

**COMMITTEE OF THE WHOLE JUNE 17, 2002**

**OFFICIAL PLAN AMENDMENT FILE OP.02.005  
ZONING BY-LAW AMENDMENT FILE Z.02.021  
1096888 ONTARIO LIMITED  
REPORT #P.2002.32**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.02.005 and Zoning By-law Amendment File Z.02.021 (1096888 Ontario Limited C/O Resources Property Services Inc.) BE APPROVED to permit a motor vehicle sales establishment use on the subject lands.
2. That the implementing by-law provide the following exceptions:
  - maximum outdoor storage shall be limited to 30 parking stalls.
  - no vehicle repair or auto body repair shall take place.
  - the necessary easements shall be obtained
  - the motor vehicle sales establishment shall be restricted to the subject lands identified on Attachment #2
3. The elevation drawings shown as Attachment #3 be approved, subject to a minor revision to the existing plan agreement (File DA.29.87).

**Purpose**

On March 6, 2002, the Owner submitted an application to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to "General Commercial" to permit a motor vehicle sales establishment use within the existing commercial building. The use would not involve any associated automotive repair or auto body repair shop.

**Background - Analysis and Options**

The subject lands are located at the southwest corner of Highway No. 7 and Woodstream Boulevard (12 Woodstream Boulevard), in Lot 5, Concession 8, City of Vaughan. The land is currently developed with a 374 sq.m. building and is part of a larger irregularly-shaped property containing a multi-unit building and a dealership. The surrounding land uses are:

- North - Highway #7; residential (R4 and R5 Residential Zone)
- South - commercial; C7 Service Commercial Zone, industrial (EM2 General Employment Zones)
- East - Woodstream Boulevard; C7 Service Commercial Zone
- West - Honda and Volkswagon dealerships; C2 General Commerical Zone

**Public Hearing**

On March 15, 2002, a notice of public hearing was mailed to all landowners within 120 m of the subject property and no written responses have been received to date. On May 6, 2002, Staff received a telephone call from an area business owner who did not object to the proposed use, but expressed concern with the potential impact on the on-site parking. The Committee of the Whole recommendation to receive the May 6, 2002 Public Hearing, was ratified by Council on May 13, 2002.

### Official Plan

The lands are designated "Highway #7 Commercial Corridor" by OPA #240 as amended by OPA #345 (Woodbridge Commercial Plan). The policies of the Commercial Plan recognize the distinctive mix and market power of the commercial uses along Highway #7 and ensure the orderly integration of commercial uses into the existing industrial area. The uses permitted include: industrial, personal service, retail and office uses, office buildings and restaurants. The proposed motor vehicle establishment with its outside storage is not permitted, therefore, an amendment to the Official Plan is required.

The subject parcel is part of a larger landholding, which includes a Honda dealership (former Canadian Tire Store) and multi-unit commercial building that was developed at the same time. The applicant is proposing to redesignate the subject parcel "General Commercial" to permit a motor vehicle sales establishment, while the remaining lands (24 Woodstream Boulevard) will continue under the "Highway #7 Corridor Commercial" designation.

The York Region Planning Department has reviewed the proposed official plan amendment application and have indicated that it is a matter of local significance and does not require Regional approval.

### Zoning

The lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to exception paragraph 9(463) which permits, in addition to the typical C7 uses, a funeral home, pet food outlet retail warehouse restricted to the sale of furniture appliances, home electronics, office equipment, hardware, carpet and flooring, a catalogue store, and toy and garden centre outlets with minimum GFA of 650 sq.m.

The applicant is proposing to rezone the subject lands to C2 General Commercial Zone, to permit a motor vehicle sales establishment which includes both indoor and outside vehicle storage. Therefore, an amendment to the zoning by-law is required. The remaining lands under the same ownership will continue to function under a C7 Service Commercial Zone.

### Nature of the Use

The applicant has indicated that the proposed motor vehicle sales establishment (Mitsubishi Dealership) will not function like a typical dealership, as defined by the zoning by-law as follows:

"Motor Vehicle Sales Establishment" – means a building or part of a building used for the sale and display of motor vehicles, including the sale of automotive parts, mechanical repairs and auto-body repairs"

The use proposed for this site is restricted to the sale and display of motor vehicles, and does not include mechanical repairs or auto body repairs. Vehicles will be displayed both indoor and outside, with all repairs to be done off-site at another location.

### Site Condition and Vehicular Access and Parking

The subject site is part of a larger landholding, which includes a Honda dealership, an L-shaped multi-unit commercial building, and the subject building which was a former National Bank institution.

Access, parking and internal connections were examined and developed based on the development of one large block with two parts. The first part, which includes the Honda

dealership and former gas bar, provides its own statistic with respect to parking, while the second part includes the subject parcel and the parcel to the south (24 Woodstream Boulevard).

A full movement access point from Woodstream Boulevard provides access to the entire parcel, including the subject lands and lands to the immediate west. A second right-in, right-out entrance/exit along Highway #7 provides an alternative access point for the entire block. Both access points lead to a shared driveway positioned centrally between all buildings so as to provide efficient access to all parts of the site. No new access points are proposed and all internal shared driveways will remain to serve the businesses of the commercial complex.

Parking for the entire property was calculated based on two parts and on individual uses as follows:

a) Part 1 (Honda Dealership, former Canadian Tire Site and Gas Bar)

- warehouse 2,208 sq.m @ 3.5/100 m<sup>2</sup> GFA = 78 spaces
- automotive service 1,020 sq.m @ 5.5/100 m<sup>2</sup> GFA = 56 spaces
- auto gas bar 21 sq.m = 7 spaces

Total parking required for Part 1 = 141 spaces  
 Total parking provided for Part 1 = 149 spaces

Since the initial development of the site, the Canadian Tire store has been replaced with a Honda Dealership and the gas bar has been removed and replaced with additional parking area. The new use is providing 25 additional indoor parking spaces. The former gas bar site is providing additional spaces resulting in a total of 192 spaces.

b) Part 2 – (subject lands - 12 Woodstream Boulevard and commercial building - 24 Woodstream Boulevard)

- subject lands 373.45 sq.m (60% patron area, based on eating establishment use 224.07) @ 20/100 m<sup>2</sup> GFA = 45 spaces
- commercial building 2,150.3 sq.m x 4.55/100 m<sup>2</sup> GFA = 98 spaces

Total parking required = 143 spaces

Total parking provided = 143 spaces

The proposed motor vehicle establishment/dealership would generate less of a parking standard than the site is currently providing, and therefore no additional parking is required. During a site visit which took place on a weekday morning, parking appeared to be sufficient, particularly along the area adjacent to the multi-unit building.

The applicant has requested that approximately 25 to 30 parking spaces be restricted for outside display of vehicles, which can be identified on the site plan and restricted in the by-law.

Transportation

The Engineering Transportation section has reviewed the proposed applications and has indicated that the existing access points and design can properly accommodate the new use. They have also indicated that Part 9 which is the centrally positioned internal driveway leading to the access points, must be registered on title for shared access rights.

### Site Plan

The proposed use would not result in redevelopment and the existing building, parking and landscaping will not be affected. Revisions are proposed to the north and east elevations only and deal primarily with signage (dealer logo), increased glazing and a new colour scheme. An amendment to the site plan agreement will include the revised elevations.

### Compatibility

The immediate area consists of industrial multi-unit and commercial buildings, with similar motor vehicle establishments to the west and south of the subject lands. The access driveways and points are shared with a Honda dealership and a multi-unit commercial building to the south. The proposed use would function as an extension to the automotive complex that is establishing itself in the area.

### Conclusion

Staff has reviewed the application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and has no objection to the proposed motor vehicle sales establishment, restricted to the sale of vehicles only, with no accessory mechanical repair or auto body repair.

An amendment to the site plan agreement will be required, which will address the minor changes to the building façade and identify the outside display area.

To this end, Staff has no objection to the approval of the application, subject to conditions outlined in the Recommendation section. Should the Committee concur, the Recommendation of this report can be adopted.

### Attachments

1. Location Map
2. Site Plan
3. New proposed North and East elevations
4. Adjoining Lands

### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Art Tikiryman, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



<p>ATTACHMENT '1' LOCATION MAP</p>		<p>FILE #:</p> <p>OP.02.005 Z.02.021</p>	<p>REPORT #:</p> <p>LOCATION:</p> <p>PART OF LOT 5, CONCESSION 8</p>	<p>DATE: 03/15/2002</p> <p>SCALE: NOT TO SCALE</p>
		<p>APPLICANT:</p> <p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		<p>1096888 ONTARIO LTD.</p>

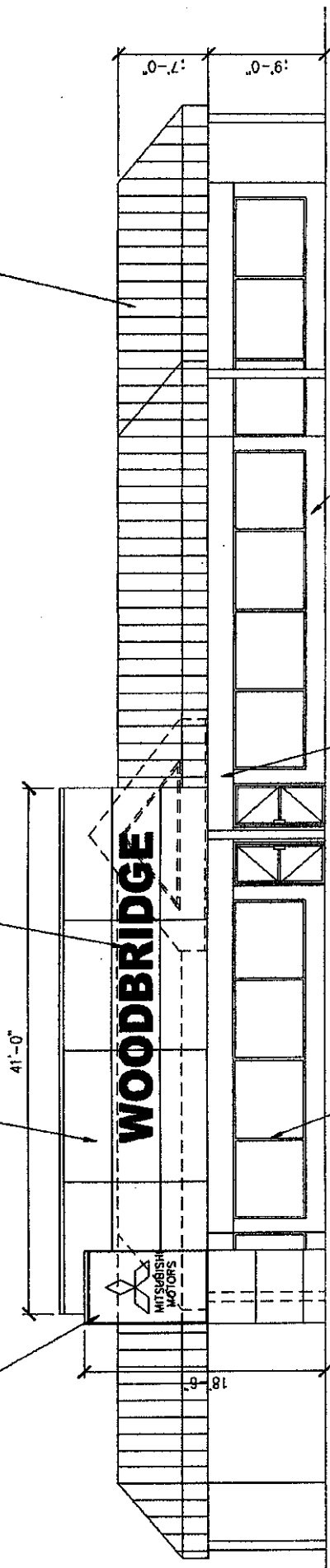


FLAGSHIP BRANDED ENTRY  
ELEMENT WITH (2) 5'-6" X  
9'-0" SIGN BOX'S PROVIDED BY  
NEON PRODUCTS.

FLAGSHIP BRANDED ENTRY  
ELEMENT WITH ALUMINUM  
COMPOSITE PANEL IN COLOR  
"MITSUBISHI SILVER"

30" DEALER NAME CHANNEL  
LETTERS PROVIDED BY NEON  
PRODUCTS. - "WOODBIDGE"

EXISTING METAL ROOFING PAINT,  
WITH PITTSBURGH PAINT COLOR  
#518-1 DELICATE WHITE



**PROPOSED NORTH ELEVATION**

SCALE 1/16"=1'-0"

EXISTING BRICK, PAINT WITH  
PITTSBURGH PAINT COLOR  
#518-1 DELICATE WHITE.

EXISTING FASCIA PANEL ABOVE  
WINDOWS, PAINT WITH  
PITTSBURGH PAINT COLOR  
#555-4 GRAY FROST

EXISTING WINDOW & DOOR  
FRAMES, PAINT WITH PITTSBURGH  
PAINT COLOR #555-4 GRAY  
FROST (TYPICAL)

EXISTING CENTER STRUCTURE TO BE  
REMOVED AND FILLED IN WITH  
FASCIA METAL PANELS.

EXISTING METAL ROOFING PAINT,  
WITH PITTSBURGH PAINT COLOR  
#518-1 DELICATE WHITE

12'-8"

EXISTING FASCIA PANEL ABOVE  
WINDOWS, PAINT WITH  
PITTSBURGH PAINT COLOR  
#555-4 GRAY FROST

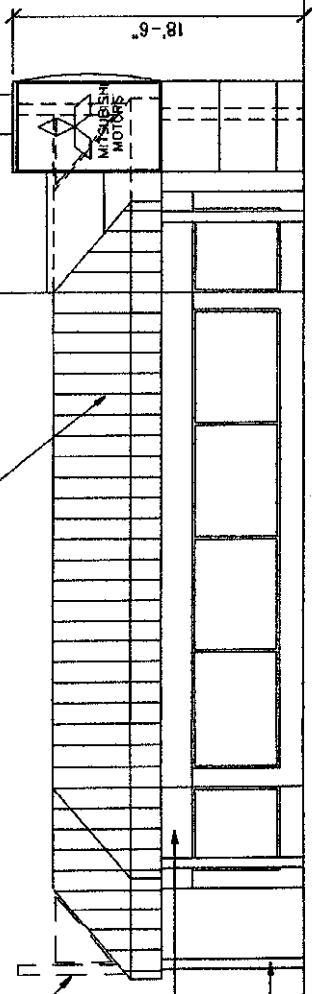
EXISTING COLUMNS PAINT WITH  
PITTSBURGH PAINT COLOR  
#555-4 GRAY FROST (TYP.)

NOTE: FIELD VERIFY  
ALL DIMENSIONS.

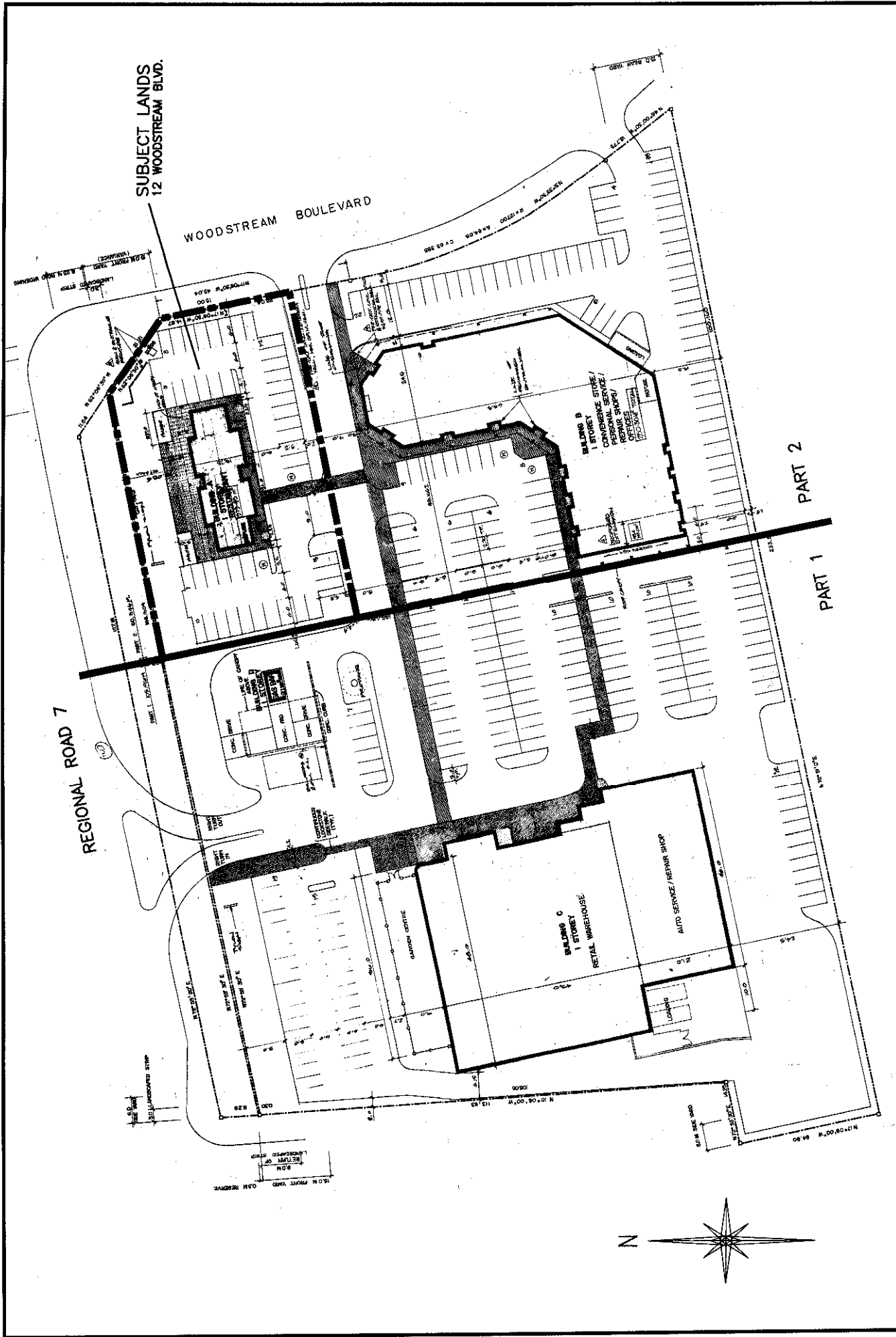
NOTE: PAINT ALL EXTERIOR DOORS  
AND FRAMES "DELICATE WHITE"

**PROPOSED EAST ELEVATION**

SCALE 1/16"=1'-0"



<p>FILE #:</p> <p>OP.02.005 Z.02.021</p>		<p>REPORT #:</p> <p>LOCATION:</p> <p>PART OF LOT 5, CONCESSION 8</p>	<p>APPLICANT:</p> <p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>DATE:</p> <p>05/22/2002</p>
			<p>1096888 ONTARIO LTD.</p>	<p>SCALE:</p> <p>NOT TO SCALE</p>
<p>ATTACHMENT '3' ELEVATIONS</p>				

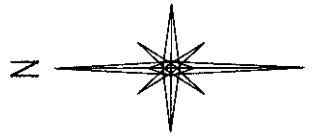


SUBJECT LANDS  
12 WOODSTREAM BLVD.

WOODSTREAM BOULEVARD

REGIONAL ROAD 7

PART 1  
PART 2



<p>ATTACHMENT '4' ADJOINING LANDS</p>		FILE #:	REPORT #:	DATE:	05/22/2002
		OP.02.005 Z.02.021	LOCATION: PART OF LOT 5, CONCESSION 8	APPLICANT:	CITY OF VAUGHAN PLANNING DEPARTMENT
				SCALE:	NOT TO SCALE
					1096888 ONTARIO LTD.