

COMMITTEE OF THE WHOLE JUNE 14, 2011

SITE DEVELOPMENT FILE DA.11.034 K. L. LAI INVESTMENTS LIMITED WARD 2

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.034 (K. L. Lai Investments Limited) BE APPROVED, to permit new building elevations and an 8.8 m² building addition to the existing 379 m² eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 to #8 inclusive, subject to the following condition:
 - a) the final site plan and building elevations shall be approved by the Vaughan Development Planning Department.

Contributions to Sustainability

The applicant has advised that the following sustainable features will be provided within the building design:

- i) low flow fixtures;
- ii) tri-sort garbage and recycling bins;
- iii) LED exterior and interior lighting; and;
- iv) LED lit signage.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.034 to propose new building elevations for the existing eating establishment and an 8.8 m² building addition as shown on Attachments #3 to #8 inclusive. The site is currently developed with an existing 379 m² eating establishment with a drive-through (McDonald's Restaurant).

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the south side of Regional Road #7 (4835 Highway #7) with flankage on the west of Pine Valley Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Areas – Centres and Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan) as amended by OPA #661 (Highway 7 Policy Review Plan). The proposal conforms to the Official Plan.

The subject lands are designated "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York. The "Mid-Rise Mixed-Use" designation allows for eating establishment uses to be located on the ground floor frontage of the development and in association with a variety of uses, such as residential and professional office uses. The proposal is to reface the entire eating establishment with new corporate elevations for McDonald's and a small building addition, which conforms to the Official Plan.

The subject lands are zoned C1 Restricted Commercial Zone by Zoning By-law 1-88, subject to Exception 9(323). The proposal complies with By-law 1-88.

Building Design

The 1.64 ha parcel is currently developed with 2 commercial buildings and a stand alone one-storey eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 and #4. The applicant is proposing an 8.8 m² building addition located at the southeast corner of the existing building as shown on Attachments #3 and #4. The addition will expand the cash booth area of the existing drive-through use to achieve optimal spacing between the two drive-through windows to allow for a more efficient and effective drive-through operation.

The applicant has proposed new building elevations for the McDonald's Restaurant building as shown on Attachments #5 to #8, inclusive. The upgrades to the exterior elevations also include the McDonald's signage on the east, north and west elevations and the addition of McCafe signage to the north elevation. The applicant has noted that the overall elevations, materials and colours will correspond to the new current McDonald's Restaurant corporate standards.

The Vaughan Development Planning Department is generally satisfied with the building elevations shown on Attachments #5 to #8 and will continue to work with the applicant to finalize the details. The final site layout and building elevations must be approved to the satisfaction of the Vaughan Development 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 priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #240 (Woodbridge Community Plan) as amended by OPA #661, Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is generally satisfied with the new building elevations and building addition for the existing McDonald's restaurant. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Detail of Cash Booth Addition
5. Elevations – North & East
6. Elevations – South & West
7. North East Rendered Elevation
8. North West Rendered Elevation

Report prepared by:

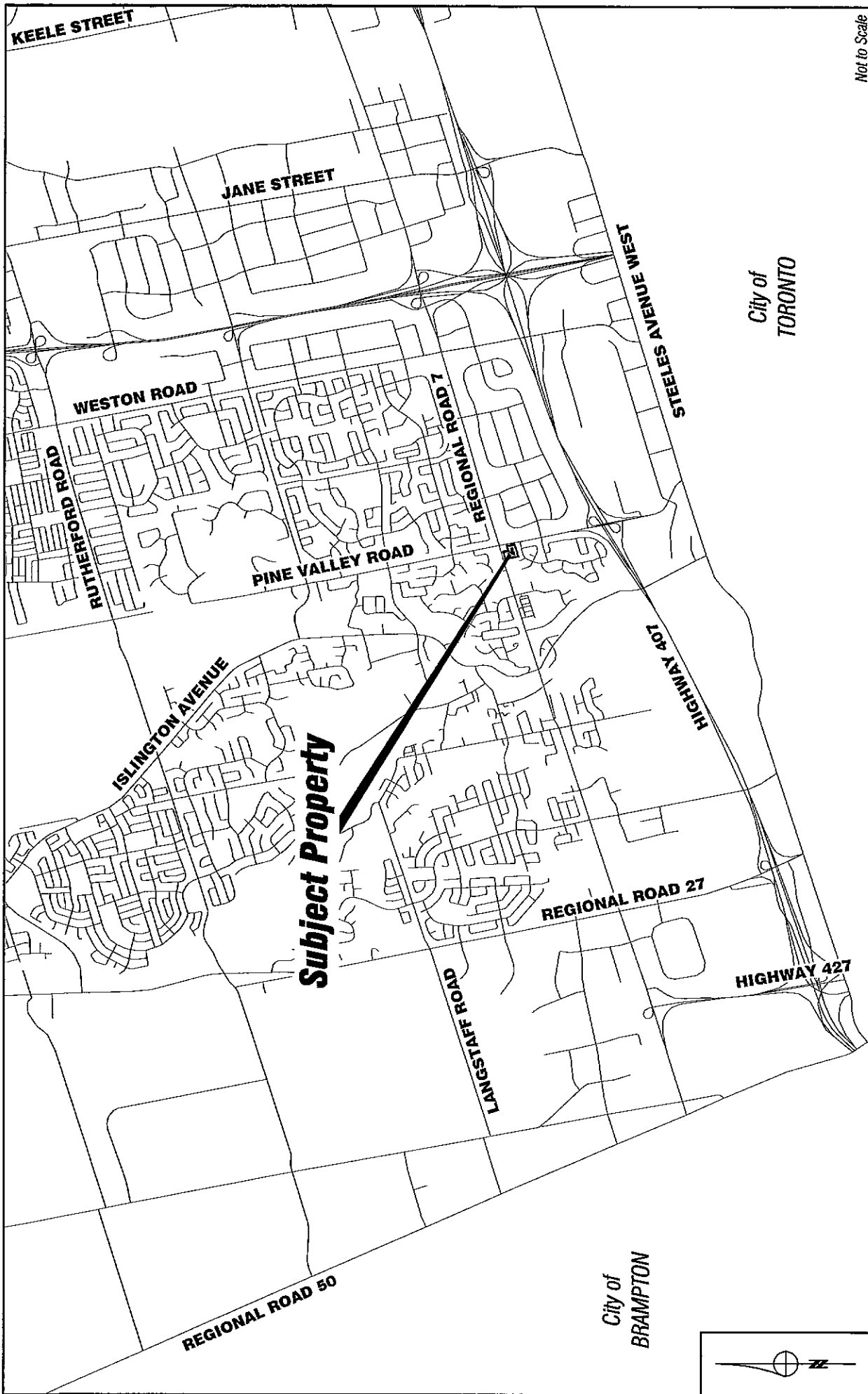
Mary Caputo, Planner 1, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

Attachment

FILE: DA.11.034
 DATE: May 03, 2011

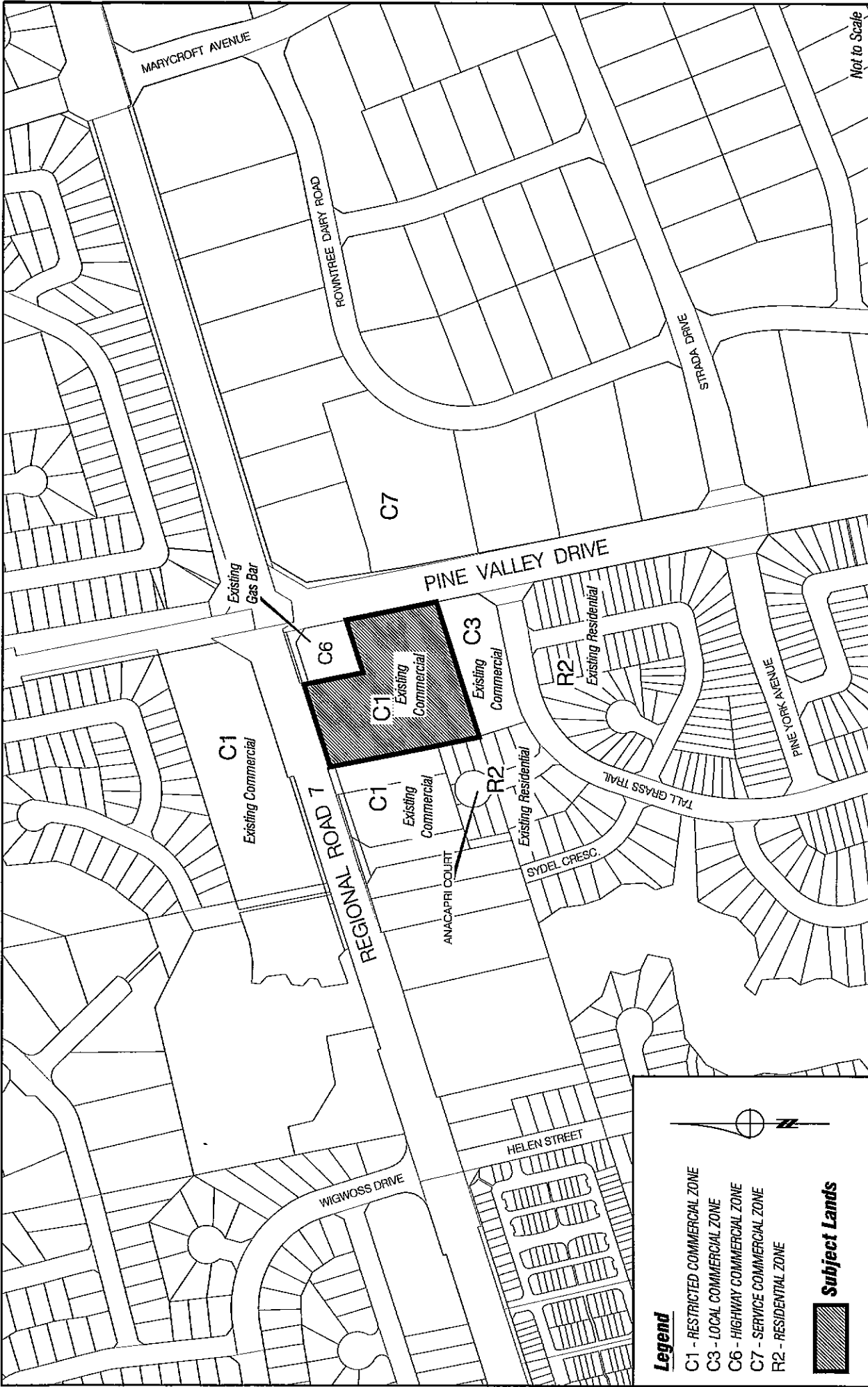


Development Planning Department

Context Location Map

LOCATION:
 Part of Lot 5, Concessions 7
 APPLICANT:
 K. L. Lai Investments Limited

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Location Map

LOCATION:
Part of Lot 5, Concessions 7

APPLICANT:
K. L. Lai Investments Limited

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Development Planning Department

Attachment

FILE:
DA.11.034

DATE:
May 03, 2011

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REGIONAL ROAD 7

EXISTING EATING ESTABLISHMENT
SUBJECT TO SITE DEVELOPMENT
APPLICATION FILE DA.11.034

PROPOSED 8.8m²
CASH BOOTH
ADDITION
(1.83m x 4.85m)

EXISTING
McDONALD'S
RESTAURANT

EXISTING
PARKING

EXISTING
1 STOREY
COMMERCIAL
PLAZA

EXISTING
PARKING

EXISTING 2 STOREY
COMMERCIAL PLAZA

PINE VALLEY DRIVE



--- Subject Lands

Not to Scale

Overall Site Plan

LOCATION:
Part of Lot 5, Concessions 7

APPLICANT:
K. L. Lai Investments Limited

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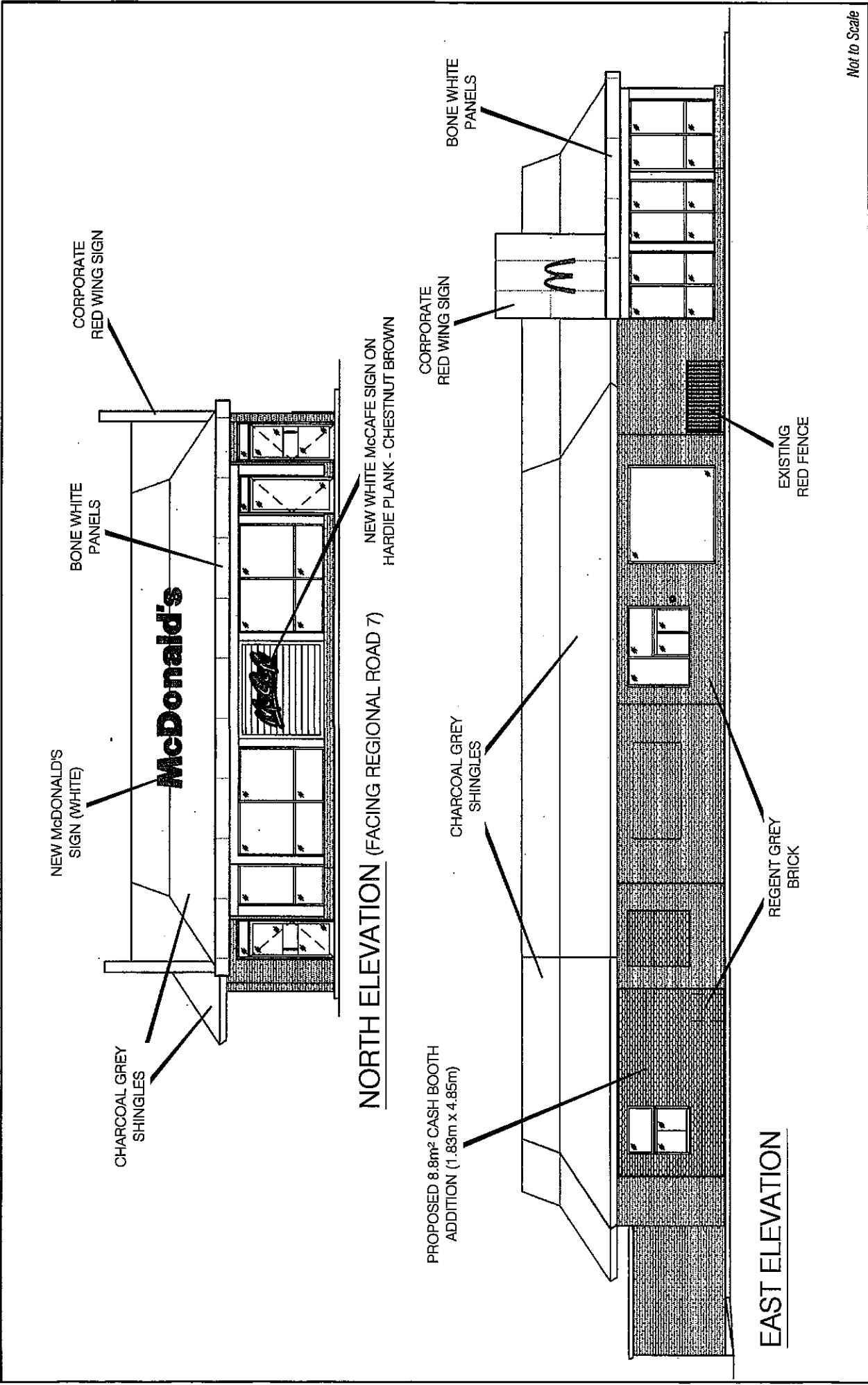
Development Planning Department

Attachment

FILE:
DA.11.034

DATE:
May 03, 2011

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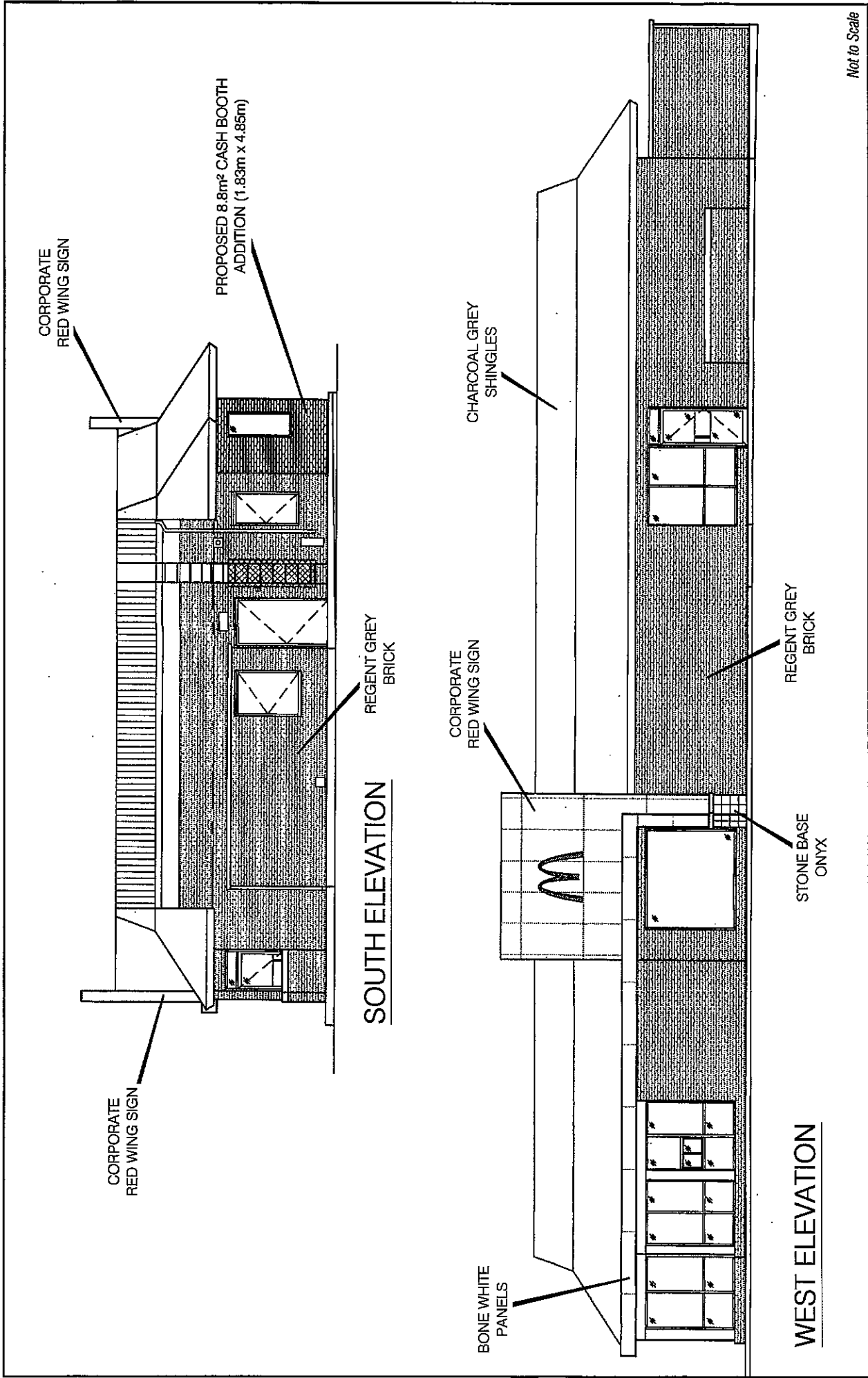
Elevations-North & East

Attachment **5**
 FILE: DA.11.034
 DATE: May 03, 2011



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LOCATION: Part of Lot 5, Concessions 7
 APPLICANT: K. L. Lai Investments Limited



Not to Scale

Elevations-South & West

Attachment **6**

FILE: DA.11.034

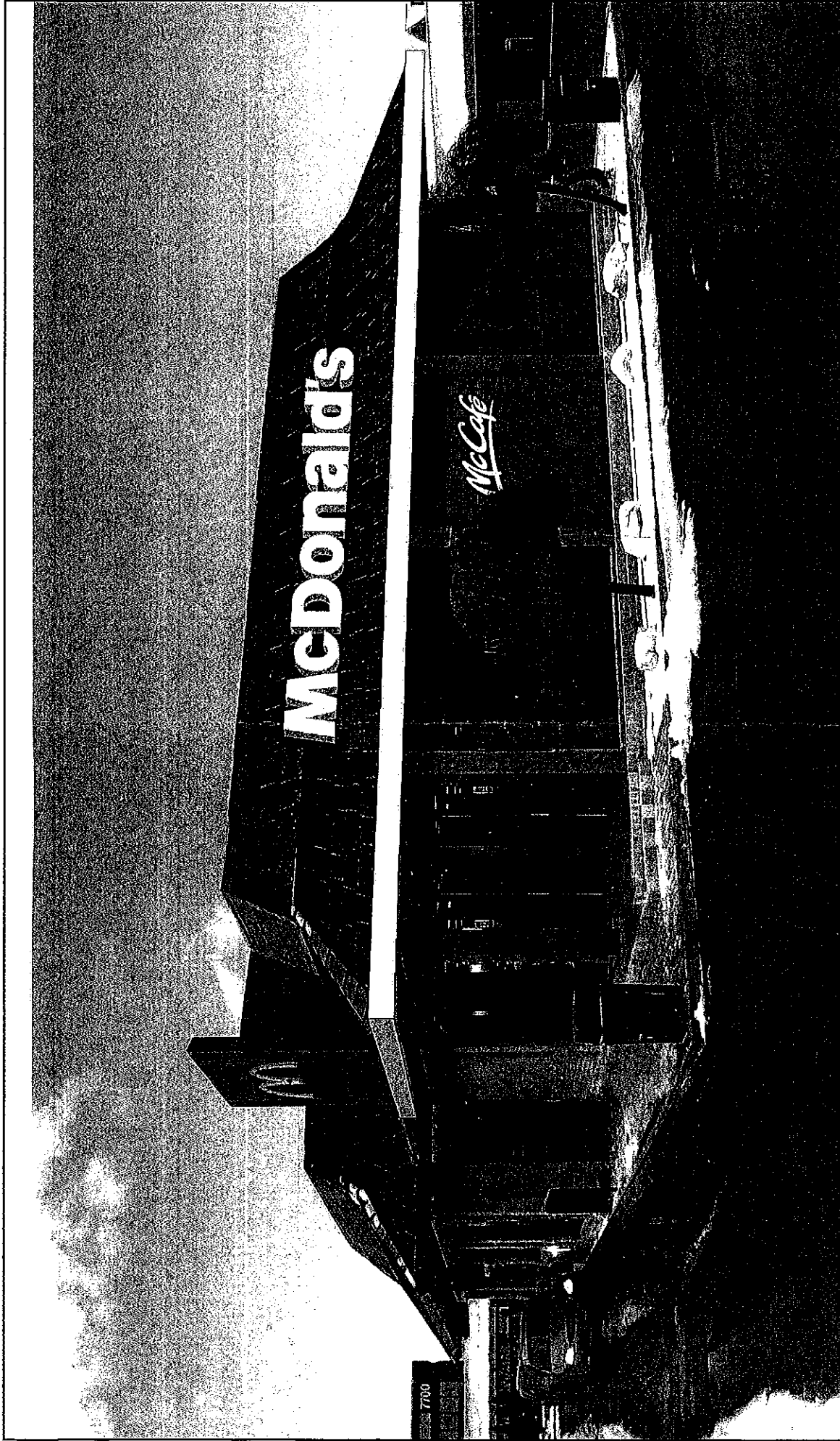
DATE: May 03, 2011



Development Planning Department

LOCATION: Part of Lot 5, Concessions 7

APPLICANT: K. L. Lai Investments Limited



MCDONALD'S CONCEPT 3 (DRIVE-THRU VIEW)

Not to Scale

North East Rendered Elevation

APPLICANT:
K. L. Lai Investments Limited

LOCATION:
Part of Lot 5, Concessions 7

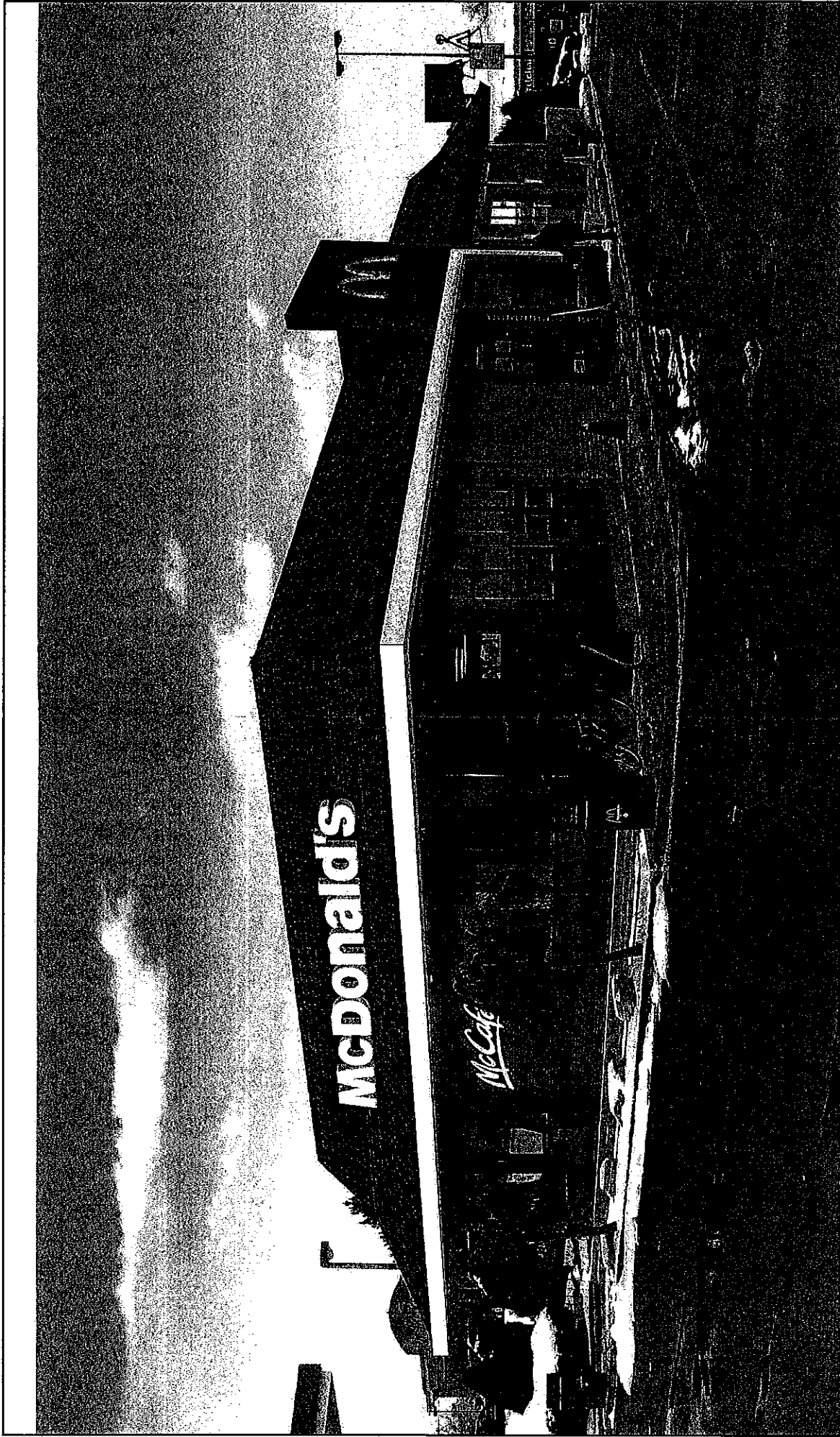


Attachment

FILE:
DA.11.034

DATE:
May 03, 2011

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McDONALD'S CONCEPT 3 (ENTRY VIEW)

Not to Scale

North West Rendered Elevation

APPLICANT:
K. L. Lai Investments Limited

LOCATION:
Part of Lot 5, Concessions 7



Development Planning Department

Attachment

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FILE:
DA.11.034

DATE:
May 03, 2011