

**COMMITTEE OF THE WHOLE FEBRUARY 21, 2005**

**SITE DEVELOPMENT FILE DA.01.083**  
**CCIL LTD. AND LCIL LTD., C/O COPPA PROPERTIES**

**Recommendation**

The Commissioner of Planning recommends:

THAT the revised site layout and building elevations for the proposed eating establishment related to Site Development Application DA.01.083 (CCIL Ltd. And LCIL Ltd. c/o Coppa Properties), as shown on Attachments #2, #3a, #3b and #3c, BE APPROVED.

**Purpose**

The Owner has submitted a Site Development Application to amend the approved site plan (Attachment #4, File DA.01.083) to permit a one-storey, 848.6m<sup>2</sup> eating establishment with an outdoor patio (The Keg) on a portion of the overall 4.78 ha lot, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northwest corner of Rutherford Road and Sweetriver Boulevard (west of Jane Street), being Block 179 on Plan 65M-3445, in Lot 16, Concession 5, City of Vaughan.

The subject lands are designated "High Density Residential/Commercial", with a "District Commercial Centre" overlay by OPA #600. The lands are zoned C5 Community Commercial Zone by By-law 1-88, subject to Exception 9(1031A), which permits an eating establishments use. The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively. The lands are subject to a site plan (Attachment #4, File DA.01.083), approved by Council on December 15, 2003, which facilitates the development of the site with a 9596m<sup>2</sup> supermarket (existing) and 3 retail buildings (Buildings A, B and C - approved/not built). The applicant is proposing to amend the approved elevations and site plan for Building "D" (eating establishment) shown on Attachment #4, to facilitate the proposed Keg Restaurant.

The proposed building shown on Attachment #2 is located at the southeast corner of the site and setback a minimum of 9.0m and 10.6m from Rutherford Road and Sweetriver Boulevard, respectively. The exterior building elevations are comprised of stone and brown stained board and batten siding with light brown ledge stone. Glazing is provided on the north, south and east elevations in the form of windows and doors. The main entry door is located on the north elevation, with additional glass doors located on either side of it. A textured paved walkway is proposed from the concrete sidewalks on Rutherford Road and Sweetriver Boulevard to the main front entrance. An outdoor patio is located on the north side of the building immediately east of the main entrance

The west elevation includes two overhead roll-up doors which may be partially visible from Rutherford Road. A loading space is located next to these doors. The site plan proposes a 2.4m high decorative fence intended to screen the loading area. Additional landscaping is recommended in front of the screen fence in order to soften its appearance from Rutherford Road. An amendment to the approved landscape plan will be required, together with details of the screen fence. The north and south elevations include ledge stone clad decorative chimneys that extend from grade beyond the roof peak. The peaked roof will be constructed with metal, and stained fir shingle siding will be used on the upper level walls. The mechanical rooftop units will be screened from view. Tenant signage is proposed on the north and south elevations.

### **Relationship to Vaughan Vision 2007**

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

### **Conclusion**

Staff are satisfied with the revised site layout and building elevations for the proposed eating establishment (The Keg) to be located at the southeast corner of the property. The location of the building is consistent with the original site layout, which was approved by Council on December 15, 2003. Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan
- 3a. Elevations (South & West)
- 3b. Elevations (North & East)
- 3c. Elevations (Porch & Patio)
4. Approved Site Plan (File DA.01.083)

### **Report prepared by:**

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Mauro Peverini, Senior Planner, ext. 8407  
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

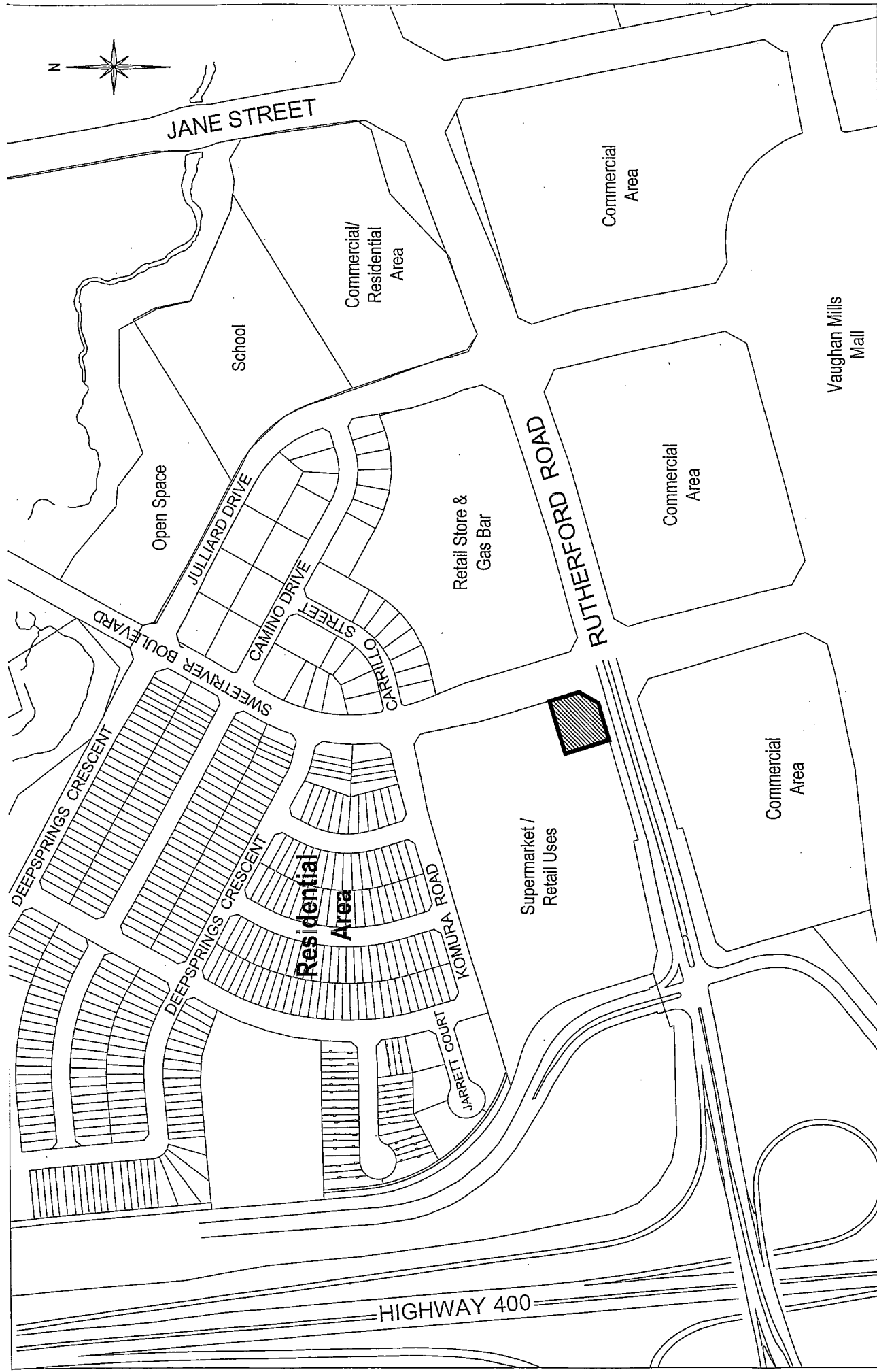
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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R:\WORKING\HOLYDAYM\COPPA PROPERTIES (Keg).cw



# Location Map

Part of Lot 16,  
Concession 5

APPLICANT:  
CCIL LTD. & LCIL LTD. C/O COPPA PROPERTIES

 SUBJECT  
LANDS

City of  
**Vaughan**

Development Planning Department

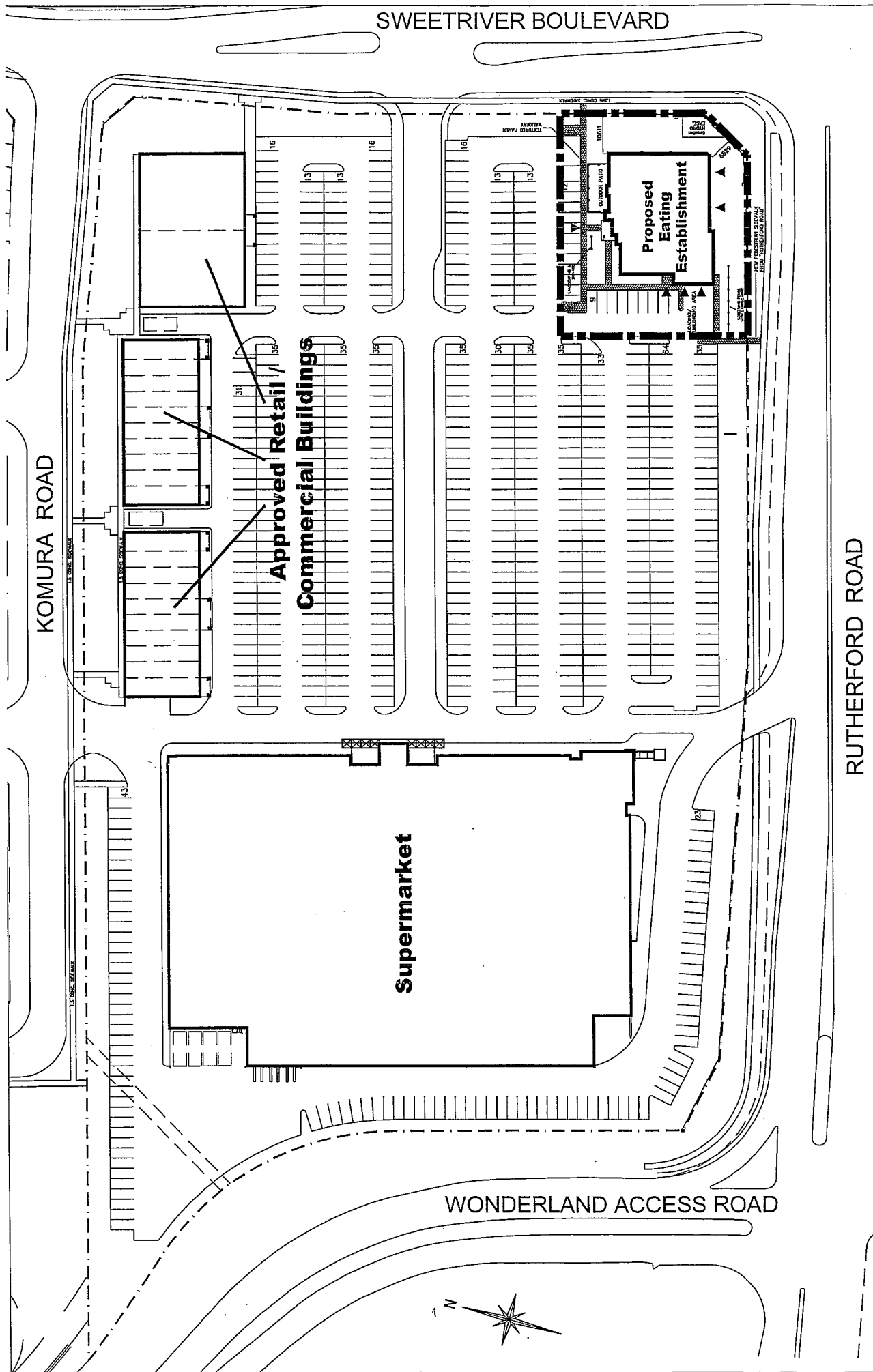
# Attachment

FILE No.:  
DA.01.083

Not to Scale

December 22, 2004

# 1



## Site Plan

Part of Lot 16,  
Concession 5

APPLICANT:  
CCIL LTD. & LCIL LTD. C/O COPPA PROPERTIES

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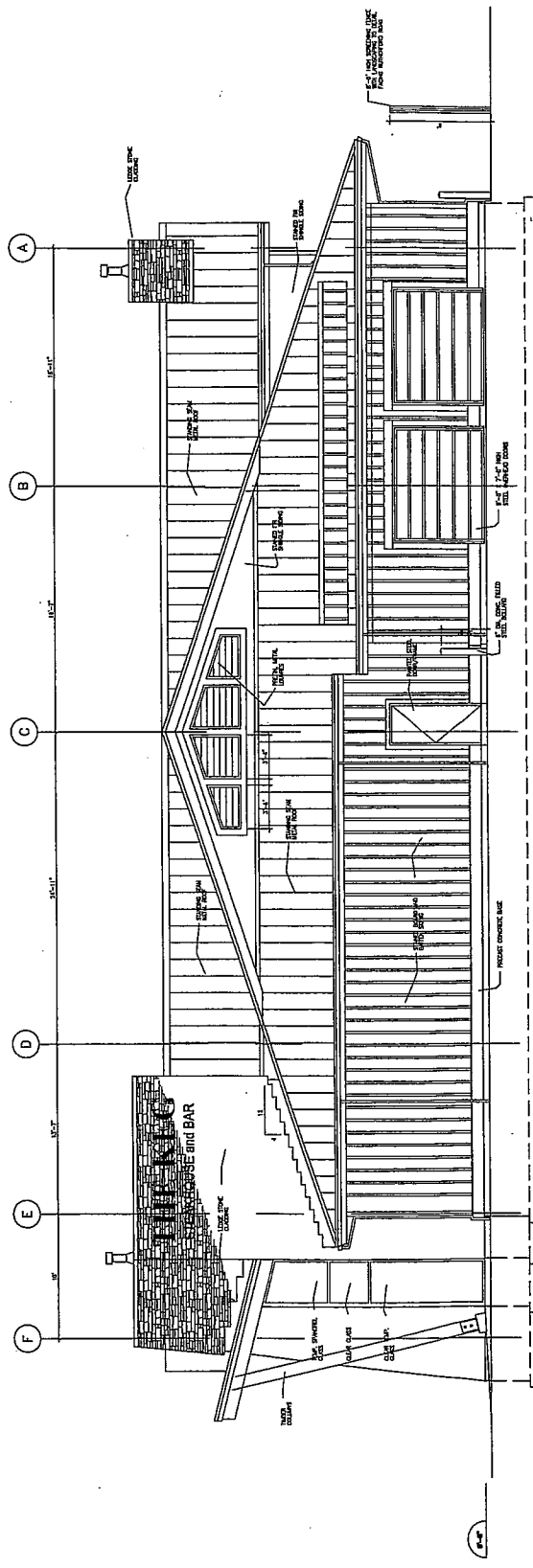
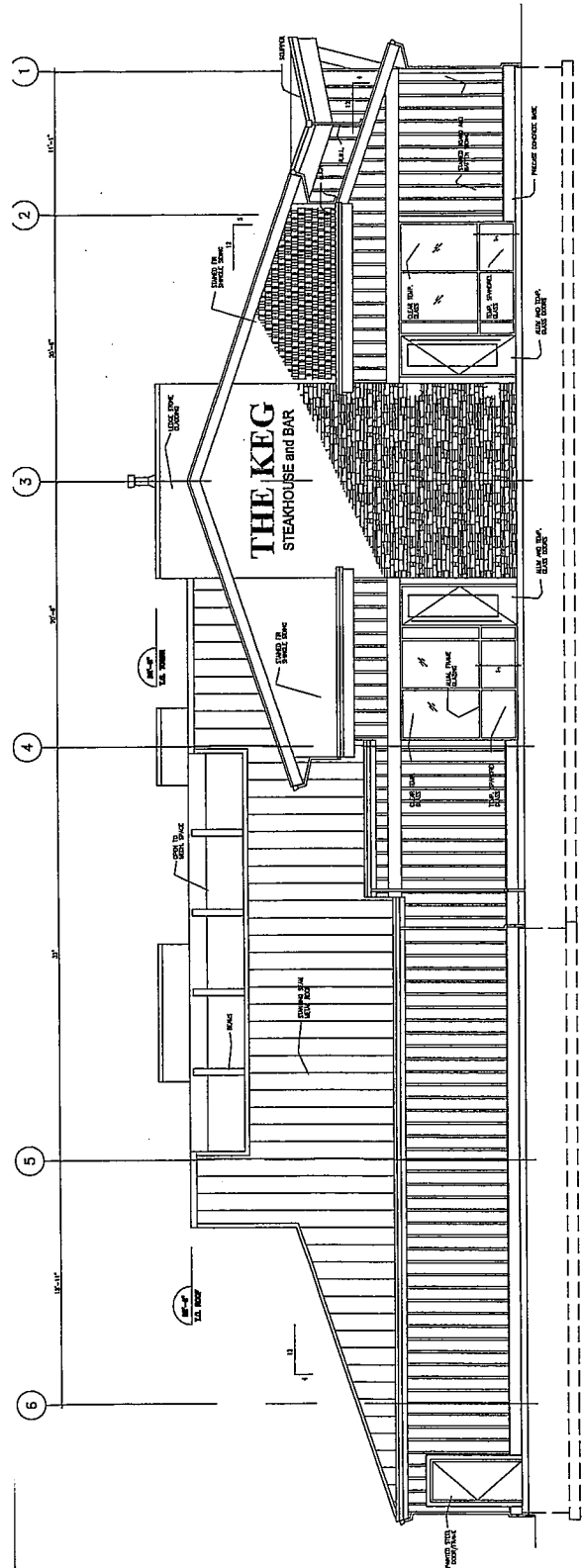
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# 2

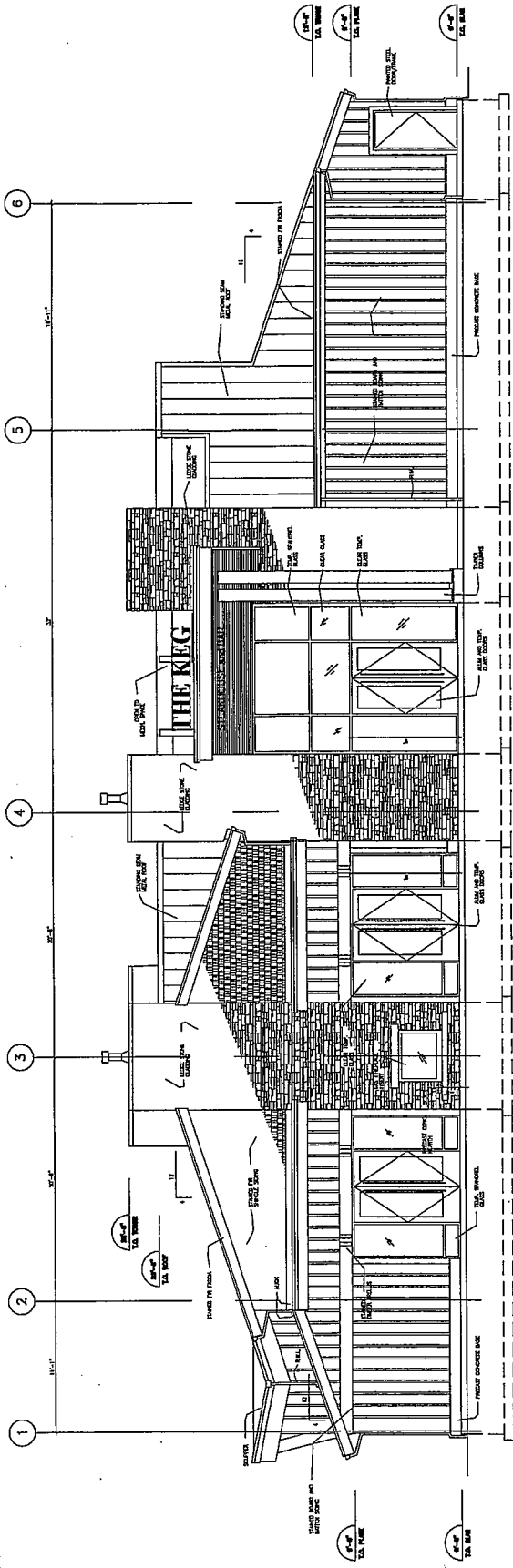
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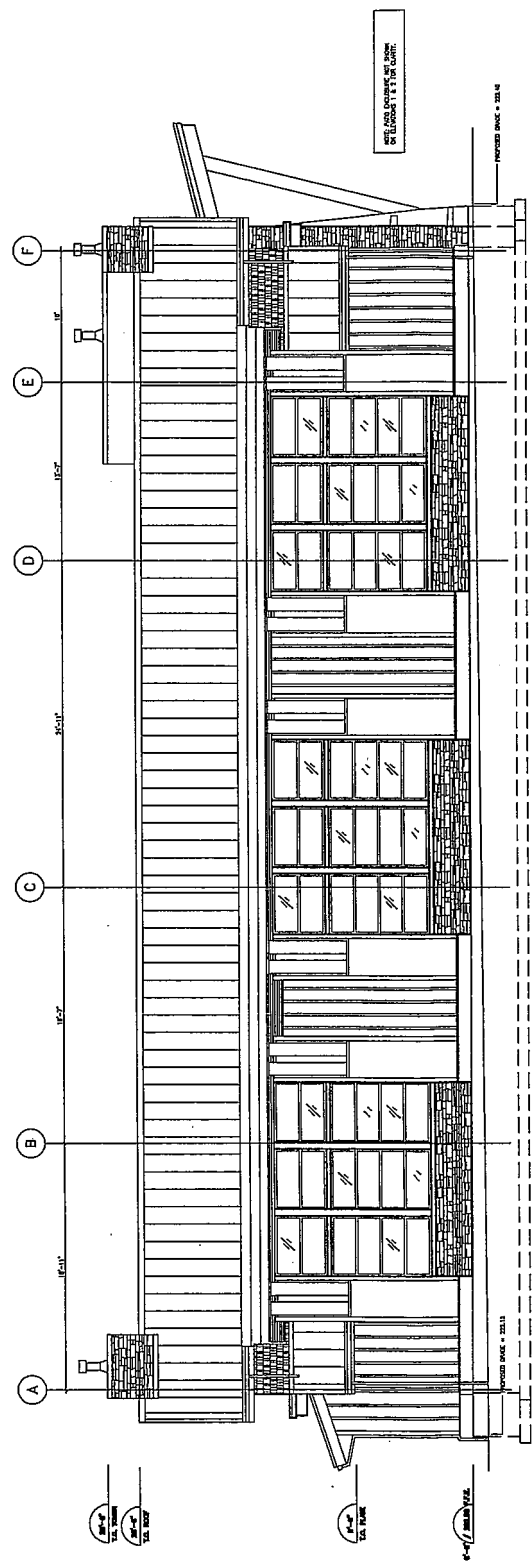
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December 22, 2004



**North Elevation**



**East Elevation(Sweetriver Blvd.)**

# Elevations

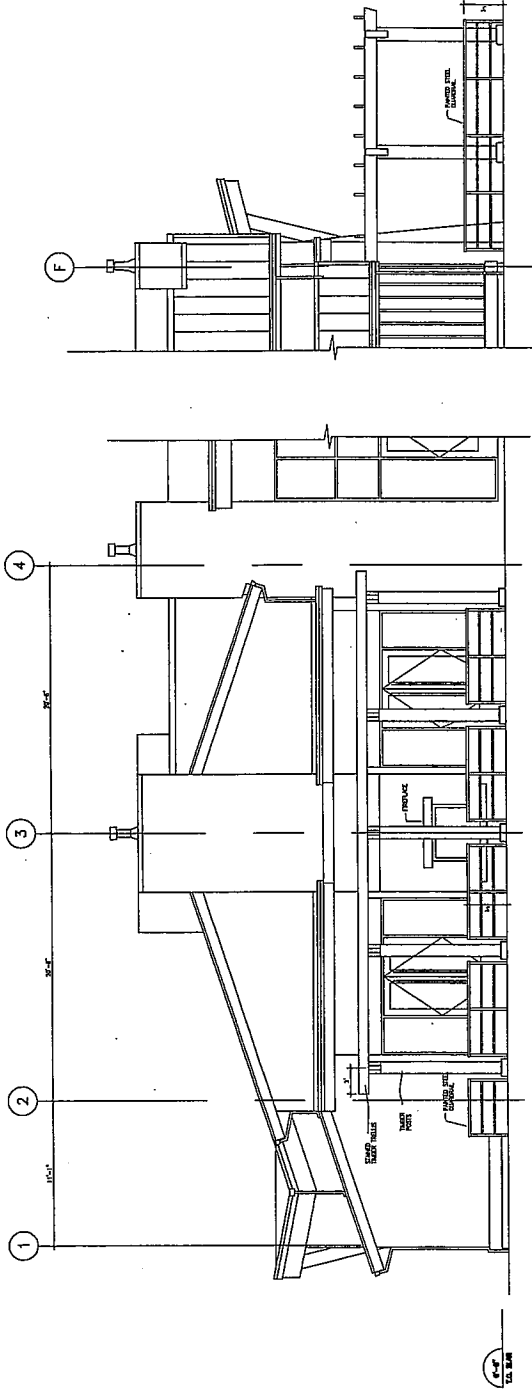
Part of Lot 16,  
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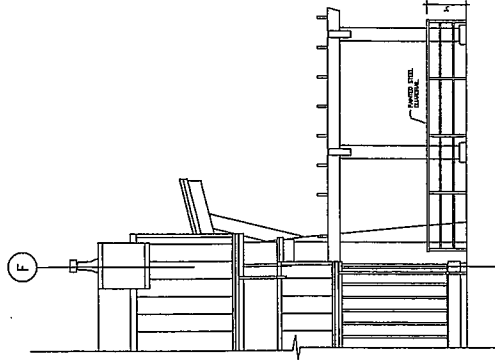
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# Attachment 3b

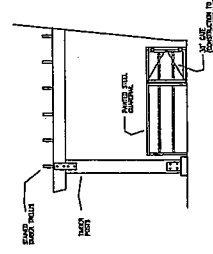
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**North Elevation Porch/Enclosure**



**East Elevation**



**Patio Elevation**

# Elevations

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City of  
**Vaughan**

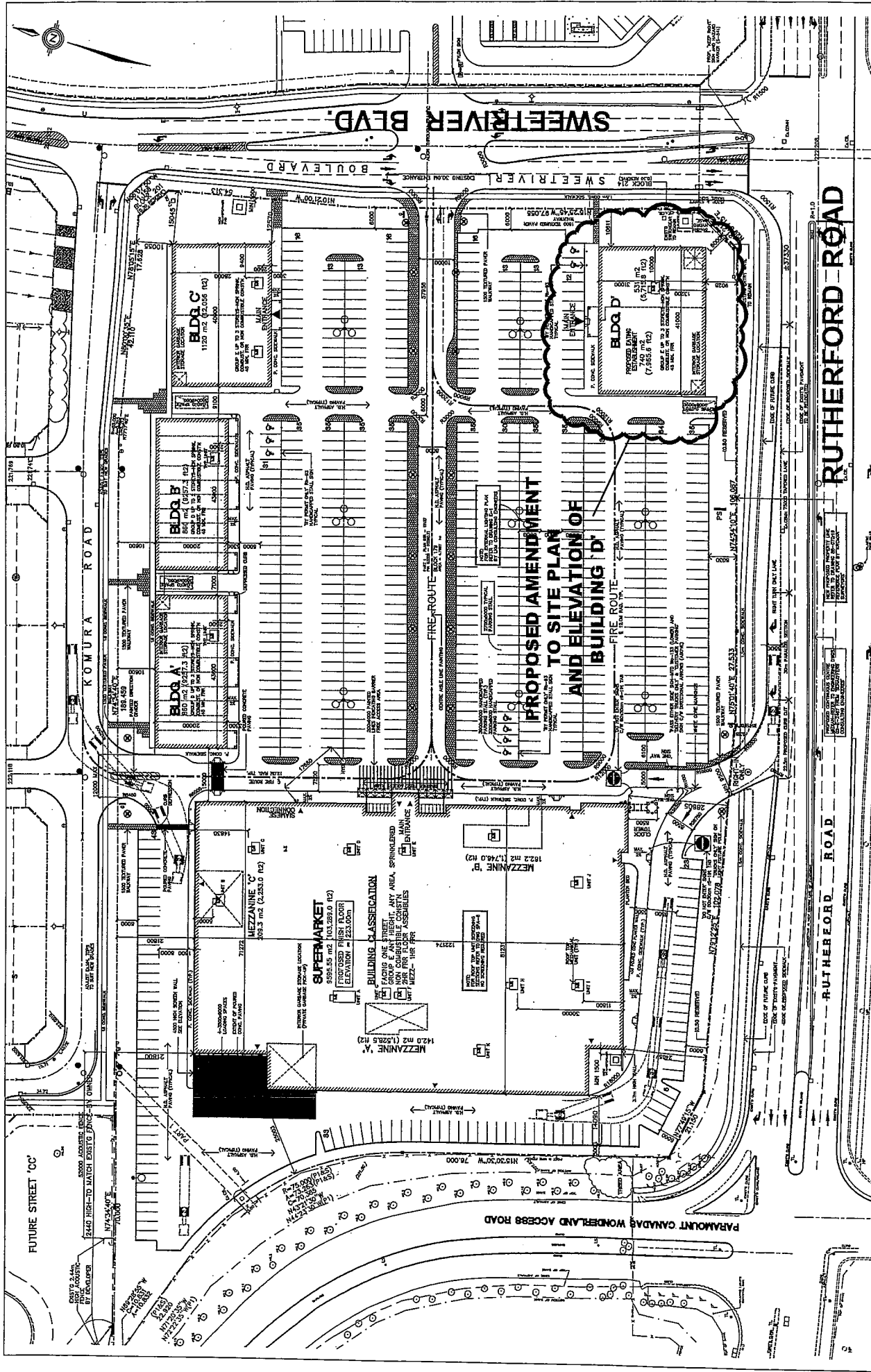
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**Attachment**  
**3C**

FILE No.:  
DA.01.083

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December 22, 2004



# Approved Site Plan

Part of Lot 16,  
Concession 5  
APPLICANT:  
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# Attachment

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