

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 15, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V009
MELRUTH DEVELOPMENT CORPORATION
WARD 1 – VICINITY OF RUTHERFORD ROAD AND MELVILLE AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014:

Recommendation

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-14V009 (Melruth Development Corporation) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being development in accordance with Site Development File DA.13.093 that was approved by Vaughan Council on March 18, 2014. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium addresses the tenure of the commercial and office buildings, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-14V009 (Melruth Development Corporation) as shown on Attachment #5, to facilitate the continued development of 5 buildings with condominium tenure as follows:

- Building "A" (Units 4 - 8): A two-storey, 1,385 m² office building
- Building "B" (Units 9 - 29): A one-storey 2,165 m² multi-unit retail building with an outdoor play area (176 m²) for a day nursery and an outdoor patio (98 m²)
- Building "C" (Units 30 - 32): A one-storey 284 m² eating establishment with a drive-through and an outdoor patio (46 m²)
- Building "D" (Units 33 - 36): A one-storey 341 m² eating establishment
- Building "E" (Units 1 - 3): A two-storey 1,485 m² mixed-use building with ground floor retail uses and second-storey Business or Professional Office uses

Background - Analysis and Options

Location

The subject lands are located northeast of Melville Avenue and Rutherford Road between the existing automobile gas bar and the CN Rail pull-back track, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated “Employment Commercial Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010) with a permitted maximum building height of 12-storeys and a Floor Space Index of 3.5, and 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 proposed Draft Plan of Condominium conforms to the Official Plan.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1208), which permits the commercial and office uses. The proposed Draft Plan of Condominium complies with the Zoning By-law.

Site Plan

Draft Plan of Condominium (Standard) File 19T-14V009 is consistent with Site Development Files DA.13.093 (Attachment #4) and DA.14.054 (minor revision to Building “D” elevations), which was approved by Vaughan Council on March 18, 2014 and through delegated staff approval on September 9, 2014, respectively. The Site Plan Letter of Undertaking for File DA.13.093 was executed by the City of Vaughan on July 11, 2014. The commercial and office buildings are currently under construction.

As a condition of final approval as set out in Attachment #1, the Owner must submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the condominium plan.

Garbage/Recycling Collection and Snow Removal

Garbage and recycling collection and snow removal will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

Canadian National Railway (CN)

CN has no objections to the application.

Canada Post

Canada Post has no objections to the application subject to the Owner installing and maintaining a centralized mailbox facility to the satisfaction of Canada Post, which is included as a condition in Attachment #1.

The Owner has installed a centralized mailbox facility in the indoor vestibule area of Buildings “A” and “E”. The remainder of the buildings will use the centralized mailbox facility located in the landscape area behind Building “D”, as shown on Attachment #4.

Bell Canada

Bell Canada has no objections to the proposal. The Owner must satisfy Bell Canada’s conditions set out in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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i. Manage Growth & Economic Well-Being

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

Regional Implications

The application has been reviewed by the Region of York Transportation and Community Planning Department. The Owner must satisfy any outstanding requirements of Regional Site Plan File SP-V-029-08. A condition to this effect is included in Attachment #1.

Conclusion

The Vaughan Planning Department has reviewed the commercial Draft Plan of Condominium application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the site plan approved by Vaughan Council. The Vaughan Planning Department has no objection to the approval of the Draft Plan of Condominium application, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval File 19CDM-14V009
2. Context Location Map
3. Location Map
4. Approved Site Plan (File DA.13.093)
5. Draft Plan of Condominium File 19CDM-14V009

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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.)