

## **COMMITTEE OF THE WHOLE - APRIL 10, 2001**

### **SITE DEVELOPMENT APPLICATION EAST WOODBRIDGE DEVELOPMENTS LIMITED (PFAFF PORSCHE) FILE: DA.01.003**

#### **Recommendation**

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.01.003 (East Woodbridge Developments Limited) BE APPROVED, subject to the following conditions:

- i) that prior to the execution of the site plan agreement:
  - a) the final site plan, including a revised outdoor vehicle display area to show a patterned concrete design, and building elevations shall be approved by the Community Planning and Urban Design Departments;
  - b) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
  - c) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and,
  - d) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied.
- ii) that the site plan agreement contain the following provision:
  - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal 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.

#### **Location**

- South of Regional Road No. 7, west of Weston Road (101 Auto Park Circle)
- Parts 1, 2 and 3, Reference Plan 65R-23035
- Part of Lot 4, Concession 6, City of Vaughan

#### **Proposal**

On January 3, 2001, the Owner submitted a Site Plan Application to permit the development of a one-storey, 2,069 m<sup>2</sup> motor vehicle sales and service establishment (Pfaff Porsche) on a 0.81 ha site with frontage on Auto Park Circle.

#### **Official Plan**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan), which permits a wide range of industrial, office, business and civic uses. The proposed development conforms to the policies of the Official Plan.

## Zoning

The subject lands are zoned AC Automotive Commercial Zone by By-law 1-88, subject to Exception 9(477A), which permits a motor vehicle sales establishment use, including the open storage of new vehicles.

## Site Design

The proposed one-storey, 2,069 m<sup>2</sup> (with mezzanine) building is situated on the north end of the site, with access via two 7.5 m wide driveways from Auto Park Circle. A total of 80 customer and employee parking spaces are proposed, with the majority of spaces located at the south end of the site. Additional parking is provided at the east end of the site, with the tandem parking spaces reserved for the storage of new vehicles. The parking areas are screened from the Highway #407 access ramp by a 9 m wide landscaped strip along the east property line. One loading space is provided along the south side of the building.

## Building Design

The proposed building is to have a flat roof with parapet, ranging in height from 8.05 m (26.4 ft.) for the service area to 9.14 m (30 ft.) for the sales and reception area.

The main elevation (west) of the irregular-shaped building is oriented towards Auto Park Circle. The majority of this elevation is curvilinear and comprised of silver-coloured composite metal panels for the top portion (22 ft) and glass along the bottom (8 ft), and is associated with the sales, reception and display area. The silver metal panels extend across the building face, and wrap around the sides of the building, to approximately the middle of the north and south elevations. The rear and remaining sides of the building will be constructed with precast concrete panels, with an aggregate finish, and will complement the silver-coloured metal panels. The remaining 10 m of the west elevation is set back 18 m from the curvilinear area, and contains the same silver metal panels, which are smaller in size, and a clear tempered-glazed overhead door. The company logo is proposed in raised dark red letters and the dealership name in raised black letters, above the glass panels. The signage is complimentary to the building design and augments the style of the architecture.

The north elevation (interior side) is comprised of two drive-in overhead doors associated with the service portions of the building. One door is metal, and the second is comprised of clear tempered glaze, also to match the building colour. Large glass panel vehicle access doors are also provided for the sales display area.

The south elevation consists of a clear tempered glazed overhead service door, glass panels, man doors to the service waiting area, and a large glass panel vehicle access door for the display area.

The east (rear) elevation shows an access ramp to the basement, which is proposed for the storage of new vehicles. A hand rail separates the ramp from the adjacent parking spaces. Four glass windows are proposed along the top portion of this elevation, in addition to the company logo in raised dark red letters, with the dealership name in raised black letters, which will be visible from both Weston Road and the Highway #407 on-ramp.

Staff are satisfied with the proposed building design and materials. Clarification on the location and size of the roof-top mechanical equipment will be required, to ensure that the parapet is of sufficient height to screen the roof top equipment from all four elevations.

## Parking

By-law 1-88 requires parking to be provided on the basis of the following:



Motor Vehicle Sales Establishment: 2,069 m<sup>2</sup> @ 3 spaces/100 m<sup>2</sup> GFA = 63 spaces

Total Parking Required = 63 spaces

Total Parking Provided = 80 spaces

The site meets the parking requirements, with a surplus of 17 spaces.

### Servicing

The subject lands have access to municipal services, including storm and sanitary sewers and water. The final site grading and servicing plan and stormwater management report shall be approved by the Engineering Department.

The Owner must satisfy the requirements of Hydro Vaughan Distribution Inc., including, the installation of a transformer at their cost.

### Landscaping

The landscape plan consists of a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. A 9 m wide strip adjacent to the Highway #407 on-ramp will screen the parking area. A 3m wide landscape strip is proposed along Auto Park Circle, consistent with the other developments in the auto campus. In addition, 2 m wide landscape strips are provided along the north and south lot lines.

The main entrance to the building is surfaced with patterned concrete. An outdoor display area for new vehicles is proposed on an asphalted area with painted lines along the south side of the building. Staff recommend that this area should also be surfaced with the same patterned concrete located at the main entrance of the building in order to enhance the look of the site, and that the site plan be revised to include this material.

The final landscape plan and cost estimate shall be approved to the satisfaction of the Urban Design Department.

### Conclusion

Staff have reviewed the proposed site plan application in accordance with the policies of the OPA #450 and the requirements of the Zoning By-law, and are satisfied that the site can be appropriately developed, subject to the comments set out in this report. This would include a revision to the site plan to include patterned concrete within the outdoor display area to enhance the site design. For these reasons, Staff recommends approval of the site plan application, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (North, South, West)
5. Elevations (East)

Respectfully submitted,

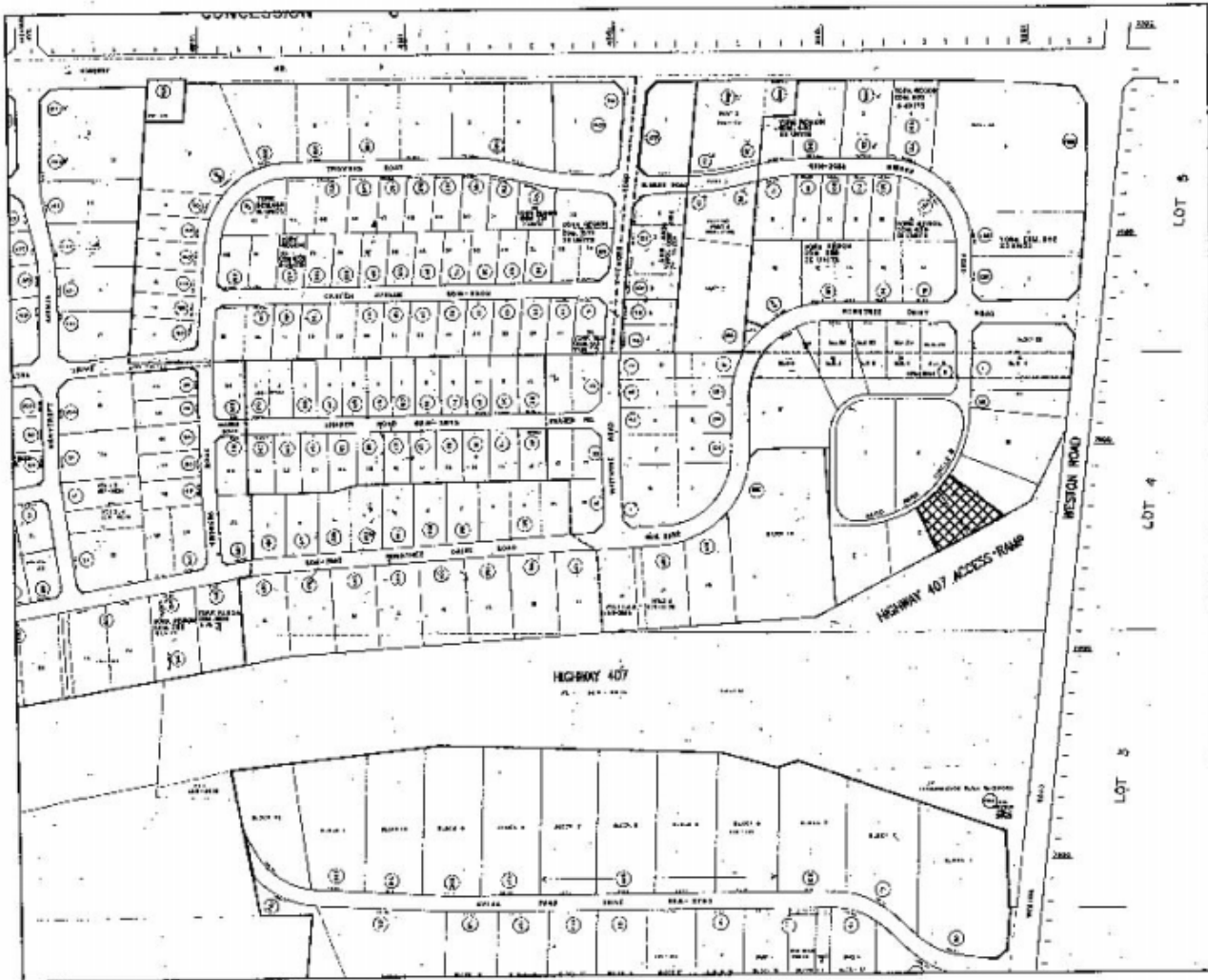
MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

Report prepared by: Carmela Marrelli, Planner 1, ext. 8791  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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ATTACHMENT '1'  
LOCATION MAP

FILE #:

DA.01.003

REPORT #:

LOCATION:  
PT. LOT 4 CONC. 6



SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

EAST WOODBRIDGE DEVELOPMENTS LIMITED

DATE: 01/01/09

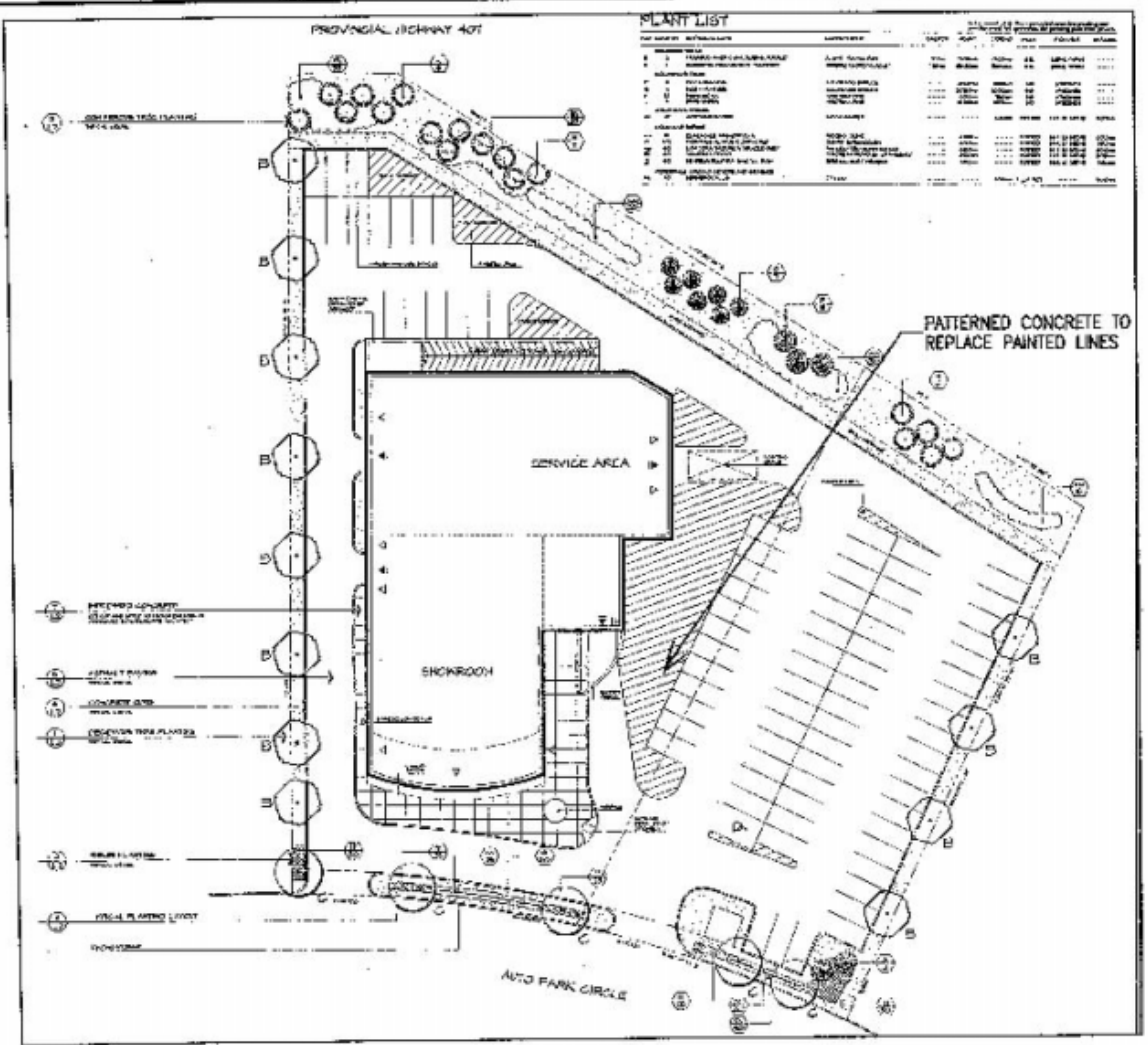
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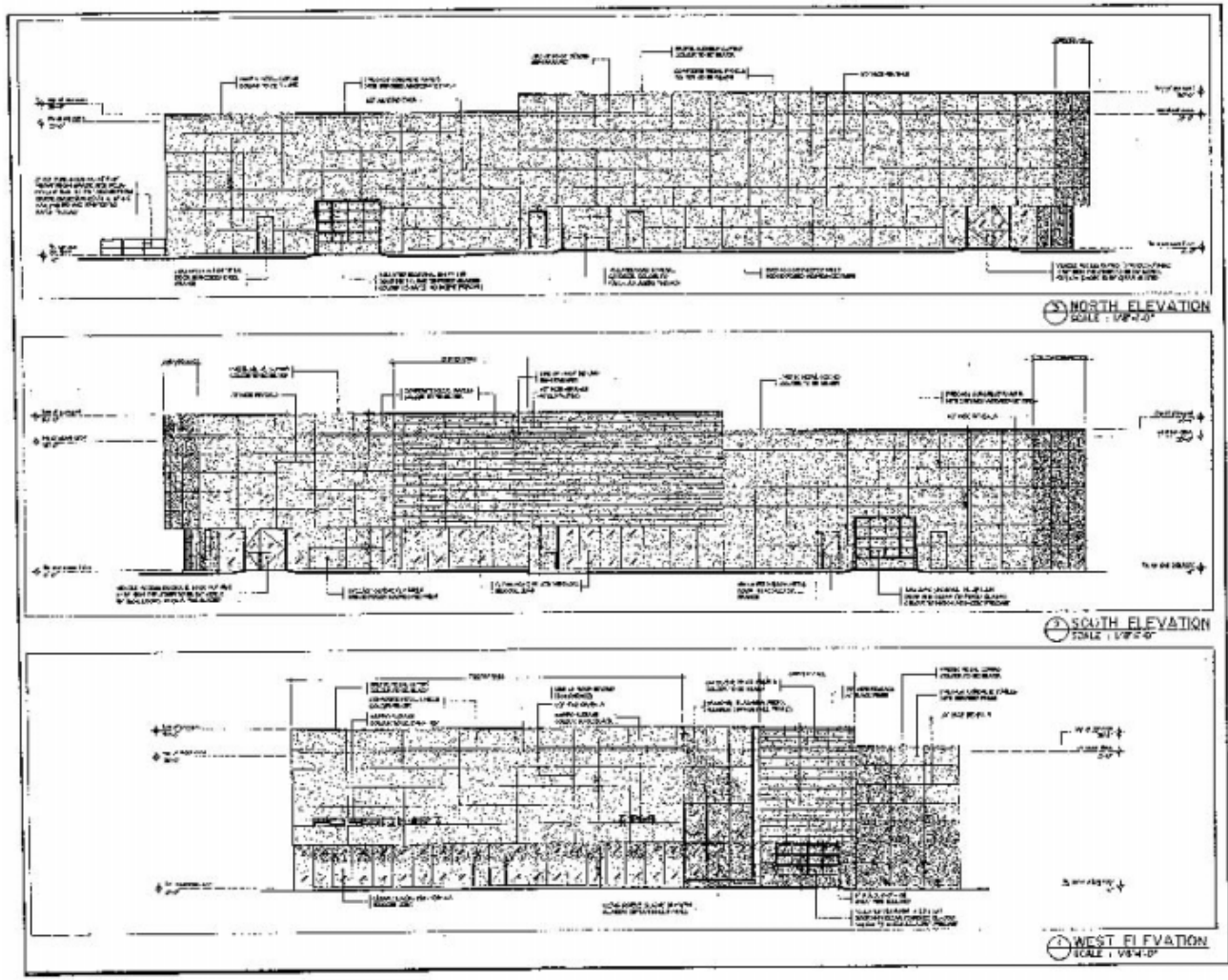






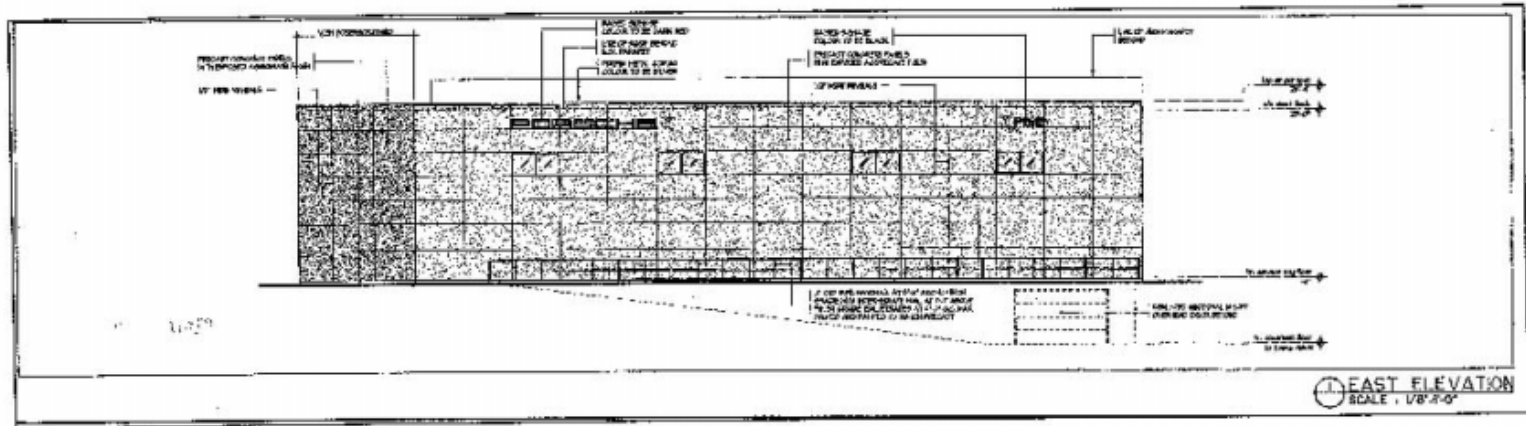
<h2 style="margin: 0;">ATTACHMENT '3'</h2> <h3 style="margin: 0;">LANDSCAPE PLAN</h3>	FILE #:	REPORT #:	DATE: 01/03/15
	DA.01.003	LOCATION: PT. LOT 4 CONC. 6	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: EAST WOODBRIDGE DEVELOPMENTS LIMITED	





<p>ATTACHMENT '4'</p> <p>ELEVATIONS</p>	FILE #:	REPORT #:	DATE: 01/03/15
	DA.01.003	LOCATION: PT. LOT 4 CONC. 6	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	EAST WOODBRIDGE DEVELOPMENTS LIMITED





ATTACHMENT '5'  
EAST ELEVATION

FILE #:	REPORT #:
DA.01.003	LOCATION: PT. LOT 4 CONC. 5

CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE:	01/03/15
SCALE:	NOT TO SCALE
APPLICANT:	EAST WOODBRIDGE DEVELOPMENTS LIMITED