

COMMITTEE OF THE WHOLE JUNE 16, 2003

SITE DEVELOPMENT FILE DA.01.091
SAAD MOTORS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.091 (SAAD Motors Limited) BE APPROVED, subject to the following:

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 required variances from the Committee of Adjustment shall be final and binding;
 - c) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department and the Region of York;
 - d) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and
 - e) all requirements of Hydro Vaughan Distribution Inc. and Vaughan Fire Department shall be satisfied.
2. That the site plan agreement contain the following provisions:
 - 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 prior to the issuance of a building permit in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands 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;
 - b) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required; and
 - c) all garbage and recyclables shall be stored indoors until ready for pick-up.

Purpose

On December 17, 2001, the Owner submitted a Site Plan Application for a 970m² car dealership on a 0.26 ha site.

Background - Analysis and Options

The subject lands are located on the east side of Martin Grove Road, south of Regional Road 7, (7515 Martin Grove Road), in Part of Lot 4, Concession 8, City of Vaughan. The 0.26 ha lot is rectangular in shape, with approximately 35m of frontage on Martin Grove Road, and a depth of

74m. The site is currently developed with a 1½ storey brick dwelling, being used for a car dealership, and a wood frame garage, both of which are to be demolished.

Official Plan

The lands are designated “General Commercial” by OPA #484, as amended by OPA #523, which permits a car dealership. The proposed development conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(1070), which permits a motor vehicle sales establishment use with outdoor storage. The proposed development conforms with the requirements of the By-law, with the exception of the following:

- no loading space provided
- landscape strip abutting an Open Space Zone is less than 2.4m
- minimum landscape for the site 6% of the lot area

The applicant must obtain Committee of Adjustment approval for the exceptions listed above prior to the registration of the Site Plan Agreement.

Site Plan

The latest site plan submitted by the owner proposes a 970m² building centered on the lot, with 813m² GFA on the ground floor and 157m² GFA on the second floor. Access is gained by a 7.5m driveway from Martin Grove Road, which narrows down to a 4m, one- way driveway leading around the building. There are 15 customer parking spaces in the front yard. The property slopes downward toward the rear of the site to an underground ramp leading to an indoor parking area for 46 vehicles. The required parking for the use is a total of 30 spaces (@ 3/100m²).

Building Elevations

The sides and rear of the building are comprised of a grey precast ribbed panel-type flexwal, with scattered glazing interruptions of overhead and man-doors. The west elevations facing Martin Grove Road comprises a full wall of glazing, capped by a precast type header, white in colour and trimmed with a gold metal flashing. The main entrance to the building is located on this elevation and is highlighted with a gold aluminum-type, architectural feature overhang.

Landscaping

The landscape plan proposes an array of shrubbery, including coniferous and deciduous shrubs, and trees along Martin Grove Road concealing the parking area. The north and south property lines, which abut open space, are lined with deciduous trees. The rear lot line also abuts open space and is lined with a mix of coniferous and deciduous trees. The Urban Design Department has suggested an increased landscape strip along Martingrove Road.

Region of York Transportation and Works

The Regional Transportation Department has no objection to the proposal, provided a 0.5m road widening is protected. The widening is shown on the latest submission and a condition to this effect will be included in the site development agreement.

Utilities

Hydro Vaughan Distribution Inc. has provided the applicant with a list of requirements needed to service the subject land and proposal. The final agreement and plan must be approved by Hydro Vaughan Distribution Inc.

Servicing

The Vaughan Engineering Department has reviewed the latest site servicing and grading plans for this proposal and have no objection, provided the applicant provides further details on the retaining wall. The final grading and site servicing plans must be approved by the Vaughan Engineering Department.

Conclusion

Staff has reviewed the proposed site plan application for a car dealership in accordance with the policies of the Official Plan and requirements of the Zoning By-law, and has no objection subject to the conditions set out in the recommendation section of this report. The final site plan, landscape plan, site servicing and grading plans and elevations will be reviewed to ensure appropriate development.

Should the Committee concur, the recommendation of this report can be adopted.

Attachments

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

Report prepared by:

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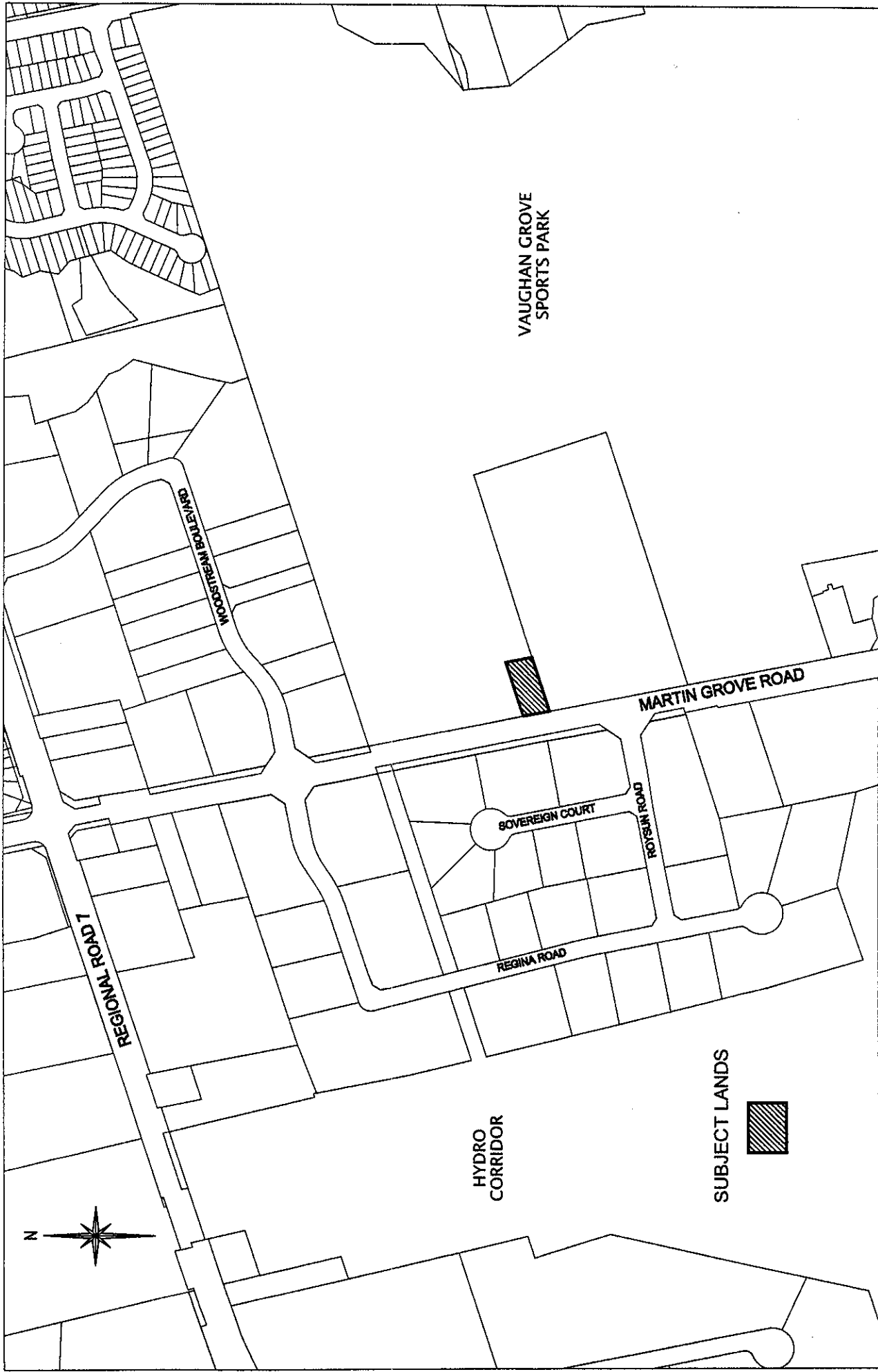
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R.ARBOUR
Director of Community Planning

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Location Map

Part Lot 4,
Concession 8
APPLICANT:
SAAD MOTORS LIMITED

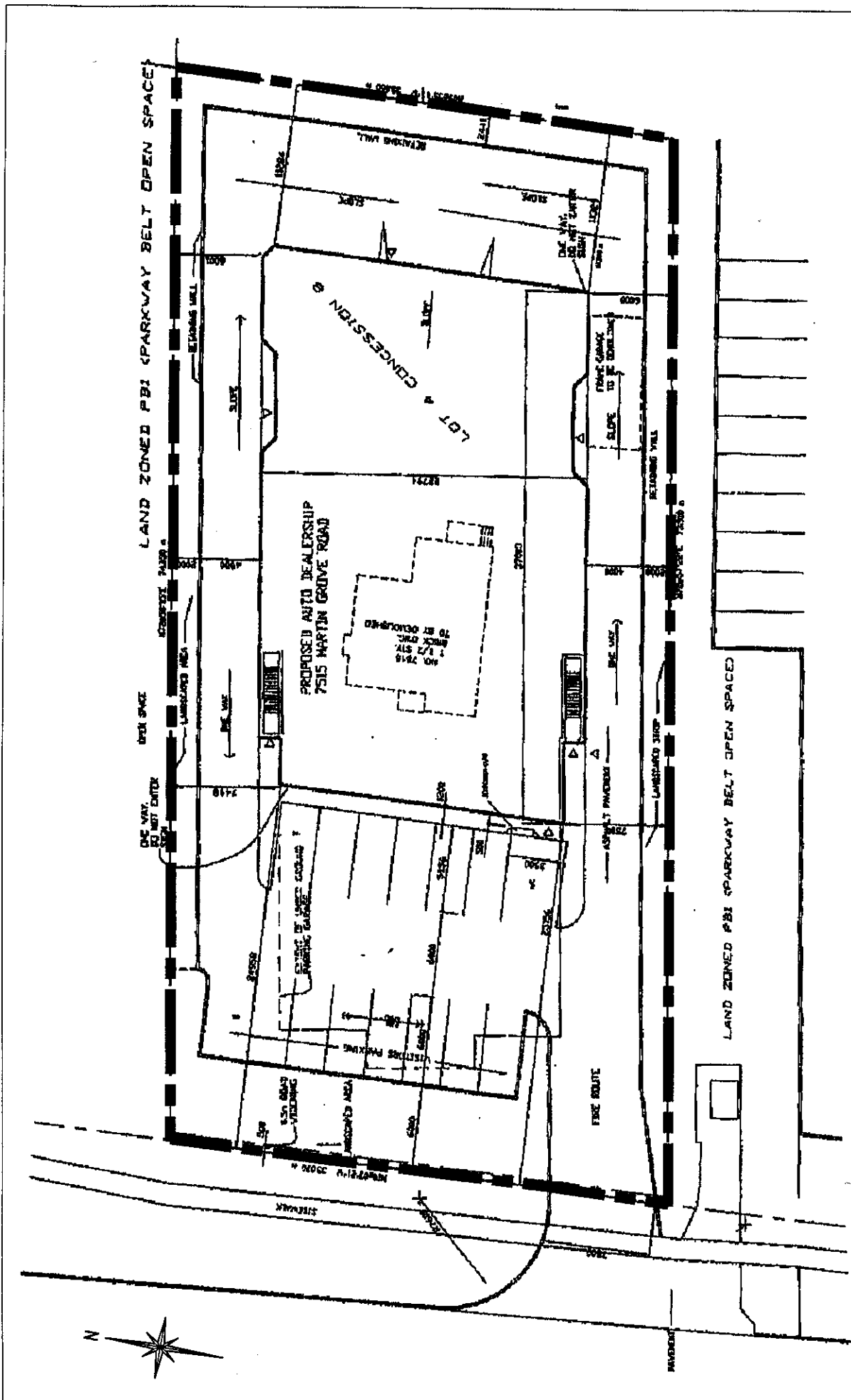
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Community Planning Department

Attachment 1

FILE No.:
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May 12, 2003



SUBJECT LANDS

Site Plan

Part Lot 4,
Concession 8
APPLICANT:
SAAD MOTORS LIMITED



Community Planning Department

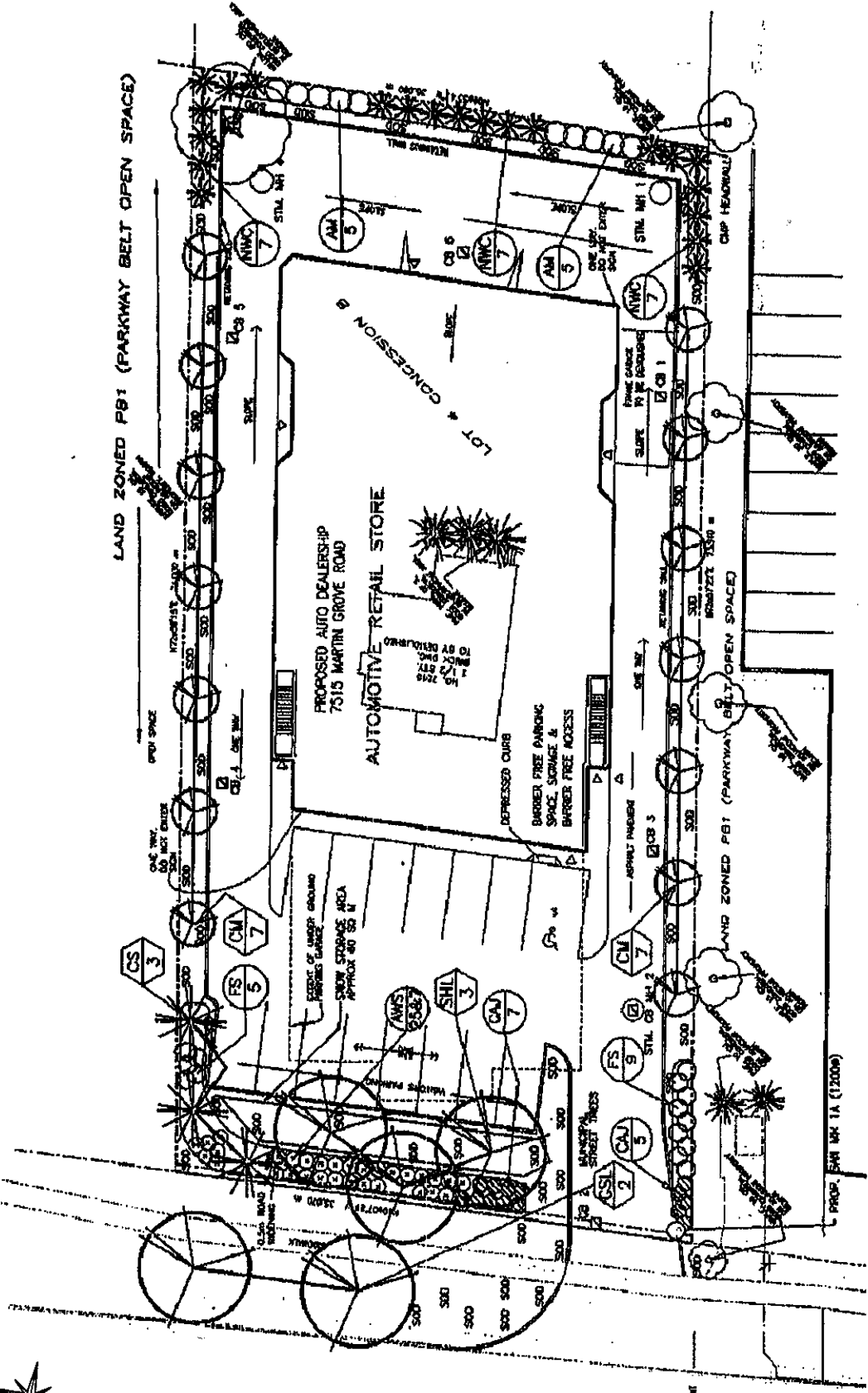
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MARTIN GROVE ROAD



Landscape Plan

Part Lot 4,
Concession 8
 APPLICANT:
 SAAD MOTORS LIMITED

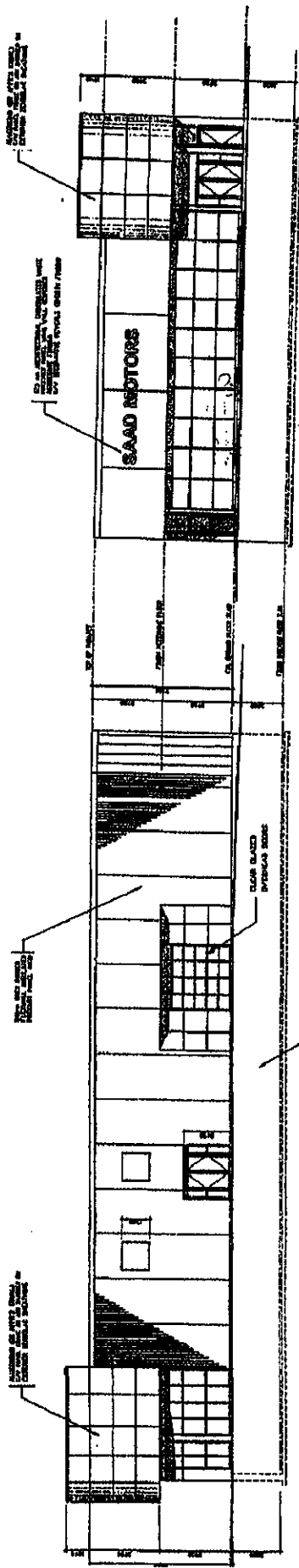
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Attachment 3

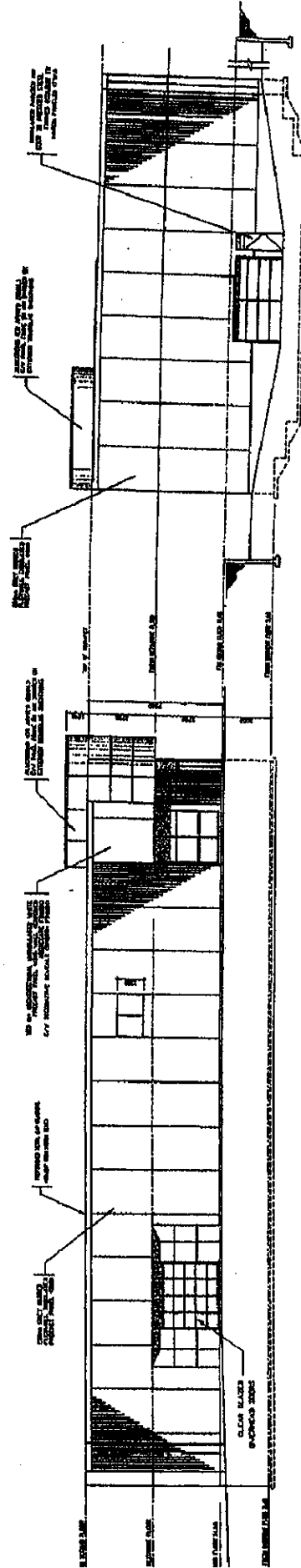
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WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

Elevations

Part Lot 4,
Concession 8

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Attachment 4

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