

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 21, Report No. 23, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 4, 2013.

21

**SITE DEVELOPMENT FILE DA.13.028
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROADS 7 & 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013, 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.13.028 (Roybridge Holdings Limited) BE APPROVED, to permit the development of two freestanding eating establishments shown as Buildings "D" and "G" on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) Minor Variance Application A141/13 filed by the Owner to permit the variance identified in this report shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding;
 - ii) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - iii) the final site servicing and grading plan and traffic impact study, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department; and,
 - iv) the final waste management plan and waste collection design standards submission shall be approved to the satisfaction of the Vaughan Public Works Department - Solid Waste Management Division.

Contribution to Sustainability

The proposal implements the following Goals and Objectives 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.

Related Site Development File DA.12.021 proceeded to the June 5, 2012, Committee of the Whole meeting, and identified the following sustainable features and initiatives in the technical report that are also proposed for the current development:

- i) pedestrian linkages and bicycle racks to encourage active modes of transportation;

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

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- ii) native plant species, together with drought and salt tolerant landscaping; and,
- iii) multi-stream waste collection and recycling containers ("Molok") for Building "G".

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.13.028 on the subject lands shown on Attachments #1 and #2, to permit the development of two (2) eating establishments shown as Building "D" (McDonald's Restaurant) and Building "G" (Fionn MacCool's) on Attachments #3 to #8. The overall site plan for the development was approved by Vaughan Council on May 22, 2007 (Phase 1 - File DA.06.031) and June 26, 2012 (Phase 2 - File DA.12.021). The reports prepared with each of the previous applications identified the building footprints for the proposed eating establishments and also identified that the building elevations for the proposed eating establishments would require future Vaughan Council approval.

Background - Analysis and Options

Location

The 2.33 ha subject lands (within an 11.76 ha overall site) are located on the north side of Regional Road 7, west of Regional Road 27, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Area - Centres and Avenue Seven Corridor" by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue Seven Land Use Futures Study).

The subject lands are designated "Commercial Mixed-Use" (adjacent to Regional Road 7), and "Prestige Employment" (adjacent to Regional Road 27) by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board.

The proposal for two eating establishments conforms to the Official Plans.

Zoning

The subject lands are zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone, subject to Exception 9(1137). The two eating establishments are physically located on the portion of the lands zoned C7 Zone.

Exception 9(1137) does not permit an eating establishment use in the proposed location shown as Building "G" on Attachment #3. However, Vaughan Council approved the site plan that included the footprint for Building "G" on June 26, 2012 (File DA.12.021). The applicant has submitted a Minor Variance File A141/13 to permit an eating establishment use in Building "G". The Development Planning Department can support the variance to permit an eating

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establishment in Building “G” as the use conforms to the Official Plan and is compatible with the surrounding employment land use context. Otherwise, the proposed development complies with Zoning By-law 1-88.

Prior to the execution of the Site Plan Letter of Undertaking, the Minor Variance Application must be approved by the Vaughan Committee of Adjustment, and the Committee’s decision shall be final and binding. A provision to this effect is included in the recommendation of this report.

Site Plan Review

Development of this area was guided by an overall conceptual master plan, as shown on Attachment #9, which included the building footprints for the proposed eating establishments shown as Buildings “D” and “G” on Attachment #3. As noted, Site Development applications for Phases 1 and 2 (Files DA.06.031 and DA.12.021) were previously approved by Vaughan Council for the subject lands. At that time, the general building footprints were identified but the elevations for Buildings “D” and “G” were not proposed. Accordingly, Site Plan approval is required for the building elevations for the proposed eating establishments.

Building “D” is proposed to be a McDonald’s Restaurant with the elevations as shown on Attachments #6 and #7. The elevations incorporate various shades of grey, white and red metal panels, and brown block. Building “G” is proposed to be a Fionn MacCools with the elevations as shown Attachment #8, and incorporate brick and metal siding, with murals and millwork. The Development Planning Department is satisfied with the proposed building elevations. However, additional landscaping will be required to screen the proposed drive-through for the McDonald’s. The Development Planning Department will work with the Owner to finalize the plans.

The proposed eating establishments are located in the same general location as identified in previous Site Plan approvals. However, the building footprints have been slightly reconfigured as shown on Attachment #3, with a drive-through facility proposed with Building “D” (McDonald’s Restaurant), and an outdoor-patio proposed with Building “G” (Fionn MacCools). Accordingly, minor revisions to the previously approved Site, Landscape, and Servicing Plans are required. The Development Planning Department is generally satisfied with the proposed site plan and landscape plan as shown on Attachments #3 to #8, and will continue to work with the applicant to finalize the drawings. A provision to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has reviewed the proposed site servicing and grading plan, and the update to the approved Traffic Impact Study submitted in support of the application and are generally satisfied with the plans and study. The Department has advised that the final approved site plan must identify a drive-through stacking lane that is separated from the parking area by a curbed island or other barrier. Furthermore, the signage associated with the drive-through must be approved to the satisfaction of the Vaughan Development/Engineering Transportation Department. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works - Solid Waste Management

The buildings within the overall development currently incorporate the multi-stream waste collection and recycling containers (“Molok”) system, which is also being proposed for Building “G” (Fionn MacCools). Building “D” (McDonald’s Restaurant) includes an internal waste storage area with traditional garbage pick-up. The final waste management plan and waste collection design standards submission must be approved by the Public Works Department. A condition in this respect is included in the recommendation of this report.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

ii) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

iii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

N/A

Conclusion

Site Development File DA.13.028 has been reviewed in accordance with OPA #450, OPA #660, Zoning By-law 1-88, comments from City Departments, and the area context. The Development Planning Department is satisfied with the proposed elevations and overall development for each of the eating establishments and will continue to work with the applicant with respect to any necessary refinements. Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan – Building “D” McDonald’s
5. Landscape Plan – Building “G” Fionn MacCool’s
6. Proposed Elevations – Building “D” McDonald’s (South & East)
7. Proposed Elevations – Building “D” McDonald’s (North & West)
8. Proposed Elevations – Building “G” Fionn MacCool’s
9. Conceptual Master Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

COMMITTEE OF THE WHOLE MAY 21, 2013

**SITE DEVELOPMENT FILE DA.13.028
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF REGIONAL ROADS 7 & 27**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.028 (Roybridge Holdings Limited) BE APPROVED, to permit the development of two freestanding eating establishments shown as Buildings “D” and “G” on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
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Contribution to Sustainability

The proposal implements the following Goals and Objectives of Green Directions Vaughan:

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Economic Impact

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Communications Plan

N/A

Purpose

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Report prepared by:

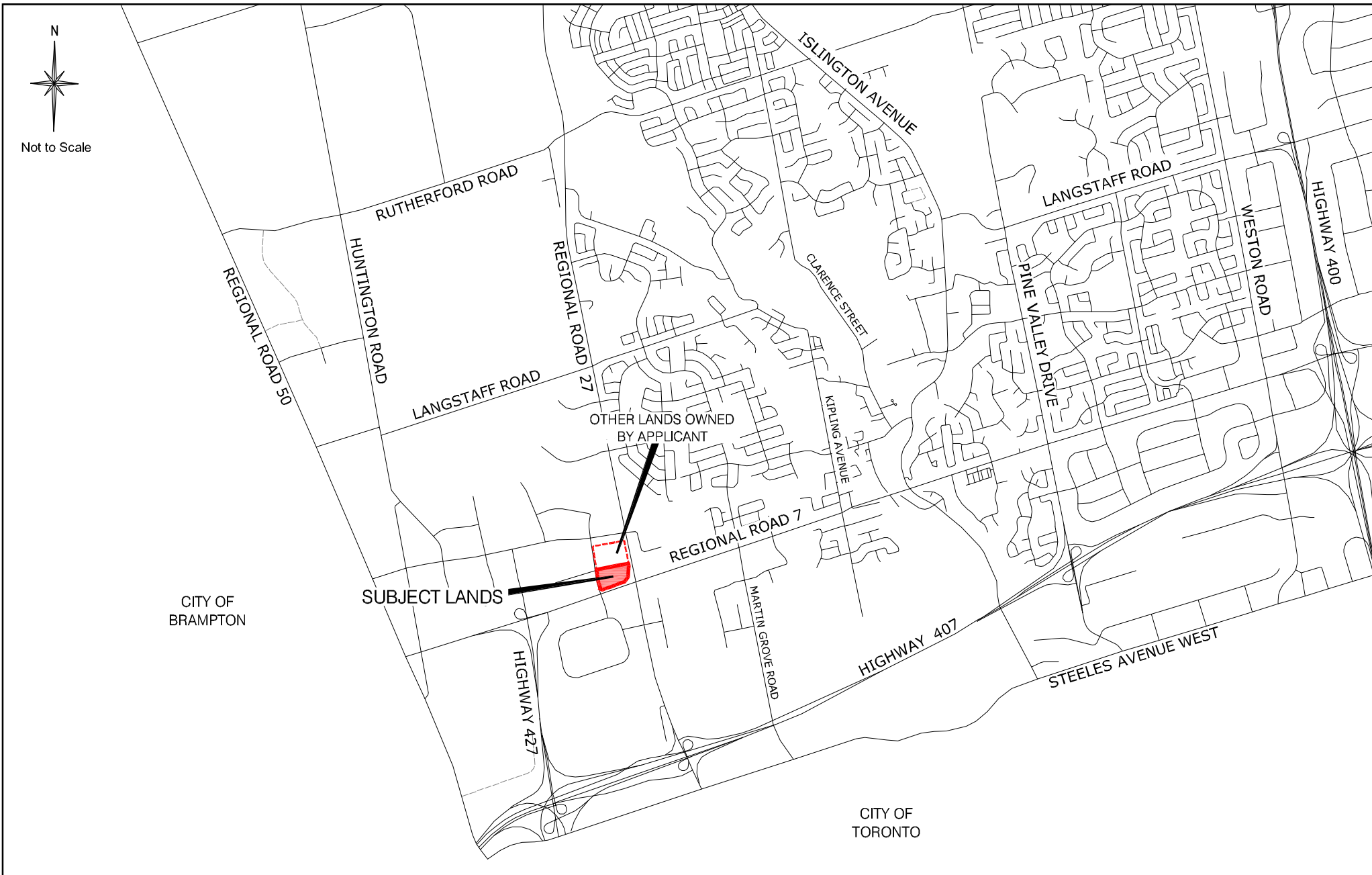
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited

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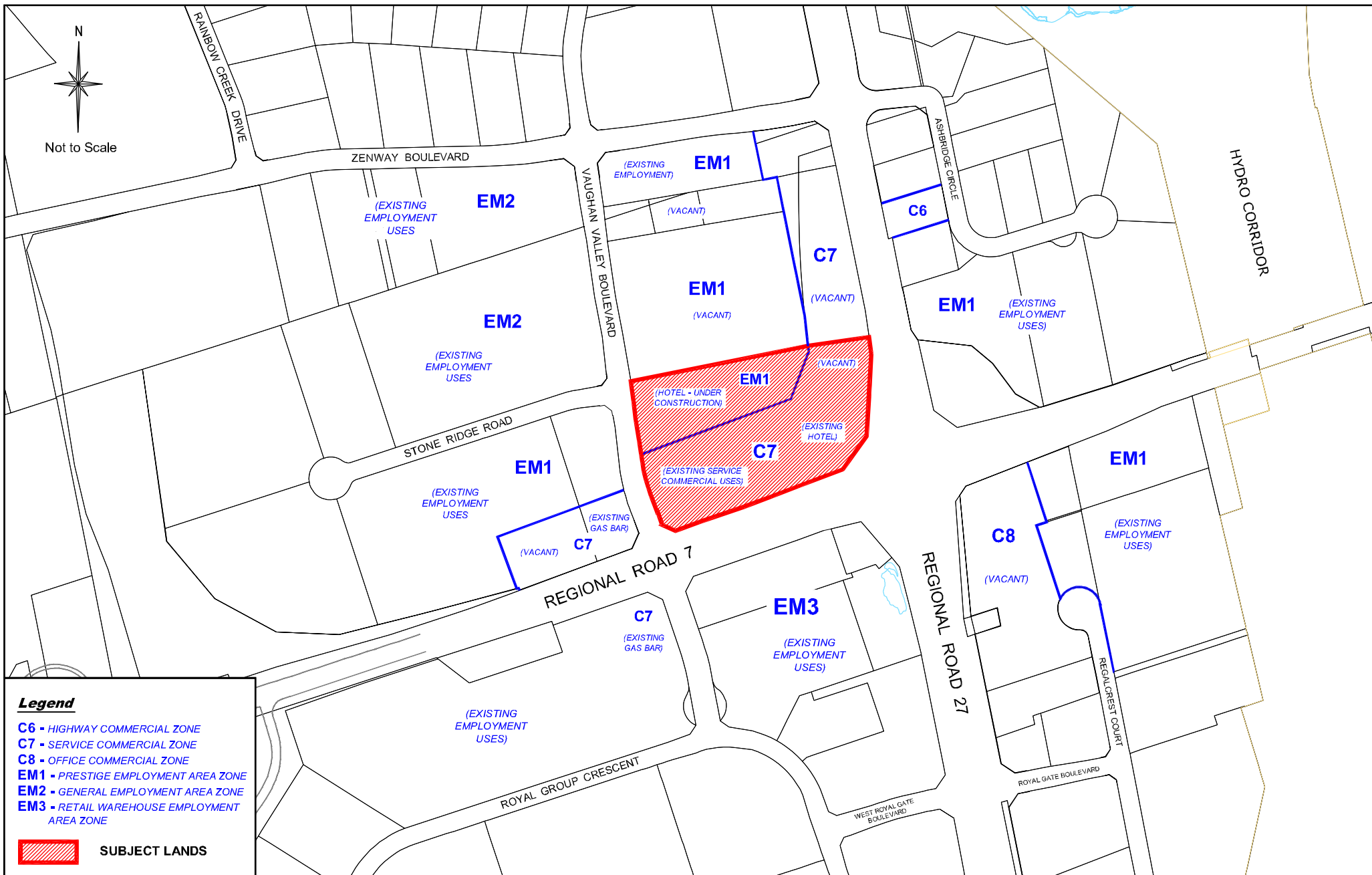


Attachment

File: DA.13.028
Related File: DA.12.021

Date:
May 8, 2013

1



Location Map

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited

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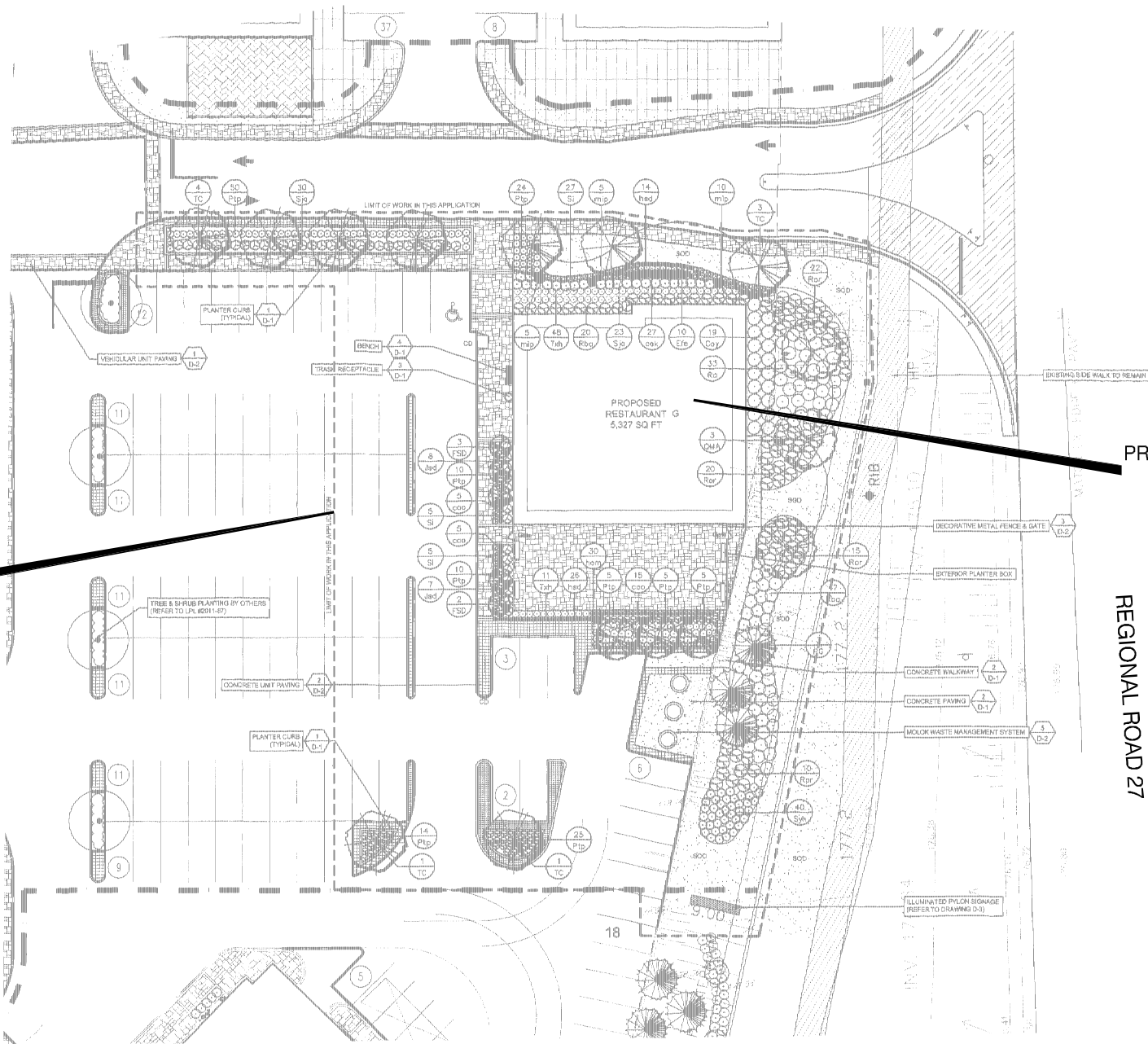


Attachment

File: DA.13.028
Related File: DA.12.021

Date:
May 8, 2013

2



PROPOSED FIONN
MacCOOL'S
RESTAURANT

REGIONAL ROAD 27

LIMIT OF
CONSTRUCTION

Landscape Plan - Building 'G'

Fionn MacCool's

Applicant:
Roybridge Holdings Limited

Location: Part of Lot 6,
Concession 9

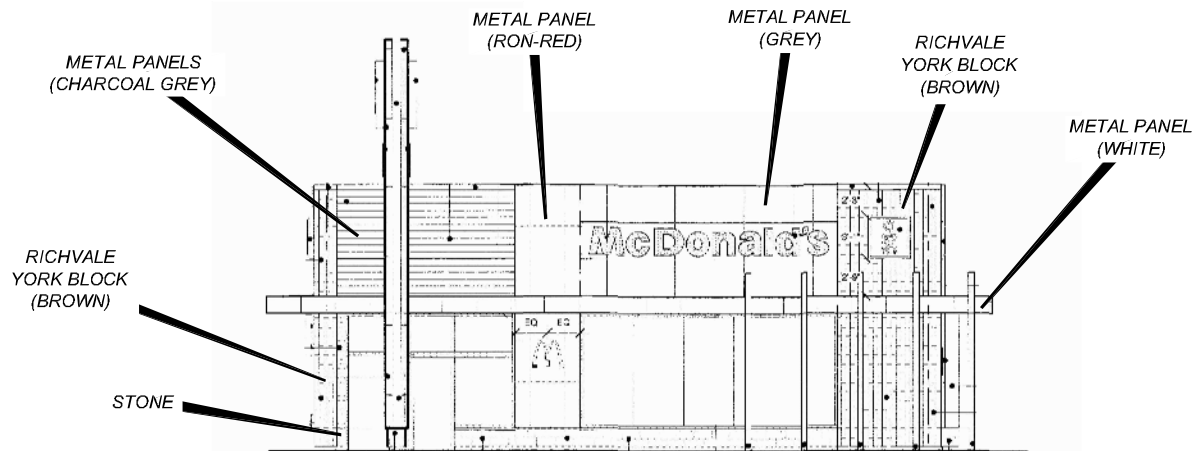


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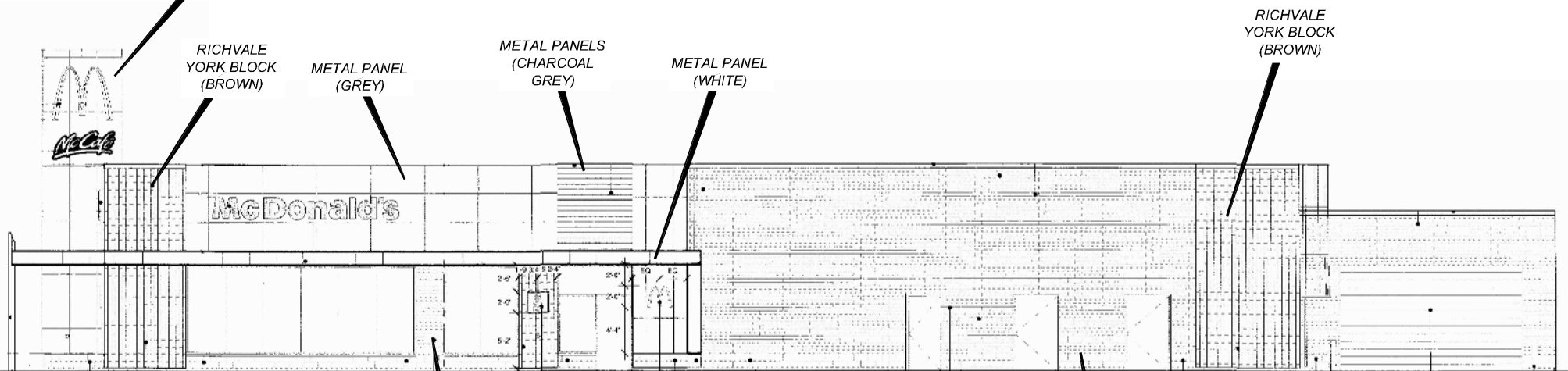
File: DA.13.028
Related File: DA.12.021

Date:
May 8, 2013

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SOUTH ELEVATION - FACING REGIONAL ROAD 7



EAST ELEVATION

Not to Scale

Proposed Elevations - Building 'D' McDonald's (South & East)

Applicant:
Roybridge Holdings Limited

Location: Part of Lot 6,
Concession 9

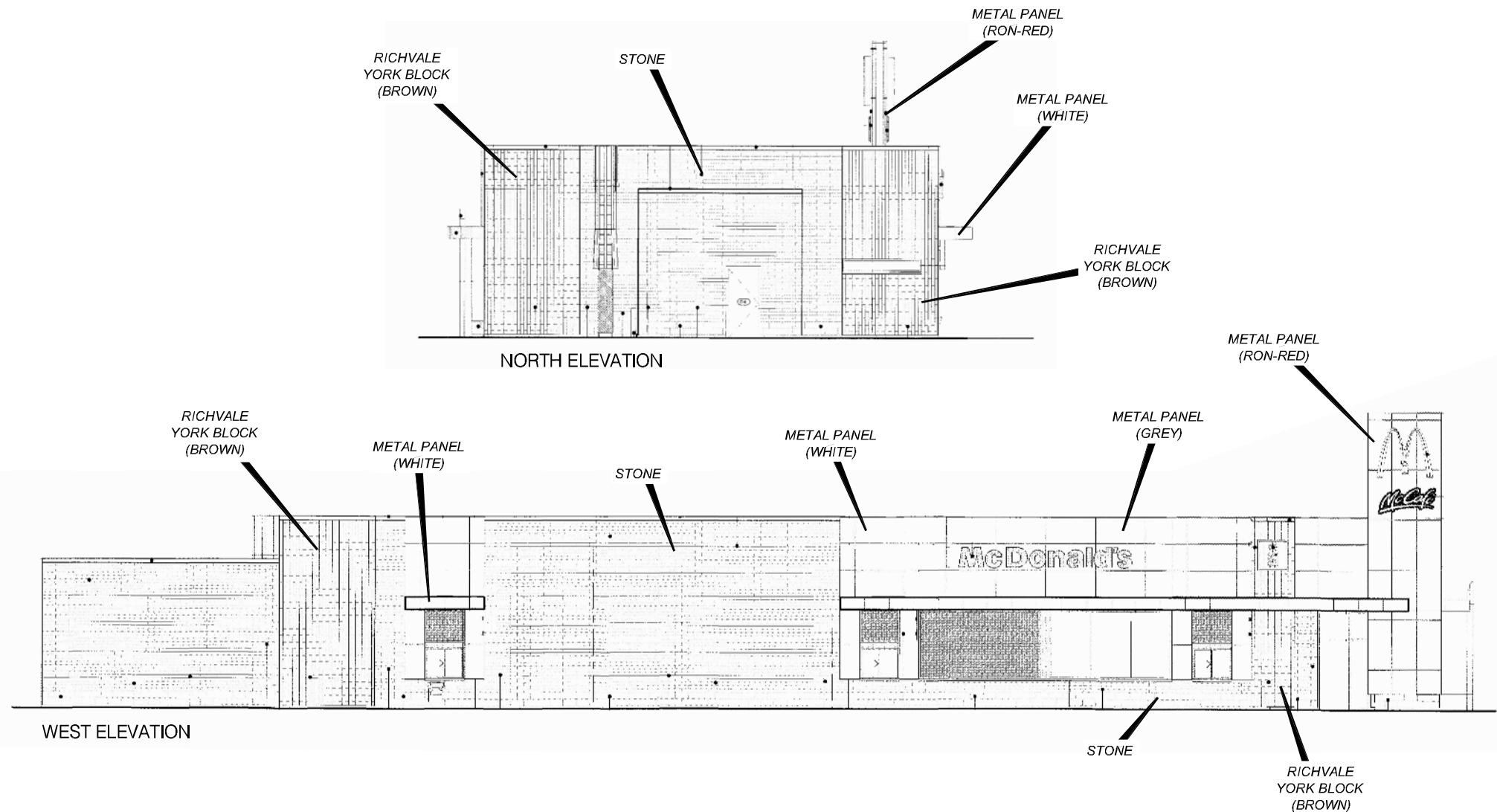


Attachment

File: DA.13.028
Related File: DA.12.021

Date:
May 8, 2013

6



Not to Scale

Proposed Elevations - Building 'D' McDonald's (North & West)

Applicant:
Roybridge Holdings Limited

Location: Part of Lot 6,
Concession 9

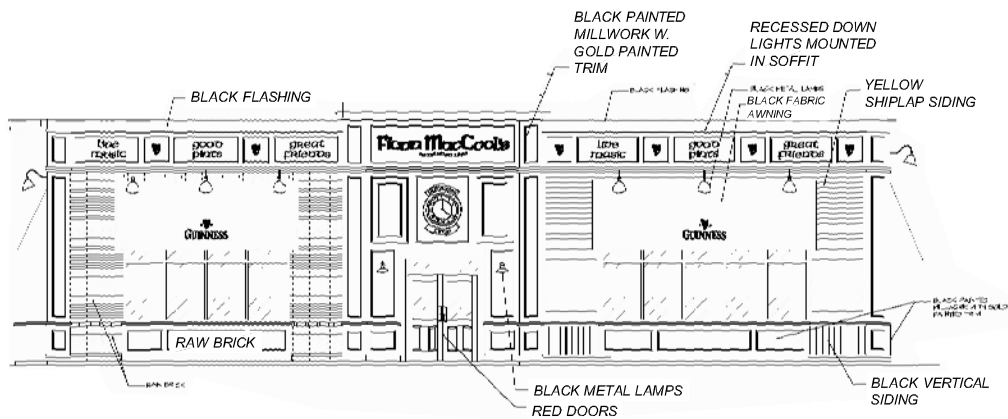


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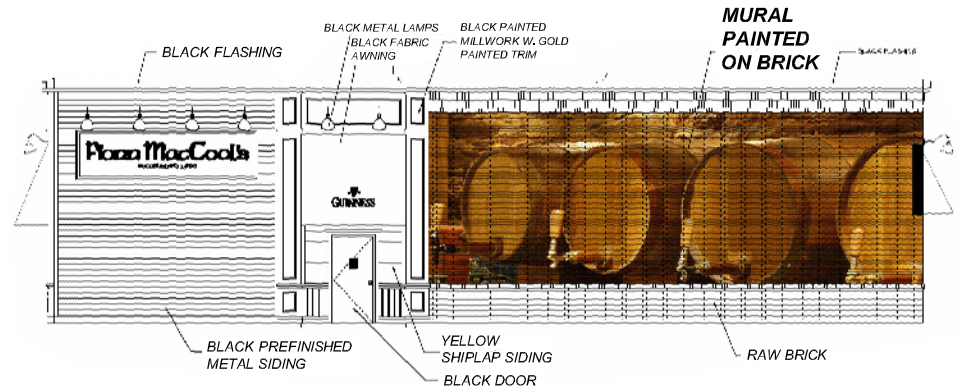
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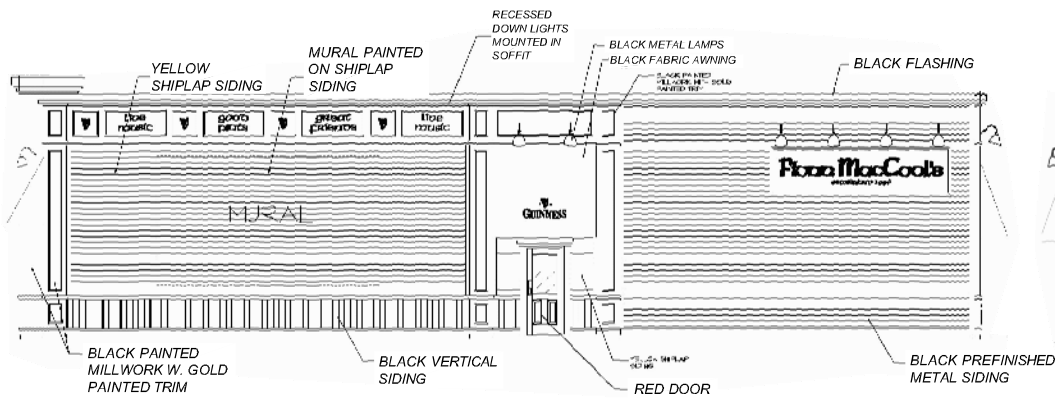
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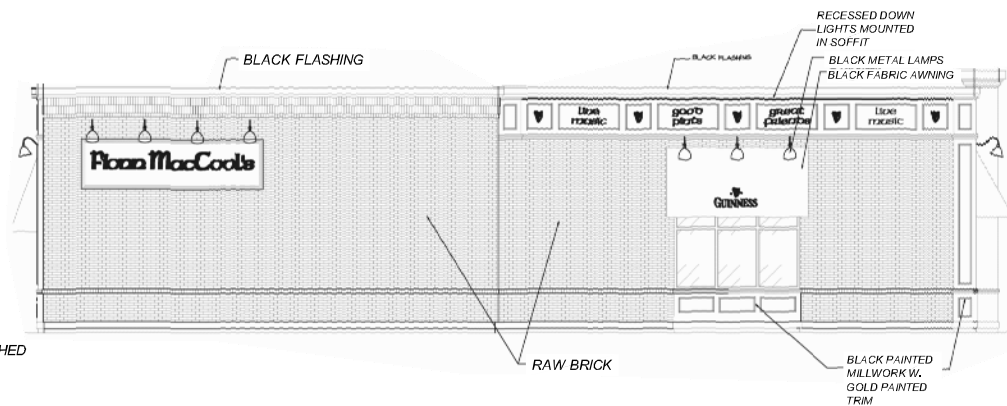
FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION - FACING REGIONAL ROAD 27



PATIO SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION

Not to Scale

Proposed Elevations - Building 'G' Fionn MacCool's

Applicant:
Roybridge Holdings Limited

Location: Part of Lot 6,
Concession 9



Attachment

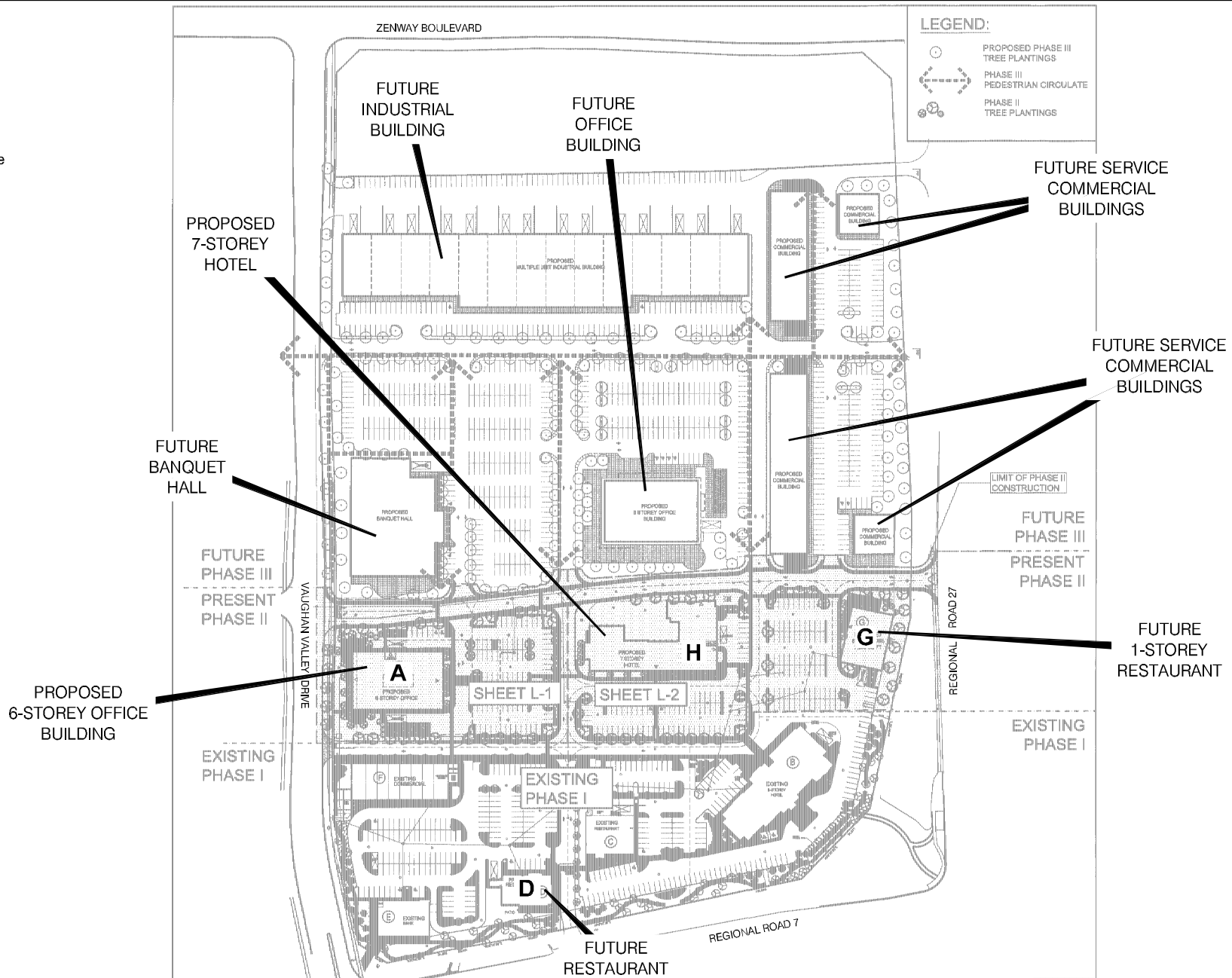
File: DA.13.028
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Date:
May 8, 2013

8



Not to Scale



Conceptual Master Plan

Location: Part of Lot 6,
Concession 9

Applicant:
Roybridge Holdings Limited

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Attachment

File: DA.13.028
Related File: DA.12.021

Date:
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