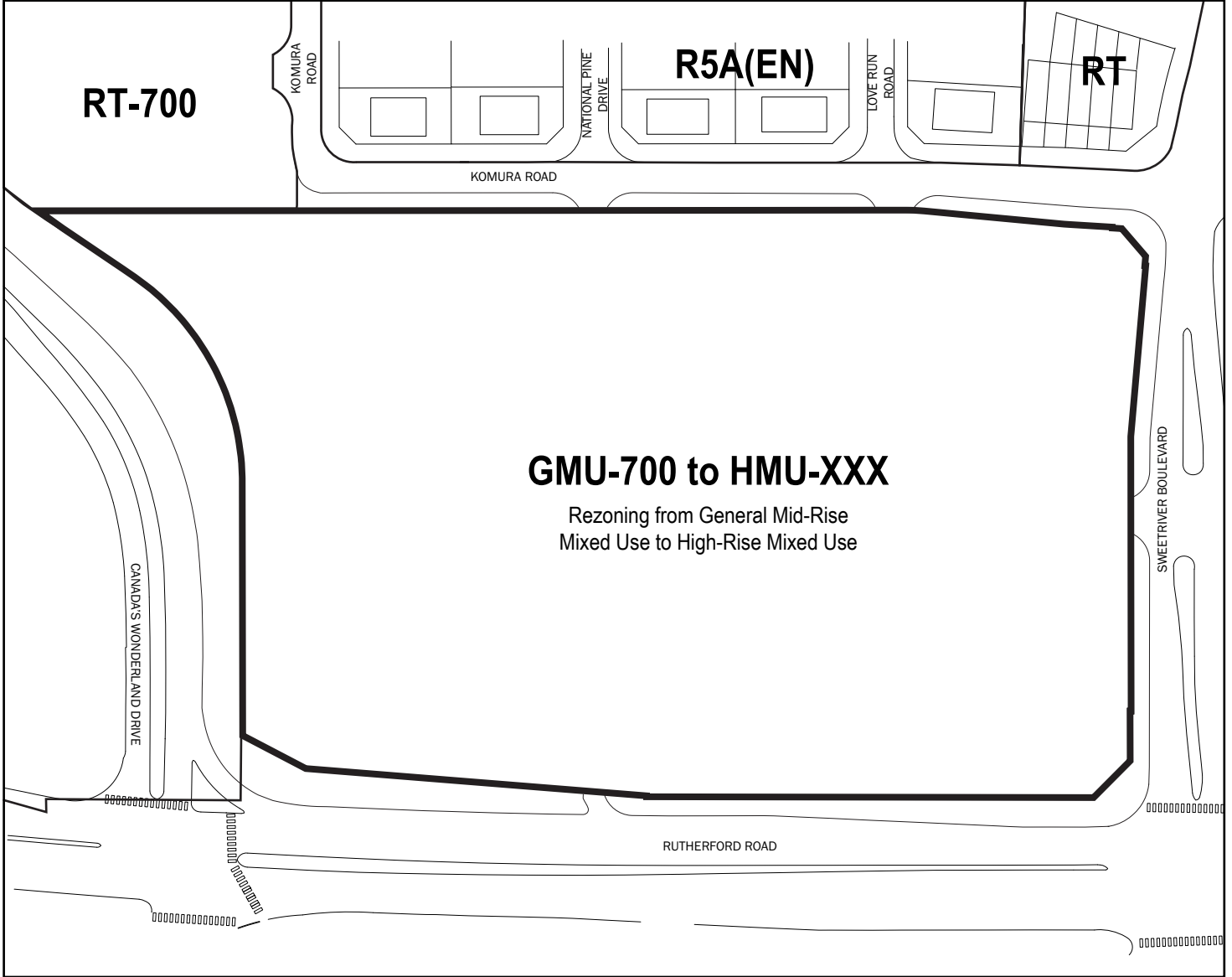
- i. Residential parking will be provided at a minimum rate of 0.60 spaces per residential unit and capped at a maximum rate of 0.70 spaces per residential unit
- ii. Residential Visitor parking will be provided at a rate of 0.2 spaces per residential unit
- iii. Retail parking will be provided at a rate of 2 spaces for every 100 square metres of retail gross floor area
- iv. Community Use parking will be shared with visitor/retail parking
- v. Residential visitor parking and non-residential parking may be shared. The parking spaces provided to satisfy the requirements for retail and community uses will also count towards satisfying the residential visitor parking requirements and vice versa
- vi. Parking may be provided off-site on adjacent or contiguous blocks
- vii. For each car-share parking space provided, the minimum number of parking spaces for residents required pursuant to regulation (h)(i) above may be reduced by three (3) parking spaces. For the purposes of this clause car-share means the practice whereby a number of people share the use of one or more vehicles that are owned and operated by a car-sharing organization and such car-share vehicles are made available to at least the occupants of the building for short term rental, including hourly rental
- viii. A minimum of 7 loading spaces shall be provided and maintained on the lot, in accordance with the following minimum requirements:
  - i. 1 Type A, 1 Type B, and 1 Type D spaces within Block 1;
  - ii. 1 Type D space within Block 2;
  - iii. 1 Type D space within Block 3;
  - iv. 1 Type B and 1 Type D spaces within Block 4.



**Schedule 1  
Subject Lands**


**3300 Rutherford Road,  
Vaughan, Ontario**

 Subject Lands

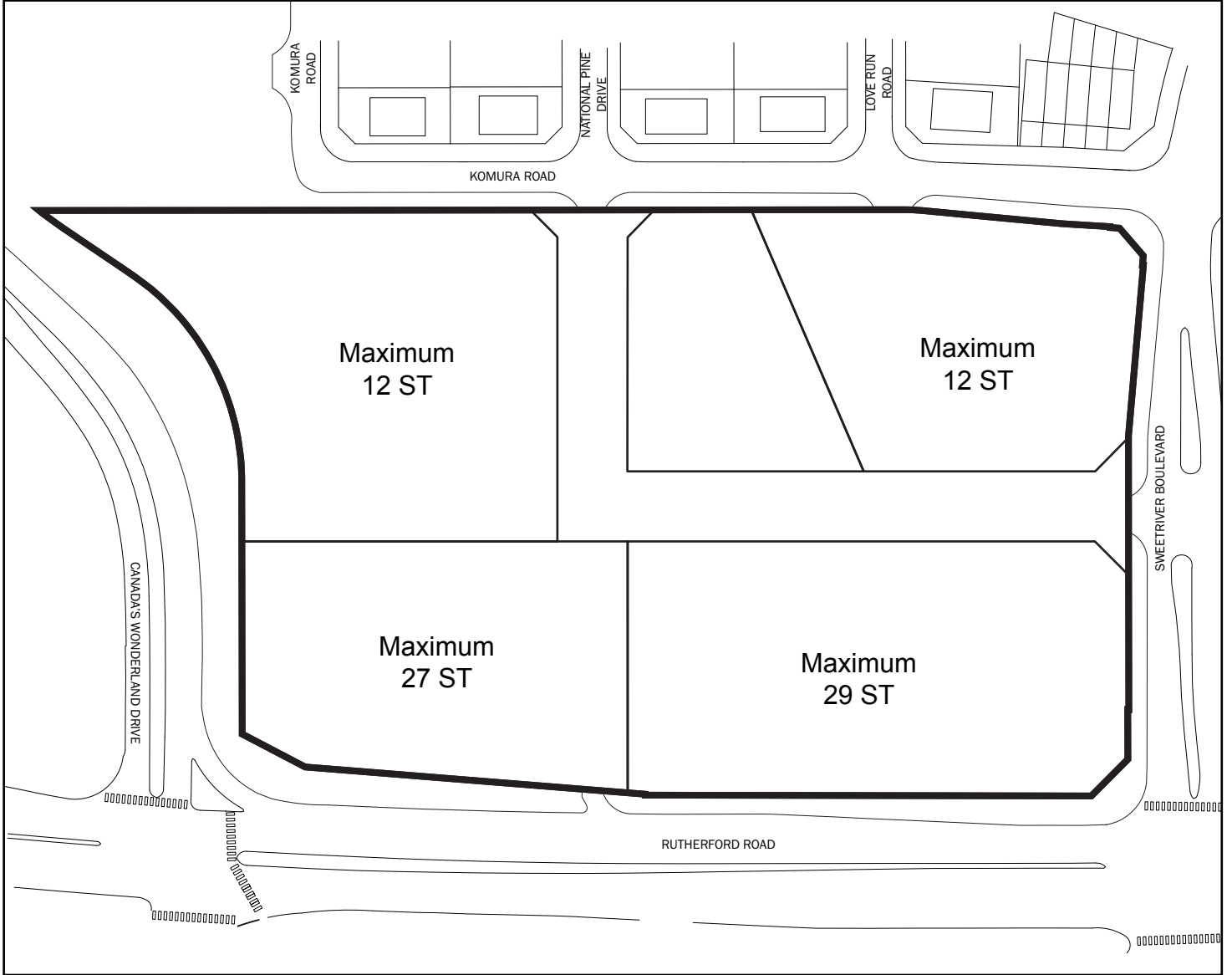


**Schedule 2  
Land Use**

**3300 Rutherford Road,  
Vaughan, Ontario**



 Subject Lands





**Schedule 3  
Building Heights**

**3300 Rutherford Road,  
Vaughan, Ontario**

-  Subject Lands
-  Development Blocks





PURPOSE/BASIS/BACKGROUND

To amend By-law Number 011-2021 to permit a mix of residential, commercial, retail, office, and other uses in a mix of mid-rise and high-rise form.

The lands subject to this By-law are located on the east side of Highway 400, north of Rutherford Road, and are municipally known as 3300 Rutherford, as outlined by heavy black lines on Schedule '1' attached to this By-law.

The purpose of this By-law XXX-2024 is to rezone the subject lands outlined on the attached Schedule '1' from "GMU - General Mixed-Use Zone subject to site-specific exception 14(700)" to "HMU - High-Rise Mixed-Use Zone subject to site-specific exception XXX" to facilitate the proposed development.

To further amend regulations of the HMU Zone by adding Exception Number XXX to permit changes to the following provisions: density, height, amenity areas, permitted uses, rooftop mechanical equipment, setbacks, and parking provisions.