

COMMITTEE OF THE WHOLE DECEMBER 5, 2005

**ZONING BY-LAW AMENDMENT FILE Z.05.046
SITE DEVELOPMENT FILE DA.05.054
2019625 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.046 (2019625 Ontario Inc.) BE APPROVED, to remove the 'H' Holding symbol from the subject lands, zoned C1 (H) Restricted Commercial Zone, as shown on Attachment #1, to facilitate the development of a motor vehicle sales establishment.
2. THAT Site Development File DA.05.054 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 4,503m² motor vehicle sales establishment (Honda Dealership), as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved to the satisfaction of 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;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and,
 - v) the required variances to implement the approved Site Plan shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of a 4,503m², two-storey motor vehicle sales establishment (Honda Dealership) on a 1.54ha site, as shown on Attachment #2.

In addition, the Owner has submitted a Zoning By-law Amendment Application to remove the 'H' Holding Symbol on the subject lands, currently zoned C1(H) restricted Commercial Zone.

Background - Analysis and Options

Location

The subject lands shown on Attachment #1 are located on the southwest corner of Jane Street and Auto Vaughan Drive, (89 Auto Vaughan Drive), being Part of Block 3 on Registered Plan 65M-3766 in Part of Lots 16 and 17, Concession 5, City of Vaughan. The vacant 1.54ha

rectangular site has 81.8m frontage on Jane Street and 152.1m of flankage on Auto Vaughan Drive.

The surrounding land uses are:

- North - Auto Vaughan Drive; Maple Toyota (C1 Restricted Commercial Zone)
- South -vacant land (C1(H) Restricted Commercial Zone)
- West -vacant land (C1 (H) Restricted Commercial Zone)
- East -Jane Street; vacant (A Agricultural Zone)

Official Plan

The subject lands are designated "General Commercial-Special Policy" by OPA #600, which permits general commercial uses such as retail stores for the buying, leasing and exchanging of goods and services, restaurants and banks. The proposed development of the site for a motor vehicle sales establishment conforms to the Official Plan.

Zoning

The subject lands are zoned C1(H) Restricted Commercial Zone with the "H" Holding Symbol by By-law 1-88, subject to Exception 9(1031), which permits a motor vehicle sales establishment use, including the open display and storage of new and used motor vehicles. The proposed motor vehicle sales establishment use is permitted by the Zoning By-law.

The proposed development complies with the zoning standards in By-law 1-88, with the exception of the following:

- a minimum landscaping strip width of 4.5m and 5m is proposed abutting Jane Street and Auto Vaughan Drive, respectively, whereas 6.0m is required; and,
- a maximum building height of 11.25m, whereas 11m is permitted.

The Development Planning Department is satisfied that the proposed exceptions to the by-law are minor and appropriate in the context of the overall development of the site. The Owner will be required to submit a minor variance application to the Committee of Adjustment for approval of these variances to implement the final approved site plan. The Committee's decision must be final and binding, prior to the execution of the implementing site plan agreement.

The subject lands are zoned with the "H" Holding Symbol, which can be removed upon Council's approval of the subject Site Development Application.

Site Design

The proposed two-storey, 4,503m² building, as shown on Attachment #2, is centrally located on the property, with two vehicular driveway access points on Auto Vaughan Drive. The main entrance to the building and the indoor showroom are located on the north-east side of the building. The service bays are located on the south, north and west sides of the building. Parking spaces are located throughout the site. Garbage storage will be internal to the building.

Building Elevations

The proposed building elevations are shown on Attachments #4 and #5. The main elevation of the irregular-shaped building faces northeast, towards the site triangle of Jane Street and Auto Vaughan Drive. A pre-finished red aluminum canopy that contains the sign tower extends around the main glass entry door. The building material for the front sales area consists of glass curtain wall within aluminum frames. White-coloured, pre-finished aluminum panels comprise the top portion of the building. The south, north and west elevations include drive-in overhead doors, associated with the service portions of the building. The main service related areas of the

building consist of white precast panels on the south and west elevations, and red panels on the north facade. The building has a flat roof with parapet to a height of 9.75m, with main signage tower increasing the height to 11.25m.

The Development Planning Department is satisfied with the proposed building elevations.

Landscaping

The landscape plan shown on Attachment #3 consists of a mix of shrubs, and coniferous, deciduous and ornamental trees along the perimeter of the site within 4.5m and 5m wide landscaped strips abutting Jane Street and Auto vaughan Drive, respectively. In addition to the soft landscaping surrounding the site, an armour stone boulder feature will be placed intermittently along the north and east property lines, together with benches at the northeast corner of the property.

The main entrance to the building is connected to the corner of Jane Street and Auto Vaughan Drive by a unit paver walkway. Landscaping will also be provided along the base of the front façade of the building. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Parking

The required parking for the proposed development is calculated as follows:

Motor Vehicle Sales Establishment: 4,503m² @ 3.0 spaces/100m² GFA = 135 spaces

Total Parking Required = 135 spaces (incl. 2 handicapped spaces)

Total Parking Provided = 199 spaces (incl. 2 handicapped spaces)

The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 64 spaces.

Services and Utilities

The final site servicing and grading plan and storm water management report shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements must be addressed to the satisfaction of Power Stream Inc.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law. The Development Planning Department is satisfied that the subject lands can be appropriately developed to accommodate the proposed motor vehicle sales establishment, subject to the conditions of this report. Exceptions to the zoning by-law are required and must be obtained from the Committee of Adjustment, and be in full force and effect, prior to entering into site plan agreement.

The Development Planning Department also recommends approval of the Zoning By-law Amendment Application to remove the "H" Holding Symbol on the subject lands, which will facilitate the development of the site in accordance with the C1 Restricted/Commercial Zone standards.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Exterior Elevations (East and North)
5. Exterior Elevations (West and South)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

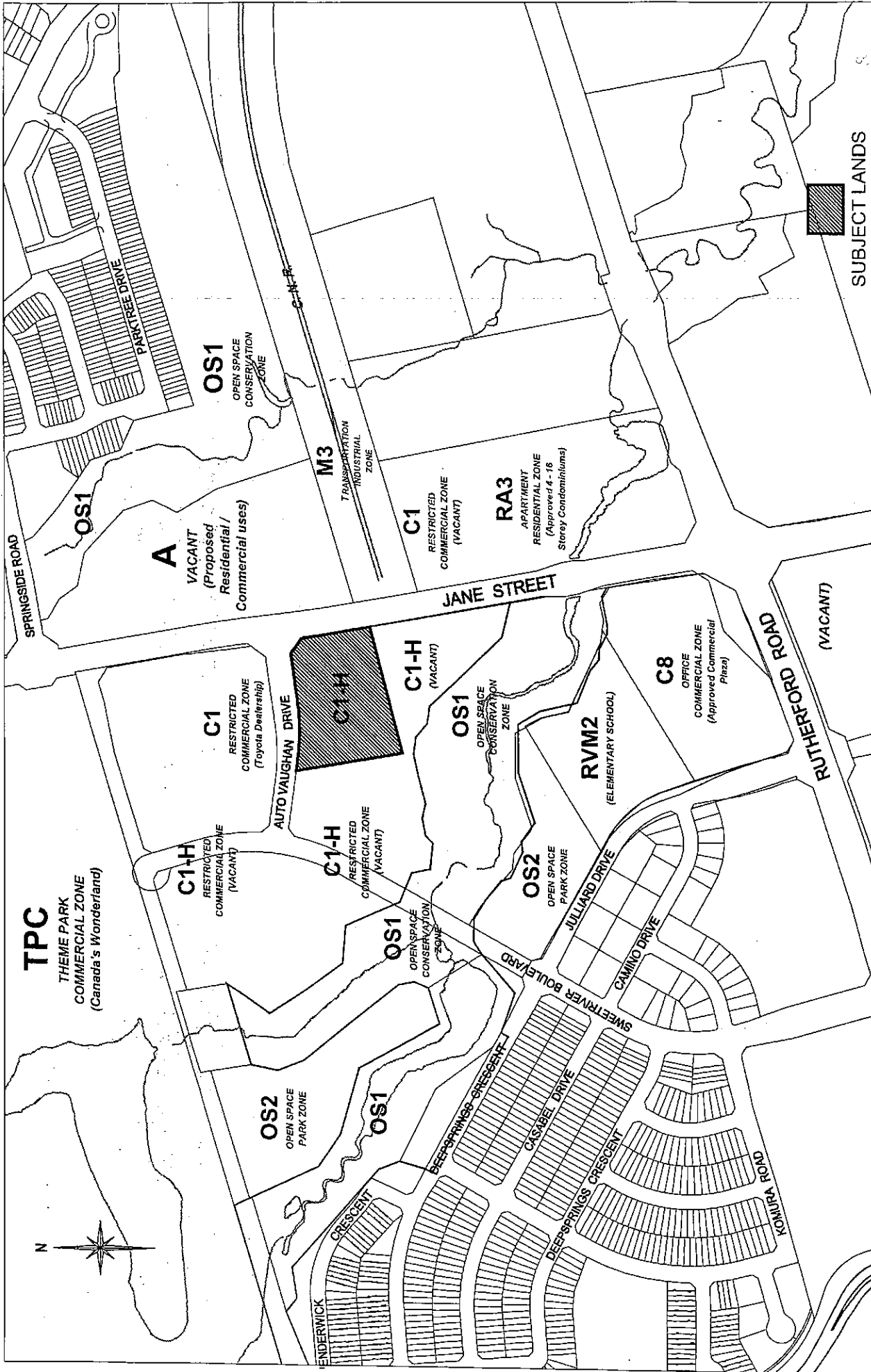
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\SERWORKING\HOLYDAYM\Maple Honda.CW.doc



Location Map

Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

N:\DPT\1 ATTACHMENTS\DA\05.05.05\05.05.046

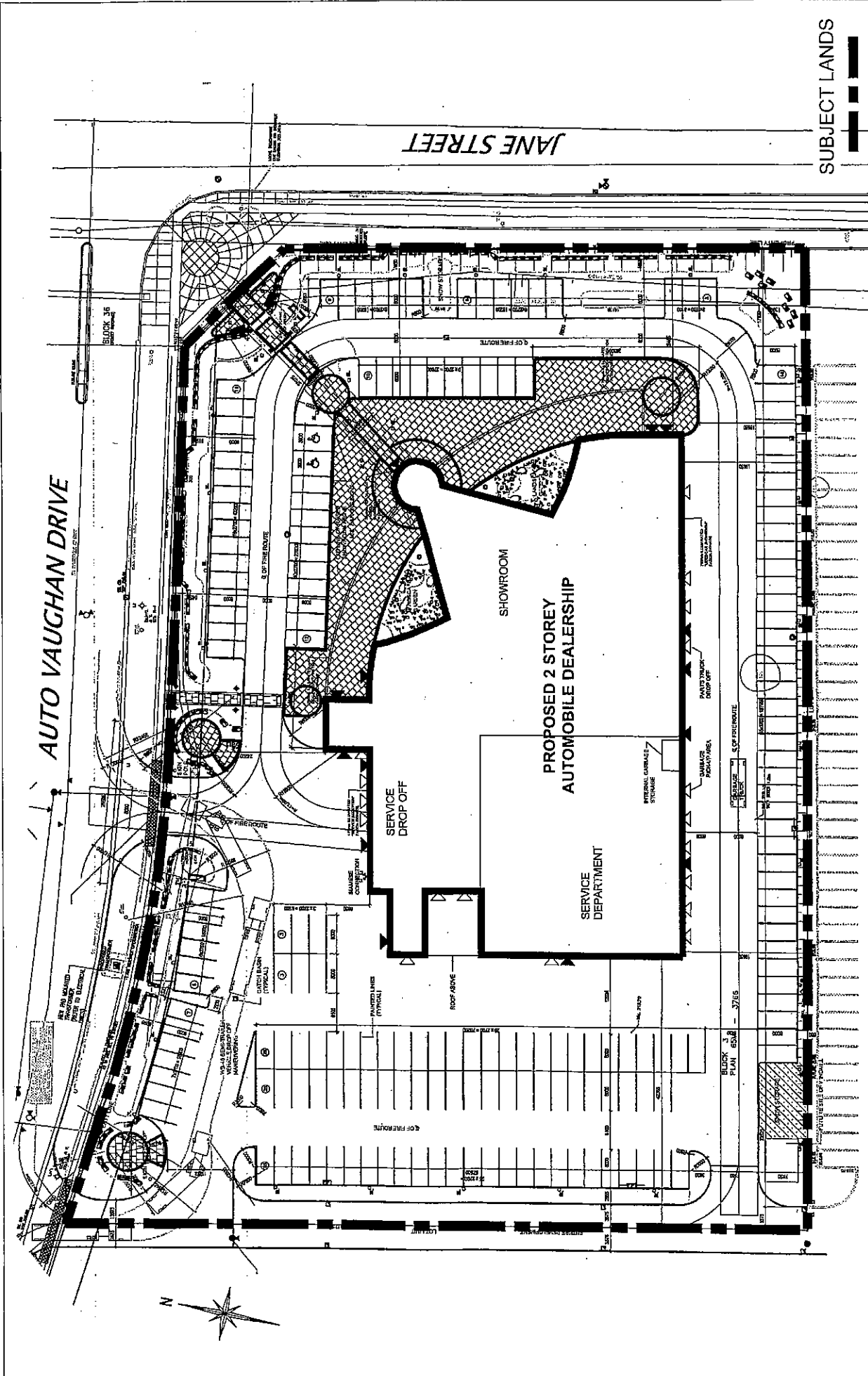


Development Planning Department

Attachment 1

FILE No.:
DA.05.054 & Z.05.046

Not to Scale
November 16, 2005



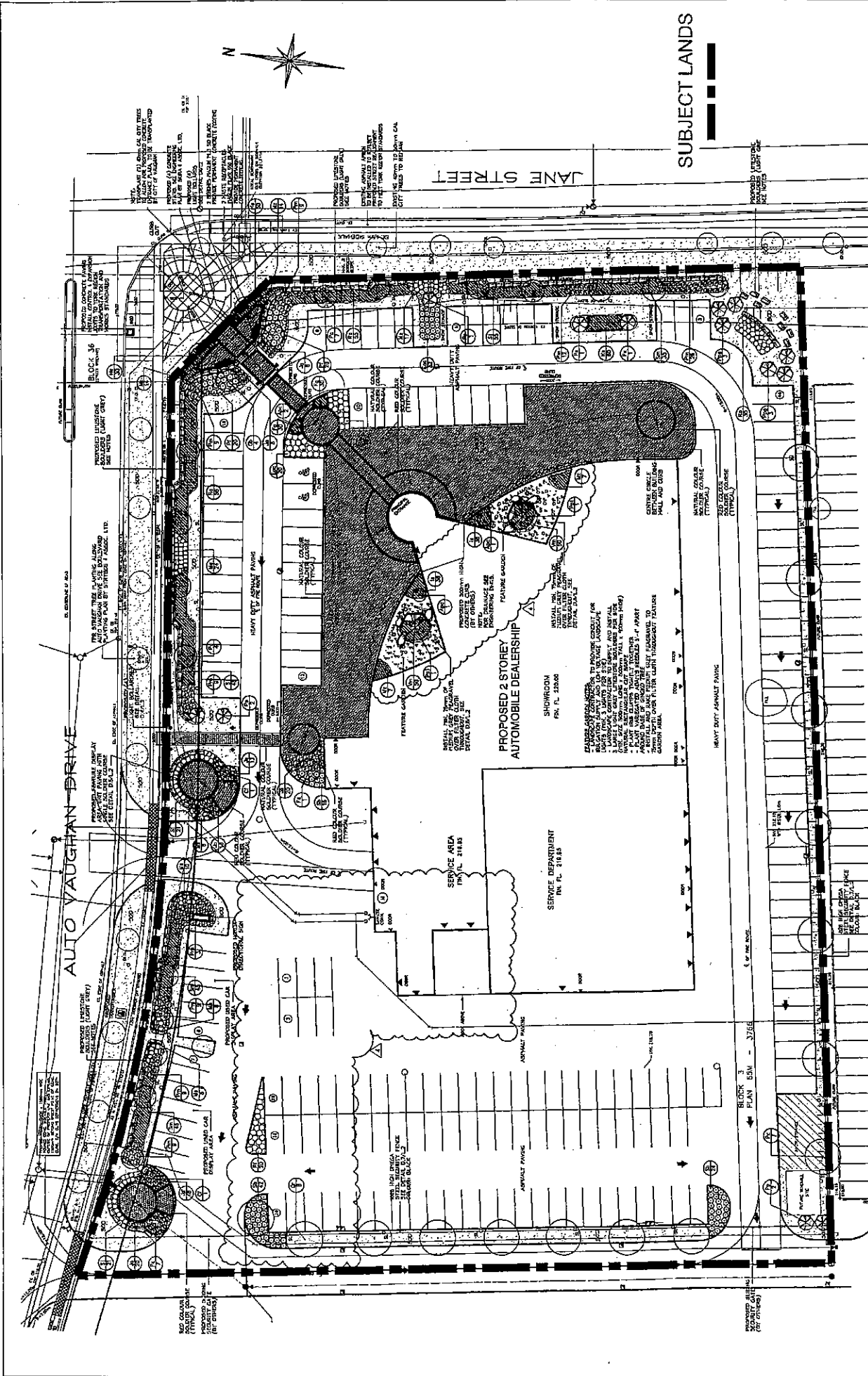
SUBJECT LANDS

Attachment 2
 FILE No.: DA.05.054 & Z.05.046
 Not to Scale
 November 16, 2005

City of **Vaughan**
 Development Planning Department

Site Plan
 Part of Lot 17,
 Concession 5
 APPLICANT:
 2019625 ONTARIO INC.

N:\AFT\1 ATTACHMENTS\DA\da.05.054z.05.046



SUBJECT LANDS

Attachment 3

FILE No.: DA.05.054 & Z.05.046

Not to Scale

November 16, 2005

City of **Vaughan**

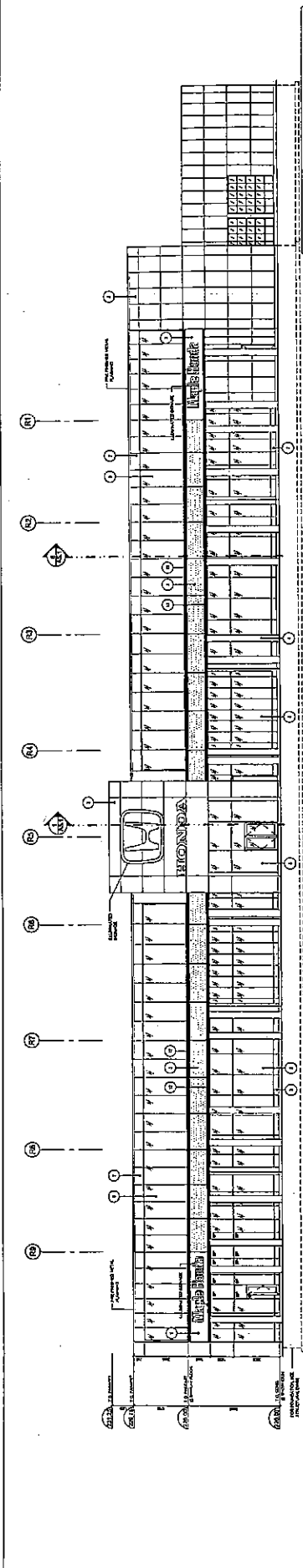
Development Planning Department

Landscape Plan

Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

M:\UPT\1 ATTACHMENTS\DA\05.054\05.046



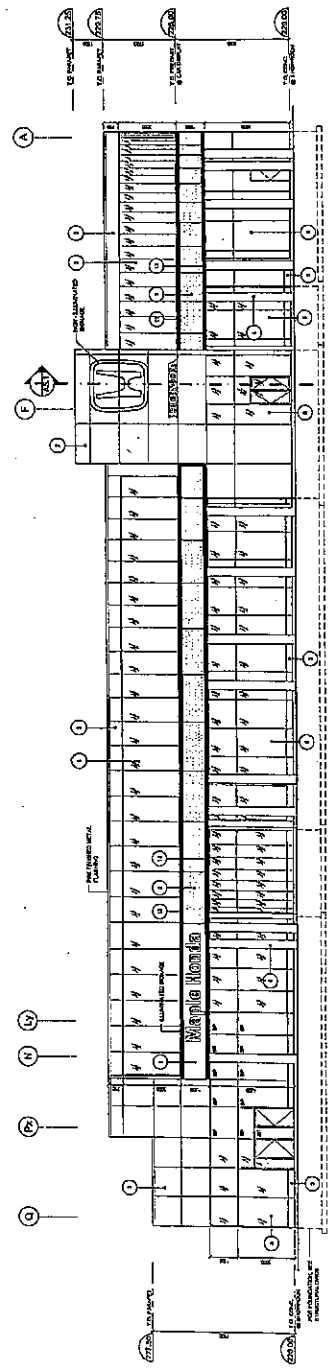
NORTH-EAST ELEVATION

EXTERIOR FINISH LEGEND

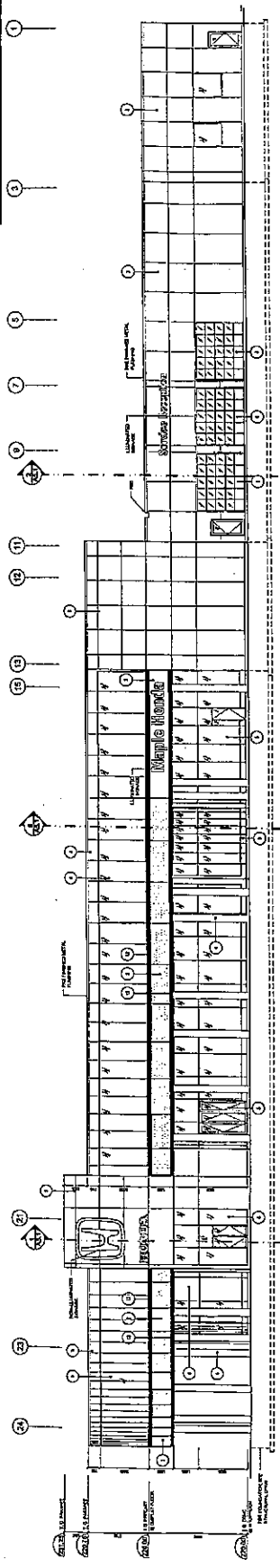
- 1 INSULATED PRECAST PANELS
- 2 ALUMINUM ALUMINUM COMPOSITE PANELS - FINISHED
- 3 ALUMINUM ALUMINUM COMPOSITE PANELS - WHITE
- 4 PRE-FINISHED ALUMINUM PANEL CLADDING
- 5 CERAMIC WALL FINISHES (SEE NOTES ON APPROVED FINISHES)
- 6 CLADDING LATHES WITH BUILT UP JOINTS (SEE FINISHES)
- 7 INSULATED PRECAST PANELS
- 8 ALUMINUM ALUMINUM COMPOSITE PANELS - FINISHED
- 9 ALUMINUM ALUMINUM COMPOSITE PANELS - WHITE
- 10 PRE-FINISHED ALUMINUM PANEL CLADDING
- 11 CERAMIC WALL FINISHES (SEE NOTES ON APPROVED FINISHES)
- 12 CLADDING LATHES WITH BUILT UP JOINTS (SEE FINISHES)

LEGEND

CF CONTROL JOINT
 FSD FULLY FINISHED DRIVE
 SP BACK PAINTED SPANDED GLASS



EAST ELEVATION - JANE STREET



NORTH ELEVATION - AUTO VAUGHAN DRIVE

Exterior Elevations

Part of Lot 17,
 Concession 5
 APPLICANT:
 2019625 ONTARIO INC.
 N:\DFT\1 ATTACHMENTS\DA\da.05.0542.05.046

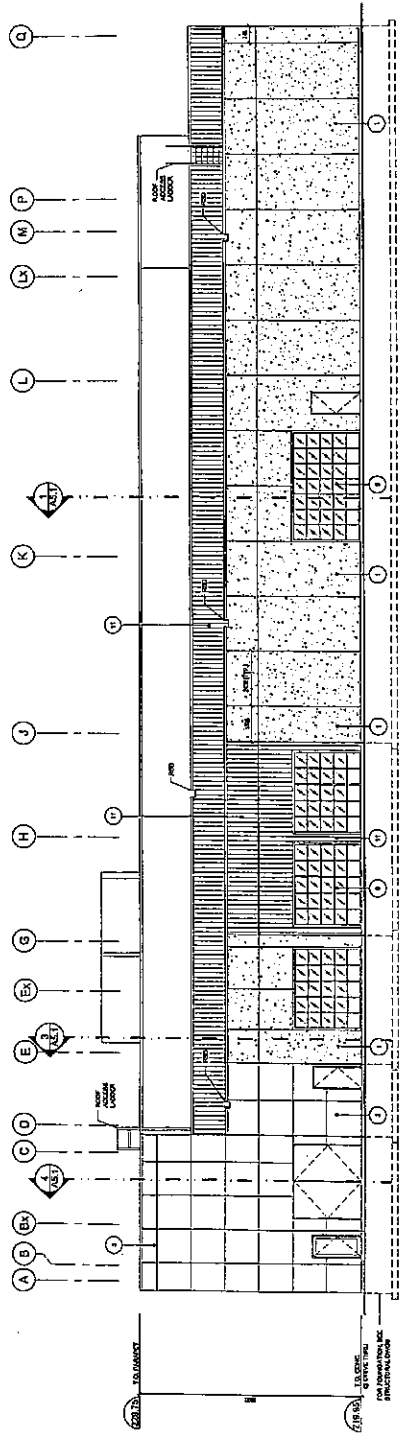


Development Planning Department

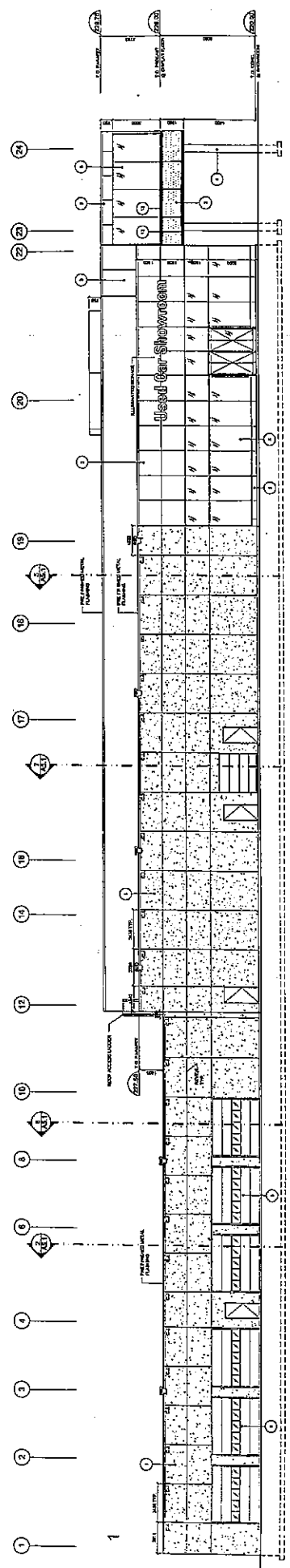
Attachment 4
 FILE No.:
 DA.05.054 & Z.05.046
 Not to Scale
 November 16, 2005

EXTERIOR FINISH LEGEND	
1	INSULATED PRECAST PANELS
2	ALUMINOUM ALUMINUM COMPOSITE PANELS - HORIZONTAL
3	ALUMINOUM ALUMINUM COMPOSITE PANELS - VERTICAL
4	PRE FINISHED COLUMN METAL PANEL CLADDING
5	STEEL WALL PANELS INCLUDING INSULATION FOR APPROVED (U) LOADS STAINLESS STEEL THERMALLY BROKEN ALUMINUM
6	RESERVED
7	CONCRETE WALL PANELS WITH BRICK OR IMPROVED (U) WALL ALUMINUM (U) PANEL
8	ALUMINUM DOOR FINISHES (U) BRICK OR APPROVED (U) DOOR FINISH
9	PAINT FINISHED POLYCARBONATE OVER GLASS DOORS BY SOLID SYSTEM
10	PRE FINISHED INSULATED DOOR
11	PRE FINISHED METAL DOOR
12	ALUMINOUM ALUMINUM COMPOSITE PANELS - VERTICAL

LEGEND	
CL	CONTROL JOINT
RD	RELIEF SUPPORT BRIM
SP	SPACED PARTITION PANEL GLASS



WEST ELEVATION



SOUTH ELEVATION

Exterior Elevations

Part of Lot 17,
Concession 5
APPLICANT:
2019625 ONTARIO INC.



Development Planning Department

Attachment 5
FILE No.:
DA.05.054 & Z.05.046
Not to Scale
November 16, 2005