

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD: 2

**TITLE: ROYBRIDGE HOLDINGS LIMITED
SITE DEVELOPMENT FILE DA.19.028
VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.19.028 (Roybridge Holdings Limited) on the Subject Lands shown on Attachment 1, to facilitate the corporate rebranding of the Swiss Chalet restaurant chain that includes changes to the exterior building elevations and signage, as shown on Attachments 2 to 5.

Report Highlights

- The Owner is proposing the corporate rebranding of the existing Swiss Chalet restaurant located on the Subject Lands.
- The proposed rebranding represents the first corporate rebranding building for the Swiss Chalet restaurant chain, and must be approved by Vaughan Council in accordance with Site Plan Control By-law 123-2013.
- The Development Planning Department supports the approval of the proposed exterior building elevations and signage changes, as it is appropriate and compatible with the site and surrounding area.

Recommendations

1. THAT Site Development File DA.19.028 (Roybridge Holdings Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITION, to permit revisions

to the building elevations and signage on the existing building, as shown on Attachments 2 to 5:

- a) That prior to final Site Plan Approval, the Development Planning Department shall approve the final building elevations and signage details.

Background

The Subject Lands (the 'Subject Lands') are located at the northwest corner of Regional Road 7 and Regional Road 27 and are municipally known as 6120 Regional Road 7, as shown on Attachment 1. The surrounding land uses are shown on Attachment 1.

Previous Reports/Authority

N/A

Analysis and Options

The Owner has submitted Site Development File DA.19.028 (the 'Application') to permit the corporate rebranding of the existing Swiss Chalet restaurant elevations and signage (the 'Development'), as shown on Attachments 2 to 5.

The City's Site Plan Control By-law 123-2013 ('By-law 123-2013') delegates Site Plan approval to the Deputy City Manager, Planning and Growth Management, or designate (Director of Development Planning) for all commercial corporate rebranding for existing building elevations and signage, provided the building elevations and signage for the first building of each corporate rebranding be approved by Vaughan Council, and there are no or only minor changes to the approved site plan.

The Application represents the first corporate rebranding building for the Swiss Chalet restaurant chain, and must be approved by Vaughan Council in accordance with By-law 123-2013.

The proposal conforms to Vaughan Official Plan 2010 ('VOP 2010')

The Subject Lands are designated "Employment Commercial Mixed-Use" by VOP 2010, with a maximum permitted height of 10-storeys and maximum floor space index ('FSI') of 3 times the area of the lot, which permits the existing eating establishment use. The Development conforms to VOP 2010.

The proposal complies with Zoning By-law 1-88

The Subject Lands are zoned "C7 Service Commercial Zone" and subject to site-specific Exception 9(1137) of Zoning By-law 1-88, which permits the existing eating establishment use. The Development complies with Zoning By-law 1-88.

The Development is satisfactory subject to the Recommendation in this report

The proposed revisions to the existing exterior elevations and signage shown on Attachments 3 to 5 include new metal siding, painting, wall mounted lighting, awnings, and replacement of the existing front door (south elevation) and signage. There are no changes proposed to the existing landscaping, parking or site orientation.

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Development and is satisfied with the revisions to the exterior building elevations and signage. The Development Planning Department shall approve the final building elevations and signage details. A condition to this effect is included in the Recommendation of this report.

The Development Engineering ('DE') Department has no objection to the Application

The DE Department has reviewed the Application and has no objection to the Development. No changes to the existing grading on the Subject Lands is proposed.

Financial Impact

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

Broader Regional Impacts/Considerations

N/A

Conclusion

Site Development File DA.19.028 conforms to VOP 2010, complies with Zoning By-law 1-88, and has been reviewed by internal departments. The proposed exterior building elevations and signage changes represent the first building incorporating the corporate rebranding of the Swiss Chalet restaurant, which must be approved by Vaughan Council in accordance with By-law 123-2013. The proposed signage is appropriate and compatible with the site and surrounding area. Accordingly, the Development Planning Department recommends approval of Site Development File DA.19.028.

For more information, please contact Chris Cosentino, Planner, at extension 8215.

Attachments

1. Location Map
2. Existing Site Plan
3. Building Elevations - South and East
4. Building Elevations - North and West
5. Signage Details

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