

COMMITTEE OF THE WHOLE MAY 29, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.016
SITE DEVELOPMENT FILE DA.06.016
2019625 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.016 (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.06.016 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 2425.2m² motor vehicle sales establishment (Nissan 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.

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit the development of a 2425.2m² motor vehicle sales establishment (Nissan Dealership) on a 10,071.47m² 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 west side of Jane Street and north of Auto Vaughan Drive, being Part of Block 3 on Registered Plan 65M-3766, City of Vaughan. The vacant 10,071.47m² rectangular site has 56.5m frontage on Jane Street and a depth of 153.5m abutting the existing Toyota dealership to the south.

The surrounding land uses are:

- North - private driveway to 9520 Jane Street; Paramount Canada's Wonderland (TPC Theme Park Commercial)
- South - Toyota dealership (C1 Restricted Commercial Zone)
- West - vacant land (C1 (H) Restricted Commercial Zone with the Holding Symbol "H")
- 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 Holding Symbol "H" 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 is proposed abutting Jane Street, whereas 6.0m is required.

The Development Planning Department is satisfied that the proposed exception to the by-law which is minor and appropriate in the context of the overall development of the site, and which is consistent with the variances granted to the other motor vehicle sales establishments in the same auto complex. The Owner will be required to submit a minor variance application to the Committee of Adjustment for approval of this variance 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 Holding Symbol "H", which can be removed upon Council's approval of the subject Site Development Application.

Site Design

The proposed 2,425.2m² building, as shown on Attachment #2, is located on the easterly portion of the property, with two vehicular driveway access points provided through the Toyota dealership to the south. There is no vehicular access from Jane Street, however a pedestrian connection is proposed. The main entrance to the building and the indoor showroom are located on the east side of the building. The service bays are located on the north and south sides of the building.

Parking spaces are located throughout the site with the majority of the spaces to be provided to the south and west of the building. 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 rectangular-shaped building faces east, towards Jane Street. The building material for the front sales area consists of glass curtain wall within aluminum frames that wrap around the front portions of the north and south elevations. Gray-coloured, pre-finished aluminum panels comprise the top portion of the building with the main signage in louver fascia containing "Maple Nissan". A prefinished aluminum sign containing the Nissan logo is also located over the main entry door.

The north and south elevations include drive-in overhead doors, associated with the service portions of the building. The main service related areas of the building consist of gray architectural concrete blocks with a dark gray band across the top half of the building along with decorative squares. The building has a flat roof with parapet to a height of 7.32m.

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 a 4.5m wide landscaped strip abutting Jane Street and Auto Vaughan Drive. In addition to the soft landscaping surrounding the site, an armour stone boulder feature will be placed intermittently along the Jane Street property line, together with ornamental trees and shrubs, which is consistent with the treatment on the other motor vehicle sales establishments within the auto complex.

The main entrance to the building is connected to Jane Street by a unit paved walkway. Car access will be internal, through the Maple Toyota site to the south. Hard 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: $2425.2\text{m}^2 @ 3.0 \text{ spaces}/100\text{m}^2 \text{ GFA} = 73 \text{ spaces}$

Total Parking Required = 73 spaces (incl. 2 handicapped spaces)

Total Parking Provided = 154 spaces (incl. 2 handicapped spaces)

The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 81 spaces.

Services

The site has access to hydro, water and sanitary services. 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 PowerStream 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. An exception to the zoning by-law is required to be obtained from the Committee of Adjustment, for the landscape strip reduction along Jane Street, which is consistent with the treatment for the other approved development within the auto campus, and such variance must be in full force and effect, prior to entering into the implementing 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 West)
5. Exterior Elevations (North and South)

Report prepared by:

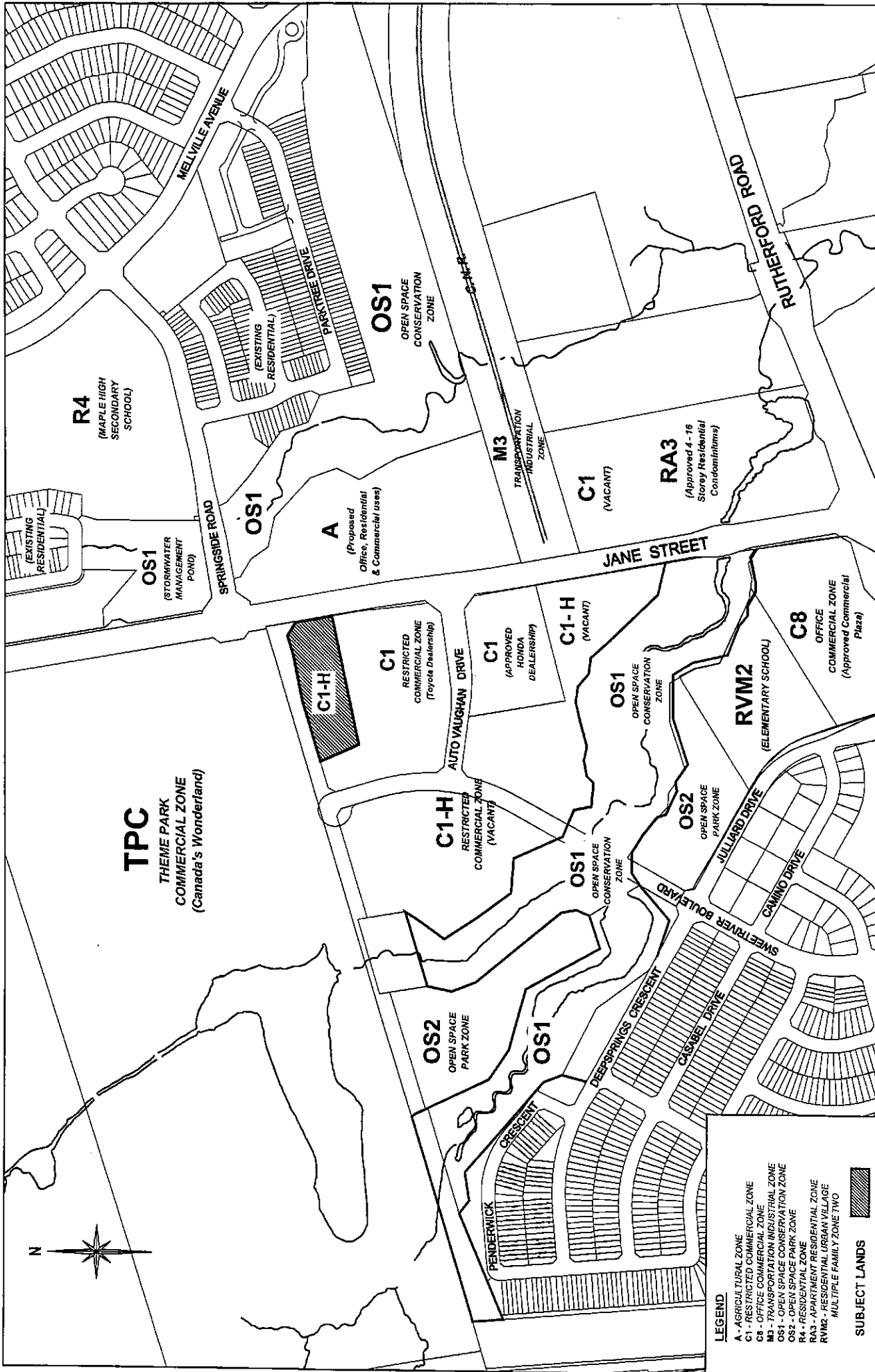
Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

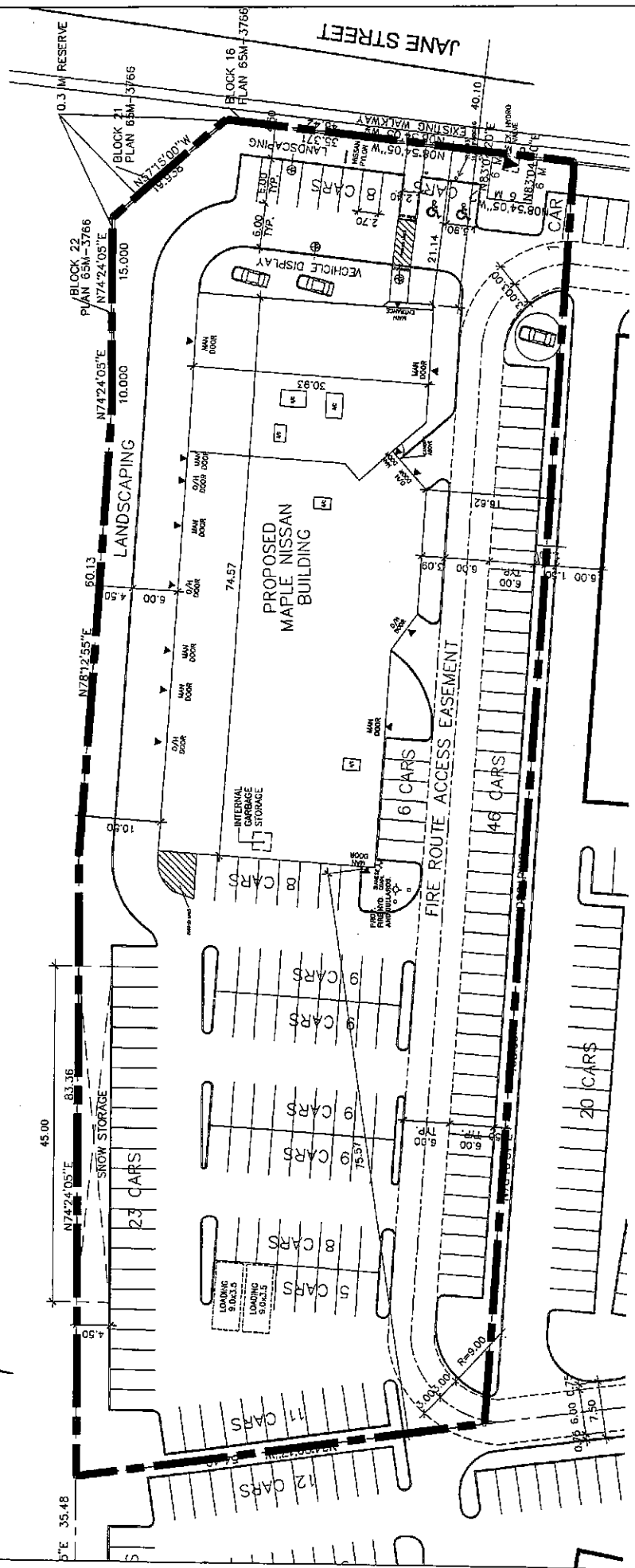
Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

NA\DP\1 ATTACHMENTS\DA.06.016



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SUBJECT LANDS

Site Plan

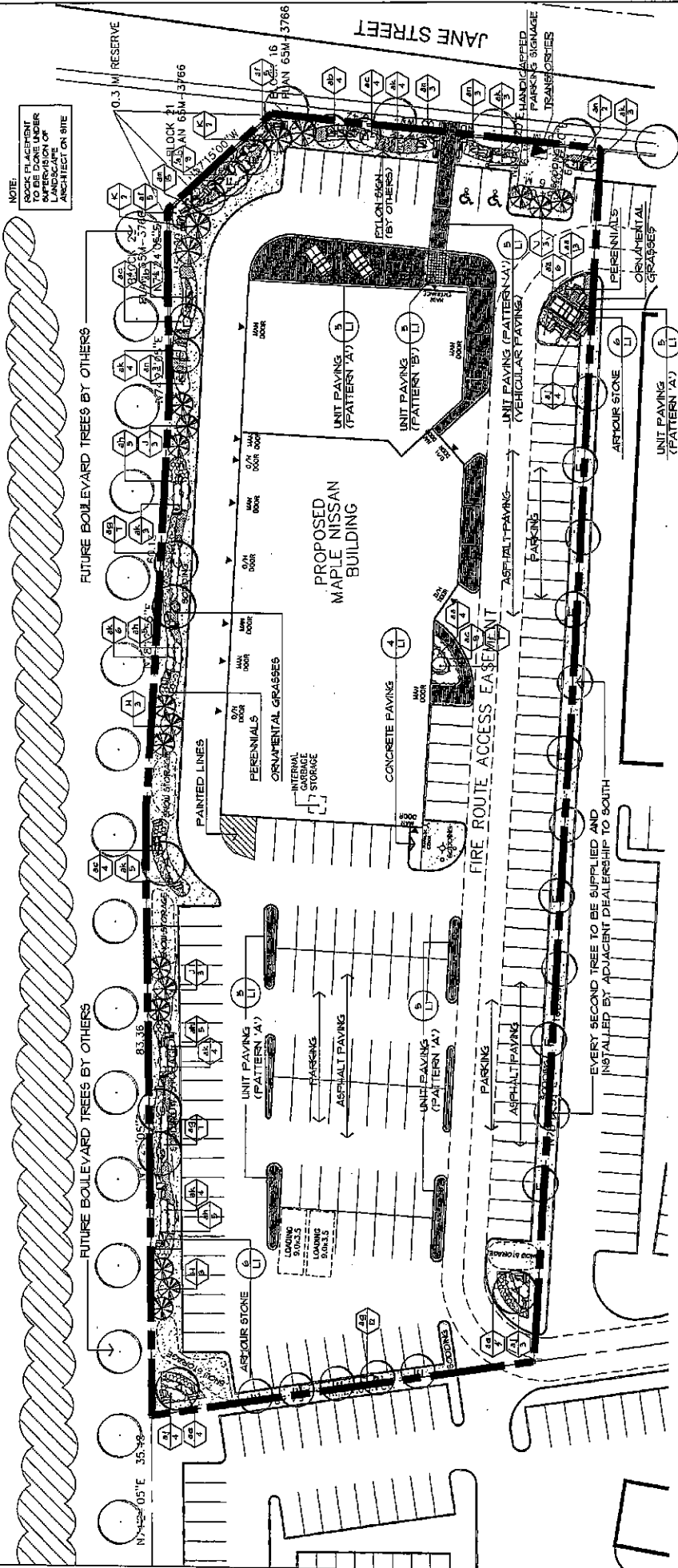
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Attachment 2

FILE No.:
DA.06.016
Not to Scale
May 2, 2006



SUBJECT LANDS

Landscape Plan

Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

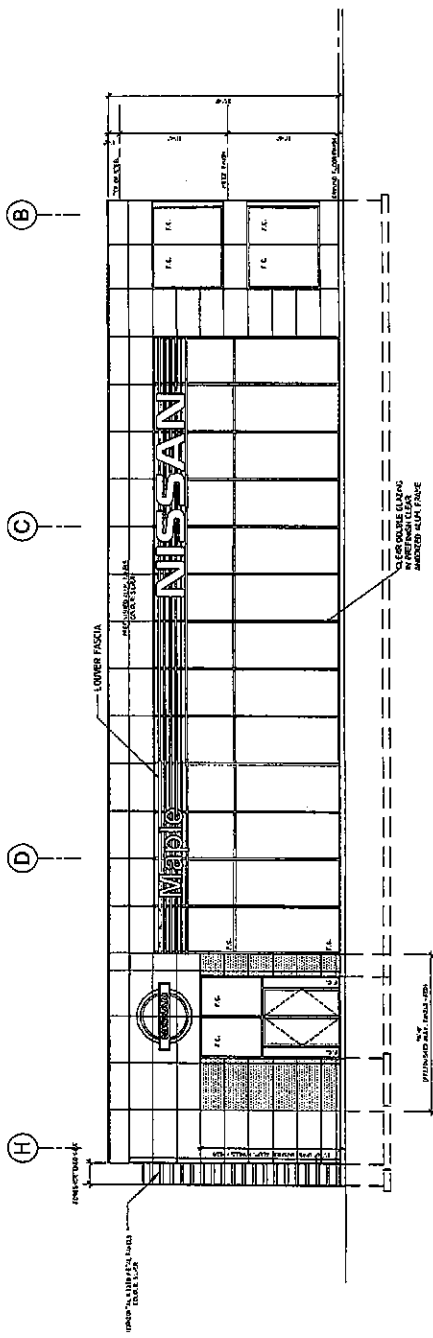


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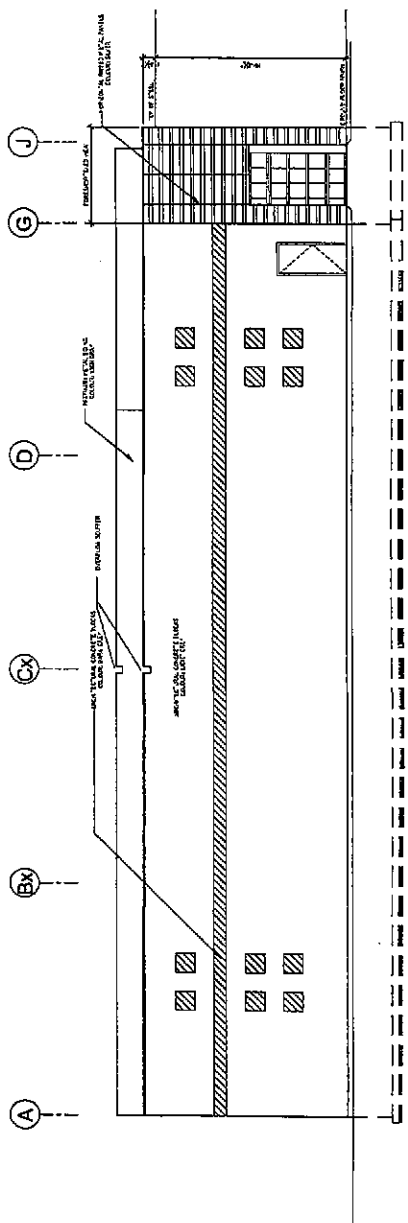
Attachment 3

FILE No.:
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Not to Scale
May 2, 2006



1 EAST ELEVATION
A5 SCALE 3/32" = 1'-0"



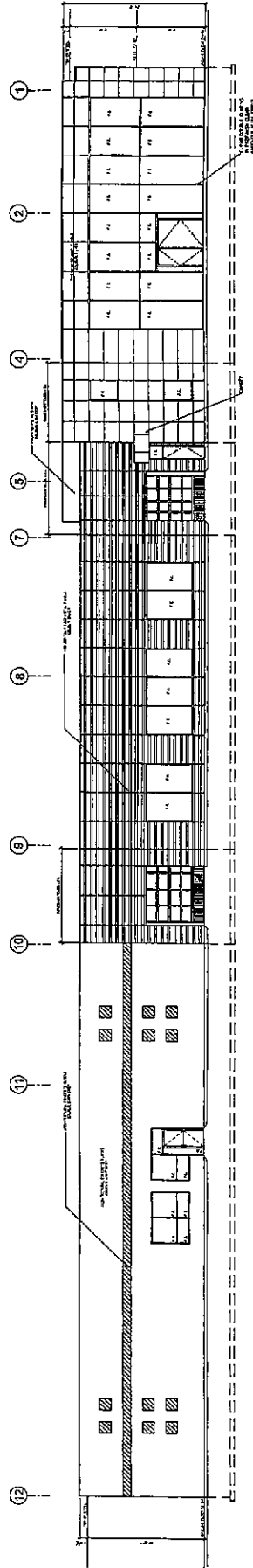
2 WEST ELEVATION
A5 SCALE 3/32" = 1'-0"

East & West Elevations

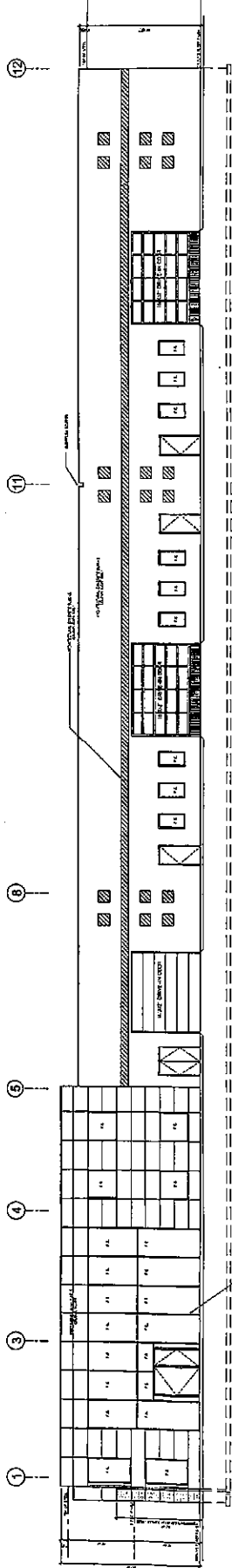
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3 SOUTH ELEVATION
A5 SCALE 3/32" = 1'-0"



4 NORTH ELEVATION
A5 SCALE 3/32" = 1'-0"

North & South Elevations

Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

NA\OPT\1 ATTACHMENTS\06.05.016



Development Planning Department