

COMMITTEE OF THE WHOLE MAY 10, 2011

**SITE DEVELOPMENT FILE DA.11.020
UNICO
WARD 4**

Recommendation

The Acting Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.11.020 (Unico) BE APPROVED, to permit the development of a new building elevation for the Keele Street façade, as shown on Attachments #6 to #8.

Contributions to Sustainability

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

- i) upgraded roof insulation;
- ii) timed exterior lighting;
- iii) occupancy sensors;
- iv) low-E argon coated double glazed windows; and,
- v) LED exit lights.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.11.020) to amend an approved Site Development Application (File DA.10.011) shown on Attachments #3 to #5 inclusive, to permit revisions to the Keele Street building elevation for an existing industrial building (Unico) shown on Attachments #6 to #8.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the west side of Keele Street, north of Regional Road #7 (8000 Keele Street), City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and "Prestige Employment" by the new City of Vaughan Official Plan 2010, which is pending approval from the Region of York. The proposal conforms to the Official Plans.

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

On April 13, 2010, Vaughan Council approved Site Development Application DA.10.011 to permit the removal of pre-cast panels, brick and windows on the north, east and south elevations, which were to be replaced with sandpebble white stucco, sandpebble grey stucco, Terraneo Gibraltar siding and new windows (Attachments #3 to #5). The Owner has constructed the approved north and south elevations, however, has not constructed the east elevation and is now proposing a revised east elevation. The proposed revisions to the east elevation will use the same previously approved materials and the windows will be replaced in the manner shown on Attachments #6 to #8.

In addition, the proposal includes changes to the location of corporate signage (Unico) and windows for the east and partial north and south elevations. The previously approved Unico sign was affixed to the left side of east elevation facing Keele Street (Attachments #5), which is now to be located above the main entrance (Attachment #7) with yellow illuminated channel letters. The partial changes to the north and south elevations is a result of the revisions to the east elevation, which will wrap around the north and south sides of the building.

The applicant has advised that the previously approved (File DA.10.011) site upgrades, including the addition of a barrier free clear glass ramp, an upgraded ground sign and a raised landscape stone planting bed along the east elevation facing Keele Street will be constructed as previously approved.

The Vaughan Development Planning Department is satisfied with the proposed Keele Street building elevation and signage shown on Attachments #6 to #8.

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 proposal.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450 (Employment Area Plan), Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is satisfied with the proposed revisions to the Keele Street building elevation. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Approved Site Plan (April 13, 2010 Council)
4. Approved Landscape Plan (April 13, 2010 Council)
5. Approved Elevation (April 13, 2010 Council)
6. Proposed East Elevation
7. Proposed East Elevation Details
8. Rendered Drawing – East Elevation (Keele Street)

Report prepared by:

Mary Serino, Planner 1, ext. 8215

Christina Napoli, Senior Planner, ext. 8483

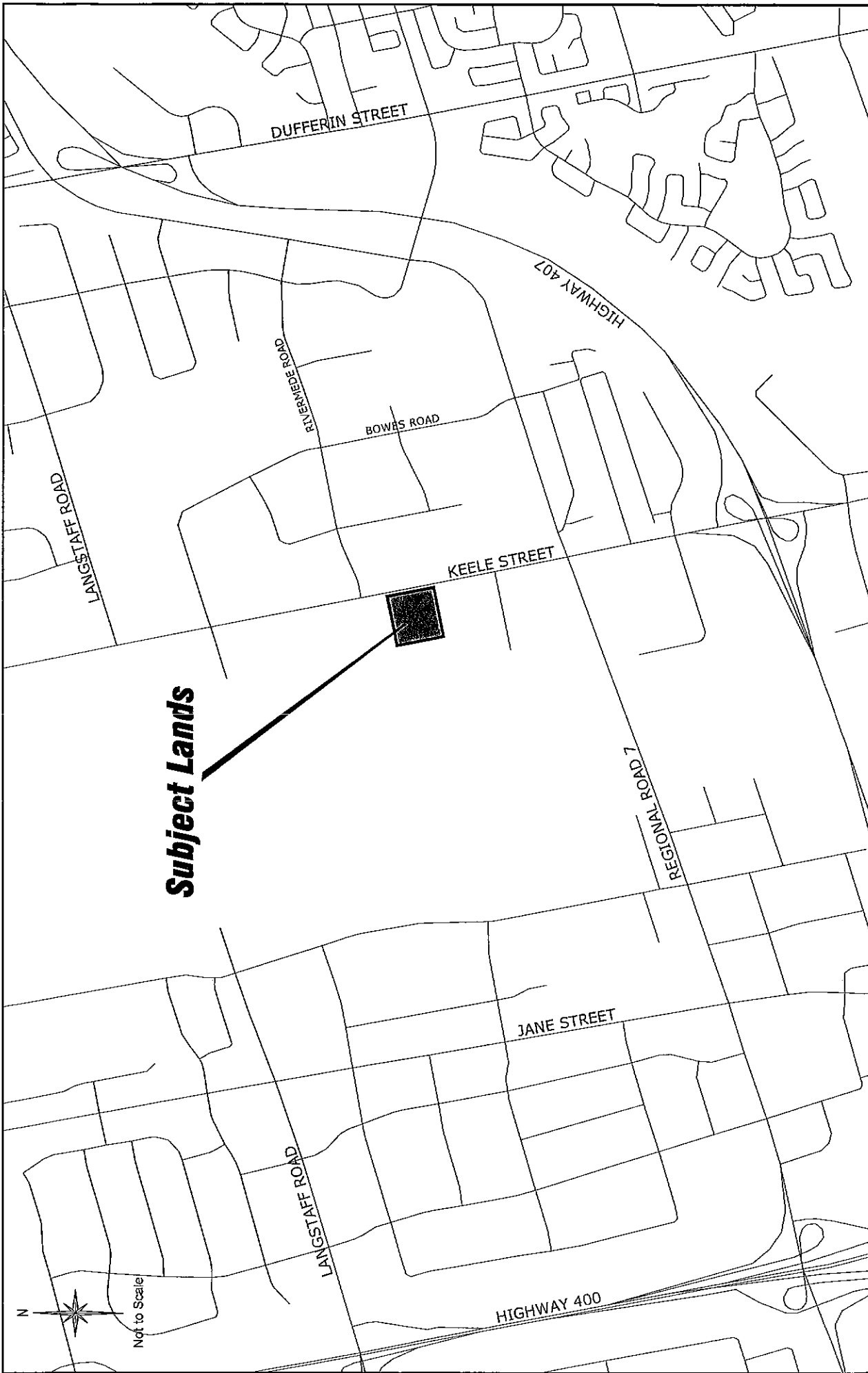
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Subject Lands

Context Location Map

LOCATION:
Part of Lot 7, Concession 4

APPLICANT:
Urtico

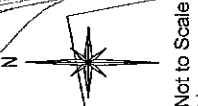
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Attachment 1

FILE: DA.11.020
RELATED FILE: DA.10.011

DATE:
April 01, 2011



EM4
 (CANADIAN
 NATIONAL FREIGHT
 CLASSIFICATION
 YARD)

- 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**

Location Map

LOCATION:
 Part of Lot 7, Concession 4

APPLICANT:
 Unico

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Attachment

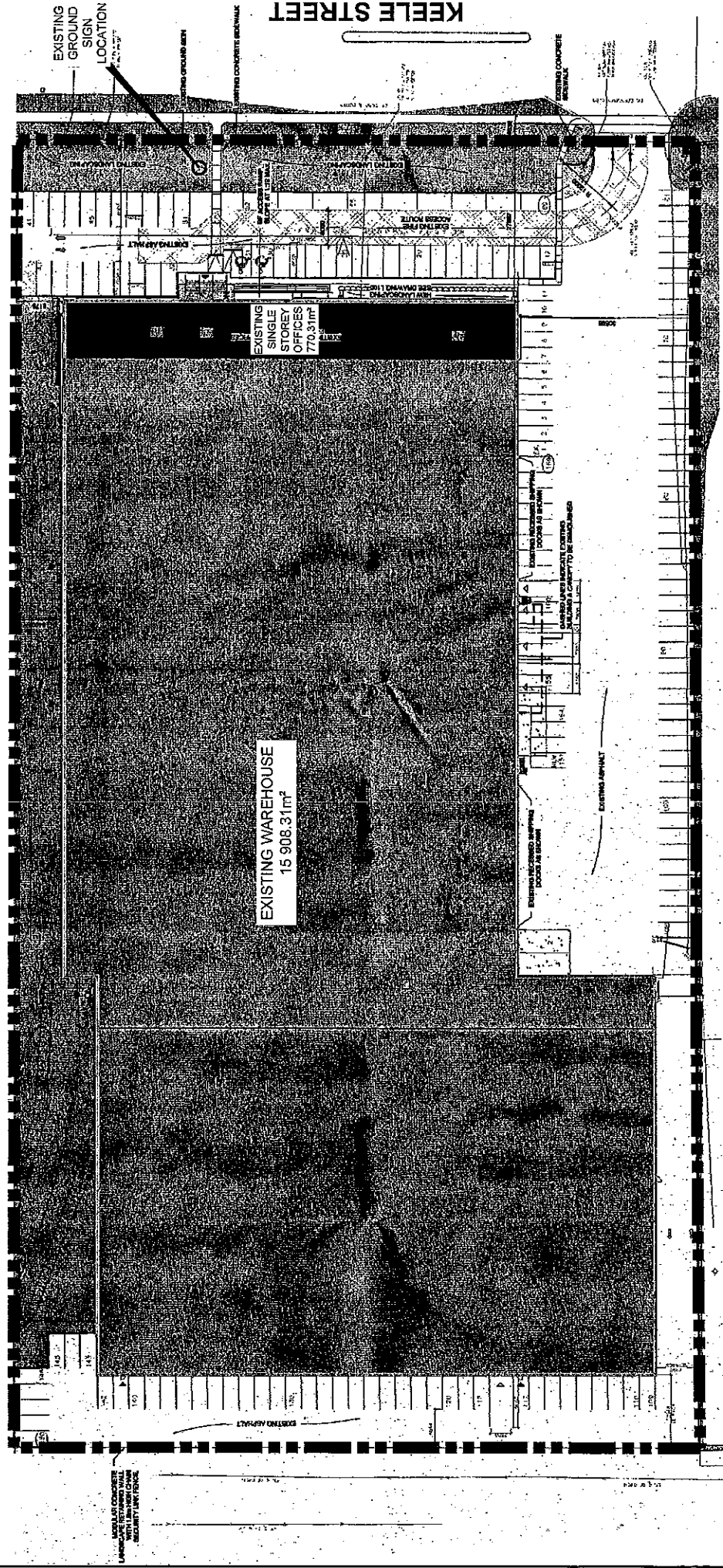
FILE: DA.11.020
 RELATED FILE: DA.10.011

DATE:
 April 01, 2011

2



Not to Scale



■■■■ SUBJECT LANDS

Approved Site Plan (April 13, 2010 Council)

APPLICANT:
Unico

LOCATION:
Part of Lot 7, Concession 4



Attachment

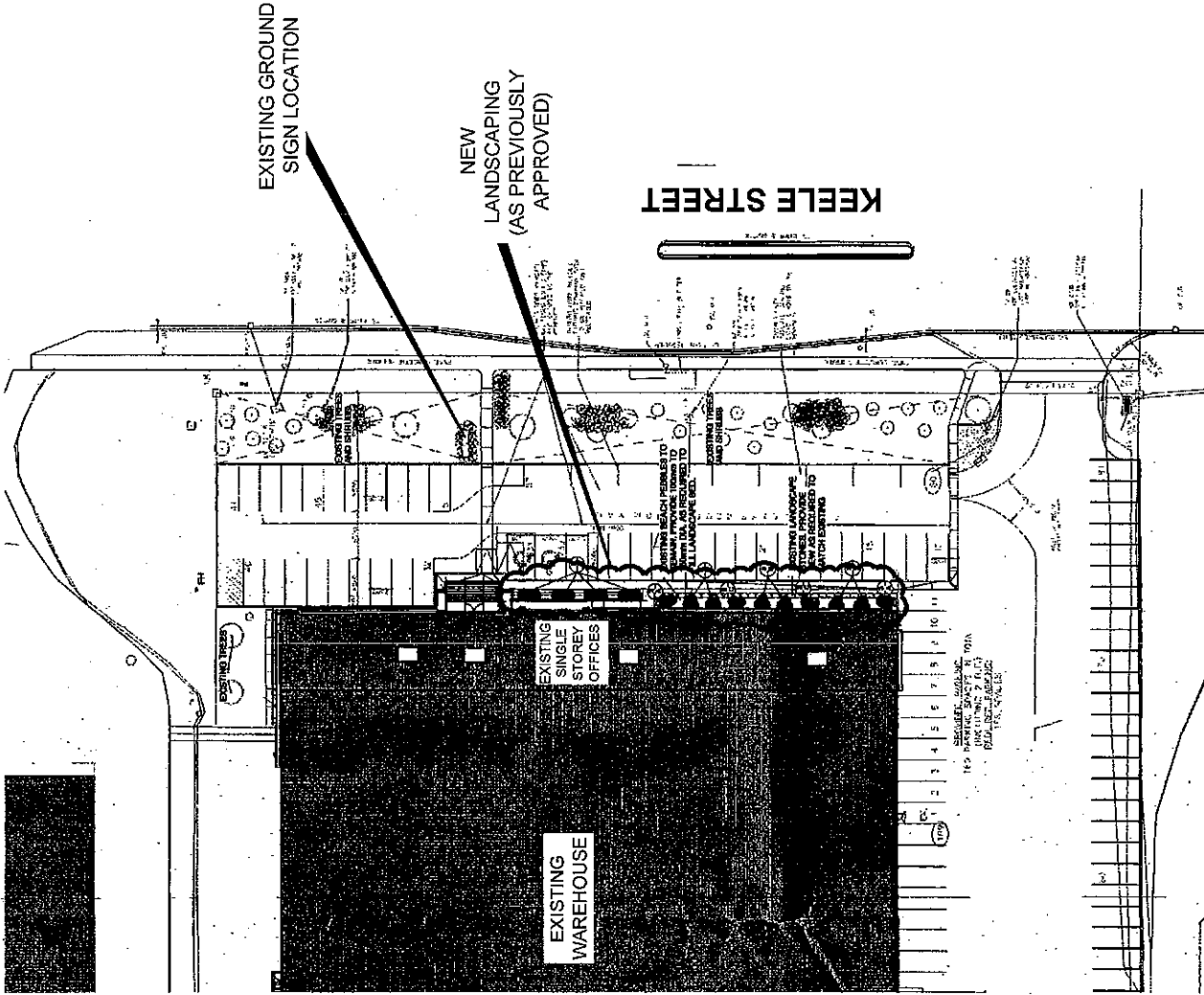
FILE: DA.11.020
RELATED FILE: DA.10.011

DATE:
April 01, 2011

3



Not to Scale



Approved Landscape Plan (April 13, 2010 Council)

APPLICANT:
Utrico

LOCATION:
Part of Lot 7, Concession 4

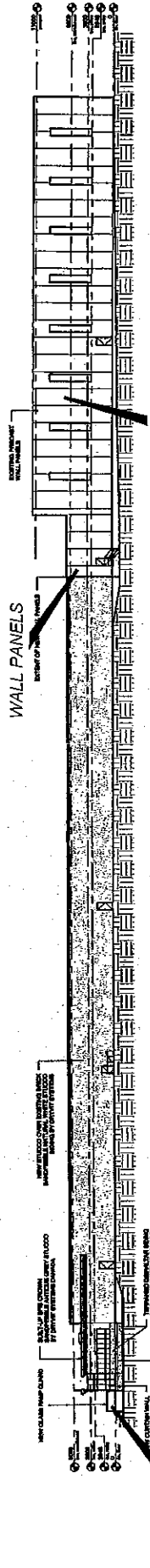


Attachment

FILE: DA.11.020
RELATED FILE: DA.10.011

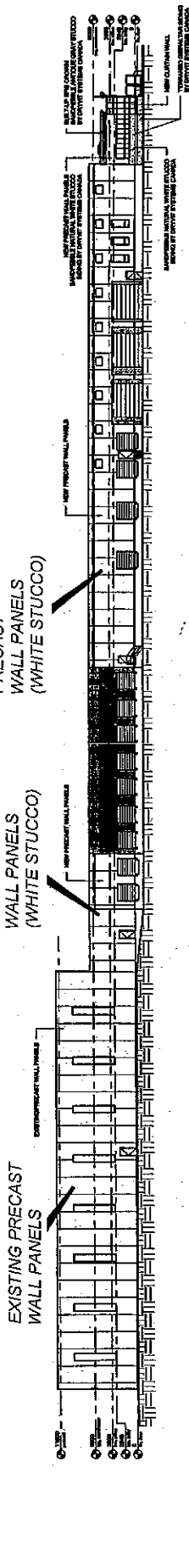
DATE:
April 01, 2011

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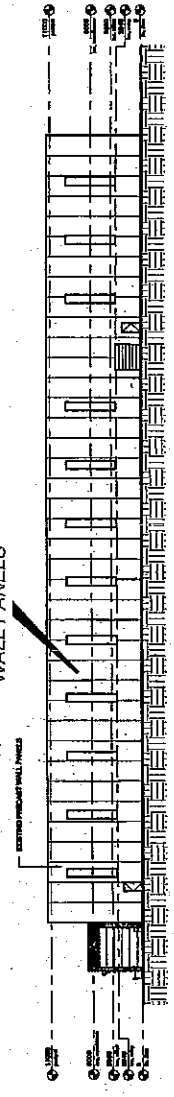


NORTH ELEVATION

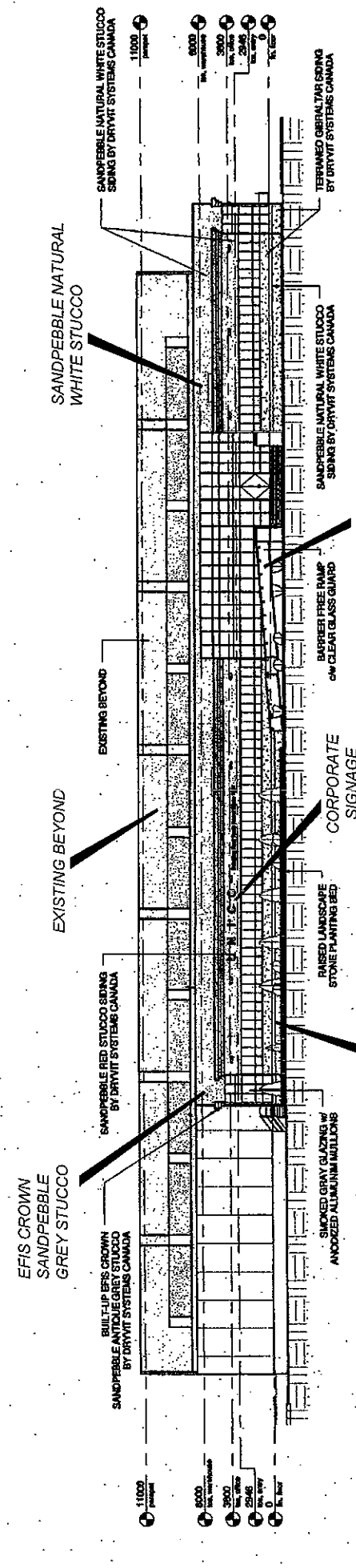
GLASS RAMP GUARD



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

Approved Elevations
(April 13, 2010 Council)



APPLICANT: Unico
 LOCATION: Part of Lot 7, Concession 4

Attachment

FILE: DA.11.020
 RELATED FILE: DA.10.011

DATE: April 01, 2011

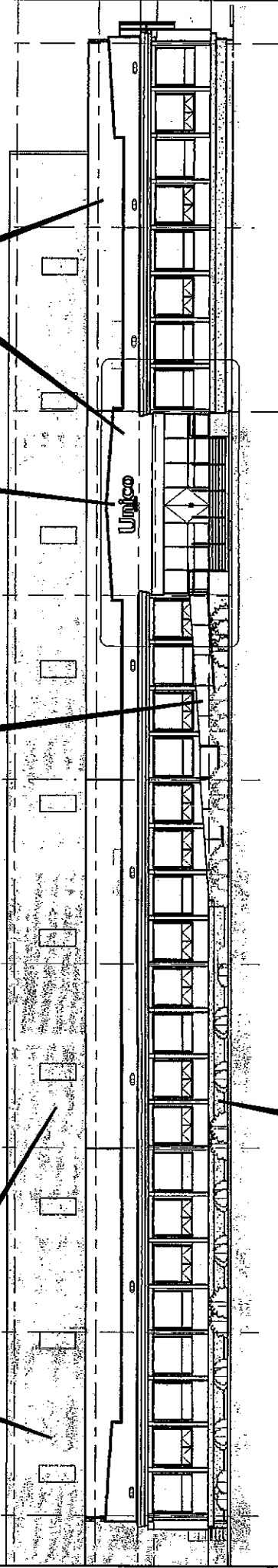
5

CORPORATE SIGNAGE
(Yellow illuminated
Channel Letters)

BARRIER FREE RAMP
CLEAR GLASS GUARD WITH
STAINLESS STEEL HANDRAILS

EXISTING WAREHOUSE
BEYOND

SANDPEBBLE NATURAL
WHITE STUCCO



RAISED LANDSCAPE
STONE PLANTING BED

PROPOSED EAST ELEVATION (FACING KEELE STREET)

Not to Scale

Proposed East Elevation

APPLICANT:
Unico

LOCATION:
Part of Lot 7, Concession 4

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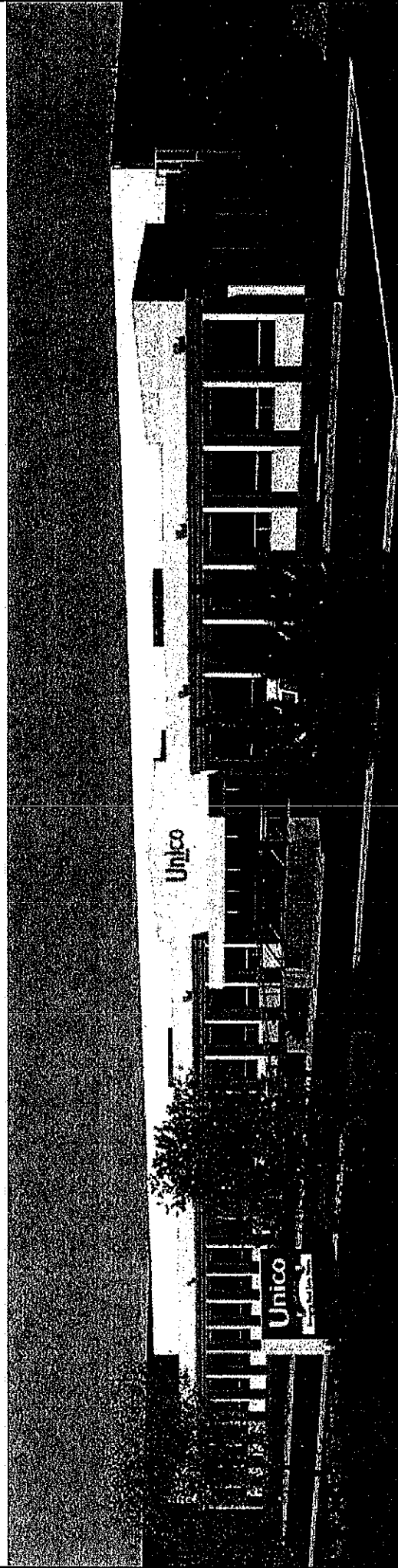
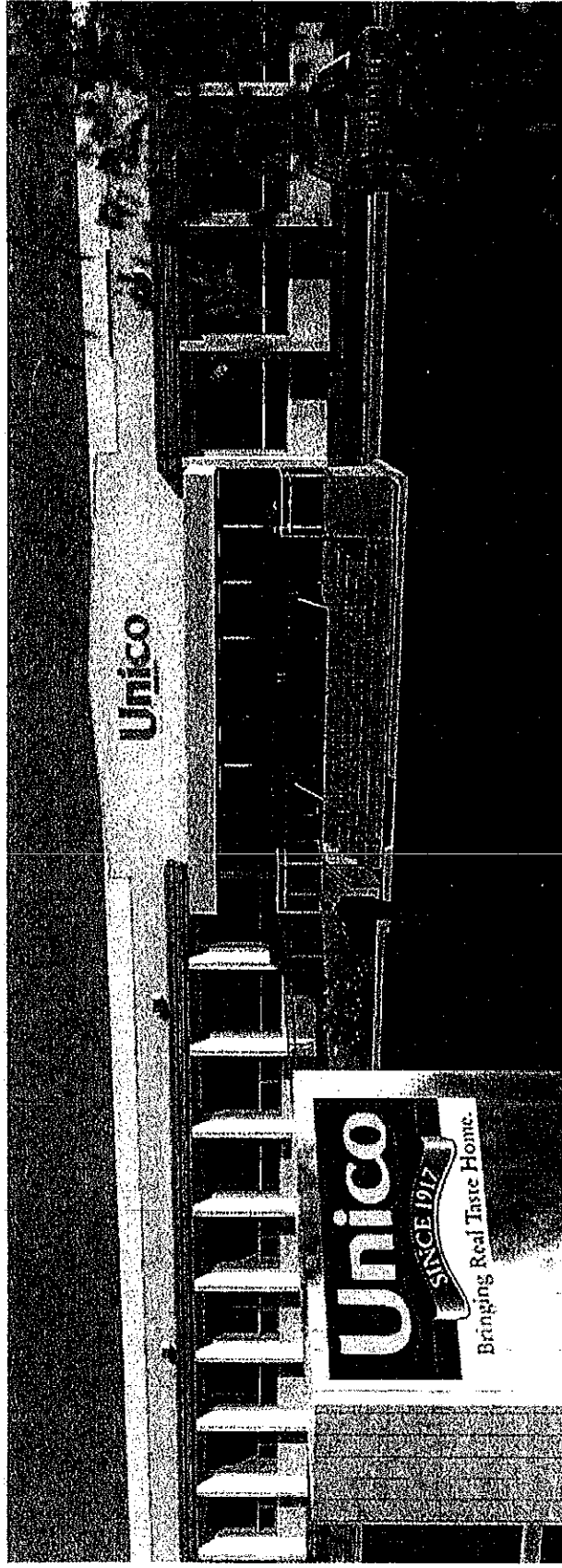


Attachment

FILE: DA.11.020
RELATED FILE: DA.10.011

DATE:
April 01, 2011

6



Not to Scale

Rendered Drawing - East Elevation (Keele Street)



Attachment

FILE: DA.11.020
RELATED FILE: DA.10.011

8

DATE:
April 01, 2011

APPLICANT:
Unico

LOCATION:
Part of Lot 7, Concession 4