

COMMITTEE OF THE WHOLE JUNE 19, 2006

**OFFICIAL PLAN AMENDMENT FILE OP.06.001
ZONING BY-LAW AMENDMENT FILE Z.05.058
WOODSTREAM PLAZA INC.
REPORT #P.2006.23**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.001 (Woodstream Plaza Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Highway 7 Commercial Corridor" to "General Commercial", and to include policies into the implementing Official Plan Amendment to recognize the existing uses currently on the property, and to permit the use of the subject lands for a motor vehicle sales establishment with the outside display and storage of vehicles, and a car brokerage (car rental and leasing).
2. THAT Zoning By-law Amendment File Z.05.058 (Woodstream Plaza Inc.) BE APPROVED, to amend By-law 1-88, specifically Exception 9(463), as follows:
 - a) rezone the subject lands as shown on Attachment #1 from C7 Service Commercial Zone to C2 General Commercial Zone;
 - b) that the implementing zoning by-law include the following provisions:
 - i) restrict the permitted uses on the subject lands to the following:
 - motor vehicle sales establishment, including the outdoor display and storage of vehicles
 - car brokerage (car rental service and car leasing agency)
 - eating establishment
 - personal service shop, including a hair salon
 - business or professional office
 - convenience retail store
 - service or repair shop, including a dry cleaners
 - ii) permit a minimum westerly interior side yard of 2m, whereas 6 is required;
 - iii) recognize an existing loading space to face Woodstream Boulevard.

Economic Impact

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

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to

redesignate the subject lands shown on Attachment #1 from "Highway 7 Commercial Corridor" to "General Commercial"; and to include policies into the implementing Official Plan Amendment to permit the use of the subject lands for automobile sales related uses, including a car brokerage and a motor vehicle sales establishment with the open storage of vehicles, and existing uses on the property.

2. A Zoning By-law Amendment Application to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from C7 Service Commercial Zone to C2 General Commercial Zone, to permit the use of the subject lands for automobile sales related uses, including a car brokerage and a motor vehicle sales establishment with the open storage of vehicles, and to recognize the current uses within the existing one-storey, 2,143m² multi-unit building, that includes eating establishments, a convenience retail store, personal service shop (ie. hair salon), business or professional offices, and a service or repair shop (ie. dry cleaners).

The Owner of the subject lands also owns the abutting lands to the north and west, currently being utilized as part of a larger auto campus. The Owner proposes to redesignate and rezone the subject lands consistent with the Official Plan designation ("General Commercial") and Zone category (C2 General Commercial Zone) on these properties, and to be subject to the site-specific zoning Exception 9(463) that is applicable to the property to the north (12 Woodstream Boulevard) as shown on Attachment #2.

Background - Analysis and Options

The subject lands as shown on Attachment #1 are located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8, City of Vaughan. The subject lands are currently developed with an existing one-storey, 2,143m² multi-unit building, which includes eating establishments, a convenience retail store, personal service shop (ie. hair salon), business or professional office, and a service or repair shop (ie. dry cleaners).

The subject lands are designated "Highway 7 Commercial Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345; and, zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - existing Honda used car dealership (C2 General Commercial Zone)
- South - existing multi-unit employment buildings (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; existing commercial and employment uses (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)
- West - existing Honda, Infiniti and Volkswagen car dealerships (C2 General Commercial Zone and C6 Highway Commercial Zone)

Public Hearing

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 3, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on April 10, 2006.

Official Plan

The subject lands are designated "Highway #7 Commercial Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan). The policies of the OPA #345 recognize the distinctive mix and market power of the commercial uses along Regional Road #7, and policies are included in the document to ensure the orderly integration of

commercial uses into the existing industrial area, without compromising existing and planned industrial uses. The "Highway #7 Commercial Corridor" designation permits office buildings, retail and business or professional office uses, personal service shops, eating establishments, and industrial uses, however, the proposed motor vehicle establishment use is not permitted.

The Owner is proposing to redesignate the subject lands to "General Commercial", which is normally associated with uses that require outdoor storage and display of merchandise such as auto, boat and recreational vehicle sales in locations where their exposure will not detract from the general character of the area, and provided such uses and storage areas are properly landscaped. As previously noted, the Owner also owns the lands to the north and west, currently being utilized as part of a larger auto campus (i.e. the Nissan, Mazda, Toyota, Volkswagen, Infiniti and Honda dealerships), which are located on lands designated "General Commercial" through site-specific Official Plan Amendments (OPA #'s 298, 416, 514, and 579).

On June 24, 2002, Council approved similar Official Plan and Zoning By-law Amendments to permit similar automobile related uses on the lands immediately to the north of the subject lands. Redesignating the subject lands to "General Commercial" is supportable in the context of the surrounding land uses and the existing Official Plan policy framework.

Regional Road 7 Land Use Futures Study

The City is currently undertaking the "Regional Road 7 Land Use Futures Study", as well as adopting amendments to various City-wide Official Plan policies and designations with respect to properties on Regional Road 7. One purpose of the study and the related Official Plan Amendments is to provide for a clear vision of the intended long-term land use structure along Regional Road 7. A preliminary draft of the implementing Official Plan Amendment (OPA #661) has identified lands along this stretch of Regional Road 7, including the subject lands, as "Prestige Area – Centres and Avenue Seven Corridor". This designation contemplates major concentrations of business, corporate, civic, residential, institutional and community service activity at locations featuring high visibility and accessibility to major transportation links and the planned higher order transit facilities along Avenue Seven.

The draft "Prestige Area – Centres and Avenue Seven Corridor" designation does not permit the outside storage of goods or materials or contemplate a use such as an automobile dealership, however, the draft of OPA #661 does recognize existing land uses approved under previously approved Amendments, which are deemed to comply with the new policies. The subject lands are located in an area that has evolved into a larger auto-park complex under one-principle ownership. Several of the other automobile dealerships are designated "General Commercial" by site-specific Official Plan Amendments. Redesignating the subject lands, which is not located directly on Regional Road #7 to "General Commercial" is supportable in the context of both the existing Official Plan policy framework and the existing land use context and would serve to harmonize the Official Plan designation for the whole of the auto-park complex. As such, the re-designation of the subject lands should not be detrimental to the overall goals and intent of draft OPA #661.

Region of York

The Region of York Planning Department has reviewed the proposed amendment to the Official Plan and has indicated that it is a matter of local significance and has exempted it from approval by Regional Committee and Council. Accordingly, final approval of the implementing Official Plan Amendment, if adopted, will rest with Vaughan Council.

Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(463), which permits the general uses normally associated with the C7 Service Commercial Zone.

The applicant is proposing to rezone the subject lands from C7 Service Commercial Zone to C2 General Commercial Zone (includes outside storage), to implement the proposed Official Plan designation, and is requesting an exception to recognize the current uses within the existing multi-unit building, which includes eating establishments, a convenience retail store, personal service shop (ie. hair salon), service or repair shop (ie. dry cleaners), and a business and professional office, as the Owner does not have immediate intentions of redeveloping the property.

The Development Planning Department can support the proposed automobile related uses (i.e. motor vehicle sales, car rental and leasing services) on the subject lands, as these uses would be consistent with those already established in the surrounding area to the north and to the west, which are in the same ownership. The implementing zoning by-law will rezone the subject lands to C2 General Commercial Zone, which is the same zone as the northerly and westerly lands in the larger auto-park. The implementing zoning by-law will limit the uses on the subject lands to those which exist today (i.e. eating establishments, personal service shop (ie. hair salon), one convenience retail store, office uses, and a service or repair shop (ie. dry cleaners), and the proposed uses of a motor vehicle sales establishment with the outside display and storage of vehicles, and a car brokerage.

Site Plan - Existing Site Condition

The Owner owns the adjacent northerly and westerly properties that are currently being used for automobile sales related uses, including car rental service, motor vehicle sales and leasing, and automotive servicing. The site plan shows the existing on-site development on Attachment #2. The subject lands are developed with an existing L-shaped building (24 Woodstream Boulevard), which shares access out to Woodstream Boulevard with the adjacent lands to the immediate west and north. Landscaping is currently provided along the east property line abutting Woodstream Boulevard.

Rezoning of the subject lands to C2 Zone would allow for a consistent zoning with the applicant's other lands to the north and west, which are also zoned C2 Zone. On this basis the following exceptions to the C2 Zone standards will be required to address the existing development of the site:

- require a minimum westerly interior side yard setback of 2m, whereas 6m is currently required;
- recognize an existing loading space located at the southeast corner of the building to face Woodstream Boulevard.

This setback and load space location reflects an existing situation and can be supported.

Access and Parking

The subject lands are currently serviced by two driveway access points from Woodstream Boulevard, which will remain unchanged. The subject lands are currently developed with 97 parking spaces, however, as the subject lands will be combined with the northerly lands (46 existing spaces) under the same site-specific zoning Exception 9(463), a total of 143 parking spaces exist. The required parking for the combined development is calculated as follows:

- Northerly Building
(Motor Vehicle Sales Establishment): $373.5\text{m}^2 \times 3 \text{ spaces}/100\text{m}^2 = 12$
 - Subject Lands
(Shopping Centre): $2,143.3\text{m}^2 \times 6 \text{ spaces}/100\text{m}^2 = 129$
- Total = 141

Accordingly, there will be a surplus of 2 parking spaces.

Parking for a motor vehicle sales establishment and a car brokerage is typically calculated on the basis of 3 spaces/100m², which is lower than the shopping centre parking standard, and therefore would not impact upon the existing parking supply, should these uses develop on the subject property in the future.

Compatibility

The immediate area consists of multi-unit industrial and commercial buildings, with similar motor vehicle sales establishments to the west and north of the subject lands. The proposed uses would function as an extension of the existing automotive complex that has developed on the surrounding lands. The Owner is not proposing to redevelop the subject lands at this time, however in the event that new buildings or additions are proposed to facilitate the proposed uses, site plan approval will be required. An approved site plan will allow the City to review issues related to open storage, building design and landscaping.

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 applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to "General Commercial" and C2 General Commercial Zone, respectively, to permit a motor vehicle sales establishment with the outdoor display and storage of vehicles, and a car brokerage (car leasing and rental) use on the subject lands. The applicant is also proposing to maintain the existing uses operating within the building. The proposed uses are compatible with uses in the general area of the subject lands, and, particularly with the existing uses on the subject lands and the abutting lands to the north and west. Based on the above, the Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications.

Attachments

1. Location Map
2. Site Plan (Existing Situation)

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

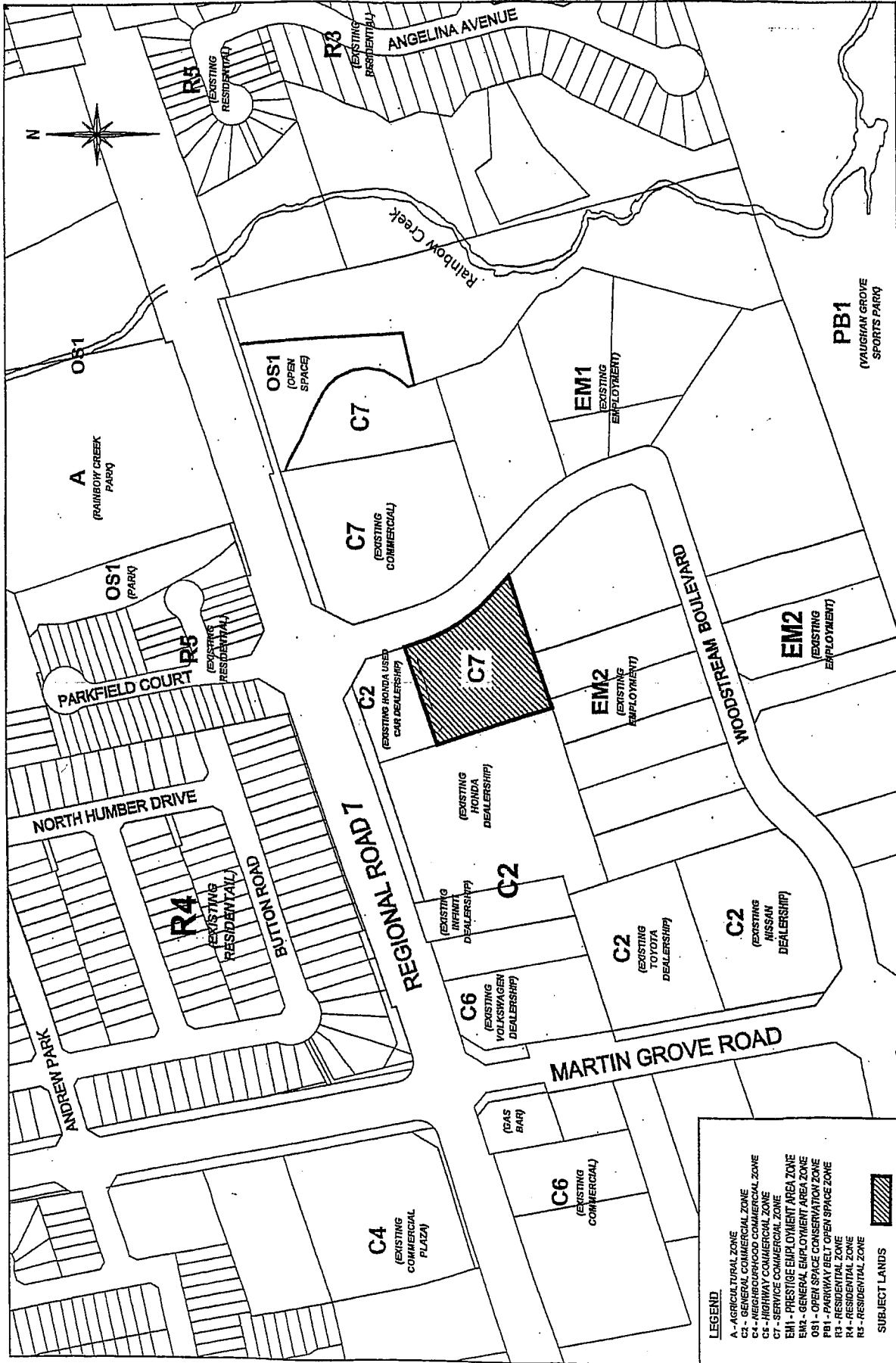
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND:

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C4 - NEIGHBORHOOD COMMERCIAL ZONE
- C5 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE

SUBJECT LANDS

SUBJECT LANDS

Location Map

Part of Lot 5,
Concession 8
APPLICANT:
 WOODSTREAM PLAZA INC.
HAUPTV, ATTACHMENTS\A\2-05-056



Development Planning Department

Attachment



FILE No's:
 Z.05.056 & OP.06.001
 Not to Scale
 March 7, 2006



**EXISTING
SITE STATISTICS:**

ZONING:
 Site Area 'A' (Building A):
 C2 exc.9(463) [General Commercial Zone]
 Site Area 'B' (Building B):
 C7 exc.9(463) [Service Commercial Zone]

LOT AREA:
 Site Area 'A' 3,286.4 sm
 Site Area 'B' 7,482.8 sm
TOTAL LOT AREA 10,769.2 sm (2.66 ac)

EXIST. BUILDING COVERAGE:
 BUILDING 'A' = 373.5 sm
 BUILDING 'B' = 2,143.3 sm
TOTAL COVERAGE = 2,516.8 sm
LOT COVERAGE: 23.3%

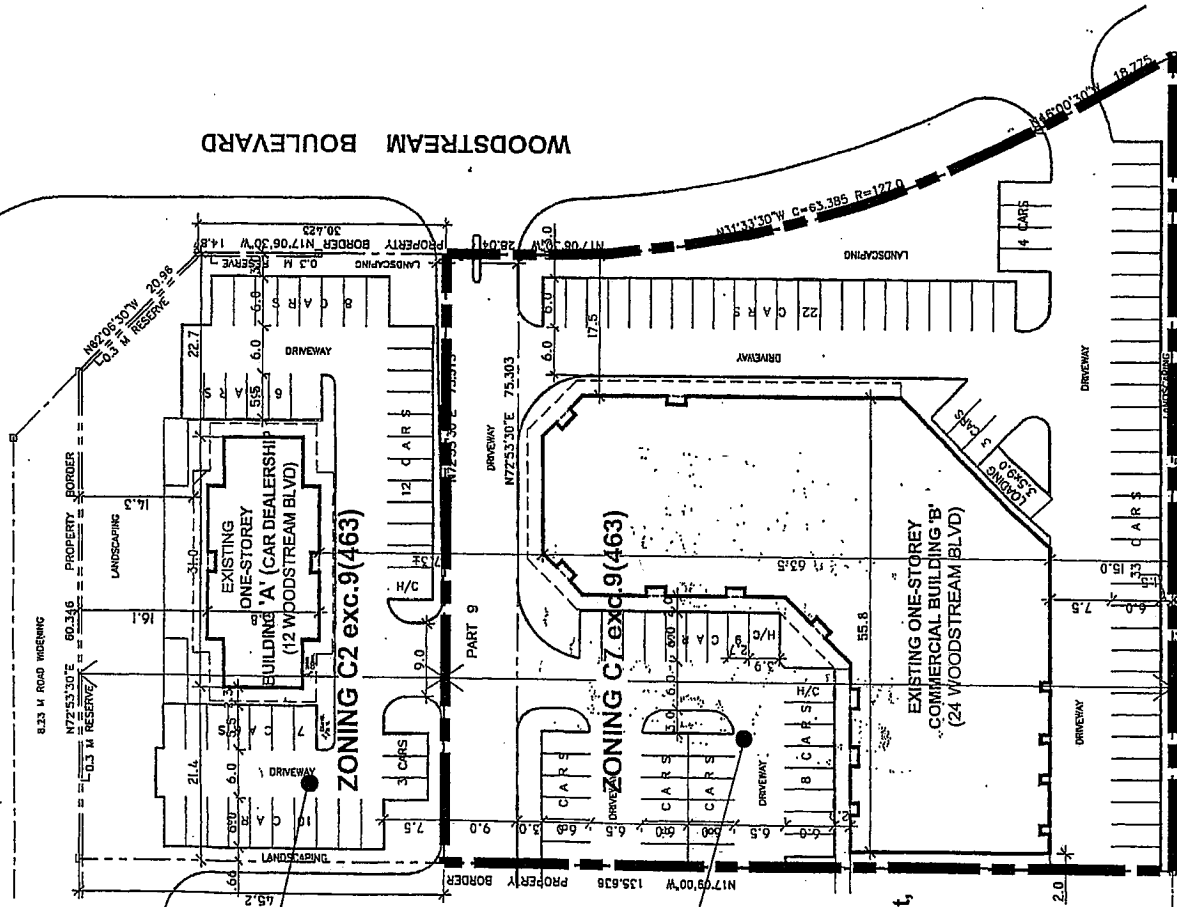
EXIST. BUILDING G.F.A.:
 BUILDING 'A' = 373.5 sm
 BUILDING 'B' = 2,143.3 sm
TOTAL GFA = 2,516.8 sm

PARKING REQUIRED:
 BUILDING 'A' 11.2 spaces
 (8 per 100 sm GFA, as for Motor Vehicle Sales)
 BUILDING 'B' 128.6 spaces
 (6 per 100 sm GFA, as for Shopping Centres)
TOTAL PARKING REQ: 140 spaces
PARKING PROVIDED: 143 spaces
 H/C PARKING REQ'D: 2 spaces
 H/C PARKING PROVID'D: 3 spaces

EXIST. LANDSCAPE AREA: sm (%)

REGIONAL ROAD 7

WOODSTREAM BOULEVARD



12 Woodstream Boulevard
 (Designated "General
 Commercial"; Zoned 'C2'
 "General Commercial Zone")

24 Woodstream Boulevard
 (Proposal to REDESIGNATE
 from "Highway 7 Commercial
 Corridor" to "General
 Commercial"; and to rezone from
 "C7 Service Commercial Zone"
 to a Site Specific "C2 General
 Commercial Zone" to permit a
 motor vehicle sales establishment,
 car brokerage (car leasing and
 rental) and the open storage of
 vehicles.)

SUBJECT LANDS

Site Plan (Existing Situation)

Part of Lot 5,
 Concession 8
 APPLICANT:
 WOODSTREAM PLAZA INC.



Development Planning Department

Attachment

FILE No's.:
 Z.05.058 & OP.06.001
 Not to Scale
 June 6, 2006