

COMMITTEE OF THE WHOLE MAY 3, 2004

**SITE DEVELOPMENT FILE DA.03.070
1485728 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.070 (1485728 Ontario 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 be approved by the Community Planning and Urban Design Departments;
 - b) the final landscape plan and detailed cost estimate be approved by the Urban Design Department;
 - c) the final site grading and servicing plans and stormwater management report be approved by the Engineering Department;
 - d) all hydro requirements be to the satisfaction of Hydro Vaughan Distribution Inc;
 - e) parking, access and on-site vehicular circulation be approved by the Engineering Department; and
 - f) all requirements of the Ministry of Transportation Ontario be satisfied.

Purpose

On November 7, 2003, the Owner submitted a Site Development Application to permit a 3305.5m² motor vehicle sales establishment (Volvo Dealership) on a 1.26 ha site.

Background - Analysis and Options

Location

The subject lands are located southwest of Rowntree Dairy Road and Weston Road, being Parts 5, 6 and 7 on Plan 65R-22708, in Lot 4, Concession 6, City of Vaughan.

The vacant, irregular-shaped 1.26 ha lot has frontage on the north side of Auto Park Circle, which is a private road off Rowntree Dairy Road, within the Pine Valley Business Park.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, business and civic uses. OPA #450 permits uses from the previously applicable OPA #268, including a motor vehicle sales establishment use on the subject lands. 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 one-storey, 3305.5m² building is located toward the west side of the property, with access from four driveways onto Auto Park Circle. The main entrance to the building and the indoor showroom are located on the south side of the building, with the service bays on the north side. A 2m wide landscape strip is provided along the north property line, with a minimum 5.5m wide landscape strip adjacent to the street. An illuminated pylon sign and three circular pads for displaying vehicles are proposed within the front landscape strip. Parking areas are provided to the south and west of the building, with vehicle storage located to the east within a gated area.

Parking/Access

Parking for the proposed development is calculated as follows:

Motor Vehicle Sales Establishment: 3305.5m² @ 3.3 spaces/100m² GFA = 110 spaces

Total Parking Required = 110 spaces

Total Parking Provided = 173 spaces

The site exceeds the minimum parking requirement, with a surplus of 63 spaces.

Site Servicing, Grading & Stormwater Management/Utilities

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department. Given the site's proximity to Highway 407, all requirements of the Ministry of Transportation Ontario (building/land use permit) be satisfied.

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

Landscaping

The landscape plan provides the required landscape buffers along the north property line and adjacent to Auto Park Circle. A mix of deciduous trees and shrubs are proposed within the landscape strip along Auto Park Circle, primarily in front of the building. Concrete pavers are proposed along the south side of the building and adjacent to the main entrance. Details of the illuminated pylon sign adjacent to Auto Park Circle will be required.

Additional planting will be required within the landscape buffer adjacent to Auto Park Circle. The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

The parkland dedication requirement under the Planning Act was satisfied through the registration of the subdivision, and no additional cash-in-lieu payment is required.

Building Design

The proposed dealership is a square-shaped, flat roof one-storey building, with a main entrance and service reception area at the southwest corner. Building materials consist of light beige coloured stucco with clear glass windows and a canopy above, extending along the entire south

elevation, which wrap around the corners of the east and west elevations. A small amount of reflective glazing is proposed at the southeast corner of the building and as architectural elements along the west elevation. There are overhead service doors on the east, west and north elevations.

Staff are generally satisfied with the building elevations, and are exploring opportunities for additional minor enhancements. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the requirements of the Official Plan and Zoning By-law. Staff are satisfied that the subject lands can be appropriately developed to accommodate the proposed motor vehicle sales establishment. Should the Committee concur, Site Development Application DA.03.070 (1485728 Ontario Limited) can be approved.

Attachments

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

Report prepared by:

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Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG

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HIGHWAY 400



COLOSSUS DRIVE

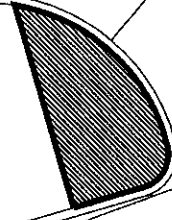
SUBJECT LANDS



WESTON ROAD

HIGHWAY 400

AUTO PARK CIRCLE



ROWNTREE DAIRY ROAD

WINGS ROAD

NOVA STAR DRIVE

REGIONAL ROAD 7

WHITMORE ROAD

Attachment

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FILE No.:
DA-03.070

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March 3, 2004

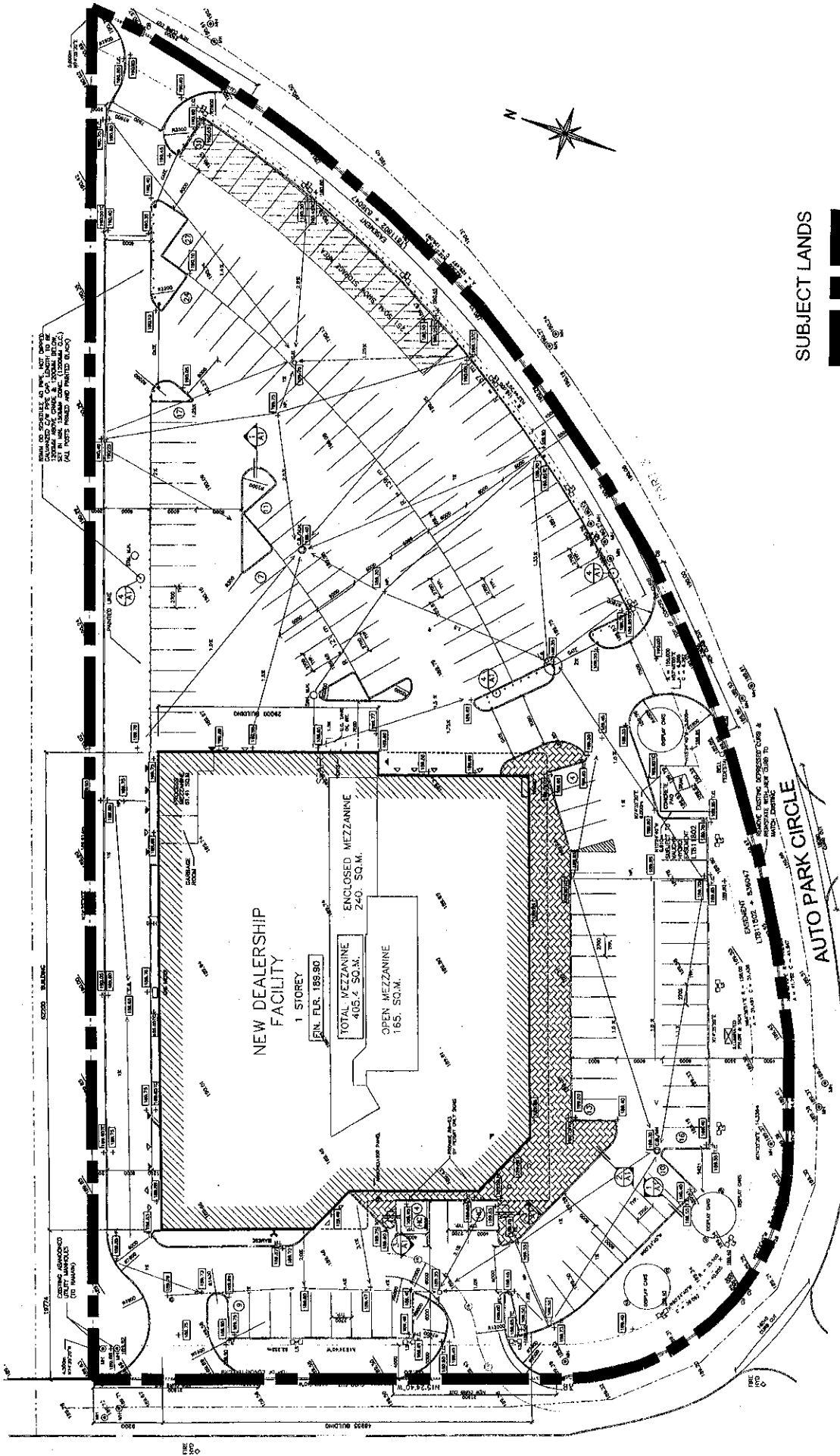
City of Vaughan

Community Planning Department

Location Map

Lot 4,
Concession 6

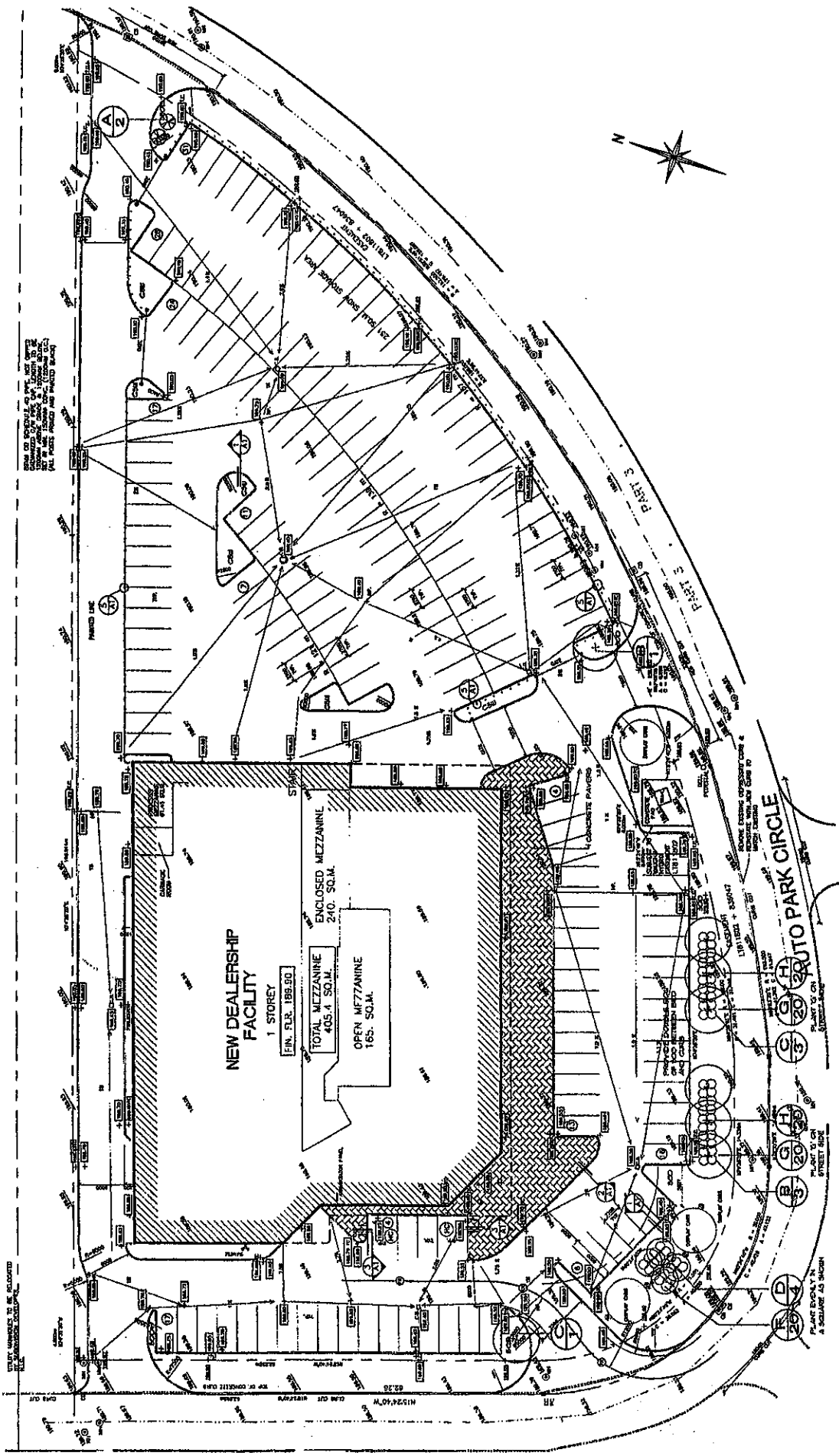
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Attachment 2
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City of **Vaughan**
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Site Plan
 Lot 4,
 Concession 6
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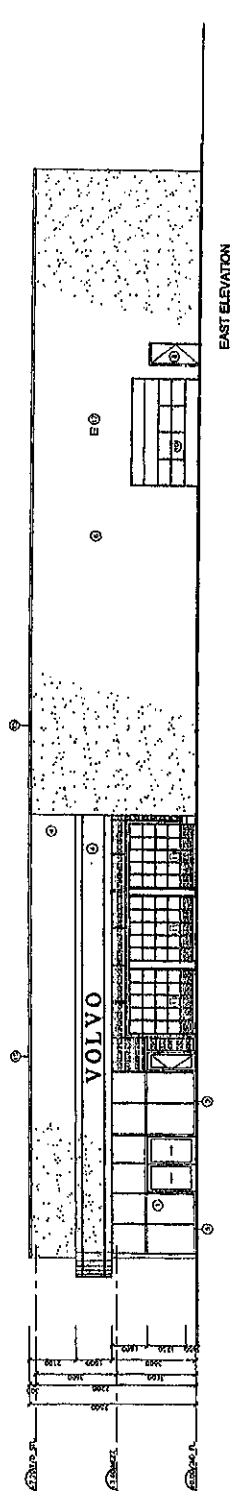
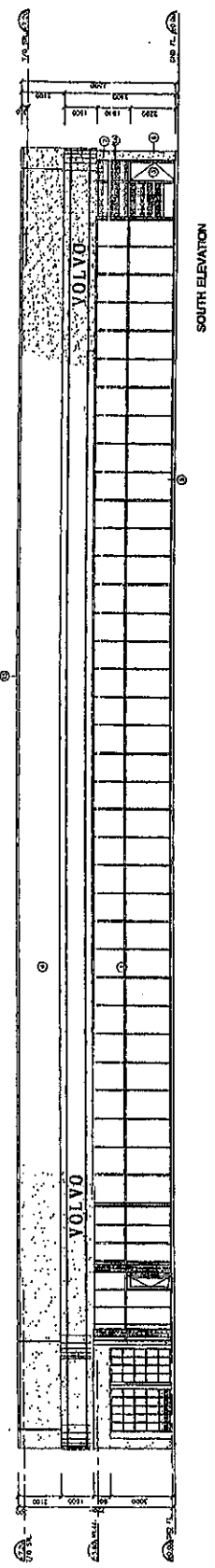
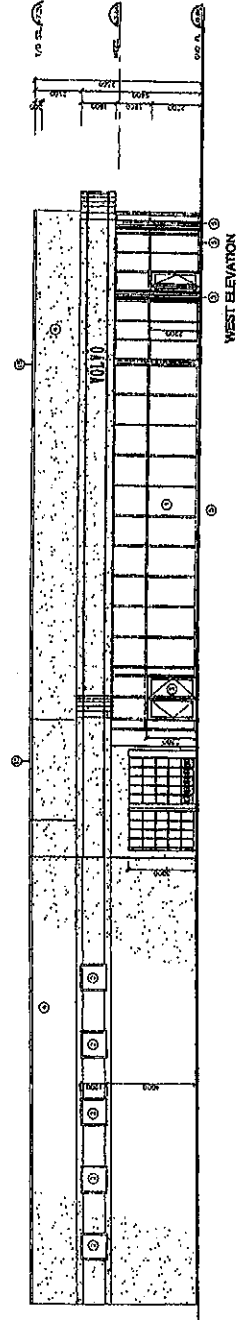
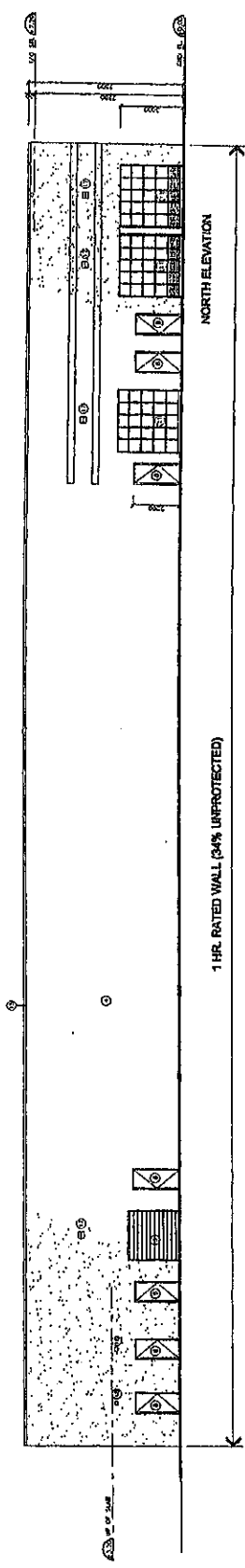


Attachment 3
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Landscape Plan
 Lot 4,
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Elevation Plan

Lot 4,
Concession 6

APPLICANT:
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Attachment

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