

COMMITTEE OF THE WHOLE OCTOBER 18, 2004

**ZONING BY-LAW AMENDMENT APPLICATION FILE Z.04.055
SITE DEVELOPMENT FILE DA.04.032
AMORINO RIDGE DEVELOPMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.055 (Amorino Ridge Developments Inc.) BE APPROVED, to lift the Holding Symbol "H" on the subject lands.
2. THAT Site Development Application DA.04.032 (Amorino Ridge Developments Inc.) BE APPROVED, subject to the following conditions:
 - i) The Development Planning Department shall approve the final site plan, elevations, and landscape plan;
 - ii) the Engineering Department shall approve the final site servicing and grading plans and stormwater management report;
 - iii) the Vaughan Mills Design Review Committee shall review the final site plan and elevations;
 - iv) the applicant shall submit a final signage package for review and approval;
 - v) prior to the execution of the site plan agreement, the holding zone applicable to the subject lands shall be lifted;
 - vi) the Owner shall satisfy all requirements of the Region of York;
 - vii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act*.

Purpose

The Owner has submitted a site plan application to facilitate the development of a two-storey car dealership building (Audi) with a gross floor area of 3,584.25m² and 242 parking spaces, on 1.21 ha of a larger 5.8 ha out parcel site located around the Vaughan Mills Shopping Centre. The Owner has also submitted an application to lift the "H" Holding Zone on the subject property.

Background - Analysis and Options

The site is located on the west side of Jane Street, South of Rutherford Road, in Lot 15, Concession 5, City of Vaughan.

The site is currently vacant and is surrounded by the following land uses:

- North - vacant land, Rutherford Road (C1(H) – Restricted Commercial Zone with the Holding Symbol "H")
- South - vacant land, (C1(H) – Restricted Commercial Zone with the Holding Symbol "H")
- West - Vaughan Mills Shopping Centre (SCD Vaughan Centre Shopping Centre District Zone)

East - Jane Street, employment area (EM1 Prestige Employment Area Zone, C7 Service Commercial Zone)

Official Plan

The property is designated "General Commercial (Special Policy)" by OPA #600. The proposal conforms to the Official Plan.

Zoning

The site is zoned C1(H) Restricted Commercial Zone with the Holding Symbol "H", and subject to Exception 9(1030). The Building Standards Department has advised that a loading space is required for the proposed car dealership. The site plan will be revised to designate loading spaces in front of one of the overhead doors not facing Jane Street, to satisfy this by-law requirement. Otherwise, the proposal conforms to the zoning by-law.

The site was originally zoned with a holding symbol to ensure that it did not develop without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Upon site plan approval, these conditions will be satisfied and the holding zone can be lifted from the site. The applicant has made application to lift the holding zone, and the implementing by-law will be forwarded to Council, prior to the execution of the site plan agreement.

Site Design

The site plan shows one building with the main front entrance facing Jane Street, set back approximately 26.5 metres from the Street. A ramp located at the rear of the building provides access to 80 subsurface parking spaces. The balance of the 162 parking spaces is distributed throughout the site with the largest parking area located at the back of the building. Pedestrian access to the site will be provided from Jane Street and Vaughan Mills Circle, and the site plan will be amended to delineate all pedestrian connections into and within the site.

Vehicular access to the site is proposed from Jane Street and Vaughan Mills Circle. The proposed site plan represents part of the larger Vaughan Mills outparcel. The outparcel site plan (Attachment #2) illustrates that three driveways are proposed into the larger outparcel site from Jane Street which has been approved by the Region of York.

A 6m wide landscape buffer strip is provided along Jane Street, with the balance of the landscaping around the perimeter of the site ranging from 1.8 to 2.5 metres in width. Car display podiums are located at the northeast and southeast corners of the property, with an additional podium west of the building. Final details of the car podium display areas must be provided. The pylon sign shown abutting Jane Street is located over a sewer easement that runs across the property's frontage and must be relocated. The garbage room is not shown on the proposed plan but must be enclosed and located within the building.

The future development of the vacant lands to the north and south of the car dealership site will be co-ordinated with respect to access locations, connections, upon receipt of site plan applications for these lands within the outparcel block.

Elevations

The main front (east) elevation is comprised of two distinct parts, each with a different architectural treatment as shown on Attachment #4. The main part of the building, which includes the dealership showroom and closest to Jane Street, is primarily constructed with double glazed clear window units in steel frames. The roof over this part of the building is curved, sloping downward toward the front of the structure and constructed with a silver coloured metal roofing material. The main front entrance is covered. The second part of this elevation is setback an

additional 15 to 16 metres from the street and includes the delivery and service bay areas. The height of the building drops from 9 metres over the delivery area to 5.3 metres for the service bay. This part of the front elevation is treated with white precast concrete panels with gray accent banding and includes four large service doors made of glass and steel.

The side and rear elevations consist primarily of white precast concrete panels with gray accent banding. Windows are provided on the upper level of each elevation. A dealership pylon sign with logo forms part of the north and south elevations. The sign is constructed with prefinished curved aluminum panels in a silver colour. Service bay roll-up and man doors are proposed on each of these elevations. The south and west elevations of the building will be visible from Vaughan Mills Circle and should be enhanced through the use of architectural treatments to create the "four-sided" architecture outlined in the Vaughan Mills Design Guidelines for outparcel development.

Vaughan Mills Urban Design Guidelines

The site is subject to the Vaughan Mills Urban Design Guidelines, approved by Council on April 26, 1999, as amended. These guidelines outline peripheral parcel development standards, including but not limited to, the following:

- minimum building setbacks to the street;
- building orientation to the street with enhanced pedestrian amenities;
- special attention to be paid to building service areas;
- building designs that reinforce gateway locations;
- the provision of pedestrian walkways and connections;
- the use of "four side" architecture.

The applicant is required to consult the Guidelines address to certain site plan and building elevation requirements. Prior to final site plan approval, the Vaughan Mills Design Review Committee must review and approve the plans.

Signage

The applicant has provided a typical sign package normally used in conjunction with the proposed Audi dealership. The package includes building, directional and dealership identification signage. The signs are generally silver in colour, with black lettering. Prior to final site plan approval, the applicant shall provide the final sign designs and the appropriate plans indicating where the signs will be located on the site and building.

Parking

The applicant is proposing a total commercial gross floor area of 3,584.25m² resulting in a parking requirement of 111 parking spaces. The proposed site plan provides 242 parking spaces, including 162 surface and 80 subsurface spaces. The required parking for the proposed development is calculated at a rate of 3 spaces/100m² of gross floor area, whereas the applicant has provided parking at a rate of 6 spaces/100m², yielding a surplus of 131 spaces. Staff will be discussing with the applicant, the feasibility of replacing some of the excess parking spaces with additional landscaping.

Landscaping

The applicant has not submitted a detailed landscape plan, however, the proposed site plan indicates that planting will occur along the perimeter of the site, in the parking areas, and along the building. The landscaping plan must be consistent with the Master Landscape Plan for the

Vaughan Mills development. Prior to final site plan approval, the landscape plan and cost estimate must be approved by the Planning Department.

Services and Utilities

The site has access to municipal services, including water, sanitary and storm sewers, and hydro. The Applicant will be required to satisfy all requirements of the Engineering Department with respect to site servicing, grading and storm water management. The Engineering Department has advised that private service easements may be required to service the adjacent lands, and if required, will be shown on the final site plan. All requirements of Power Stream Inc. and the Fire Department will also be required to be satisfied.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of subject the lands, prior to the issuance of a Building Permit, in accordance with the Planning Act.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff has reviewed the proposed site plan application in the context of the applicable Vaughan Mills Design Guidelines, and the proposed site layout and elevations. Staff can support the approval of the proposed site plan application, which is considered to be an appropriate development of the site and compatible out parcel use surrounding the Vaughan Mills Shopping Centre. Accordingly, Staff can also recommend approval of the Zoning B-law Amendment Application to lift the Holding provision on the subject lands. Should the Committee concur, the recommendation in of this report can be adopted.

Attachments

1. Location Map
2. Site Plan (Outparcel)
3. Site Plan Phase 1 (Detailed)
4. Elevations

Report prepared by:

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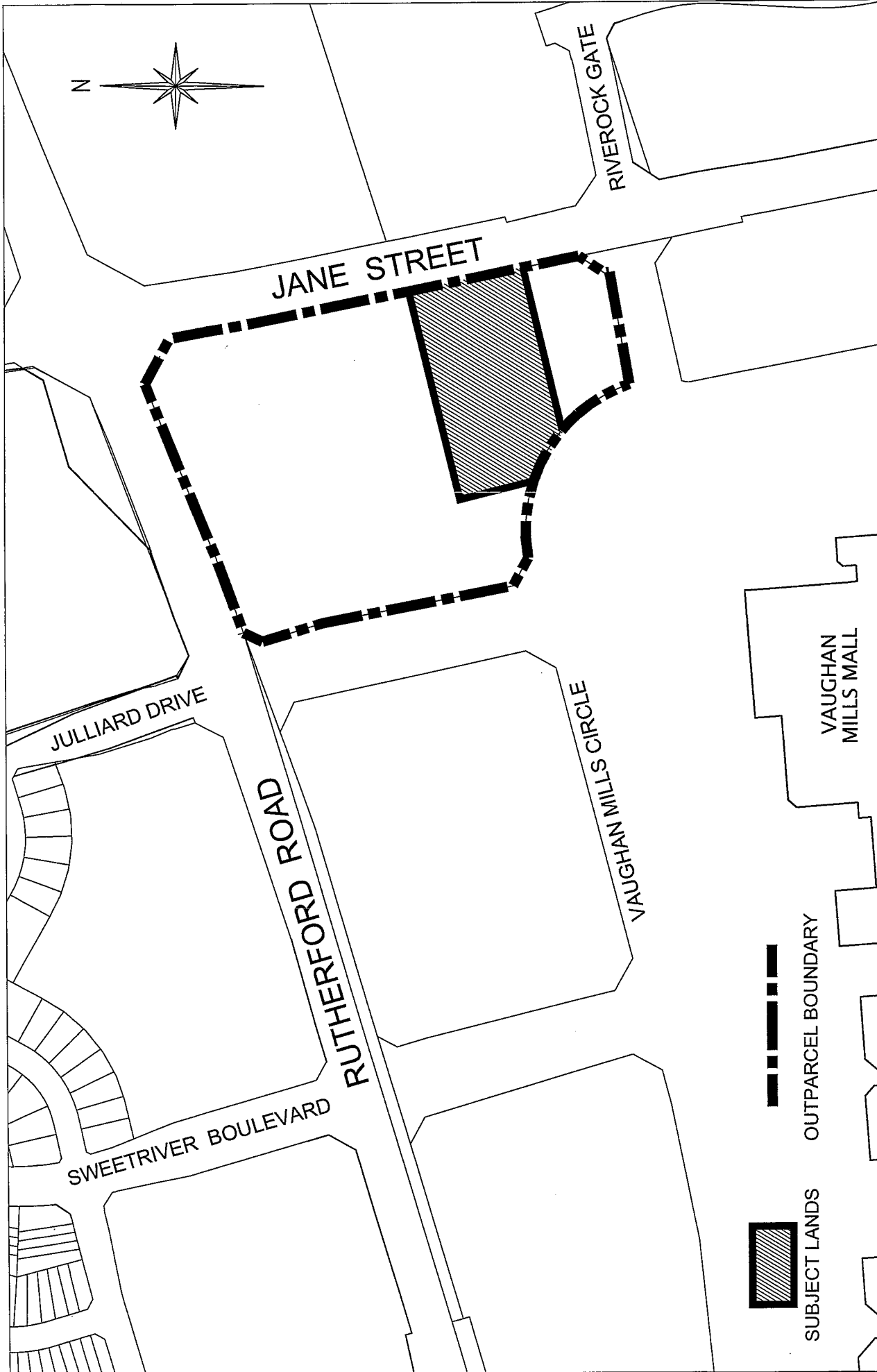
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 15,
Concession 5

APPLICANT:
AMARINO RIDGE DEVELOPMENTS INC.

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Community Planning Department

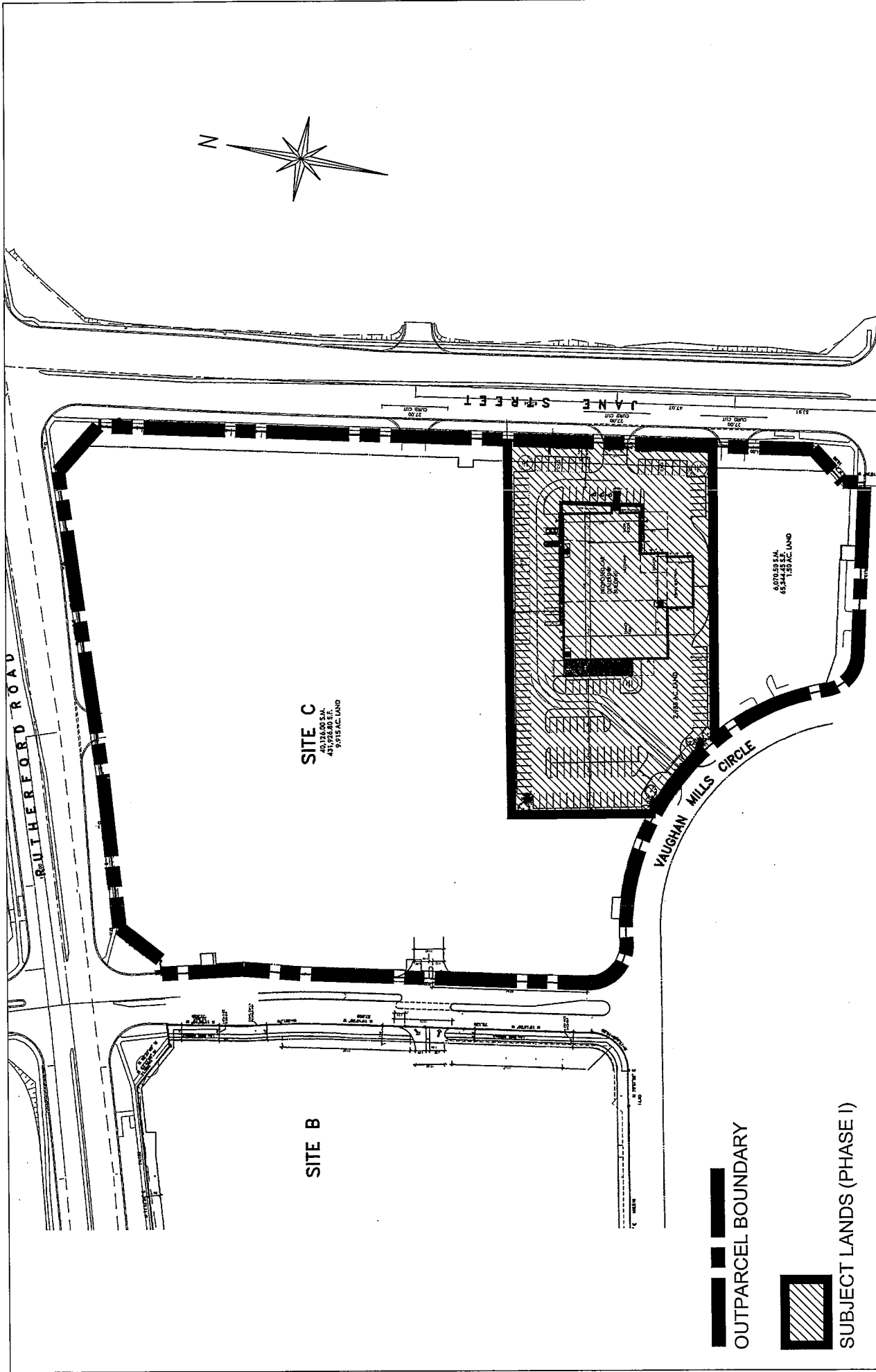
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FILE No.:
DA-04-032

Not to Scale

August 23, 2004





Site Plan (Outparcel)

Part of Lot 15,
Concession 5

APPLICANT:
AMARINO RIDGE DEVELOPMENTS INC.

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City of
Vaughan

Community Planning Department

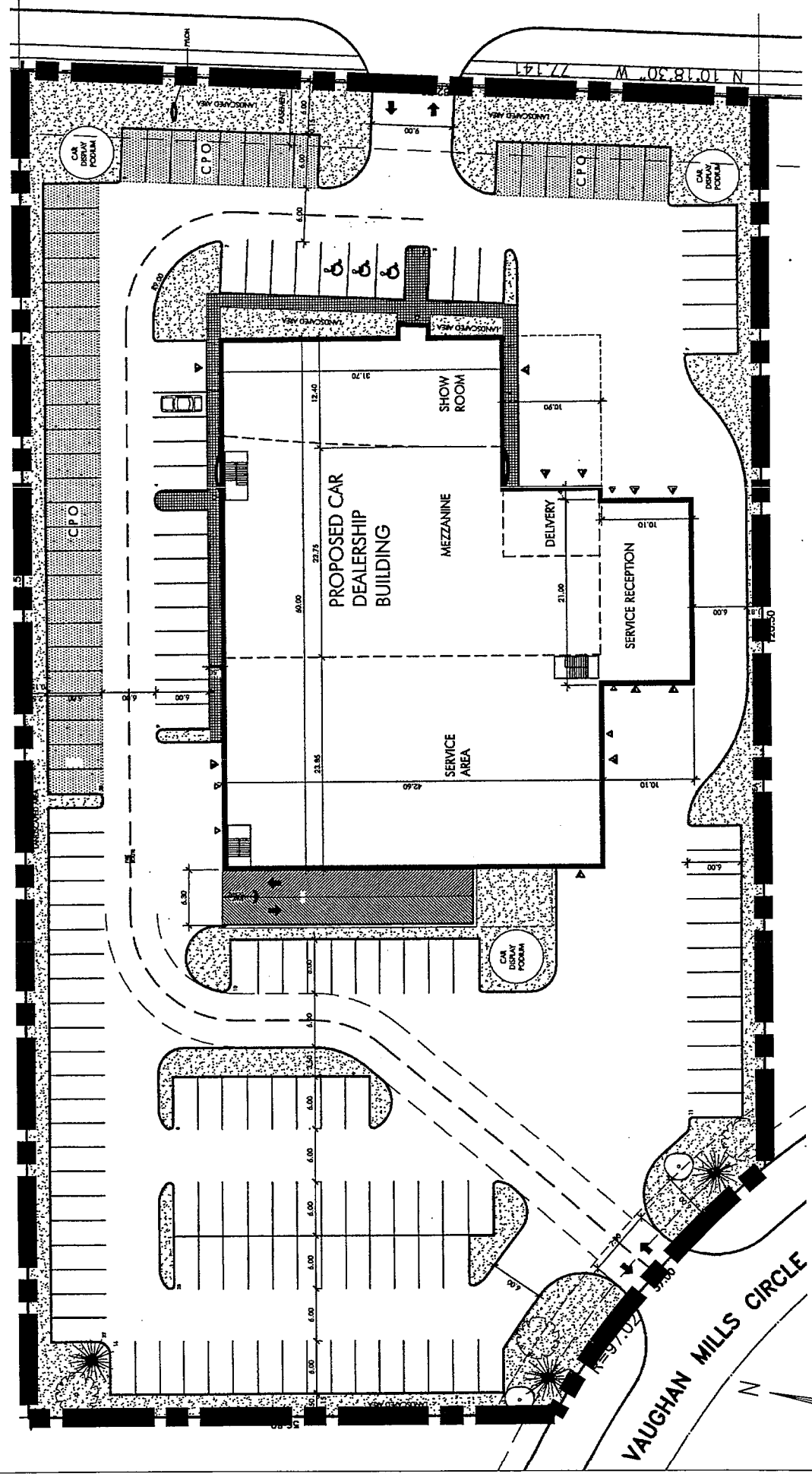
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FILE No.:
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JANE STREET



SUBJECT LANDS - PHASE I

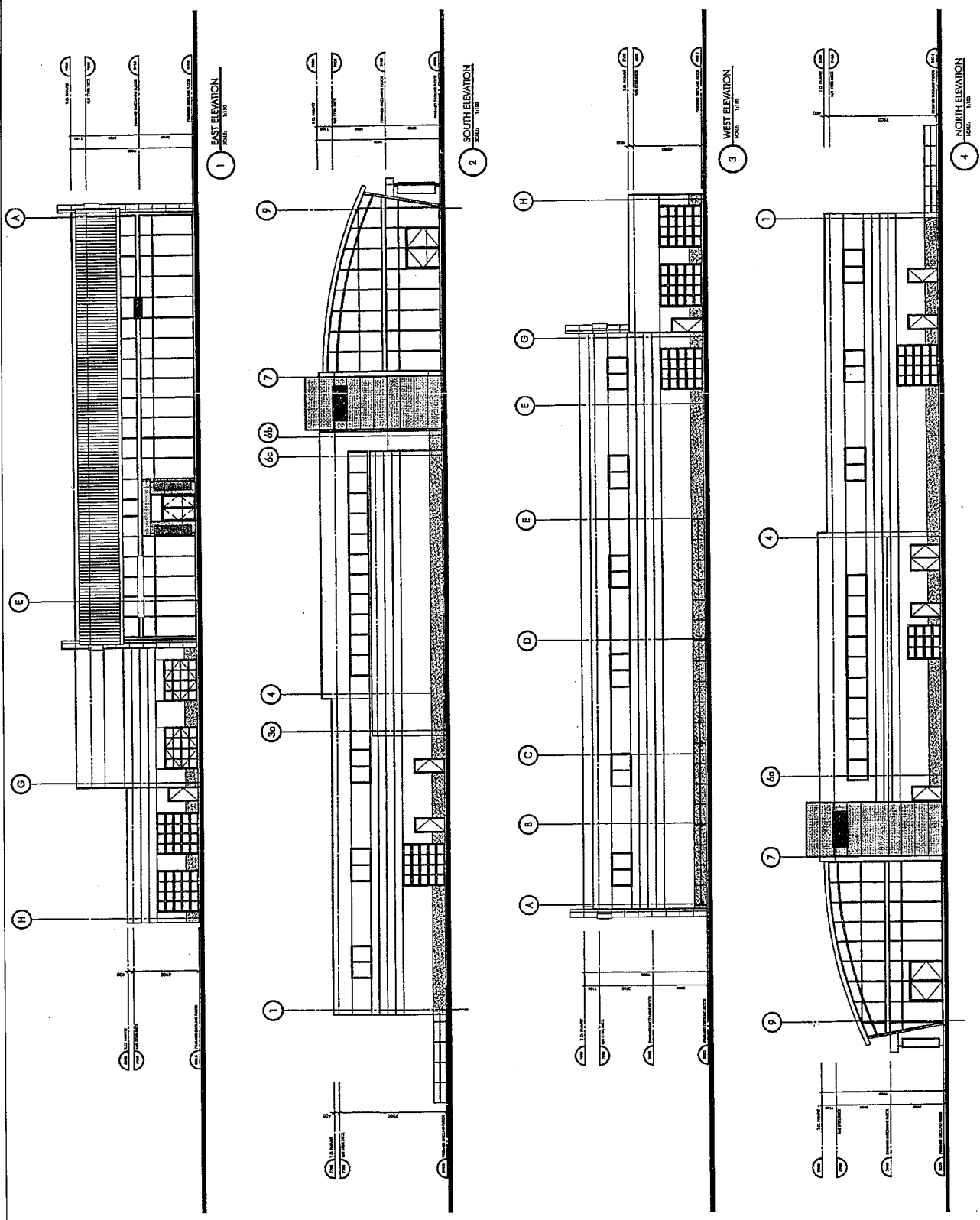
Site Plan Phase I (Detailed)

Attachment 3
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 August 23, 2004



Community Planning Department

Part of Lot 15,
 Concession 5
 APPLICANT:
 AMARINO RIDGE DEVELOPMENTS INC.
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Attachment 4

FILE No.: DA.04.032
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 August 23, 2004

City of Vaughan

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Elevations

Part of Lot 15,
 Concession 5
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