

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 12, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

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**SITE DEVELOPMENT FILE DA.16.106
TONY AND ADALGISA DI LUCA
WARD 1 - VICINITY OF KEELE STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 23, 2017, be approved; and**
- 2) That the coloured elevation drawing submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.106 (Tony and Adalgisa Di Luca) BE APPROVED, to permit revisions to the existing building and to redesign the parking layout for the existing eating establishment having a drive-through (Dairy Queen Restaurant), as shown on Attachments #4 and #5.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goal and objective identified above, the Owner has advised that the following sustainable site and building features will be included in the proposed development:

- low emissivity glazing
- exterior light emitting diode (LED) lighting

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.106 for the subject lands shown on Attachments #1 and #2, to permit new building elevations and a new parking layout for the existing eating establishment with a drive-through (Dairy Queen Restaurant), as shown on Attachments #3 to #5 inclusive.

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Background - Analysis and Options

Synopsis:

The Owner is proposing new building elevations and a redesigned parking layout for the existing eating establishment with a drive-through (Dairy Queen Restaurant), as shown on Attachments #3 to #5 inclusive. The Development Planning Department supports the proposed building elevation changes and parking layout as it conforms to the Official Plan, complies with Zoning By-law 1-88, and is compatible and appropriate with the existing and planned land uses.

Location

The 0.13 ha subject lands shown on Attachments #1 and #2 are municipally known as 9280 Keele Street and are located on the west side of Keele Street, north of Rutherford Road, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which permits retail uses. The proposal conforms to VOP 2010.

The subject lands are zoned C3 Local Commercial Zone by Zoning By-law 1-88, and are subject to site-specific Exception 9(937), which permits 21 parking spaces to be provided on the subject lands. The revised parking layout, as shown on Attachment #4, includes 23 parking spaces, which exceeds the requirement of site-specific Exception 9(937) by two (2) parking spaces. The proposal complies with Zoning By-law 1-88.

Site Plan Review

The subject lands are currently developed with an existing eating establishment having a drive-through (Dairy Queen Restaurant), as shown on Attachment #3. Access to the site is via an existing mutual driveway shared with the adjacent property located south of the subject lands.

The proposed site plan shown on Attachment #4 includes a new parking layout containing 23 parking spaces, including one barrier-free space. The drive-through entrance has been shifted west to allow for additional stacking of vehicles. The proposed parking layout has been revised to allow for greater organization of the site for the circulation of vehicles and access to the drive-through. In addition, a garbage room will be incorporated into the existing building. The existing order sign for the drive-through is proposed to be relocated to the northwest corner of the subject lands, as shown on Attachment #4.

The proposed changes to the existing building elevations shown on Attachment #5 include repainting the existing cement board panels to introduce “corporate branding colours” (blue, red, gold and brown) and the addition of a cultured stone veneer to the east elevation facing Keele Street. A matte black and silver metal canopy is proposed on the entire south and east elevation, and a partial canopy is proposed on the north and west elevations. A red fabric awning is proposed above the windows on the east elevation.

Corporate illuminated signage is proposed on the east and south elevations, with promotional signage on the west and north elevations, as shown on Attachment #5. The design and dimensions of the existing pylon sign and drive-through order sign remain unchanged.

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Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the revised parking layout and has no objection.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

The York Region Community and Development Services Department has reviewed the proposal and has no comment or objection.

Conclusion

Site Development File DA.16.106 has been reviewed in accordance with Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the new building elevations and revised parking layout are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.16.106, subject to the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Proposed Site Plan
5. Elevation Plan

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)