

COMMITTEE OF THE WHOLE APRIL 3, 2006

SITE DEVELOPMENT FILE DA.04.048
MARIO AND NICK CORTELLUCCI

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for the site plan approved donut shop (Tim Horton's) and pylon sign respecting Site Development File DA.04.048 (Mario and Nick Cortellucci) as shown on Attachments #3, #4 and #5, BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted the building elevation and pylon signage details for an approved Site Development Application on the subject lands shown on Attachment #1, to facilitate a 232m² stand alone donut shop (Tim Horton's) as shown on Attachment #2. The Owner is seeking approval of the building elevations for the donut shop and pylon sign as shown on Attachments #3, #4 and 5.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northwest corner of Keele Street and Kirby Road, in Part of Lot 31, Concession 4, City of Vaughan. The vacant 1.459 ha property has 90m frontage on Kirby Road and 150m flankage on Keele Street.

The subject lands are designated "Agricultural" by OPA #600, as amended by site-specific OPA #525, which permits the proposed use, and zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(1240). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

On May 23, 2005, Council approved Site Development File DA.04.048 (Mario and Nick Cortellucci) to develop a 1.459 ha parcel of land shown on Attachment #1 for a Petro Canada gas bar, with an accessory 220m² convenience retail store/gas bar kiosk, a 242m² mechanical car wash, two associated pylon signs, and a 232m² donut shop with a drive-through, as shown on Attachment #2. The Council resolution required the Owner to submit elevations for the proposed eating establishment (donut shop) for approval by Council at a future date.

The elevations provided on Attachment #3, illustrate that the proposed Tim Horton's will have a flat roof and a building height of 4.96m. The building materials consist of stucco, brick and windows on the east (Keele Street), north and south elevations. The front elevation (east) features the main entrance, which is surrounded by glass. A large company wall sign is located over the main doors, as well as, on the north façade.

A beige coloured stucco is located along the top portion of the building where the Tim Horton's wall sign is located. The remainder of the building consists of predominantly brown clay brick, with 3 rows of taupe coloured clay brick as an accent.

The donut shop is designed with 42 seats internally, and with a drive-through along the south side of the building, with a vehicle stacking for 10 cars located to the south and west side of the building. A garbage enclosure with a northerly facing roll-up door is attached to the west side of

the building, and is finished with the same materials and architectural details as the main building.

A 6.6m high Tim Horton's pylon sign as shown on Attachment #4 is proposed on the north side of the Keele Street entrance to the site. The two pylon signs for the gas bar, convenience store and car wash were included in the original approval located just south of the Keele Street entrance and along the Kirby Road frontage. There will be a total of three pylon signs on the site.

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

The Development Planning Department is satisfied with the proposed elevations for the Tim Horton's donut shop building and the associated pylon sign for this eating establishment.

Attachments

1. Location Map
2. Site Plan
3. North and East Exterior Elevations
4. South and West Exterior Elevations
5. Tim Horton's Pylon Sign

Report prepared by:

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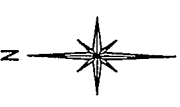
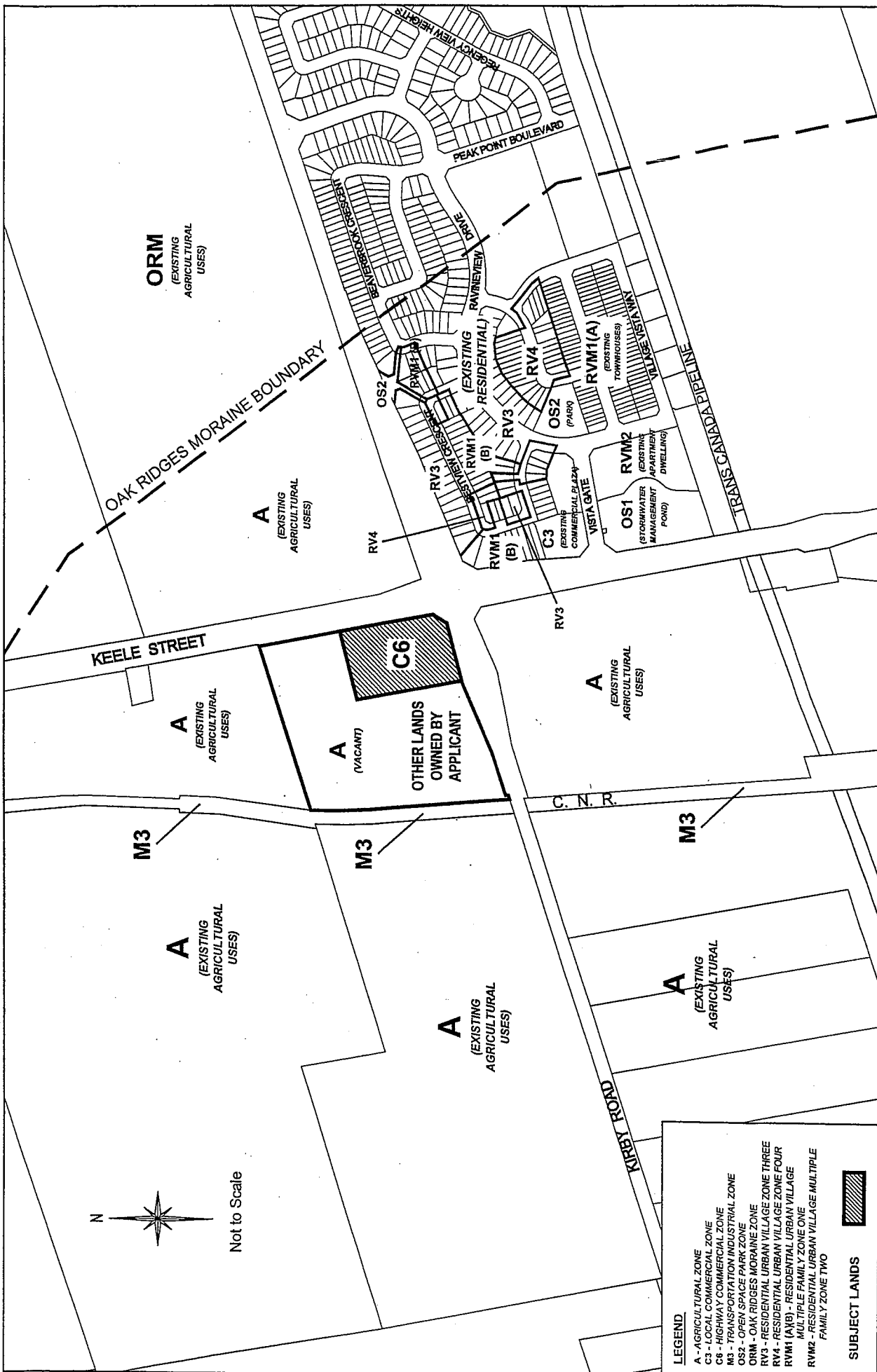
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Not to Scale

- LEGEND**
- A - AGRICULTURAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - M3 - TRANSPORTATION INDUSTRIAL ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - ORM - OAK RIDGES MORaine ZONE
 - RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
 - RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
 - RVM1 (A)(B) - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE ONE
 - RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- SUBJECT LANDS**
- SUBJECT LANDS

Location Map

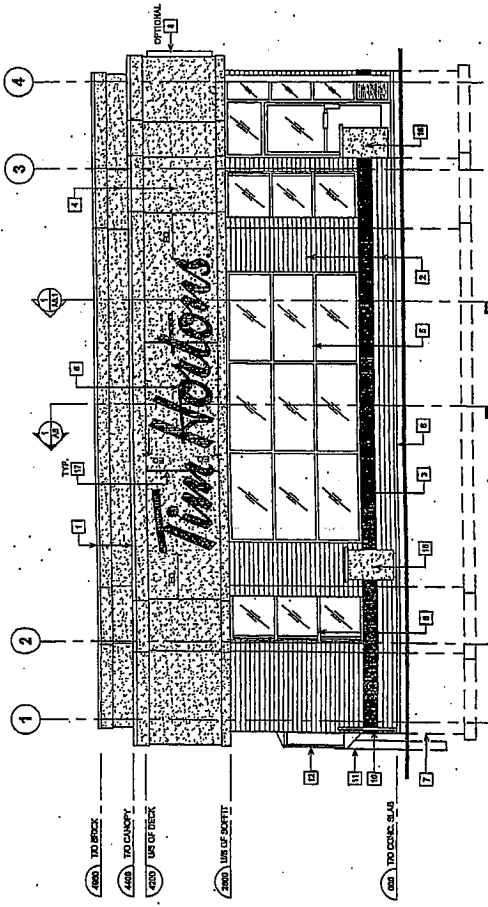
Part of Lot 31,
Concession 4
APPLICANT:
MARIO & NICK CORTELLUCCI



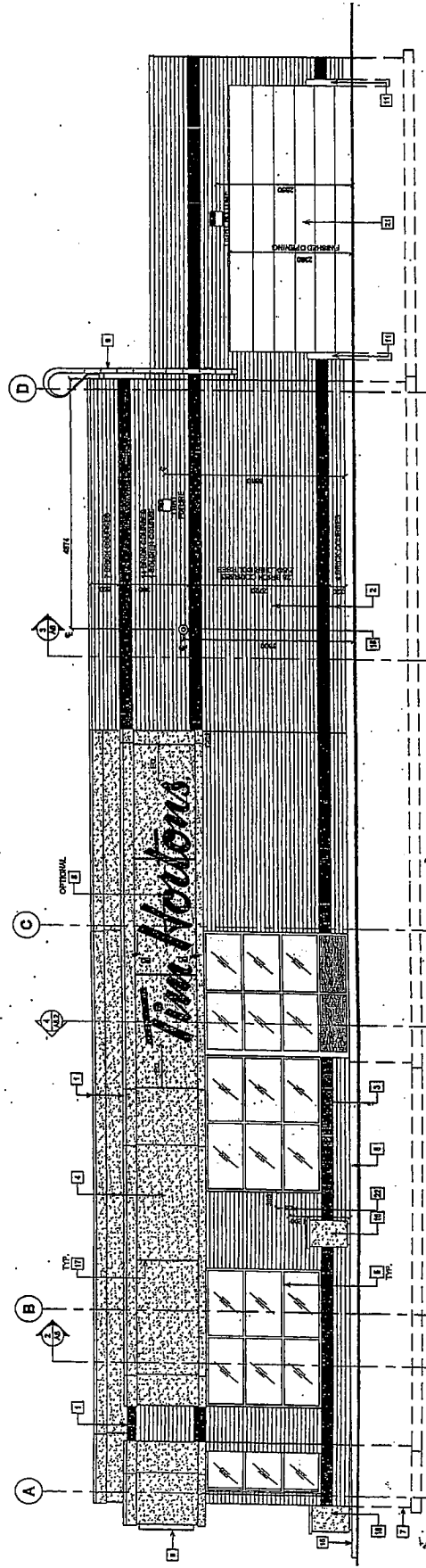
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Attachment 1

FILE No.:
DA.04.048
RELATED FILES:
Z.94.095 & OP.94.025
March 8, 2006



1 EAST ELEVATION
AS SCALE 1/8"



2 NORTH ELEVATION
AS SCALE 1/8"

Not to Scale

**North & East
Exterior Elevations**

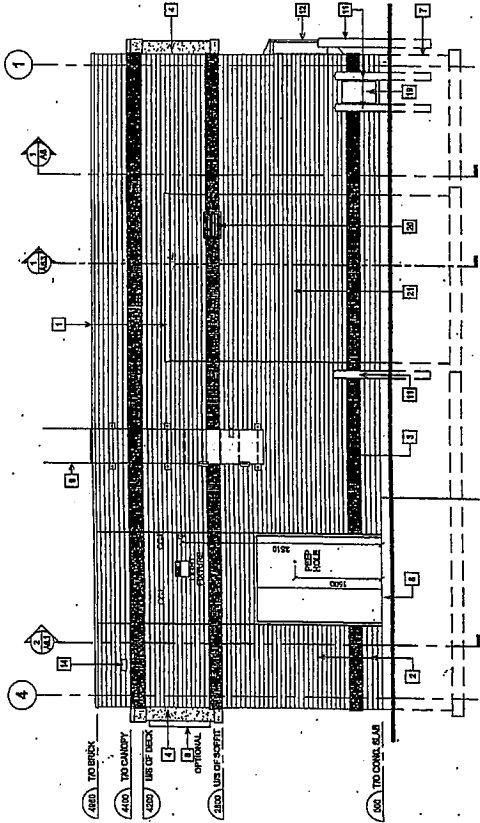
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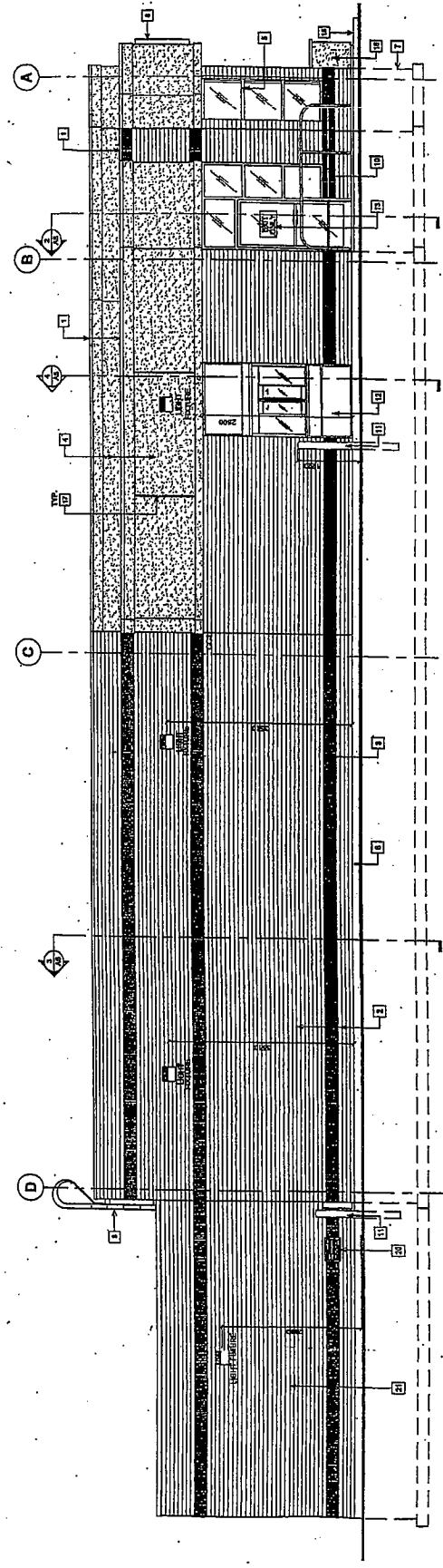
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Attachment 3

FILE No.:
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1 WEST ELEVATION
A.S.7 SCALE: 1/8"



2 SOUTH ELEVATION
A.S.7 SCALE: 1/8"

Not to Scale

South & West Exterior Elevations

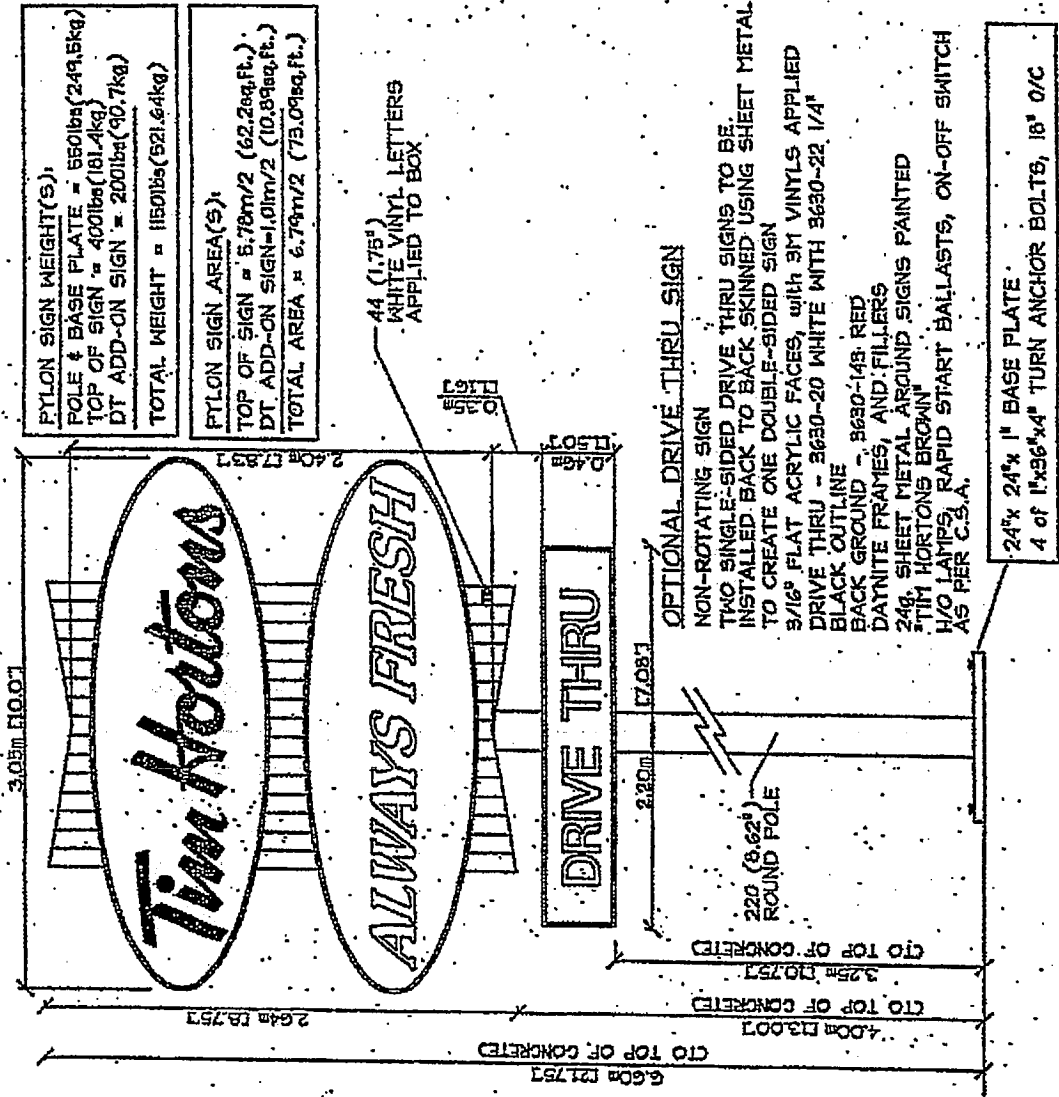
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Attachment 4

FILE No.:
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PYLON SIGN WEIGHT(S):
 POLE & BASE PLATE = 550lbs (249.5kg)
 TOP OF SIGN = 400lbs (181.4kg)
 DT ADD-ON SIGN = 200lbs (90.7kg)
 TOTAL WEIGHT = 1150lbs (521.6kg)

PYLON SIGN AREA(S):
 TOP OF SIGN = 5.78m² (62.2sq.ft.)
 DT ADD-ON SIGN = 1.01m² (10.8sq.ft.)
 TOTAL AREA = 6.79m² (73.0sq.ft.)

44 (1.75')
 WHITE VINYL LETTERS
 APPLIED TO BOX

OPTIONAL DRIVE THRU SIGN

NON-ROTATING SIGN
 TWO SINGLE-SIDED DRIVE THRU SIGNS TO BE
 INSTALLED BACK TO BACK SKINNED USING SHEET METAL
 TO CREATE ONE DOUBLE-SIDED SIGN
 3/16" FLAT ACRYLIC FACES, with 3M VINYLs APPLIED
 DRIVE THRU - 3630-20 WHITE WITH 3630-22 1/4"
 BLACK OUTLINE
 BACK GROUND - 3630-148 RED
 DAYNITE FRAMES, AND FILERS
 240 SHEET METAL AROUND SIGNS PAINTED
 "TIM HORTON'S BROWN"
 H/O LAMPS, RAPID START BALLASTS, ON-OFF SWITCH
 AS PER C.S.A.

24" 24"x 1" BASE PLATE
 4 of 1"x36"x4" TURN ANCHOR BOLTS, 18" O/C

Not to Scale

Tim Horton's
Pylon Sign

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 Concession 4

City of
Vaughan

Development Planning Department

Attachment 5
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