

COMMITTEE OF THE WHOLE JUNE 19, 2006

SITE DEVELOPMENT FILE DA.06.013
AUTO COMPLEX LTD.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.013 (Auto Complex Ltd.) BE APPROVED, to permit the construction of a 2-storey, 702m² addition to the existing 4,980m² automobile dealership building on Parcel B as shown on the Attachment #2, to expand the automobile sales, automotive repair and service uses on Parcel B, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, building elevation plan, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site grading and servicing plans, and storm water management report shall be approved to the satisfaction of the Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) that the Owner obtain the necessary Committee of Adjustment approvals for variances required as a result of the Yonge Street road widening;
 - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department, with respect to the conveyance of the Yonge Street road allowance, reserves and the registration of same; location of the future YRT passenger standing area along the frontage of the site; permit approvals; and, final drawing approvals; and,
 - b) That prior to the issuance of a Building Permit:
 - i) The Owner shall pay all Development Charges in accordance with the applicable Development Charge By-laws in effect at the time of Building Permit issuance.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner, Auto Complex Ltd., submitted a Site Development Application (DA.06.013) for the subject lands shown on Attachment #1. The site plan application provides for a 702m² addition to the existing 4,980m² automobile dealership building on Parcel B as shown on Attachment #2. The addition will facilitate a new Cadillac and Hummer dealership, which will operate together with the other existing automobile sales, auto repair and service uses in the building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Yonge Street, north of Crestwood Road, and known municipally as 7200 Yonge Street, in Part Lot 27, Concession 1, City of Vaughan. The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan) and are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(401).

The subject lands form part of an existing auto complex consisting of five auto dealerships in five buildings on the overall site, as shown on Attachment #2. The surrounding land uses are as follows:

- North - CNR lands (M3 Industrial Zone)
- South - existing auto dealership (C2 Commercial Zone)
- East - Yonge Street; existing commercial (Town of Markham)
- West - existing residential (R5 Residential Zone)

Official Plan

The site is designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), which permits automobile sales, service and storage. The proposed site plan application is an expansion of the existing use and conforms to the Official Plan.

Zoning

The site is zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(401). The site-specific zoning on the property limits the use of the property to auto sales, auto servicing and one auto body shop use. The subject application is for the proposed expansion of the existing dealership on Parcel B as shown on Attachments #2 and #3, which complies with the zoning provisions of By-law 1-88.

Site Plan Approval

The site plan is for a 702m², 2-storey addition to the south end of the building on Parcel B as shown on Attachments #2 and #3, which will facilitate a new automobile showroom and sales office. The site statistics for Parcel B on the overall Site Plan are as follows:

Site Area:	16,194m ²
Existing GFA:	4,980m ²
Proposed Addition:	<u>702m²</u>
	5682 m ²
Parking Required:	150 spaces for existing
	<u>21 spaces for addition</u>
	171
Parking Provided:	184 spaces

The proposed addition to the existing building will necessitate the removal of a 1-storey, 138m² concrete building. The existing access entrance on Yonge Street, driveways, setbacks, loading areas, etc. for Parcel B remain unchanged, and the remainder of the overall site remains unchanged as a result of the proposed addition to the existing building on Parcel B.

Building Elevations

The proposed building elevations are shown on Attachment #5. The existing building is an irregular-shaped 1-storey building. The addition is also irregular shaped and is 2-storeys.

The addition features a two-storey glass automobile elevator lift for functional and automobile display purposes. The addition will have curtain wall glazing, and Alucobond panels to cover over the existing panels on the original building to tie the existing building to the addition.

The Development Planning Department has reviewed the proposed elevations for the addition on Attachment #5, and is satisfied that all urban design standards and specifications have been met.

Landscaping

The proposed landscaping is shown on Attachment #4. Soft Landscaping in the form of shrubs will be added around the edge of the building addition. New landscaping will also be provided along Yonge Street to complement the building.

The final landscape plan and cost estimate will be approved, to the satisfaction of the Development Planning Department.

Access

Access to the site is from the existing signalized intersection on Yonge Street, as shown on Attachment #2. No changes to the existing access is required as a result of the proposed building addition.

Region of York

The Region of York has provided comments and conditions regarding the final site plan approval. The Region is requiring the conveyance of a 2 metre right-of-way along the entire Yonge Street frontage to protect for the future Yonge Street Corridor Public Transit improvements.

The road widening for the Yonge Street right-of-way is measured 20m from the centre line of Yonge Street. This will affect the site by reducing the building setback and landscaping width requirements along Yonge Street. By-law 1-88 requires a minimum 15m front yard setback. The widening requested by the Region will result in a 14.8m setback. Also, the minimum landscape strip width required by By-law 1-88 along Yonge Street is 6.0m. A reduction in the landscape strip width from 6m to 4m will be required. The Owner is working with the Region of York to confirm the Region's requirements concerning Yonge Street.

The Development Planning Department has no objection to the proposed variances, which will accommodate the Region's road requirements. The reduction in the front yard setback and landscape strip width are considered to be minor. Should Council approve the site plan application, the Owner will be required to obtain approval of the above-noted variances from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

Parking

Parking for the existing site has been provided in accordance with the requirements of By-law 1-88. By-law 1-88 requires 3 spaces per 100m² of GFA for a motor vehicle sales establishment use. A total of 184 parking spaces are provided on the site (Parcel B), whereas 171 spaces are required, resulting in a surplus of 13 parking spaces.

Servicing

Final grading and site servicing and stormwater management reports must be approved to the satisfaction of the City's Engineering Department and the Region of York, prior to final approval. The applicant will also be required to fulfill all hydro requirements to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the proposed application for a 702m² addition (for Cadillac and Hummer) to the existing automobile dealership building on Parcel B of the site shown on Attachment #2.

The Development Planning Department can support the approval of the Site Development application, subject to the recommendation in this report.

Attachments

1. Location Map
2. Overall Site Plan
3. Partial Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

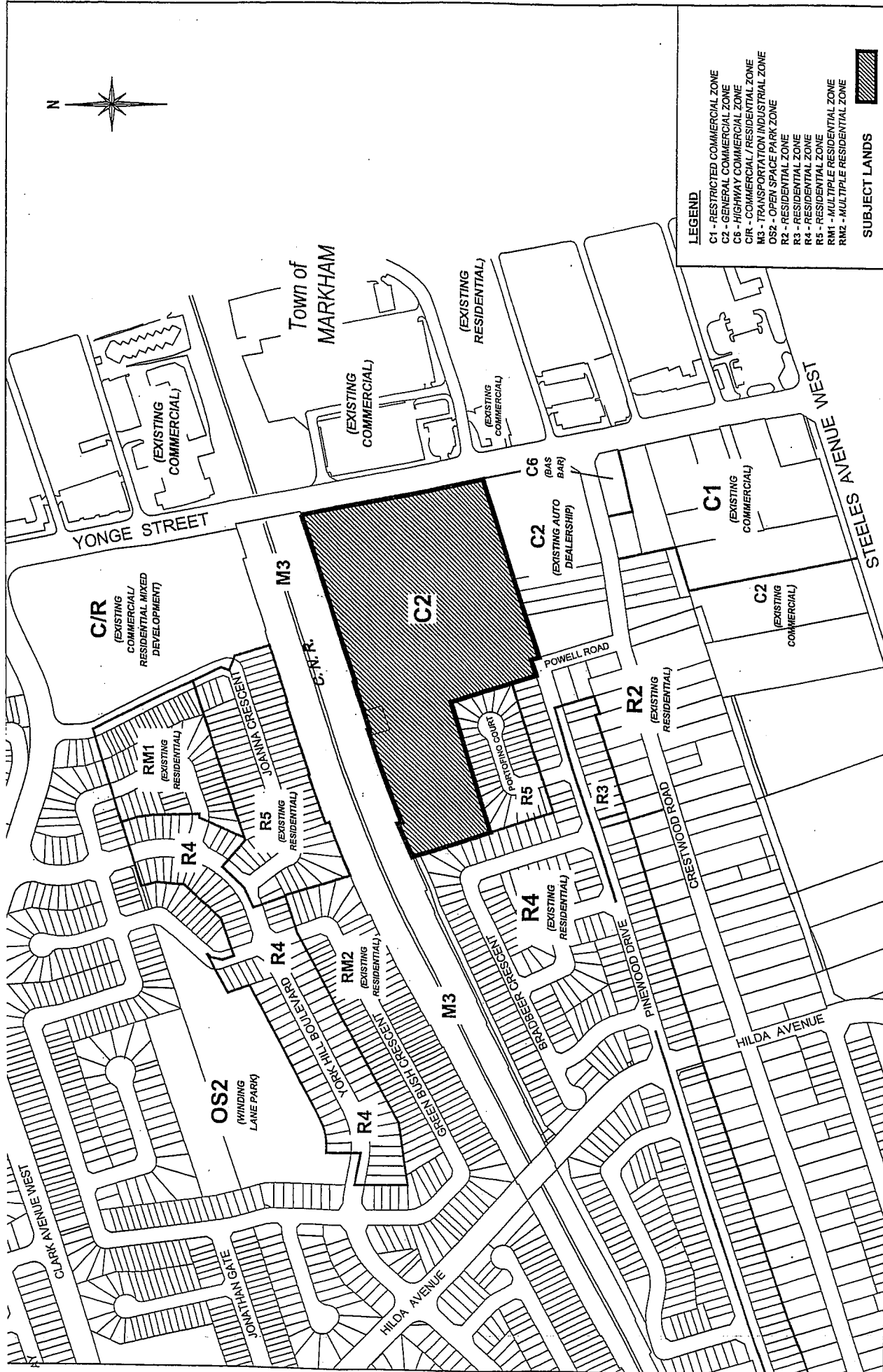
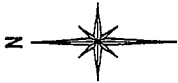
Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C3 - HIGHWAY COMMERCIAL ZONE
- CIR - COMMERCIAL/RESIDENTIAL ZONE
- M3 - TRANSPORTATION/INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

SUBJECT LANDS



Attachment 1

FILE No.: DA.06.013

Not to Scale

May 25, 2006

City of Vaughan

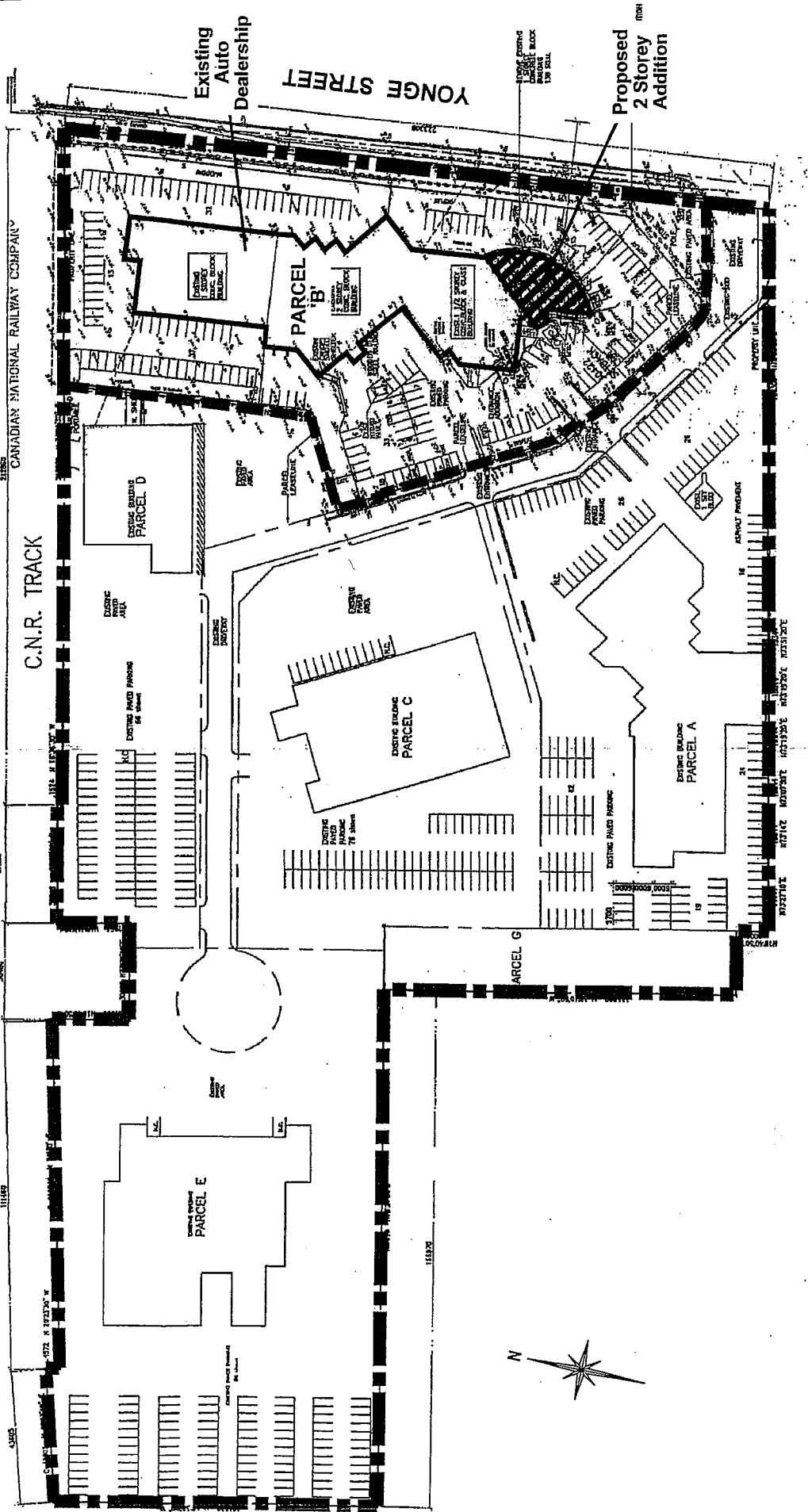
Development Planning Department

Location Map

Part of Lot 27,
Concession 1

APPLICANT:
AUTO COMPLEX LTD.

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 SUBJECT LANDS
 PARCEL 'B'

Overall Site Plan

Part of Lot 27,
 Concession 1
 APPLICANT:
 AUTO COMPLEX LTD.
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Development Planning Department

Attachment 2

FILE No.:
 DA.06.013
 Not to Scale
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Attachment 3

FILE No.:
DA.06.013
Not to Scale
May 25, 2006

City of Vaughan

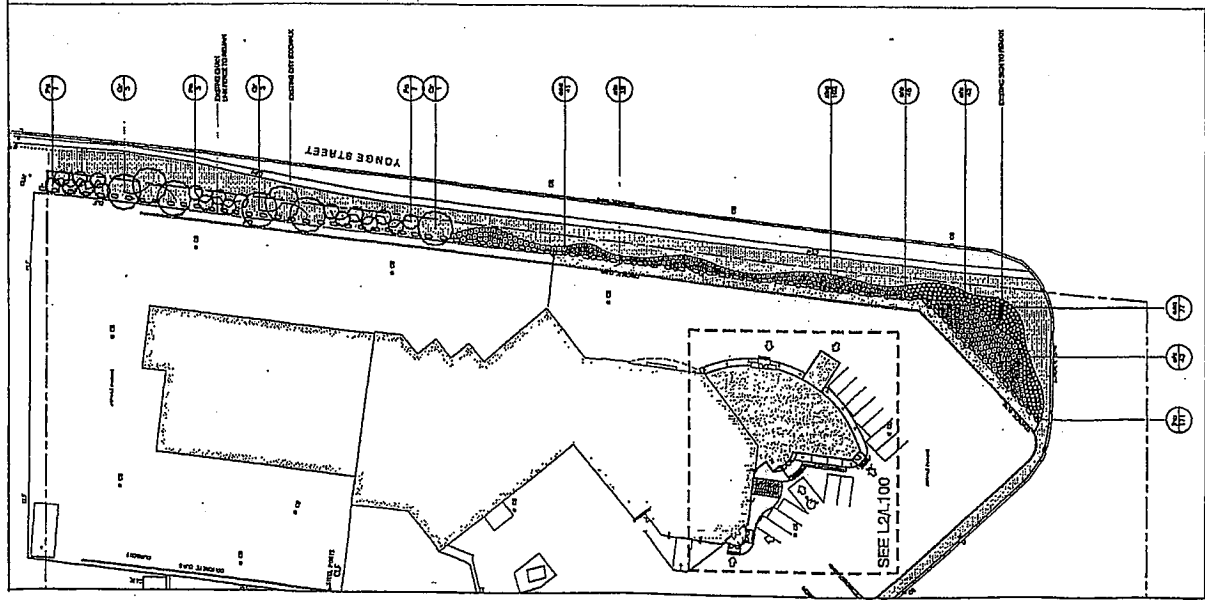
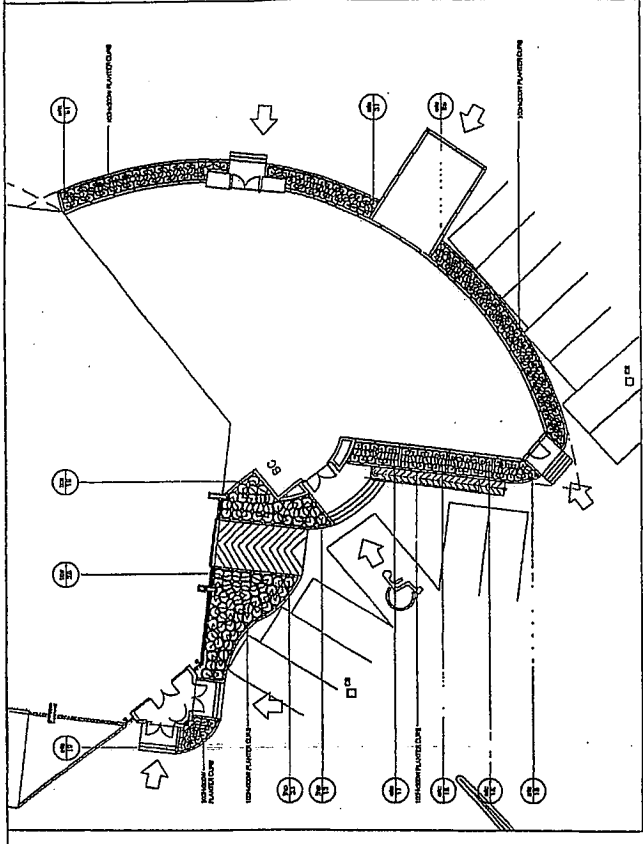
Development Planning Department

Partial Site Plan

Part of Lot 27,
Concession 1

APPLICANT:
AUTO COMPLEX LTD.

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Attachment 4

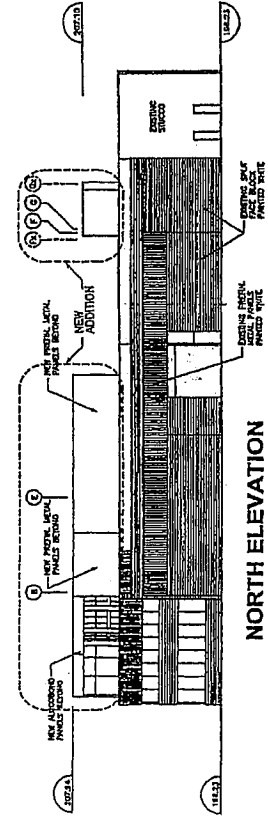
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Vaughan
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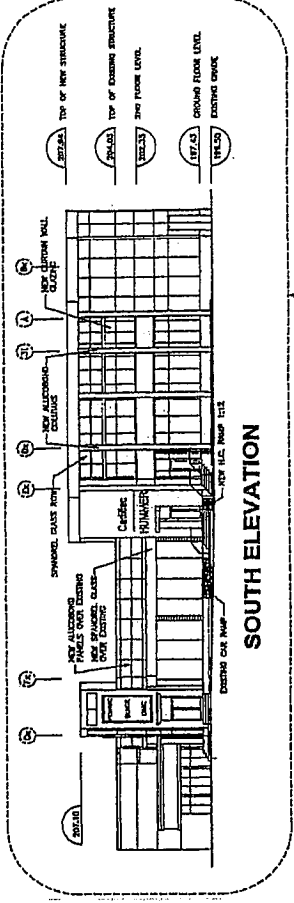
Landscape Plan

Part of Lot 27,
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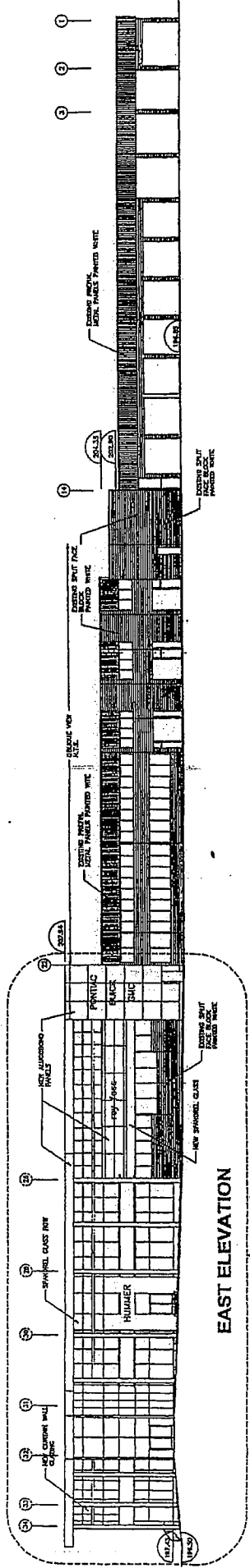
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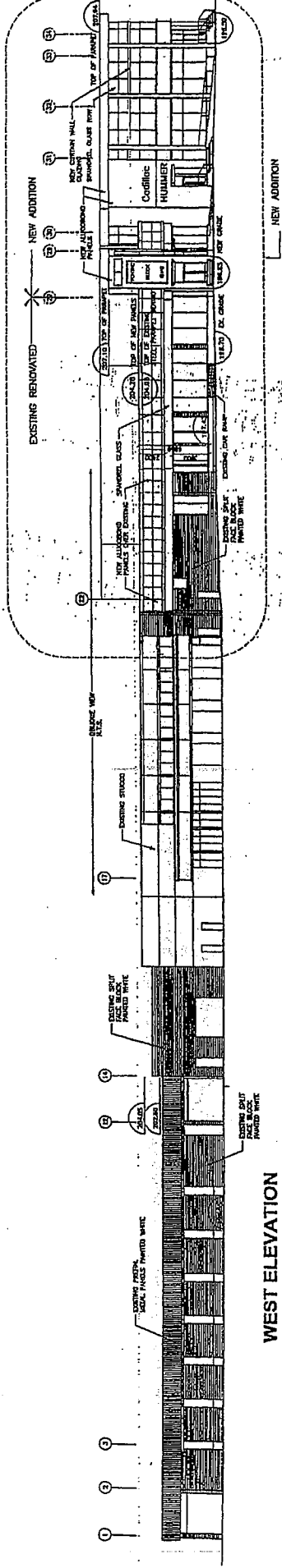
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Elevations

Part of Lot 27,
Concession 1

APPLICANT:
AUTO COMPLEX LTD.

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Attachment

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FILE No.:
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May 25, 2006