

COMMITTEE OF THE WHOLE JANUARY 17, 2012

**SITE DEVELOPMENT FILE DA.11.102
LORWOOD HOLDINGS INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.102 (Lorwood Holdings Inc.) BE APPROVED, to permit revisions to the building elevations and signage for an existing eating establishment (McDonald's Restaurant), as shown on Attachments #4 to #7 inclusive, subject to the following condition:
 - a) the final building elevations and signage 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.11.102 to permit revisions to the building elevations for the existing eating establishment (Building "B") shown on Attachment #3. The site is developed with 4 commercial buildings, including Building "B", an existing 405 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 north side of Rutherford Road, west of Jane Street (3140 Rutherford Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "High Density Residential/Commercial" with a Special Policy overlay by OPA #600. The subject lands are also designated "Mid-Rise 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 elevations for a McDonald's Restaurant conforms to the Official Plan.

The subject lands are zoned C8 Office Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1243). The proposal complies with Zoning By-law 1-88.

Site Design/Building Elevations

The 3.45 ha site is developed with 4 commercial buildings as shown on Attachments #3. The applicant has proposed new building elevations for the McDonald's Restaurant (Building "B") shown on Attachments #4 to #7, inclusive. The upgrades to the exterior elevations include McDonald's signage on the south and west elevations and McCafe signage on the east elevation. The applicant has advised that the revised elevations, materials and colours will reflect the new McDonald's Restaurant corporate standards.

The Vaughan Development Planning Department is satisfied with the building elevations shown on Attachments #4 to #7 and will continue to work with the applicant to finalize the details. The final building elevations and signage 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 Well-Being".

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the new building elevations and signage 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. North and West Building Elevations
5. South and East Building Elevations
6. Building Rendering North West View
7. Building Rendering North East View

Report prepared by:

Mary Caputo, Planner, ext. 8215

Christina Napoli, Senior Planner, ext. 8483

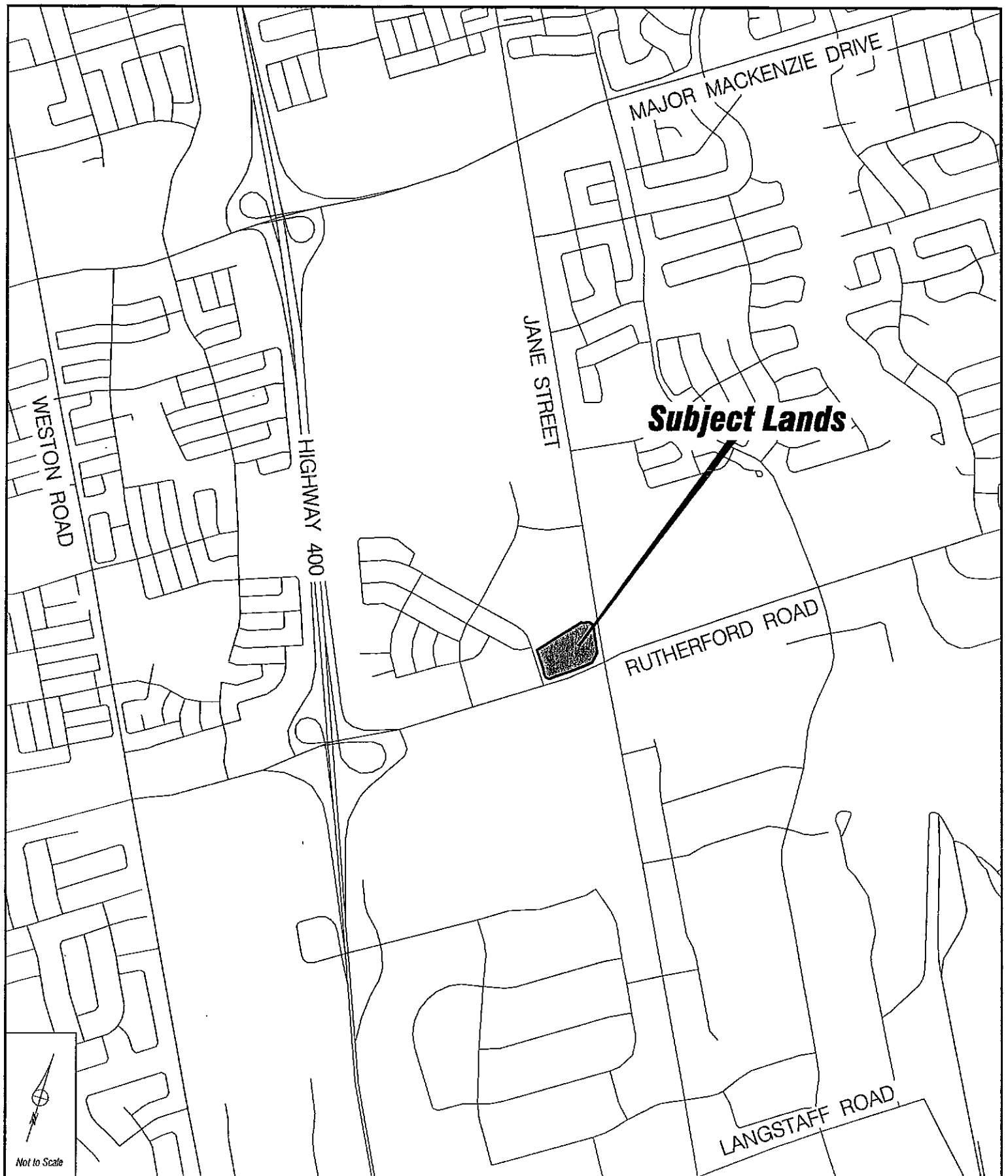
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 16, Concession 5

APPLICANT:
Lorwood Holdings Inc.

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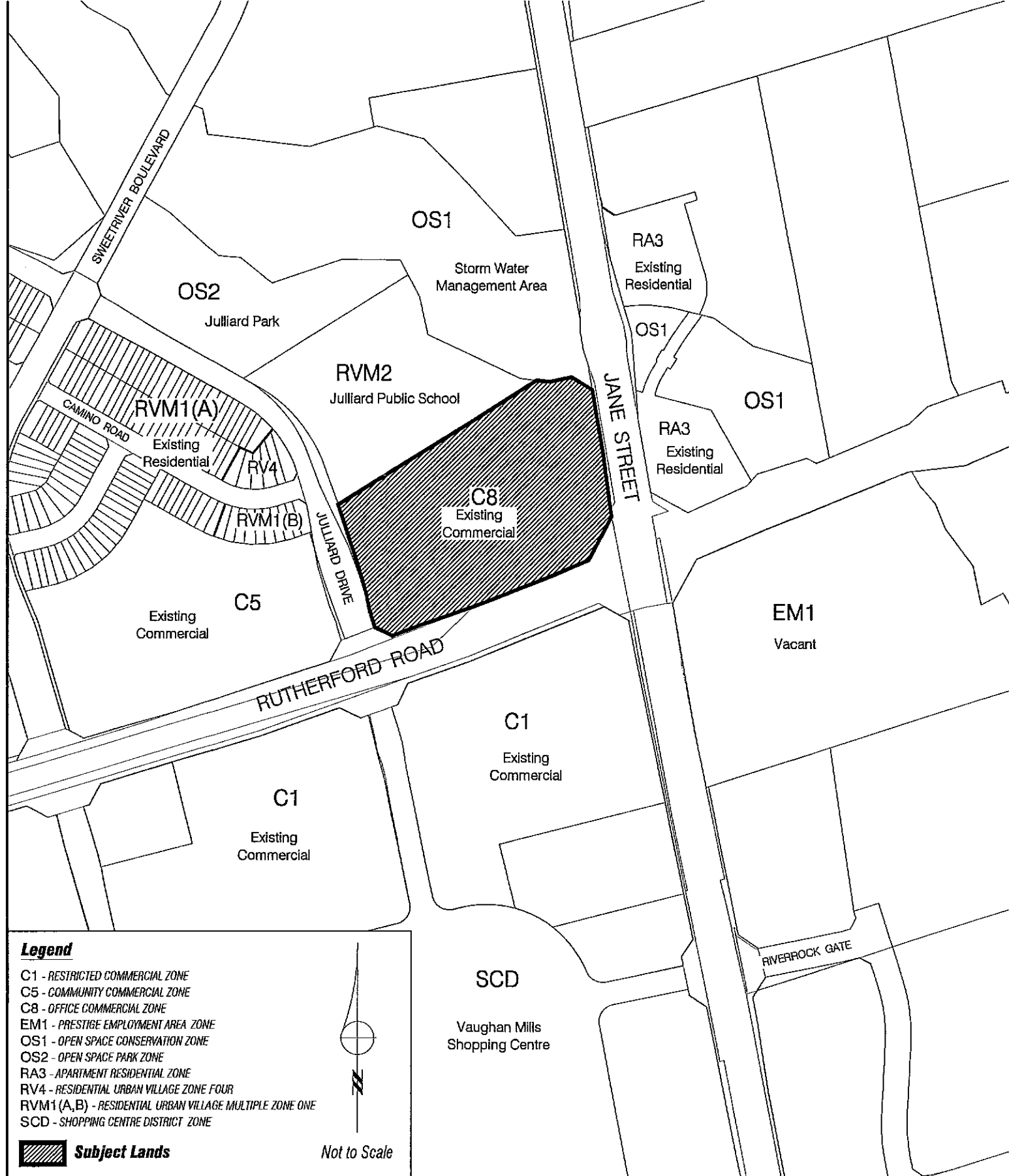
Development Planning Department

Attachment

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Location Map

LOCATION:
Part of Lot 16, Concession 5

APPLICANT:
Lorwood Holdings Inc.

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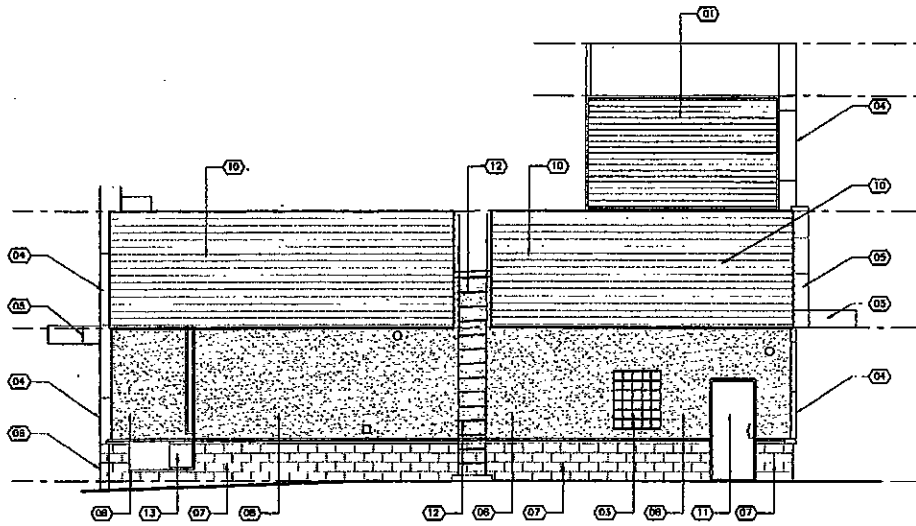
Development Planning Department

Attachment

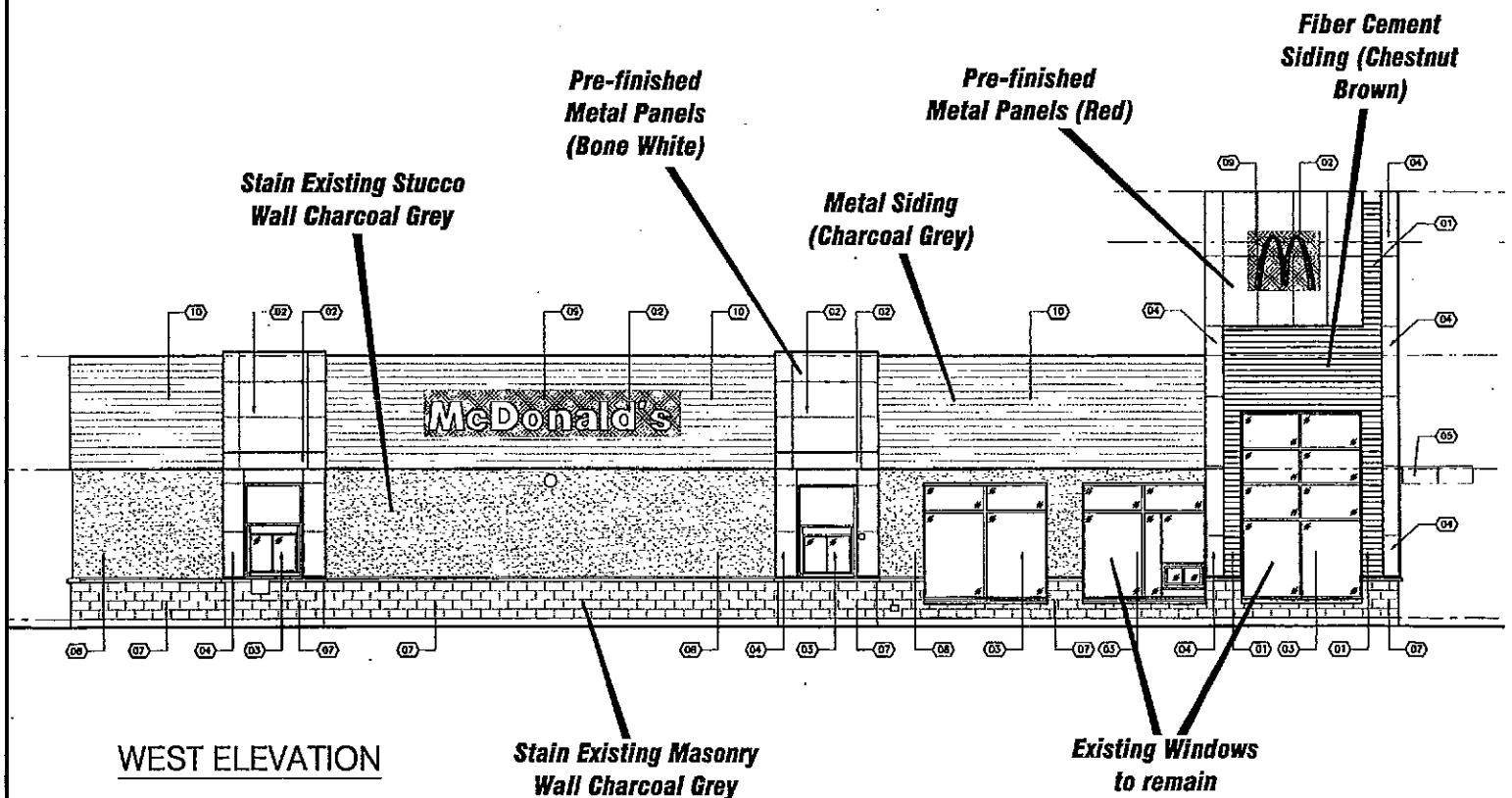
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NORTH ELEVATION



WEST ELEVATION

Not to Scale

North & West Building Elevations

APPLICANT:
Lorwood Holdings Inc.

LOCATION:
Part of Lot 16, Concession 5

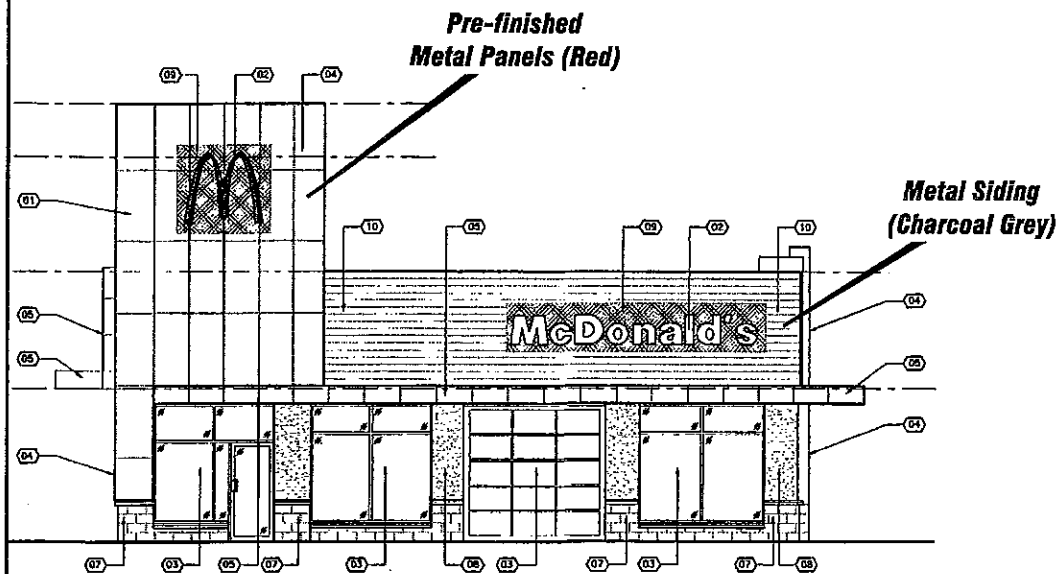


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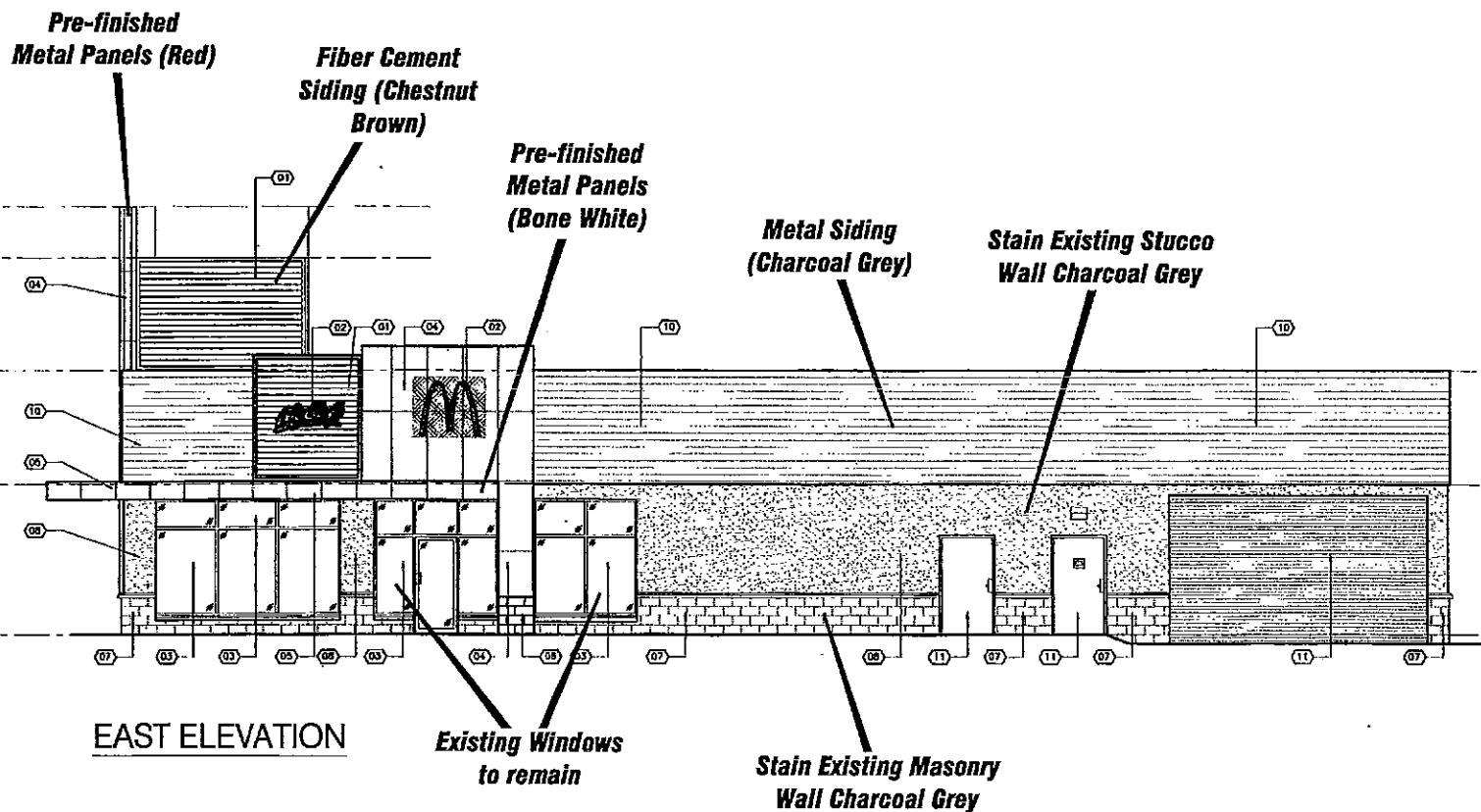
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SOUTH ELEVATION



EAST ELEVATION

**Existing Windows
to remain**

**Stain Existing Masonry
Wall Charcoal Grey**

Not to Scale

South & East Building Elevations

APPLICANT:
Lorwood Holdings Inc.

LOCATION:
Part of Lot 16, Concession 5



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

Not to Scale

Building Rendering North West View

APPLICANT: Lorwood Holdings Inc. LOCATION: Part of Lot 16, Concession 5

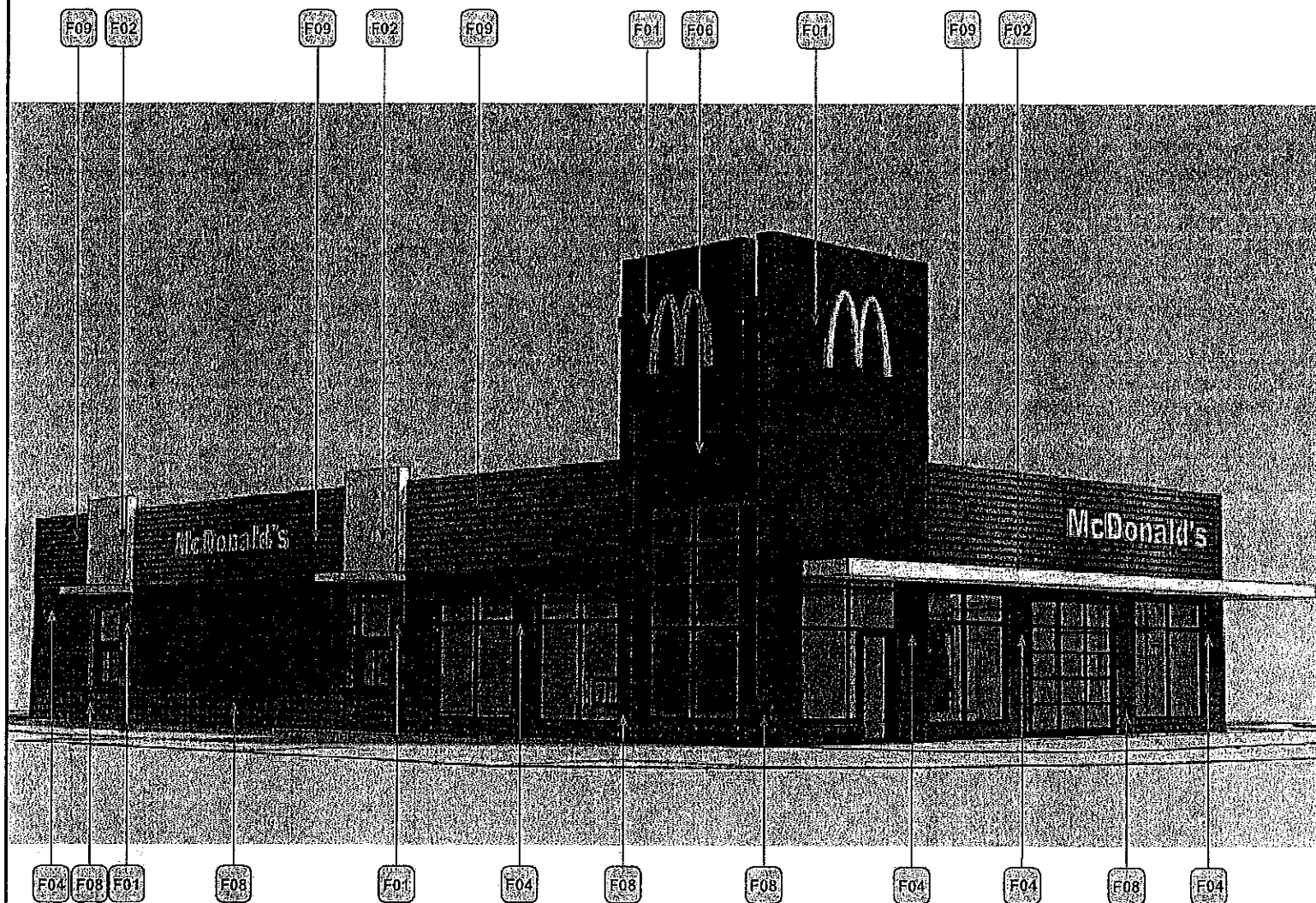


Attachment

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

Not to Scale

Building Rendering North East View

APPLICANT:
Lorwood Holdings Inc.

LOCATION:
Part of Lot 16, Concession 5



Department

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