

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 17, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

17

**SITE DEVELOPMENT FILE DA.14.029  
BENTALL KENNEDY (CANADA) LTD.  
WARD 4 - VICINITY OF HIGHWAY 400 AND REGIONAL ROAD 7**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.029 (Bentall Kennedy (Canada) Ltd.) to permit the rebranding of the existing building (Dave & Busters), including new facades, signage, and the replacement of the existing canopy entrance, as shown on Attachments #3 to #6, BE APPROVED, subject to the Owner obtaining a Sign Permit from the Ministry of Transportation, prior to final site plan approval by the City.

**Contribution to Sustainability**

The proposal is for the refacing of the exterior walls of an existing building, and therefore, there is no contribution to sustainability.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To seek approval from the Vaughan Committee of the Whole for Site Development File DA.14.029 on the subject lands shown on Attachments #1 and #2, to facilitate building elevation changes for the signage and rebranding of the existing "Dave & Busters" establishment, in the manner shown on Attachments #3 to #6, inclusive.

**Background - Analysis and Options**

**Location**

The subject lands are located southeast of Highways 400 and 7, and are municipally known as 120 Interchange Way, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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##### **Official Plan and Zoning**

The subject lands are designated "Corporate Centre District" by the in-effect OPA #500 (Vaughan Corporate Centre Plan). The proposed exterior building elevation changes conform to the Official Plan.

The subject lands are located within the Vaughan Metropolitan Centre (VMC). The VMC Secondary Plan, which was revised on January 7, 2013, and is currently under appeal at the Ontario Municipal Board, designates the lands as "Technology/Office Precinct".

The subject lands are zoned C10 Corporate District Zone by Zoning By-law 1-88, subject to Exception 9(957). The proposed signage complies with Zoning By-law 1-88 and the City's Sign By-law 203-92.

##### **Site Plan Review**

The Owner is proposing to rebrand the existing Dave & Busters building with new signage, building elevation treatments (i.e. paint) and a new canopy entrance, as shown on Attachments #3 to #6. The Owner does not propose any changes to the site or parking layout, building height, or landscaped areas. The Vaughan Planning Department has reviewed the proposed building elevation changes and has no objections to the proposal.

The Ministry of Transportation (MTO) has advised that the Owner must submit a Sign Permit Application, which is included as a condition of approval in the recommendation of this report. Further, the MTO advised that the sign area per unit shall not exceed 20% coverage of all elevations visible to Highway 400. All signs must not cause direct or indirect glare that may interfere with traffic safety. As well, third party advertising is not permitted. The proposal complies with these MTO requirements.

##### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

##### **i. Plan and Manage Growth & Economic Well-Being**

The proposal implements the City's current Official Plan and is located within the Vaughan Metropolitan Centre (VMC) planning area, which is a designated Urban Growth Centre and a key strategic development area in the City of Vaughan that will facilitate stable employment to support a high capacity subway extension and future bus rapid transit infrastructure.

##### **Regional Implications**

N/A

##### **Conclusion**

Site Development File DA.14.029 has been reviewed in accordance with OPA #500, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed development to facilitate building elevation changes for the rebranding of the existing "Dave & Busters" establishment is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Planning Department can support the approval of

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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the Site Development Application, subject to the conditions included in the recommendation of this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Proposed New Front Entrance
5. Proposed West Building Elevation
6. Proposed South Building Elevation

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
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    SEPTEMBER 2, 2014**

**SITE DEVELOPMENT FILE DA.14.029  
BENTALL KENNEDY (CANADA) LTD.  
WARD 4 - VICINITY OF HIGHWAY 400 AND REGIONAL ROAD 7**

**Recommendation**

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**Communications Plan**

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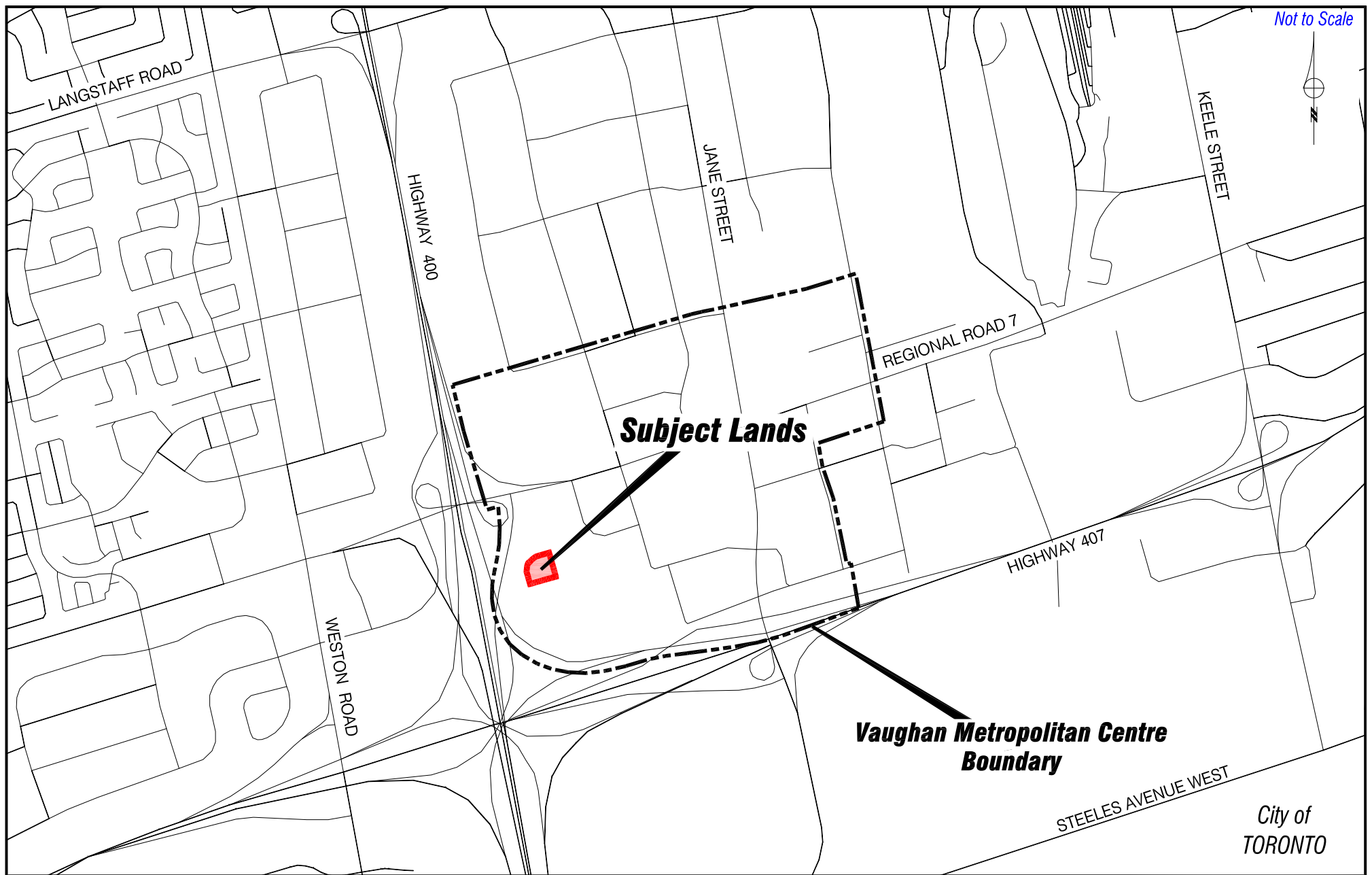
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG



## Context Location Map

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg

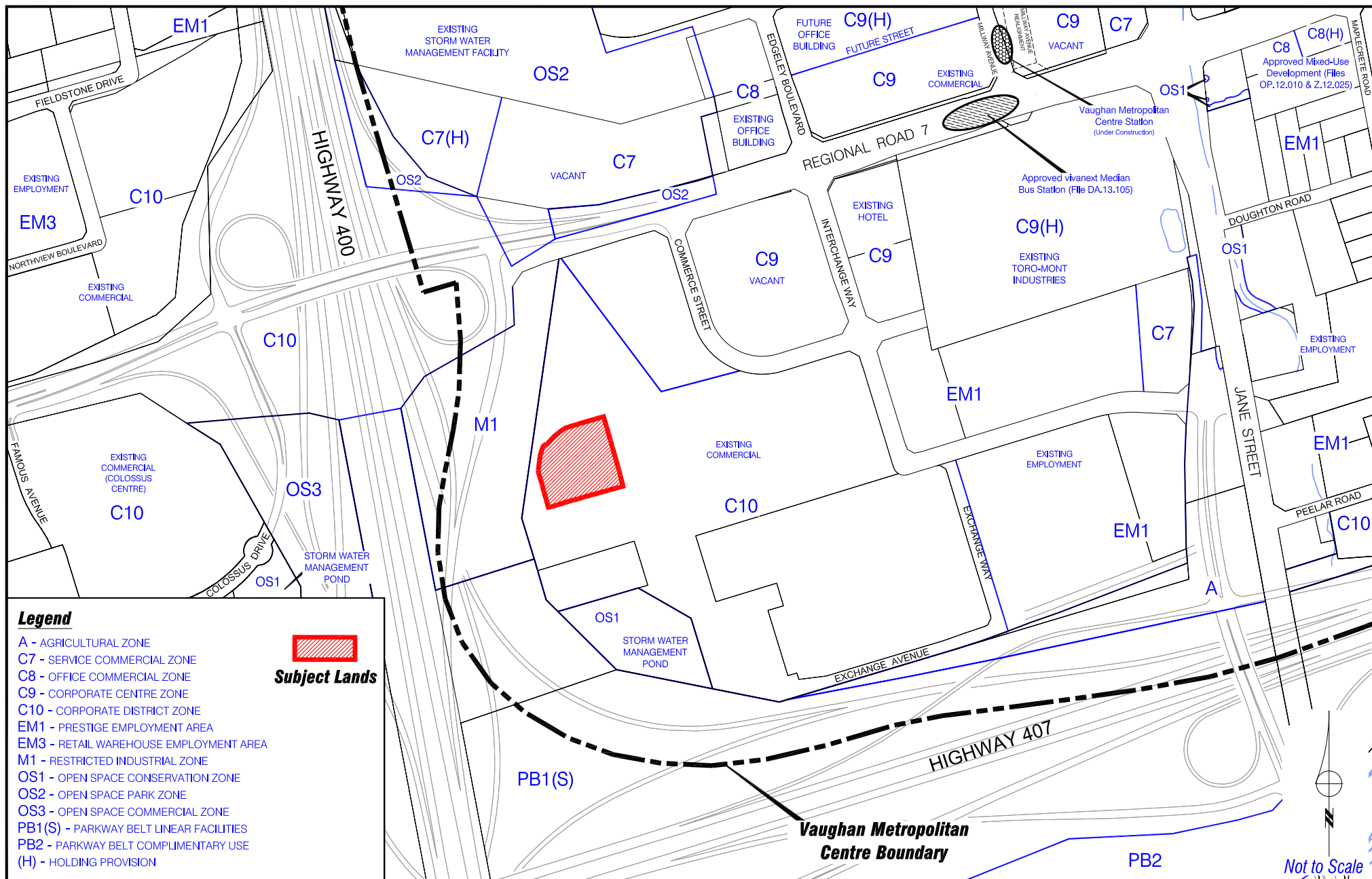


Attachment

FILE: DA.14.029

DATE: June 26, 2014

1



## Location Map

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg



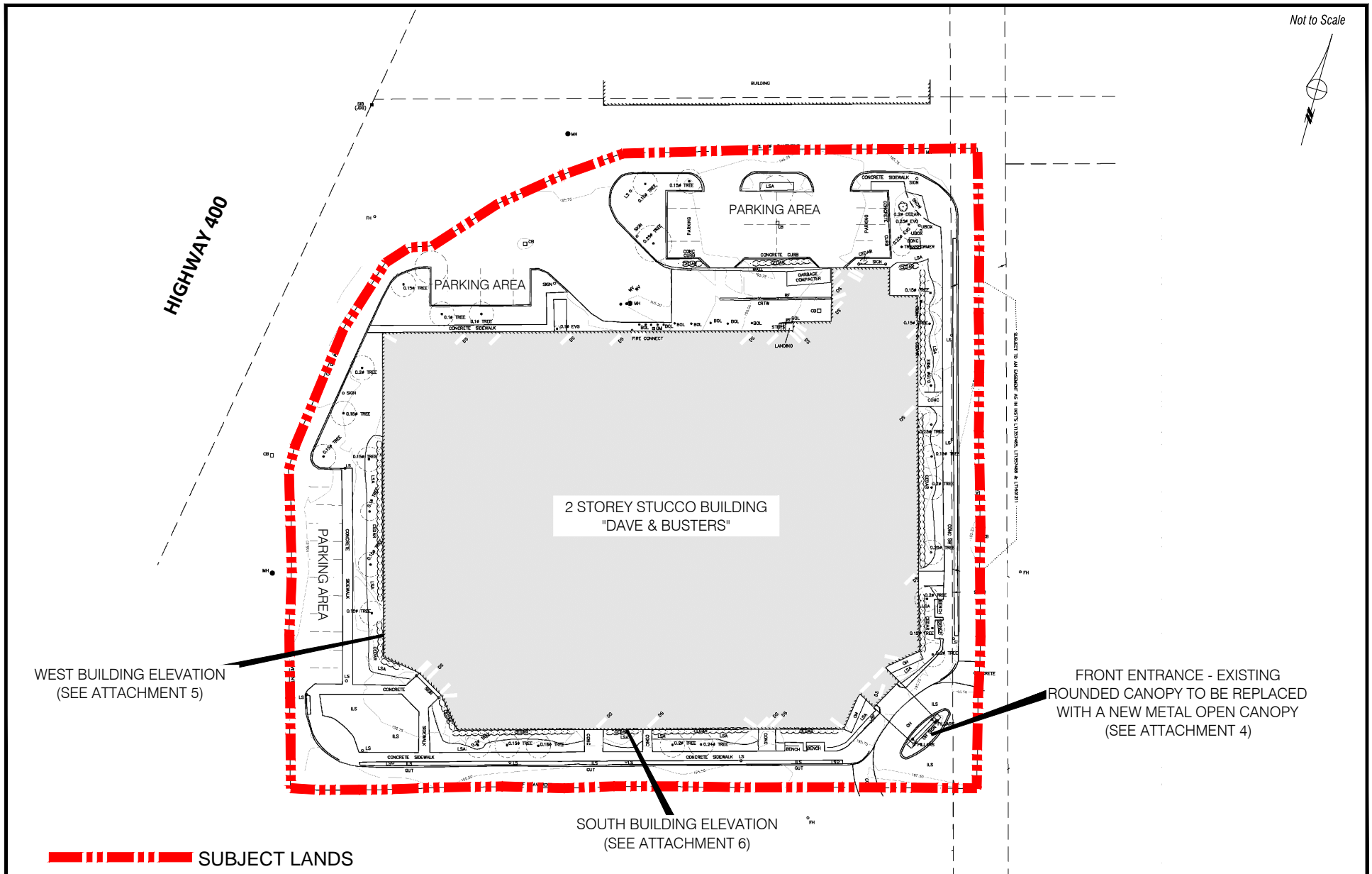
Attachment

FILE: DA.14.029

DATE: June 26, 2014

2





## Site Plan

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg

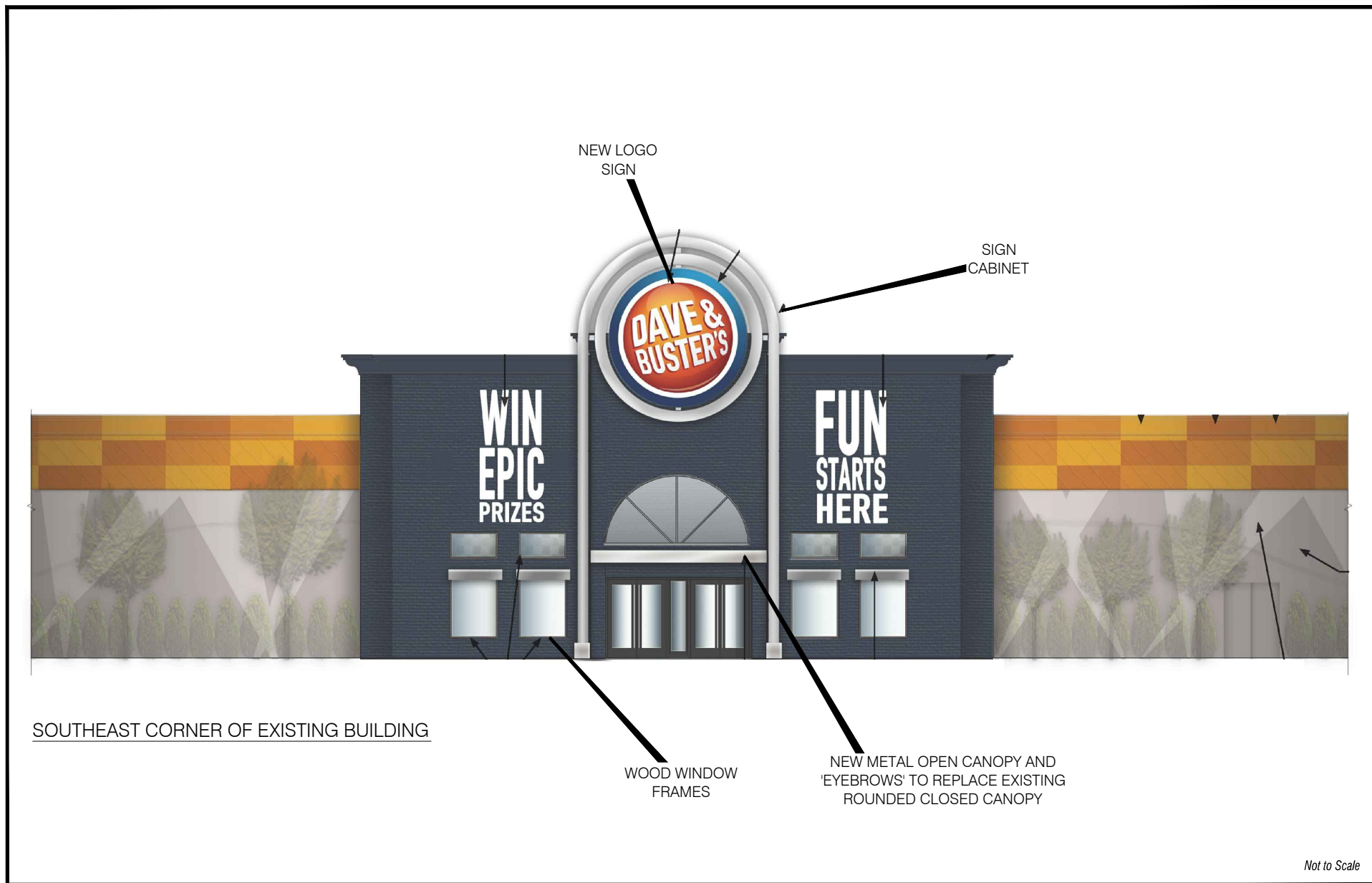


## Attachment

FILE: DA.14.029

DATE: August 12, 2014

3



## Proposed New Front Entrance

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg



Attachment

FILE: DA.14.029

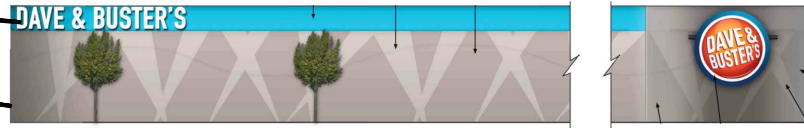
DATE: August 12, 2014

4

LOCATION OF ILLUMINATED  
DAVE AND BUSTER'S SIGNAGE

WEST ILLUMINATED DAVE  
AND BUSTER'S SIGNAGE

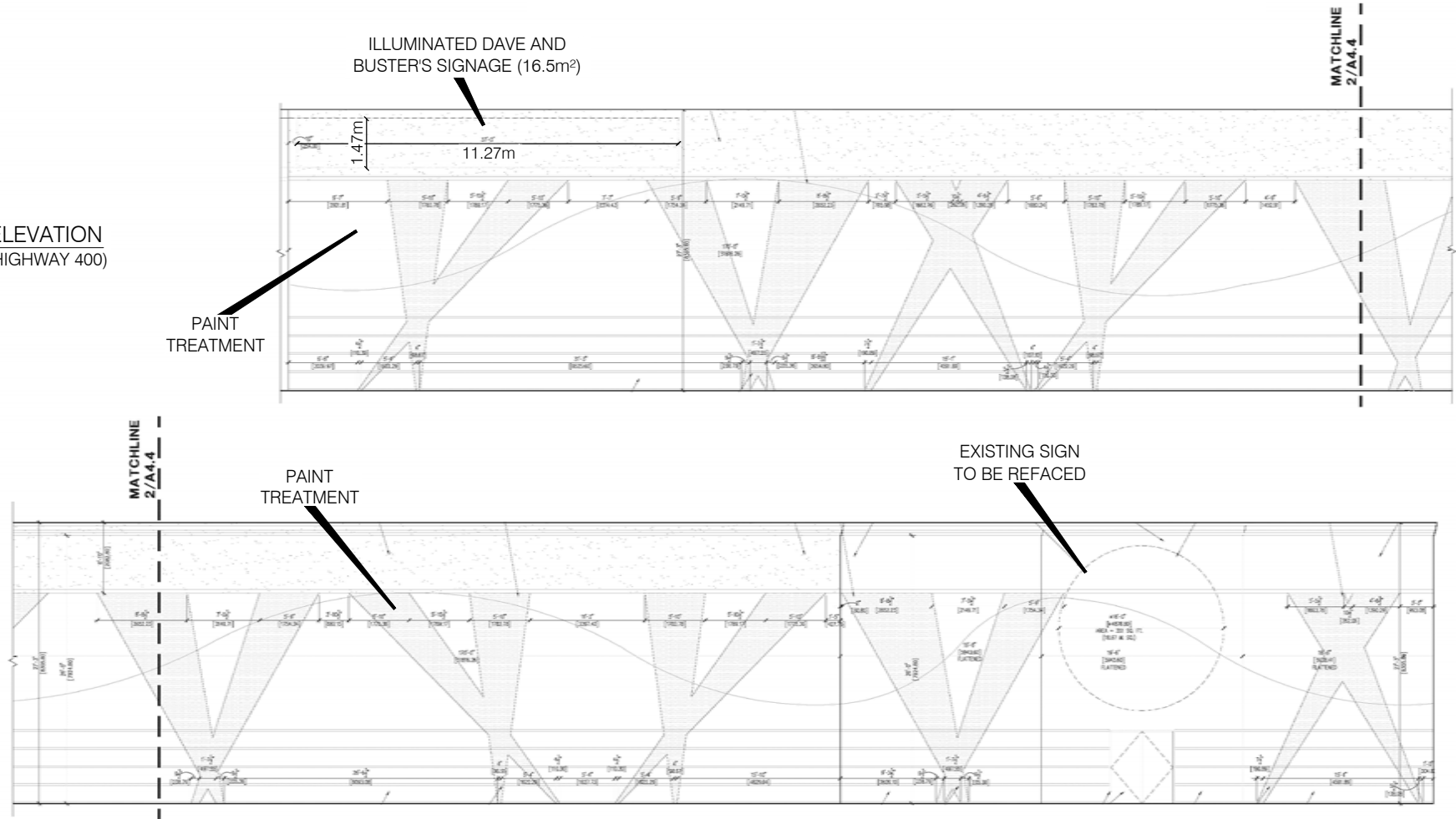
ALL EXISTING LANDSCAPING  
IS TO REMAIN AND BE  
PROTECTED



ILLUMINATED DAVE AND  
BUSTER'S SIGNAGE (16.5m<sup>2</sup>)

WEST ELEVATION  
(FACING HIGHWAY 400)

PAINT  
TREATMENT



# Proposed West Building Elevation and Signage

LOCATION: Part of Lots 4 & 5, Concession 5

APPLICANT: BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg



Attachment

FILE: DA.14.029

5

DATE: August 12, 2014



SOUTH ELEVATION

*Not to Scale*

## Proposed South Building Elevation

LOCATION:  
Part of Lots 4 & 5, Concession 5

APPLICANT:  
BENTALL KENNEDY (CANADA) LTD.

N:\DFT\1 ATTACHMENTS\DA\da.14.029.dwg



Attachment

FILE: DA.14.029

DATE: July 3, 2014

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