

COMMITTEE OF THE WHOLE JUNE 18, 2007

**ZONING BY-LAW AMENDMENT FILE Z.06.072
SITE DEVELOPMENT FILE DA.06.093
2019625 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.072 (2019625 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" 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 (Mazda Dealership).
2. THAT Site Development File DA.06.093 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 2,252.5 m² motor vehicle sales establishment (Mazda 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, landscape plan, and building elevations shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation shall be approved to the satisfaction of the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of Powerstream Inc.; and,
 - iv) 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;
 - v) the Owner shall satisfy all conditions of approved Consent Application B031/07 to implement the severance and reciprocal easements; and,
 - b) that the site plan agreement include the following provisions:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. A Zoning By-law Amendment Application (File Z.06.072) to remove the Holding Symbol "(H)" from the subject lands, currently zoned C1(H) Restricted Commercial Zone, to facilitate the development of a motor vehicle sales establishment as shown on Attachment #2.

2. A Site Development Application (File DA.06.093) to permit the development of a 2,252.5m² motor vehicle sales establishment (Mazda Dealership) on a 8,708.2 m² lot, as shown on Attachment #2. The pertinent site statistics are as follows:

Total Site Area:	8,708.2 m ²
Landscaped Area:	1300.0 m ²
Ground Floor Area:	2,065.4 m ²
Lot Coverage:	23.8%
Building Height:	10.668 m
Required Parking:	68 spaces
Proposed Parking:	90 spaces (including 2 handicapped)

Background - Analysis and Options

Location

The subject lands shown on Attachment #1 are located west of Jane Street, on the northeast corner of Auto Vaughan Drive and Sweetriver Boulevard, being Part of Block 3 on Registered Plan 65M-3766, City of Vaughan. The site has an area 8,708.2 m², with frontage of 66m on Auto Vaughan Drive and a depth of 161 m. The site is currently vacant. The surrounding land uses are:

- North - private driveway to 9520 Jane Street; Canada's Wonderland (TPC Theme Park Commercial Zone)
- South - Auto Vaughan Drive; vacant land (C1(H) Restricted Commercial Zone with Holding Symbol "(H)"; Honda Dealership (C1 Restricted Commercial Zone)
- East - Toyota Dealership (C1 Restricted Commercial Zone); vacant lands (C1(H) Restricted Commercial Zone with Holding Symbol "(H)"; Nissan Dealership – under construction (C1 Restricted Commercial Zone)
- West - Sweetriver Boulevard; vacant lands (C1(H) Restricted Commercial Zone with Holding Symbol "(H)")

Official Plan

The subject lands are designated "General Commercial - Special Policy Area" by OPA #600 (Vaughan Centre Secondary Plan), which permits commercial uses, including retail stores for the buying, leasing and exchanging of goods and services. 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(1031A), which permits a motor vehicle sales establishment, 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 minimum requirements of the C1 Zone By-law 1-88, with the exception of the following;

- i) a minimum landscape strip width of 6 m is required along Sweetriver Boulevard and Auto Vaughan Drive, whereas 4.5m is proposed; and,
- ii) relief from Section 3.8a), which requires that access to all parking areas be provided on the subject lands, whereas the Owner proposes a mutual driveway between the subject lands and the lots to the east.

Consent Application B031/07 was approved by the Committee of Adjustment on May 03, 2007 to sever the lands subject to this Site Development Application from the remainder of the lands to the east also held by the Owner. As a result, the Owner is required to seek relief from the Zoning By-law by way of a minor variance through the Committee of Adjustment to facilitate the proposed

mutual driveway between the subject lands and the lots to the east. The Owner will also be required to satisfy all conditions of approved Consent Application B031/07 to implement the severance and reciprocal easements.

The request to reduce the required minimum landscaping strip along Sweetriver Boulevard and Auto Vaughan Drive is considered to be minor in nature and appropriate in the context of the overall development. The reduction of the landscape strip width will not adversely impact the surrounding land uses to the west and south, which are currently vacant but will be developed with similar motor vehicle sales establishment uses. Additionally, the Owner has maintained the full landscape strip between the proposed development and the private residence/driveway to the north. The Development Planning Department and the Committee of Adjustment have previously supported the reduction of the required landscaping strip for other automobile dealerships within the auto complex.

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 Holding Symbol "(H)", which can be removed upon Council's approval of the subject Site Development Application.

Site Design

The proposed site plan is shown on Attachment #2. The proposal includes a 2,252.5 m² building situated on the southern portion of the site, with two vehicular access points; one provided from Auto Vaughan Drive in the form of a mutual driveway shared with the lands to the east, and the second on Sweetriver Boulevard. Parking spaces are located throughout the site with the majority of the parking spaces being provided in the northerly portion. All driveway aisles accommodate two-way vehicular traffic except the aisle adjacent to the east side of the buildings, which is one-way northbound. Landscaping is provided along the west, north and south property lines. The proposed garbage storage will be internal to the building.

The final site plan must be approved to the satisfaction of the Development Planning Department.

Landscaping

The site is proposed to be landscaped with a mix of coniferous, deciduous and ornamental trees, and a mix of shrubs, perennials and ornamental grasses as shown on Attachment #3. The prime concentration of landscaping is situated within the proposed 4.5 m wide landscape strip abutting Sweetriver Boulevard and Auto Vaughan Drive, as well as the 6.5 m landscape strip between the proposed development and the lands to the north. Additionally, there is a small amount of landscaping situated between the proposed development and the existing developments to the east to help soften the edge along the eastern property line. The Owner proposes an armour stone feature scattered throughout the proposed landscaping strip, which is similar in character with the surrounding motor vehicle sales establishment sites within the auto complex. The proposed landscaping features will create a consistent and uniform appearance to the overall auto complex.

The main entrance of the building is situated at the south end of the building, which will connect to the proposed pedestrian walkway adjacent to Auto Vaughan Drive by a paved unit walkway. Various landscape treatments accent the pedestrian stairs and walkway into the site to provide a comfortable pedestrian entrance. Hard landscaping will be provided between the southern building wall and the parking areas by means of unit pavers.

The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #4. The building is primarily rectangular in shape with a rounded edge in the southwest corner where the showroom is located. The main elevation of the building faces Auto Vaughan Boulevard, and consists of a clear double-glazed glass curtain wall within aluminum frames that wrap around the south and west portions of the building. A dark grey pre-finished aluminum panel is located along the west façade of the showroom, which includes two large window areas, "Mazda" signage is provided in several locations of the showroom facade.

The north and west elevations include drive-in overhead doors associated with the service bays for of the northerly main service area of the building. The north, east and west elevations will consist primarily of light grey precast with accent bands in a dark-grey colour located above the windows and below the roof line.

The final building elevations must be approved to the satisfaction of the Development Planning Department.

Access

Vehicular access to the site is provided along each of the two abutting streets as shown on Attachment #2. The driveway on Sweetriver Boulevard provides access to the main parking area and the service bay entrances. The driveway on Auto Vaughan Drive, which is shared with Maple Toyota, provides the first point of access to the site from Jane Street and is located just east of the main entrance to the showroom. The driveway from Auto Vaughan Boulevard and located along the eastern property line will also provide access to Maple Nissan, which is currently under construction, the existing Maple Toyota, and the vacant parcel of land in the middle.

Parking

By-law 1-88 requires the minimum parking requirement for the proposed motor vehicle sales establishment to be calculated as follows:

Total Parking Required - $2,252.5 \text{ m}^2 @ 3.0 \text{ spaces}/100 \text{ m}^2 \text{ GFA} = 68$ (including 1
Handicapped
Space)

Total Parking Provided = 90 spaces (including 2 handicapped spaces)

The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 22 spaces.

Services

The final site servicing and grading plan and storm water management report, must be approved to the satisfaction of the City Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

Parkland Dedication

The Vaughan Real Estate Division advises that the Owner will be required to pay the City, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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 Site Development File DA.06.093 (2019625 Ontario Inc.) in accordance with the policies of the Official Plan and the requirements of Zoning By-law 1-88, and the area context within an auto complex and is satisfied that the development of a 2,252.5 m² motor vehicle sales establishment (Mazda Dealership) on a 8,708.2 m² lot, as shown on Attachment #2 will facilitate an appropriate development of the site, subject to the conditions of approval outlined in this report. On this basis, the Development Planning Department recommends approval of the Site Development Application.

The Development Planning Department also recommends approval of the Zoning By-law Amendment Application to remove the Holding Symbol "(H)" from the subject lands, which will facilitate the development of the site for a motor vehicle sales establishment in accordance with the C1 Restricted Commercial Zone standards of Zoning By-law 1-88. The Owner will be required to obtain the required variances to implement the proposed site development, together with satisfying all conditions of approved Consent Application B031/07 to implement the severance and reciprocal easements.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan

Report prepared by:

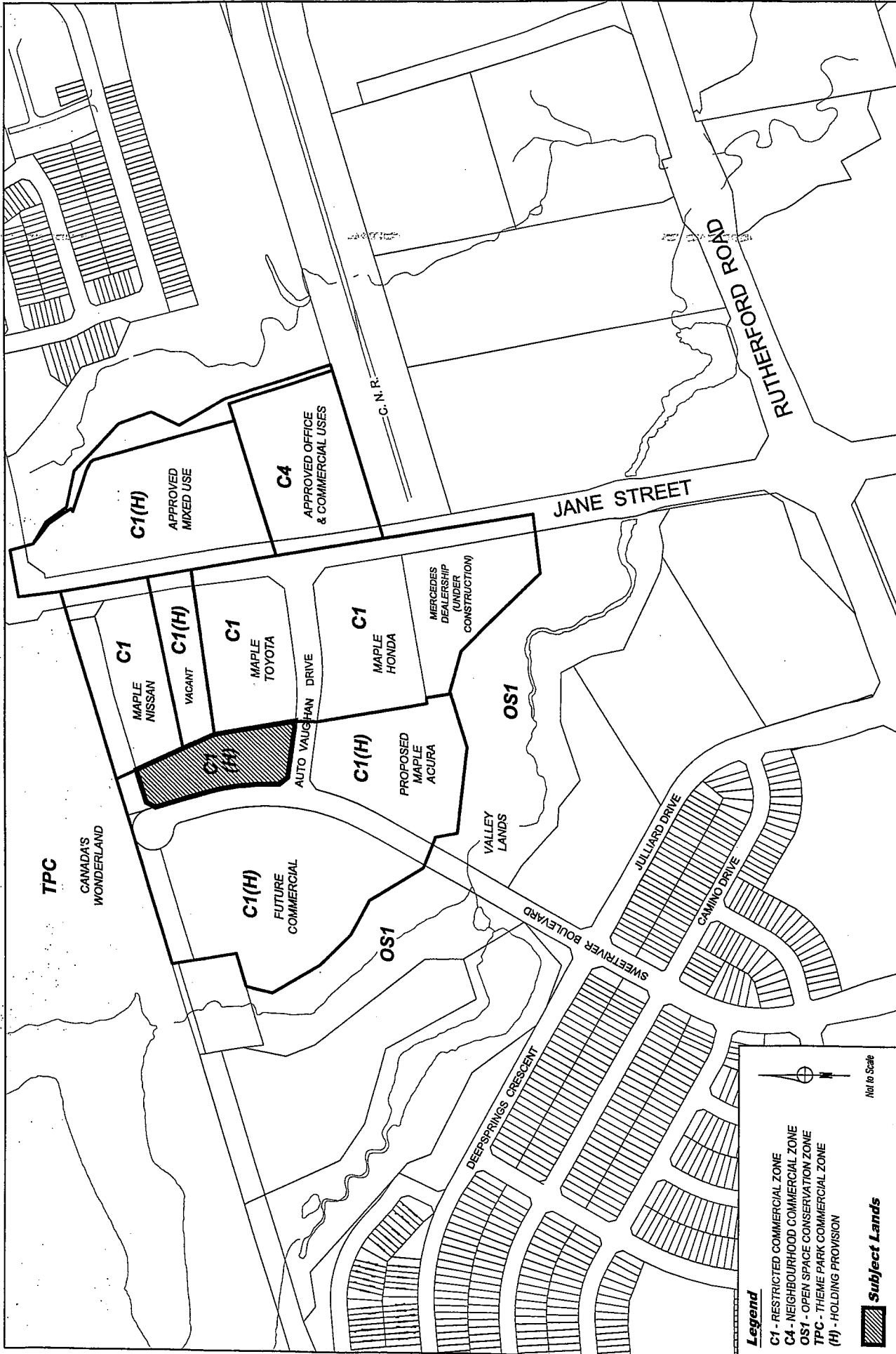
Ryan Mino, Planner 1, ext. 8213
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 17,
Concession 5
APPLICANT:
2019625 ONTARIO INC.
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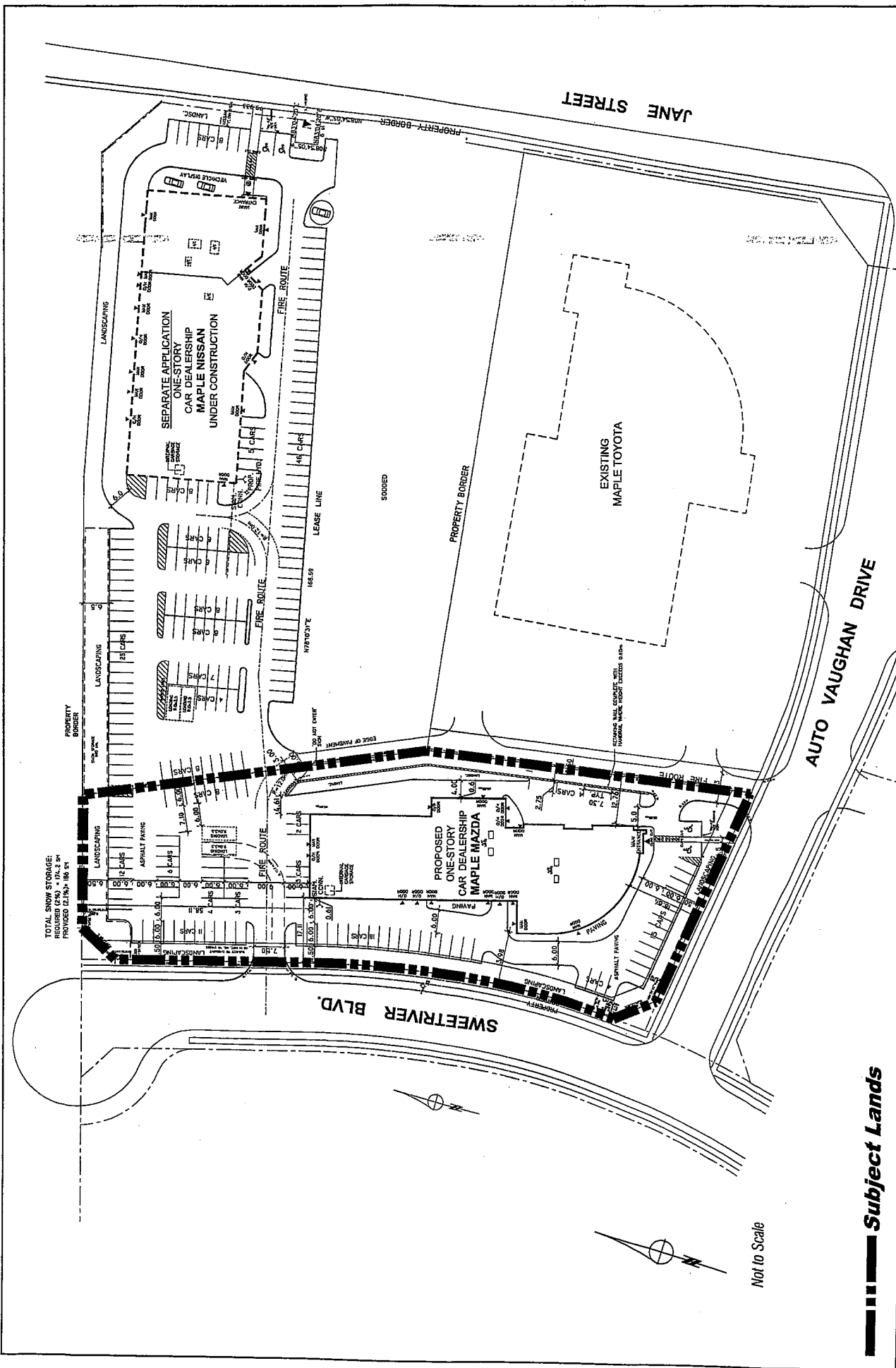
The City Above Toronto

Development Planning Department

Attachment 1

FILE No(s):
DA.06.093 &
Z.06.072

May 23, 2007

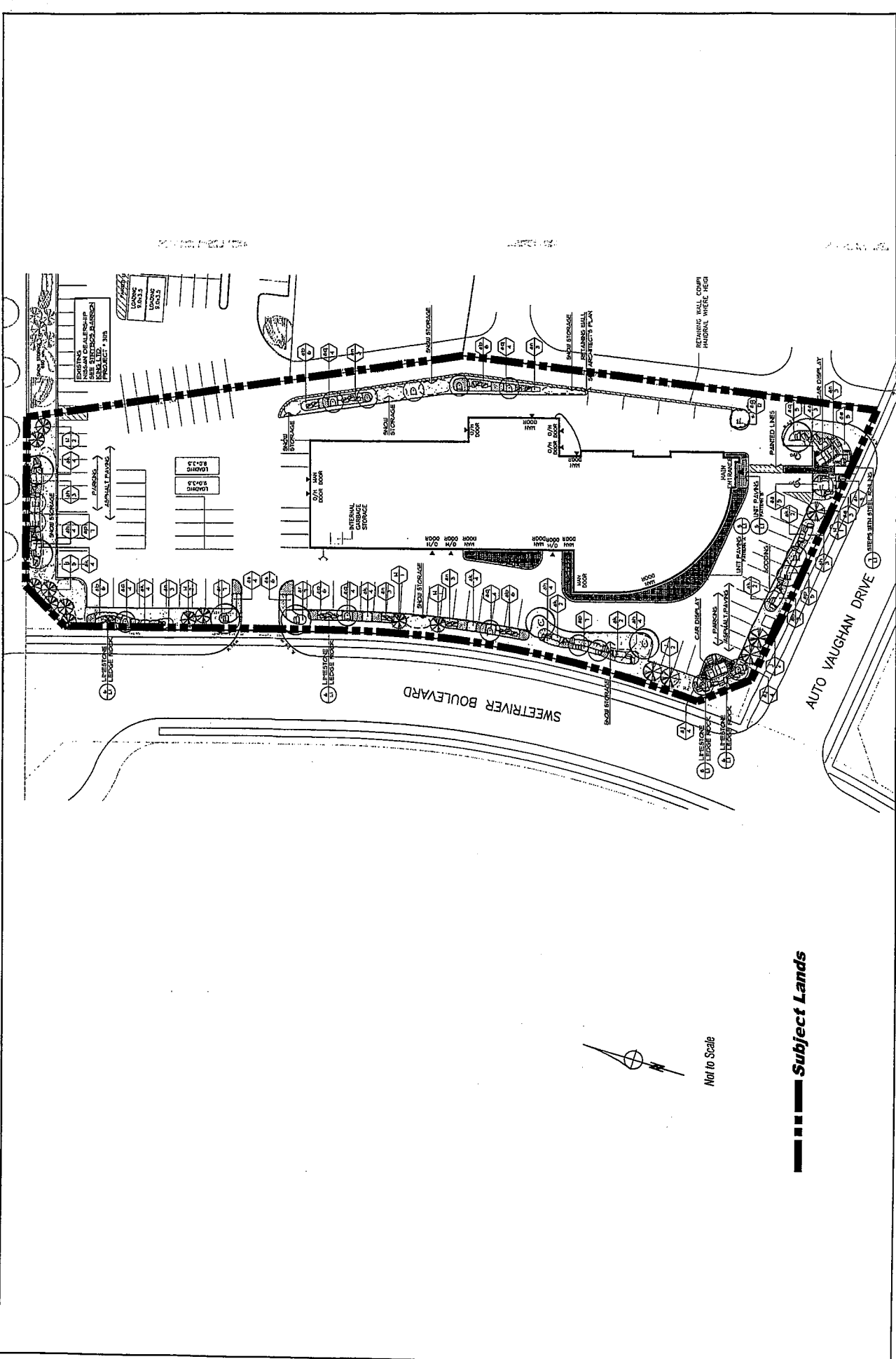


Development Planning Department

Subject Lands

Site Plan

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

