

3660 Rutherford Road, City of Vaughan

WEST RUTHERFORD PROPERTIES LTD.

COMMUNICATION C25

ITEM NO. 5

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

September 14, 2021



NON- STATUTORY PUBLIC MEETING

September 14, 2021

HUMPHRIES PLANNING GROUP INC.

OP.11.012, Z.11.043 & DA.11.114

EXISTING CONTEXT

Legal Description:

Part of Lot 16, Concession 5

Municipal Address:

3660 RUTHERFORD ROAD

Site Area:

1.138 hectares (2.81 acres)

Lot Frontage:

60.55 m – Rutherford Road

Existing Uses:

The Subject Site is vacant.



Figure 1: Aerial Map (Google Earth, 2021)

SITE LOCATION & AREA CONTEXT



Subject Site —   Bus stop

Figure 2: Context Map (Google Earth, 2021)

BACKGROUND

Original Submission

- December 19, 2011 - original applications for OPA/ ZBA/ DA filed for the development of 21 block townhouse units within three (3) separate blocks, and two (2) 12-storey apartment buildings for a total of 293 residential units and a total FSI of 2.33.
- January 19, 2012 – Notice of Complete Application was issued by the City of Vaughan.
- February 28, 2012 – a Public Hearing Report was held.
- July 22, 2013- appeals filed for the site-specific Official Plan and Zoning By-law Amendment and Site Development Application for non-decision.

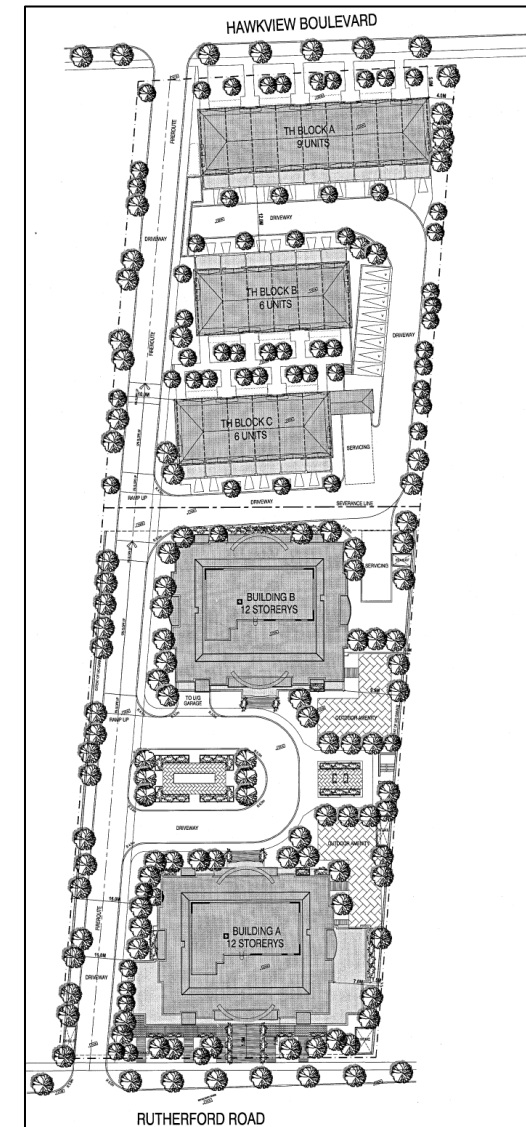


Figure 3: Original Site Plan (1st Submission, Dec., 19, 2011)

BACKGROUND

Re-Submission (2014)

- May 20, 2014 – Re-submission of OPA/ ZBA/ DA filed for the development of two buildings (one 9-storeys and one 12-storeys) connected by a 1-storey podium, and six (6) single family homes, for a total of 362 units and total FSI of 2.40.
- October 14, 2020, a Case Management Conference (CMC) was held requiring public consultation and resubmission of materials to the City. Decision issued provided timeframes for submission by the applicant and review periods by the City/agencies.

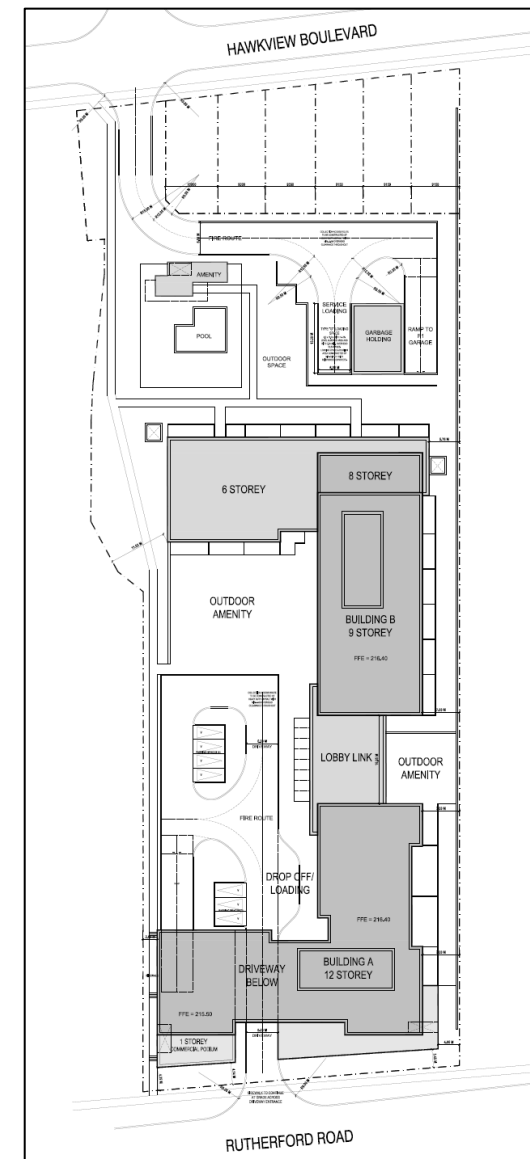


Figure 4: Site Plan (Re-Submission, May 20, 2014)

BACKGROUND

Re-Submission (2021)

- June 1, 2021 - resubmission of revised Site Plan for the development of three residential buildings (ranging from 6-12 storeys) containing 328 units, and one Townhouse block containing 7 units, and a total FSI of 2.30.

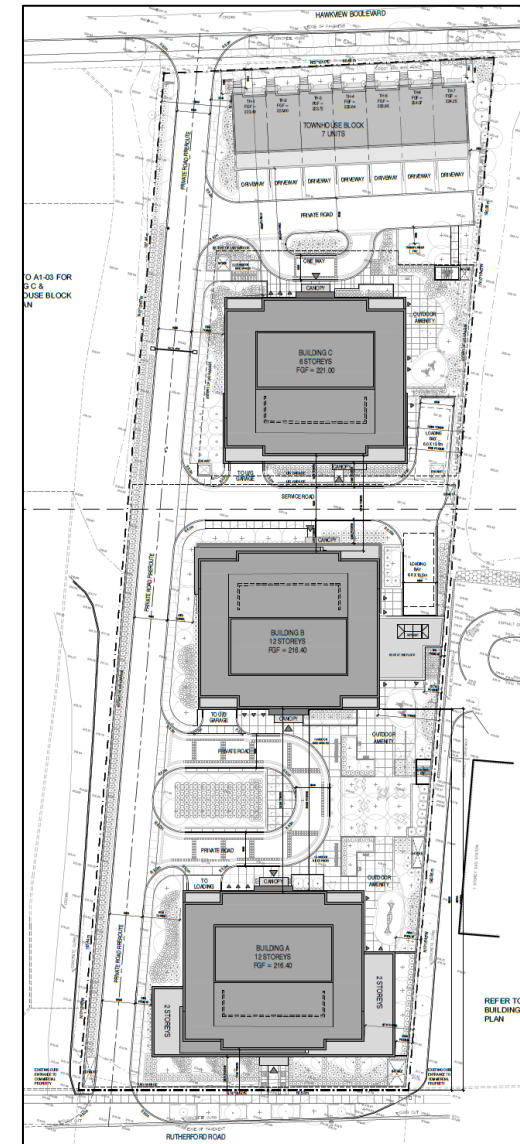
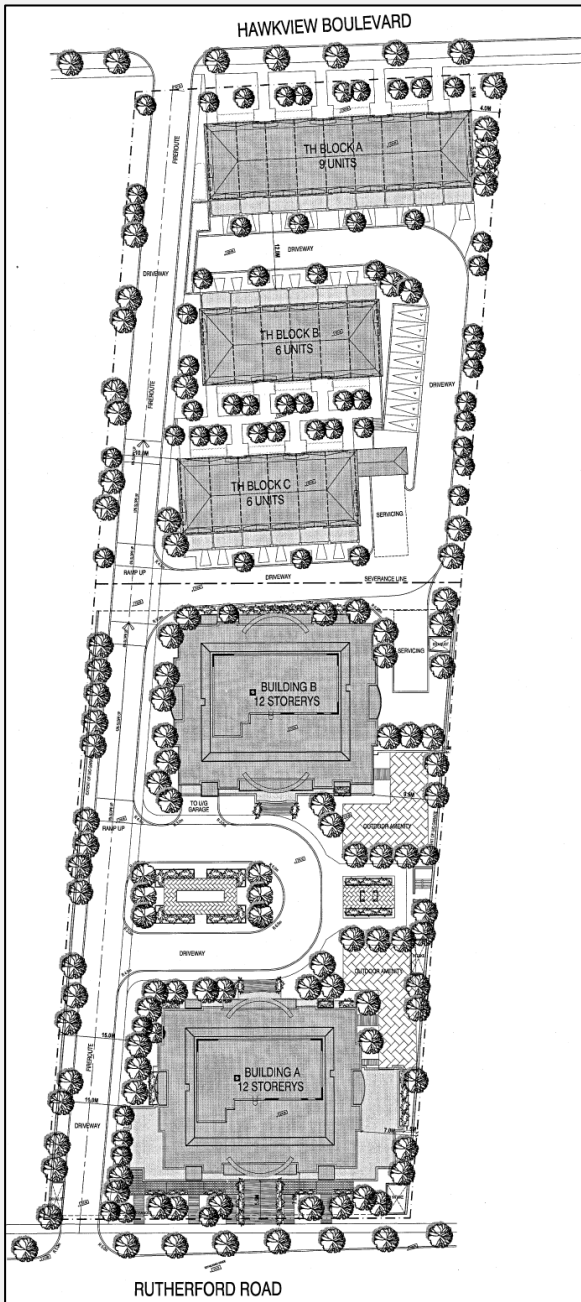


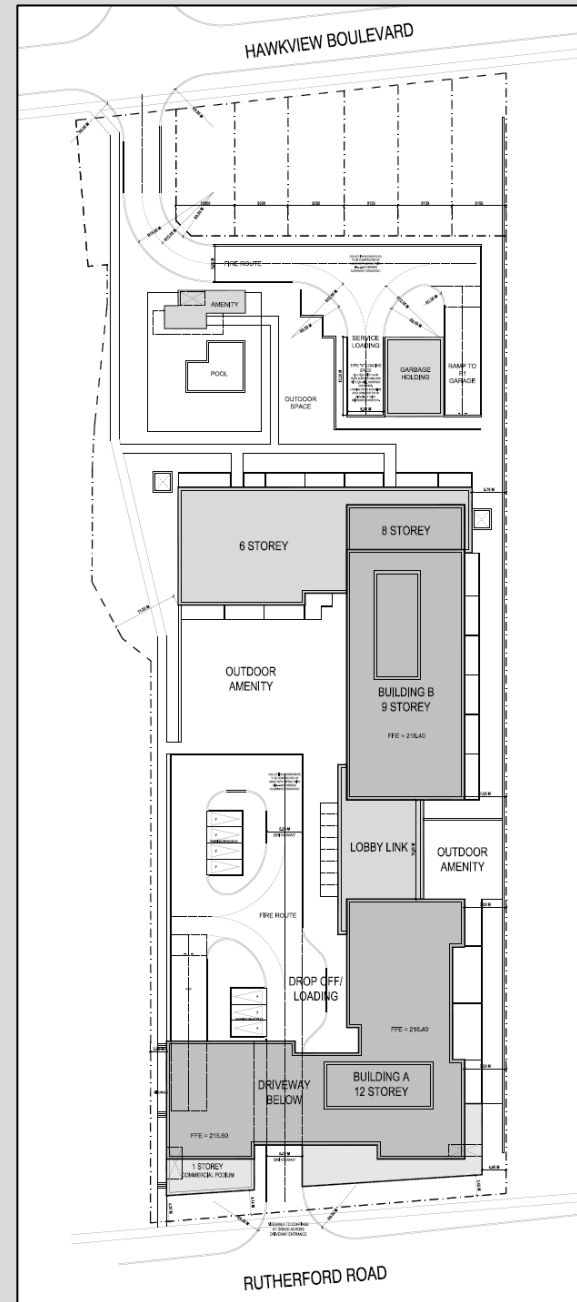
Figure 5: Site Plan (Re-Submission, June 1, 2021)

BACKGROUND

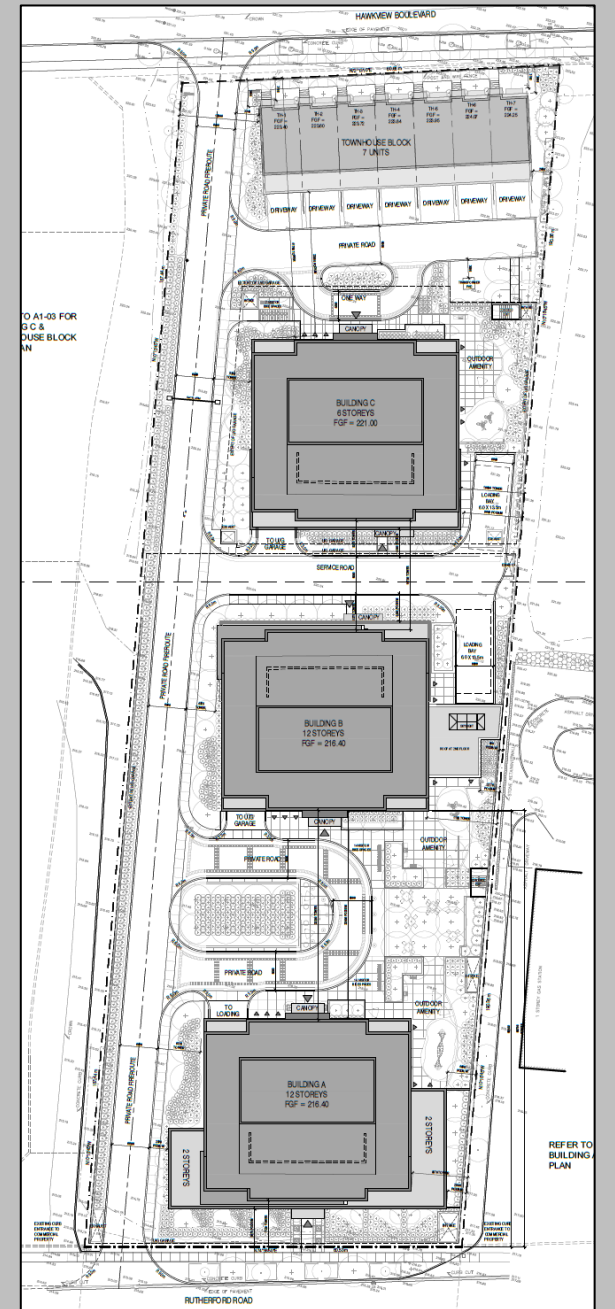
December 19,
2011



May 20,
2014









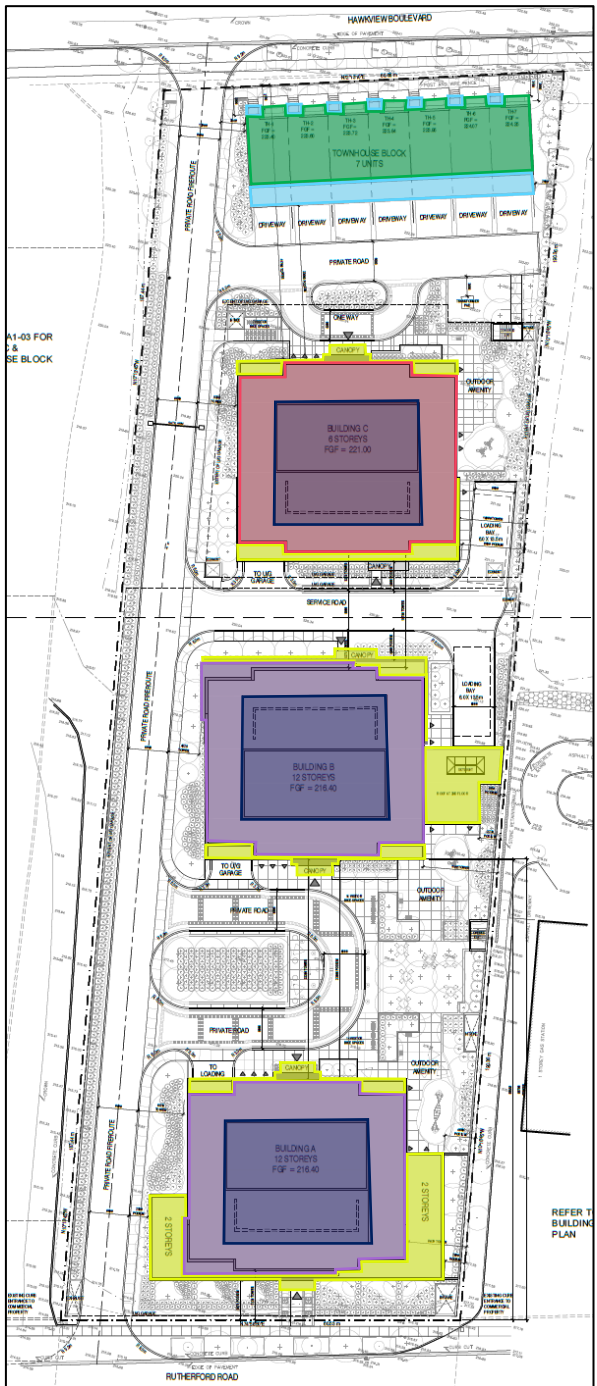
June 1,
2021



DEVELOPMENT PROPOSAL

Unit Breakdown		Unit Mix
Total Units	335 units	100%
Building A (12 storeys)	136 Units	
1 Bedroom	48 units	50.74%
1 Bedroom (B.F)	21 units	
2 Bedroom	46 units	49.26%
2 Bedroom (B.F)	21 units	
Building B (12 storeys)	129 Units	
1 Bedroom	44 units	51.16%
1 Bedroom (B.F)	22 units	
2 Bedroom	41 units	48.84%
2 Bedroom (B.F)	22 units	
Building C (6 storeys)	63 Units	
1 Bedroom	22 units	50.79%
1 Bedroom (B.F)	10 units	
2 Bedroom	21 units	49.21%
2 Bedroom (B.F)	10 units	
Townhouse Dwellings (3 storeys)	7 Units	
3 Bedroom	7 units	100%

Mid-Rise Buildings		Townhouse Dwellings	
	Floor 1-3		Floor 1
	Floors 4-6 (B-C)		Floor 2-3
	Floors 4-12 (B-A & B)		
	Mech. PH & Canopy		



TOWNHOUSE DWELLINGS (3 storeys)

BUILDING C (6 storeys)

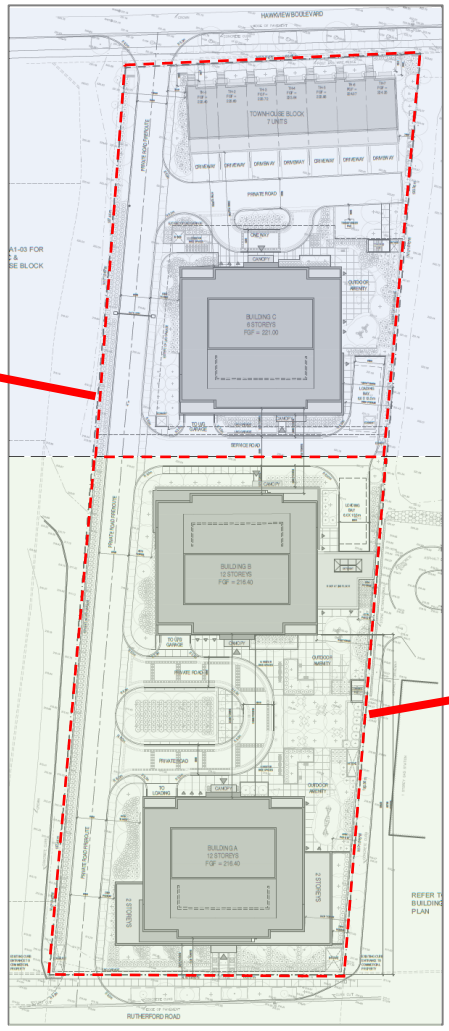
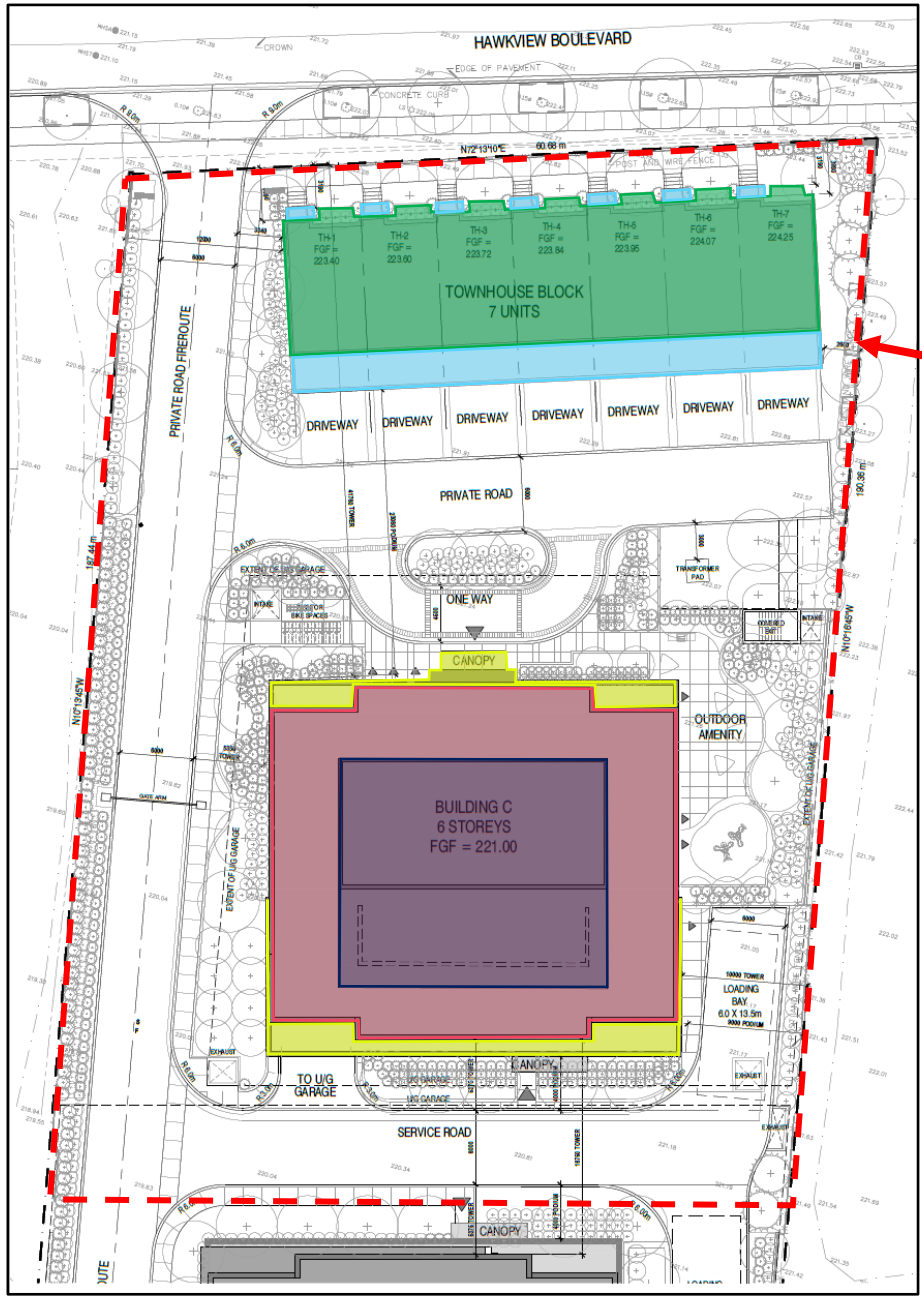
BUILDING B (12 storeys)

BUILDING A (12 storeys)

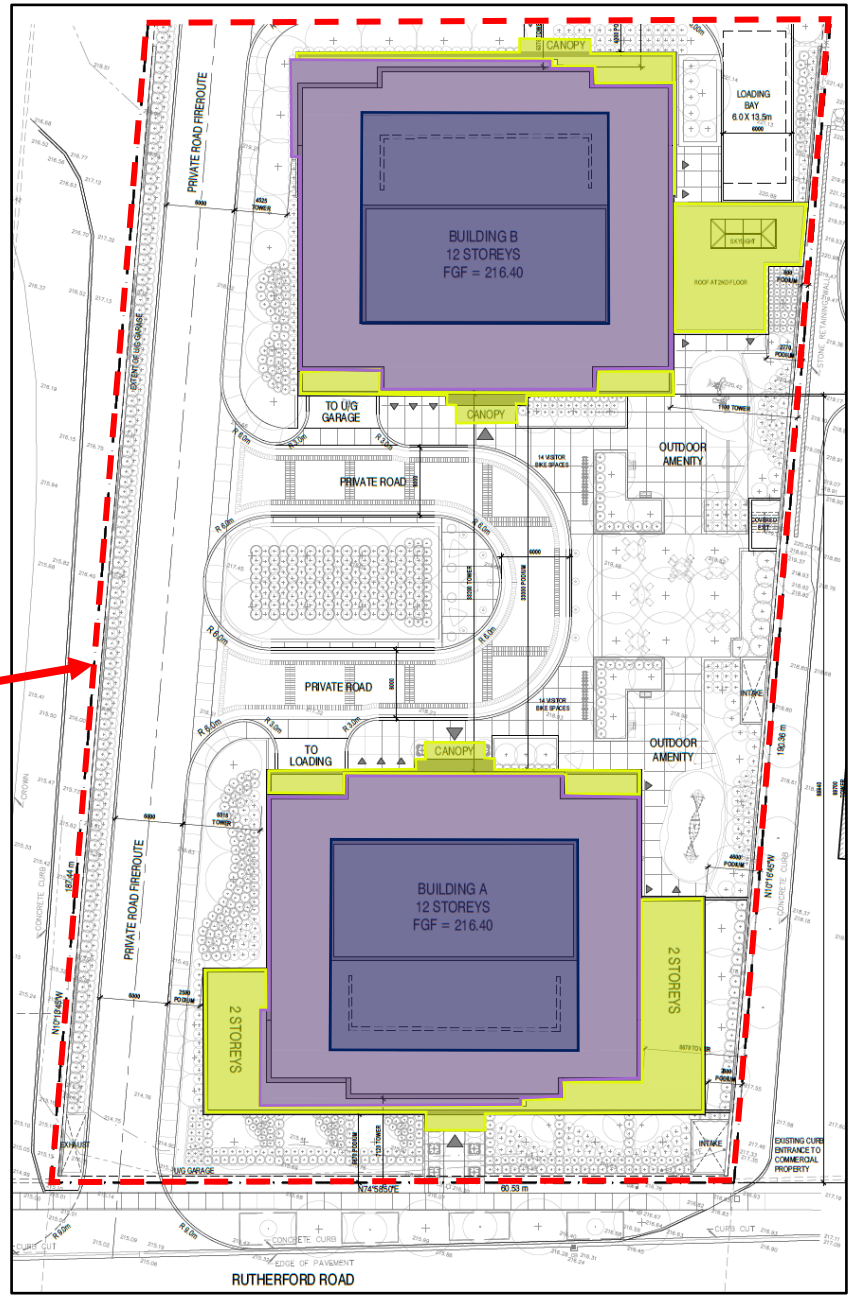
Development Summary

Total Site Area	11,379.08 sq.m
Total Residential GFA	26,131.54 sq.m
Apartment Residential:	24,388.30 sq.m
Townhouse Residential:	1,743.24 sq.m
Total FSI	2.30
Total Amenity Area	1,823.22 sq.m
Indoor Amenity:	878.22 sq.m
Outdoor Amenity:	945.00 sq.m
Building Height	12 storeys (Max.)
Buildings A & B:	12 storeys
Building C:	6 storeys
Townhouses:	3 storeys
Building Coverage	36.8%
Landscaped Area	34.5%
Vehicular Driveways	27.5%
Parking Statistics	
Vehicular Parking	409 spaces
Ground Floor:	26 spaces
P1 Level:	174 spaces
P2 Level:	195 spaces
Townhouses:	14 spaces
Accessible Parking	18 spaces
Bicycle Parking	200 spaces
Ground Floor:	34 spaces
P1 Level:	94 spaces
P2 Level:	72 spaces

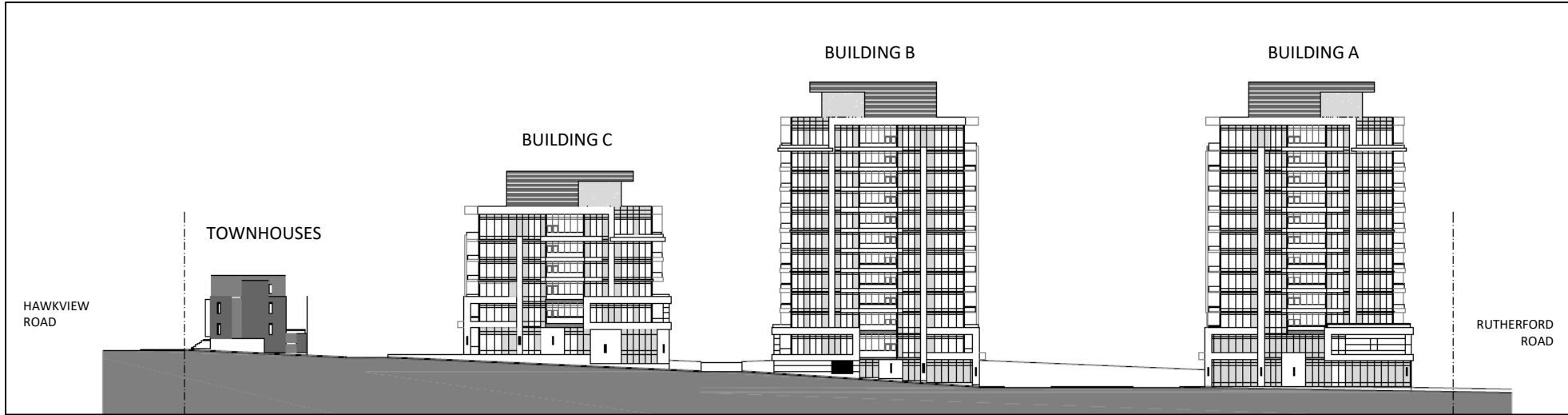
DEVELOPMENT PROPOSAL



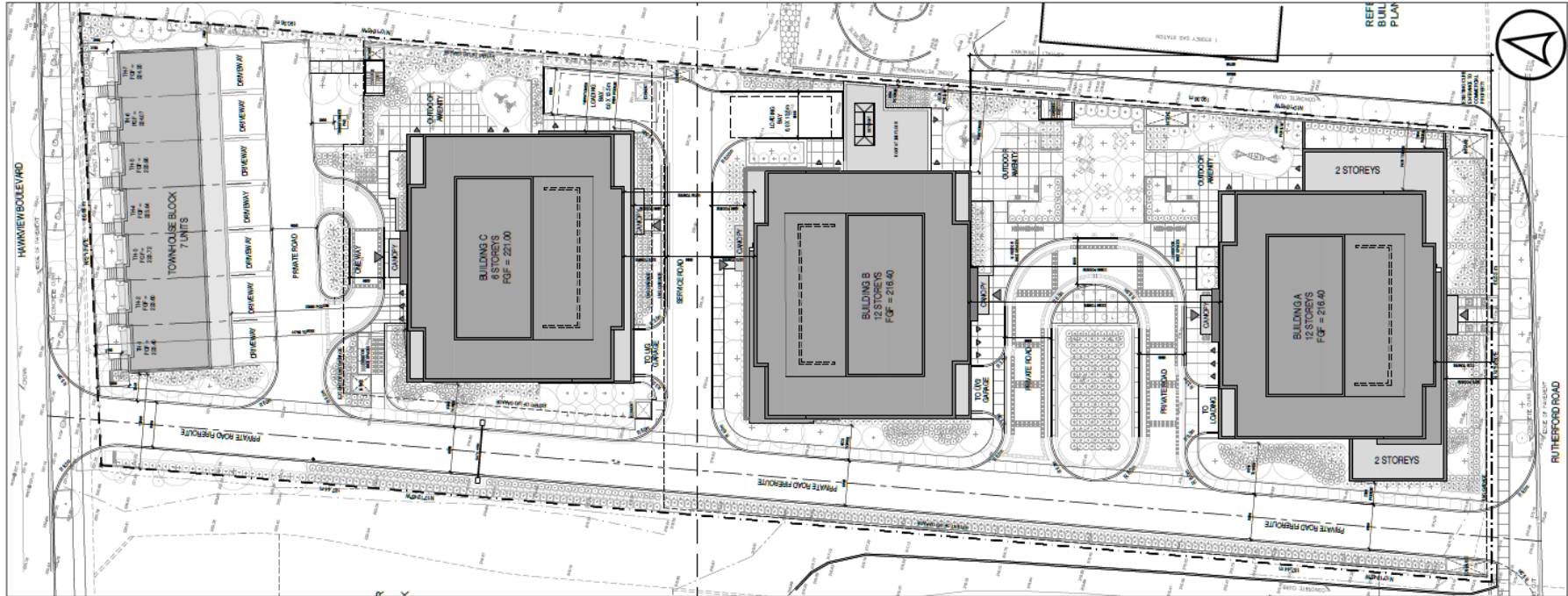
Mid-Rise Buildings	Townhouse Dwellings
 Floor 1-3	 Floor 1
 Floors 4-6 (B-C)	 Floor 2-3
 Floors 4-12 (B-A & B)	
 Mech. PH & Canopy	



DEVELOPMENT PROPOSAL



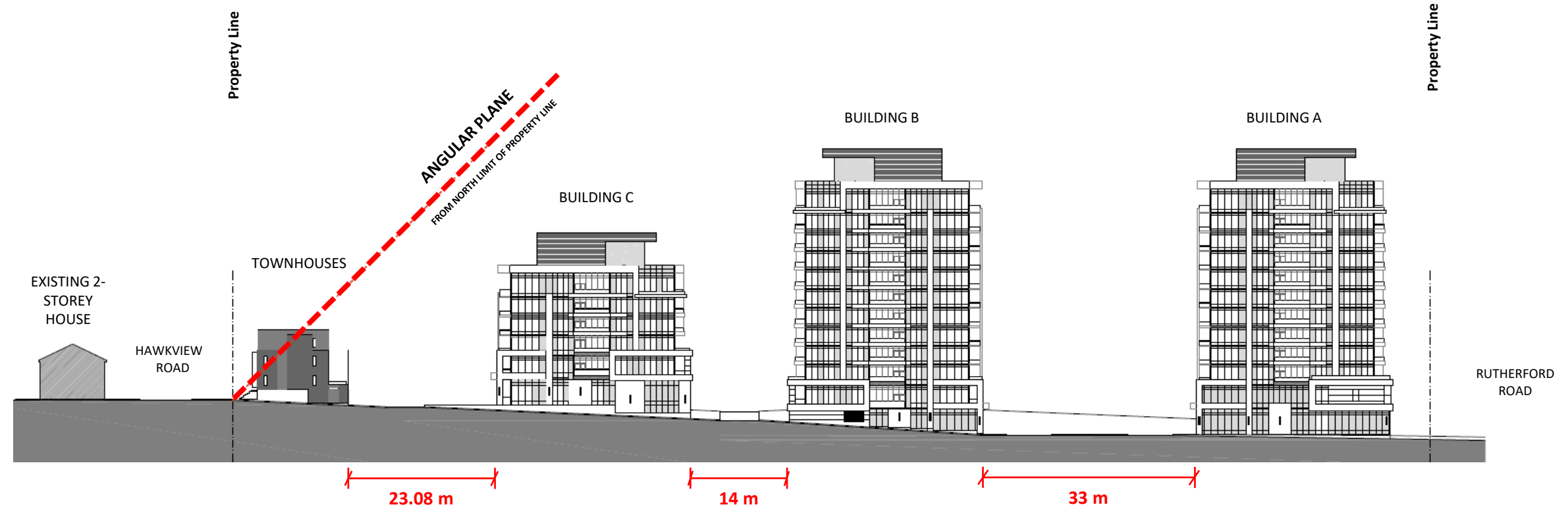
WEST ELEVATION



MASTER SITE PLAN

DEVELOPMENT PROPOSAL

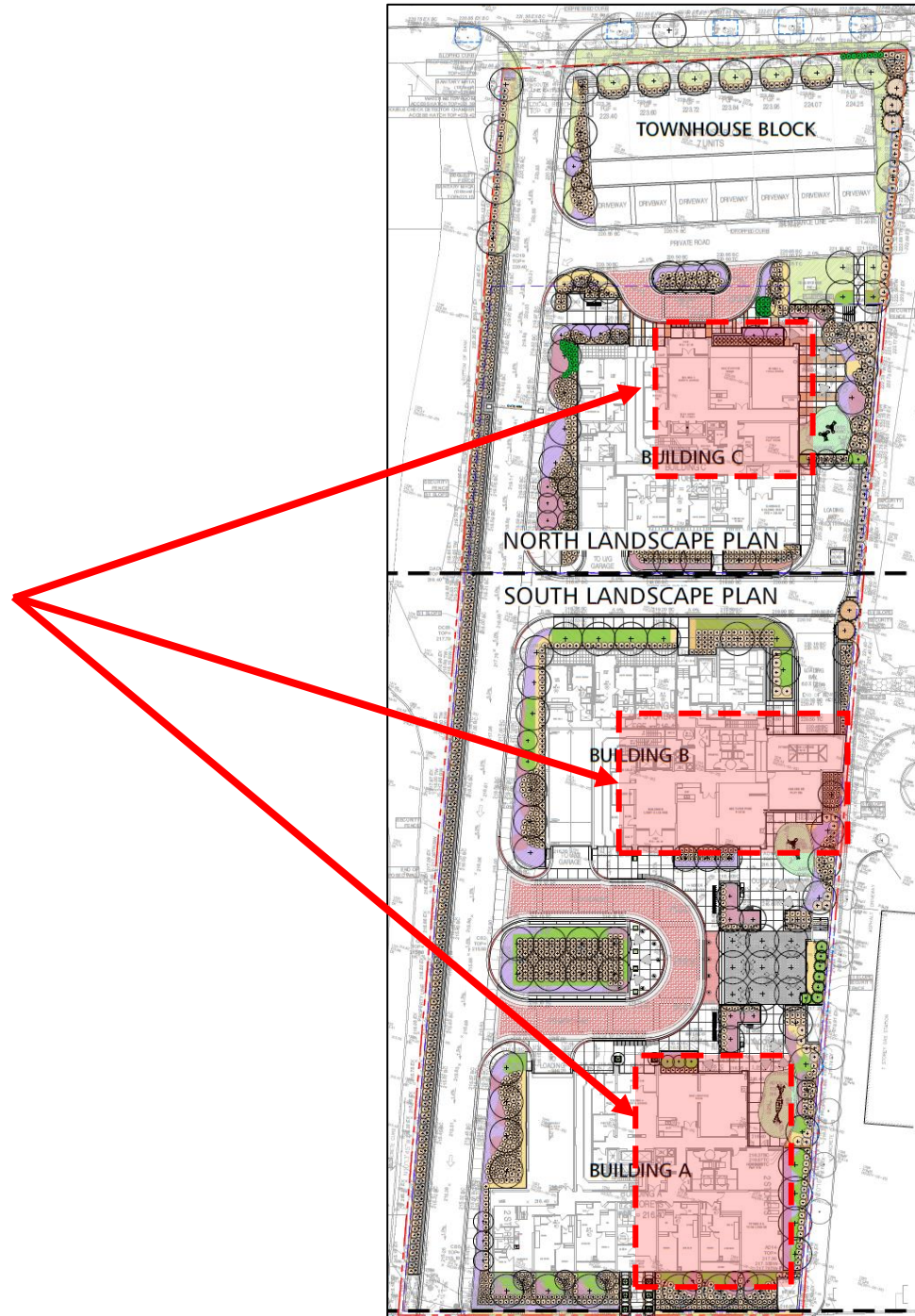
West Elevation



INDOOR AMENITY AREAS

The Subject Development provides the following **indoor amenities** in the highlighted areas of the proposed residential buildings:

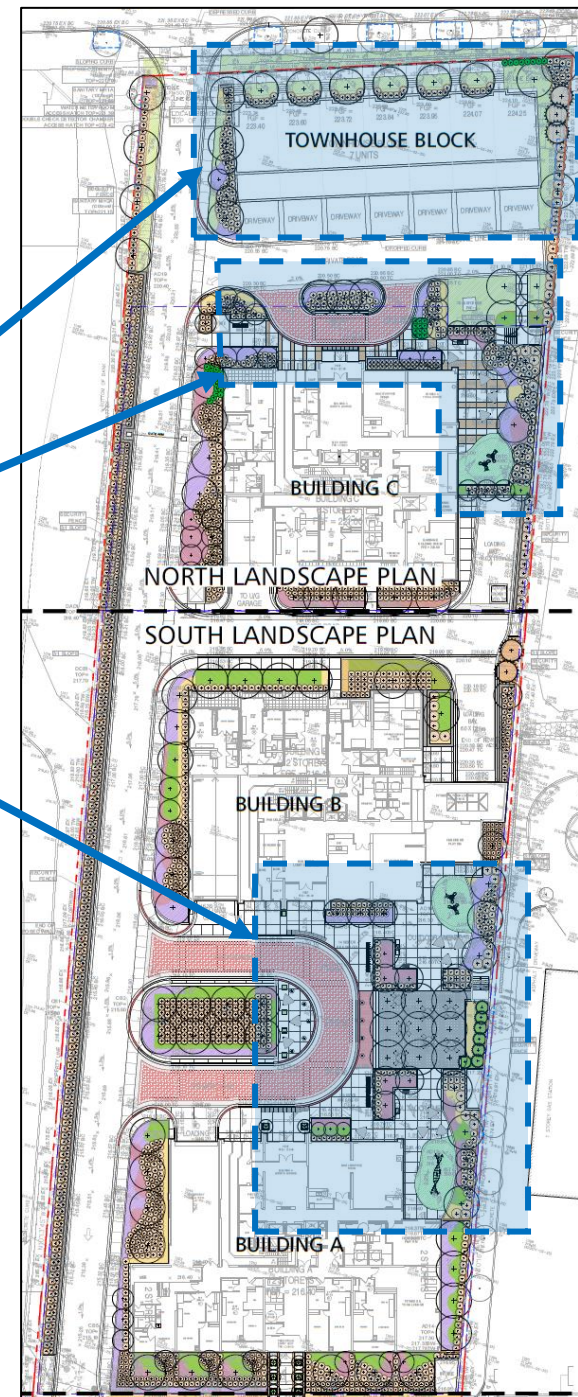
- Multi-Purpose Room
- Fitness & Yoga Lounge
- Children's Play Room
- Dog Wash
- Bar



OUTDOOR AMENITY AREAS

The Subject Development provides the following **outdoor amenities** in the highlighted areas of the proposed residential buildings:

- Private Amenity Space Areas – Townhouse Dwellings
- Seating Areas
- Table Seating Areas
- Children's Play Area
- BBQ Station



RENDERINGS



VIEW FROM SOUTH-WEST CORNER OF SITE LOOKING NORTH FROM RUTHERFORD ROAD

3D PERSPECTIVES



VIEW FROM NORTH WEST CORNER OF SITE LOOKING SOUTH FROM HAWKVIEW BLVD

STUDIES COMPLETED

- **Shadow studies**, prepared by Rafael + Bigauskas Architects, dated May 28, 2021;
- **Preliminary Environmental Noise Report**, prepared by Jade Acoustics, dated May 28, 2021;
- **Transportation Impact Study**, prepared by IBI Group, dated May 28, 2021;
- **Phase 1 ESA Report**, prepared by Soil Engineers Ltd, dated May 28, 2021;
- **Pedestrian Level Wind Study**, prepared by Theakston Environmental, dated May 28, 2021;
- **Environmental Impact Study**, prepared by Dillon Consulting, dated May 28, 2021;
- **Functional Servicing & Stormwater Management Report**, prepared by Lithos, dated May 2021;
- **Arborist Report & Tree Inventory Preservation Plan**, prepared by Baker Turner Inc., dated May 28, 2021;
- **Planning Justification Report**, prepared by HPGI, dated June 2021;
- **Community Services & Facilities Study**, prepared by HPGI, dated May 2021;

THANK YOU