

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 18, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

18

**SITE DEVELOPMENT FILE DA.16.068
STEELE VALLEY DEVELOPMENTS LTD.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.16.068 (Steele Valley Developments Ltd.) BE APPROVED, to permit revisions to the existing building elevations and site modifications including a drive-through, as shown on Attachments #3 to #6, for a permitted eating establishment (Harvey's) use on the subject lands shown on Attachments #1 and #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Development Planning Department shall approve the final site plan, building elevations, and landscape plan;
 - ii. the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department shall approve the final site servicing and grading plan, erosion and sediment control plan and car/truck movement plan;
 - iii. the Owner shall satisfy all requirements of the Vaughan Environmental Services (Solid Waste Management) Department.

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, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle rack
- LED interior lights and wall-mounted exterior lights
- LED interior lighting

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- low volatile and organic compounds (VOC) paints and materials
 - the site is located within a 200 m walking distance to one or more bus stops with frequent services

Economic Impact

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

Communication Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.068 on the subject lands shown on Attachments #1 and #2, to permit revisions to the existing building elevations and site modifications to facilitate a proposed drive-through associated with a permitted eating establishment (Harvey's) use, as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner is proposing facade changes to the existing building and site modifications, including a drive-through intended to be used for a permitted eating establishment (Harvey's) use. The Vaughan Development Planning Department supports the proposal as it conforms to the Official Plan, complies with Zoning By-law 1-88, and is appropriate and compatible with the surrounding existing land uses.

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Regional Road 7, west of Bowes Road (2030 Regional Road 7). The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010) and are located on a Regional Intensification Corridor (Regional Road 7) within the Vaughan Employment Area, which permits retail uses including eating establishments. VOP 2010 (Section 5.2.3.8 (a) to (d)) permits drive-through facilities, subject to specific criteria related to compatibility, scale, and site design including the following:

- conforms to the Urban Design policies of the Plan;
- does not conflict with the planned character of the area by accommodating the operational and functional requirements of the drive-through use;
- maintains the planned scale of the urban environment;
- gives priority to the comfort, safety and efficient movement of pedestrian and cyclists; and,
- detailed Urban Design guidelines for drive-through facilities in Intensification Areas may be prepared by the City in accordance with the objectives of policies 9.1.2.5 and 9.1.2.6 for applications during the review process.

The proposed drive-through use has been reviewed in consideration of the policies noted above. The proposed drive-through has been designed to accommodate a 12 vehicle stacking lane

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which will not hinder the operational and functional requirements of the drive-through use. The site design includes pedestrian walkways and a bike rack, which promotes efficient safety and movement of pedestrians and cyclists. The proposed drive-through has been reviewed in consideration of the policies of the Concord West Urban Design Framework and streetscape plan and meets the study guidelines as the streetscape will be enhanced along Regional Road 7 to provide an overall pedestrian experience which maintains the planned scale of the urban environment. The proposal conforms to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, and subject to Exception 9(688), which permits an eating establishment use as-of-right on the subject lands. On October 19, 2016, the related Zoning By-law Amendment Application (File Z.16.007) was approved by Vaughan Council to permit a drive-through accessory to the eating establishment. The implementing Zoning By-law 160-2016 was enacted by Vaughan Council at the same meeting on October 19, 2016.

Site Plan Review

The subject lands are developed with an existing 256.2 m² building. The Owner is proposing a drive-through along the west property line and 32 parking spaces, including 2 barrier-free spaces, on the site as shown on Attachment #3. The proposed drive-through will accommodate a stacking lane for a maximum of 12 vehicles, thereby meeting the minimum Zoning By-law 1-88 requirement of 8 vehicles. A new order board sign will be provided at the entrance of the drive-through, with new pylon signage within the landscape strip abutting Regional Road 7 (Attachment #6).

Through the review of the subject application, the Vaughan Development Planning Department requested that additional landscaping be provided along Regional Road 7, which has been included on the proposed landscape plan shown on Attachment #4. The Owner has also agreed to provide a direct, barrier-free pedestrian access to the municipal sidewalk, which will reduce conflict with automobiles.

The proposal has been reviewed in consideration of the Concord West Urban Design Framework and Streetscape Plan. The proposed changes to the existing site are in keeping with the guidelines as a pedestrian walkway is proposed that will connect the building to the municipal sidewalk, and additional landscaping will be provided to enhance the streetscape along Regional Road 7. The proposed pedestrian connection will provide visual continuity for the pedestrian, and integrate the overall pedestrian experience with the general streetscape treatment. The proposed additional landscaping also complements the existing landscaping along the Regional right-of-way.

The proposed revisions to the building elevations shown on Attachment #5 include new metal awnings, new metal cladding, precast panels and clear glazed windows. A drive-through window is proposed on the west elevation. Additional lighting will also be added along the east building elevation.

The Vaughan Development Planning Department will be approving the final site plan, building elevations, and landscape plan. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Owner has submitted a site grading and site servicing plan, sediment and erosion control plan, and a car movement and truck-turns plan, and the final plans must be approved by the

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Vaughan DEIP Department. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department, Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has no objection to the application and the waste collection design standards submission to install Earth Bins for waste and recycling collection and molok containers (M-Grease) for storing used cooking oil, as shown on Attachment #3. The proposed Earth Bins and moloks will be located at the rear of the building, and are considered appropriate waste collection methods for the eating establishment. The Owner shall satisfy all the requirements of the Solid Waste Management Division, and a condition to this effect is included in the recommendation of this report.

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

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

- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the approval of the application.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.16.068 in consideration of the policies of VOP 2010, the Concord West Urban Design Framework and Streetscape Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed revisions to the existing building elevations and the on-site modifications, including the proposed drive-through, that are accessory to the permitted eating establishment (Harvey's) use are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.068, subject to the conditions this this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Pylon and Drive-Through Sign

Report prepared by:

Natalie Wong, Planner 1, ext. 8866
Christina Napoli, Senior Planner, ext. 8483

(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 DECEMBER 6, 2016

**SITE DEVELOPMENT FILE DA.16.068
STEELE VALLEY DEVELOPMENTS LTD.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD**

Recommendation

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Natalie Wong, Planner 1, ext. 8866
Christina Napoli, Senior Planner, ext. 8483

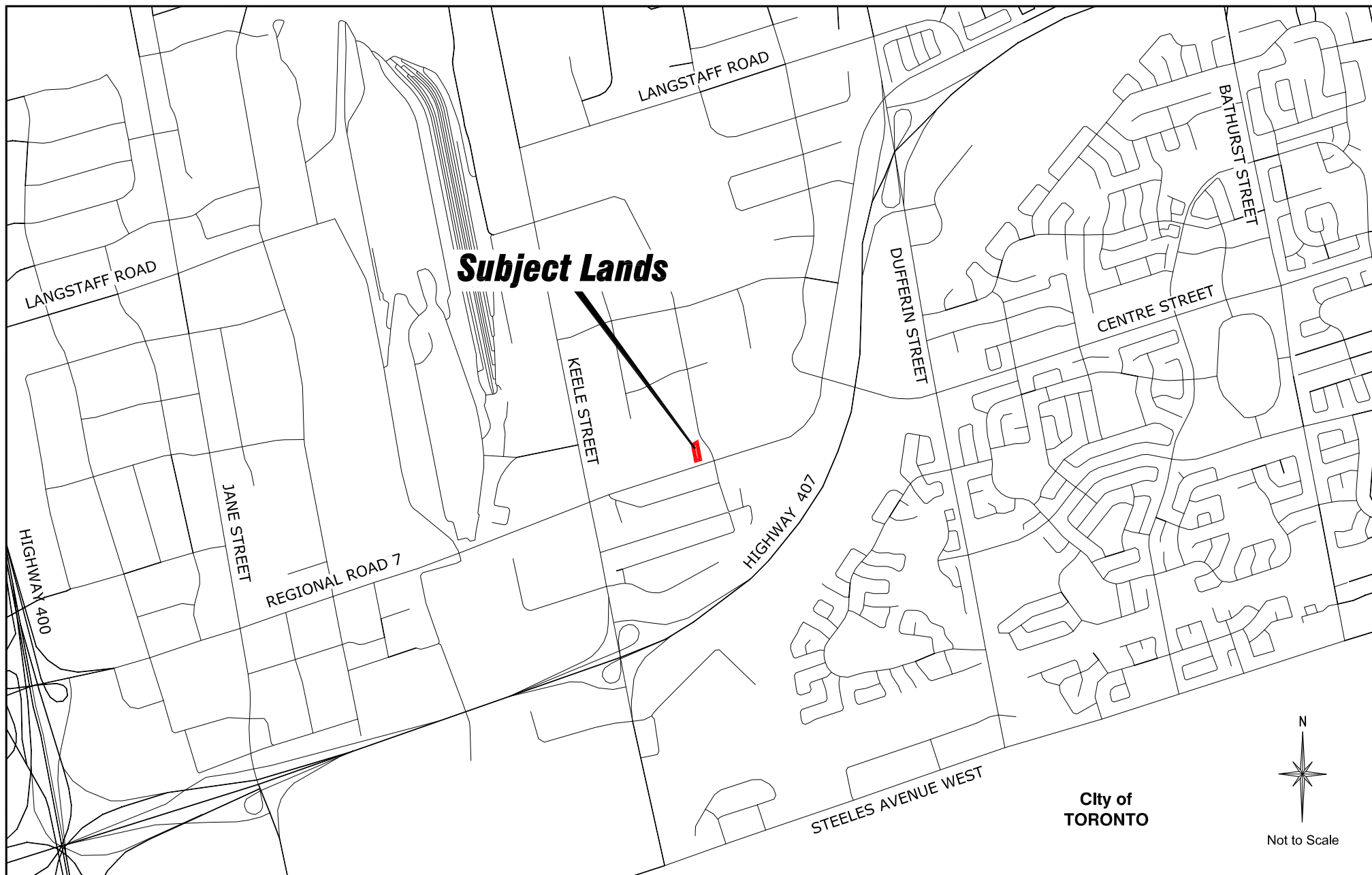
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 6, Concession 3

APPLICANT:
Steele Valley Developments Ltd.

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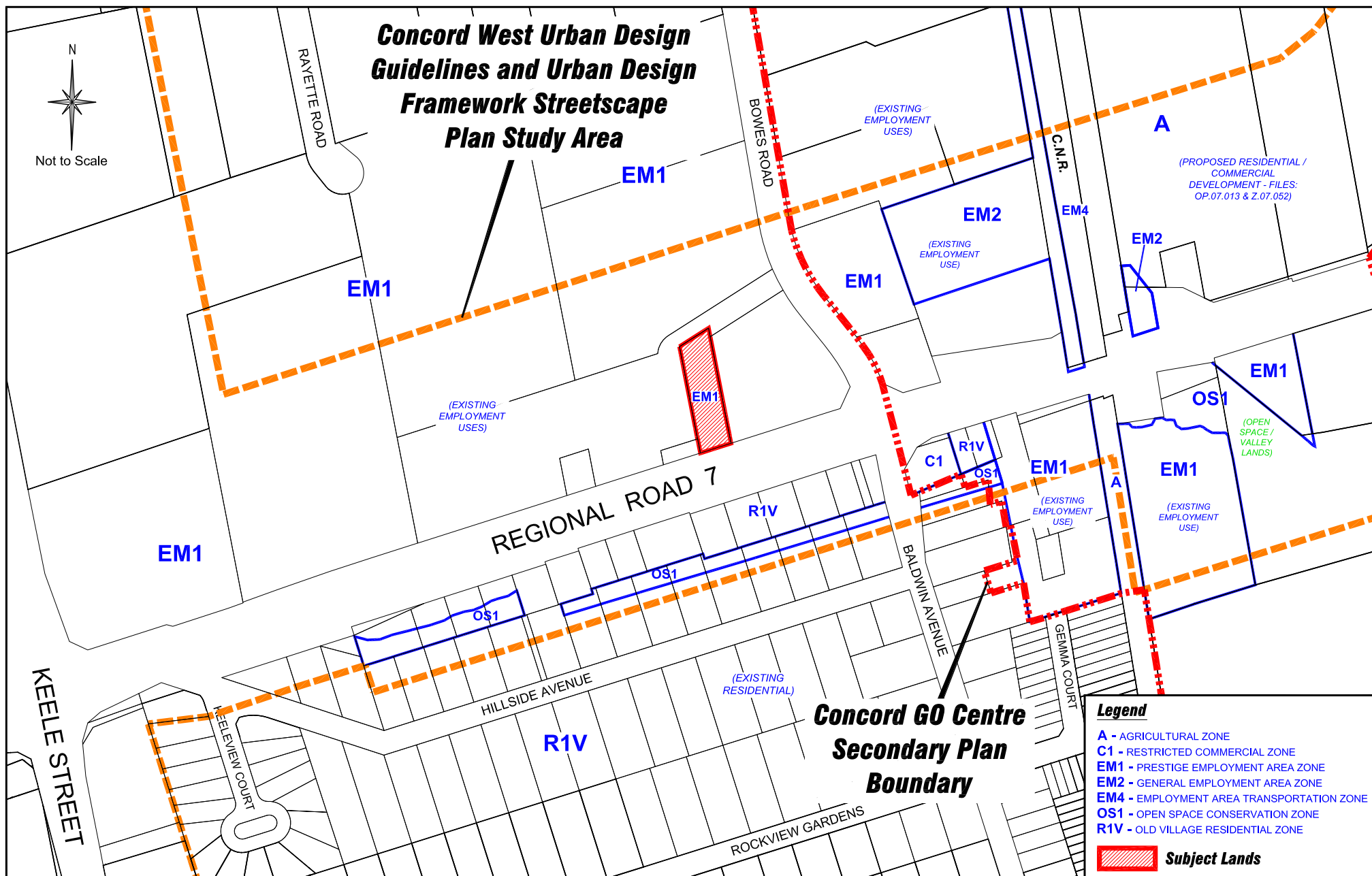
Attachment

FILE:
DA.16.068

RELATED FILE:
Z.16.007

DATE:
December 6, 2016

1



Location Map

LOCATION:
Part of Lot 6, Concession 3

APPLICANT:
Steele Valley Developments Ltd.

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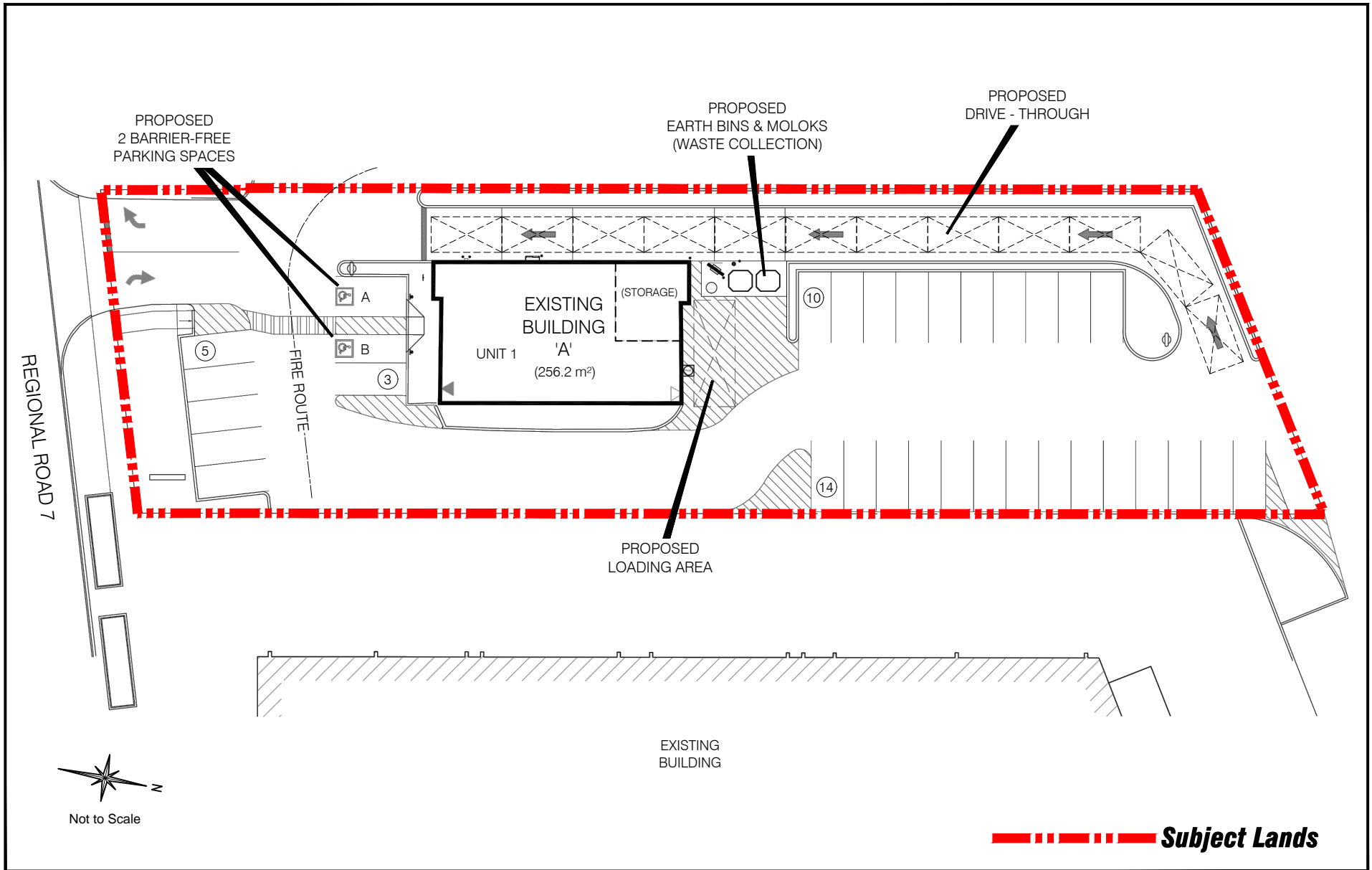
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FILE:
DA.16.068

RELATED FILE:
Z.16.007

DATE:
December 6, 2016

2



Site Plan

LOCATION:
Part of Lot 6, Concession 3

APPLICANT:
Steele Valley Developments Ltd.

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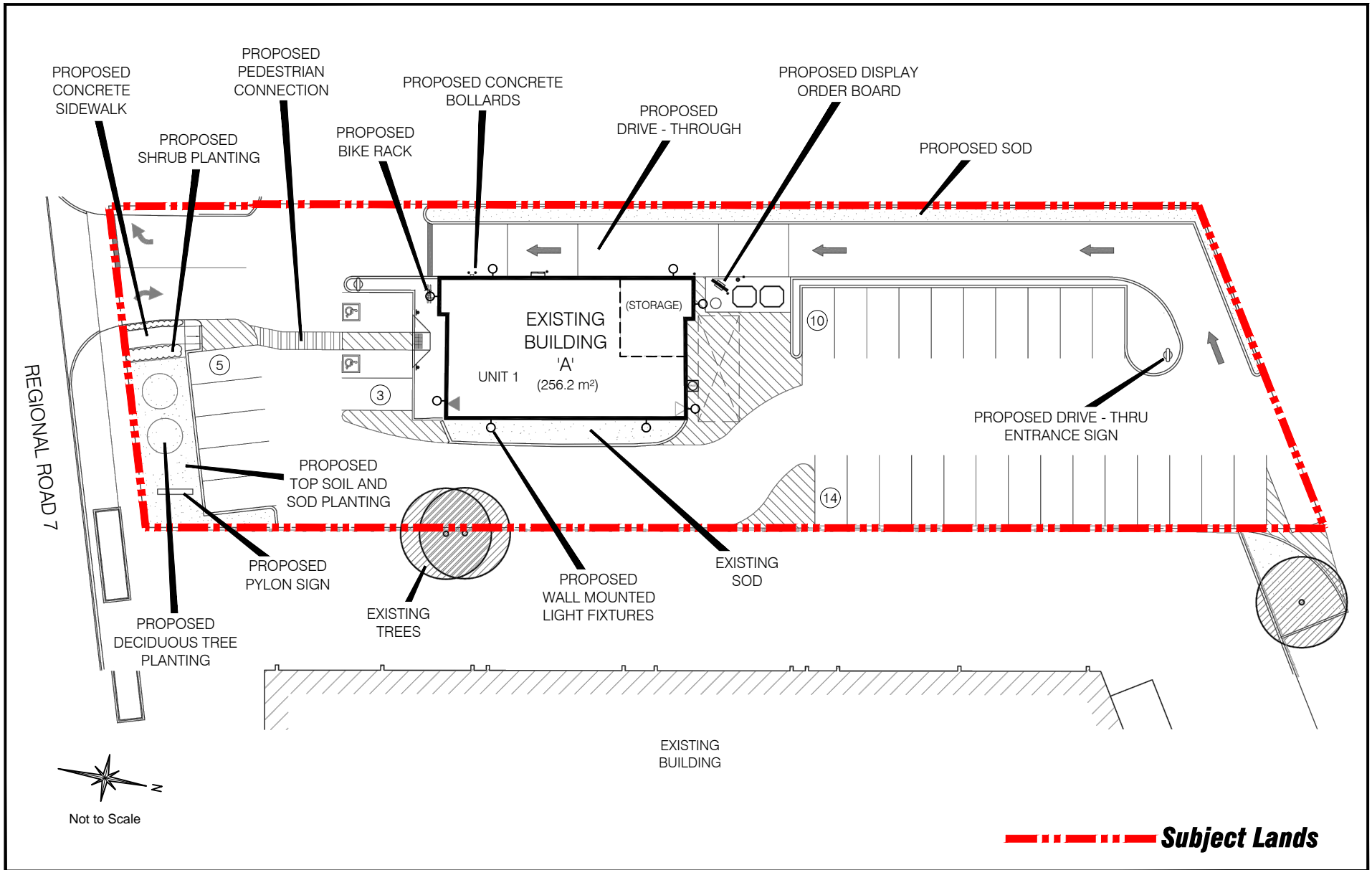
Attachment

FILE:
DA.16.068

RELATED FILE:
Z.16.007

DATE:
December 6, 2016

3



Landscape Plan

LOCATION:

Part of Lot 6, Concession 3

APPLICANT:

Steele Valley Developments Ltd.

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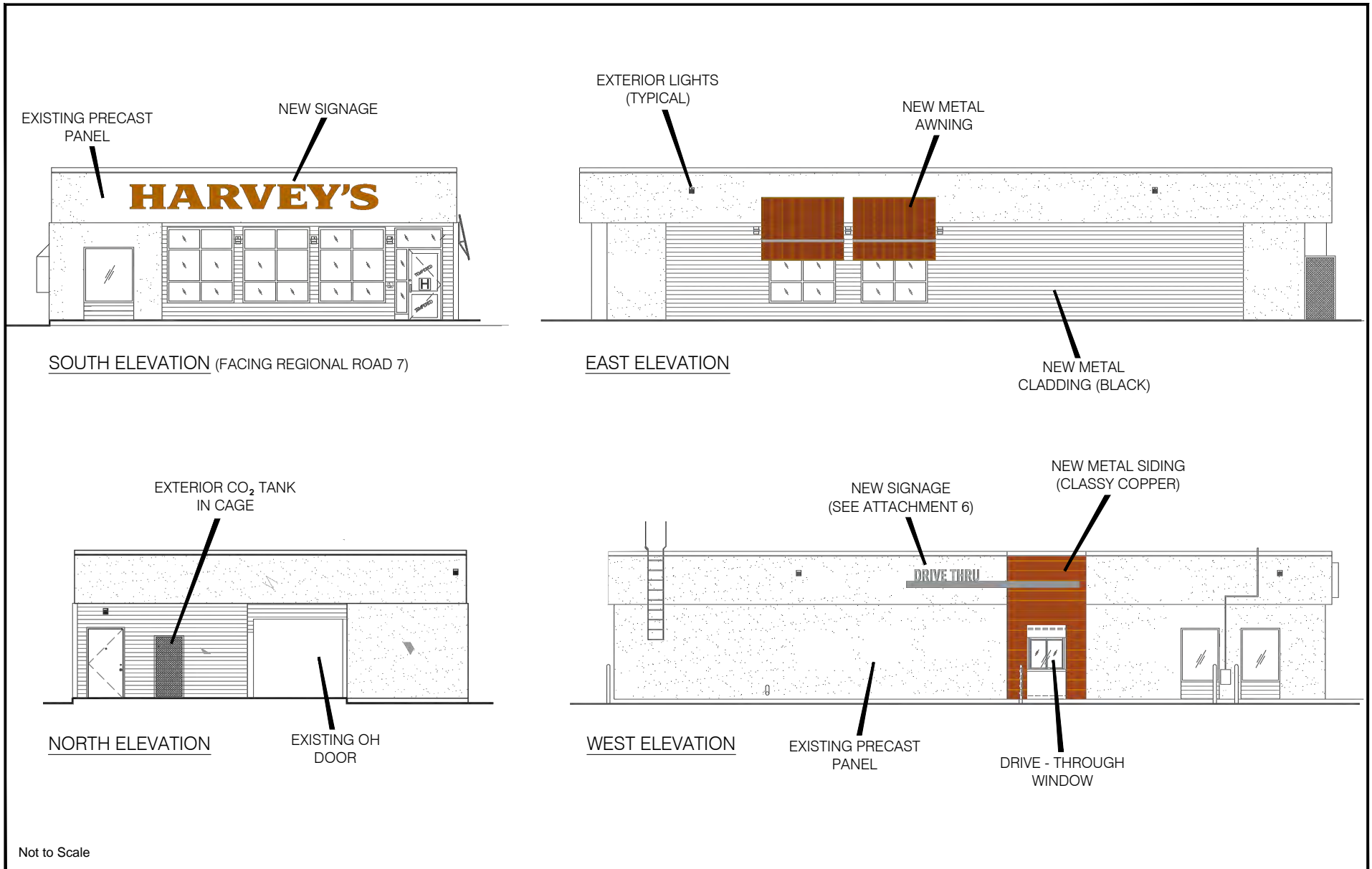
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FILE:
DA.16.068

RELATED FILE:
Z.16.007

DATE:
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4



Building Elevations

LOCATION:
Part of Lot 6, Concession 3

APPLICANT:
Steele Valley Developments Ltd.

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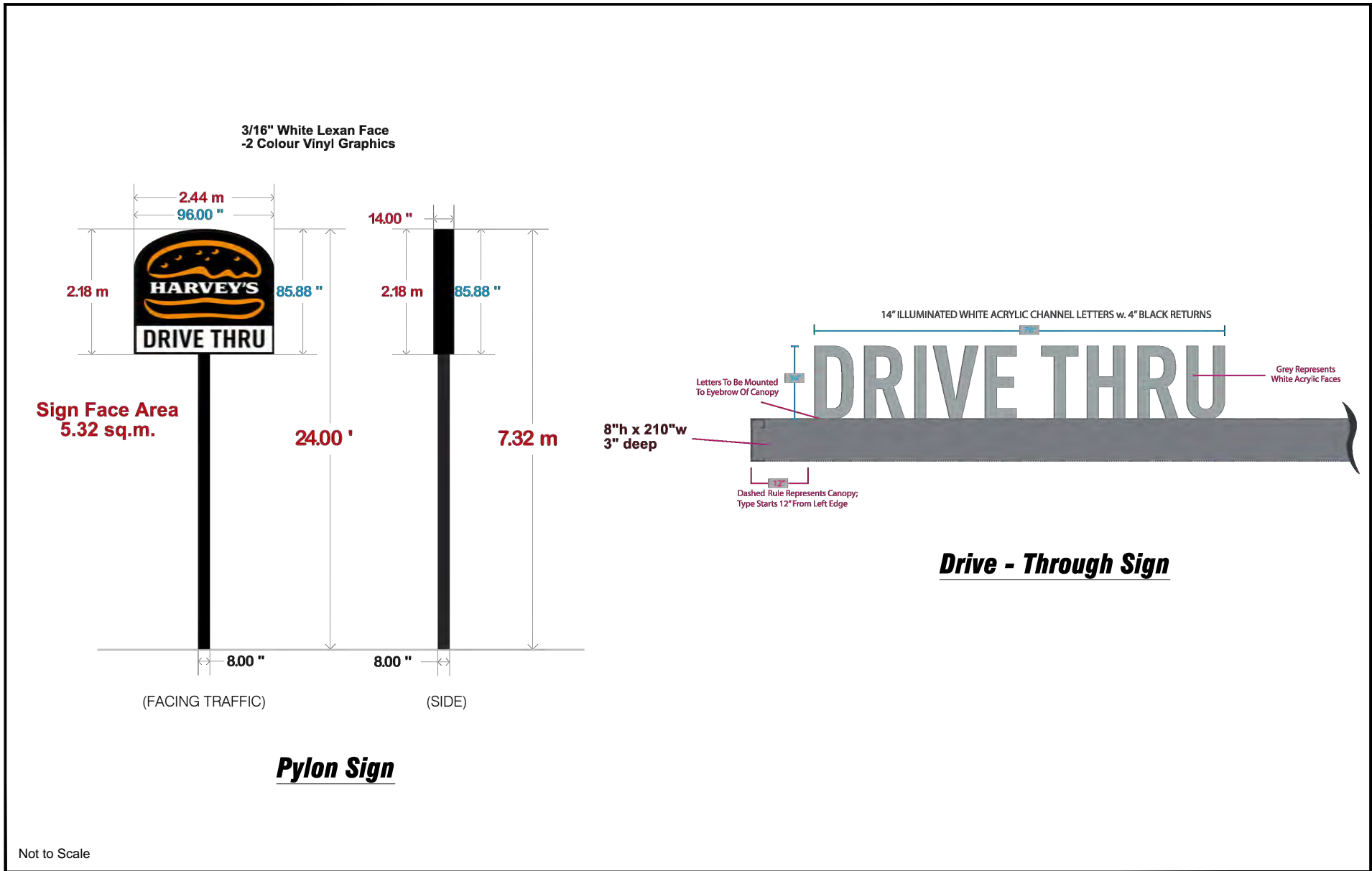
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RELATED FILE:
Z.16.007

DATE:
December 6, 2016

5



Pylon and Drive Through Sign

LOCATION:

Part of Lot 6, Concession 3

APPLICANT:

Steele Valley Developments Ltd.

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Attachment

FILE:
DA.16.068

RELATED FILE:
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DATE:
December 6, 2016

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