

COMMITTEE OF THE WHOLE FEBRUARY 4, 2008

**ZONING BY-LAW AMENDMENT FILE Z.06.073
SITE DEVELOPMENT FILE DA.06.092
2019625 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.073 (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 three motor vehicle sales establishments.
2. THAT Site Development File DA.06.092 (2019625 Ontario Inc.) BE APPROVED, to permit the development of three motor vehicle sales establishments (Mitsubishi, Acura and Honda Motorcycle & Power Equipment Dealership's), 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, signage and landscape plans 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) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - b) that the site plan agreement include the following provisions:
 - i) the Owner shall agree to give permission to the TRCA for accessing the Owner's property for the purpose of monitoring the permeable pavers infiltration system for a post-construction period of three years;
 - ii) the Owner shall agree to make satisfactory arrangements with the TRCA and the City of Vaughan to enter into a Maintenance Agreement with the parties; and,
 - iii) the Owner shall agree to forward maintenance reports to the TRCA and the City of Vaughan at intervals to be determined by all parties.

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 on the subject lands shown on Attachment #1, to permit the development of three motor vehicle sales establishments (Mitsubishi, Acura and Honda Motorcycle & Power Equipment Dealership's), 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 with the Holding Symbol "(H)", to facilitate the proposed development.

Background - Analysis and Options

Location

The subject lands shown on Attachment #1 are located west of Jane Street and north of Rutherford Road, more specifically at the southeast corner of Sweetriver Boulevard and Auto Vaughan Drive, municipally known as 233 Sweetriver Boulevard, 101 Auto Vaughan Drive, and 111 Auto Vaughan Drive, being Part of Block 3 on Registered Plan 65M-3766, City of Vaughan.

The vacant 17,375 m² irregular shaped site has approximately 68 m of frontage on Auto Vaughan Drive and 170 m of flankage onto Sweetriver Boulevard. The lot abuts the existing Honda dealership to the east, the surrounding land uses are:

- North - Auto Vaughan Drive; approved Mazda dealership (C1 Restricted Commercial Zone)
- South - open space valley (OS1 Open Space Conservation Zone)
- West - Sweetriver Boulevard; vacant/commercial (C1(H) Restricted Commercial Zone with Holding Symbol "(H)")
- East - existing Honda dealership (C1 Restricted Commercial 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 three 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 (Mitsubishi, Acura and Honda Motorcycle & Power Equipment) uses comply with the Zoning By-law.

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

Site Design

Building 'A' the proposed 2-storey Acura Dealership, as shown on Attachment #2, is centrally located on the property between the proposed 1-storey Mitsubishi dealership (Building 'C') to the west and the 2-storey Honda Motorcycle dealership (Building 'B') to the east. The following are the proposed building areas:

Building 'A' – Acura Dealership

Ground Floor G.F.A.	1,951 m ²
Second Floor G.F.A.	382 m ²
TOTAL	2,333 m ²

Building 'B' – Honda Motorcycle Dealership

Ground Floor G.F.A.	930 m ²
Second Floor G.F.A.	211 m ²
TOTAL	1,141 m ²

Building 'C' – Mitsubishi Dealership

Ground Floor G.F.A.	1,014 m ²
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Two vehicular driveway access points are proposed to service the site including, one each from Auto Vaughan Drive and Sweetriver Boulevard. The most easterly driveway on Auto Vaughan Drive is shared with the existing adjoining Honda Dealership property.

Parking spaces are located around the buildings and periphery of the site. Garbage storage will be internal to the building. The proposed site design is consistent with the existing automobile dealerships that have been developed on the surrounding lands, within the auto complex.

Building Elevations

The proposed building elevations are shown on Attachments #4, #5 and #6. The main front elevations of each building, including the entrances, face Auto Vaughan Drive and Sweetriver Boulevard.

The main front elevation of Building 'A' (Acura Dealership) is shown on Attachment #4, and consists of a glass curtain wall within aluminum frames and grey rectangular shaped "Acura" and "Maple Acura" signage. Metallic silver coloured pre-finished aluminum panels comprise the top portion of the building. The main entrance is defined with a taller architectural canopy. The building has a flat roof with a parapet to a height of 9.2 m. The balance of the building is finished with precast concrete panels. The service bay doors are located on the west and east elevations.

Building 'B' (Honda Motorcycle Dealership) is shown on Attachment #5, and is primarily rectangular in shape with a rounded edge in the northeast corner where the showroom is located. This main elevation consists of clear glazed glass that wrap around the north and east portions of the building. A grey and red band runs across the frontage containing the "Maple Honda" signage in red. Also in red is the logo and "Honda" above the main entrance. The building has a flat roof with a parapet to a height of 8.77 m. The balance of the building is finished with white precast concrete panels. The service doors are located on the south and east elevations.

Building 'C' (Mitsubishi Dealership) is shown on Attachment #6, and consists of a grey fascia band on the top half of the northern portion of the building, that wraps around to half of the west and east sides of the building clear glazing is provided on the lower portion of the building in these locations. The elevation also consists of darker grey panels running vertically and incorporating the "Mitsubishi" signage and logo. The building has a flat roof with a parapet to a height of 8.9 m. The south, east and elevations include drive-in overhead doors, associated with the service portions of the building. The main service related areas of the buildings consist of light architectural concrete block.

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

Landscaping

The site is proposed to be landscaped with a mix of shrubs, and coniferous, deciduous and ornamental trees, as shown on Attachment #3. The prime concentration of landscaping is situated within the proposed 6.0 m wide landscape strip abutting Sweetriver Boulevard and Auto Vaughan Drive, as well as the 9.0 m wide landscape strip abutting the open space conservation lands to the south. Additionally, there is a small amount of landscaping situated between the proposed development and the existing automotive development to the east to soften the edge along the eastern property line. The Owner proposes armour stone features scattered throughout the proposed landscaping strip, which are 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 throughout the overall auto complex.

The Site Grading and Servicing Plan indicates that permeable pavers will be used in between the buildings and Sweetriver Boulevard and Auto Vaughan Drive. The Toronto and Region Conservation Authority (TRCA) has requested a condition with respect to the on going monitoring of pavers.

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

Parkland Dedication

The Parkland Dedication requirement under the Planning Act was satisfied through the processing of the subdivision application, and no further cash-in-lieu payment is required as a result of the subject site plan application.

Parking

By-law 1-88 requires that parking for the proposed development be calculated at 3 spaces 100m² of gross floor area, as follows:

Building 'A' – Acura Dealership	2,333 m ² @ 3 spaces/1100m ² =	70
Building 'B' – Honda Motorcycle Dealership	1,141 m ² @ 3 spaces/1100m ² =	35
Building 'C' – Mitsubishi Dealership	1,014 m ² @ 3 spaces/1100m ² =	31
TOTAL PARKING REQUIRED		136 spaces (including 2 handicapped spaces)

Total Parking Provided = 160 spaces (incl. 5 handicapped spaces)

The proposed development exceeds the minimum parking requirement of By-law 1-88, with a surplus of 24 spaces.

Services

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

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

Garbage and snow removal will be privately contracted.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has no concerns with the removal of the Holding Symbol "(H)" and the approval of the Site Plan application, subject to the applicant satisfying the following conditions:

- i) the applicant successfully obtaining permit approval pursuant to Ontario Regulation 166/06; and,
- ii) the applicant submitting a modified landscape plan and revised stormwater management report, as part of the submission requirement for the Ontario Regulation 166/06 permit application.

A large area is proposed to be constructed with unit pavers around Buildings "A" and "B", which extends to Auto Vaughan Drive providing a pedestrian connection into the site and around these buildings. Accordingly, additional clauses for inclusion in the site plan agreement have been provided and are included in the recommendation Section of this report, with respect to the on-going maintenance and monitoring of these pavers.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed development. The Regional conditions related to transportation issues were dealt with at the subdivision approval stage.

Conclusion

The Development Planning Department has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan, the requirements of the Zoning By-law, and the area context. The Development Planning Department is satisfied that the subject lands can be appropriately developed to accommodate the proposed motor vehicle sales establishments (Acura, Honda Motorcycle, and Mitsubishi), subject to the conditions of this report. The proposed development is consistent with the existing motor vehicle sales establishments developed on the surrounding lands within the auto complex.

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. Elevations Building 'A' – Acura Dealership
5. Elevations Building 'B' – Honda Motorcycle Dealership
6. Elevations Building 'C' – Mitsubishi Dealership

Report prepared by:

Margaret Holyday, Planner, ext. 8216

Mauro Peverini, Senior Planner, ext. 8407

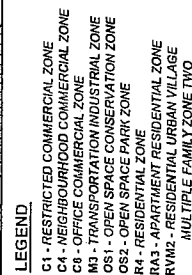
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG





Not to Scale

BUILDING 'A'
ACURA
DEALERSHIP



BUILDING 'B'
HONDA
MOTORCYCLE
DEALERSHIP

BUILDING 'C'
MITSUBISHI
DEALERSHIP

Site Plan

Part of Lot 17,
Concession 5

APPLICANT:
2019625 ONTARIO INC.

CITY OF
Vaughan

The City Above Toronto

Development Planning Department

Attachment

FILE No.:
DA.06.092
RELATED FILE:
Z.06.073
January 4, 2008

SITE STATISTICS

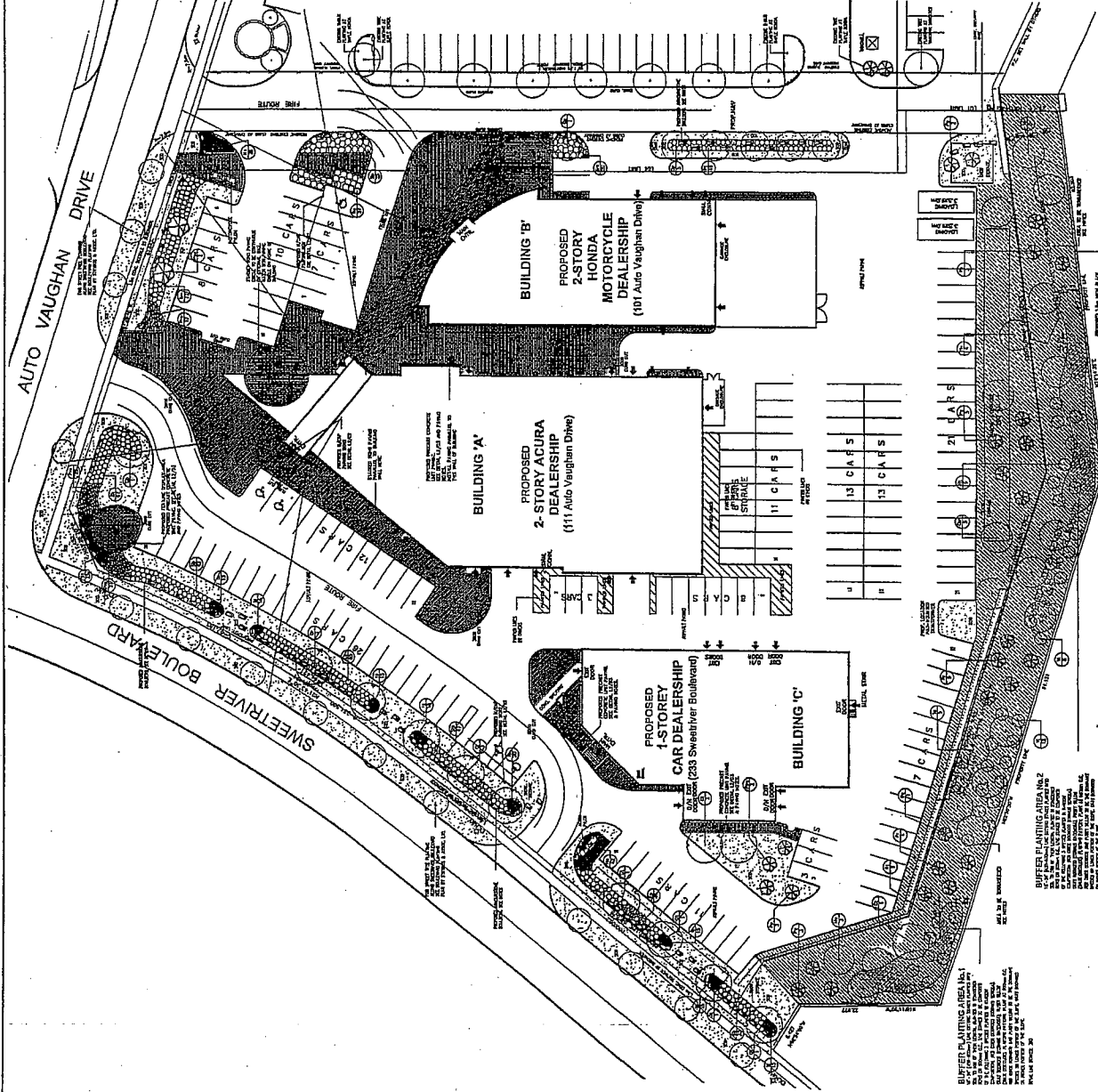
ZONING:	C1 Restructured Commercial
LOT AREA:	17,375 sqm (4.29 ac)
BUILDING 'A' (ACURA)	
BLDG. COVERAGE	1,351.0 sqm (11.2%)
BUILDING G.F.A.:	
GROUND FLOOR	1,951.0 sqm
SECOND FLOOR	381.7 sqm
TOTAL G.F.A.	2,332.7 sqm
BUILDING 'B' (HONDA MOTORCYCLE)	
BLDG. COVERAGE	930.1 sqm (5.3%)
BUILDING G.F.A.:	
GROUND FLOOR	930.1 sqm
SECOND FLOOR	211.3 sqm
TOTAL G.F.A.	1,141.4 sqm
BUILDING 'C' (CAR DEALERSHIP)	
BLDG. COVERAGE	1,014.0 sqm (5.8%)
BUILDING G.F.A.:	
GROUND FLOOR	1,014.0 sqm
TOTAL G.F.A.	1,014.0 sqm
ALL THREE (B) BUILDINGS:	
COVERAGE:	3,895.1 sqm (22.4%)
BUILDINGS' G.F.A.:	4,488.1 sqm
SETBACKS	PROVD:
FRONT	9.0 m
SIDE (WEST)	9.0 m
SIDE (EAST)	nil
REAR	15.0 m
PARKING REQUIRED (Total):	135 spaces
PROVD:	135 spaces
PARKING PROVIDED (Ind. H/C):	160 spaces
H/C PARKING PROVIDED:	2 spaces
H/C PARKING PROVIDED:	5 spaces
LOADING PROVIDED:	2 spaces
LOADING PROVIDED:	2 spaces
SNOW STORAGE PROVIDED:	348 sqm (2.0%)
SNOW STORAGE PROVIDED:	350 sqm (2.0%)

SUBJECT LANDS

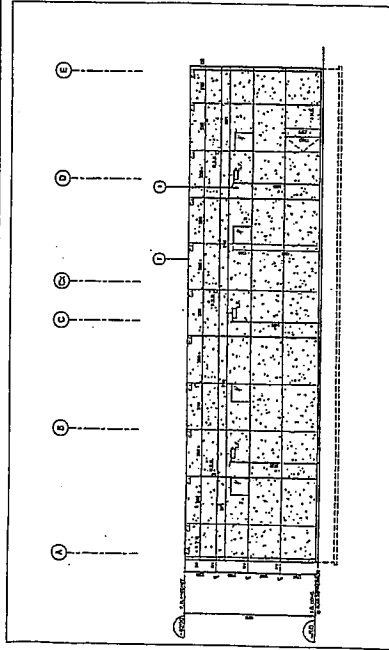
Landscape Plan

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

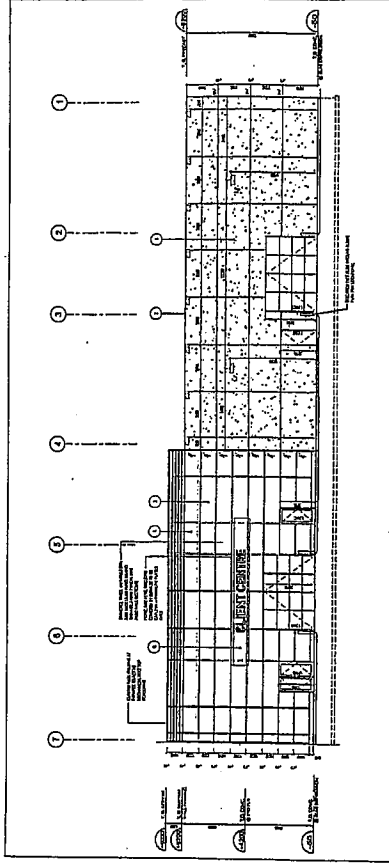
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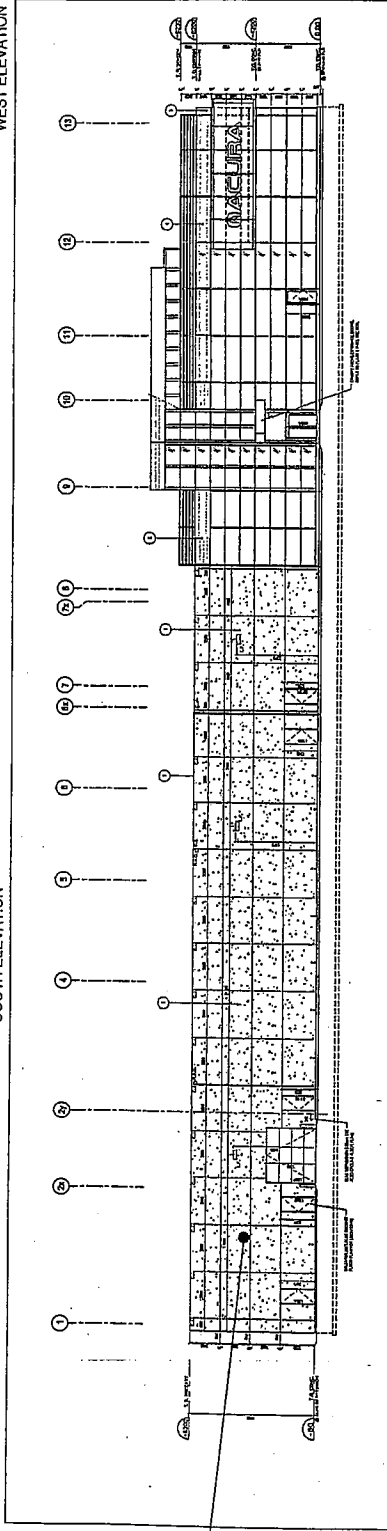
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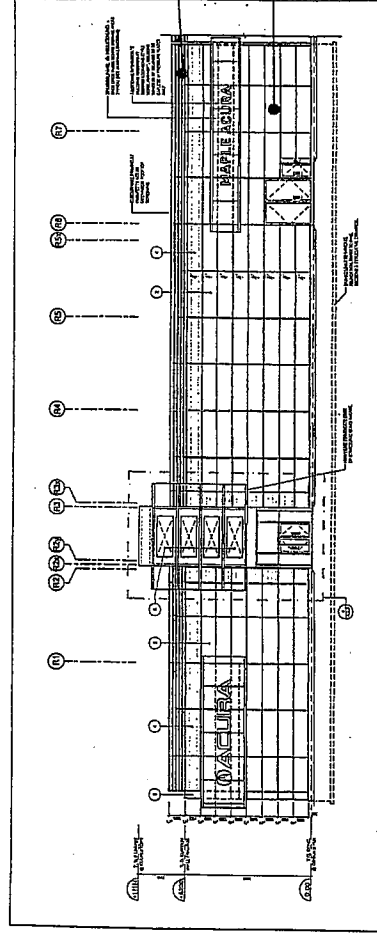
SOUTH ELEVATION



WEST ELEVATION



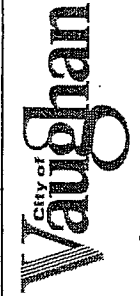
EAST ELEVATION



NORTH ELEVATION

Not to Scale

Elevations - Building A (Acura Dealership)

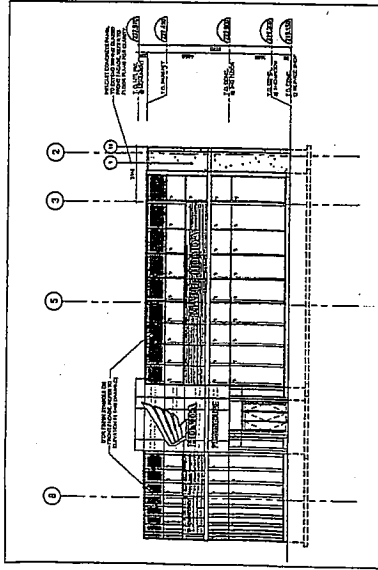


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2019625 ONTARIO INC.
Part of Lot 17,
Concession 5

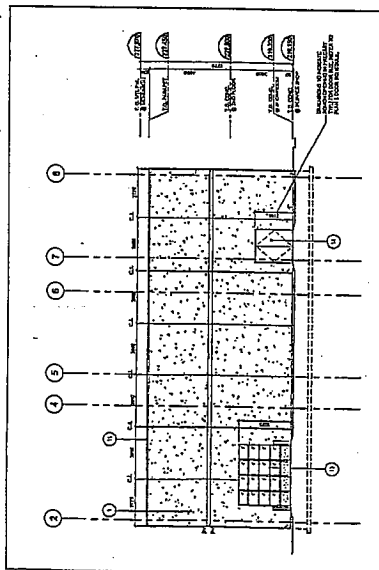
Development Planning Department

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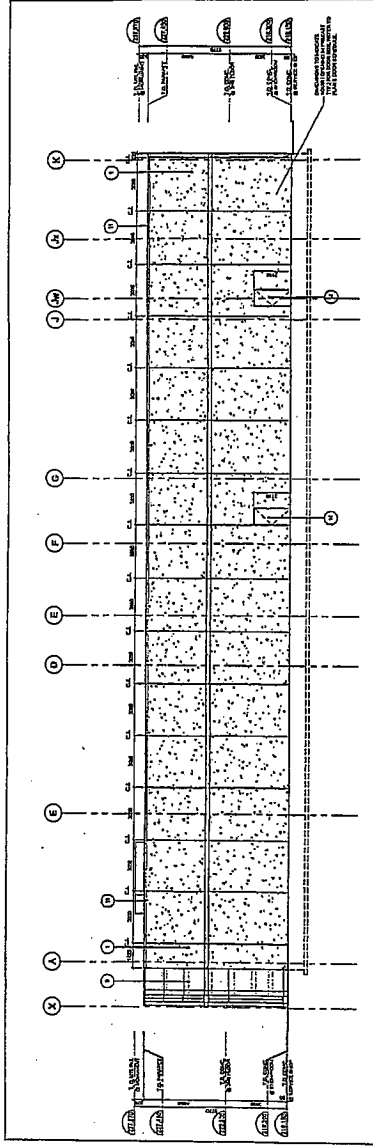
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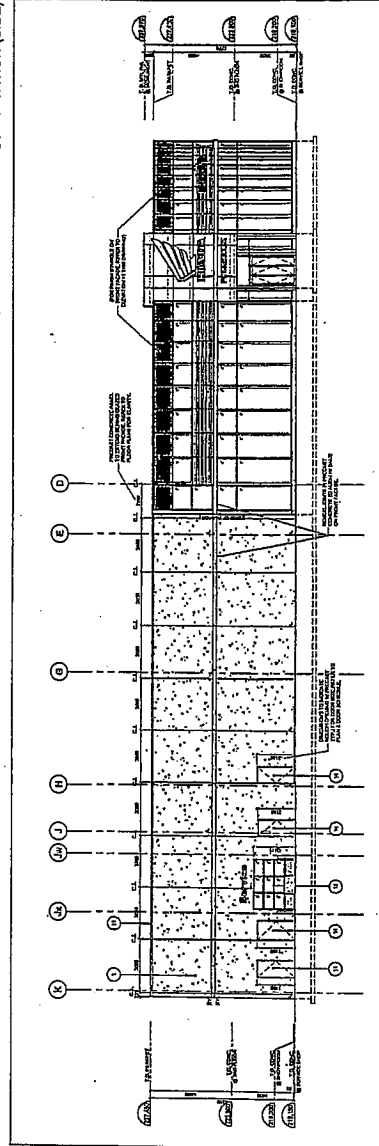
NORTH ELEVATION (FRONT PARTIAL)



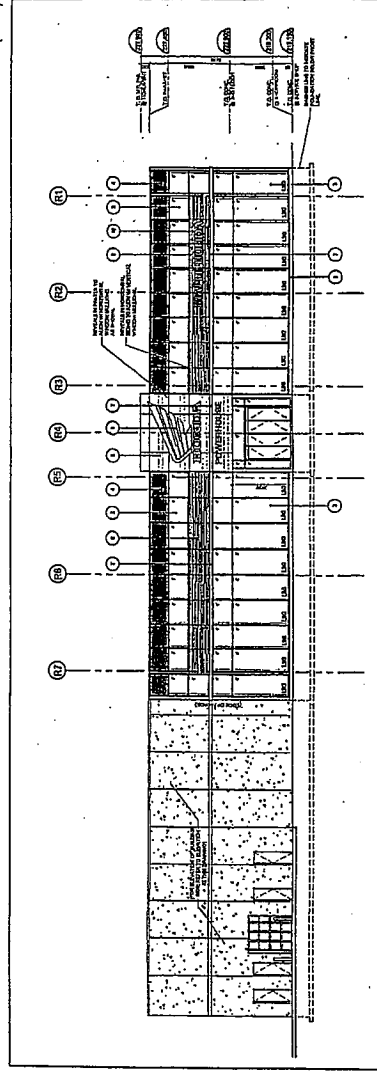
SOUTH ELEVATION (BACK)



WEST ELEVATION (SIDE)



EAST ELEVATION (SIDE)



FRONT ELEVATION

Not to Scale

Elevations - Building B (Honda Motorcycle Dealership)

City of Vaughan
The City Above Toronto

Development Planning Department

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January 4, 2008

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

