

COMMITTEE OF THE WHOLE MARCH 23, 2010

**SITE DEVELOPMENT FILE DA.10.011
UNICO FOODS
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.011 (Unico Foods), BE APPROVED to permit the proposed building elevation and signage revisions and additional landscaping as shown on Attachments #4 and #6 to #8 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the final building elevations, signage details and landscape plan shall be approved by the Vaughan Development Planning Department.

Contributions to Sustainability

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

- i) Upgraded roof insulation on office section;
- ii) Timed exterior lighting;
- iii) Occupancy sensors;
- iv) Low-E argon coated double glazed windows;
- v) LED exit lights.

Economic Impact

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

Communications Plan

N/A

Purpose

An application for Site Development approval to permit the refacing of an existing industrial building with new elevations and a refaced ground sign and additional landscaping as shown on Attachments #3 - #4 and #6 - #8.

Background - Analysis and Options

Location

The location of the existing industrial building is shown on Attachments #1 and #2, within the Keele Employment Area, on the west side of Keele Street and north of Regional Road #7 (8000 Keele Street), in Part of Lot 7, Concession 4, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed refacing of the industrial building and ground signage conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone by By-law 1-88. The proposal complies with By-law 1-88.

Building Design

The subject lands are developed with an existing older industrial building, built in the late 1960's. The existing elevation plan (Attachments #5 and #7) shows the existing industrial building, faced with white precast panels, bricks and windows. The proposed elevations shown on Attachments #6, #7 and #8, removes the pre-cast panels, brick and windows on the north, east and south elevations and replaces them with sandpebble natural white stucco, sandpebble antique-grey stucco, Terraneo Gibraltar siding and new windows. The upgrades will include the addition of a barrier free clear glass ramp and a raised landscape stone planting bed along the east elevations facing Keele Street. The final building elevations and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department.

The proposal also includes changes to the existing signage on the building and on the ground sign. The proposed Unico Foods signage in sandpebble red stucco siding is proposed to be affixed to the east elevation of the industrial building facing Keele Street, as shown on Attachments #6, #7 and #8. The existing ground sign will be upgraded with the revised Unico Foods Logo, as shown on Attachment #8.

The Development Planning Department is generally satisfied with the proposed building elevations and signage as shown on Attachments #6 to #8 inclusive, and will continue to work with the Applicant to finalize the details.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

There are no Regional implications associated with the refacing of the building elevations and the ground signage.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450 (Employment Area Plan), By-law 1-88, the comments from City Departments and the area context. The Vaughan Development Planning Department is generally satisfied with the proposed revisions to the building elevations and signage details. Accordingly, the Development Planning Department can support the 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
5. Existing Elevations
6. Proposed Elevations
7. Existing/Proposed Building Refacing
8. Proposed Rendering

Report prepared by:

Mary Serino, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

Context Location Map

Location: Part of Lot 7,
Concession 4

Applicant:
Unico

The City Above Toronto
Development Planning Department

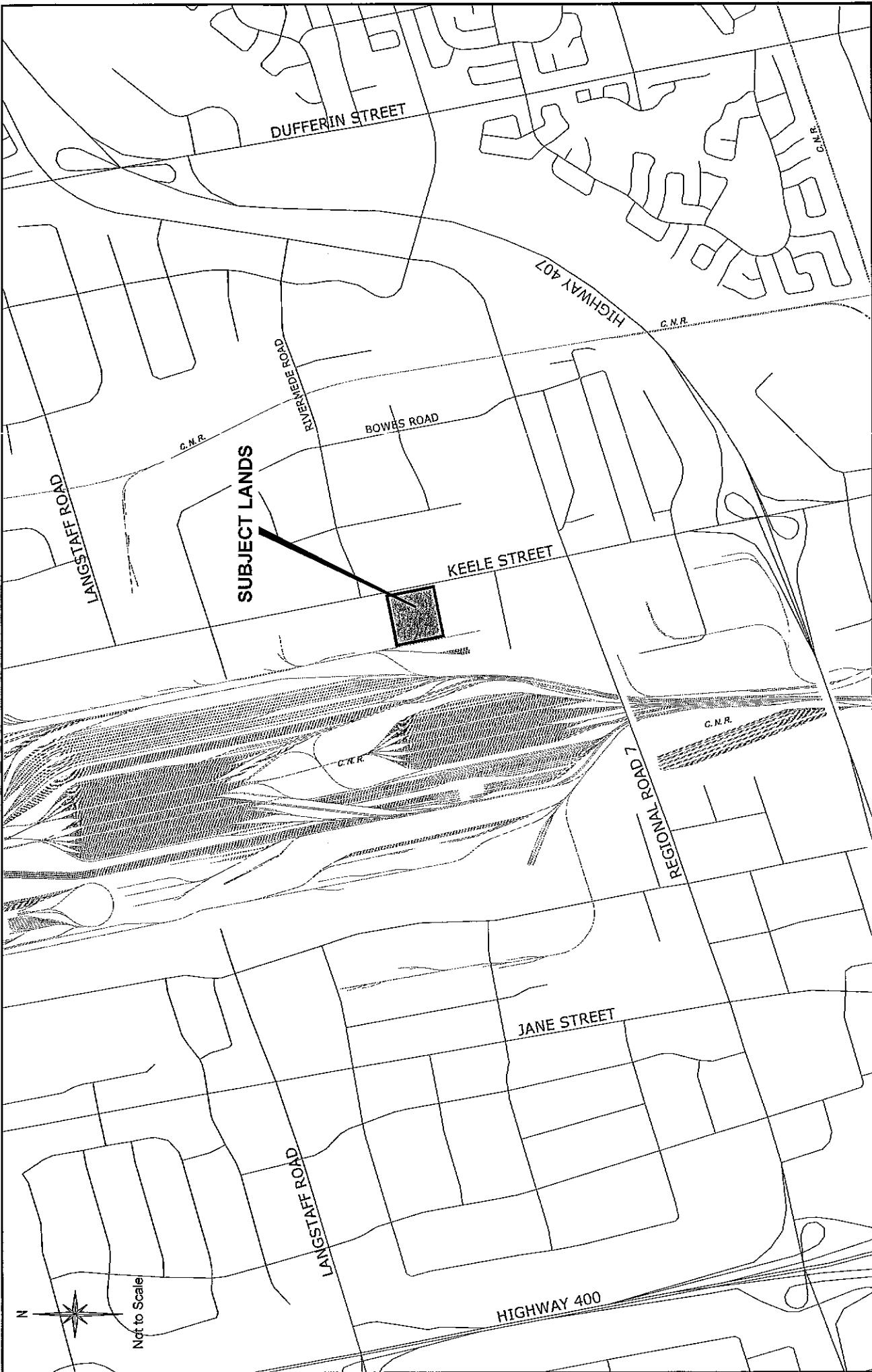


Attachment 1

File: DA.10.011

Related File: DA.06.002

Date:
March 9, 2010



Attachment 2

File: DA.10.011
Related File: DA.06.002

Date:
March 9, 2010



The City Above Toronto

Development Planning Department

Location Map

Location: Part of Lot 7,
Concession 4

Applicant:
Unico



Legend	
C1 - RESTRICTED COMMERCIAL ZONE	
C7 - SERVICE COMMERCIAL ZONE	
EM1 - PRESTIGE EMPLOYMENT AREA ZONE	
EM2 - GENERAL EMPLOYMENT AREA ZONE	
EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE	
EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE	
R1V - RURAL RESIDENTIAL ZONE	
(H) - HOLDING PROVISION	
SUBJECT LANDS	

Attachment 3

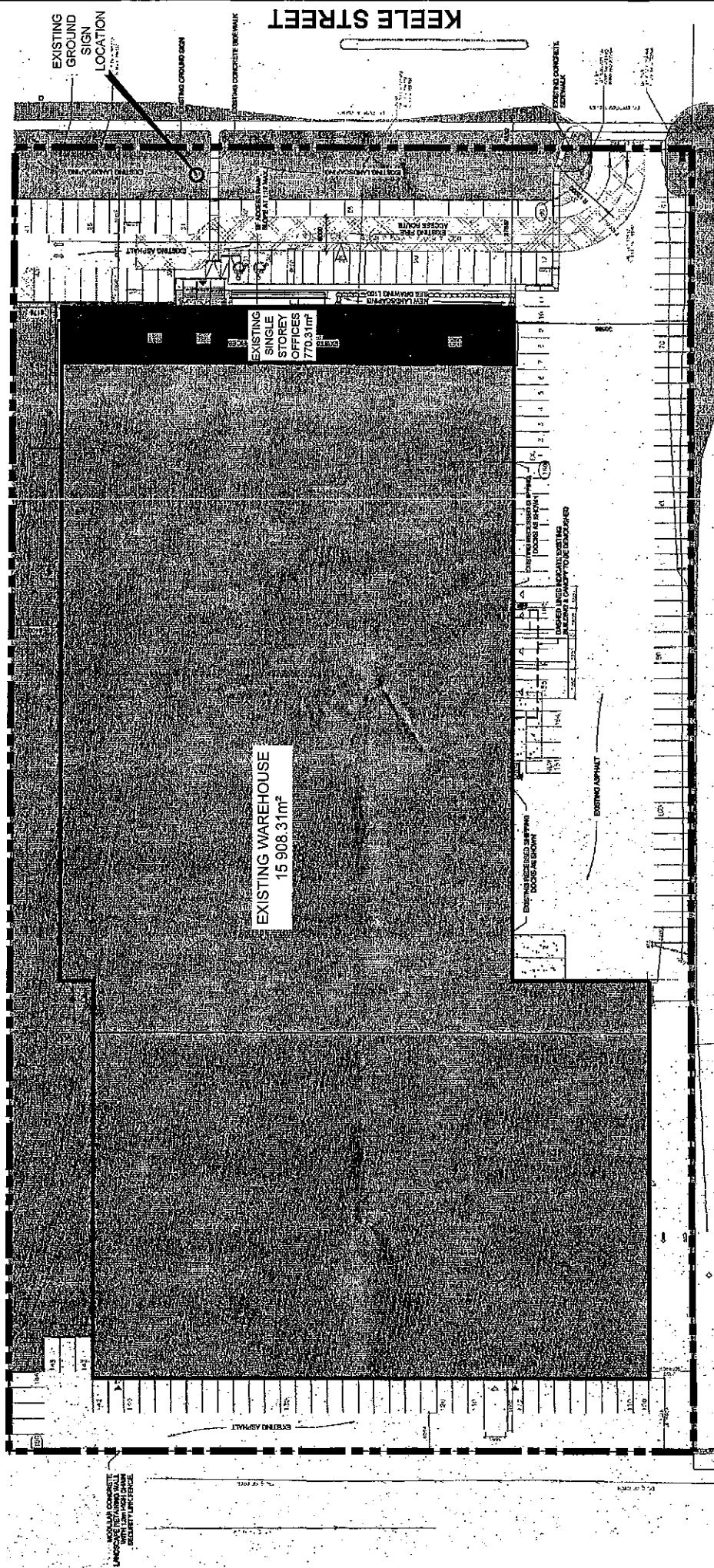
File: DA.10.011
Related File: D4.06.002
Date:
March 9, 2010



Development Planning Department

Site Plan

Location: Part of Lot 7,
Concession 4
Applicant:
Unico



4

Attachment

File: DA.10.011
Related File: DA.06.002

Date:
March 9, 2010



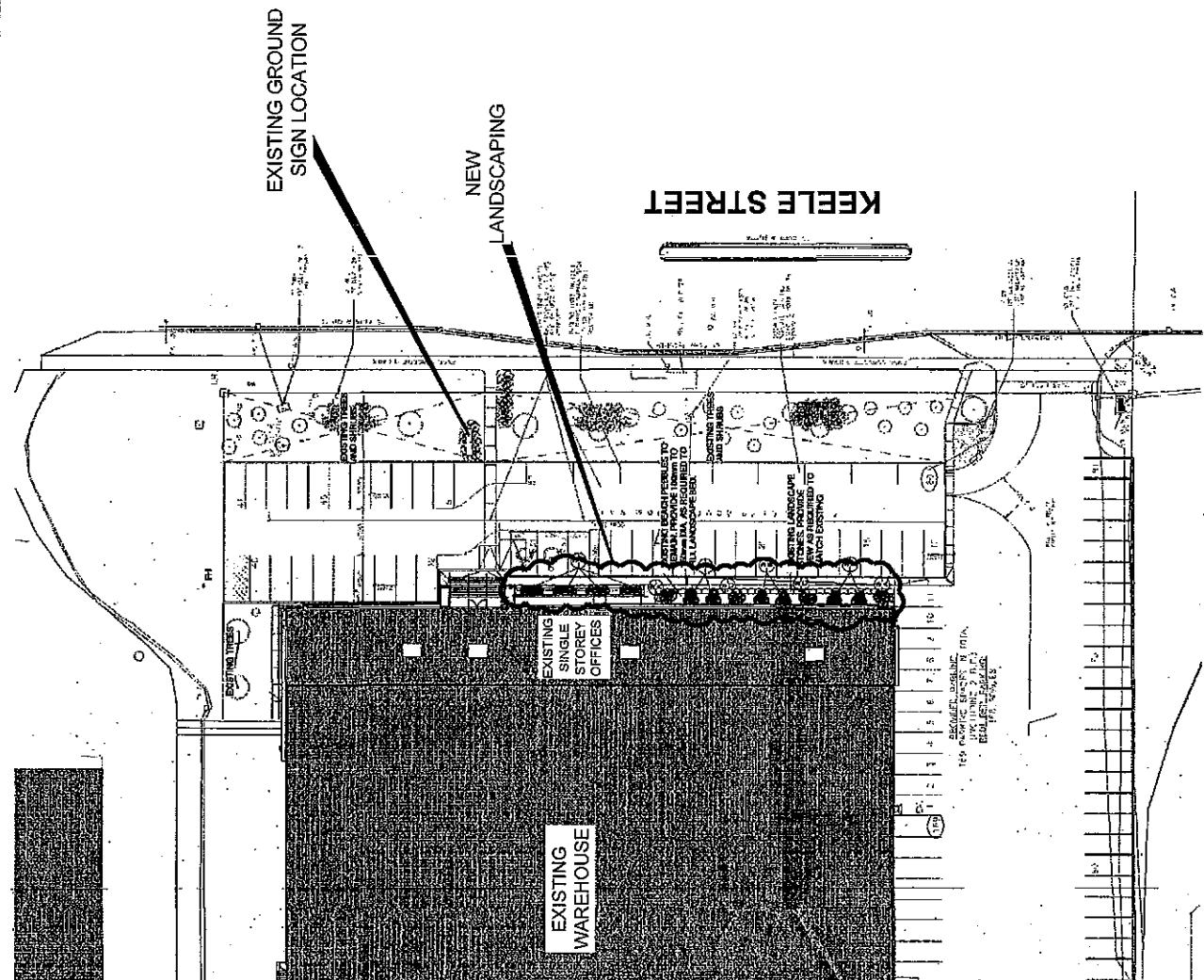
The City Above Toronto

Development Planning Department

Landscape Plan

Location: Part of Lot 7,
Concession 4

Applicant:
Unico



Not to Scale

Existing Elevations

Location: Part of Lot 7,
Concession 4

Applicant:
Unico

Attachment

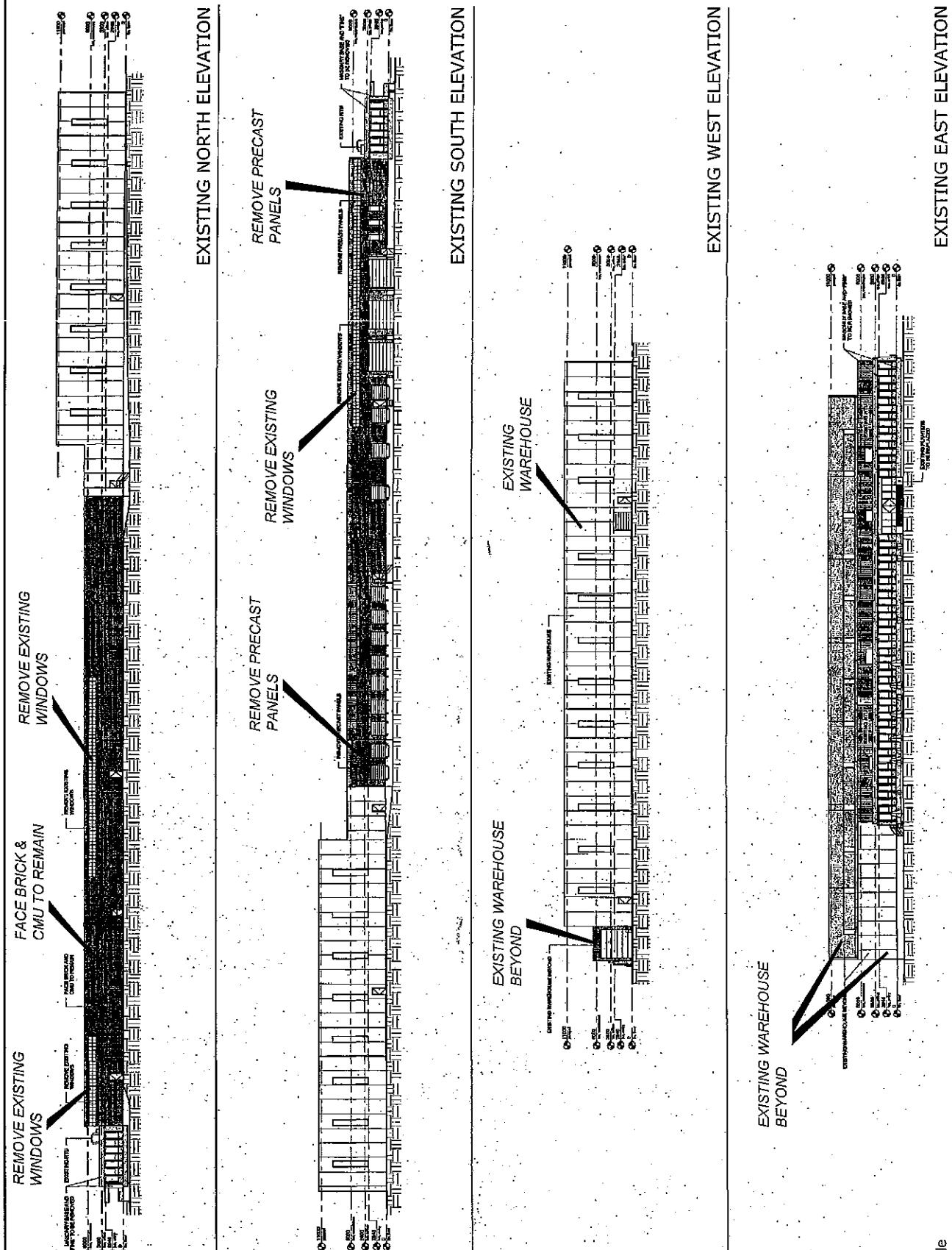
File: DA.10.011
Related File: DA.06.002

Date:
March 9, 2010

City of
Vaughan

The City Above Toronto

Development Planning Department



Not to Scale

6

Attachment

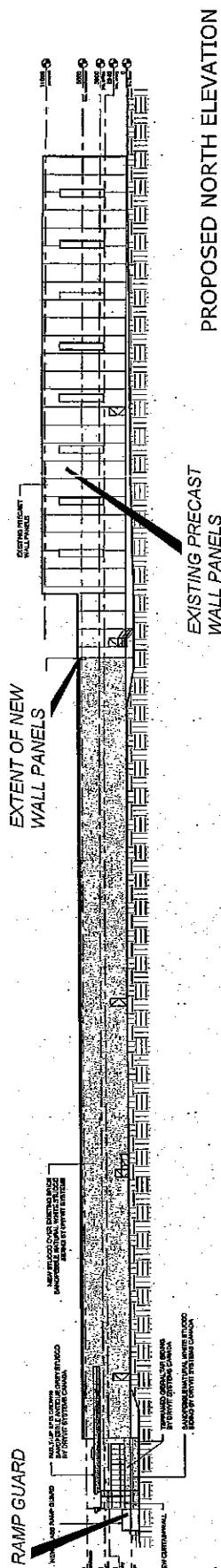
File: DA.10.011
Related File: DA.06.002

Date:
March 9, 2010

Proposed Elevations

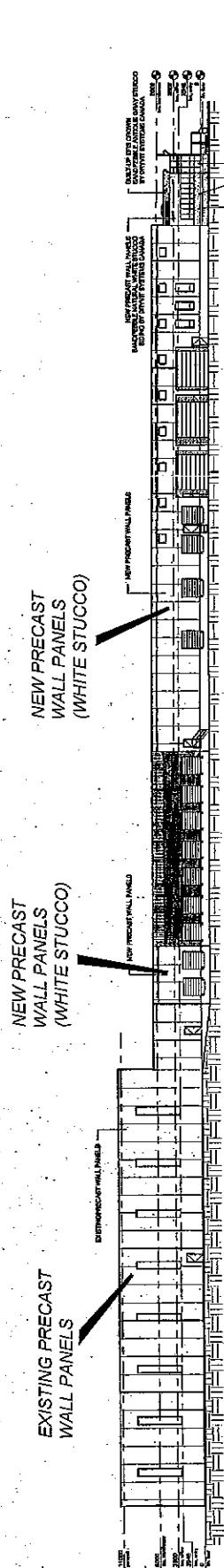
Location: Part of Lot 7,
Concession 4

Applicant:
Unico



EXISTING PRECAST
WALL PANELS

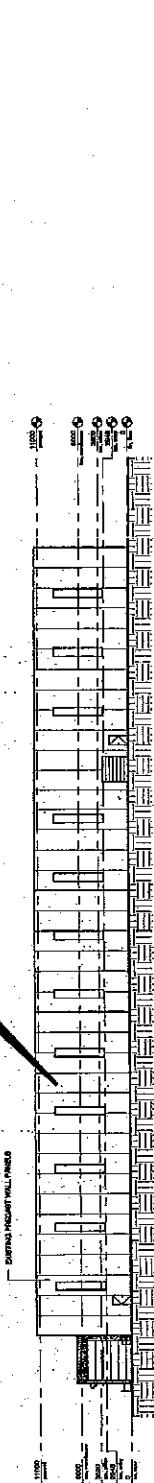
PROPOSED NORTH ELEVATION



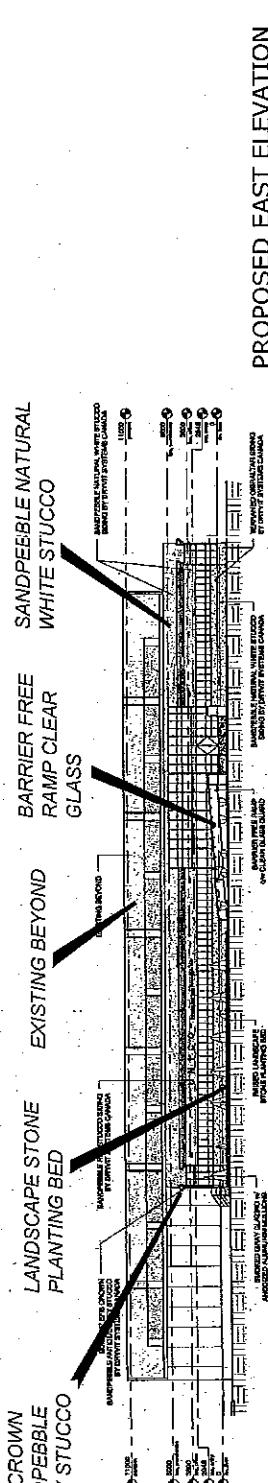
EXISTING PRECAST
WALL PANELS

NEW PRECAST
WALL PANELS
(WHITE STUCCO)

PROPOSED SOUTH ELEVATION



EXISTING PRECAST
WALL PANELS



EFIS CROWN
SANDPEBBLE
GREY STUCCO

LANDSCAPE STONE
PLANTING BED

EXISTING BEYOND
PLANTING BED

SANDPEBBLE NATURAL
WHITE STUCCO

BARRIER FREE
RAMP CLEAR
GLASS

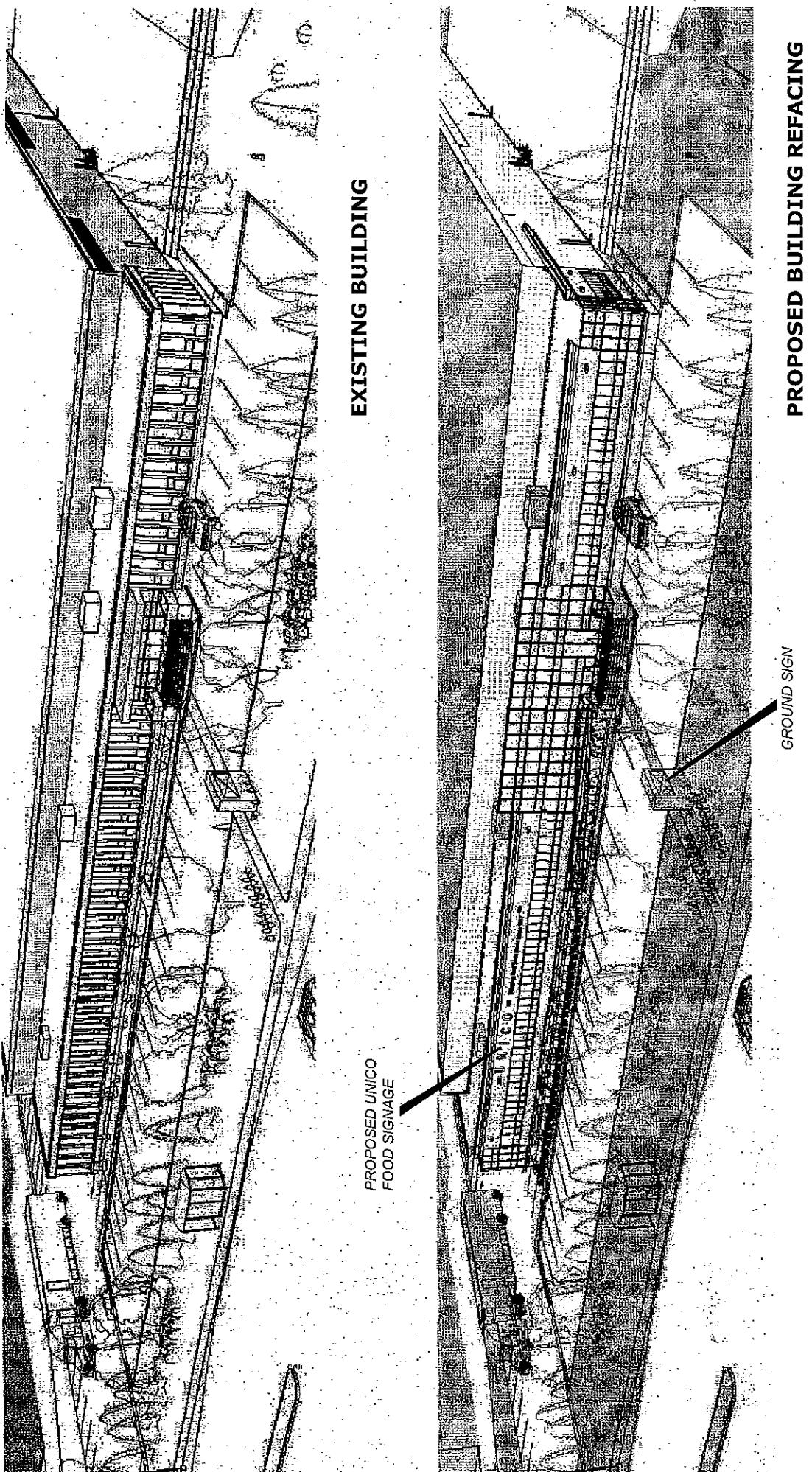
PROPOSED EAST ELEVATION

Not to Scale

Vaughan

The City Above Toronto

Development Planning Department



Not to Scale

Existing / Proposed Building Refacing

Applicant:
Unico
Location: Part of Lot 7,
Concession 4

Attachment

File: DA.10.011
Related File: DA.06.002
Date:
March 9, 2010

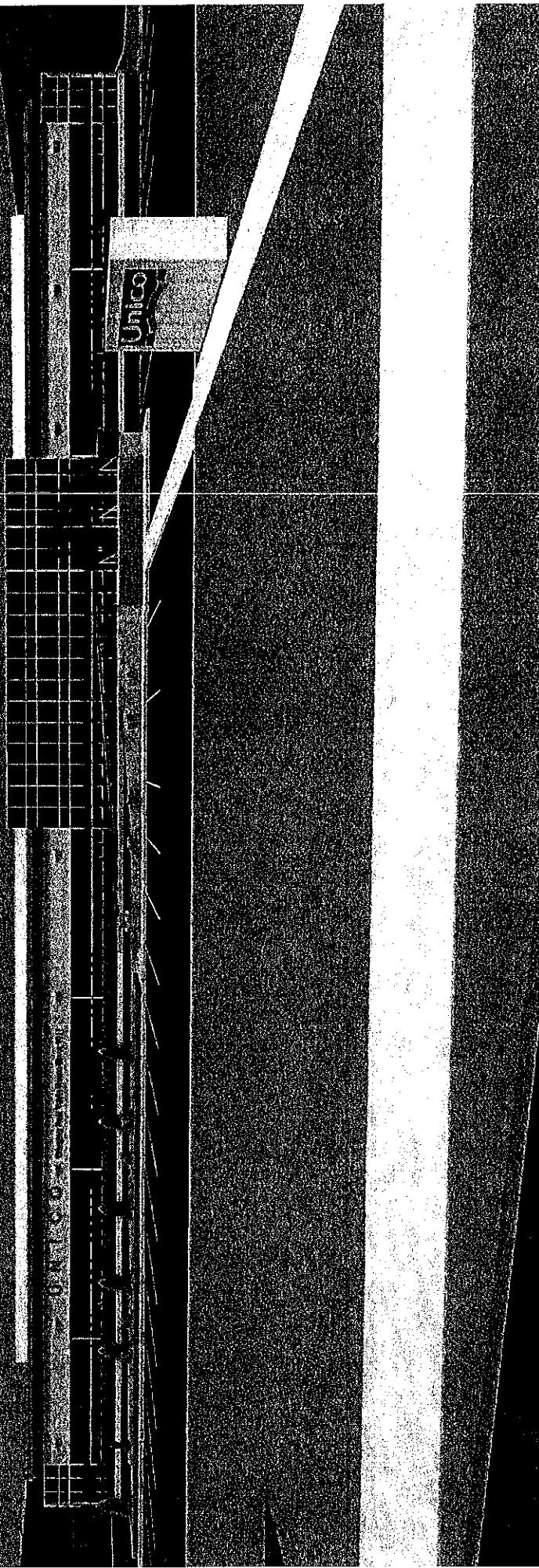
City of Vaughan
The City Above Toronto
Development Planning Department

Proposed Rendering

Location: Part of Lot 7,
Concession 4
Applicant:
Unico

N:\DFT\1 ATTACHMENTS\DA\dwg.10.011.dwg

LOOKING WEST FROM KEELE STREET



Attachment

File: DA.10.011
Related File: DA.06.002
Date:
March 9, 2010

Vaughan
The City Above Toronto

Development Planning Department

8

Not to Scale