

COMMITTEE OF THE WHOLE JANUARY 17, 2012

**SITE DEVELOPMENT FILE DA.11.089
2026919 ONTARIO LIMITED
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.089 (2026919 Ontario Limited) BE APPROVED, to permit new building elevations for the existing 328.3m² eating establishment with a drive-through (McDonald's Restaurant), as shown on Attachments #3 to #5 inclusive.

Contributions to Sustainability

The applicant has advised that the proposed elevation changes form part of the McDonald's Restaurant rebranding, which includes interior alteration and that 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.11.089 to permit revisions to the building elevations for the existing eating establishment (Building "E") shown on Attachment #3. The site is developed with 4 service commercial-buildings, including Building "E", a 328.3m² 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 north side of Steeles Avenue West, east of Highway #400 (3320 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and are further subject to the "Service Node" policies of the Plan, which provide for the day-to-day convenience and service needs of the surrounding employment area, including eating establishments (Section 2.25, OPA #450, in part).

The subject lands are also designated "Commercial Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York.

The proposal to reface the existing eating establishment with new corporate building elevations for a McDonald's Restaurant conforms to the Official Plans.

The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, subject to Exception 9(824). The proposal complies with Zoning By-law 1-88.

Site Design/Building Elevations

The 1.8 ha site is developed with 4 single-storey service commercial buildings, as shown on Attachment #3. The Owner has proposed new building elevations for the McDonald's Restaurant (Building "E") as shown on Attachments #4 and #5. The upgrades to the exterior elevations include McDonald's signage on the east and south elevations, and McCafe signage on the east and west elevations. The Owner has advised that the revised elevations, materials and colours reflect the new McDonald's Restaurant corporate standard. The Vaughan Development Planning Department is satisfied with the proposed building elevations shown on Attachments #4 and #5.

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 Well-being".

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in consideration of the policies of OPA #450 (Employment Area Plan), Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is satisfied with the proposed building elevations for the existing eating establishment (McDonald's Restaurant). Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevation Plan
5. Rendered Elevation - South East View

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483

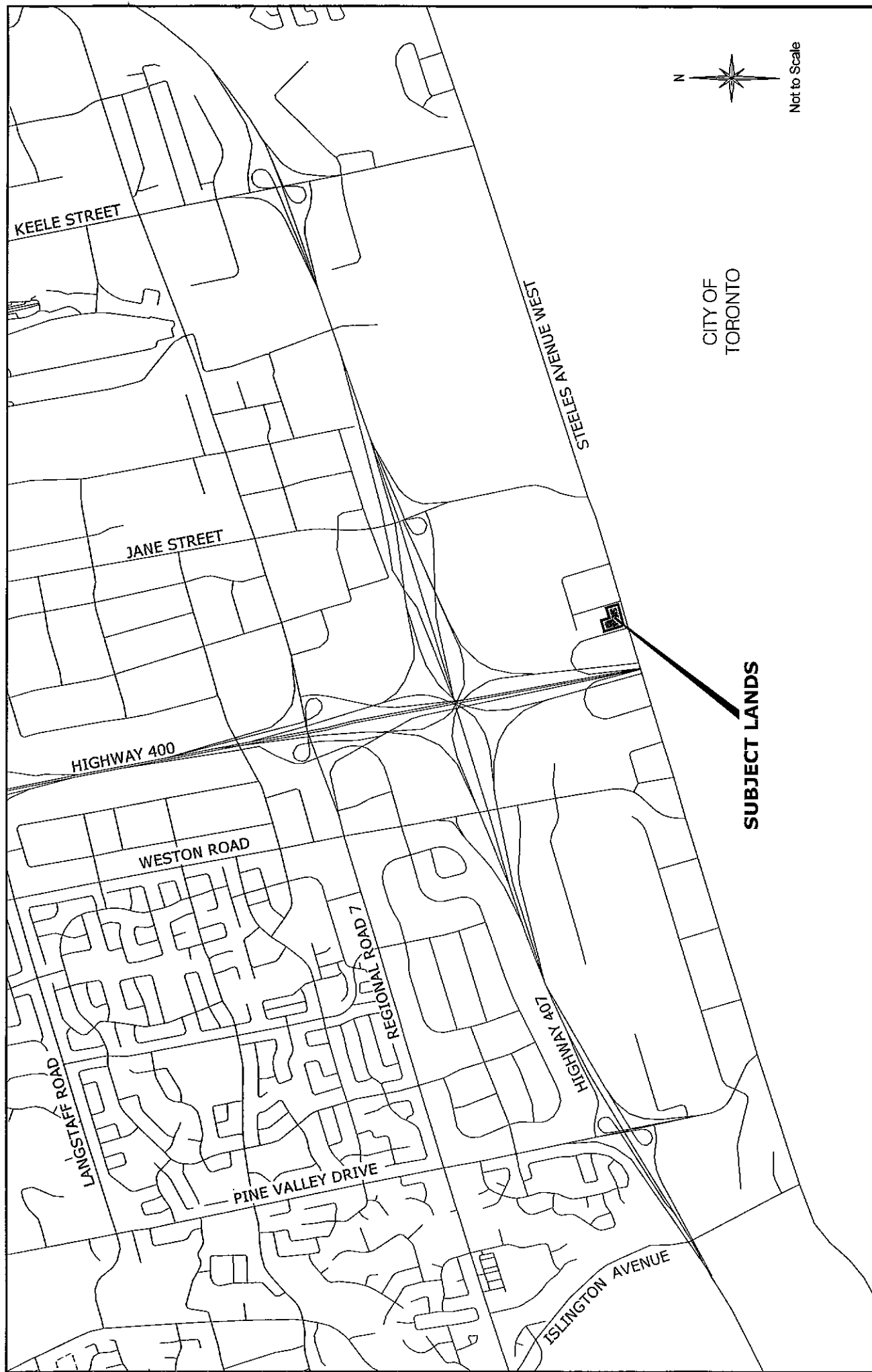
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

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Context Location Map

Location: Part of Lot 1,
Concession 5

Applicant:
2026919 Ontario Limited

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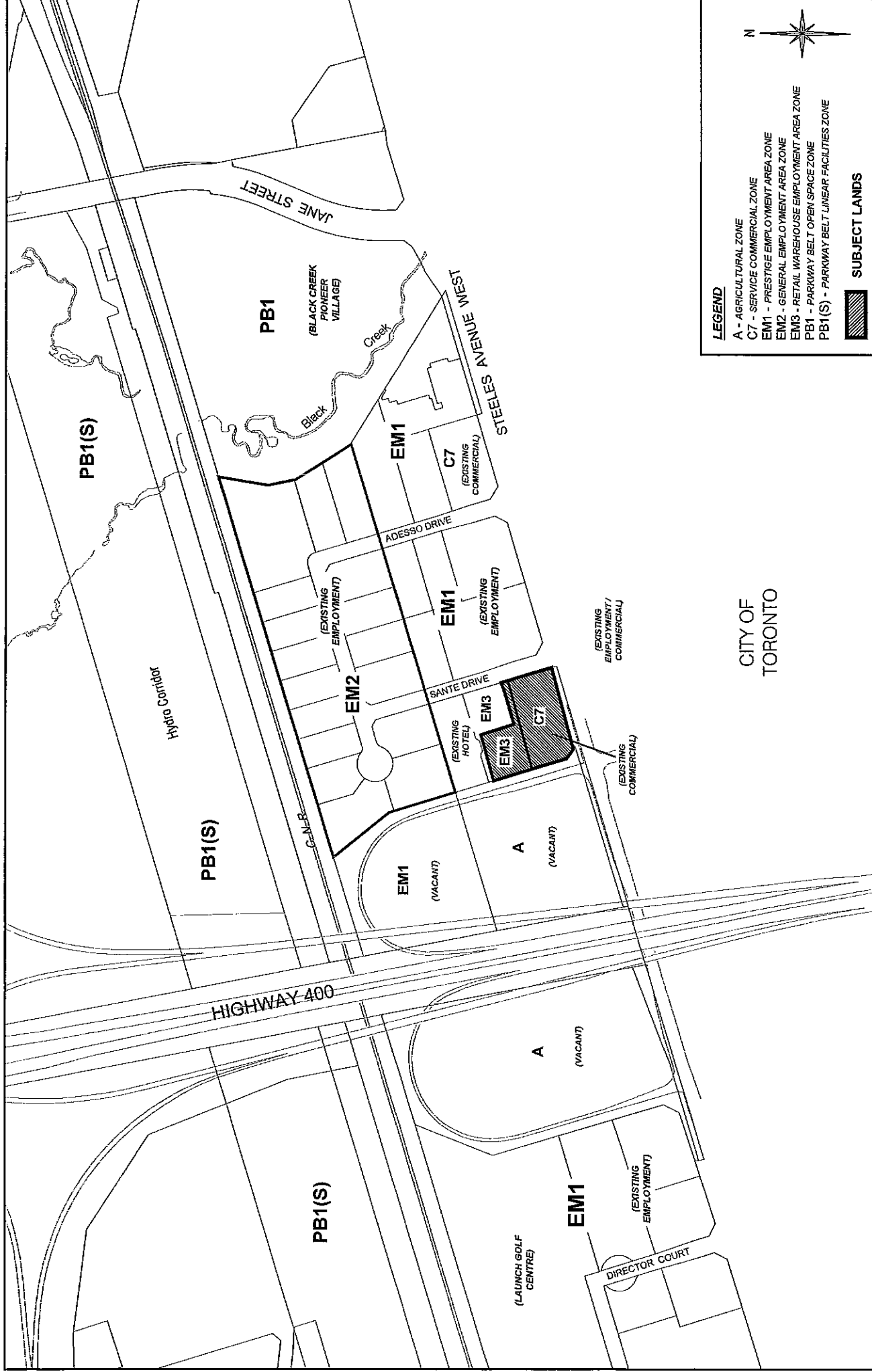
Attachment

File: DA.11.089

Not to Scale

Date: December 6, 2011

1



LEGEND

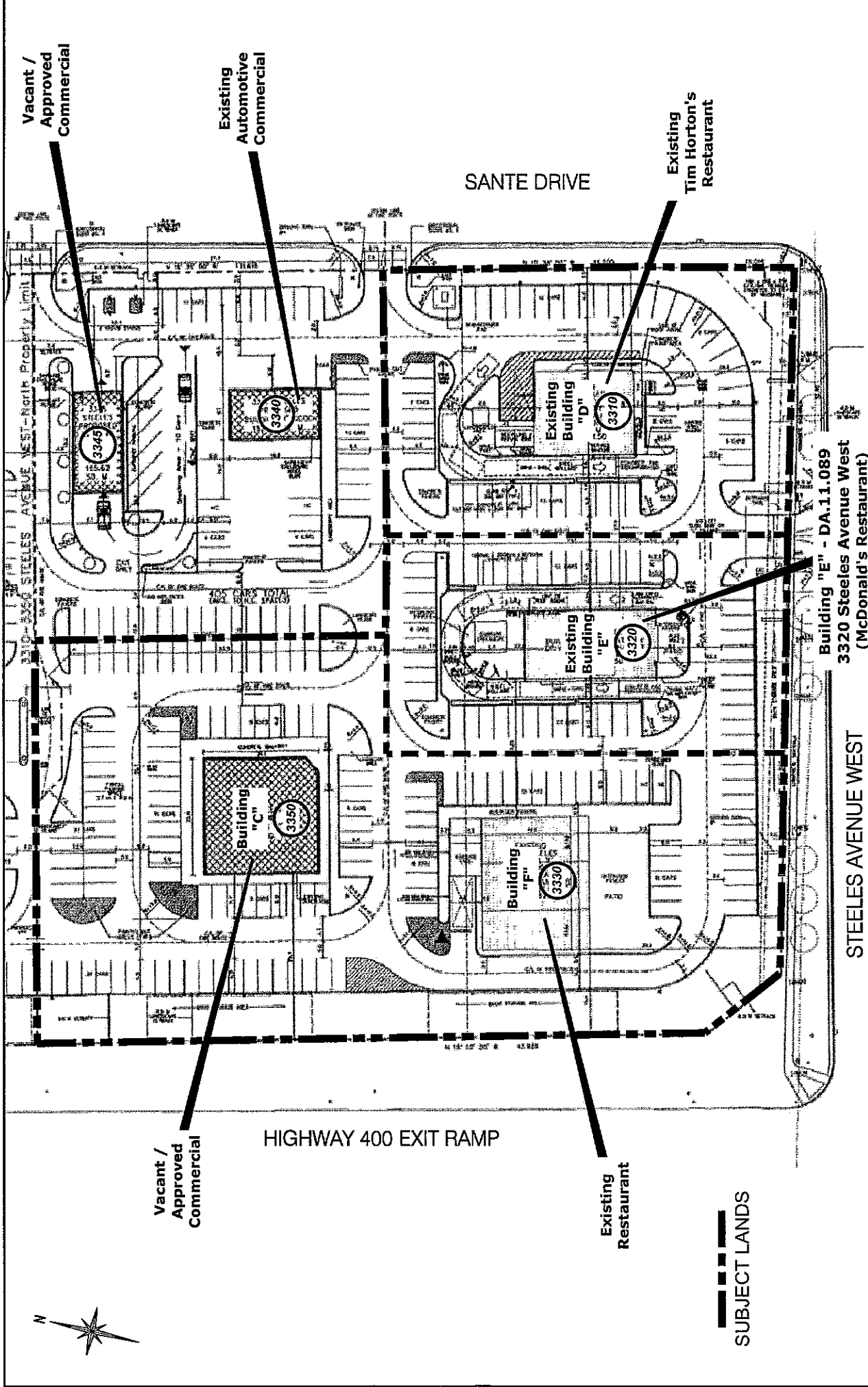
- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

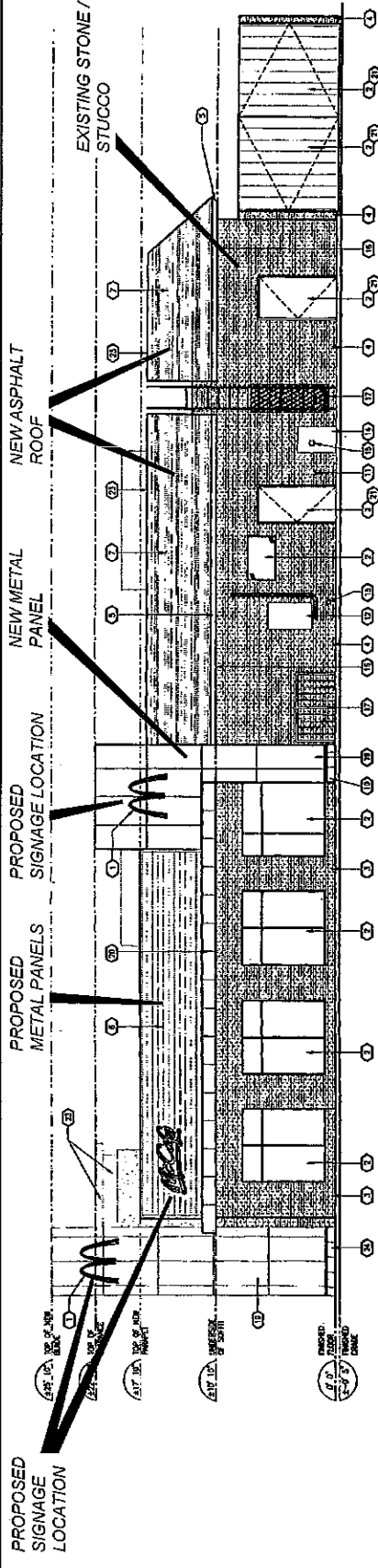
SUBJECT LANDS

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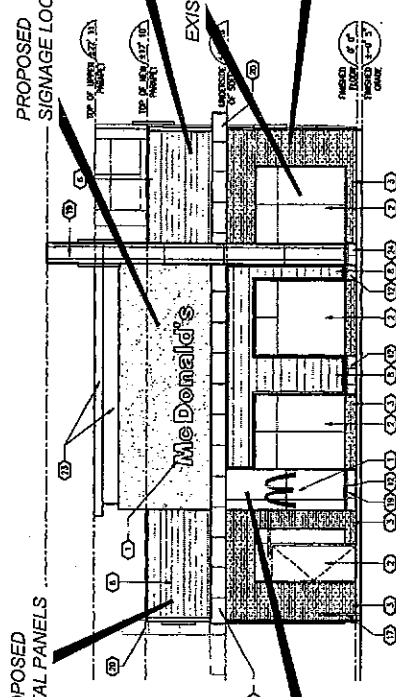
CITY OF TORONTO



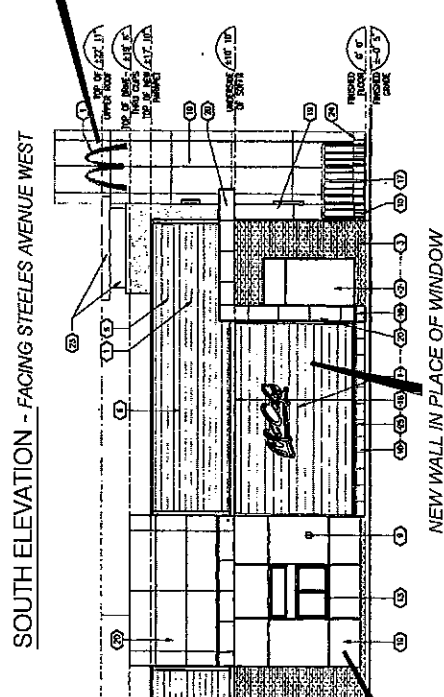




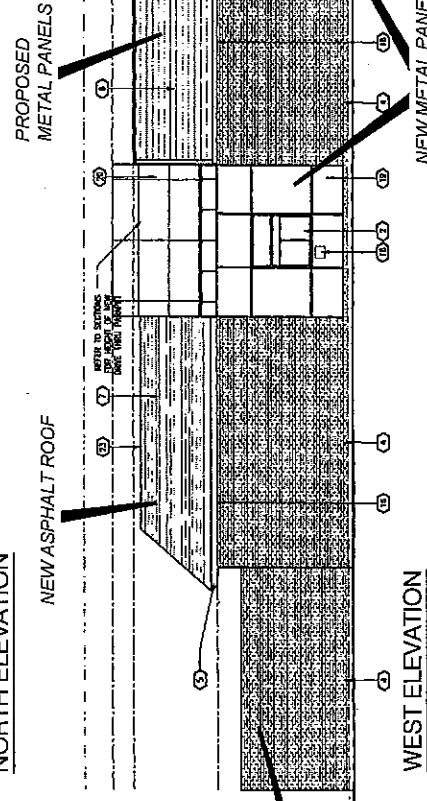
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION - FACING STEELES AVENUE WEST



WEST ELEVATION

Elevation Plan

Location: Part of Lot 1,
Concession 5

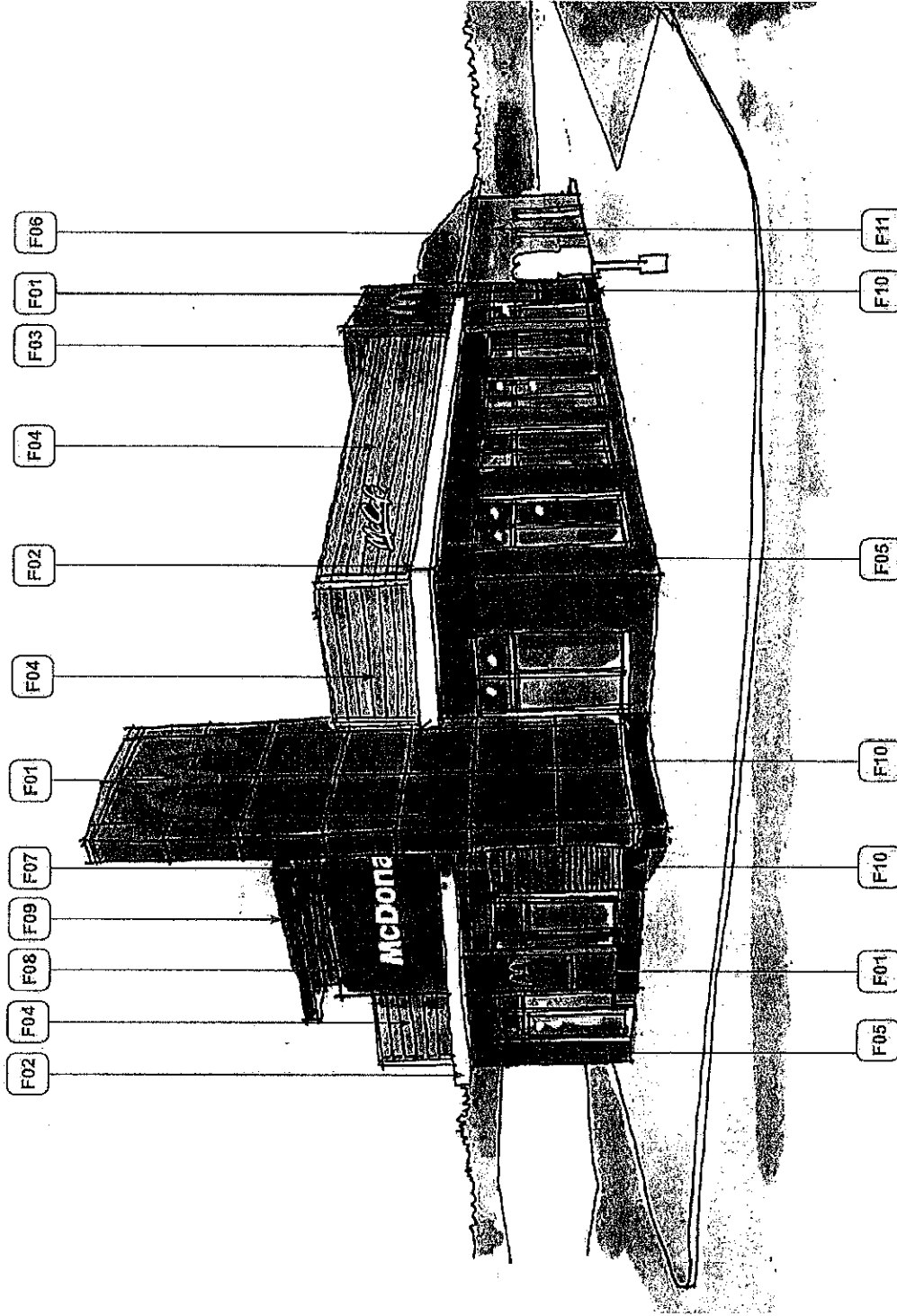
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2026919 Ontario Limited
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Attachment

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4



- F01 Mercury Panel System – red
 F02 Mercury Panel System – bone white
 F03 Mercury Panel System – charcoal grey
 F04 Viewest Metal Panel – charcoal grey
 F05 Stain – charcoal grey
 F06 Paint – regent grey
 F07 Fiber Cement Planks – chestnut brown
 F08 Stucco – charcoal grey
 F09 Metal Cornice – charcoal grey
 F10 Stone Base – diamond black
 F11 Stain – regent grey

Note:

Any roof retaining existing asphalt shingles requiring colour change must be replaced with new asphalt shingles to match the paint colour indicated.

Rendered Elevation (South East View)

Applicant: 2026919 Ontario Limited
 Location: Part of Lot 1,
 Concession 5

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Attachment

File: DA.11.089

Not to Scale

Date: December 6, 2011

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