

COMMITTEE OF THE WHOLE JUNE 21, 2004

**SITE DEVELOPMENT FILE DA.04.024
2019625 ONTARIO INC.
ZONING BY-LAW AMENDMENT FILE Z.04.019
NORTHWEST JANE RUTHERFORD REALTY LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.04.019 (Northwest Jane Rutherford Realty Limited) BE APPROVED to lift the 'H' Holding Provision from the subject lands;
2. THAT Site Development Application DA.04.024 (2019625 Ontario Inc.) BE APPROVED, for a motor vehicle sales establishment use (Toyota Dealership), subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, and building elevations shall be approved to the satisfaction of the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans and stormwater management plans/report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) any requirements of the Ministry of Transportation Ontario shall be satisfied;
 - vii) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.
 - b) The site plan agreement include the following provision:
 - i. 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.
3. THAT prior to the consideration of the next site development application within draft approved plan of subdivision 19T-95079, the required comprehensive design scheme shall be approved.

Purpose

On May 5, 2004, the Owner submitted an application to lift the 'H' Holding Provision from the subject lands. On May 17, 2004, the accompanying site plan application was submitted to permit a motor vehicle sales establishment (Toyota Dealership) on the subject lands.

Background - Analysis and Options

Location

The subject lands are located north of Rutherford Road on the west side of Jane Street, in Part of Lots 16 and 17, Concession 5, City of Vaughan. The vacant 1.42ha rectangular site has frontage on Jane Street and flankage on the proposed street (Auto Vaughan Drive) with approved draft plan of subdivision 19T-95079. The subject lands are part of a larger land holding is within draft plan of subdivision 19T-95079 that has an area of 11.89ha.

The subject lands are designated "General Commercial" (Special Policy) by OPA 600, and zoned C1 (H) Restricted Commercial Zone, with a Holding Symbol (H), subject to Exception 9(1031). The surrounding land uses are:

- North – Paramount Canada's Wonderland (TPC Theme Park Commercial Zone)
- South – Don River tributary (OS1 Open Space Conservation Zone)
- West – Don River tributary (OS1 Open Space Conservation Zone); residential
- East – Jane Street; vacant (A Agricultural Zone)

Official Plan

The subject lands are designated "General Commercial Special Policy" by OPA 600 which permits general commercial uses such as retail stores for buying, leasing and exchanging of goods and services, restaurants and banks. In addition, the special policy permits offices, convention centers, hotels, institutional uses, places of entertainment, tourism oriented uses, recreation uses, including sports facilities. The proposed motor vehicle sales establishment use is permitted by the Official Plan.

Zoning

The subject lands are zoned C1 – H Restricted Commercial Holding Zone by By-law 1-88, subject to Exception 9(1031) which permits a motor vehicle sales establishment use, including the open display and storage of new and used motor vehicles.

OPA 600 states that the subject lands are placed in a Holding Zone until Council approves a comprehensive design scheme that provides for the co-ordination of the development of the area and shall lay out the general orientation and configuration of major buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, and overall landscaping and buffering.

A comprehensive design scheme was submitted to the Urban Design Department and they had suggested that each individual owner submit a site plan and work with staff to identify and co-ordinate all of the issues mentioned above.

The proposed development complies with the zoning standards, with the following exception, which will require the applicant to submit a variance application to the Committee of Adjustment for approval:

- minimum required landscape strip abutting a road is 6.0m, whereas 4.5m is provided abutting Jane Street and 5.0m abutting Auto Vaughan Drive

Site Design

The proposed two-storey, 5,423.45m² building is located to the east of the property abutting Jane Street, with access on the south side to Auto Vaughan Drive. The main entrance to the building and the indoor showroom are located on the east side of the building, with the service bays on the south side. Parking surrounds every elevation of the building. Garbage storage will be internal to the building.

A 4.5m wide landscape strip is provided on the east side of the building abutting Jane Street and a 5.0m wide landscaping strip is provided on the south side of the building abutting Auto Vaughan Drive. An illuminated pylon sign and a pedestrian connection are proposed within the front landscaping strip. The pylon sign is located closer to the north property line and the pedestrian connection is located at the site triangle of Jane Street and Auto Vaughan Drive.

Elevations

The proposed building consists of flat roof with parapet to a height of 10.7m. The signage tower increases the height at the highest point to 13.5m. Above the parapet, lined up with the clear, anodized aluminum entry doors, is an illuminated sign tower that exceeds the buildings height by 2.8m with the Toyota symbol and signage that can be seen from all elevations.

The main elevation (east) of the irregular-shaped building faces the site triangle of Jane Street and Auto Vaughan Drive. A pre-finished aluminum canopy that contains the sign tower extends around the main glass entry door. The building material for the sales area consists of glass panels with an aluminum curtain wall finish. White-coloured, pre-finished aluminum panels comprise of the top portion of the building, where white surface-mounted signs are located centrally. The remaining service area of the building consists of white panels. The south, north and west elevations include drive-in overhead doors, associated with the service portions of the building.

The building elevations are subject to the final approval from the Planning and Urban Design Departments.

Parking

Parking for the proposed development is calculated as follows:

Motor Vehicle Sales Establishment: 5,423.45m² @ 3.0 spaces/100m² GFA = 163 spaces

Total Parking Required = 163 spaces

Total Parking Provided = 164 spaces

Servicing

Prior to final approval, municipal storm, sanitary and watermains must be available to service the site. As a condition of site plan approval, the Engineering Department and York Region Transportation and Works Department must approve the final grading and servicing plans and stormwater management report.

Given the site's proximity to Highway #400, all requirements of the Ministry of Transportation Ontario (building/land use permit) be satisfied.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The landscape plan consists of a mix of shrubs, coniferous, deciduous and ornamental trees along the perimeter of the site. Existing trees will be transplanted along Jane Street to reflect the proposed street re-alignment. In addition to the soft landscaping surrounding the site, a proposed treatment of armour stone boulders will be placed intermittently along the soft landscaping abutting the property line.

The main entrance to the building located at the corner of Jane Street and Auto Vaughan Drive is surfaced with unit pavers connecting to the municipal site triangle. An outdoor display area for new vehicles is proposed on the portion of the asphalted area at the front and flankage yard of the site.

Relationship to Vaughan Vision 2007

This report is consistent with Section 4.7.1 of Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

Conclusion

Staff have reviewed the proposed site plan application and lifting of the 'H' Holding Provision in accordance with the requirements of the Official Plan and Zoning By-law. Staff are satisfied that the subject lands can be appropriately development to accommodate the proposed motor vehicle sales establishment, subject to the conditions of this report.

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

Attachments

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

Report prepared by:

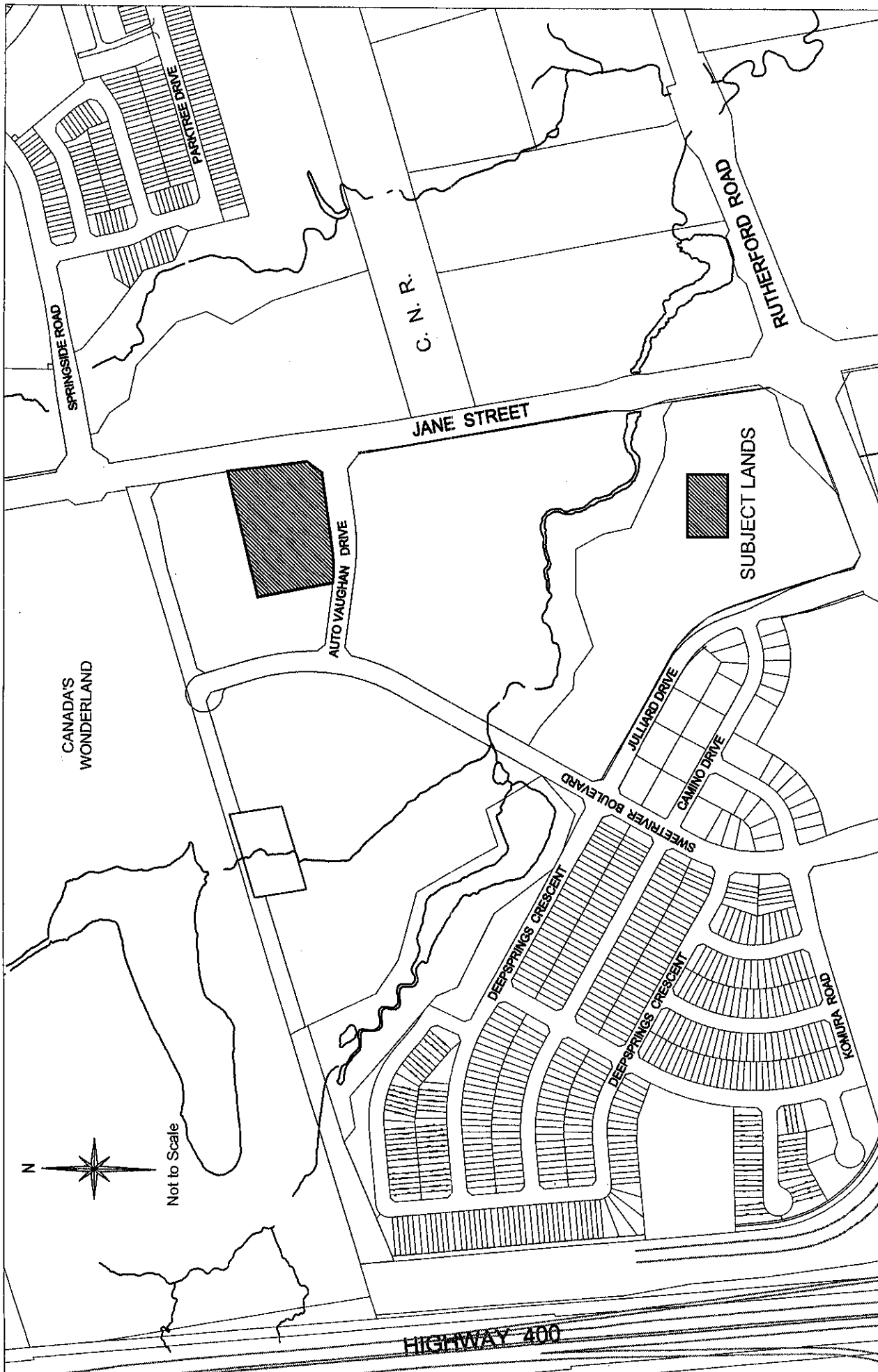
Margaret Holyday, Planner 1, ext. 8216
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Attachment **1**

FILE No.: DA.04.024
 RELATED FILE: Z.04.019
 May 21, 2004



Community Planning Department

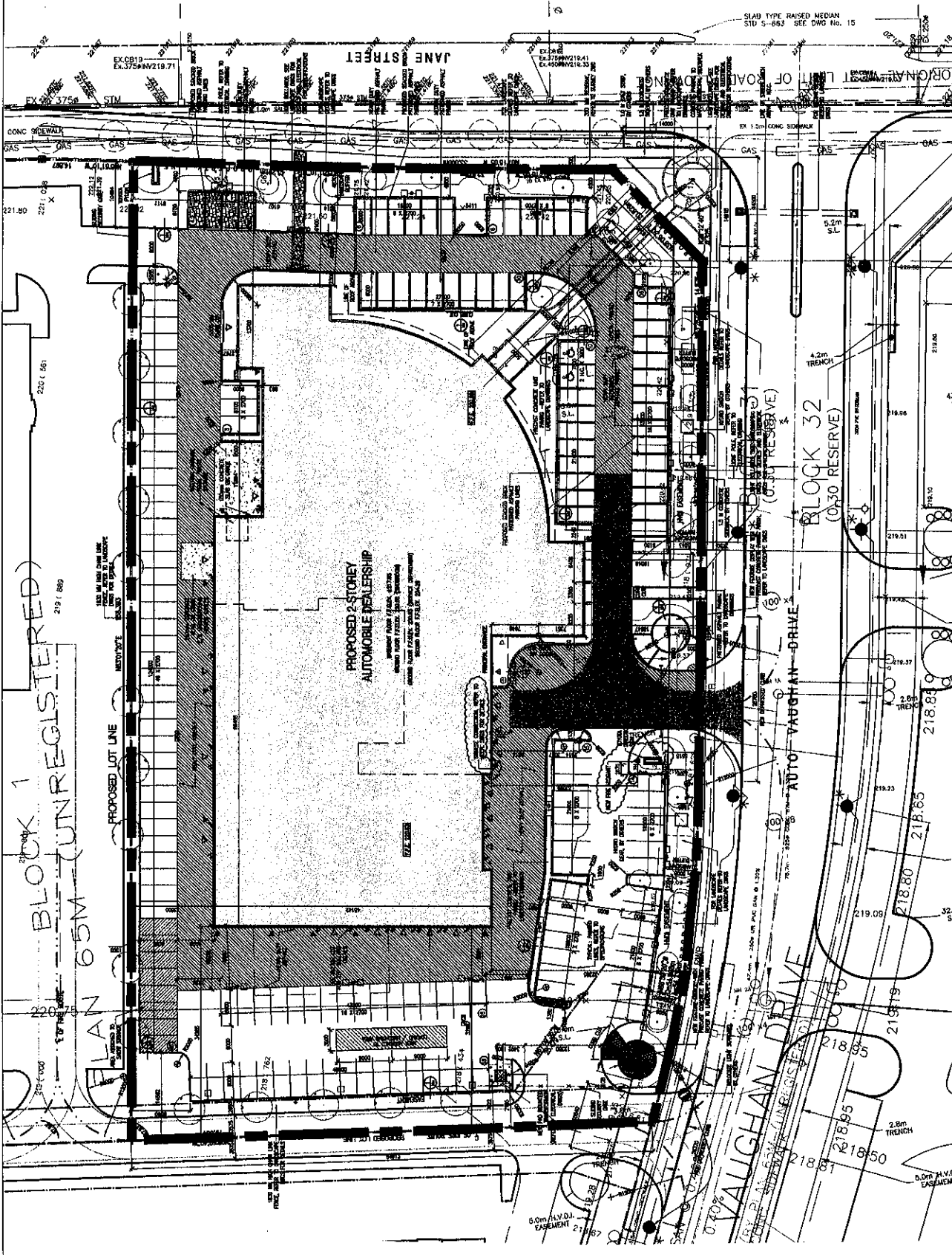
Location Map

Part of Lot 16 & 17,
 Concession 5
 APPLICANT:
 2019625 ONTARIO INC.



Not to Scale

SUBJECT LANDS

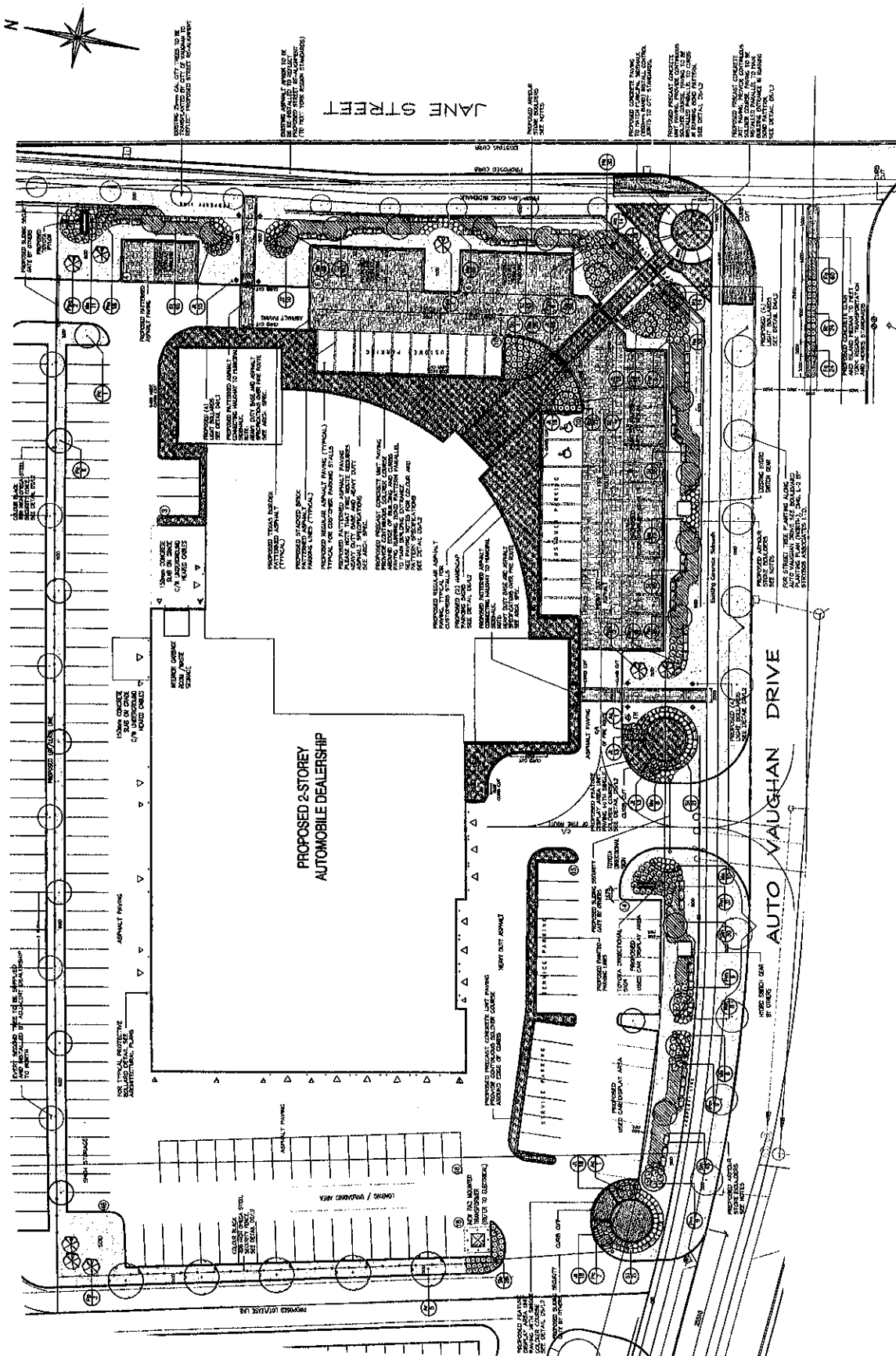


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City of
Vaughan

Community Planning Department

Site Plan
Part of Lot 16 & 17,
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Not to Scale

Landscape Plan

Part of Lot 16 & 17,
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APPLICANT:
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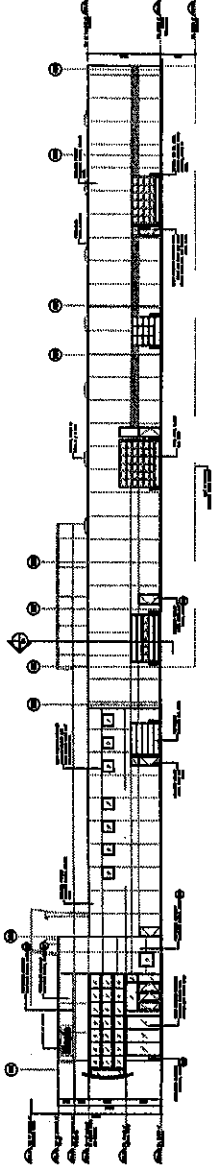


Community Planning Department

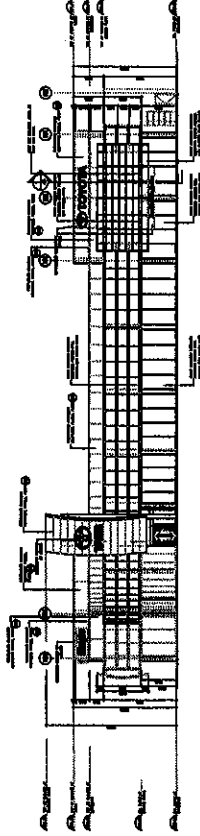
Attachment 3

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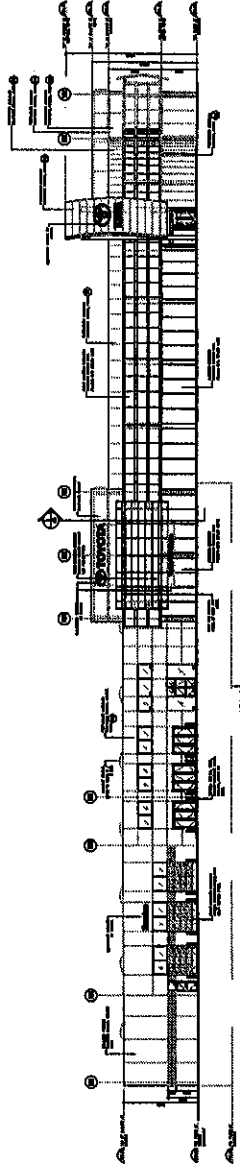
NORTH ELEVATION



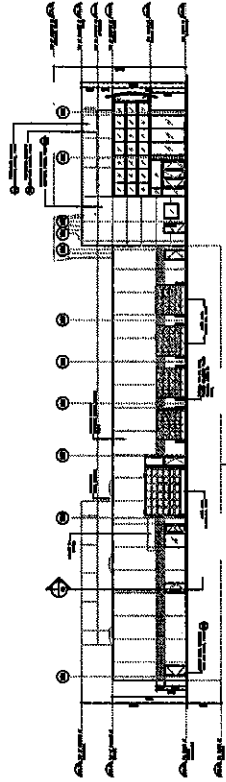
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Not to Scale

Elevation Plan

Part of Lot 16 & 17,
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