

COMMITTEE OF THE WHOLE JUNE 17, 2002

SITE DEVELOPMENT FILE DA.02.009
MIJE II HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.009 (Mije II Holdings Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - c) the final site grading and servicing plan and storm water management report shall be approved by the Engineering Department;
 - d) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
 - e) any requirements of the Ministry of Transportation Ontario shall be satisfied.
2. 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.

Purpose

On February 20 2002, the Owner submitted a Site Development Application for a two-storey automobile sales and service establishment (Jaguar/Land Rover) on a 0.81 ha site.

Background - Analysis and Options

The subject lands are located west of Weston Road, fronting on Auto Park Circle through to Highway 407, being Parts 1, 2 and 3 on Reference Plan 65R-24478, in Lot 4, Concession 6, City of Vaughan.

The vacant, irregular-shaped 0.81 ha lot has 52.2m frontage on Auto Park Circle with 80.8m and 117m depths along the east and west property lines, respectively. Auto Park Circle is a private road off of Rowntree Dairy Road, within the Pine Valley Business Park. The site is the first of two phases, to be developed in conjunction with the 0.55 ha lot to the east.

Official Plan

The subject lands are designated "Prestige Area" by OPA 450 (Employment Area Plan), which accommodates a wide range of industrial, 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. The proposed development complies with the AC Zone standards.

Site Design

The proposed two-storey, 2,592.8m² building is located close to the west side of the property, with access from two 7.5m wide driveways on Auto Park Circle. Parking is provided to the south, east and west of the building, with an outdoor display area in the north (front) yard.

Fencing and landscaping surround the site, including a 9.0m landscape buffer abutting Highway 407 to screen the parking and garbage enclosure. The service area is accessed from the east and west sides of the building.

A Land Rover standard monument sign, measuring 1.8m in height, and a Jaguar standard clad pole pylon, measuring 7.62m in height, are located adjacent to Auto Park Circle. In addition, a 10.5m high combined Jaguar/Land Rover pylon sign and an 18.5m high flagpole are located in the landscaped area adjacent to Highway 407.

Building Design

The proposed building is to have a flat roof with parapet, to a height of 7.6m. The signage increases the highest point to 11.45m.

The main elevation (north) of the rectangular-shaped building is oriented towards Auto Park Circle. The building material consists of glass panels in pre-finished, aluminum curtain wall, framed with a clear anodized finish. Blue-coloured, pre-finished metal panels comprise the top portion of the building, where surface-mounted signs are located at each end. The blue metal and glass panels wrap around the sides of the building, approximately one-quarter of the way along the east and west elevations. Above the parapet, lined up with the clear, anodized aluminum entry doors, are two illuminated signage panels 2.45m in height that can be seen from all elevations. A prefabricated Jaguar statue in chrome finish stands above the surface-mounted signage. The rear and remaining sides of the building will be constructed with pre-cast concrete panels.

The east elevation includes two drive-in overhead and man-doors, associated with the service portions of the building. Window panels are also provided above one of the drive-in doors. The west elevation includes four drive-in overhead doors and man-doors for the service and parts area, and glass panels.

The south (rear) elevation shows a blue-coloured, pre-finished metal panel system across the top, matching the top portion of the front elevation, with a glass panel for accent. Surface-mounted face signs are also provided on this façade. The garbage enclosure, painted in a natural colour to match the precast concrete panels, is provided at the southwest corner of the building. Galvanized steel gates with perforated metal screening is used to enclose the garbage storage entrance.

Parking

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

Motor Vehicle Sales Establishment: 2,592.8m² at 3 spaces/100m² GFA = 78 spaces

Total Parking Required = 78 spaces

Total Parking Provided = 100 spaces

The site meets the parking requirements, with a surplus of 22 spaces.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers and water. The final site grading and servicing plans shall be to the satisfaction of the Engineering Department and Hydro Vaughan Distribution Inc.

The site is located adjacent to Highway 407. Any requirements of the Ministry of Transportation Ontario shall be satisfied by the applicant.

Urban Design

The landscape plan consists of a mix of coniferous and deciduous trees and shrubs along the perimeter of the site. A 9.0m wide strip adjacent to Highway 407 will screen the parking area. A 3.0m wide landscape strip is proposed along Auto Park Circle, consistent with the other developments in the auto campus. In addition, 2.0m wide landscape strips are provided along the east and west lot lines.

The main driveway and entrance to the building are surfaced with unit pavers surrounded by a concrete curb. An outdoor display area for new vehicles is proposed on a portion of the unit paved area at the front of the site. In addition, a minor Land Rover Vehicle Capability Display Track is located in a portion of the front landscaped area.

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 OPA 450 and the requirements of the Zoning By-law, and are satisfied that the site can be appropriately developed for a motor vehicle sales establishment. Should the Committee concur, Site Development Application DA.02.009 (Mije II Holdings Limited) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Landscape Plan

Report prepared by:

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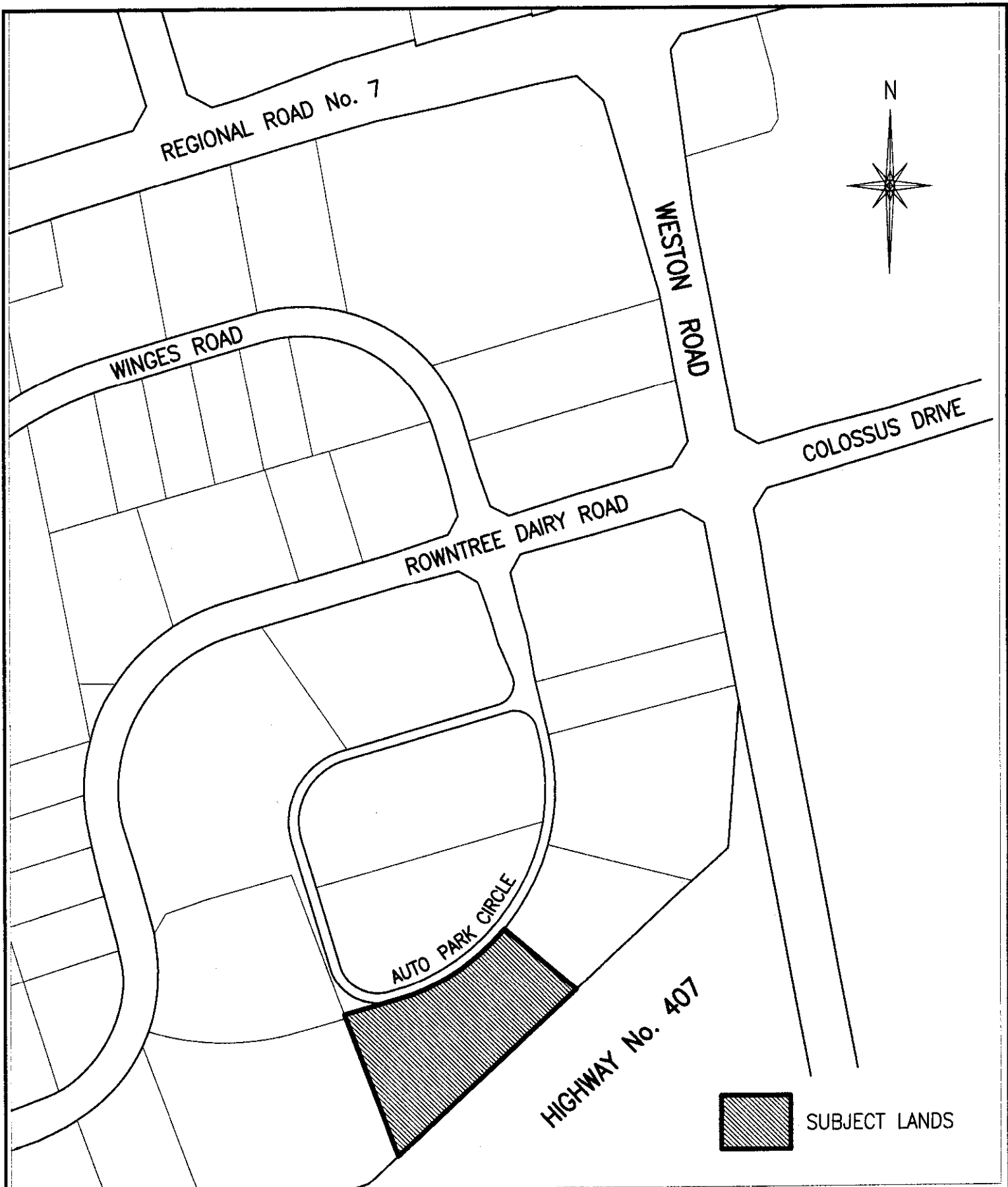
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

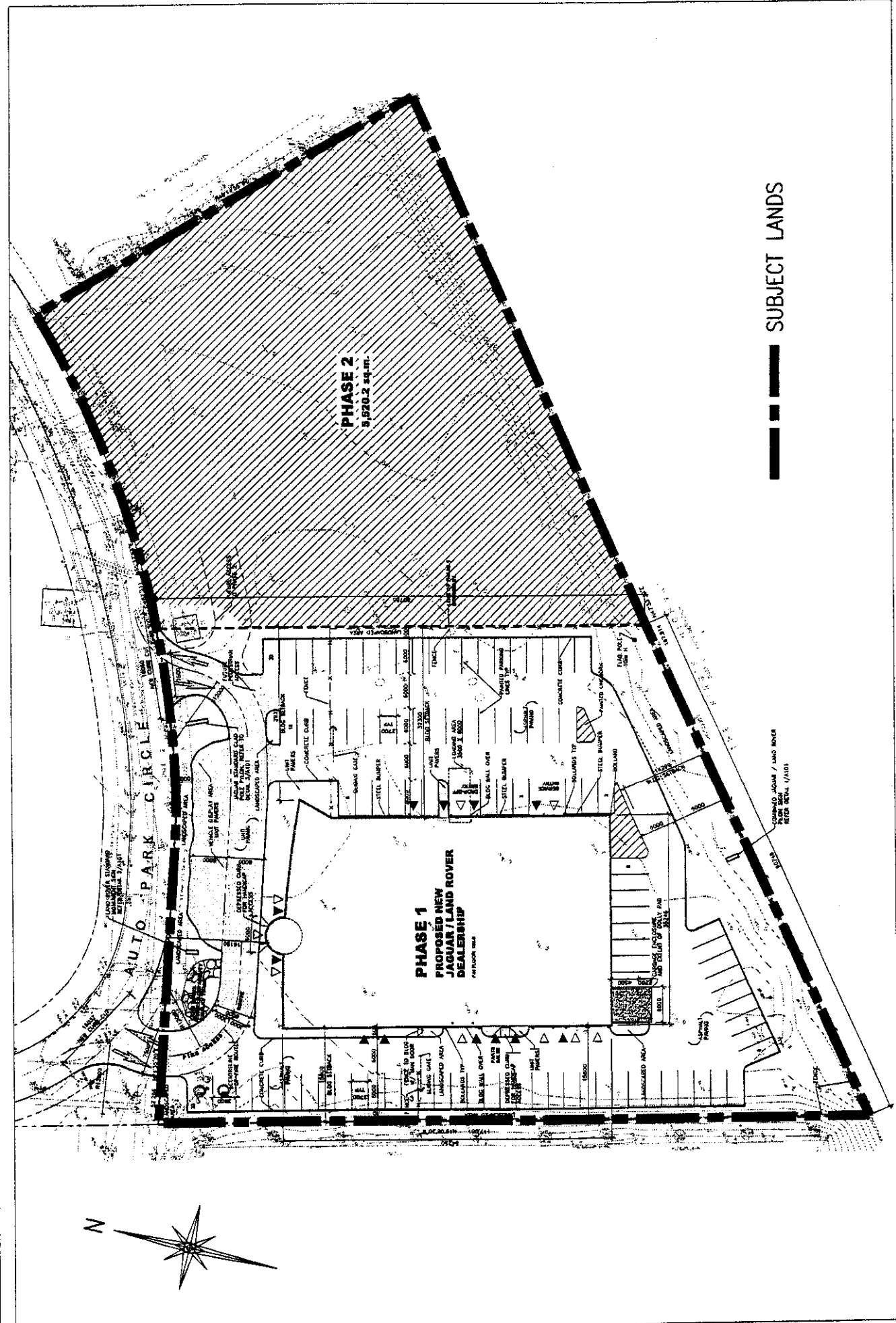
JOANNE R. ARBOUR
Director of Community Planning

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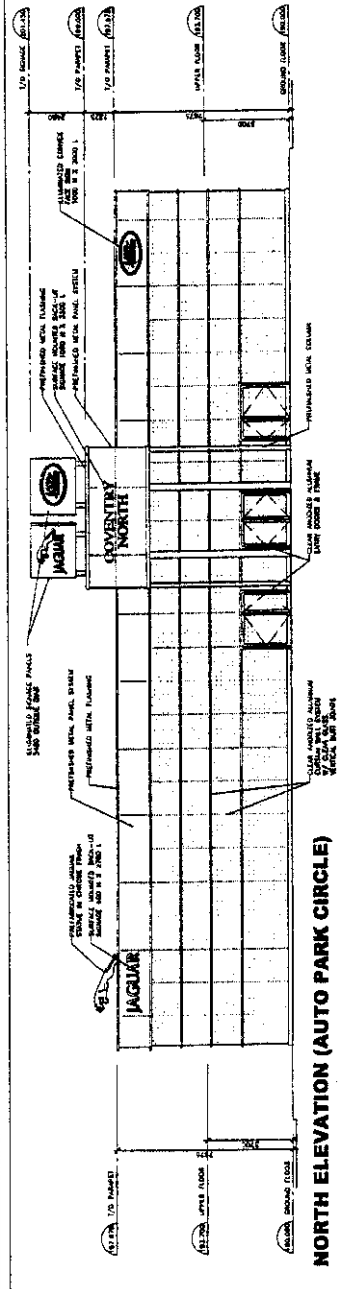


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| ATTACHMENT '1' LOCATION MAP | FILE #: | REPORT #: | DATE: 02/22/2002 |
| | DA.02.009 | LOCATION: PART OF LOT 4, CON. 6 | SCALE: NOT TO SCALE |
| CITY OF VAUGHAN PLANNING DEPARTMENT | | APPLICANT: MIJE II HOLDINGS LIMITED | |

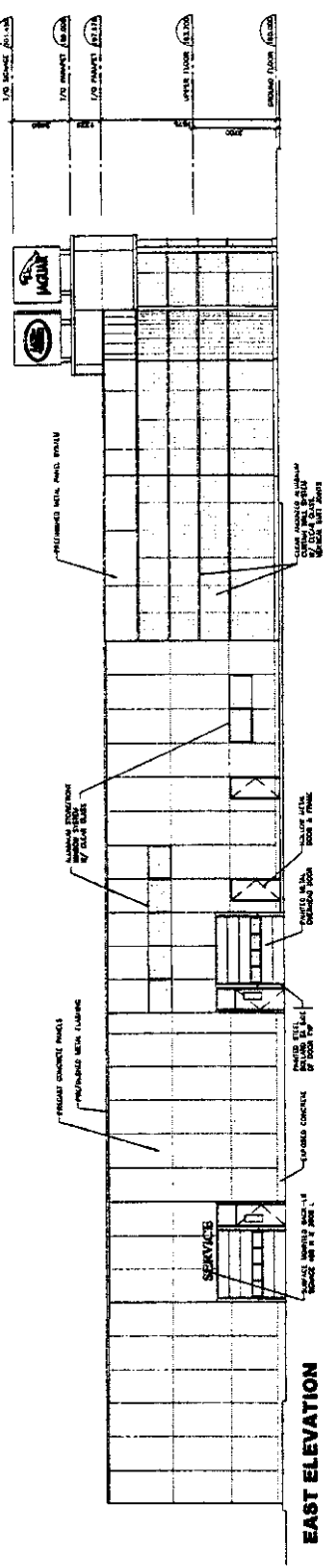


--- SUBJECT LANDS

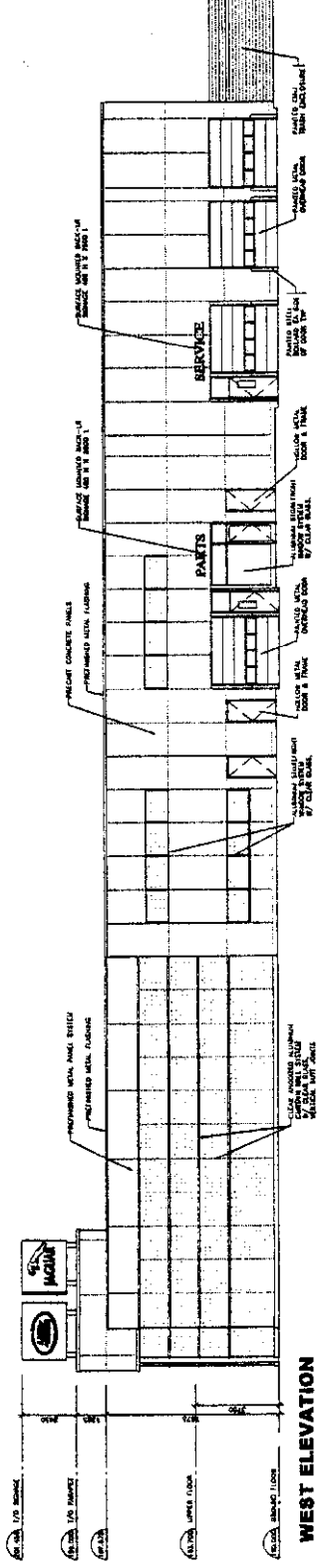
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|---|--|---|--|---|
| <p>ATTACHMENT '2' SITE PLAN</p> | <p>FILE #: DA.02.009</p> | <p>REPORT #: LOCATION: PART OF LOT 4, CONCESSION 6</p> | <p>APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT</p> | <p>DATE: 02/22/2002 SCALE: NOT TO SCALE</p> |
| | <p>MIJE II HOLDINGS LIMITED</p> | | | |



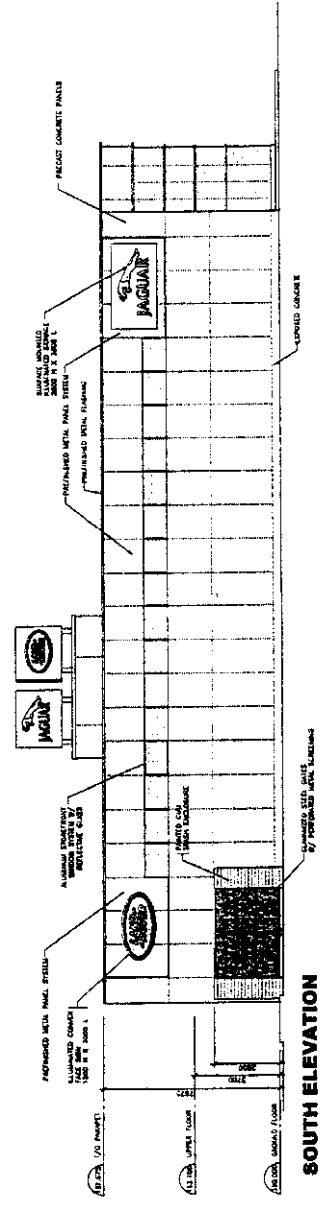
NORTH ELEVATION (AUTO PARK CIRCLE)



EAST ELEVATION

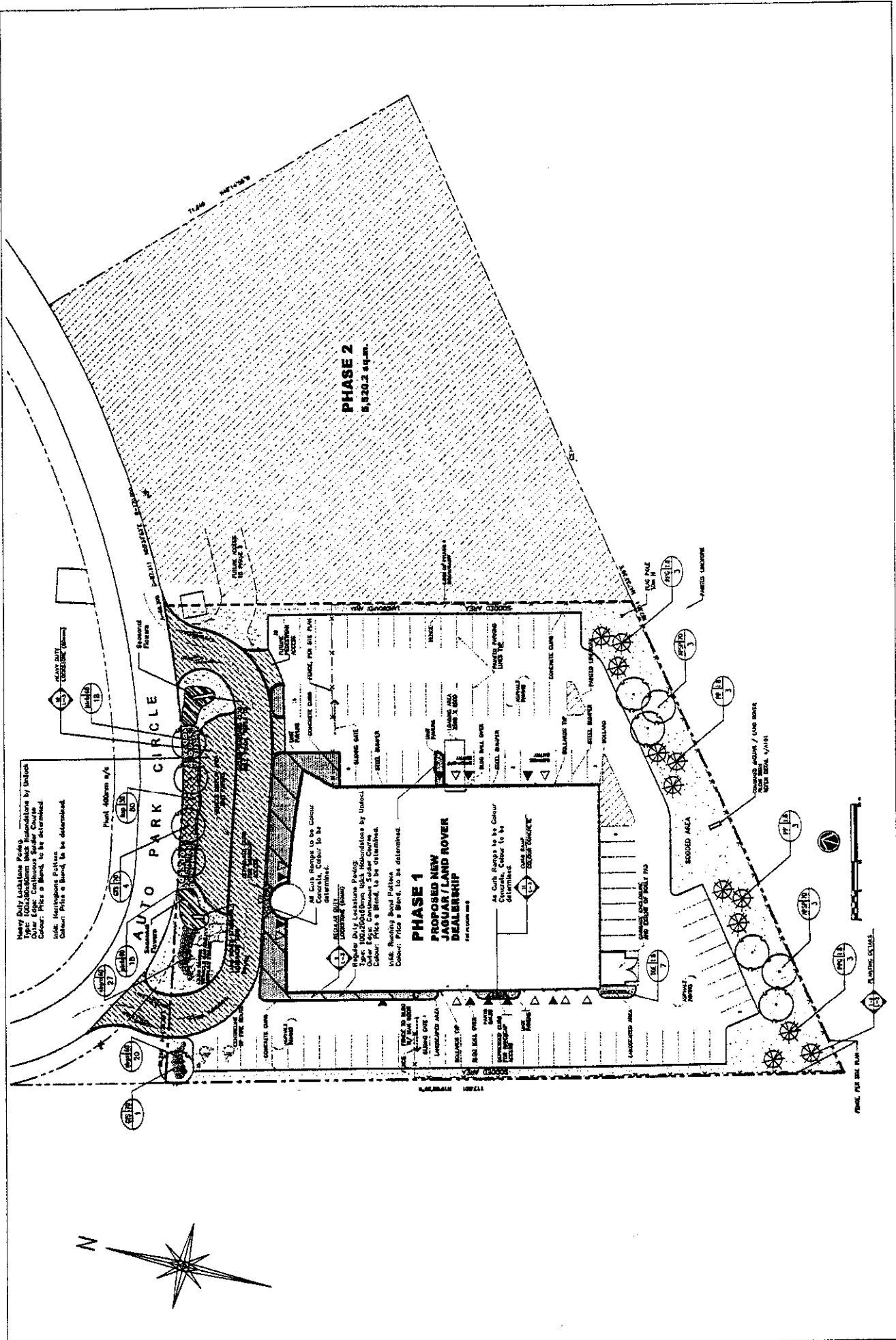


WEST ELEVATION



SOUTH ELEVATION

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| ATTACHMENT '3' | REPORT #: | DATE: 02/22/2002 | APPLICANT: |
| ELEVATIONS | LOCATION: PART OF LOT 4, CONCESSION 6 | SCALE: NOT TO SCALE | MIFE II HOLDINGS LIMITED |
| FILE #: | DA-02.009 | CITY OF VAUGHAN PLANNING DEPARTMENT | |



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| ATTACHMENT '4' LANDSCAPE PLAN | | FILE #: | DA.02.009 | REPORT #: | | CITY OF VAUGHAN PLANNING DEPARTMENT | DATE: | 02/22/2002 |
| | | LOCATION: | PART OF LOT 4, CONCESSION 6 | APPLICANT: | MJE II HOLDINGS LIMITED | | SCALE: | NOT TO SCALE |