

COMMITTEE OF THE WHOLE DECEMBER 3, 2007

**ZONING BY-LAW AMENDMENT FILE Z.07.015
SITE DEVELOPMENT FILE DA.07.058
2026919 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.015 (2026919 Ontario Limited) BE APPROVED, to permit a public garage (i.e. oil change facility) with no outside storage and car wash as additional uses in the EM3 Retail Warehouse Employment Area Zone.
2. THAT Site Development File DA.07.058 (2026919 Ontario Limited) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan and signage plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the City of Toronto shall be satisfied;
 - iv) all requirements of the Ministry of Transportation Ontario shall be satisfied;
 - v) all hydro requirements of PowerStream Inc. shall be satisfied; and,
 - vi) the implementing zoning by-law shall be in full force and effect.
 - b) that the site plan agreement include the following provision:
 - i) The Owner shall pay to the City of Vaughan 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 Section 42 of 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.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment Application and a Site Development Application on the subject land shown on Attachment #1, to permit the development of public garage (specifically Great Canadian Oil Change) and Car Wash, as shown on Attachment #2.

Background - Analysis and Options

The 0.20 ha site as shown on Attachment #1 is located north of Steeles Avenue West, on the west side of Sante Drive (municipally known as 3340 and 3345 Steeles Avenue West), in Part of Lot 1, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(824). The surrounding land uses are:

- North - employment; existing hotel (EM3 Retail Warehouse Employment Area Zone)
- South - commercial; existing eating establishments (C7 Service Commercial Zone)
- East - Sante Drive; employment (EM1 Prestige Employment Area Zone)
- West - Highway #400 off-ramp (A Agricultural Zone)

On August 10, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No written responses have been received to date. The recommendation of the Committee of the Whole on September 4, 2007, to receive the public hearing report and to forward a technical report to a future Committee meeting was ratified by Council on September 11, 2007.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to exception 9(824). The lands were originally developed in conjunction with the lands to the north (Super 8 Motel) which also have the same zoning and the lands to the south (owned by applicant) zoned C7 Service Commercial Zone subject to exception 9(824). A car wash is permitted within the C7 Service Commercial Zone and the proposed public garage (Oil Lube) which is considered compatible with the proposed car wash. The Owner has advised the Development Planning Department that there will not be any outside storage. In turn, it is recommended that this wording be incorporated into the by-law for clarity purposes. The Development Planning Department can support the proposed uses.

Site Design

The proposed site plan (Attachment #2) shows the car wash and public garage in the middle of the site, fronting onto Sante Drive. The existing restaurants are to the south and an existing hotel (Super 8) is to the north. The Development Planning Department will continue to work with the Owner to finalize the details of the site plan shown on Attachment #2. The final site plan shall be approved to the satisfaction of the Development Planning Department.

Building "B" Elevations

The proposed building elevations for the public garage (Great Canadian Oil Change) are shown on Attachment #3b. The public garage will be constructed to a height of 5.0m. The building materials will consist of clear blue coloured glass on the south, west and east elevations and a medium grey architectural block wall on the north elevation. Yellow, red and white signage is proposed on each façade. An accent double red band spans along the south, west and east elevations. The Development Planning Department is satisfied with the elevation plan shown on Attachment #3b.

Building "G" Elevations

The proposed building elevations for the car wash are shown on Attachment #3a. The car wash will be constructed to a height of 5.0 m. The building materials will be consistent with Building "B" with clear blue coloured glass on the south, west and east elevations and a medium grey architectural block wall on the north elevation. Each of the four facades will have a sign box. The Development Planning Department is satisfied with the elevation plan shown on Attachment #3a.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the proposed buildings and within the parking boulevards. The Owner will be providing additional landscaping within the 6.0m strip of land abutting Sante Drive for aesthetic purposes. The final landscape plan, including detail drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

Services/Utilities

The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department and the Ministry of Transportation.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

City of Toronto

The City of Toronto Transportation Services Department has confirmed by letter dated August 29, 2007 that they have no objection to the proposed application. The traffic impact on Steeles Avenue West is expected to be minor in nature and the existing site driveway access onto Steeles Avenue West and the intersection of Steeles Avenue West and Sante Drive are not being altered in any way.

City of Toronto Planning Department has also confirmed that they do not have any objection to the proposed applications.

Region of York

York Region Transportation and Works has reviewed the Site Plan application and has no objections to its approval.

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".

Regional Implications

N/A

Conclusion

The proposed Site Development Application and Zoning By-law Amendment Application has been reviewed in accordance with the policies in OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for a public garage (oil change facility) and car wash, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application and Zoning By-law Amendment Application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
- 3a. Car Wash (Proposed Building G)
- 3b. Public Garage (Oil Change Facility – Proposed Building B)
4. Landscape Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215

Arto Tikiryan, Senior Planner, ext. 8212

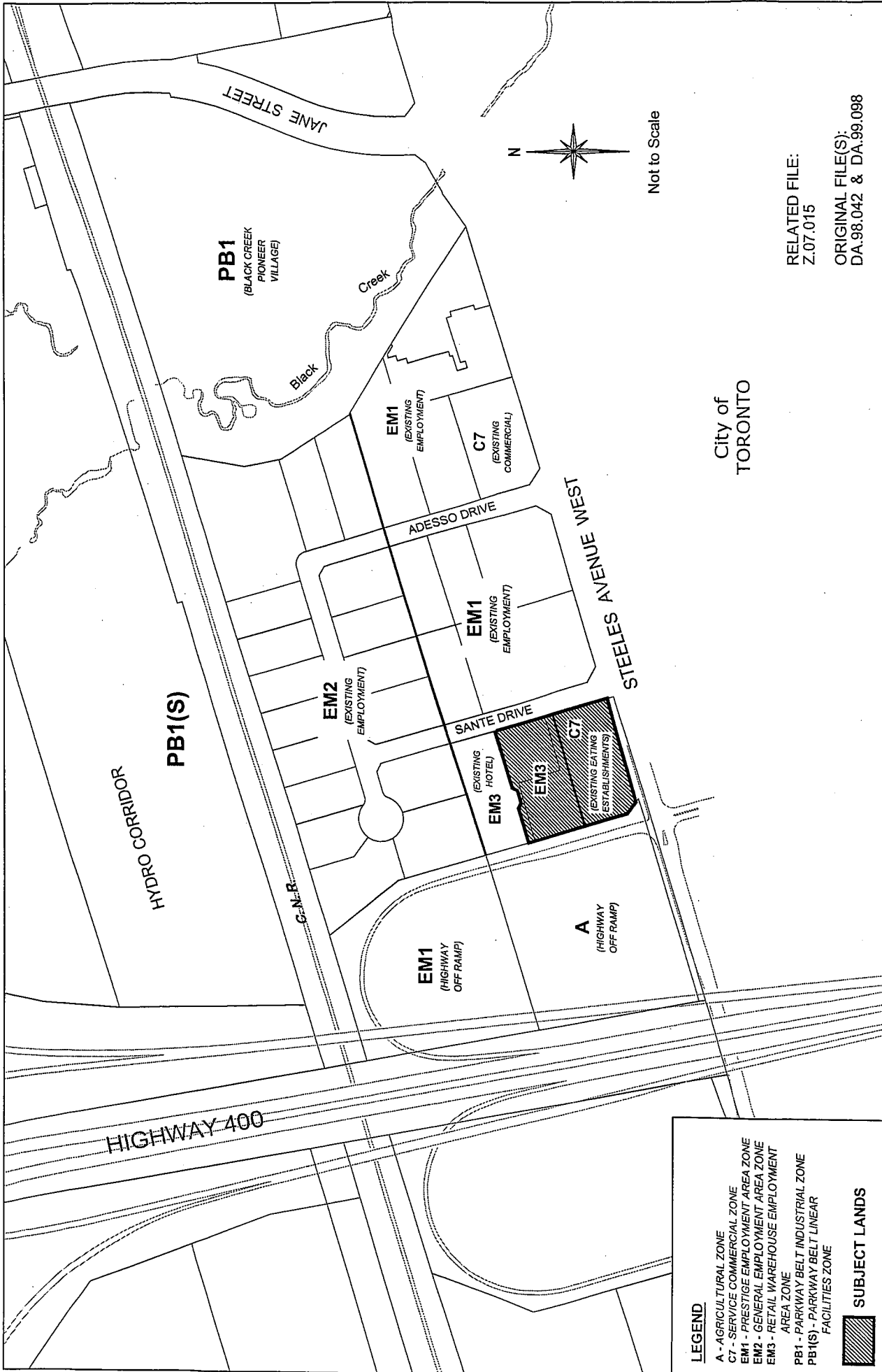
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT INDUSTRIAL ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

SUBJECT LANDS

(Hatched box symbol)

RELATED FILE:
Z.07.015

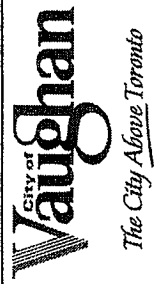
ORIGINAL FILE(S):
DA.98.042 & DA.99.098

Location Map

Part of Lot 1,
Concession 5

APPLICANT:
2026919 ONTARIO LIMITED

N:\07\1 ATTACHMENTS\DA\06.07.058

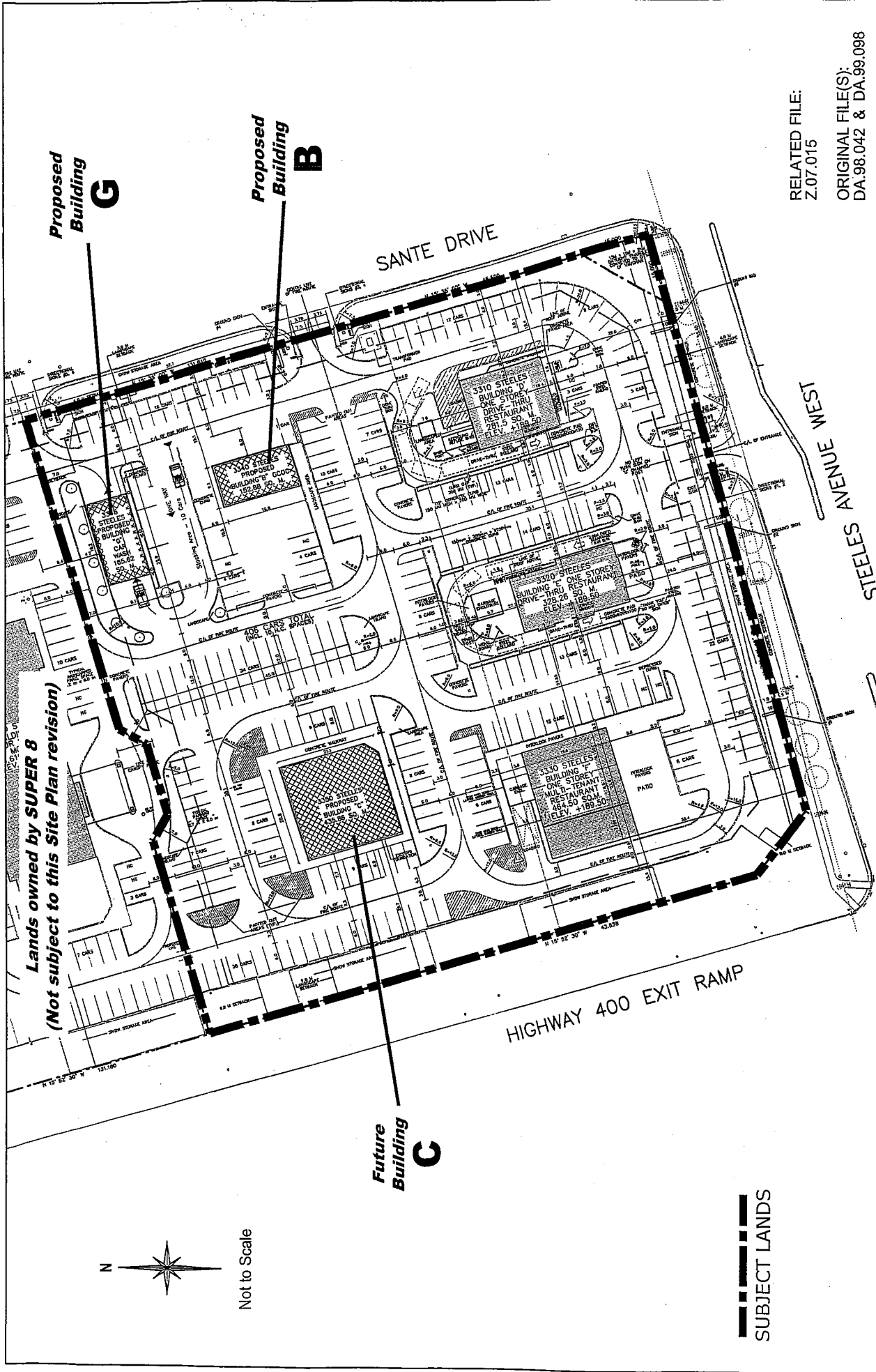


Development Planning Department

Attachment 1

FILE No.:
DA.07.058

October 30, 2007



RELATED FILE:
Z.07.015

ORIGINAL FILE(S):
DA.98.042 & DA.99.098

Attachment 2

FILE No.:
DA.07.058

October 30, 2007

City of
Vaughan

The City Above Toronto

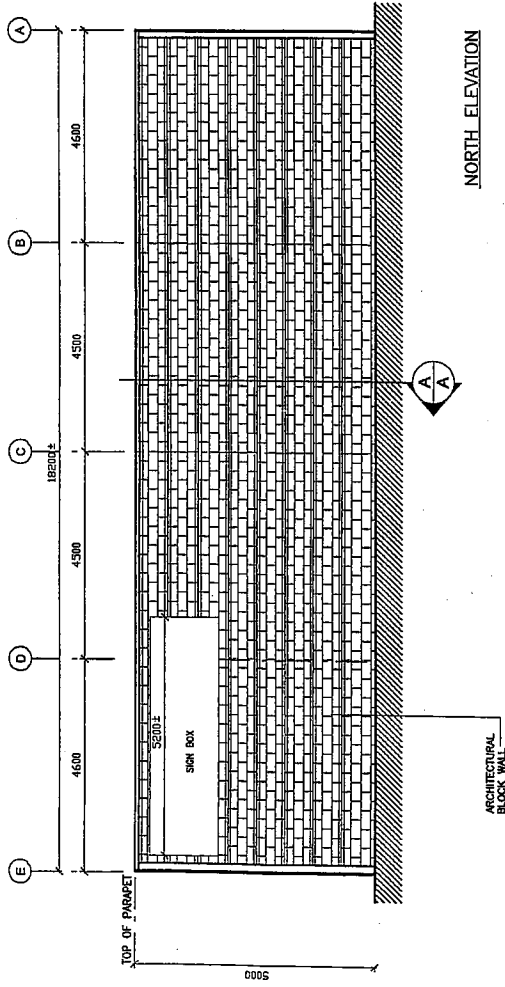
Development Planning Department

Site Plan

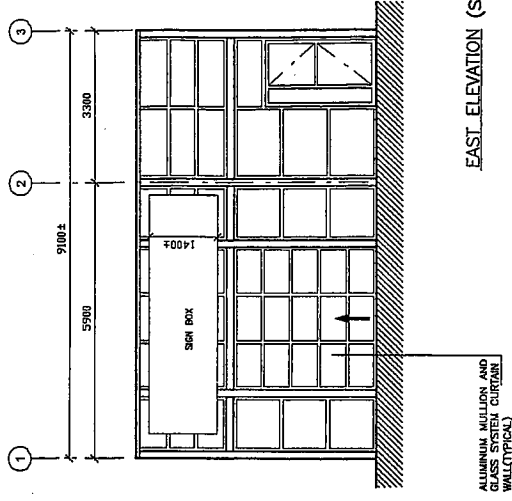
Part of Lot 1,
Concession 5

APPLICANT:
2026919 ONTARIO LIMITED

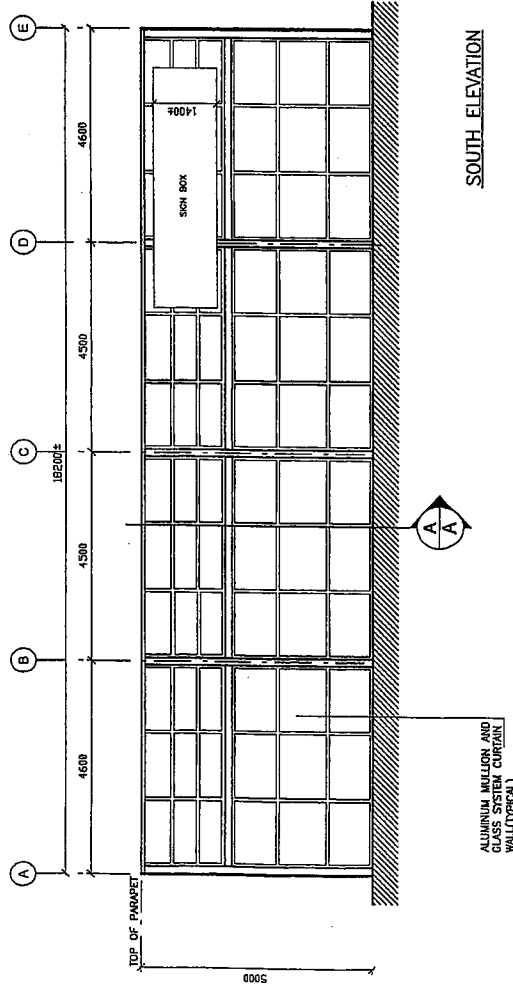
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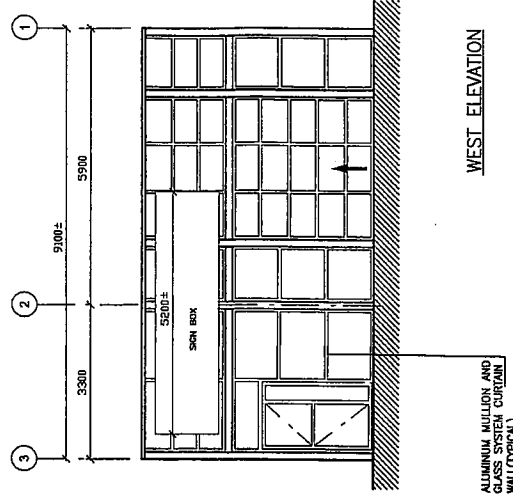
NORTH ELEVATION



EAST ELEVATION (SANTE DRIVE)



SOUTH ELEVATION



WEST ELEVATION

Not to Scale

RELATED FILE: Z.07.015
ORIGINAL FILE(S): DA.98.042 & DA.99.098

Car Wash (Proposed Building G)

APPLICANT:
2026919 ONTARIO LIMITED
Part of Lot 1,
Concession 5
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City of
Vaughan

The City Above Toronto

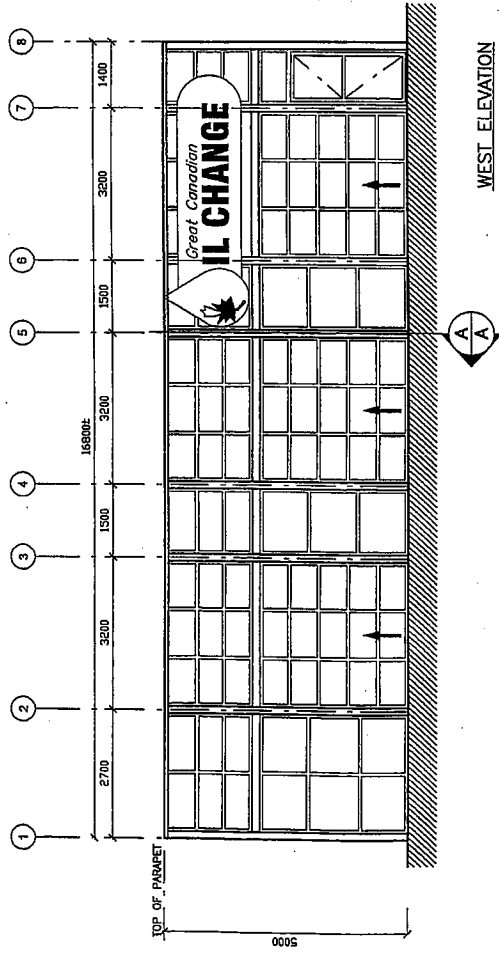
Development Planning Department

Attachment

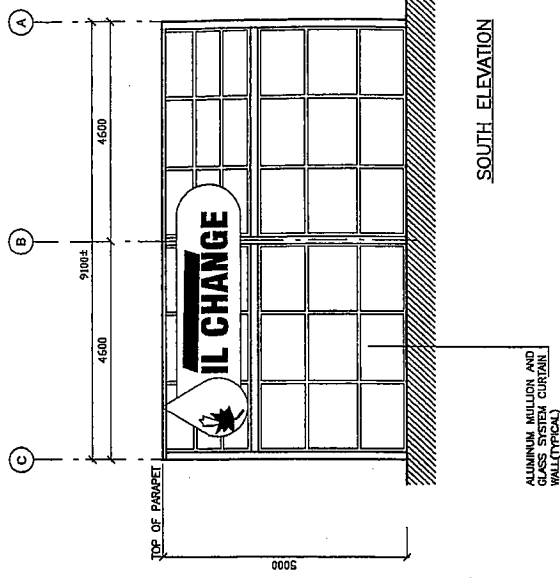
FILE No.:
DA.07.058

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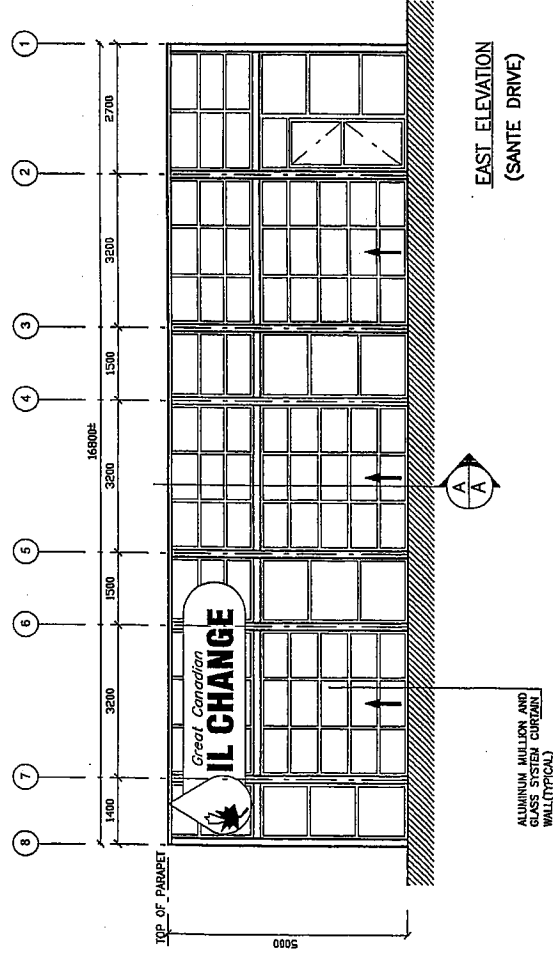
October 30, 2007



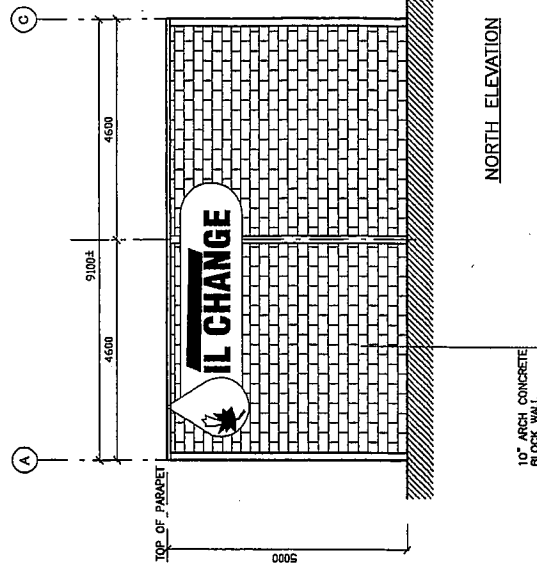
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION
(SANTE DRIVE)



NORTH ELEVATION

Not to Scale

RELATED FILE: Z.07.015
ORIGINAL FILE(S): DA.98.042 & DA.99.098

Public Garage (Oil Change Facility) - Proposed Building B)

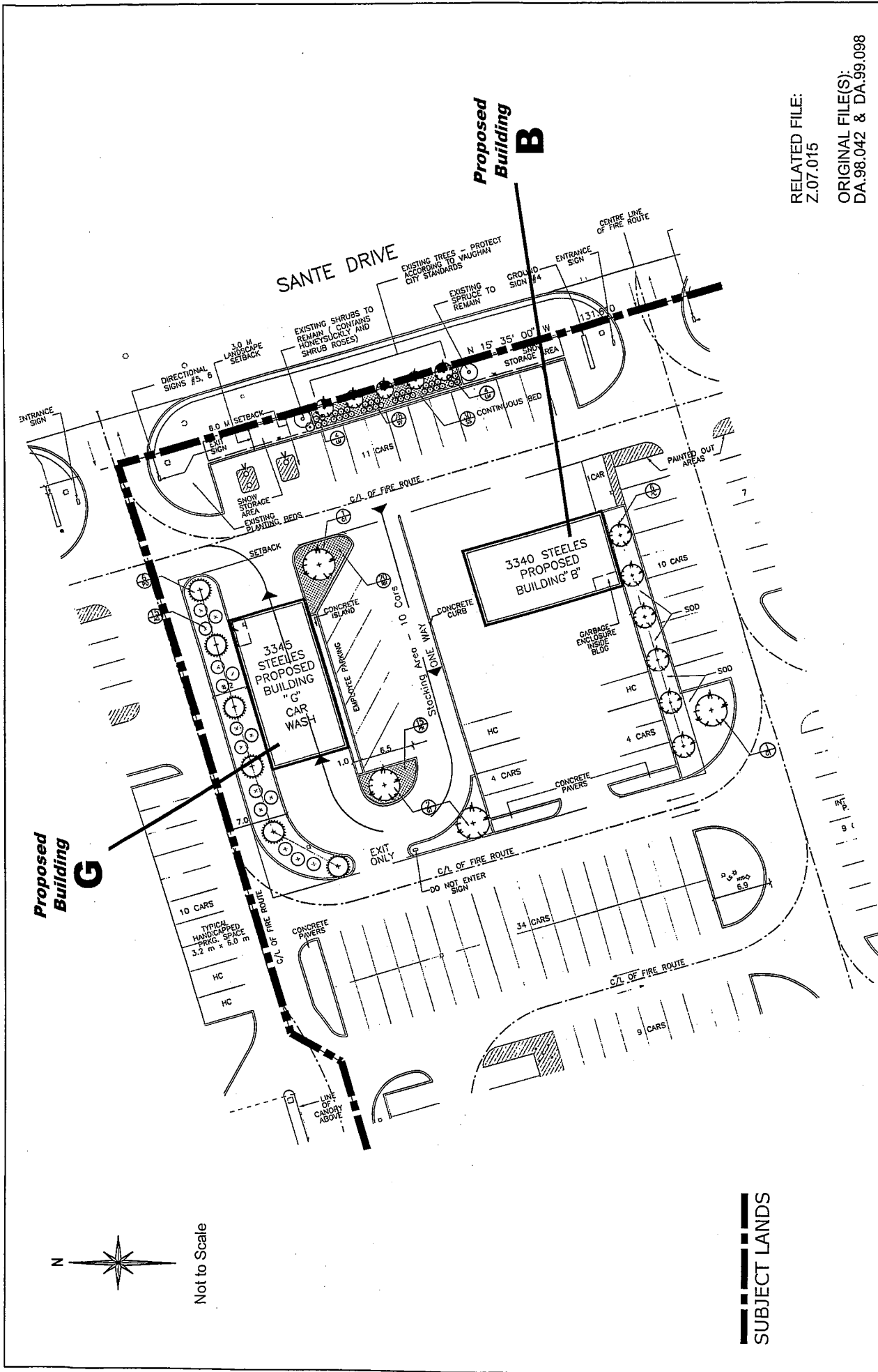
APPLICANT:
2026919 ONTARIO LIMITED
Concession 5

City of
Vaughan

The City Above Toronto

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Attachment
3b
FILE No.: DA.07.058
October 30, 2007



RELATED FILE:
Z.07.015

ORIGINAL FILE(S):
DA.98.042 & DA.99.098

Attachment 4

FILE No.:
DA.07.058

October 30, 2007

City of Vaughan

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Landscape Plan

Part of Lot 1,
Concession 5

APPLICANT:
2026919 ONTARIO LIMITED

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