

COMMITTEE OF THE WHOLE AUGUST 18, 2003

SITE DEVELOPMENT FILE DA.97.068 **1211612 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.97.068 (1211612 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 and elevation drawings shall be approved by the Commissioner of Planning;
 - ii) the final site servicing and grading plans and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) the final landscape plan shall be approved by the Urban Design Department; and
 - iv) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Purpose

On May 15, 2003, the Owner submitted a Site Plan Application for a 2-storey, 3,573.66m² Awin automotive dealership (Phase 3), within a 1.87 ha auto campus developed with Volkswagen and Volvo dealerships.

Background - Analysis and Options

The subject lands are located on the north side of Steeles Avenue West, east of Hilda Avenue (212 Steeles Avenue West), being Parts 1 and 2 on Reference Plan 65R-20561, in Lot 26, Concession 1, City of Vaughan. The rectangular-shaped, 1.87ha site has 101.3m frontage on Steeles Avenue West, and a lot depth of 181.46m. The surrounding land uses are:

- | | |
|-------|--|
| North | - Royal Palm Drive right-of-way; residential (R2 Zone) |
| South | - Steeles Avenue West; residential (City of Vaughan) |
| East | - commercial (C4 Zone) |
| West | - auto dealership (C2 Zone) |

Official Plan

The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #472. The Official Plan permits, in part, existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks, and business and professional offices. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(932). The proposal complies with the site-specific by-law requirements in all respects.

Site Design

The 'L-shaped' Awin auto dealership will be located in between the existing Volkswagen and Volvo dealerships, and physically attached to the Volkswagen building in a north/south direction, with the showroom facing Steeles Avenue West. A customer vehicle drop-off area is located below a canopy and between the Volkswagen dealership and the Phase 3 addition. Twelve parking spaces (including 1 barrier-free parking space), will be provided between the showroom and the granite and glass panelled staircase and water fountain.

Access/ Parking

Full vehicle access to the site is from the existing ingress/egress points on Steeles Avenue West. Driveway aisles are provided along the west and east property lines, and between the Phase 3 addition and the Volvo dealership, providing access to the parking area in the rear yard. Access to the basement is also provided at the rear of the building by way of a 4.5m wide ramp. The basement area does not have public access, and will be used for intermediate storage and preparation of purchased vehicles.

The total required parking for the 3 auto dealerships is 234 spaces, whereas 269 spaces have been provided, yielding a surplus of 35 spaces. The required parking is based on the following:

- $7777.7\text{m}^2 @ 3.0 \text{ spaces}/100\text{m}^2 \text{ G.F.A.} = 234 \text{ spaces}$ (including 3 barrier-free spaces)

Building Elevations

The 2-storey addition is to be constructed to match the materials of the existing Volkswagen dealership, and includes a white architectural block façade with white metal flashing roofline. The showroom area comprises floor to ceiling glass in clear aluminum frames, with the same white metal flashing roofline. The main entrance to the showroom on the south elevation includes full glass doors in clear aluminum frames to match the showroom. A decorative metal space-frame canopy covers the customer vehicle drop-off area in between the Phase 3 addition and the Volkswagen dealership.

The north elevation (facing Royal Palm Drive right-of-way) consists of the same white architectural block façade with white metal flashing roofline, including 3 windows on the second floor and 4 service doors on the ground floor. One overhead door and the ramp access to the basement area are also proposed.

All rooftop mechanical equipment will be screened from Steeles Avenue West and Royal Palm Drive, and all service doors, including the doorframes, will be painted to match the architectural block façade.

Staff are satisfied with the proposed building elevations.

Landscaping

The existing landscaping and fencing will be maintained, with unit pavers being added along the south elevation of the Phase 3 building to facilitate a pedestrian connection from the parking area to the main entrance of the building. Also, a granite panelled emergency exit staircase and water fountain with unit pavers and low-lying shrubbery are shown in front of the new addition. The staircase will be enclosed with glass panels in clear aluminium frames and capped with the same decorative space frame that covers the vehicle drop-off area. The stairs will provide emergency exit from the basement area only. The final landscape plan is to be approved by the Urban Design Department.

Servicing

The site has access to hydro, water, and sanitary and storm sewers. The applicant has submitted detailed engineering drawings, including site servicing and grading, which must be approved by the Engineering Department.

The two external cedar-fenced garbage storage containers at the rear of the buildings, will serve all 3 dealerships.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Cash-in-lieu of parkland dedication in accordance with the Planning Act was satisfied through the registration of the original site plan agreement for the development of the overall property.

Conclusion

Staff has reviewed the Site Plan Application in the context of the Official Plan and Zoning By-law and have no objections to the proposed site plan to permit the Phase 3 construction of a 2-storey, 3,573.66m² Awin automotive dealership.

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. Elevations

Report prepared by:

Jason Sheldon, Planner, ext. 8320

Grant A. Uyeyama, Senior Planner, ext. 8635

Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Not to scale

Attachment 1

FILE No.: DA.97.068
 RELATED FILE: DA.96.006
 July 30, 2003

City of Vaughan

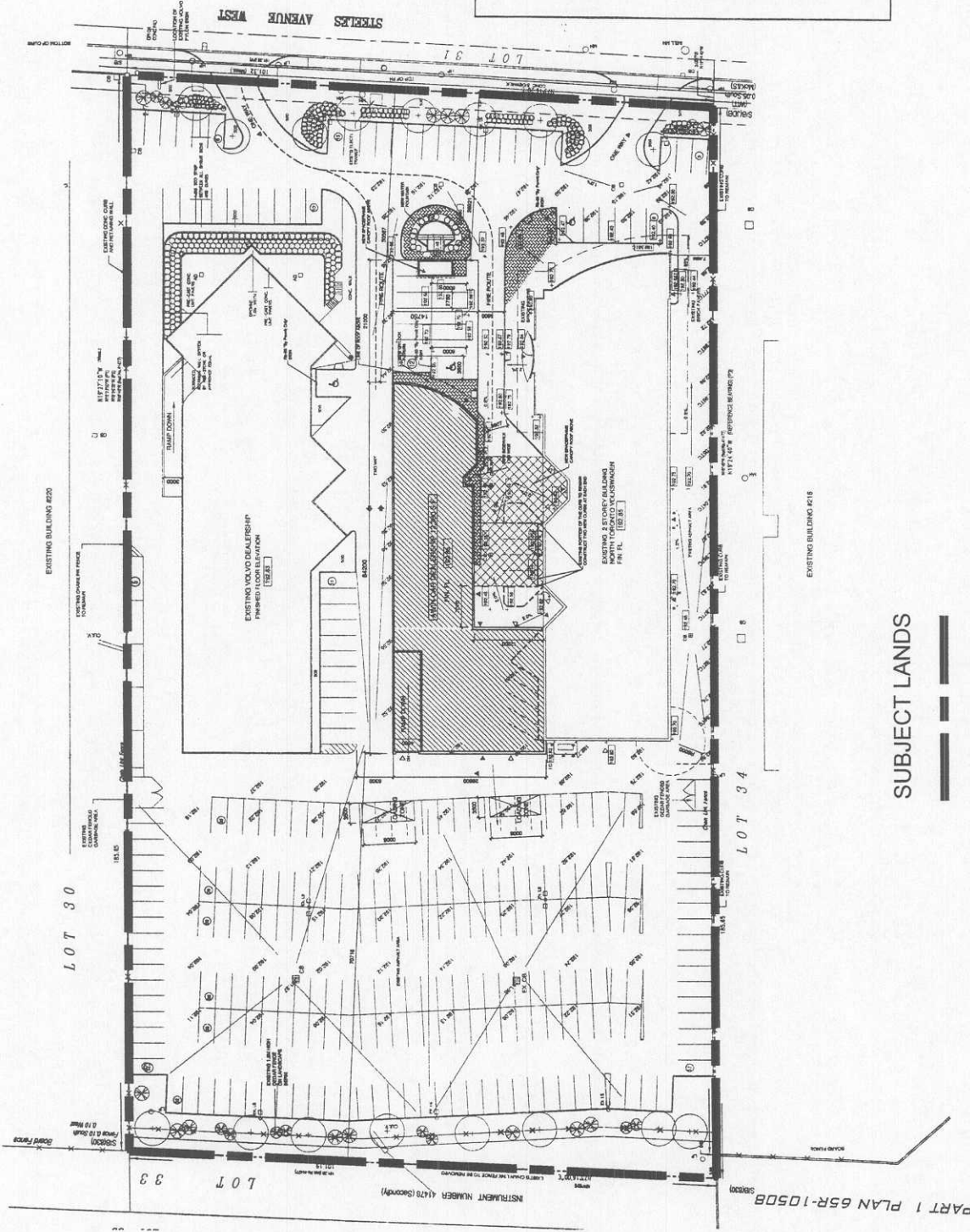
Community Planning Department

Location Map

Part of Lot 26,
 Concession 1
 APPLICANT:
 1211612 ONTARIO LIMITED



Not to Scale



ZONING INFORMATION

C2

- MIN. FRONT YARD 15.0M
- MIN. REAR YARD 15.0M
- MIN. INTERIOR SIDE YARD 6.0M
- MIN. 6.0M ALONG REAR YARD
- MAX. 11M
- MAX. LOT COVERAGE 27.27%
- PROPOSED LOT COVERAGE 27.27%
- PARKING REQUIRED 31'00SM - 3000.00SM/100 X 3 - 81 STALLS (C/O.V.O)
- PARKING REQUIRED 31'00SM - 2980.00SM/100 X 3 - 79 STALLS (N.W.)
- PARKING REQUIRED 31'00SM - 2980.00SM/100 X 3 - 71 STALLS (M.W.N)

PARKING PROVIDED: 266 PARKING STALLS + 3 HANDICAP = 269 STALLS

PARKING STALL SIZE - 2.70M X 6.00M

PARKING STALL SIZE - 3.30M X 6.00M

PARALLEL DRIVEWAY - 3.30M X 6.00M

LOADING ZONE SIZE - 3.50M X 8.00M (2 LOADING ZONES PROVIDED)

AREAS

	PERCENTAGE
1. LOT AREA	18,780.00 SM 100.00%
2. BUILDING AREA (EXISTING VOLVO VILLA)	1,882.00 SM 10.06%
3. BUILDING AREA (EXISTING V.W. VILLA)	1,792.83 SM 9.54%
4. BUILDING AREA (NEW A.W.N)	1,130.95 SM 6.02%
5. CANOPY AREA (NEW A.W.N)	305.39 SM 1.63%
6. LANDSCAPED AREA	2,850.00 SM 15.18%
7. PAVED AREA	10,951.08 SM 58.31%
8. ROAD WIDENING	158.83 SM 0.84%

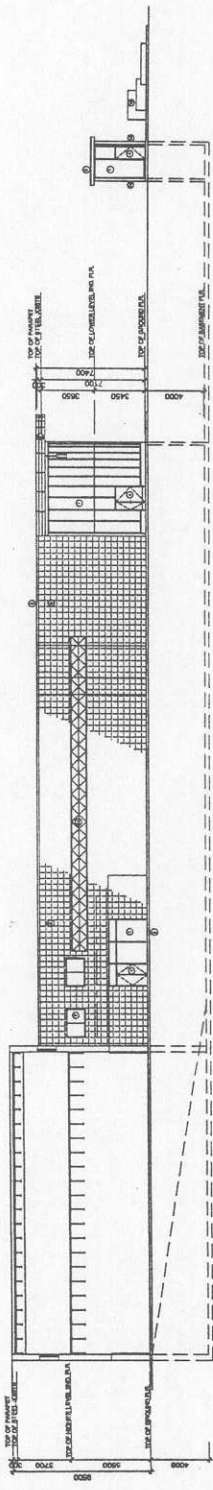
Attachment 2

FILE No.: DA.97.068
 RELATED FILE: DA.96.006
 July 30, 2003

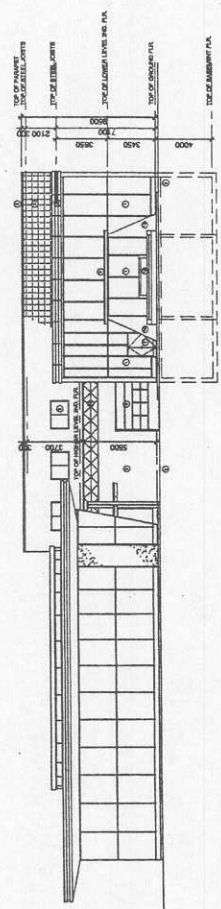
City of Vaughan Community Planning Department

Site Plan
 Part of Lot 26,
 Concession 1
 APPLICANT:
 1211612 ONTARIO LIMITED

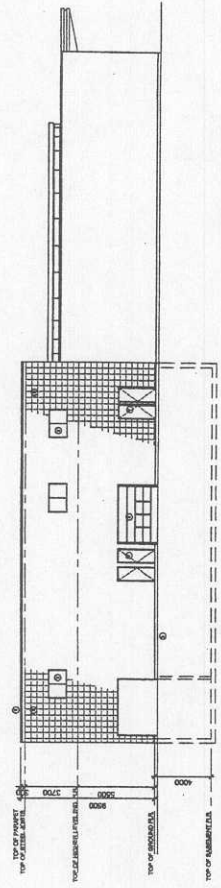
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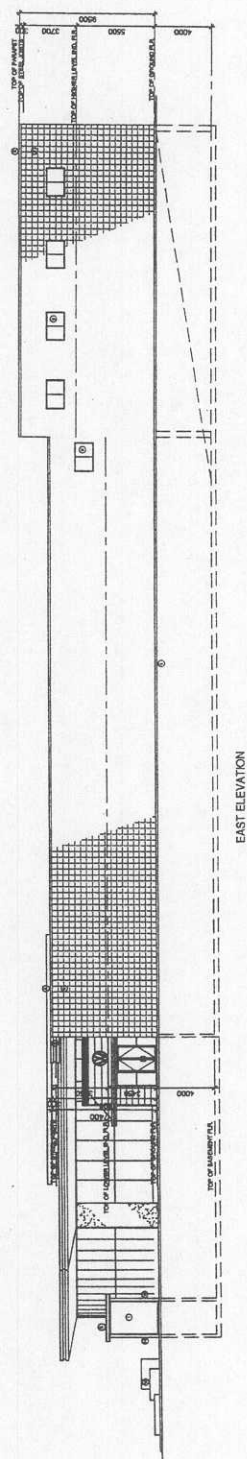
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Not to Scale

Elevations

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Attachment 3

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