

COMMITTEE OF THE WHOLE JUNE 18, 2007

SITE DEVELOPMENT FILE DA.07.050
2059065 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.050 (2059065 Ontario Inc.) BE APPROVED, to permit the development of a motor vehicles sales establishment (Ferrari and Maserati), as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
 - iv) all requirements of the Real Estate Department shall be satisfied; and,
 - v) if required all necessary variances to implement the final site plan shall be approved by the Committee of Adjustment, and be final and binding.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application (File DA.07.050) on the subject lands shown on Attachment #1, for a two storey, 4,125.7m² motor vehicles sales establishment, as shown on Attachment #2.

Background - Analysis and Options

The 1.63ha vacant site is located northwest of Highway #407 and Weston Road, with frontage onto Auto Park Circle, in Part of Lot 4, Concession 6, City of Vaughan (Attachment #1).

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned AC "Automotive Commercial" by By-law 1-88, subject to Exception 9(477A). The surrounding land uses are as follows:

- North - Auto Park Circle; existing GM/Chrysler Dealership (AC Automotive Commercial Zone)
- South - existing Volvo Dealership (Automotive Commercial Zone)

East - Auto Park Circle; existing BMW/MINI Dealership (Automotive Commercial Zone)
West - Auto Park Circle; existing Banquet Hall (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide variety of employment uses that do not require high profile locations, and includes outside storage. The proposed motor vehicles sales establishment conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned AC Automotive Commercial Zone by By-Law 1-88, subject to Exception 9(447A). The proposed motor vehicles sales establishment use is permitted by the By-law. All required variances to implement the site plan shall be determined by the Building Standards Department and if required shall be approved by the Committee of Adjustment, which shall be final and binding as a condition of site plan approval.

Site Design

The proposed site plan (Attachment #2) shows an irregular-shaped building surrounded by parking and a display vehicle in the northeast corner of the site. The Development Planning Department will continue to work with the Owner to finalize the details of the site plan shown on Attachment #2. The final site plan shall be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #3. The two-storey building will be constructed to a height of 8.5m with corporate signage extending from the roof line to a height of 18.2m. The building materials consist of ivory aluminum, clear glass and light grey precast panels. The Development Planning Department will continue to work with the Owner to finalize the details on the elevation plan shown on Attachment #3. The final elevation plan shall be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the perimeter of the site and within the parking area. A minimum 3m wide landscape strip is proposed along Auto Park Circle. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan shown on Attachment #4. The final landscape plan, including detail drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

Services

The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department.

All hydro requirements will be addressed by the Owner, 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".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the proposed application in accordance with the policies of OPA #450 and the requirements of By-law 1-88, and the area context. Staff is satisfied that the proposed motor vehicle sales establishment for Ferrari and Maserati is appropriate and compatible with the surrounding automobile dealerships within in the Pine Valley Business Park auto campus and can support the approval of the site plan, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Building Elevations
4. Landscape Plan

Report prepared by:

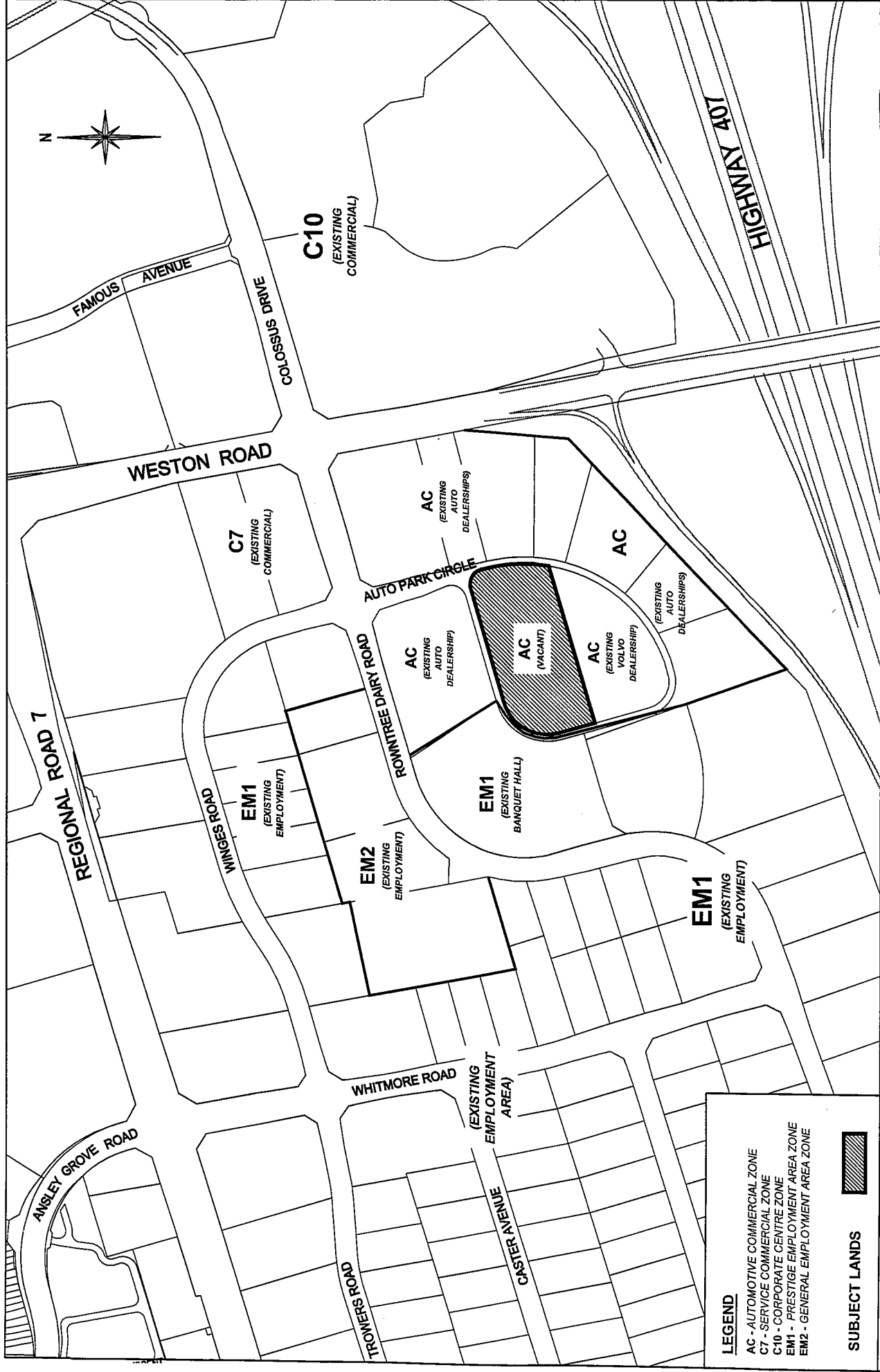
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Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND
 AC - AUTOMOTIVE COMMERCIAL ZONE
 C7 - SERVICE COMMERCIAL ZONE
 C10 - CORPORATE CENTRE ZONE
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 EM2 - GENERAL EMPLOYMENT AREA ZONE

SUBJECT LANDS 

Location Map

Part of Lot 4,
 Concession 6
 APPLICANT:
 2059065 ONTARIO INC.

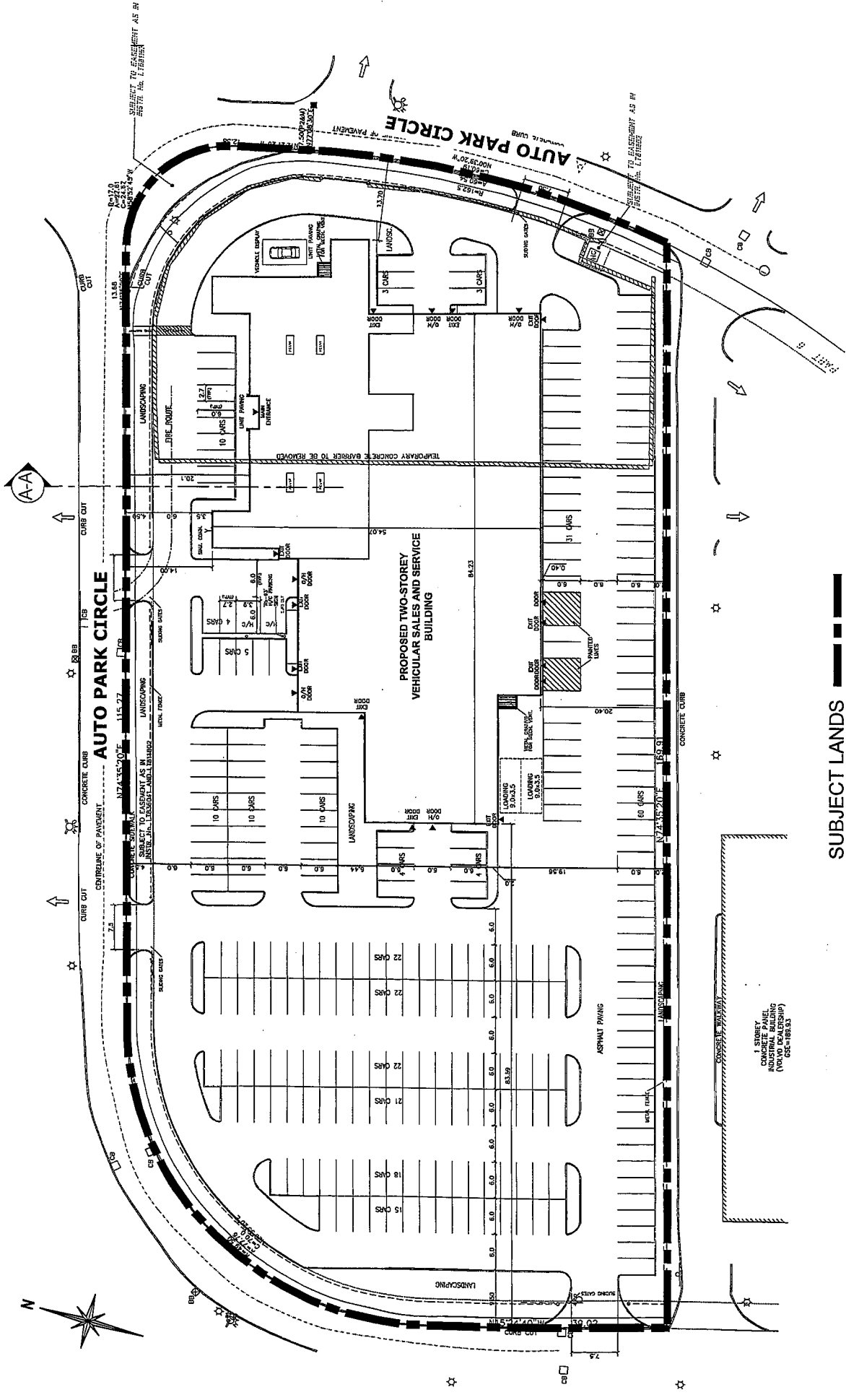


The City Above Toronto

Development Planning Department

Attachment 1

FILE No.:
 DA.07.050
 Not to Scale
 May 30, 2007



SUBJECT LANDS

Site Plan

Part of Lot 4,
Concession 6
APPLICANT:
2059065 ONTARIO INC.

NA\DP\1 ATTACHMENTS\04\06-07.050



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Attachment 2

FILE No.:
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