

COMMITTEE OF THE WHOLE JUNE 16, 2003

SITE DEVELOPMENT FILE DA.03.027
MIJE II HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.027 (Mije II Holdings Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - c) the final site grading and servicing plan and storm water management report shall be approved by the Engineering Department;
 - d) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
 - e) any requirements of the Ministry of Transportation Ontario shall be satisfied.
2. That the site plan agreement contain the following provision:
 - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department-Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Purpose

On April 23, 2003, the Owner submitted a Site Development Application for a 1,197.97 sq.m, two-storey automobile sales and service establishment (Hyundai) on a 0.55 ha site.

Background - Analysis and Options

The subject lands are located southwest of Weston Road and Regional Road #7, fronting on Auto Park Circle through to Highway #407, being Parts 4,5 and 6 on Reference Plan 65R-24478, in Lot 4, Concession 6, City of Vaughan.

The irregular-shaped 0.55 ha lot has 36.1 m frontage on Auto Park Circle, with 80.8 m and 71.95m depths along the west and east property lines, respectively. Auto Park Circle is a private road with access from Rowntree Dairy Road, within the Pine Valley Business Park. The site represents the second phase of development, with the Jaguar/Landrover dealership built to the west.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, business and civic uses. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned AC Automotive Commercial Zone by By-law 1-88, subject to Exception 9(477A), which permits a motor vehicle sales establishment use, including the open storage of new vehicles. The proposed development conforms with the AC Zone standards.

Site Design

The proposed two-storey, 1,197.97 sq.m building is located closer to the east side of the property, with access from two 7.5m wide driveways on Auto Park Circle, one being a joint access with the Phase 1 development to the west (granted through Consent Application B57/02). Parking is provided to the east and west of the building, with an outdoor display area in the north (front) yard.

An existing fence is located along the east, west and south property lines. Landscaping surrounds the site, including a 9m wide landscape buffer abutting Highway #407 to screen the parking. The service area is accessed from the south and west sides of the building. Garbage storage will be internal to the building.

Building Design

The proposed building consists of a flat roof with parapet to a height of 7.6 m. The signage increases the height at the highest point to 8.8 m.

The main elevation (north) of the irregular-shaped building faces Auto Park Circle. A white aluminum canopy extends around the main glass entry door. The building material for the sales area consists of glass panels with a curtain wall glazing finish. Blue-coloured, pre-finished aluminum panels comprise the top portion of the building, where white surface-mounted signs are centrally located. Silver panel bars are located at the top and bottom of the signage for accent treatment. The blue metal and glass panels wrap around the sides of the building, approximately half way along the east and west elevations. The remaining service area of the building consists of white panels.

The east and south elevations include a drive-in overhead door, associated with the service portions of the building. The west elevation includes man-doors for the service and parts area. Three glass windows are provided in the middle area of the west façade.

Staff are generally satisfied with the elevations, but recommends that additional windows be provided along the east, west and south elevations to break up the white concrete panels.

Parking

By-law 1-88 requires parking to be provided on the basis of the following:

Motor Vehicle Sales Establishment: 1,197.97sq.m @ 3 spaces/100 sq.m GFA = 36 spaces

Total Parking Required = 36 spaces
Total Parking Provided = 46 spaces

The site meets the parking requirements, with a surplus of 10 spaces. In addition, there are 17 car storage spaces provided along the west property line.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water. The final site grading and servicing plans shall be to the satisfaction of the Engineering Department and Hydro Vaughan Distribution Inc.

The site is located adjacent to Highway #407. Any requirements of the Ministry of Transportation Ontario shall be satisfied by the applicant.

Urban Design

A landscape plan shows a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. A 9 m wide strip adjacent to Highway #407 will screen the parking area. A 3 m wide landscape strip is proposed along Auto Park Circle, consistent with the other developments in the auto campus. In addition, 2 m wide landscape strips are provided along the east and west lot lines.

The main entrance to the building is surfaced with unit pavers surrounded by a concrete curb. An outdoor display area for new vehicles is proposed on a portion of the asphalted area at the front of the site.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the site can be appropriately developed. Should the Committee concur, Site Development Application DA.03.027 (Mije II Holdings Limited) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Landscape Plan

Report prepared by:

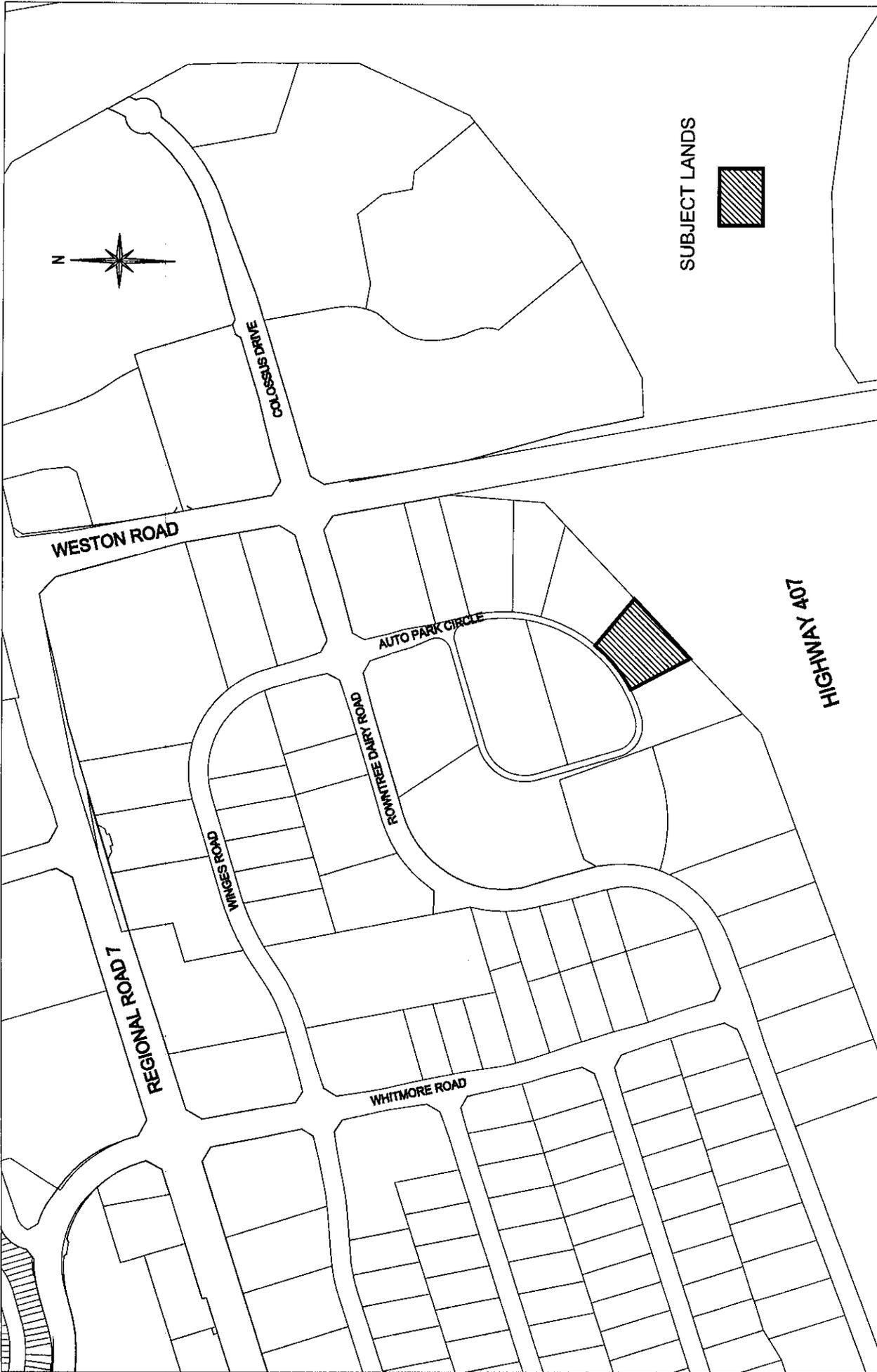
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



SUBJECT LANDS



Location Map

Part of Lot 4,
Concession 6
APPLICANT:
MIJE II HOLDINGS LIMITED



Community Planning Department

Attachment 1

FILE No.:
DA.03.027
Not to Scale
May 23, 2003

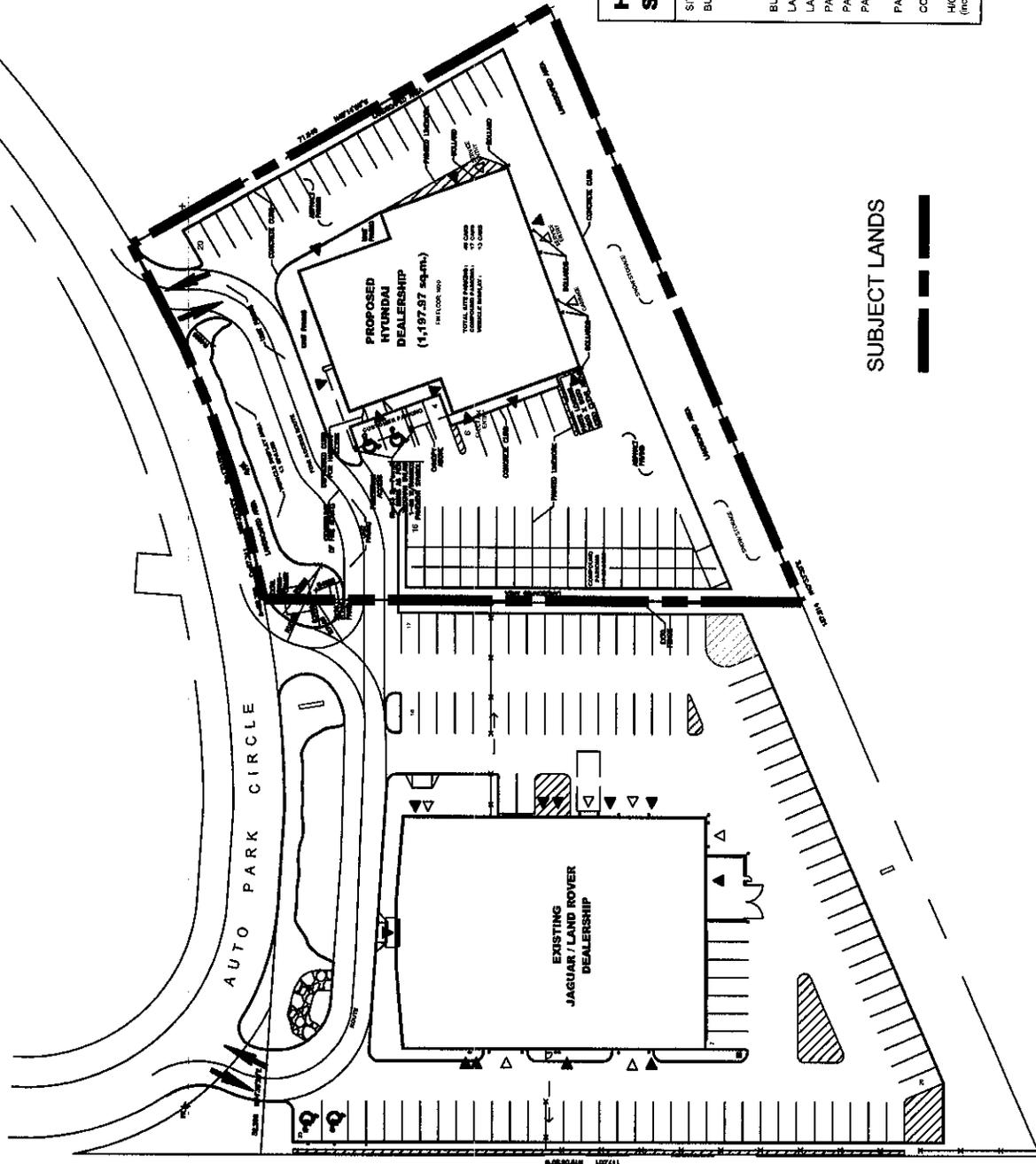
Attachment 2

FILE No.: DA.03.027
 Not to Scale
 May 23, 2003

City of Vaughan Community Planning Department

Site Plan
 Part of Lot 4,
 Concession 6
 APPLICANT:
 MJE II HOLDINGS LIMITED

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HYUNDAI DEALERSHIP SITE STATISTICS	
SITE AREA:	5,520.2 sq.m. 59,421 sq.ft.
BUILDING G.F.A.:	982.43 sq.m. 10,675.1 sq.ft.
GROUND FLOOR:	215.54 sq.m.
UPPER FLOOR:	766.89 sq.m.
TOTAL G.F.A.:	1,197.97 sq.m. 12,895.2 sq.ft.
BUILDING COVERAGE:	982 sq.m. or 17.8%
LANDSCAPED AREA:	1,319.83 sq.m. 14,207.0 sq.ft.
LANDSCAPED COVERAGE:	23.9%
PAVED AREA:	3,217.94 sq.m. 34,639.75 sq.ft.
PAVED COVERAGE:	58.3%
PARKING REQUIRED:	3 spaces / 100 sq.m. of G.F.A. = 37 spaces
PARKING PROVIDED: TOTAL	46 spaces
COMPOUND PARKING:	17 spaces
M/C PARKING PROVIDED (included in parking total):	2 spaces

SUBJECT LANDS

