

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 19, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

19

SITE DEVELOPMENT FILE DA.12.022

2026919 ONTARIO LIMITED

WARD 4 - VICINITY OF STEELES AVENUE WEST AND SANTE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.022 (2026919 Ontario Limited) BE APPROVED, to permit revisions to the building elevations and the addition of an outdoor patio, a second drive-through lane, a pedestrian walkway, bike racks and landscaping for the existing 281.52 m² eating establishment with drive-through (Tim Horton's), as shown on Attachments #3 to #6 inclusive.

Contribution to Sustainability

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

- i) fiber cement stone (contains over 20% recycled materials);
- ii) pedestrian walkway;
- iii) bicycle racks;
- iv) tri-sort garbage and recycling bins;
- v) light sensors; and,
- vi) LED exterior and interior lighting and 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.12.022 to permit revisions to the existing building elevations including a new built up parapet comprised of stone cement, new signage and lighting, the addition of an outdoor patio with seating for 16 persons, a second drive-through lane, a pedestrian walkway, bike racks, and landscaping for the existing eating establishment (Building "D") shown on Attachments #3 to #6. The overall site is developed with 4 service commercial buildings, including Building "D", which is a 281.52m² eating establishment with drive-through (Tim Horton's).

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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 (3310 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 in-effect OPA #450 (Employment Area Plan), and 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 "Employment 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, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board.

The proposal to reface the existing eating establishment with new corporate building elevations, add an outdoor patio, a second drive-through lane, bike racks, and a pedestrian walkway for a Tim Horton's 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 overall 1.87ha site is developed with 4 single-storey service commercial buildings, including the existing Tim Horton's. The revisions to the exterior elevations include a new built up parapet utilizing cement stone, lighting and Tim Horton's signage on the east, south and west elevations. The upgrades to the existing drive-through include the addition of a second drive-through lane and a new order board/drive-through speaker and additional landscaping. A proposed painted pedestrian walkway will encourage pedestrian traffic from Steeles Avenue West to the subject lands. A new bike rack will also accommodate cyclists to the subject lands. The addition of an outdoor patio, which includes 4 tables and 16 seats, will provide an animated streetscape and an added feature during the warmer months. The Vaughan Development Planning Department is satisfied with the proposed site design and building elevations shown on Attachments #3 to #6 inclusive.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

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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 Vaughan Development Planning Department is satisfied with the proposed building elevations and upgrades to the subject lands for the existing eating establishment (Tim Horton's). Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Signage Details

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)