

NOTICE OF A PUBLIC HEARING

A public hearing to receive input on the following planning applications will be held on:

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

September 17, 2019 at 7:00 pm

at

**VAUGHAN CITY HALL, COUNCIL CHAMBER
2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO, L6A 1T1**

PROPERTY: 4101 Rutherford Road, (southwest corner of Rutherford Road and Velmar Drive)
(Attachment 1 – Ward 3).

APPLICATIONS: The following applications have been submitted to permit the development of the Subject Lands with a 7-storey mixed-use residential apartment building that includes 139 residential units, 615 m² of ground floor commercial space at grade, 3 parking spaces at grade, 257 parking spaces within 3 levels of underground parking, with a total Gross Floor Area (GFA) of 13,035 m², and a Floor Space Index (FSI) of 3.15 times the lot area as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.19.003 to amend Vaughan Official Plan (“VOP 2010”), specifically the “Low-Rise Mixed-Use” designation on the Subject Lands to increase the maximum permitted building height and FSI from 4-storeys and 1.5 times the area of the lot to 7-storeys and 3.15 times the area of the lot respectively.
2. Zoning By-law Amendment File Z.19.008 to amend Zoning By-law 1-88, to rezone the Subject Lands from “C3 Local Commercial Zone”, subject to site-specific Exception 9(814) to “RA2 Apartment Residential Zone”, together with the necessary site-specific zoning to implement the proposed development shown on Attachments 2 to 6.

APPLICANT: Velmar Centre Property Limited

FILE NUMBER(S): OP.19.003 and Z.19.008

CONTACT:

Additional information may be obtained from Clement Messere, Senior Planner, of the Development Planning Department at 905-832-8585, Extension 8409. Comments may also be mailed to the Development Planning Department at the same address, or faxed to (905) 832-6080, or e-mailed to DevelopmentPlanning@vaughan.ca prior to the meeting (please quote file name and numbers).

The Planning Act, R.S.O. 1990, c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it such as your address and postal code or e-mail address available to the public unless you expressly request the City to remove it.

The City audio records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio recording you and City staff may make these recordings available to the public.

Please direct any questions about this collection to the Senior Planner listed above.

**JASON SCHMIDT-SHOUKRI, Deputy City Manager, Planning and Growth Management
TODD COLES, City Clerk**

NOTE

Official Plan (O. Reg. 543/06)

If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York, to the Local Planning Appeal Tribunal but the person or public body does not make oral



submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the official plan, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

Zoning By-law (O. Reg. 545/06)

If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the passing of a Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

DATED at the City of Vaughan this 23rd day of August, 2019.



Context and Location Map

LOCATION: Part of Lot 15, Concession 6

APPLICANT: Velmar Centre Property Limited

Attachment 1

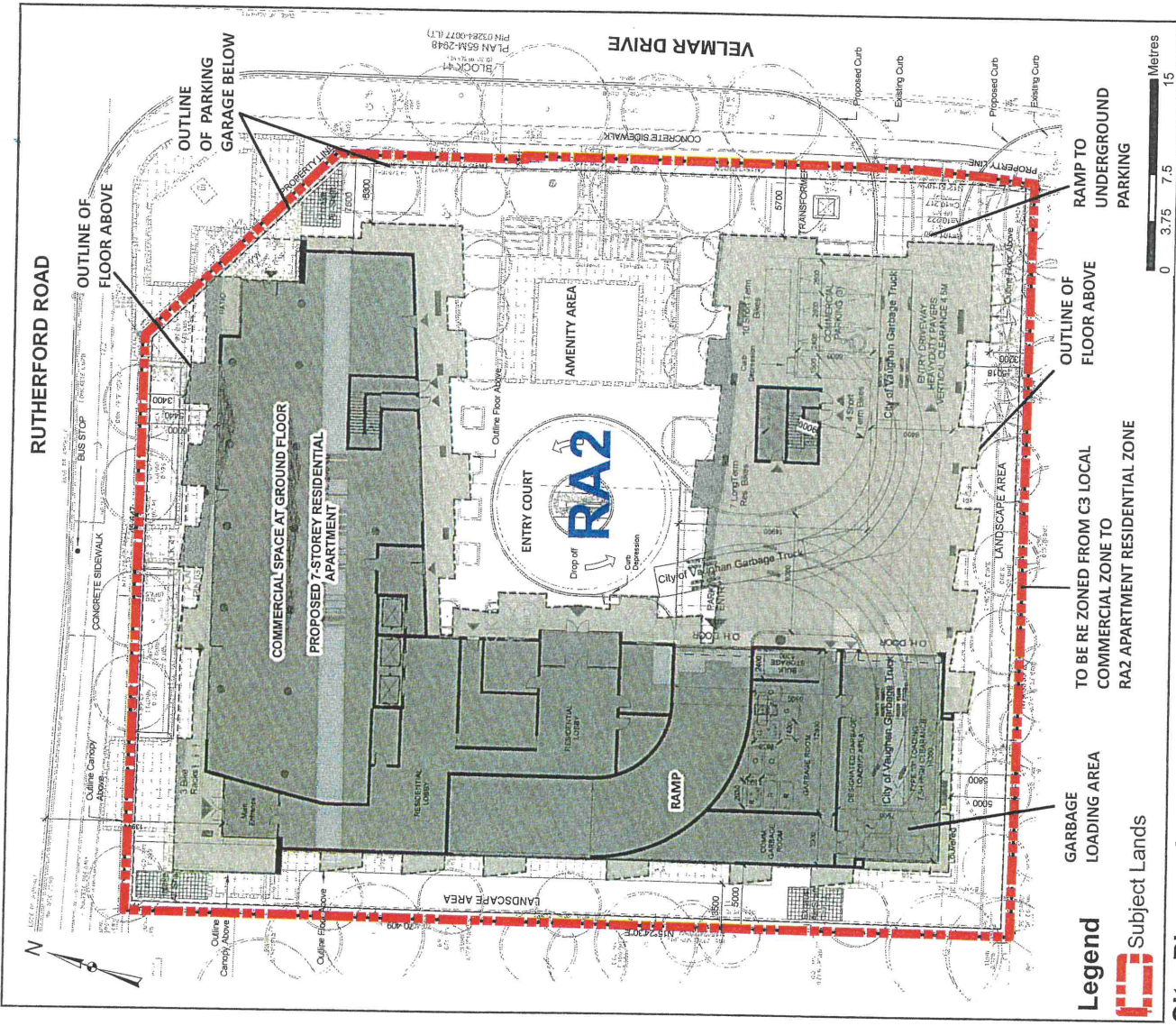
FILES: OP:19.003, Z:19.008

RELATED FILE: DA:19.042

DATE: September 17, 2019



Development Planning Department



Attachment 2

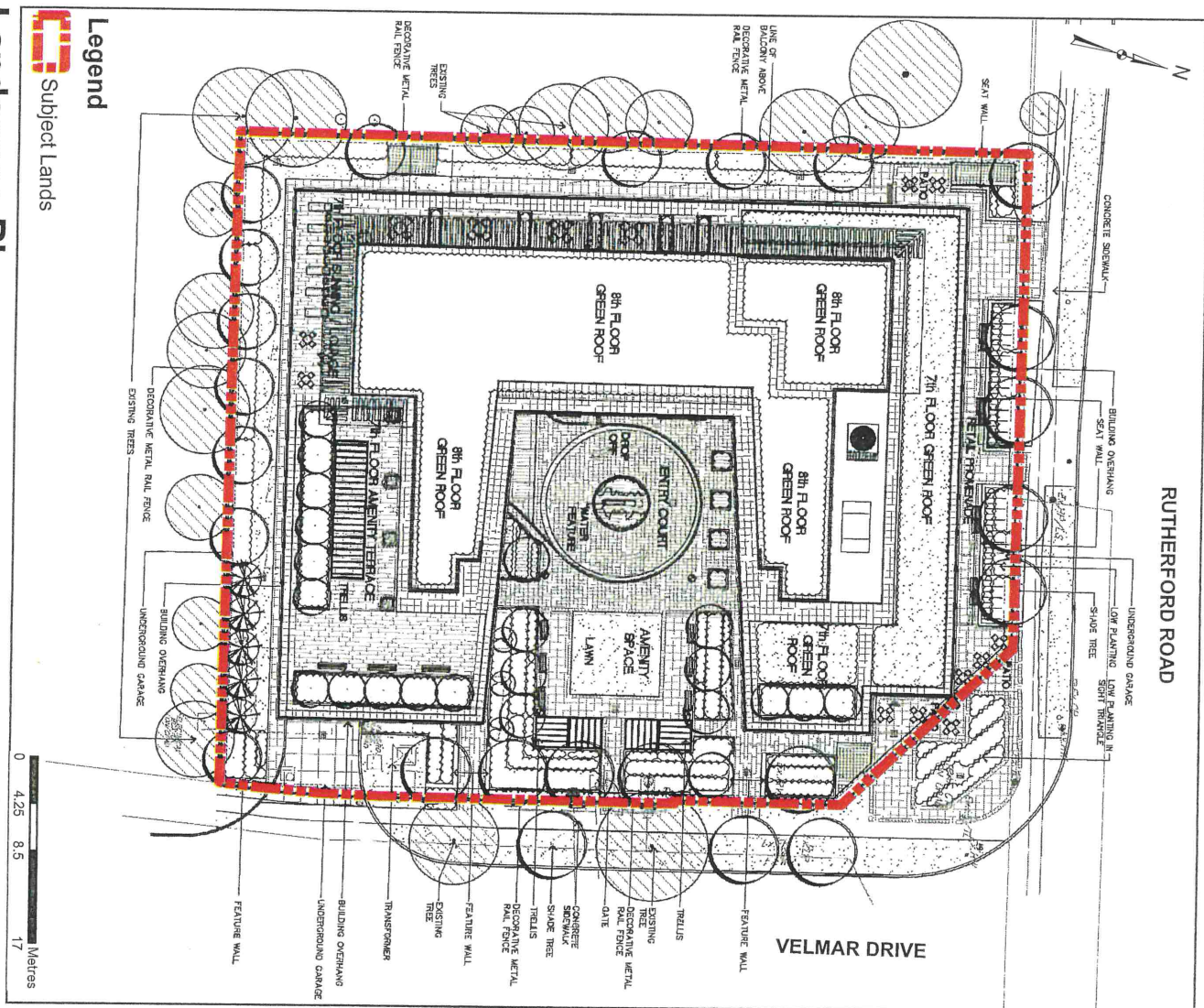
FILES: OP:19.003, Z:19.008

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Development Planning Department



Landscaping Plan

Attachment 3

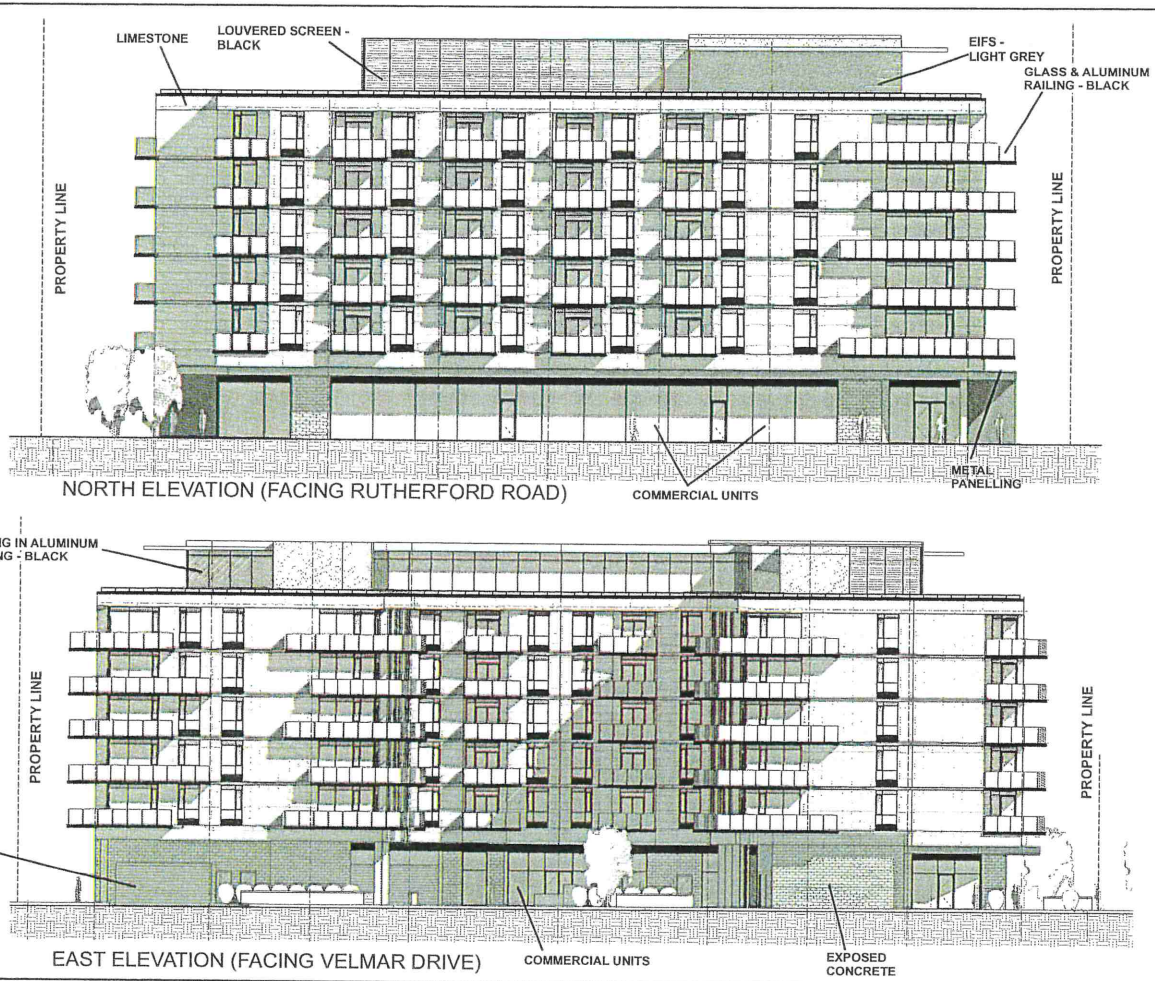
LOCATION:
Part of Lot 15, Concession 6
APPLICANT:
Velmar Centre Property Limited

FILES:
OP.19.003, Z.19.008
RELATED FILE:
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DATE:
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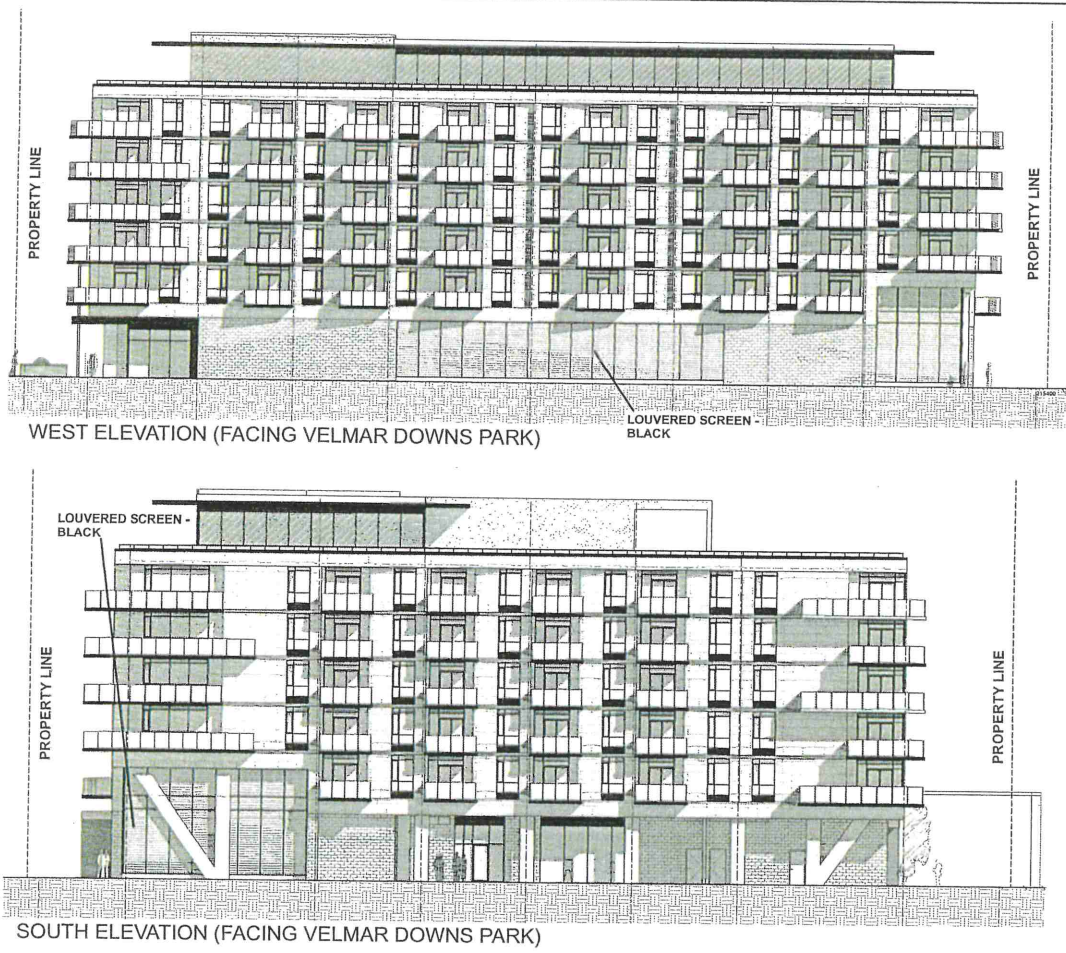


North & East Elevations

LOCATION:
Part of Lot 15, Concession 6
APPLICANT:
Velmar Centre Property Limited



Attachment 4
FILES:
OP.19.003, Z.19.008
RELATED FILE:
DA.19.042
DATE:
September 17, 2019
Created on: 8/19/2019



WEST ELEVATION (FACING VELMAR DOWNS PARK)

SOUTH ELEVATION (FACING VELMAR DOWNS PARK)

West & South Elevations

LOCATION:
Part of Lot 15, Concession 6

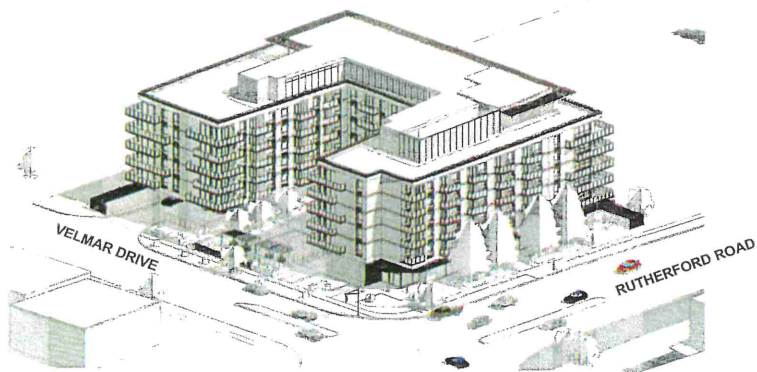
APPLICANT:
Velmar Centre Property Limited



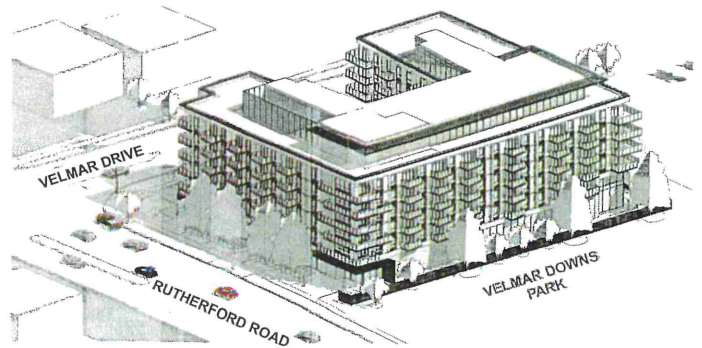
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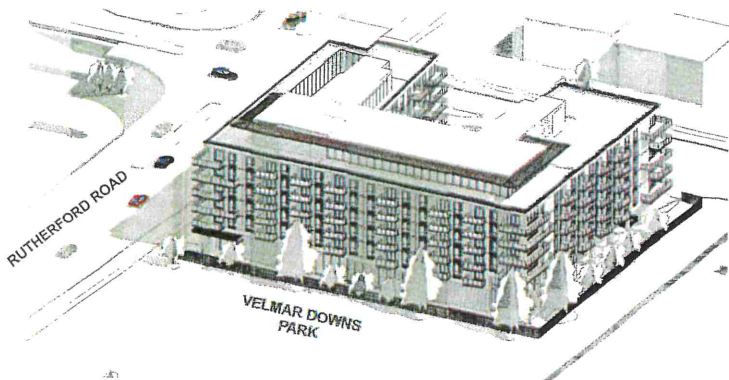
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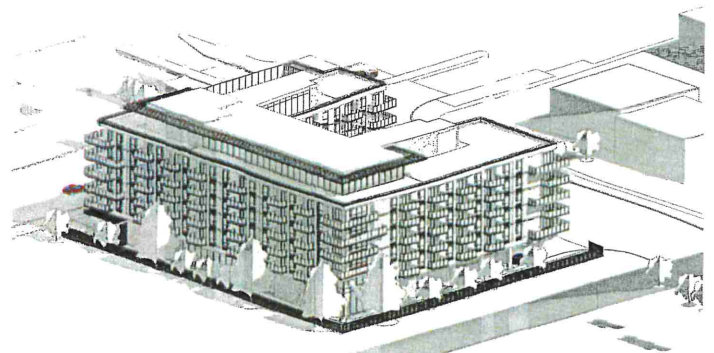
NORTH-EAST CORNER VIEW



NORTH-WEST CORNER VIEW



SOUTH-EAST CORNER VIEW



SOUTH-WEST CORNER VIEW

Perspective Views

LOCATION:
Part of Lot 15, Concession 6

APPLICANT:
Velmar Centre Property Limited



Attachment
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Document Path: N:\GIS_Archive\Attachments\OPIOP.19.003\OP.19.003_Perspectives.mxd