

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 18, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

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**SITE DEVELOPMENT FILE DA.14.054
MELRUTH DEVELOPMENT CORPORATION
WARD 1 – VICINITY OF RUTHERFORD ROAD AND MELVILLE AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.054 (Melruth Development Corporation) BE APPROVED, to permit new building elevations (Attachment #6) for the proposed one-storey, eating establishment, shown as Building "D" on Attachment #3, for the subject lands shown on Attachments #1 and #2, subject to the following condition:
 - a) that the final building elevations shall be approved by the Vaughan Planning Department.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with an urban form that supports our expected population growth.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- locally sourced building materials
- low volatile organic compound adhesives, sealants, paints and coatings
- tinted low-e argon filled glazing panels

Economic Impact

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

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Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.14.054 (Melruth Development Corporation) respecting the subject lands shown on Attachments #1 and #2, to facilitate new building elevations for a one-storey, 341 m² eating establishment (Denny's Restaurant), shown as Building "D" on Attachment #3.

Background - Analysis and Options

Location

The vacant subject lands are located on the northeast corner of Rutherford Road and Melville Avenue between the existing Shell automobile gas bar and the CN Rail pull-back track, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Previous Site Development Application

On March 18, 2014, Vaughan Council approved Site Development File DA.13.093 (Melruth Development Corporation), to permit a multi-unit retail/commercial plaza consisting of 2 office buildings, 1 multi-unit retail building and 2 eating establishment buildings, as shown on Attachments #3 and #4. The approved building elevations for "Building D" are shown on Attachment #5. The proposal does not include any changes to the site, apart from the building elevations for "Building D", as shown on Attachment #6. Accordingly, the site plan, landscape plan and pylon signage approved through Site Development File DA.13.093 will remain unchanged.

Official Plan and Zoning

The subject lands are designated "Employment-Commercial Mixed-Use" with a permitted maximum building height of 12-storeys and a Floor Space Index of 3.5, and are identified as being located on a Primary Intensification Corridor within an Employment Area. The "Employment-Commercial Mixed-Use" designation permits a range of uses including office, hotel, cultural and entertainment and retail uses on the subject lands. The proposal conforms to VOP 2010.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, and subject to Exception 9(1208). The proposal complies with Zoning By-law 1-88

Building Elevations

The proposed building elevations shown on Attachment #6 reflect the corporate branding of Denny's Restaurant. Materials consist primarily of a stucco finish in a grey and brown hue, and accented with insulated metal panels and glazing. Architectural face brick is proposed along the majority of the base of the building. The main entrance of the building is located at the southwest corner, and consists primarily of brown muskoka ledge stone accented with red aluminum paneling and glazing.

Portions of the south elevation show a stucco finish along the base of the building, as shown on Attachment #6. The Planning Department recommends the use of more durable materials for the base of the building, such as architectural face brick or stone facing that is a minimum of 1 m in height. Should the Committee of the Whole approve the application, the owner will be required to

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submit new building elevations reflecting this change, to the satisfaction of the Vaughan Planning Department.

The Vaughan Planning Department is satisfied with the proposed building elevations, provided that the owner revise the south building elevation to show a 1 m high contiguous band of architectural face brick or stone facing along the base of the building. The final building elevations must be approved to the satisfaction of the Planning Department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020 / Strategic plan:

i. **Plan and Manage Growth & Economic Well Being**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

Site Development File DA.14.054 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Planning Department is satisfied with the proposed building elevations as discussed in this report. Accordingly, the Planning Department can support the approval of the Site Development Application, subject to the recommendation contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Vaughan Council Approved Site Plan (March 18, 2014) - File DA.13.093
4. Vaughan Council Approved Landscape Plan (March 18, 2014) - File DA.13.093
5. Vaughan Council Approved Elevations Building 'D' (March 18, 2014) - File DA.13.093
6. Proposed Elevations "Building 'D'"

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(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.)