

COMMITTEE OF THE WHOLE MAY 29, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.020
SITE DEVELOPMENT FILE DA.06.018
2019625 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.020 (2019625 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, zoned C1 (H) Restricted Commercial Zone with the Holding Symbol "(H)", as shown on Attachment #1, to facilitate the development of a motor vehicle sales establishment.
2. THAT Site Development File DA.06.018 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 3368m² motor vehicle sales establishment (Mercedes-Benz 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 plan 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) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) all hydro requirements of PowerStream Inc. shall be satisfied; and,
 - vi) 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 3368m², motor vehicle sales establishment (Mercedes-Benz Dealership) on a 13,853m² site, as shown on Attachment #2.

In addition, the Owner has submitted a Zoning By-law Amendment Application to remove the Holding Symbol "(H)" 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 south of Auto Vaughan Drive, being Part of Block 3 on Registered Plan 65M-3766 in Part of Lot 17, Concession 5, City of Vaughan. The vacant 13,853m² irregular shaped site has approximately 142m of frontage on Jane Street and a depth ranging between 44m and 152m and abuts the Honda dealership located to the north.

The surrounding land uses are:

- North - Honda dealership under construction (C1 Restricted Commercial Zone)
- South - open space valley (OS1 Open Space Conservation Zone)
- West - open space valley (OS1 Open Space Conservation Zone), vacant/commercial (C1(H) Restricted Commercial Zone with Holding Symbol "(H)")
- East - Jane Street; CNR pullback track and proposed office building (M3 Transportation Industrial and C1(H) Restricted Commercial Zone with the Holding Symbol "(H)")

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 complies with 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; and,
- a maximum building height of 12.05m (to the top of the sign tower attached to the roof of the building), whereas 11m is permitted.

The Owner has filed a Committee of Adjustment application (File A184/06) for the above-noted variances that will be considered on May 25, 2006, prior to the Committee of the Whole meeting. 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, and consistent with other variances granted within the auto campus. The Committee of Adjustment'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 3,368m² building, as shown on Attachment #2, is centrally located on the property, with two vehicular driveway access points, one from Jane Street and the second one at the west limit of the property, connecting with the driveway for the Honda dealership to the north.

The Jane Street access is subject to the approval of the Region of York Transportation and Works Department. The main entrance and the indoor showroom are located on the east side of the building facing Jane Street. A pedestrian connection from Jane Street to this entrance is proposed in the form of unit pavers. The service bays are located on the north side of the building, with the bay doors facing east and west. Parking spaces are located around the building and along the periphery of the site. Garbage storage will be internal to the building.

Building Elevations

The proposed building elevations are shown on Attachment #4. The main elevation of the building faces east, towards Jane Street and consists of a glass curtain wall within aluminum frames and blue pole accents that wrap around the south and north elevations of the building. Metallic silver coloured pre-finished aluminum panels comprise the top portion of the building.

The north, east 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 gray architectural concrete blocks with square windows across the top portion of the building. The building has a flat roof with a parapet to a height of 8.55m.

A silver revolving Mercedes-Benz logo that sits above the building requires a variance for height. Additional wall signs identifying "Mercedes-Benz" and "Smart" are located on the east elevation above the main entrance, and along the north and south elevations and consist of lettering on a prefinished silver metallic backing.

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

Landscaping

The proposed landscape plan is shown on Attachment #3 and consists of a mix of shrubs, and coniferous, deciduous and ornamental trees located along the perimeter of the subject lands within 4.5m and 9.0m wide landscaped strips abutting Jane Street, and the south and south-west property lines abutting the OS1 Open Space Conservation Zone, respectively. 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 other car dealership sites in the auto mall complex.

The main entrance to the building is connected to Jane Street by a unit paver walkway. 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: 3,368m² @ 3.0 spaces/100m² GFA = 101 spaces

Total Parking Required = 101 spaces (incl. 2 handicapped spaces)

Total Parking Provided = 170 spaces (incl. 2 handicapped spaces)

The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 69 spaces.

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. Exceptions to the zoning by-law for the landscape strip reduction along Jane Street and for the increase in height of the signage on the roof, are required and must be obtained from the Committee of Adjustment, and 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 Holding Symbol "(H)" 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

Report prepared by:

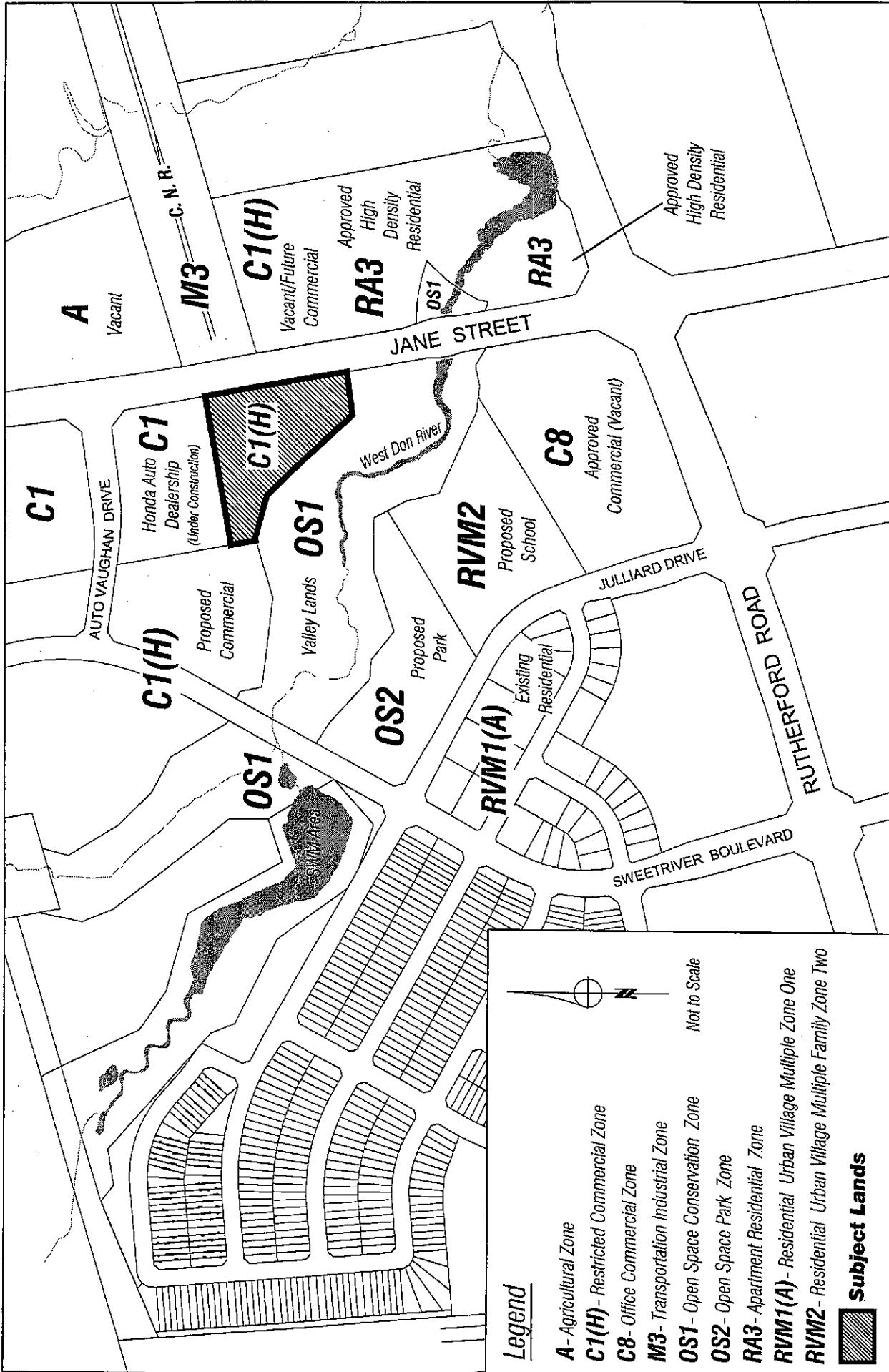
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- A - Agricultural Zone
- C1(H) - Restricted Commercial Zone
- C8 - Office Commercial Zone
- M3 - Transportation Industrial Zone
- OS1 - Open Space Conservation Zone
- OS2 - Open Space Park Zone
- RA3 - Apartment Residential Zone
- RVM1(A) - Residential Urban Village Multiple Zone One
- RVM2 - Residential Urban Village Multiple Family Zone Two

 **Subject Lands**

Location Map

Part of Lot 16,
Concession 5
 APPLICANT:
 2019625 ONTARIO INC.
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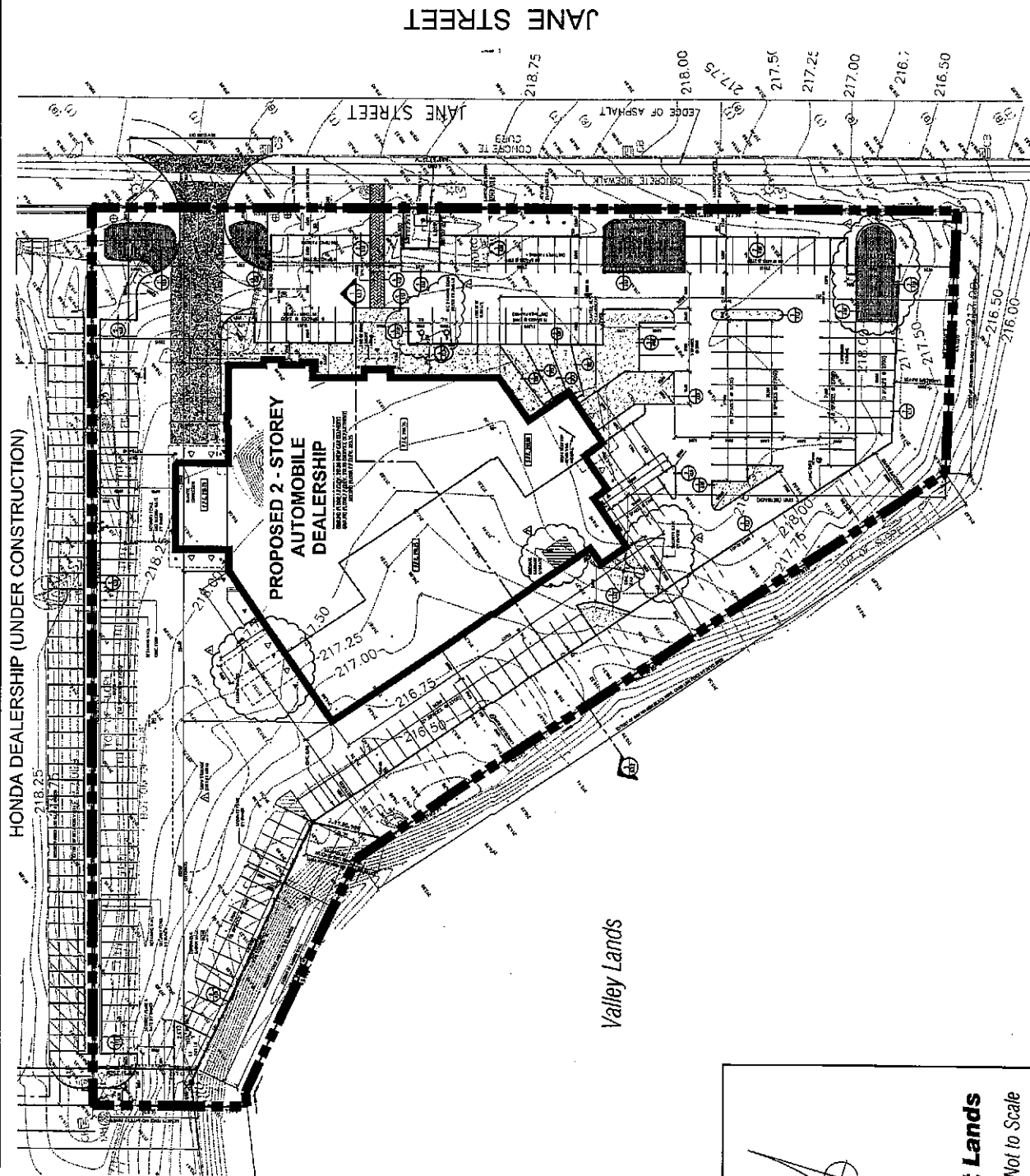


Development Planning Department

Attachment



FILE No.'s:
 DA.06.018 &
 Z.06.020
 May 08, 2006



Legend

— Subject Lands

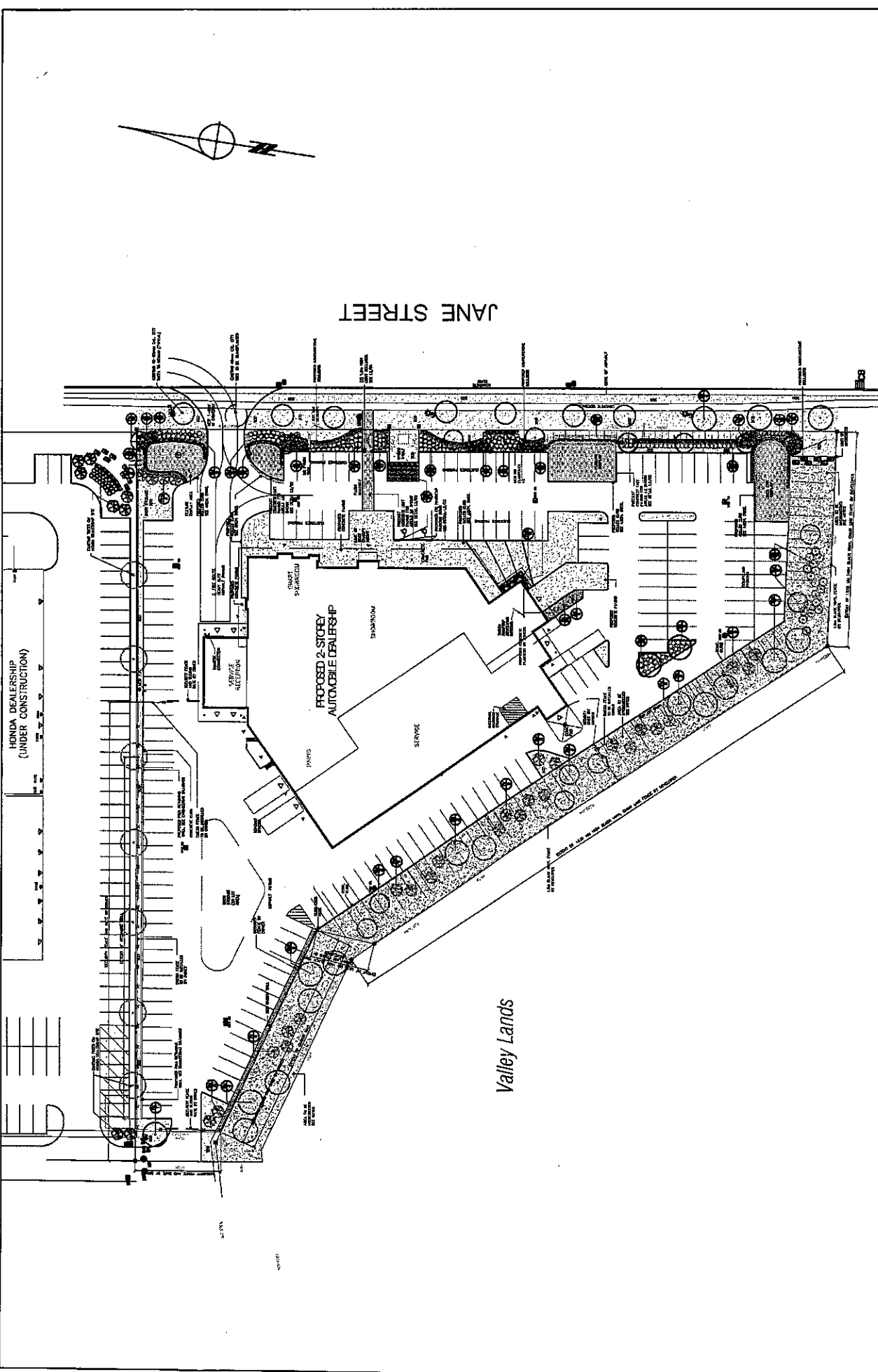
Not to Scale

Site Plan

Part of Lot 16,
Concession 5
 APPLICANT:
 2019625 ONTARIO INC.
MAP171-ATTACHMENTS\DA\06.01.06.002.dwg



Development Planning Department



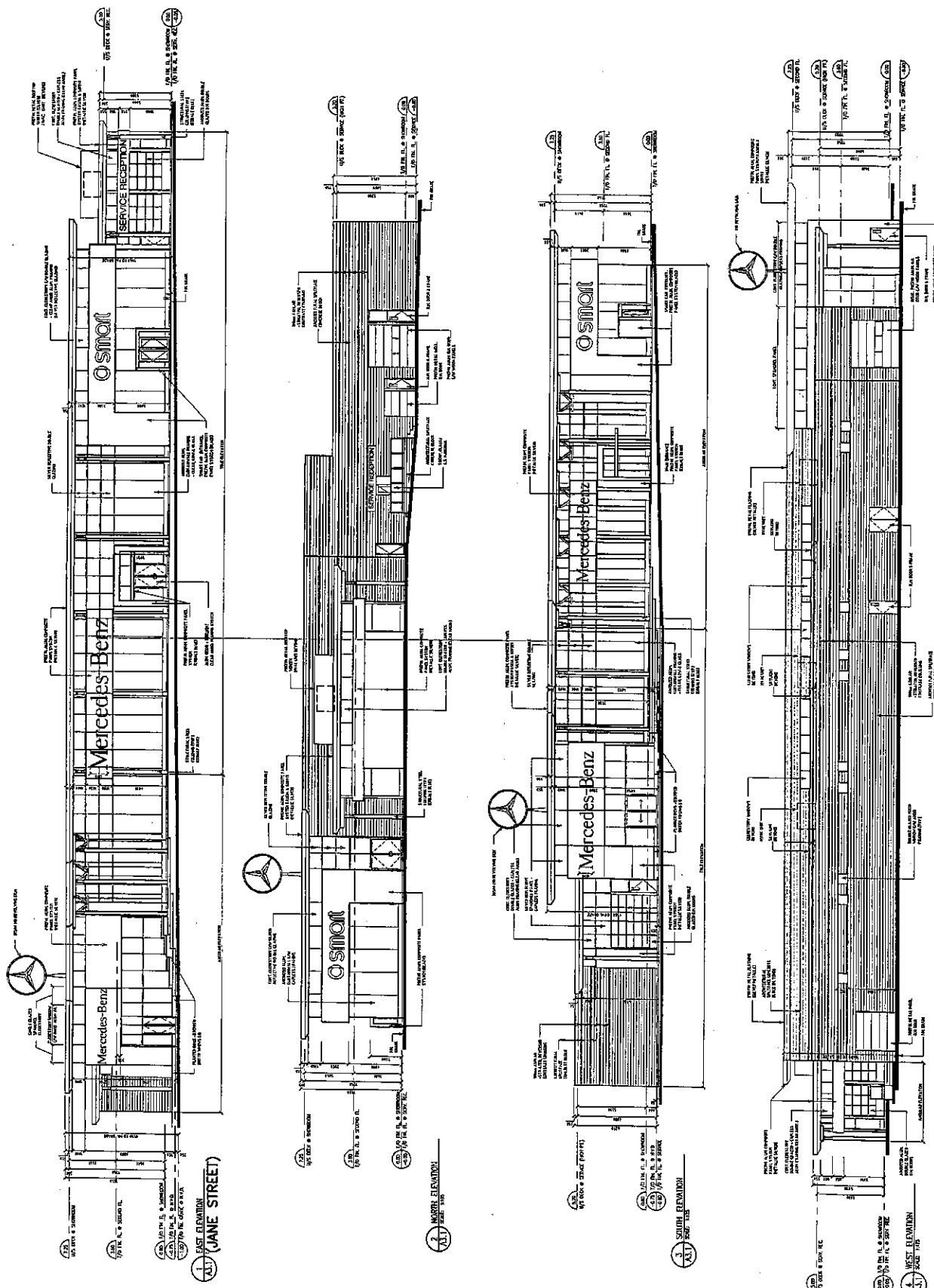
Landscape Plan

Part of Lot 16,
Concession 5
APPLICANT:
 2019625 ONTARIO INC.
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Development Planning Department

Attachment 3
 FILE No.'s:
 DA.06.018 &
 Z.06.020
 May 08, 2006



Not to Scale

Elevations

Part of Lot 16,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

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The City Above Toronto

Development Planning Department

Attachment 4

FILE No.'s:
DA.06.018 &
Z.06.020

March 08, 2006