

COMMITTEE OF THE WHOLE JUNE 19, 2006

**SITE DEVELOPMENT FILE DA.06.025
PINE VIEW PONTIAC BUICK SALES LTD.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development File DA.06.025 (Pine View Pontiac Buick Sales Ltd.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the amending site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Development Planning Department; and,
 - ii) the required variance shall be approved by the Committee of Adjustment, and shall be final and binding.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application to redesign the south, west and east elevations of the existing automobile dealership (Pine View Pontiac Buick) and to increase the easterly and southerly vestibule spaces for the sales room by 17 sq.m., as shown on Attachments #2 and #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located in the northwest quadrant of Regional Road 7 and Weston Road, in Part of Lot 6, Concession 6, City of Vaughan. The subject lands are municipally known as 3790 Regional Road 7.

The subject lands are designated "Corporate Centre District" by OPA #500 (The Vaughan Corporate Centre Secondary Plan). The proposed development conforms to the Official Plan.

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(109). The proposed use complies with the Zoning By-law, however, a variance is required to permit the proposed southerly vestibule area including a new entrance tower above, to extend outside of the building envelope established by Exception 9(109). The required Minor Variance must be approved by the Committee of Adjustment and be final and binding prior to the execution of the amending site plan agreement. The Development Planning Department has no objection to the required variance to facilitate the new vestibule and entrance tower.

The proposed elevations are shown on Attachment #3. The south, west and east elevations will incorporate a mix of brown stucco and clear glazing intended to update the building facades in order to maintain General Motor's corporate design. There is no change to the northerly façade.

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 is satisfied with the proposed elevations to update the elevations of the existing automobile dealership with the General Motors corporate design, subject to the conditions of approval identified in this report including obtaining the required variance from the Committee of Adjustment to facilitate the new southerly vestibule and entrance tower. On this basis, the Development Planning Department recommends approval of the proposed elevations.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Legend

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE

Subject Lands

Not to Scale

Location Map

Part of Lot 6,
Concession 6

APPLICANT:
PINE VIEW PONTIAC BUICK LTD.

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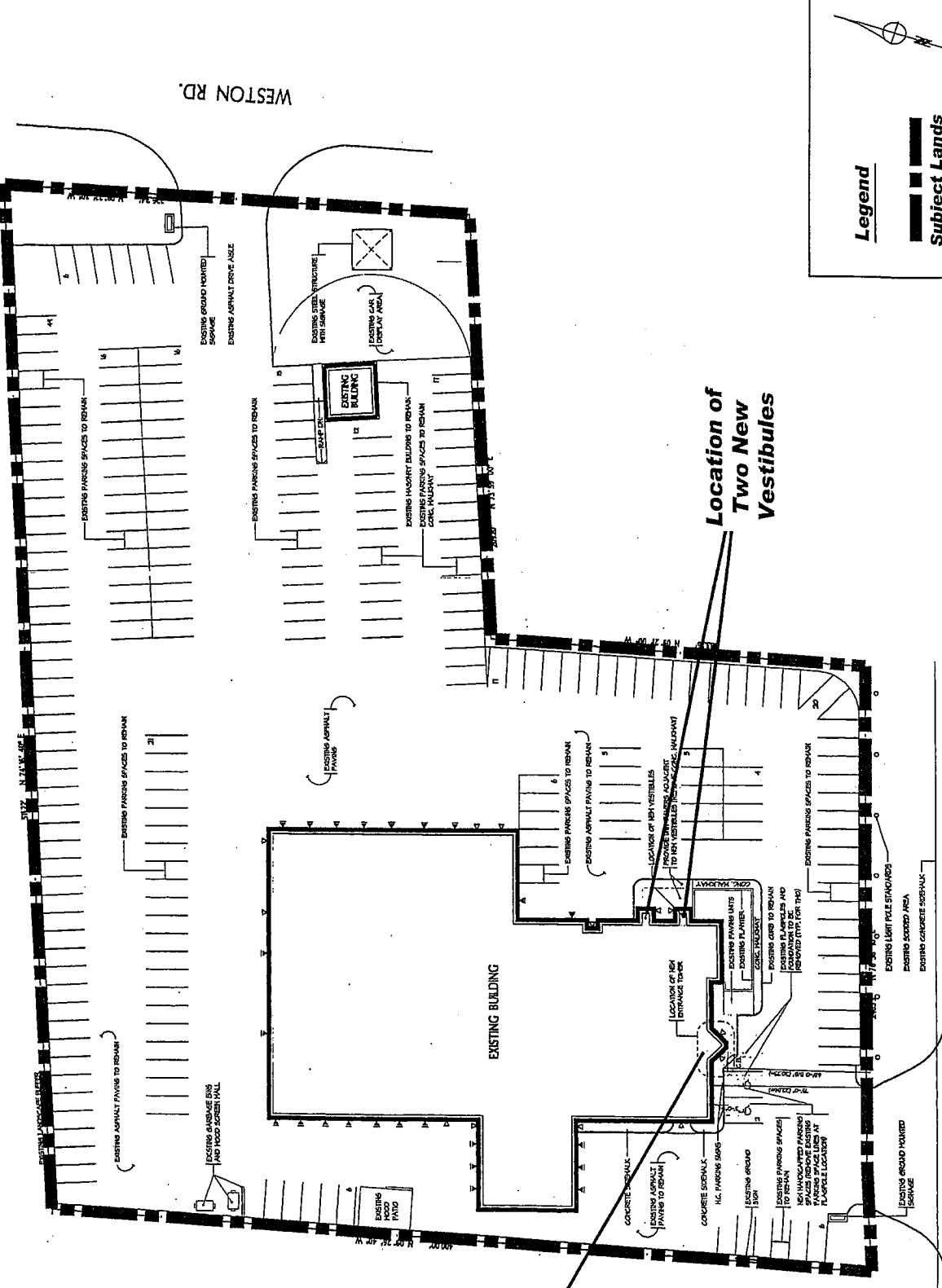


Development Planning Department

Attachment 1

FILE No.:
DA.06.025

March 27, 2006



WESTON RD.

N. FALK GLE

REGIONAL ROAD 7

**Location of
New Entrance
Tower &
Vestibule**

**Location of
Two New
Vestibules**

Legend

— Subject Lands

Not to Scale

Attachment 2

FILE No.: DA.06.025

March 27, 2006

City of Vaughan

Development Planning Department

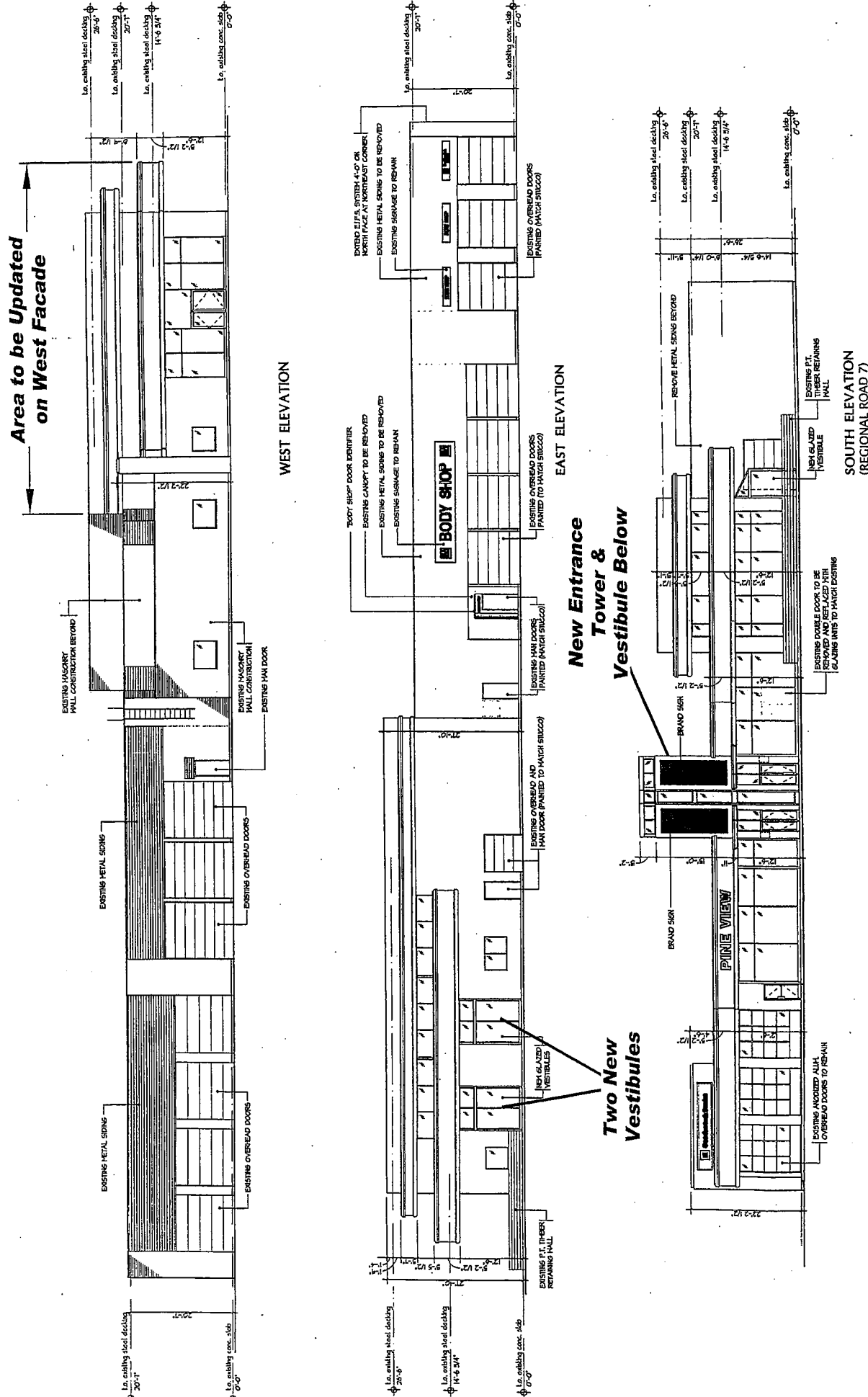
Site Plan

Part of Lot 6,
Concession 6

APPLICANT:
PINE VIEW PONTIAC BUICK LTD.

11/8/06 ATTACHMENT/SONLS/61025/49

Area to be Updated on West Facade



Not to Scale

Attachment 3

FILE NO.: DA.06.025
March 27, 2006



Development Planning Department

Elevations
Part of Lot 6, Concession 6
APPLICANT: PINE VIEW PONTIAC BUICK LTD.
NORTH ATTACHMENT SIGNAGE 05.025.dwg