

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 9, Report No. 42, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 29, 2013.

9

SITE DEVELOPMENT FILE DA.13.076
VECTOR (STEELES WEST) PROPERTIES LIMITED
WARD 3 – VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 15, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.076 (Vector (Steeles West) Properties Limited) BE APPROVED, to permit new front building facades and signage on the south elevations for the two existing multi-unit employment/commercial buildings (4190 & 4220 Steeles Avenue West), together with the addition of two (2) pedestrian connections, new pylon signage, a bicycle rack and exterior lighting as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department.

Contributions to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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 goals and objectives 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:

- i) low volatile organic compound (VOC) paints, varnishes, stains and sealers;
- ii) LED lighting for the exterior of all new construction, building signage and pylon signs;
- iii) low-E argon windows; and,
- iv) bicycle racks to promote transportation alternatives to motor vehicles.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 9, CW Report No. 42 – Page 2

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.076 to permit new building facades to the south elevation of the two existing multi-unit employment/commercial buildings (4190 and 4220 Steeles Avenue West) together with the addition of pedestrian connections, new pylon signage, a bicycle rack and exterior lighting, as shown on Attachments #3 to #7 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, east of Pine Valley Drive (4190 and 4220 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Prestige Area” by in-effect OPA #450 (Employment Area Plan). The subject lands are also designated “Employment Commercial Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The proposal to permit new building elevations for the existing multi-unit employment/commercial buildings conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone with a “CC” Commercial Complex overlay by Zoning By-law 1-88. A total of 326 parking spaces are provided on site in compliance with the zoning by-law. The proposal complies with Zoning By-law 1-88.

Site Design / Building Elevations

The 2.5 ha site is developed with two multi-unit employment/commercial buildings as shown on Attachment #3. The Owner has proposed façade upgrades to the south elevation of both buildings, which include a grey and brown stucco façade with a masonry base, together with new glazing, individual channel letter backlit signage, and a continuous glass canopy, as shown on Attachments #5 and #6.

The Owner is also proposing additional improvements to the overall site, as shown on Attachment #3. This includes the addition of two (2) pedestrian connections from Steeles Avenue West, additional exterior lighting to provide greater visibility to the façade and overall site, and the addition of bicycle racks. Additionally, the Owner is proposing the removal of the existing pylon sign and the installation of two (2) new pylon signs located at the main driveway entrance from Steeles Avenue West and on the southeast portion of the subject lands, as shown on Attachments #3 and #7. Minor changes to the existing landscape plan are proposed as shown on Attachment #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 9, CW Report No. 42 – Page 3

The Vaughan Development Planning Department is satisfied with the proposed building elevations, site improvements and pylon signs. The Development Planning Department will continue to work with the Applicant to finalize the site plan, building elevations and landscape plan. The final plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

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) Lead and Promote Environmental Sustainability
The Owner will be incorporating the sustainable site and building features identified in this report.
- ii) Plan and Manage Growth & Economic Well Being
The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

Site Development File DA.13.076 has been reviewed in accordance with the policies of OPA #450, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed building elevations and site improvements. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.076, subject to the condition contained in this report.

Attachments

- 1. Context Location Map
- 2. Location Map
- 3. Site Plan
- 4. Landscape Plan
- 5. Elevations – 4190 Steeles Avenue West
- 6. Elevations – 4220 Steeles Avenue West
- 7. Pylon Sign

Report prepared by:

Mark Antoine, Planner, ext. 8212
Mauro Peverini, Manager of Development Planning, ext. 8407

(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 OCTOBER 15, 2013

**SITE DEVELOPMENT FILE DA.13.076
VECTOR (STEELES WEST) PROPERTIES LIMITED
WARD 3 – VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.13.076 (Vector (Steeles West) Properties Limited) BE APPROVED, to permit new front building facades and signage on the south elevations for the two existing multi-unit employment/commercial buildings (4190 & 4220 Steeles Avenue West), together with the addition of two (2) pedestrian connections, new pylon signage, a bicycle rack and exterior lighting as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department.

Contributions to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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 goals and objectives 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:

- i) low volatile organic compound (VOC) paints, varnishes, stains and sealers;
- ii) LED lighting for the exterior of all new construction, building signage and pylon signs;
- iii) low-E argon windows; and,
- iv) bicycle racks to promote transportation alternatives to motor vehicles.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.13.076 to permit new building facades to the south elevation of the two existing multi-unit employment/commercial buildings (4190 and 4220 Steeles Avenue West) together with the addition of pedestrian connections, new pylon signage, a bicycle rack and exterior lighting, as shown on Attachments #3 to #7 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, east of Pine Valley Drive (4190 and 4220 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by in-effect OPA #450 (Employment Area Plan). The subject lands are also designated "Employment Commercial Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The proposal to permit new building elevations for the existing multi-unit employment/commercial buildings conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone with a "CC" Commercial Complex overlay by Zoning By-law 1-88. A total of 326 parking spaces are provided on site in compliance with the zoning by-law. The proposal complies with Zoning By-law 1-88.

Site Design / Building Elevations

The 2.5 ha site is developed with two multi-unit employment/commercial buildings as shown on Attachment #3. The Owner has proposed façade upgrades to the south elevation of both buildings, which include a grey and brown stucco façade with a masonry base, together with new glazing, individual channel letter backlit signage, and a continuous glass canopy, as shown on Attachments #5 and #6.

The Owner is also proposing additional improvements to the overall site, as shown on Attachment #3. This includes the addition of two (2) pedestrian connections from Steeles Avenue West, additional exterior lighting to provide greater visibility to the façade and overall site, and the addition of bicycle racks. Additionally, the Owner is proposing the removal of the existing pylon sign and the installation of two (2) new pylon signs located at the main driveway entrance from Steeles Avenue West and on the southeast portion of the subject lands, as shown on Attachments #3 and #7. Minor changes to the existing landscape plan are proposed as shown on Attachment #4.

The Vaughan Development Planning Department is satisfied with the proposed building elevations, site improvements and pylon signs. The Development Planning Department will continue to work with the Applicant to finalize the site plan, building elevations and landscape plan. The final plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

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) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Well Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

Site Development File DA.13.076 has been reviewed in accordance with the policies of OPA #450, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed building elevations and site improvements. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.076, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations – 4190 Steeles Avenue West
6. Elevations – 4220 Steeles Avenue West
7. Pylon Sign

Report prepared by:

Mark Antoine, Planner, ext. 8212

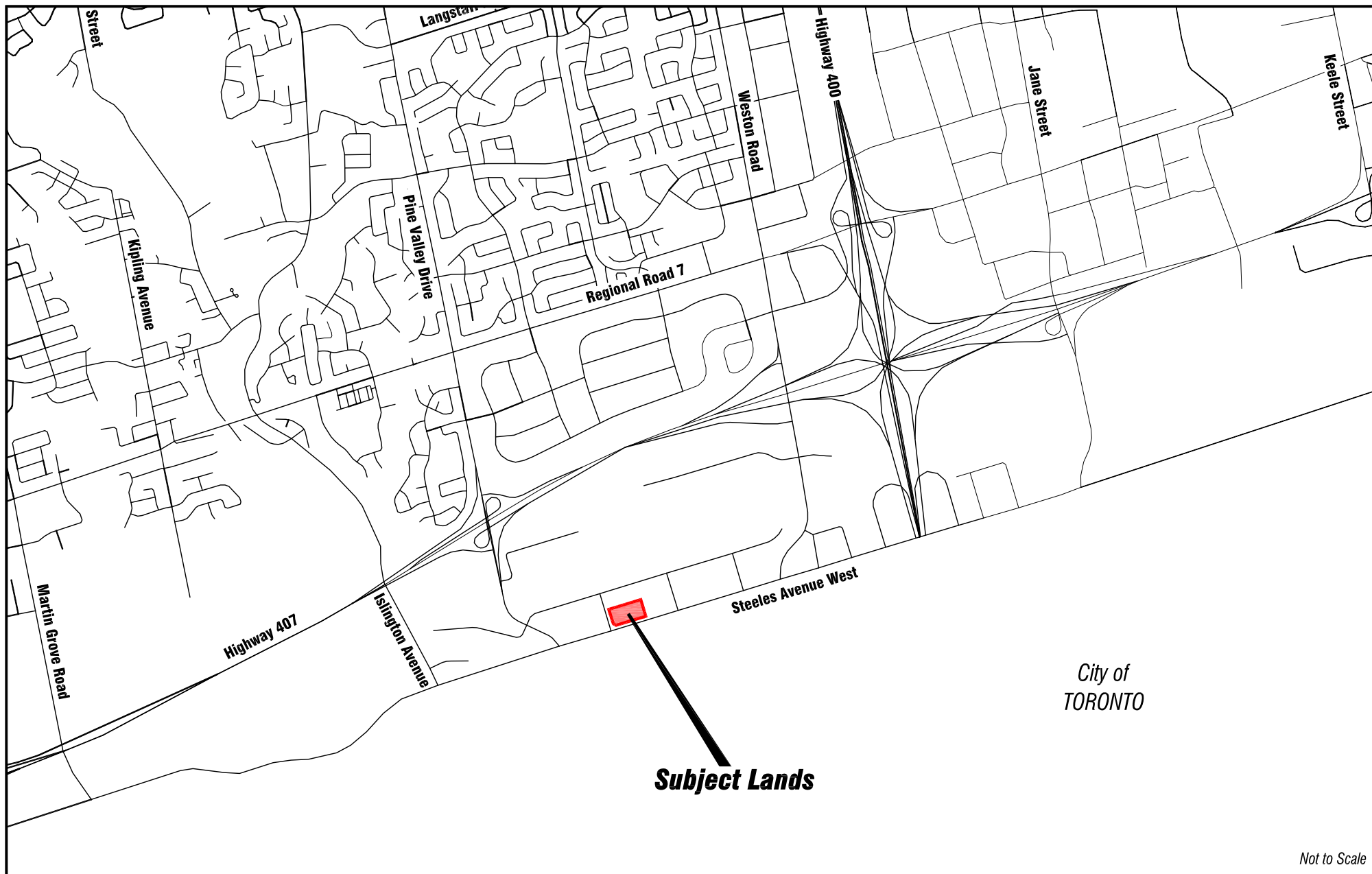
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg

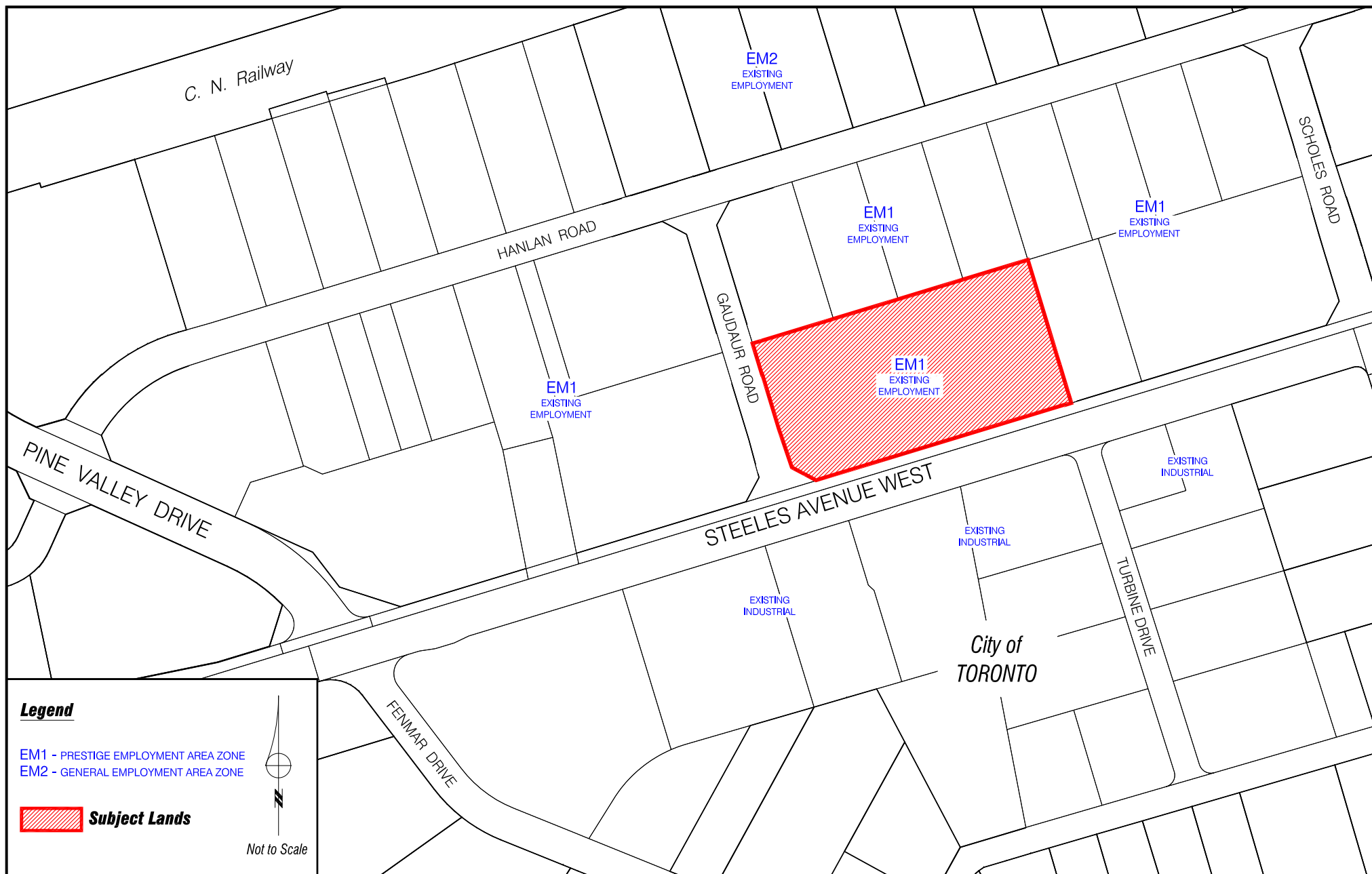


Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

1



Location Map

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg

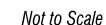


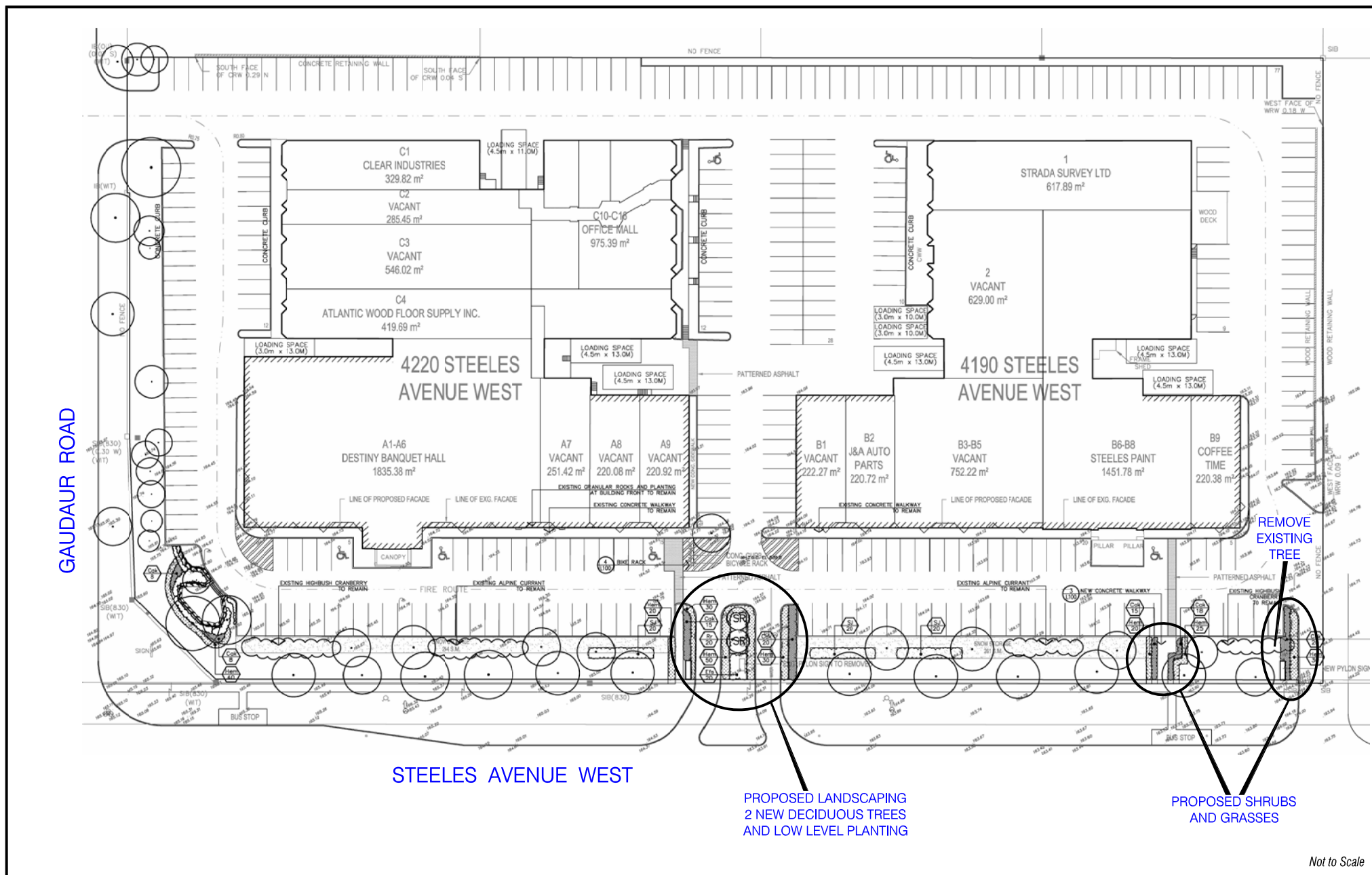
Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

2





Landscape Plan

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg

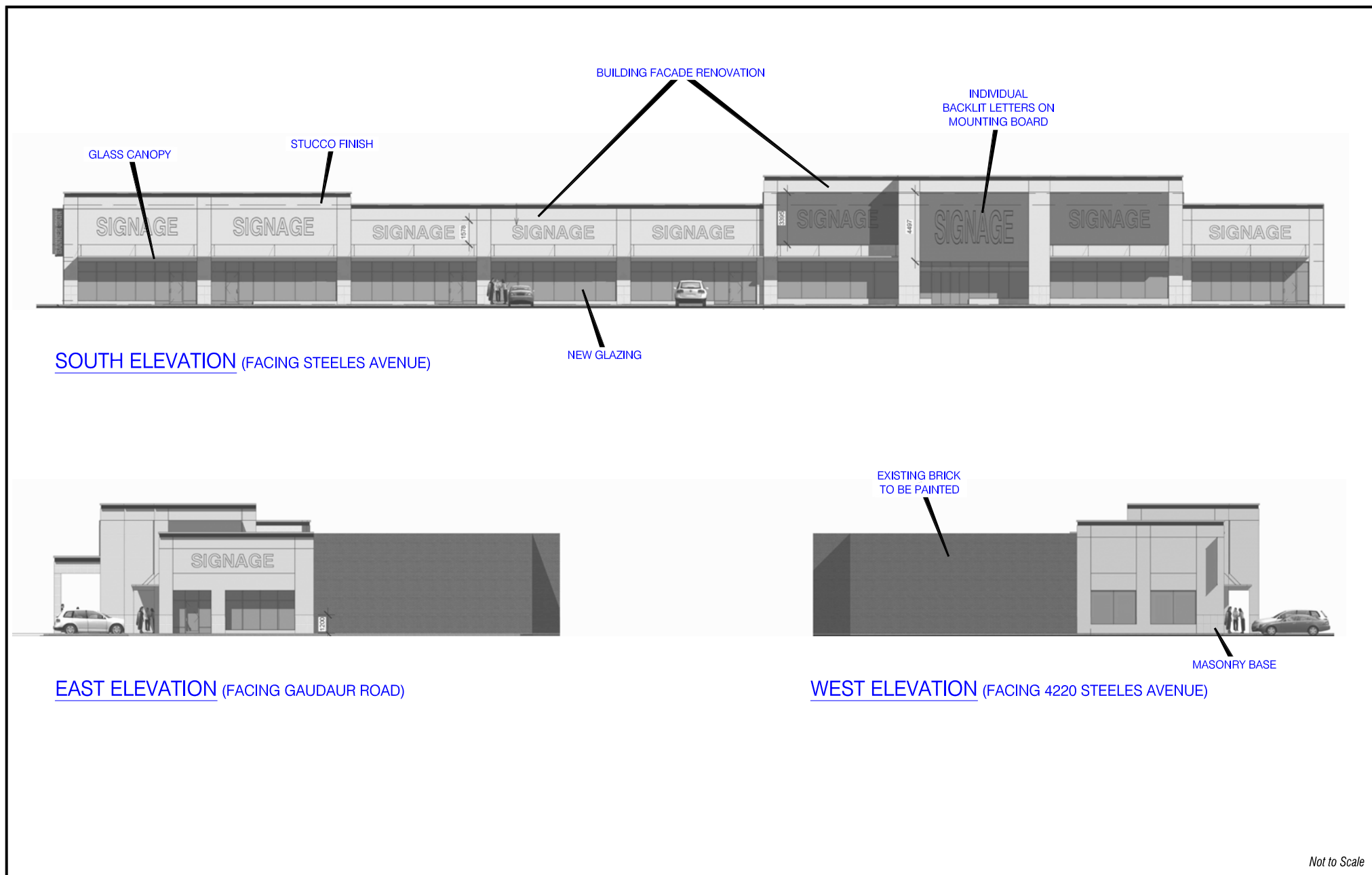


Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

4



Elevations - 4190 Steeles Avenue West

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg

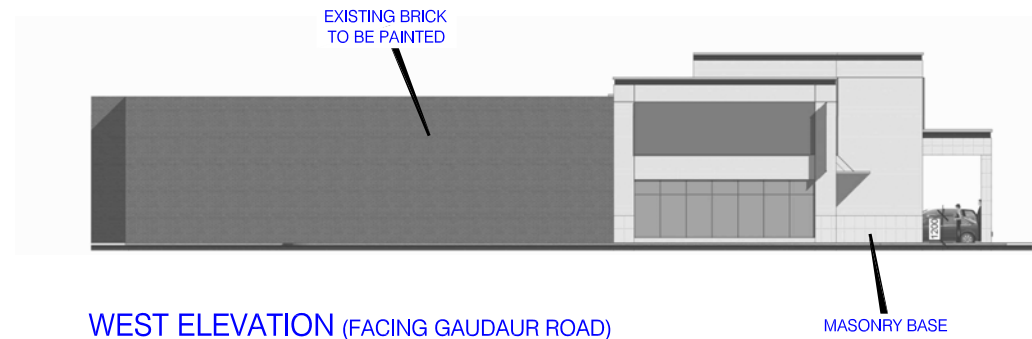
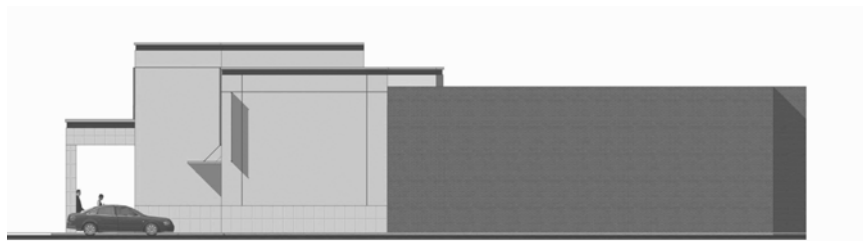
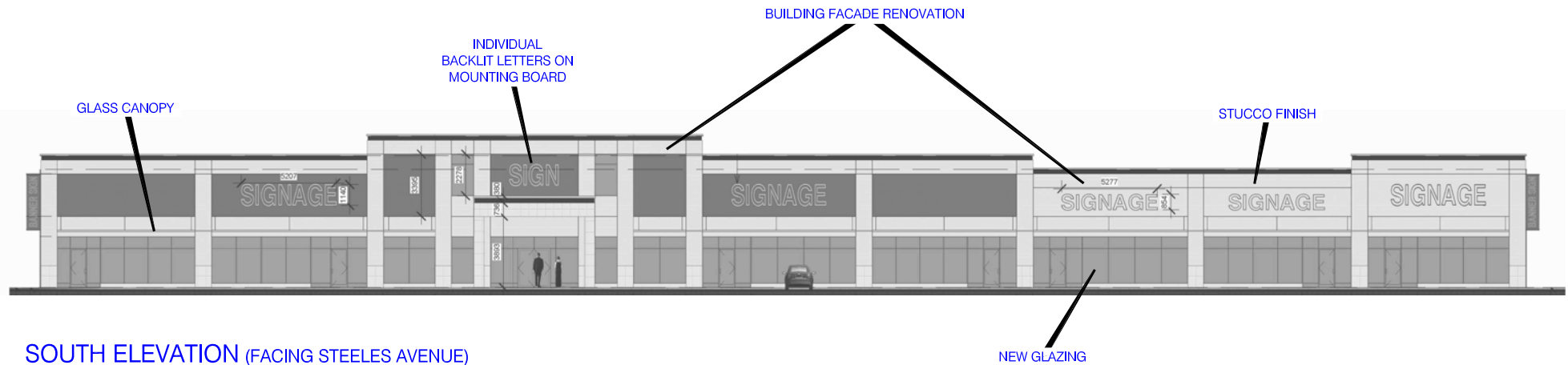


Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

5



Not to Scale

Elevations - 4220 Steeles Avenue West

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg

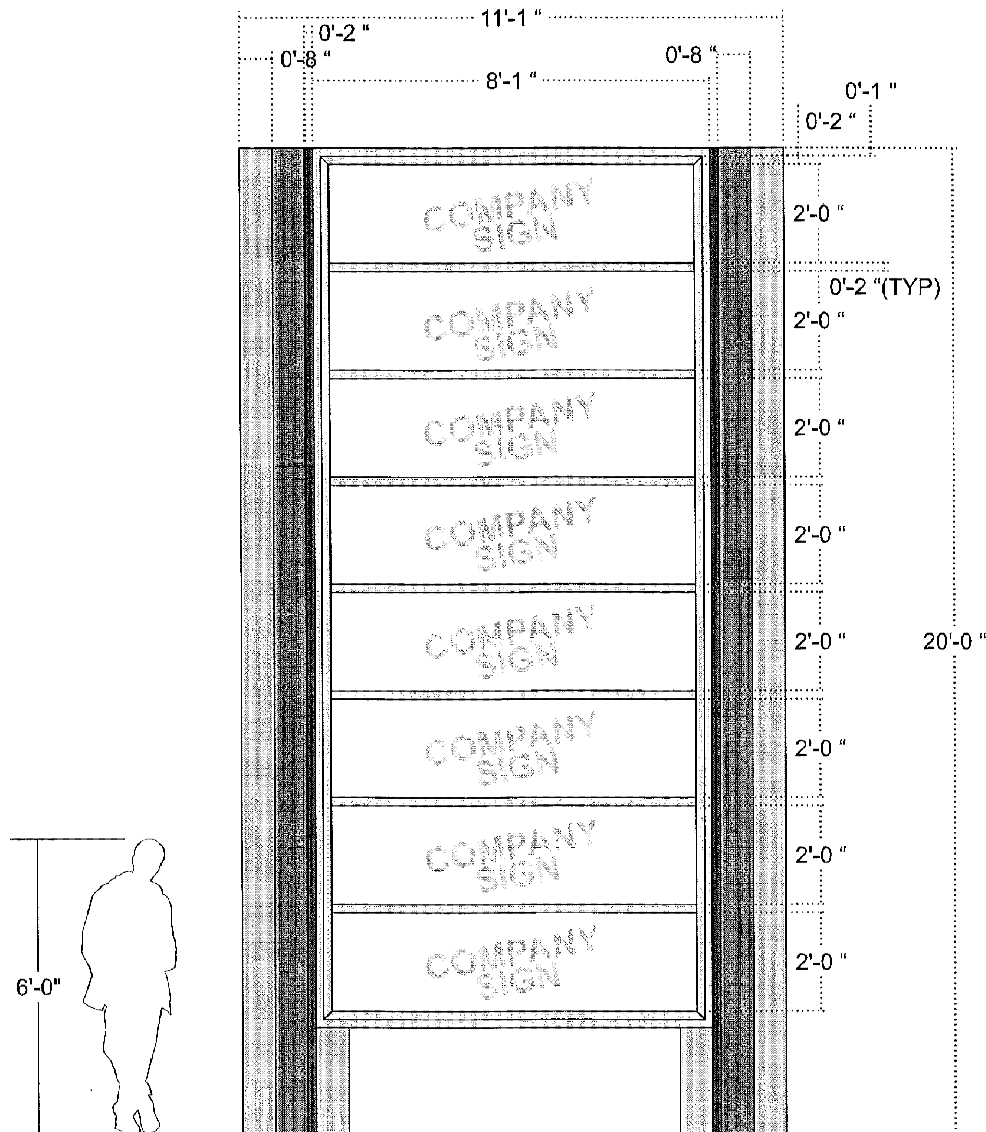


Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

6



FRONT ELEVATION

Not to Scale

Pylon Sign

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
Vector (Steeles West) Properties Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.076.dwg



Attachment

FILE:
DA.13.076

DATE:
September 17, 2013

7