

COMMITTEE OF THE WHOLE FEBRUARY 7, 2005

SITE DEVELOPMENT FILE DA.04.004
RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.004 (Riceton Holdings Limited and Dufferin Investments Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, and elevation plan, shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - iv) all requirements of PowerStream Inc. shall be satisfied.
- b) That the site plan agreement include the following provision:
 - i) the Owner shall pay to Vaughan 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 Section 42 of the Planning Act, prior to the issuance of a building permit.

Purpose

The Owner has submitted a Site Development Plan Application to develop a 2.19 ha site with a 2-storey, 619.5m² motor vehicle sales establishment (Toyota), with the outdoor parking display and storage of 408 motor vehicles, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, in Part of Lot 1, Concession 3, City of Vaughan.

The subject lands are designated "General Commercial" by OPA #450 (Employment Area Plan), as amended by OPA #585 and OPA #609, and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1158). The surrounding land uses are:

- North - Canadian National Railway line (M3 Transportation Industrial Zone)
- South - Viceroy Road; commercial (C1 Restricted Commercial Zone)
- East - Dufferin Street; vacant/proposed apartment residential (A Agricultural Zone)
- West - employment (EM1 Prestige Employment Area Zone)

Official Plan

The site is designated "General Commercial" by OPA #450 (Employment Area Plan), as amended by OPA #585 and OPA #609. The Official Plan permits retail stores for the buying, leasing and exchanging of goods and services, including a motor vehicle sales establishment, and the outside storage and display of new and used vehicles. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1158), which permits a motor vehicle sales establishment with the outdoor display and storage of new and used vehicles. The site-specific exception permits a reduced landscape strip width from 6.0m to between 3m and 5m along Dufferin Street, and the display of a maximum of 2 vehicles within the landscape strip at the corner of Dufferin Street and Viceroy Road. The proposed development complies with the zone requirements in By-law 1-88.

Site Design

The site plan (Attachment #2) shows an irregular-shaped building centrally located on the property, and surrounded by 400 parking spaces, a single width driveway access on Dufferin Street and Viceroy Road respectively. Landscaping is provided around the periphery of the site. A pedestrian walkway connection process access from the main entrance at the southeast corner of the building to the public sidewalk along Dufferin Street. Two vehicle display areas will be provided within the landscaped area at the southeast corner of the site, with two other vehicle display areas provided directly in front of the building opposite Viceroy Road, in compliance with the by-law requirements. A "Toyota" pylon sign is located in the landscape strip directly south of the Dufferin Street access.

Access and Parking

The site is to be served by two driveway access points, one being a 12m wide right-in/right-out only access on Dufferin Street, and the other being a 10m wide full movement access on Viceroy Road. The final location and design of the driveway access points will be subject to the approval of the Region of York Transportation and Works Department.

The required parking for the motor vehicle sales establishment use is 139 spaces, based on the following by-law standard:

- 4,619.5m² GFA @ 3 provided spaces, spaces/100m² = 139 spaces

The site plan proposes a total of 400 parking spaces, of which 150 spaces have been allotted for visitor and employee parking, including 4 handicapped spaces, with the remaining 250 spaces reserved for storage and display of new and used motor vehicles.

Building Elevations

The proposed building elevations shown on Attachment #4 consists of a flat roof with a parapet to a height of 7.9m. The main entrance which included a signage tower is slightly higher at 10.8m, faces the sight triangle of Dufferin Street and Viceroy Road. A prefinished aluminum canopy affixed to the sign tower is located above the main glass door entrance to the showroom. The showroom is located behind a convex curve in the building and is comprised of glass units creating a curtain wall effect. White coloured, prefinished aluminum blocks frame the glass curtain wall, as they do the main entrance. The Toyota name and signage are incorporated into the main elevation in a red colour.

The service areas are located along the west and north elevations, and part of the south elevation, and are comprised of white architectural block. These elevations include drive-in overhead doors associated with the service portions of the building. Upper level windows are also provided on the facades.

Staff are satisfied with the proposed building elevations. The final elevation plan is to be approved by the Development Planning Department.

Servicing

The site has access to municipal services including sanitary and storm sewers and water. The final site servicing and grading plan to be approved by the Engineering Department. All hydro requirements are to be addressed to the satisfaction of PowerStream Inc.

Landscaping

The site will be landscaped with mix of deciduous and coniferous trees and shrubs, along Dufferin Street and Viceroy Road, as shown on Attachment #3. Landscaping is also proposed along the north property line, and in the landscaped islands within the parking areas. Enhanced landscaping will be provided at the corner of Dufferin Street and Viceroy Road, opposite the main entrance to the building. An interlock walkway lined with deciduous trees, links the building to the public sidewalk through this enhanced landscaped area. The prominent feature at this corner is the display area designated for two motor vehicles, which is surrounded by planting. A 1.2 m decorative fence with columns is also proposed along Dufferin Street from the northern property line to the driveway access.

The final landscape plan must be approved to the satisfaction of the Development Planning Department, and is to include the provision of a few trees in the sodded strip along the west property line.

Parkland Dedication

The Owner will be required to pay to Vaughan, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act, prior to the issuance of a building permit.

Canadian National Railway

CN requires a 1.83m high chain link fence to be installed and maintained at the expense of the Owner along the mutual northerly property line. The required fence is not shown on the site plan, but will be provided on the final plan. In addition, noise and vibration from the railway is to be considered in the building construction design to the satisfaction of the City.

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 has reviewed the proposed Site Development application, in light of the Official Plan policies and the requirements of the Zoning By-law. The proposal implements the policies of the Official Plan and the requirements of the Zoning By-law, and is an appropriate development at this location. For these reasons, Staff can support 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. Building Elevations

Report prepared by:

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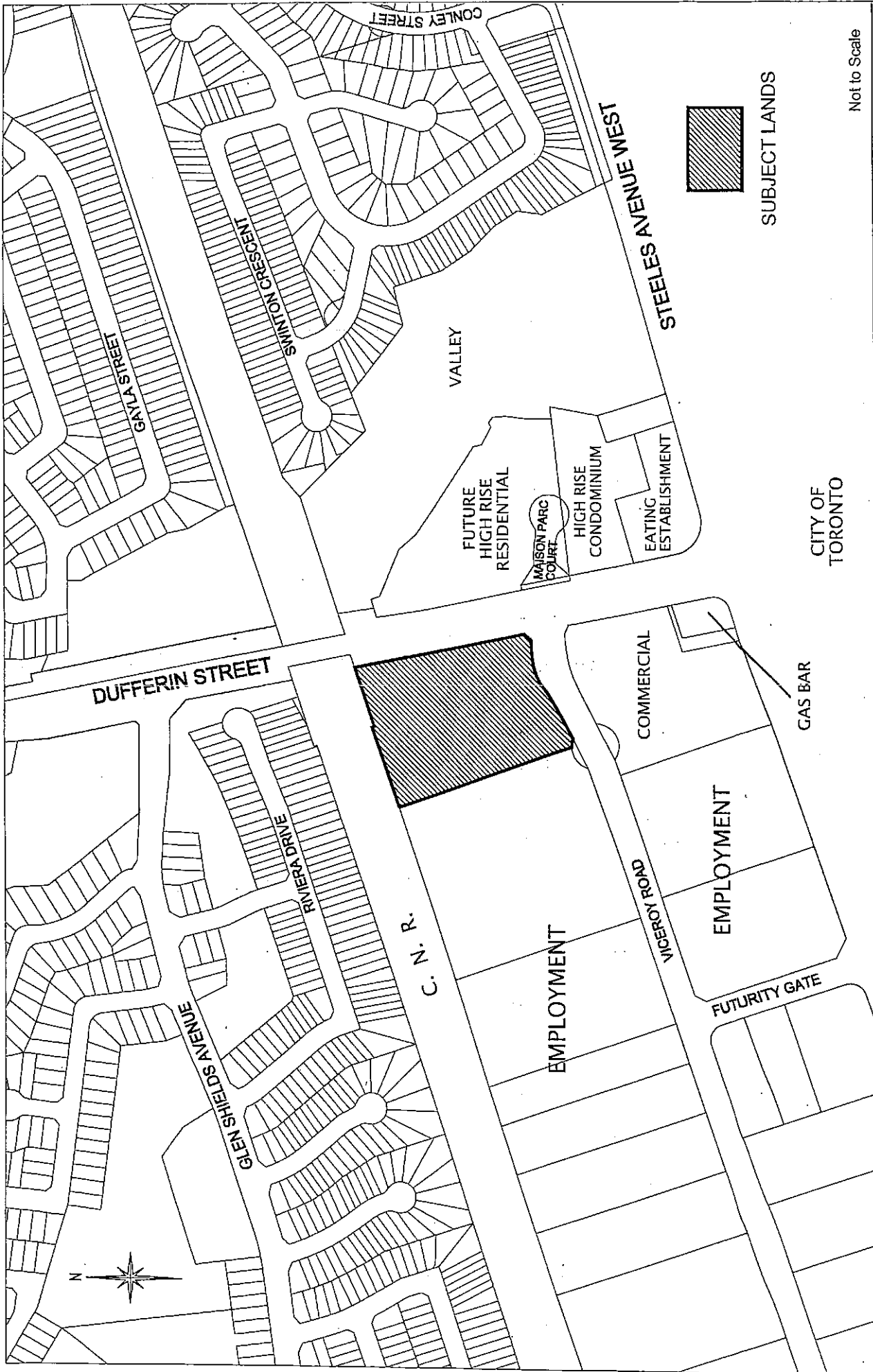
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

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Not to Scale

Attachment 1

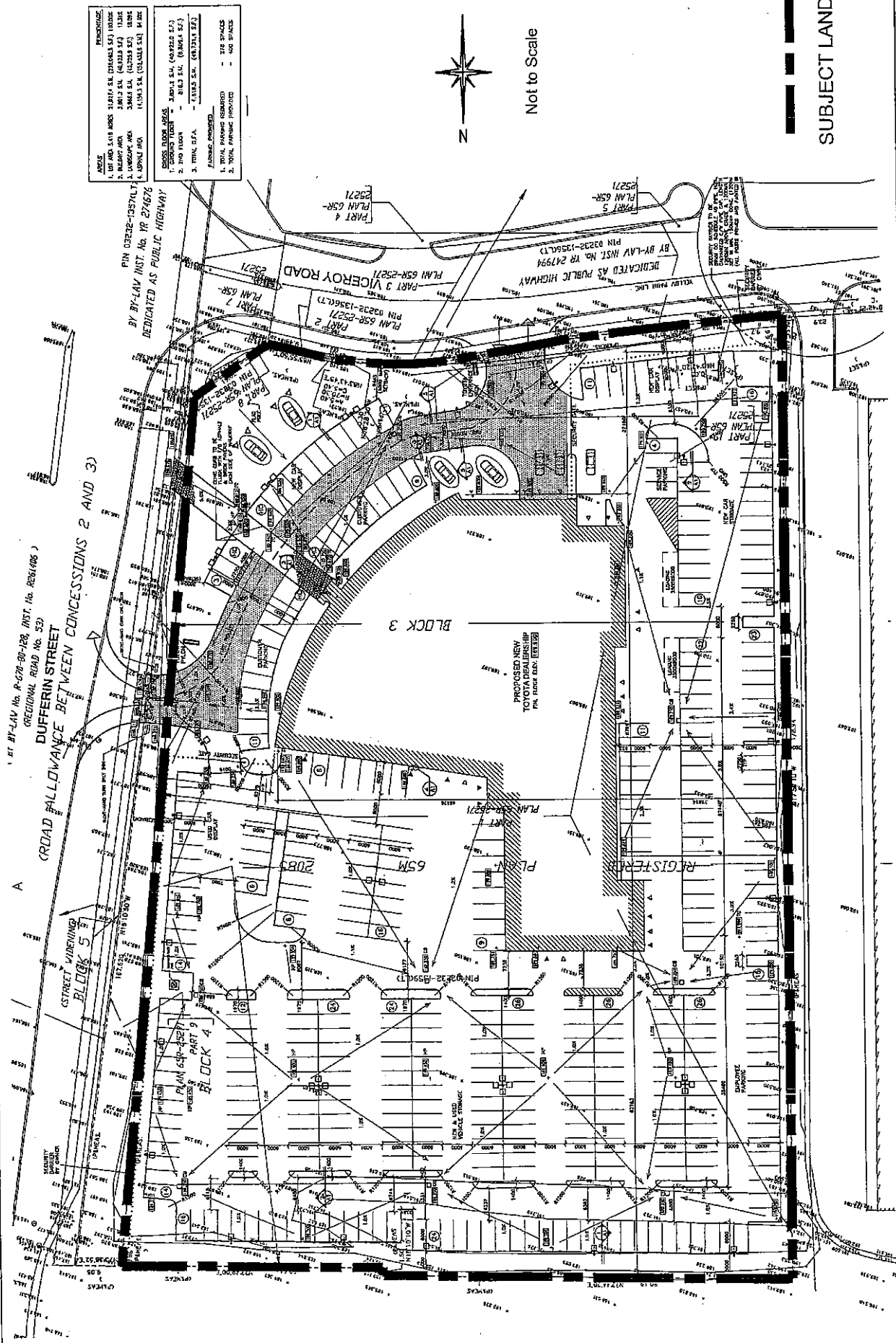
FILE No.: DA.04.004
 RELATED FILES: OP.04.002 & Z.03.098
 December 1, 2004

City of Vaughan

Development Planning Department

Location Map

Part of Lot 1,
 Concession 3
 APPLICANT:
 RICETON HOLDINGS LTD. &
 DUFFERIN INVESTMENTS LTD.



FINISHES	
1. ASPHALT	1. 150.00
2. CONCRETE	2. 100.00
3. GRAVEL	3. 75.00
4. SAND	4. 50.00
5. CURB	5. 100.00
6. SIDEWALK	6. 100.00
7. DRIVEWAY	7. 100.00
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--- SUBJECT LANDS

Attachment 2

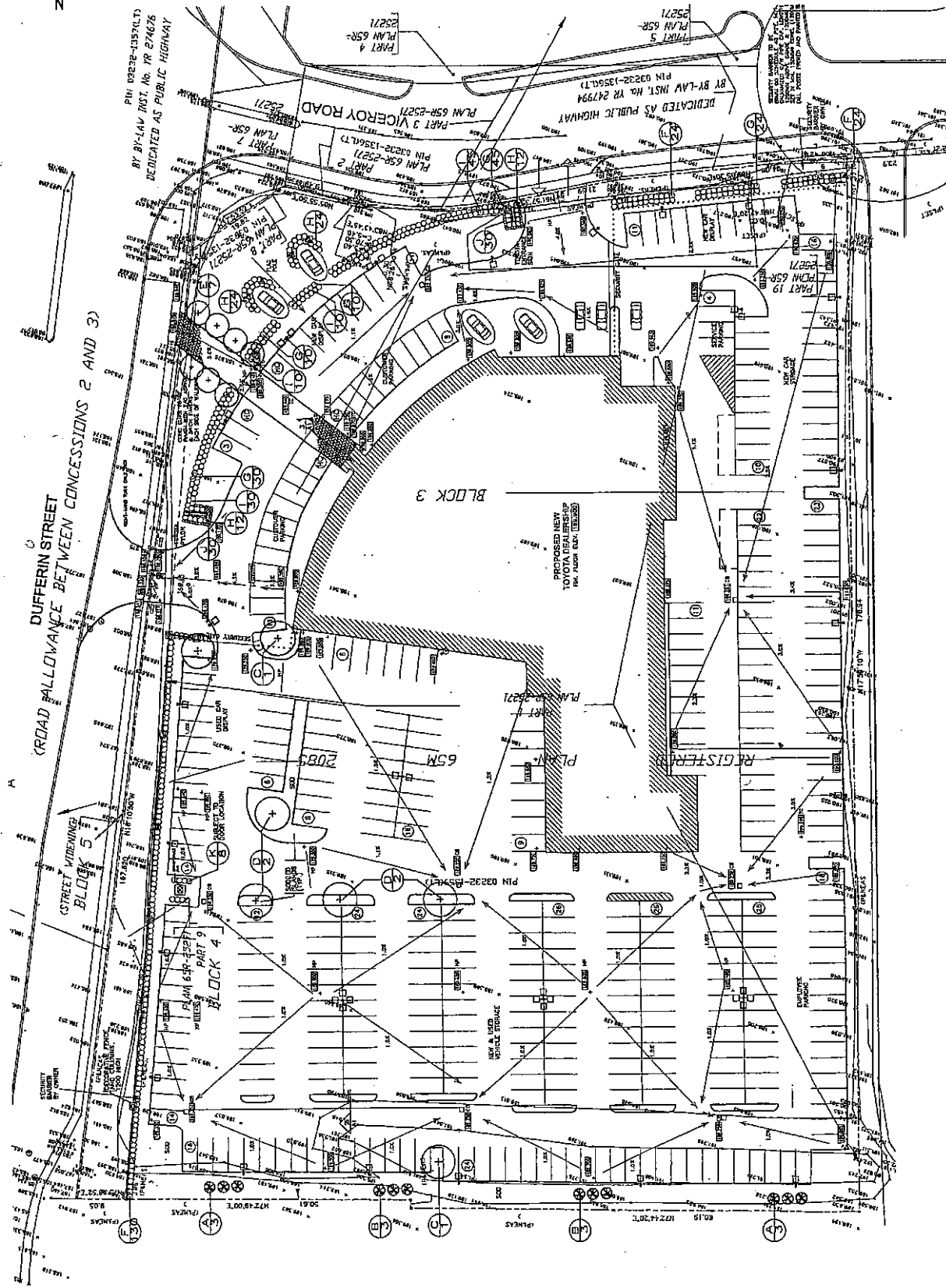
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City of **Vaughan**

Development Planning Department

Site Plan
 Part of Lot 1,
 Concession 3
 APPLICANT:
 RICETON HOLDINGS LTD. &
 DUFFERIN INVESTMENTS LTD.

IN:DPY1 ATTACHMENT\VA06.04.004



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Landscape Plan

Part of Lot 1,
Concession 3
APPLICANT:
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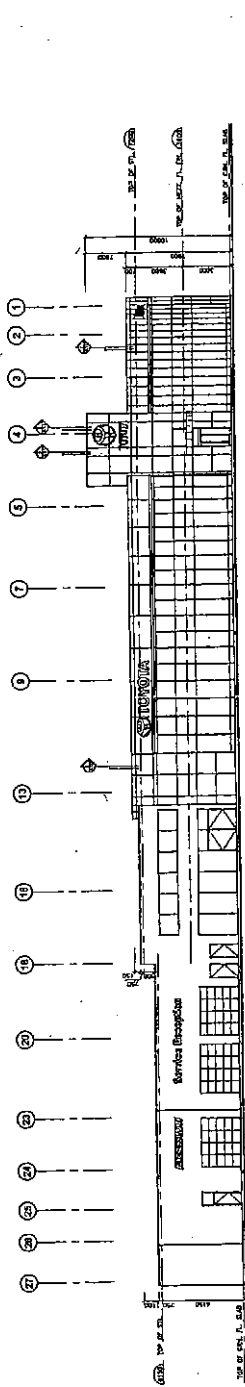


Development Planning Department

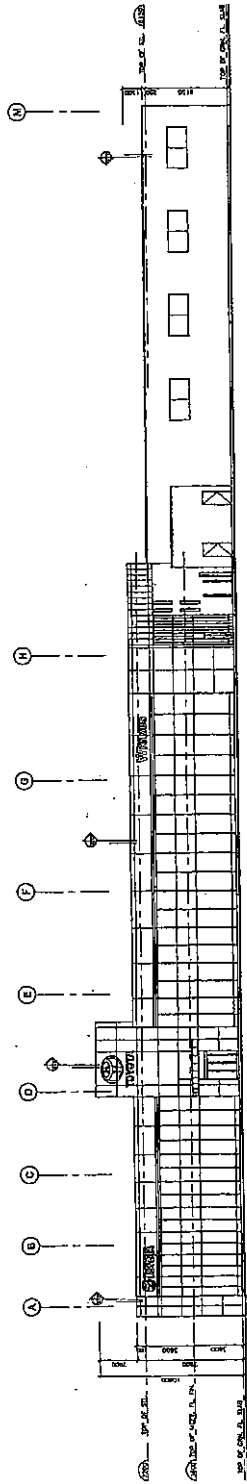
Attachment 3

FILE No.:
DA.04.004
RELATED FILES:
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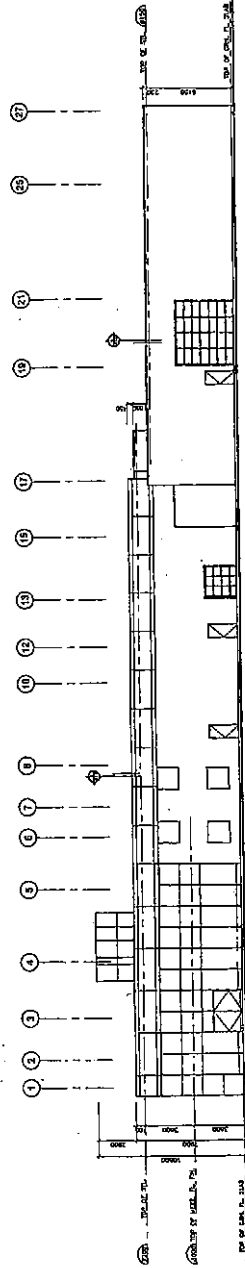
December 1, 2004



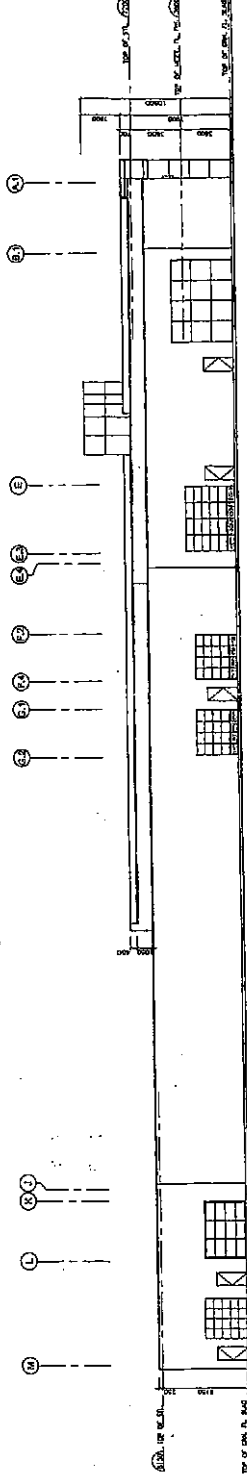
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Not to Scale

Attachment 4

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CITY of Vaughan

Development Planning Department

Elevations
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