

COMMITTEE OF THE WHOLE JULY 6, 2010

**SITE DEVELOPMENT FILE DA.08.042
ZANPAS INVESTMENTS INC.
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.042 (Zanpas Investments Inc.) BE APPROVED, to permit a 13.4m² building addition and enhancements to the north building elevation for the existing Infiniti automotive sales establishment, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department; and,
 - iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.08.042) on the subject lands shown on Attachments #1 and #2 to facilitate enhancements to the north building façade of the existing Infiniti car dealership and to permit a 13.4m² building addition, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southeast of Regional Road 7, and Martin Grove Road (5585 Regional Road 7), in Part of Lot 5, Concession 8, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan) as amended by OPA #345. The proposed building elevations, landscaping and building

addition conform to the Official Plan. The lands are zoned C2 General Commercial Zone, by By-law 1-88, subject to Exception 9(393). Minor variances must be obtained from the Vaughan Committee of Adjustment to implement the site plan, if approved, as discussed in the Minor Variance section of this report.

Site Plan Review

The site plan (Attachment #3) shows the proposed 13.4m² building addition at the north end (front) of the existing Infiniti car dealership and a new entrance and steps that wrap around the northwest corner of the building. The Infiniti dealership building is part of a larger auto park compound that includes Volkswagen, Toyota, Honda, Mazda and Nissan dealerships as shown on Attachment #2.

The proposed building elevations are shown on Attachments #5 and #6. The materials for the building include the use of clear and opaque fritted glazing on the north (Regional Road 7) elevation, and a mix of grey EIFS and brushed aluminum on the remaining elevations.

The application was circulated to the Region of York Transportation Services Department. The Region has identified the need for a 4.0m road widening along the south side of Regional Road 7, which results in revisions to the existing landscape buffer. The applicant will work with the Development Planning Department to enhance the landscape plan.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations, and landscape plan, and will continue to work with the applicant to finalize the details of the proposal. The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department.

Minor Variances

Through the technical review of the site development application, it was determined that the following minor variances will be required to implement the development:

	By-law Standard	By-law 1-88 Requirements as amended by Exception 9(393) (C2 General Commercial Zone)	Proposed Exceptions to C2 Zone of By-law 1-88, 9(393)
a.	Building Envelope	Existing building restricted to the area shown as "Building Envelope" on Schedule "E-411" (ie. Existing building location)	13.4m ² addition to building located outside of permitted building envelope.
b.	Minimum Interior Yard (building - west side)	6.0 m	5.0 m
c.	Minimum Interior Yard (stairs – west side)	4.2 m	0.3 m
d.	Maximum Lot Coverage	30%	38.5%

	By-law Standard	By-law 1-88 Requirements as amended by Exception 9(393) (C2 General Commercial Zone)	Proposed Exceptions to C2 Zone of By-law 1-88, 9(393)
e.	Required Parking Spaces	51	20
f.	Minimum Aisle Width (One Way – east side)	5.4m	4.7m
g.	Minimum Landscape Area	10%	7.6%

The Development Planning Department has no objections to the proposed variances, which will provide for a "flagship" Infiniti dealership with an enhanced facade. The required variances are a derivative of the minor 13.4m² expansion to the building, and the required land conveyance along Regional Road 7 to the Region of York. It is noteworthy that the subject dealership is part of a larger auto compound that includes Volkswagen, Toyota, Honda, Mazda and Nissan dealerships as shown on Attachment #2. The referenced dealerships and the lots upon which they are situate are all under the same principal owner. 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, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Engineering

The Vaughan Engineering Department is generally satisfied with the servicing and grading plans, and storm water management report. The Vaughan Development Planning Department, together with other relevant City Departments, will continue to work with the Owner to finalize the details of the proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Transportation Services Department has no objection to the proposal. The Owner must enter into a Regional Site Plan Agreement with the Region of York with respect to the required 4m wide land conveyance and any servicing works along Regional Road 7, and must satisfy all conditions of the Region.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #240 (Woodbridge Community Plan) as amended by OPA #345, By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to revise the north façade of the existing Infiniti car dealership and to permit a 13.4m² building addition is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report, including obtaining minor variances from the Vaughan Committee of Adjustment, which must be final and binding, prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North Elevation (Regional Road 7)
6. Elevation Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

Christina Napoli, Acting Senior Planner, ext. 8483

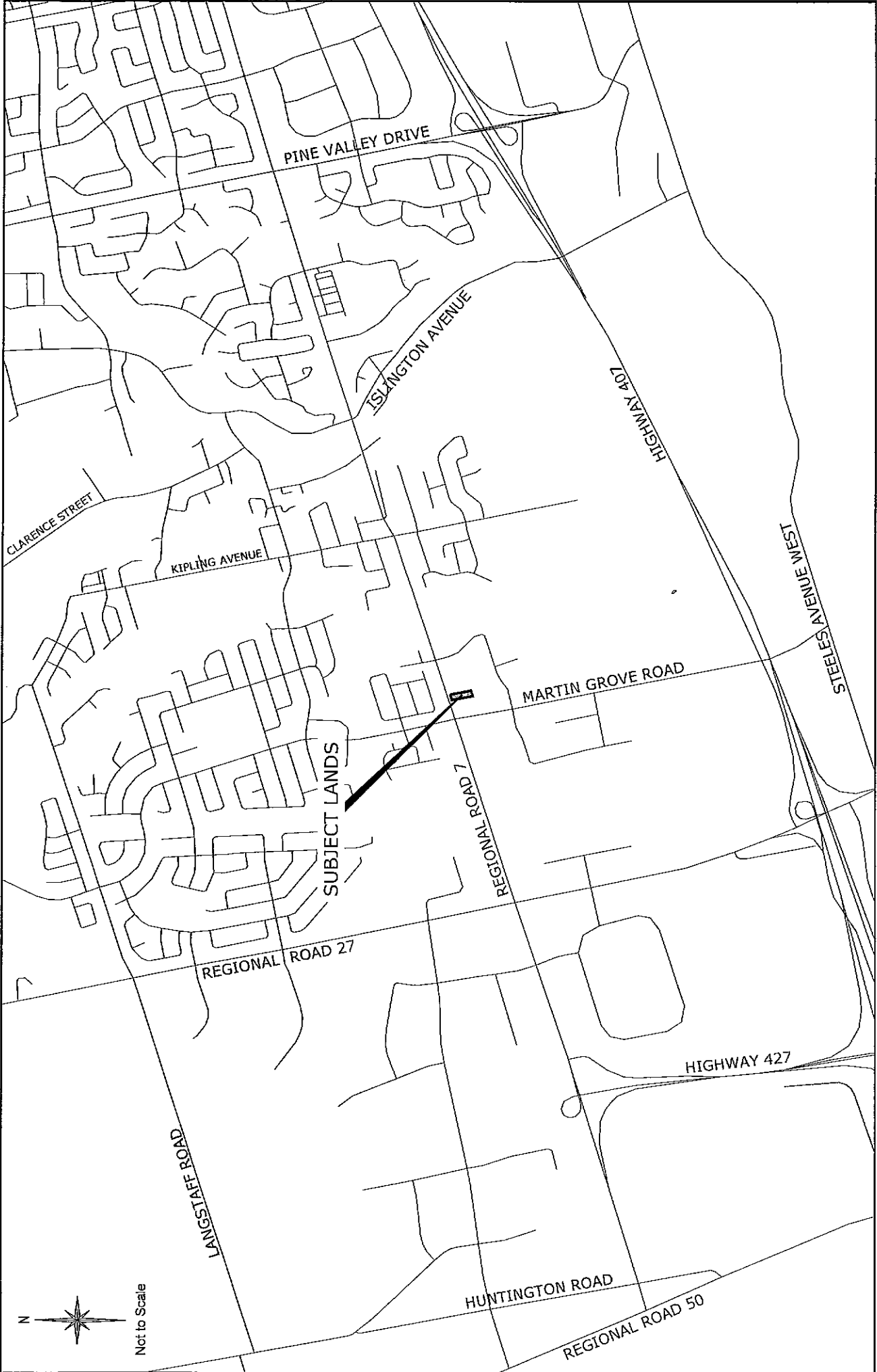
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 5,
Concession 8

Applicant:
Zarpas Investments Inc.

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The City Above Toronto

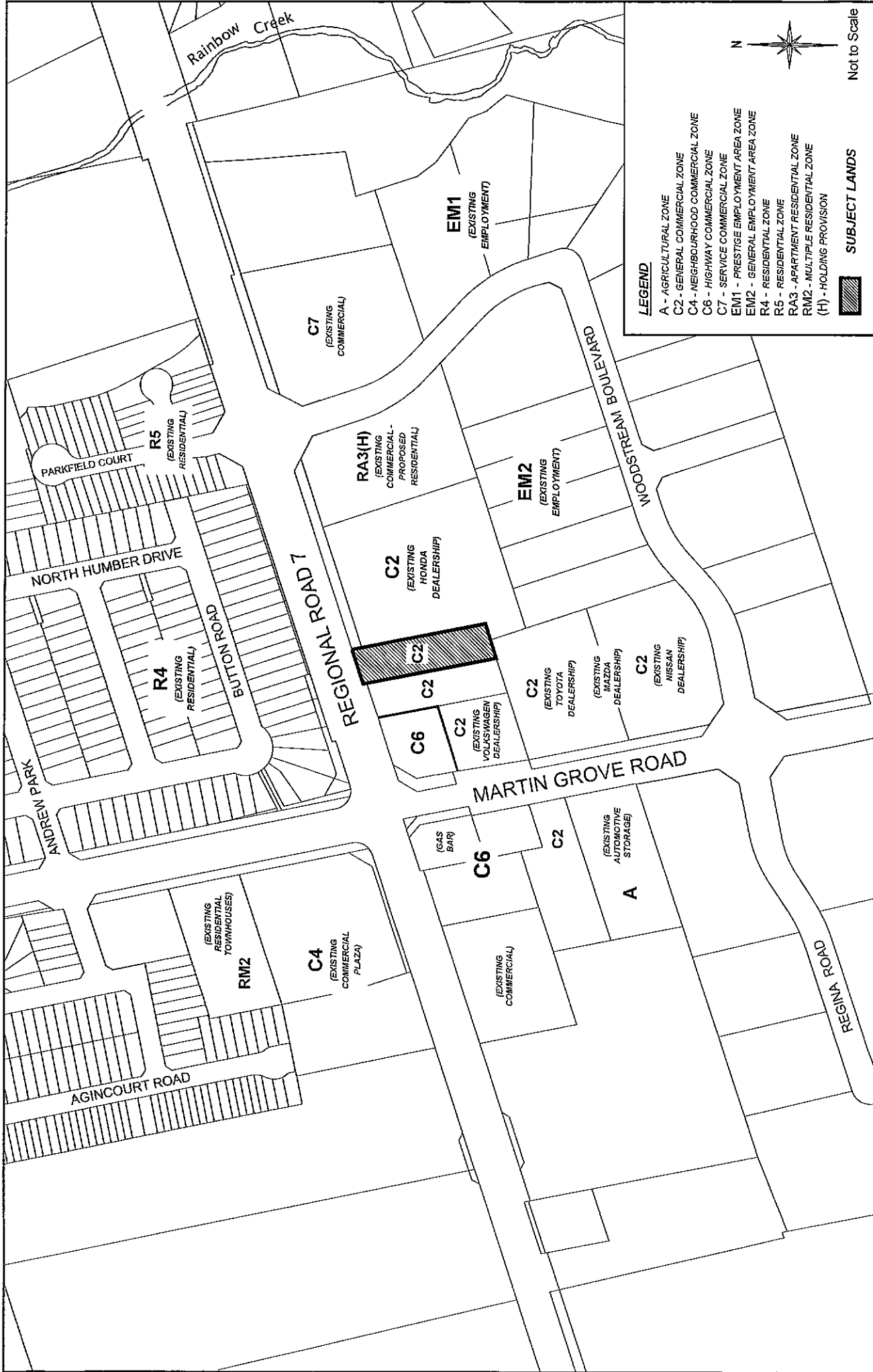
Development Planning Department

Attachment

File:
DA.08.042

Date:
June 8, 2010

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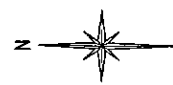
LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- R4 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION



SUBJECT LANDS

Not to Scale



Location Map

Location: Part of Lot 5,
Concession 8

Applicant:
Zanpas Investments Inc.

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The City Above Toronto

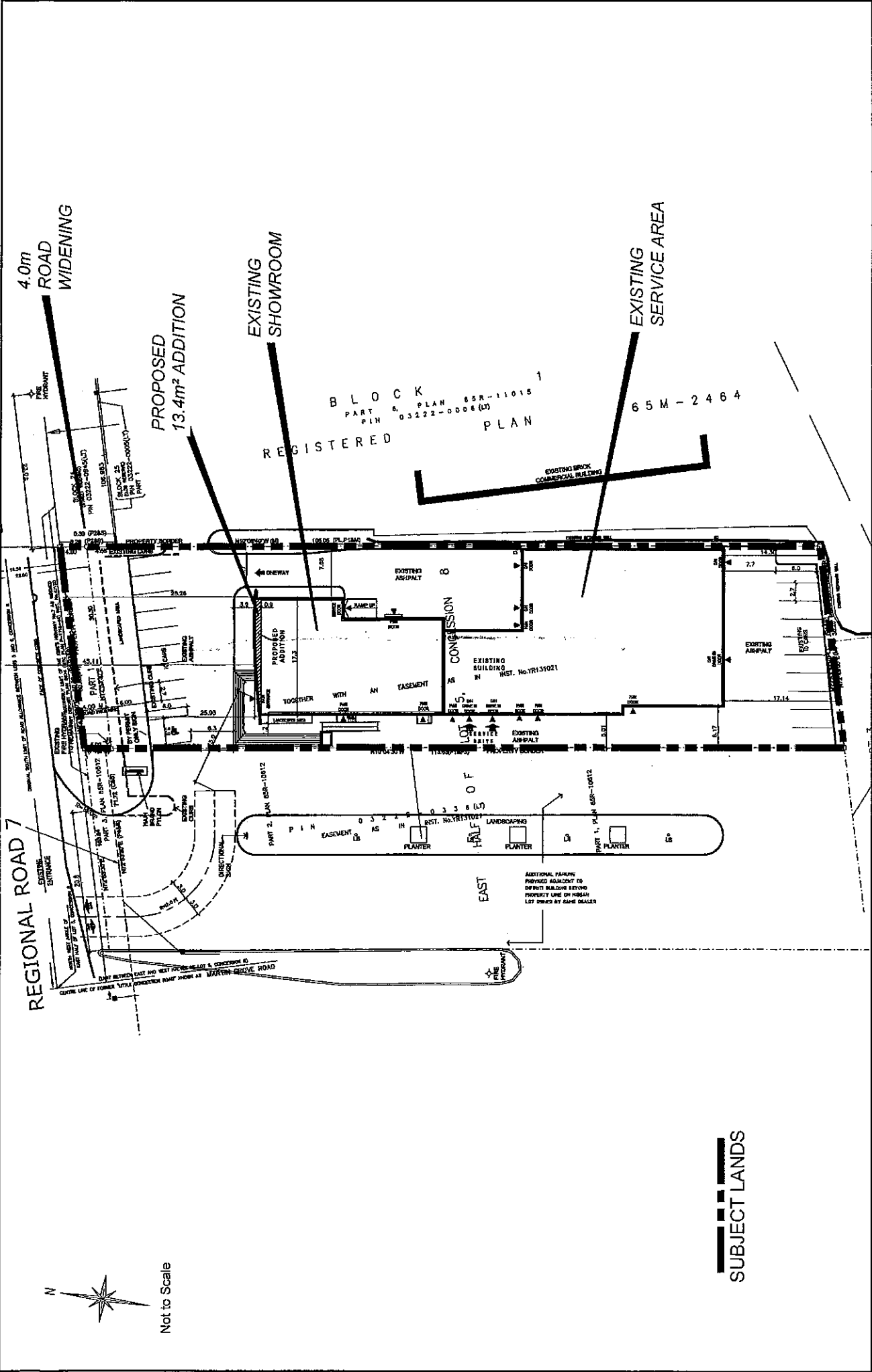
Development Planning Department

Attachment

File:
DA.08.042

Date:
June 8, 2010

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Site Plan

Location: Part of Lot 5,
Concession 8

Applicant:
Zanpas Investments Inc.

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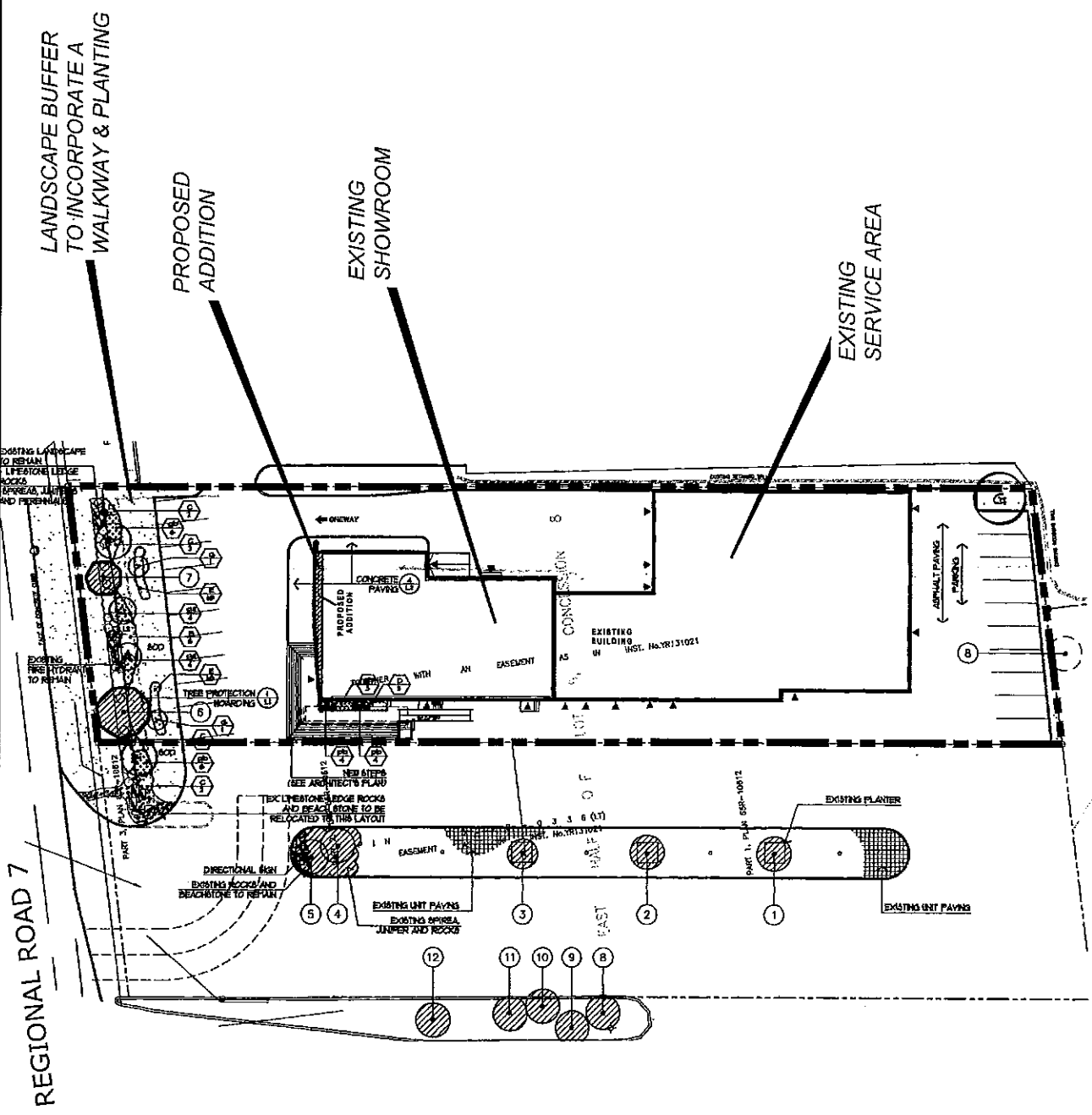
The City Above Toronto
Development Planning Department

Attachment

File: DA.08.042
Date: June 8, 2010

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SUBJECT LANDS



The City Above Toronto
Development Planning Department

Landscape Plan

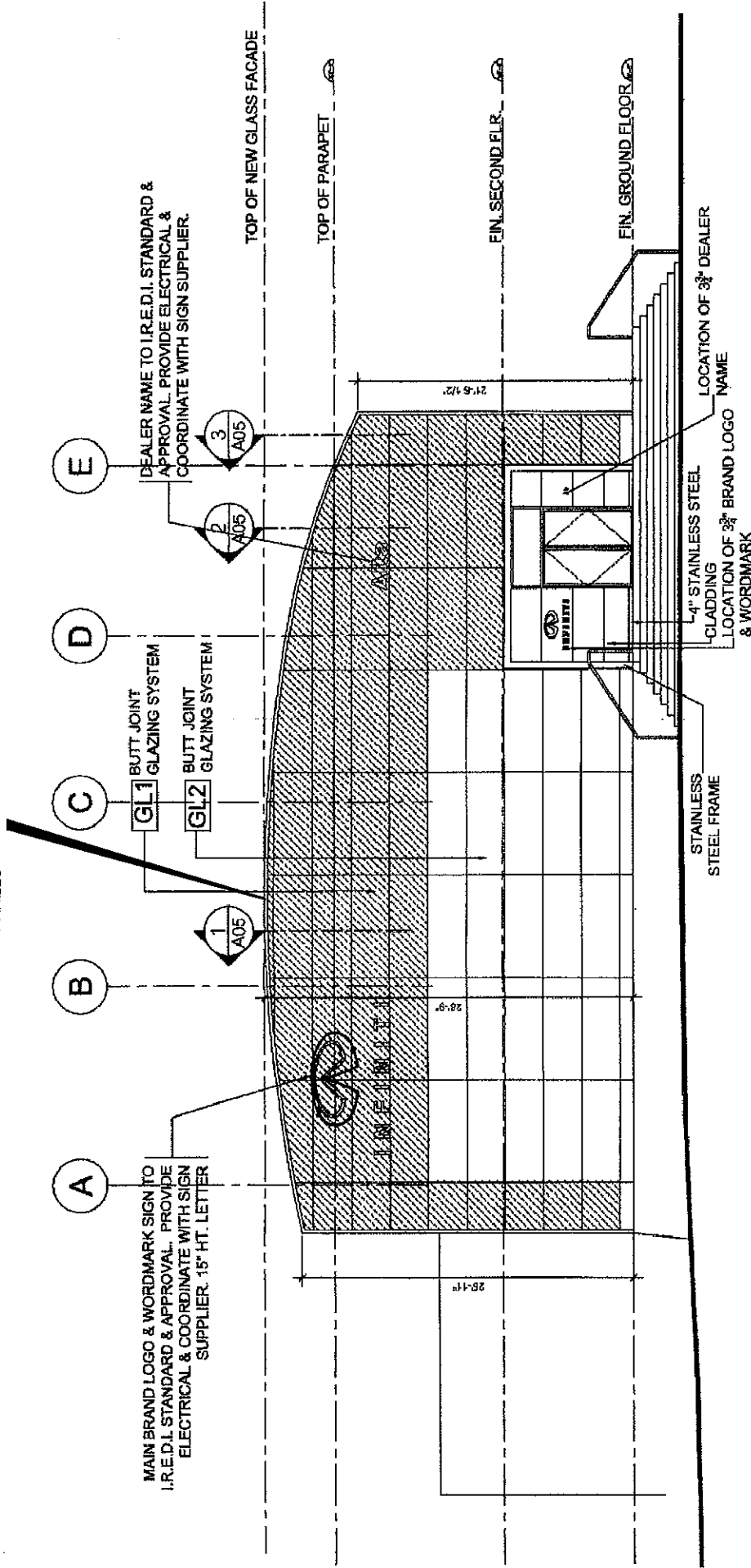
Location: Part of Lot 5,
Concession 8

Applicant:
Zappas Investments Inc.

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--- SUBJECT LANDS

NORTH ELEVATION INCORPORATES
GREY & OPAQUE FRITTED GLASS
PANELS



NORTH ELEVATION - FACING REGIONAL ROAD 7

Not to Scale

North Elevation (Regional Road 7)

Location: Part of Lot 5,
Concession 8

Applicant:
Zanpas Investments Inc.

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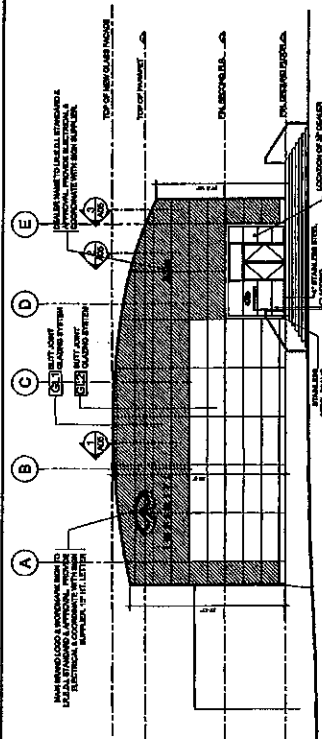
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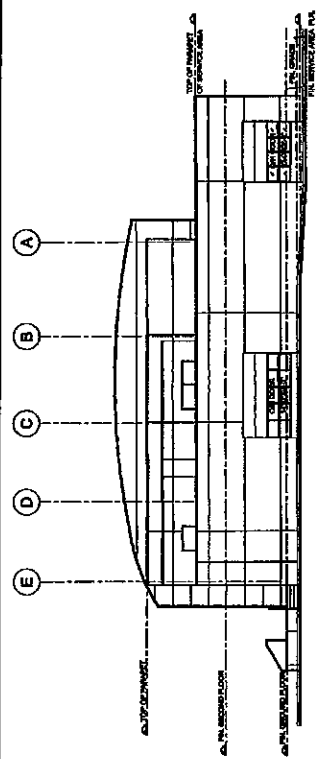
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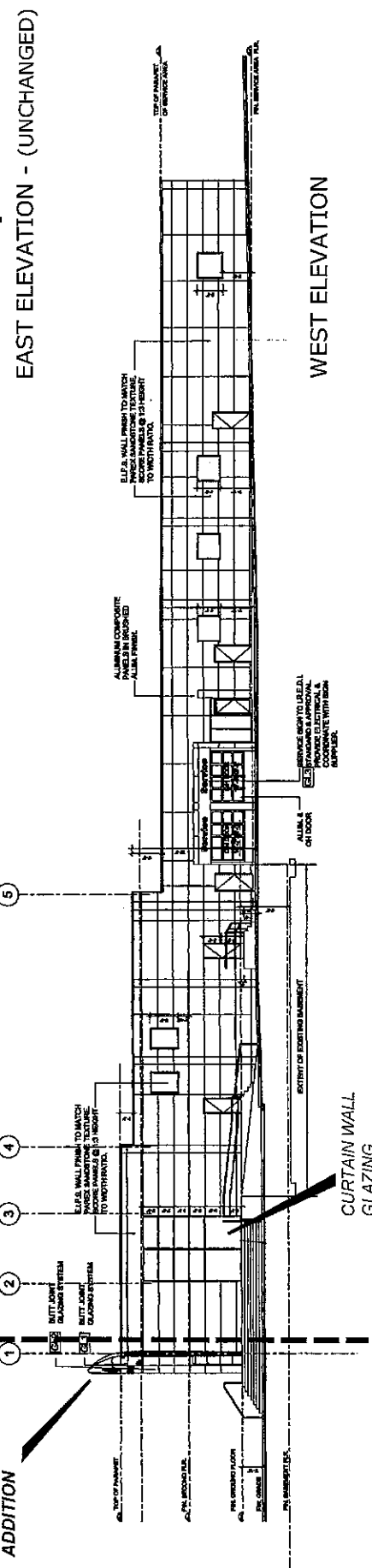
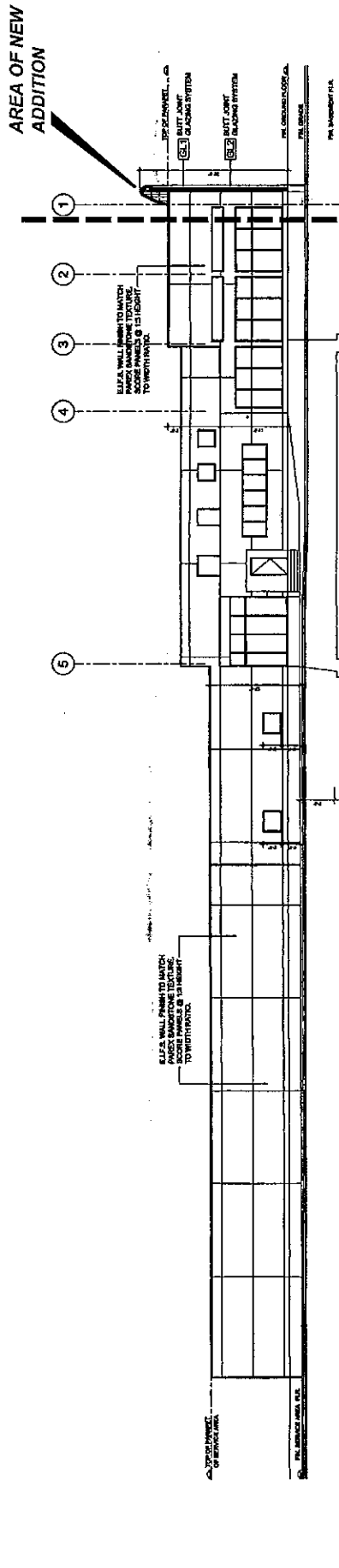
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NORTH ELEVATION - FACING REGIONAL ROAD 7



SOUTH ELEVATION - (UNCHANGED)



Not to Scale

Elevation Plan

Location: Part of Lot 5,
Concession 8

Applicant:
Zanpas Investments Inc.

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The City Above Toronto
Development Planning Department

Attachment

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Date: June 8, 2010

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