

COMMITTEE OF THE WHOLE JUNE 5, 2012

SITE DEVELOPMENT FILE DA.12.023

1219414 ONTARIO LIMITED

WARD 5 - VICINITY OF STEELES AVENUE WEST AND PALM GATE BOULEVARD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.023 (1219414 Ontario Limited) BE APPROVED, to permit the development of a one-storey building addition to the existing motor vehicle sales establishment (BMW) as shown on Attachments #3 to #5, subject to the following conditions:
 - a) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - b) the final site servicing and grading plan and storm water management brief shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - c) the Owner shall satisfy all waste management requirements of the Vaughan Public Works Department.
2. THAT the Owner shall amend the existing registered Site Plan Agreement to implement the proposed development, shown on Attachments #3 to #5 inclusive, through a Site Plan Letter of Undertaking.
3. THAT the Owner shall include a standard clause in the amending Site Plan Letter of Undertaking to ensure that all City, Region and Boards of Education Development Charges are paid.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be included in the building and site design:

- i) utilize a white TPO roof system to reduce energy consumption and costs;
- ii) utilize Low-E glass to reduce summer solar gain;
- iii) utilize a lighting system switched on in rows to use natural ambient light and reduce daytime lighting load; and,
- iv) provide bicycle racks to facilitate cyclists.

Economic Impact

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

Purpose

The Owner has submitted Site Development File DA.12.023 for the subject lands shown on Attachments #1 and #2, to permit the development of a one-storey building addition to the

existing motor vehicle sales establishment (BMW), as shown on Attachments #3 to #5. The proposed site plan (Attachment #3) shows the 358.16 m² one-storey building addition with a height of 4.98 m. Both the existing and proposed buildings are served by a total of 278 parking spaces.

Background - Analysis and Options

Location

The 1.72 ha subject lands shown on Attachments #1 and #2 are located on the northeast corner of Steeles Avenue West and Palm Gate Boulevard (480 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Commercial" by in-effect OPA #210 (Thornhill Community Plan) and subject to OPA #524, which permits the outdoor storage and display of vehicles; and, "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, and further subject to Exception 9(805). A motor vehicle sales establishment is permitted in the C2 Zone.

The proposed development conforms to the Official Plans and complies with Zoning By-law 1-88.

Existing Registered Site Plan Agreement

Site Development File DA.99.070 was approved to permit the development of the existing 3,432m² automotive dealership. The implementing Site Plan Agreement was registered on title on October 31, 2001 as Instrument No. YR67558. The proposed building will be implemented through a Site Plan Letter of Undertaking.

Site Design and Building Elevations

The proposed site plan shown on Attachment #3 includes two buildings with a total of 278 parking spaces. The existing motor vehicle sales building is 3,432 m² and the proposed addition is 358.16 m² and will be used for the delivery of new cars to the purchaser. The addition will be connected to the existing building by a covered walkway. Vehicular access to the site is from an existing full movement access on Palm Gate Boulevard and from an existing right-in/right-out access on Steeles Avenue West. Pedestrian access can be obtained from the existing sidewalk on both Steeles Avenue West and Palm Gate Boulevard.

The proposed building elevations are shown on Attachment #4. The south elevation consists of a glass curtain wall which is consistent with the glass curtain wall of the existing motor vehicle sales building. The covered walkway will be constructed at roof level and will connect to the existing building. The north, east and west elevations consist of white concrete to match that of the existing building and will include six drive-in doors and two man doors. The proposed building addition does not include or require new signage.

Enhanced landscaping will be provided for any reconfigured landscaped areas. Bicycle parking and a 2-stream side opening waste and recycle receptacle will be provided near the main building entrance. Landscape plans and details in the vicinity of the proposed building must be submitted and stamped by a Licensed Landscape Architect. The Landscape cost estimate for the proposed landscape revisions should reflect the actual market price including one year of maintenance for the proposed items.

The Vaughan Development Planning Department will continue to work with the applicant to finalize the site plan, building elevations and landscape plan. A condition to this effect is included in recommendation of this report.

The applicant is working with the Vaughan Public Works Department to revise the proposed site plan to show the access route, loading area and the replacement of the originally approved waste enclosure area. The Owner must satisfy all requirements of the Vaughan Public Works Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has requested that the applicant show a traffic signage plan on the Site Plan, revise the Site Grading and Servicing Plan to clarify rooftop stormwater storage and existing site ponding areas, and revise the Stormwater Management Brief to provide additional details regarding drainage areas, and existing and required storage volume. The applicant is working with the Vaughan Development/Transportation Engineering Department to finalize the drawings for the proposed building. The final plans must be approved to the satisfaction of the Vaughan Development/Transportation Department. A condition of approval to this effect is included in the recommendation of this report.

Vaughan Reserves and Investments

The Vaughan Reserves and Investments Department advises that City, Region, and Boards of Education Development Charges are applicable. A standard clause will be included in the amending Site Plan Letter of Undertaking to this effect.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

The Region of York has no comments on this application.

The City of Toronto governs and maintains Steeles Avenue West. There are no revisions to the on-site driveway accesses with the proposed building addition.

Conclusion

Site Development File DA.12.023 has been reviewed in accordance with OPA #210, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied with the proposed building addition, and will continue to work with the applicant to finalize the details. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.023, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Floor Plan – Proposed Addition

Report prepared by:

Carol Birch, Planner, ext. 8216

Christina Napoli, Senior Planner, ext. 8483

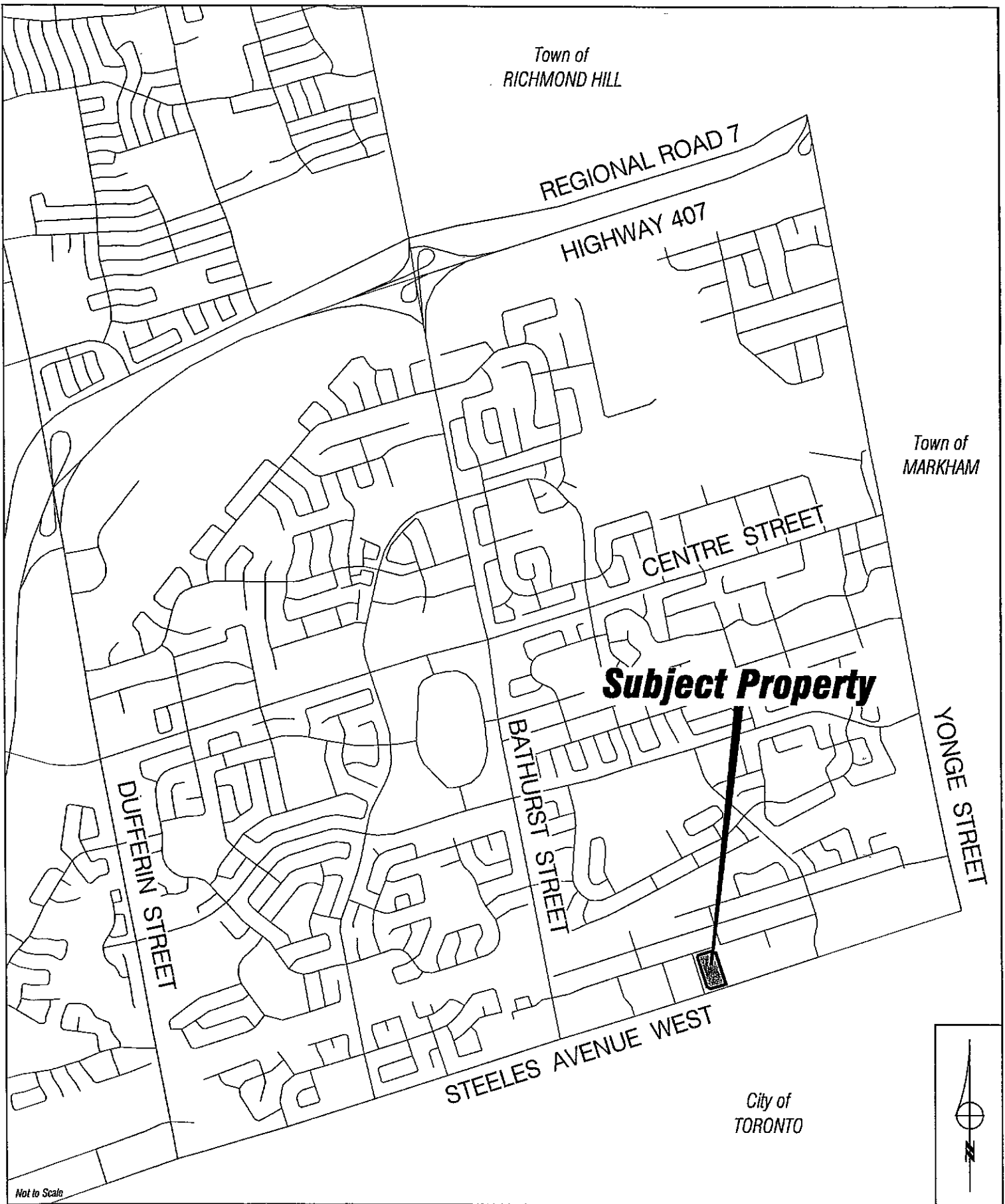
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYEHAMA
Director of Development Planning



Context Location Map

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
1219414 Ontario Limited

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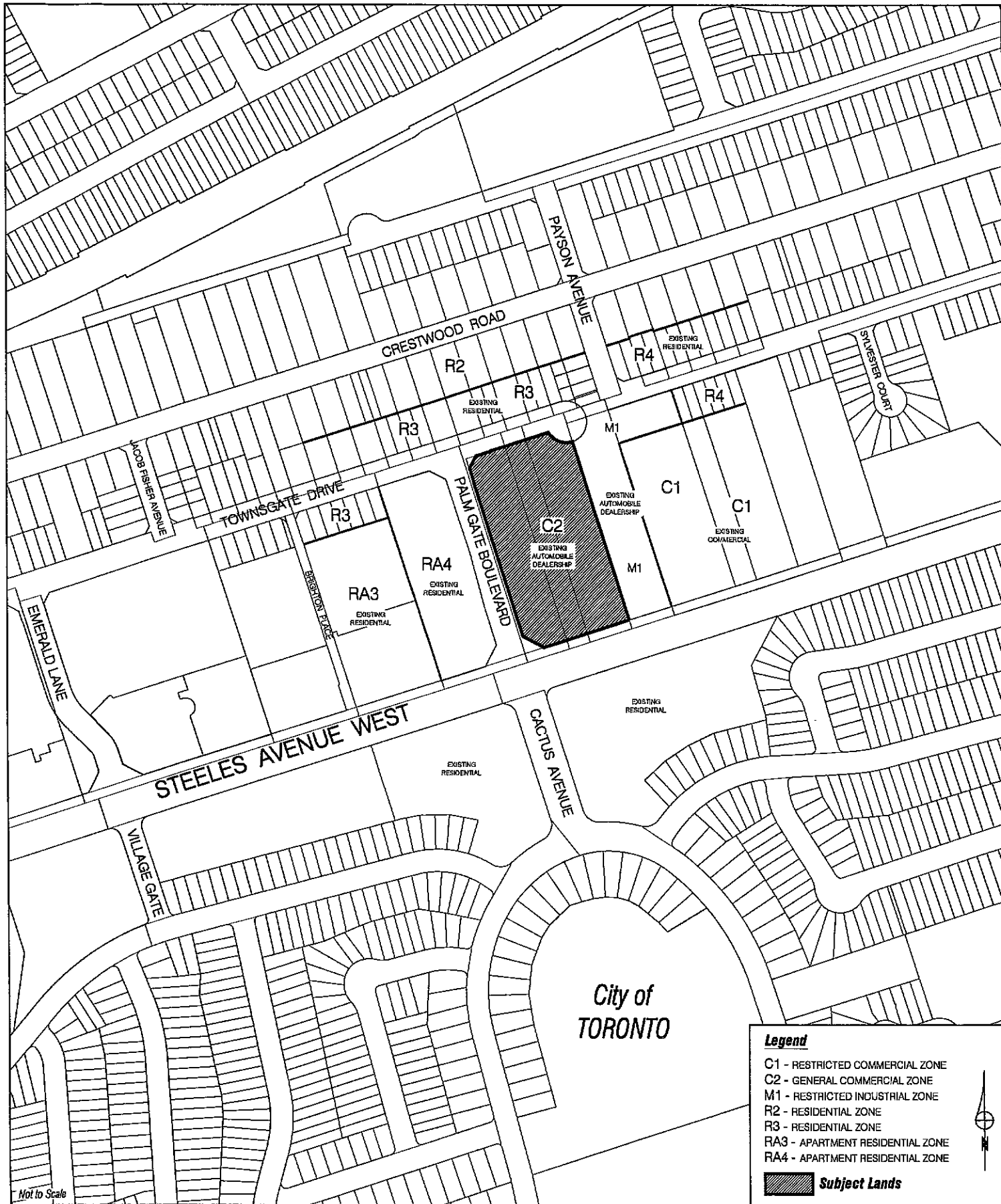


Attachment

FILE:
DA.12.023

DATE:
March 19, 2012

1



Location Map

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
1219414 Ontario Limited

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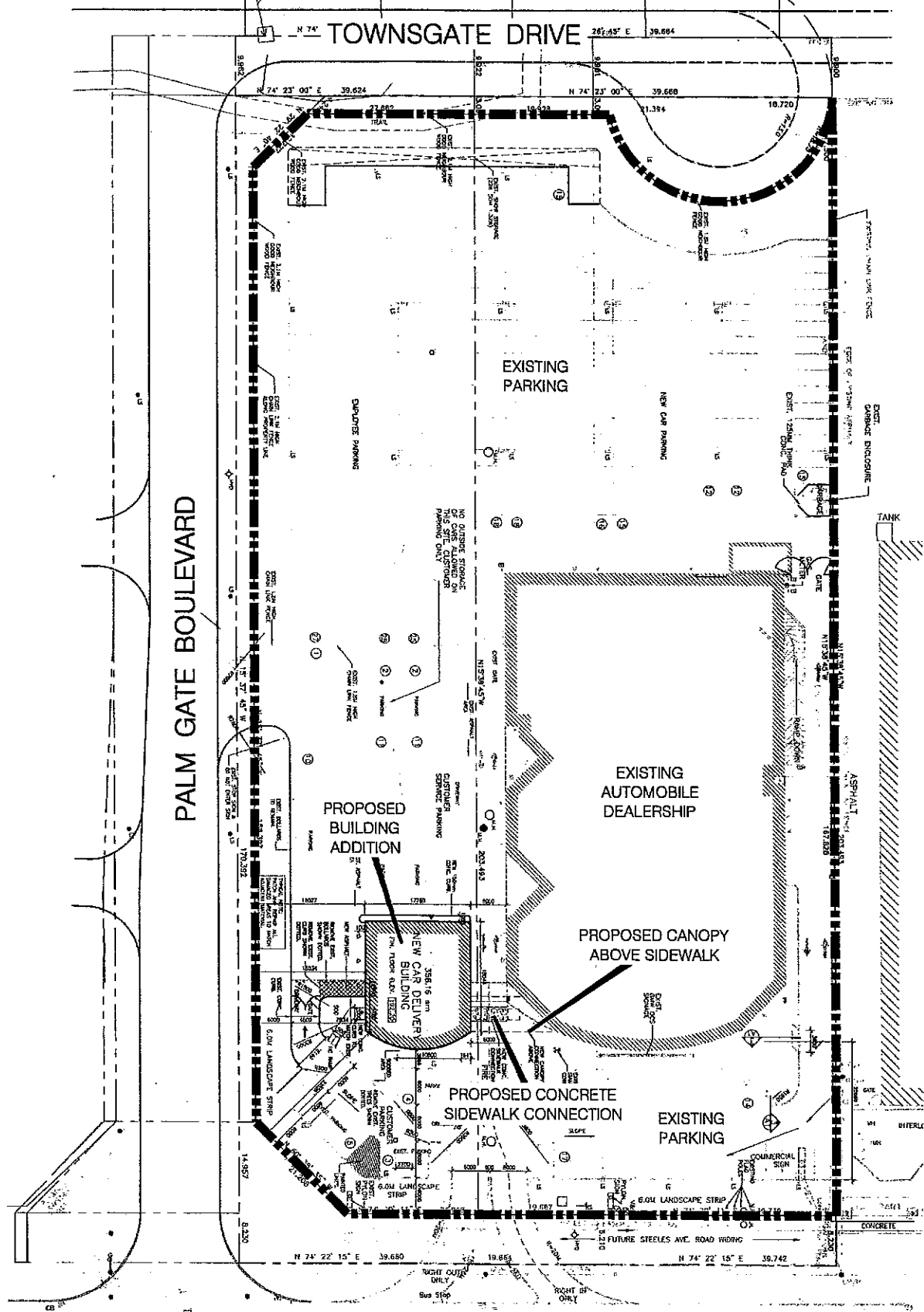


Attachment

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Subject Lands

STEELES AVENUE WEST

Not to Scale

Site Plan

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
1219414 Ontario Limited

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VAUGHAN

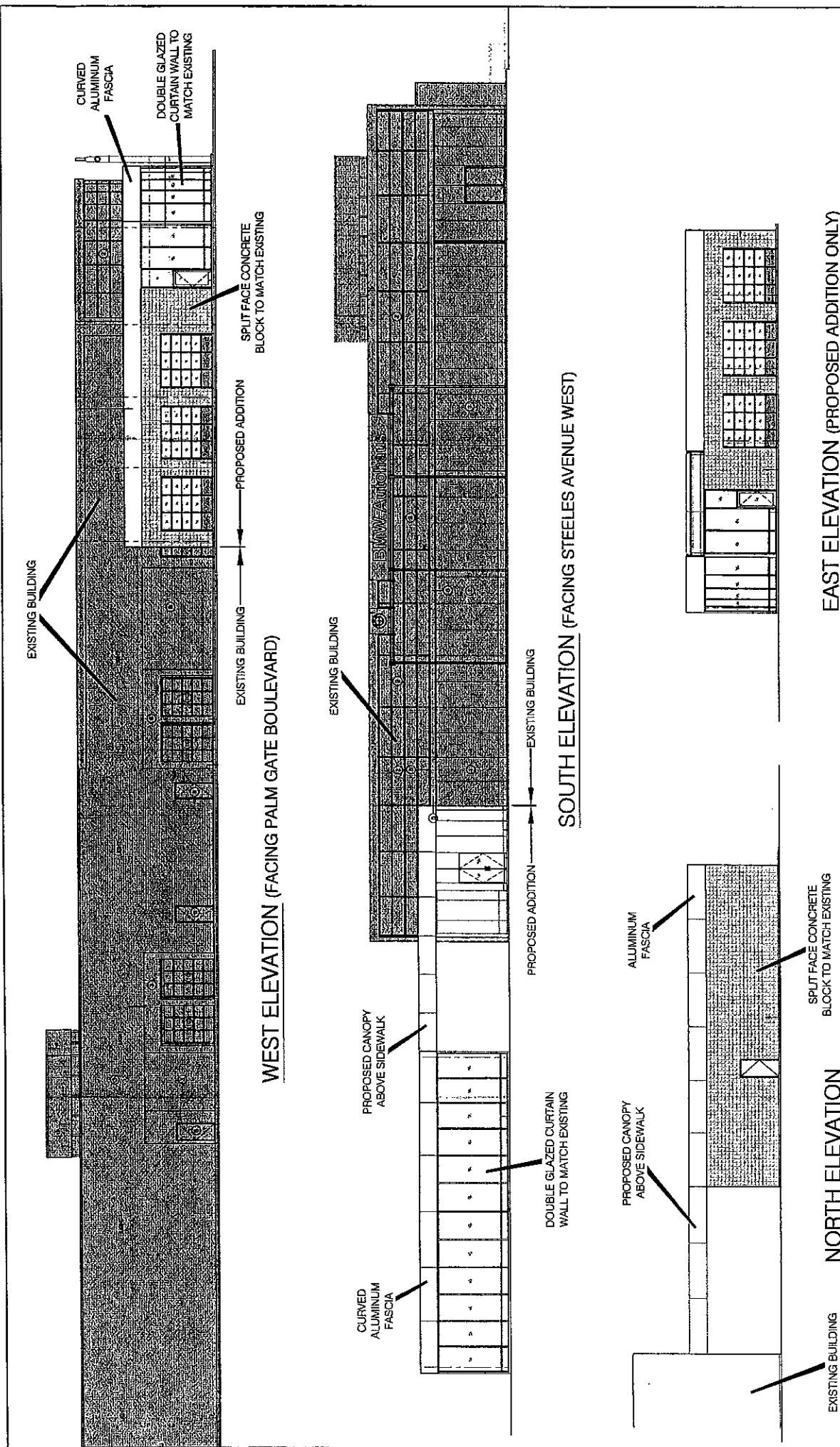
Development Planning Department

Attachment

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DA.12.023

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March 19, 2012

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Not to Scale

Elevations

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
1219414 Ontario Limited

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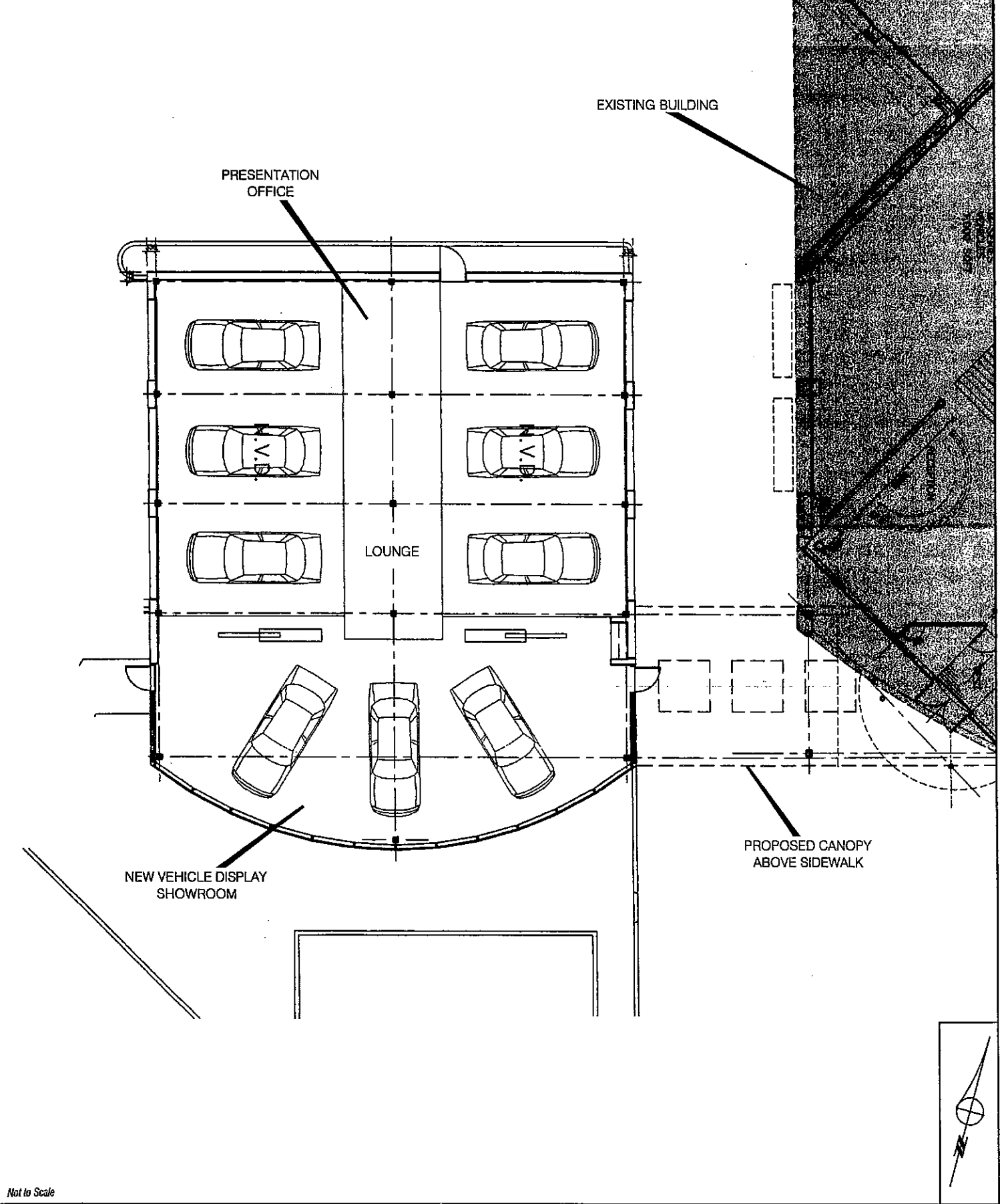
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Attachment

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March 19, 2012

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Floor Plan - Proposed Addition

APPLICANT:
1219414 Ontario Limited

LOCATION:
Part Lot 26, Concession 1



Attachment

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