

COMMITTEE OF THE WHOLE SEPTEMBER 6, 2005

SITE DEVELOPMENT FILE DA.05.023 **716051 ONTARIO LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.023 (716051 Ontario Ltd.) BE APPROVED, subject to the following conditions:

- i) That prior to the execution of the amending site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department; and,
 - b) the final site servicing and grading plan, and stormwater management report shall be approved by the Engineering Department.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit a 1,048.8m² addition to the existing 1,345 m² Alta Nissan car dealership shown on Attachment #2. The proposed additional space consists of 607.7m² on the ground floor and 441.1m² on the second floor. The total combined building GFA will be 2,393.8 m².

Background - Analysis and Options

The 1.04 ha site as shown on Attachment #1 is located on the northeast corner of Woodstream Boulevard and Martin Grove Road, being Lot 4 on Plan 65M-2464 (204 Woodstream Boulevard), in Part of Lot 5, Concession 8, City of Vaughan. The subject property contains two automobile dealerships: the Mazda dealership (Building 'A') and the Alta Nissan dealership (Building 'B') as shown on Attachment #2.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #416. The subject lands are zoned C2 General Commercial Zone by By-Law 1-88, subject to Exception 9(854). The surrounding land uses are:

- North - Toyota car dealership (C2 General Commercial Zone)
- South - Woodstream Boulevard; Nissan car compound (EM1 Prestige Employment Area Zone)
- East - employment uses (EM2 General Employment Area Zone)
- West - Martin Grove Road; employment uses (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #416, which permits automotive sales on the subject lands. The proposed expansion of the existing automobile dealership conforms to the Official Plan.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-Law 1-88, subject to Exception 9(854), which permits a motor vehicle sales establishment use. The proposed expansion of the existing automobile dealership complies with the requirements of the C2 Zone.

Site Design

The site plan (Attachment #2) shows the two existing buildings: Building "A" (Mazda) and Building "B" (Nissan) with the proposed 1,048.8m² addition. The existing full-movement access on Woodstream Boulevard will remain with revisions to the existing concrete curb. There is an existing driveway connection between the subject property and the Toyota dealership to the north. Landscaping and pedestrian walkways are proposed along the west elevation around each of the dealership buildings with a connection to Martin Grove. The final site plan will be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for a motor vehicle sales establishment is 3.0 parking spaces/100m² GFA. The required parking for the subject property is calculated as follows:

Building 'A' (Mazda): 1,110.0m ² x 3.0 spaces/100m ²	=	34 spaces
Building 'B' (Nissan): 2,393.8m ² x 3.0 spaces/100m ²	=	72 spaces
Total Parking Required:		106 spaces
Total Parking Provided:		108 spaces

The proposed parking meets the minimum requirement with a surplus of 2 parking spaces.

Services/Utilities

The site has access to hydro, water, and sanitary and storm sewers. The Owner has submitted a site grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department.

Landscaping

The landscape plan (Attachment #3) consists of a mix of existing and proposed deciduous and coniferous trees, shrubs, and sodded area along Martin Grove Road and Woodstream Boulevard. As the subject application comprises an addition to an existing building; much of the landscaping is already in place. The current site-specific zoning requires a minimum 12m wide landscape strip abutting Martin Grove Road, however, the dealership is currently parking vehicles on a paved surface within this area. As part of the approval of the building expansion, the applicant will be required to remove the paving in accordance with the site-specific zoning requirement and the registered site plan agreement, and provide landscaping in accordance with the landscape plan shown on Attachment #3. The applicant is willing to work with Staff to enhance the landscape plan. The final landscape plan will be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachments #4 and #5. The materials for the building include a mix of silver metallic aluminum paneling, fixed glass, and grey architectural concrete blocks. The existing towers on the building will be removed as part of the building expansion.

Staff will work with the applicant to confirm that all roof top mechanical units will be adequately screened. The final building elevations will be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly "A-5", "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-Law, and is satisfied that the proposed expansion of the existing Alta Nissan automobile dealership will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report. On this basis, Staff recommends approval of the Site Plan Application.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations - North and South
5. Building Elevations - East and West

Report prepared by:

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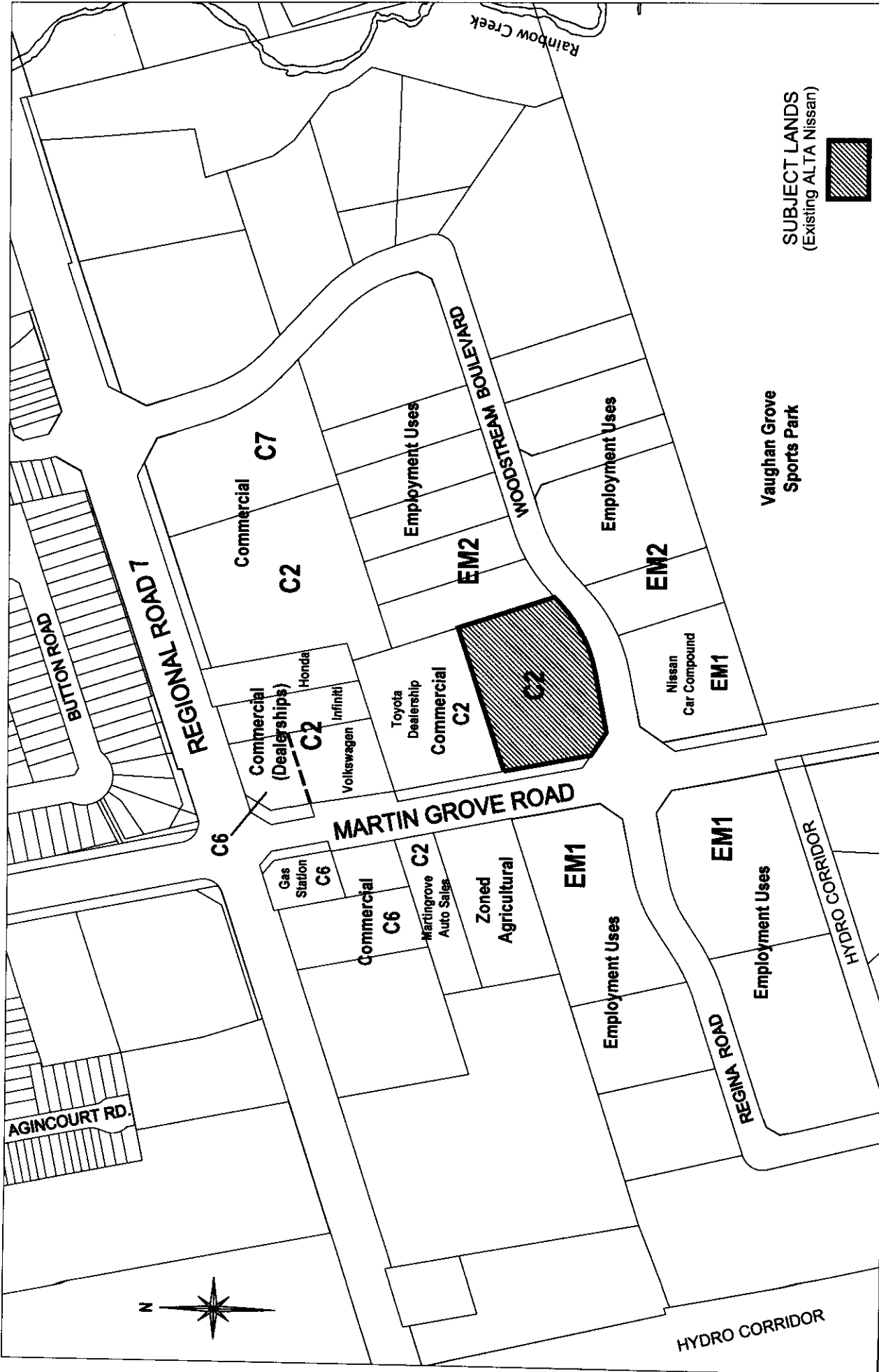
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment **1**

FILE No.:
DA.05.023
Not to Scale
August 11, 2005

City of Vaughan

Development Planning Department

Location Map

Part of Lot 5,
Concession 8
APPLICANT:
716051 ONTARIO LTD.
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SITE STATISTICS

ZONING C2 S66.9 (S64)
 LOT AREA 10,421.94 sqm (2,588 ac)
 LOT COVERAGE 2,900.1 sqm (27.83%)

BUILDING G.F.A. (BUILDING A): 1,110.0 sqm
 EXISTING: 6.00 sqm
 MEZZANINE FLOOR: 1,104.0 sqm
 TOTAL EXIST. GFA (BUILDING A): 1,110.0 sqm

SETBACKS (BUILDING A): RECD: PROVIDED:
 FRONT(WEST) 6.0 m 12.86 m
 SIDE (NORTH) 6.0 m 8.07 m
 SIDE (SOUTH) 8.0 m 56.06 m
 REAR (EAST) 12.0 m 49.08 m

BUILDING G.F.A. (BUILDING B): 1,226.00 sqm
 EXISTING: 1,226.00 sqm
 SECOND FLOOR: 1,226.00 sqm
 TOTAL EXIST. GFA: 1,226.00 sqm

ADDITION: 887.7 sqm
 GROUND FLOOR: 887.7 sqm
 TOTAL GROUND FLOOR: 1,114.7 sqm
 TOTAL G.F.A. (BOTH BLDGS): 2,336.00 sqm

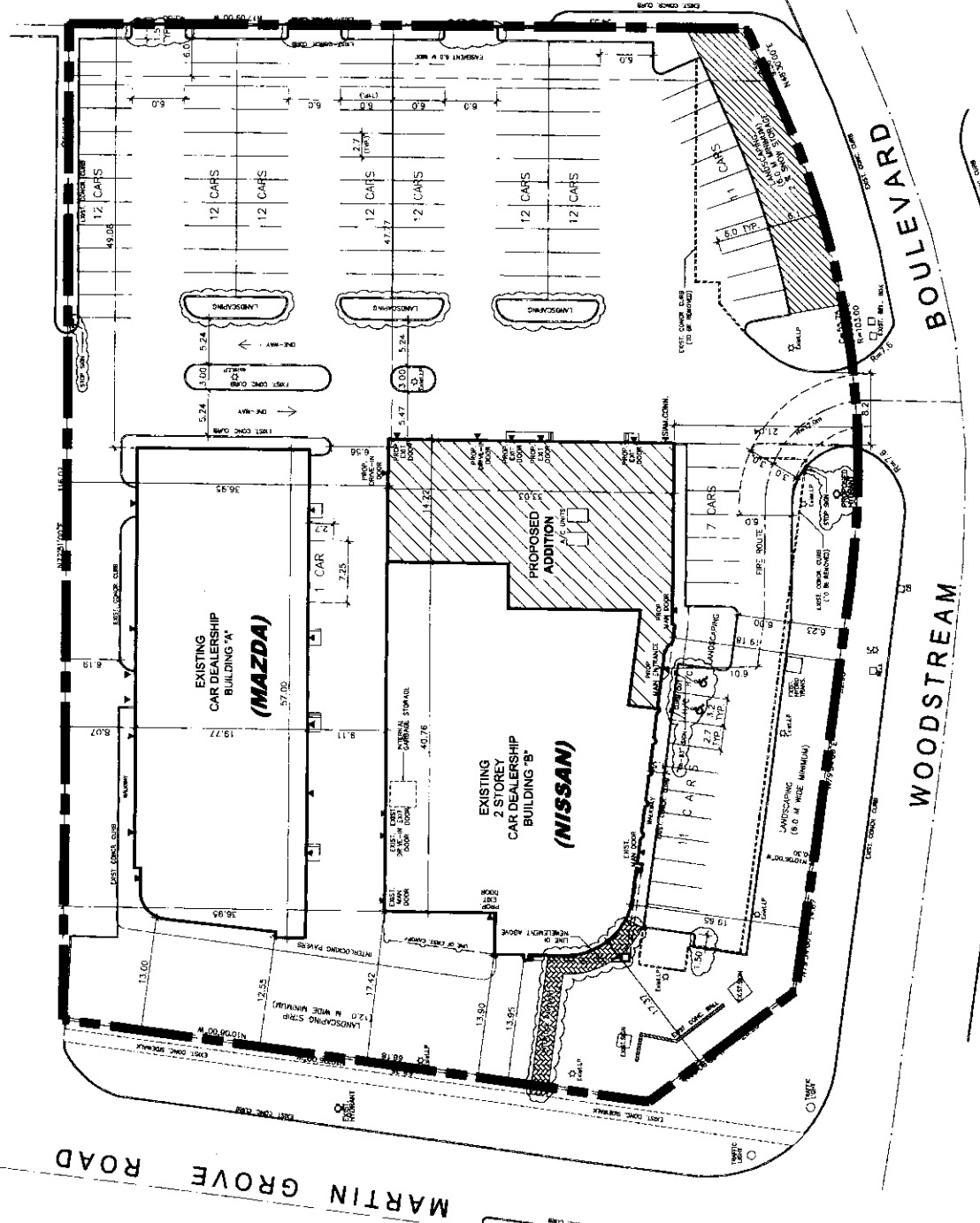
SETBACKS (BUILDING B): RECD: PROVIDED:
 FRONT 6.0 m 13.80 m
 SIDE (NORTH) 8.0 m 36.86 m
 SIDE (SOUTH) 6.0 m 17.37 m
 REAR 12.0 m 47.77 m

PARKING REQUIRED (at 100% and Mezzanine):
 BUILDING A (1,110.0 sqm) 33.3 spaces
 BUILDING B (2,337.28 sqm) 71.1 spaces

TOTAL PARKING RECD: 105.1 spaces
 PARKING PROVIDED: 105.1 spaces

H/C PARKING RECD: 2 spaces
 H/C PARKING PROVIDED: 2 spaces

LANDSCAPE PROVIDED: 1966.23 sqm
 PAVING PROVIDED: 8558.61 sqm



SUBJECT LANDS

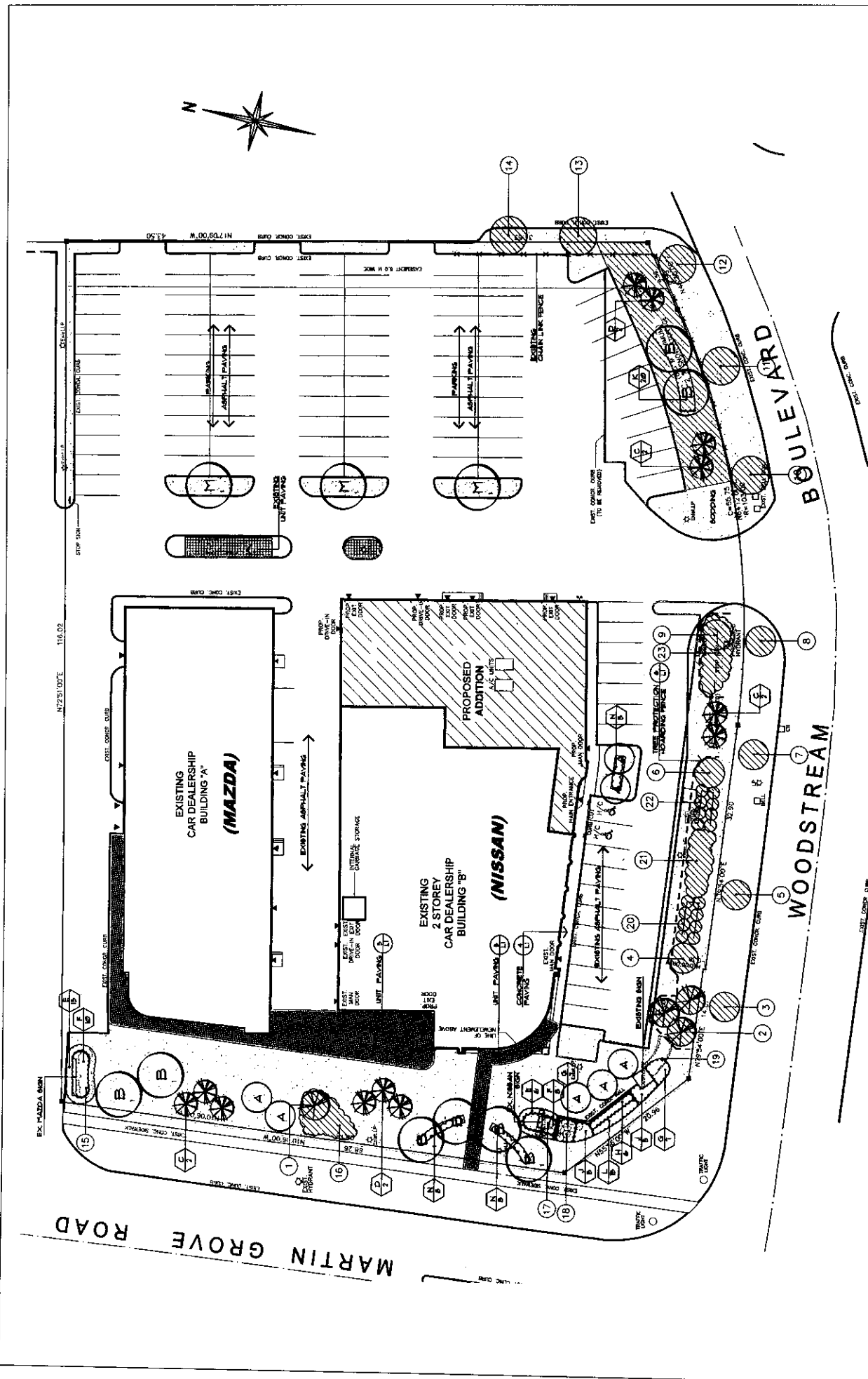
Attachment 2

FILE No.: DA.05.023
 Not to Scale
 August 4, 2005

City of **Vaughan**
 Development Planning Department

Site Plan
 Part of Lot 5,
 Concession 8
 APPLICANT:
 716051 ONTARIO LTD.

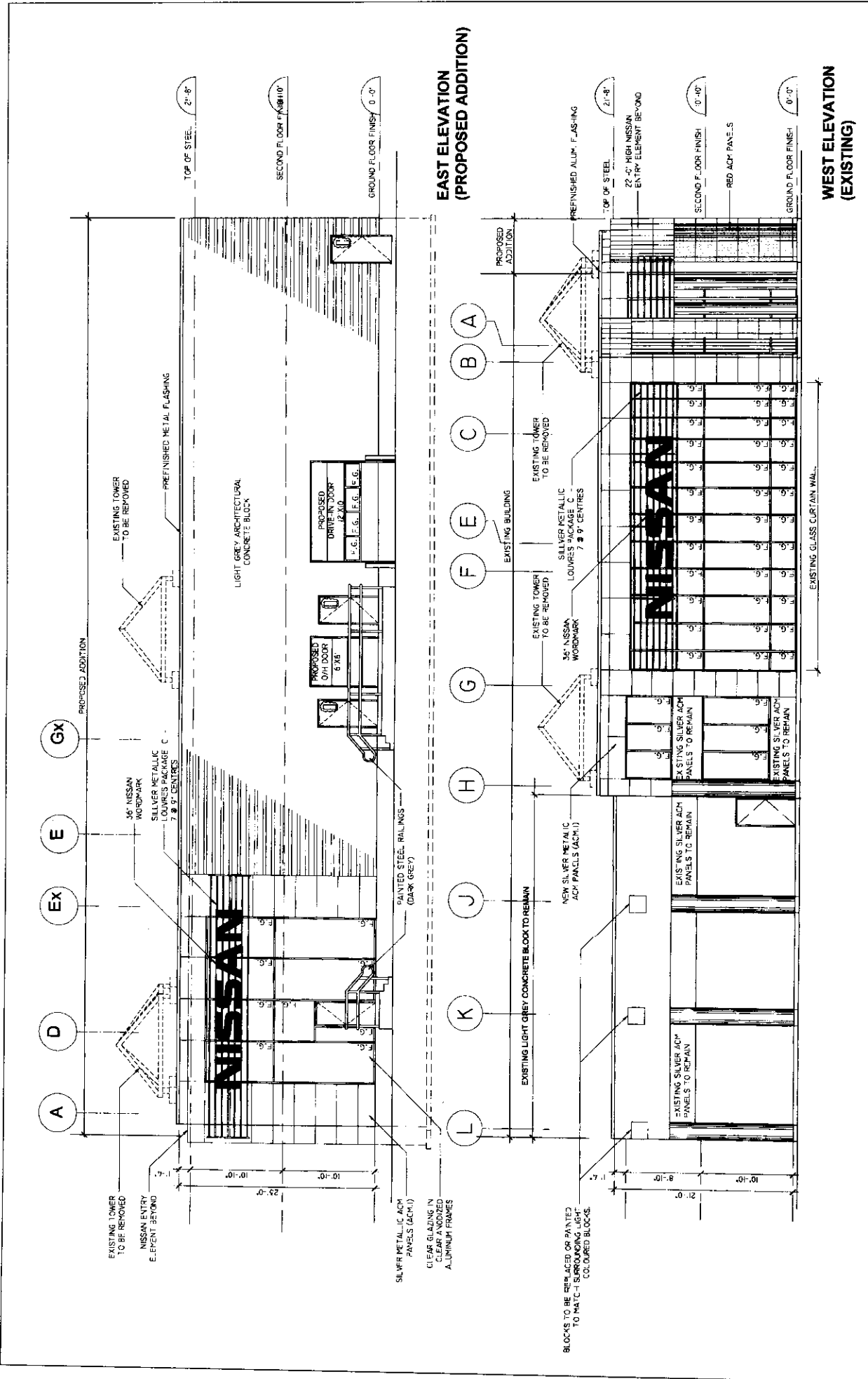
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Attachment 3
 FILE No.: DA.05.023
 Not to Scale
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City of Vaughan
 Development Planning Department

Landscape Plan
 Part of Lot 5,
 Concession 8
 APPLICANT:
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**EAST ELEVATION
(PROPOSED ADDITION)**

**WEST ELEVATION
(EXISTING)**

East & West Elevations

Attachment 5

FILE No.:
DA.05.023

Not to Scale

August 11, 2005

City of
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Development Planning Department

Part of Lot 5,
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