

COMMITTEE OF THE WHOLE MAY 10, 2011

**SITE DEVELOPMENT FILE DA.11.018
PINE VIEW MOTORS LIMITED
WARD 3**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.018 (Pine View Motors Limited) BE APPROVED, to permit a 17.1m² building addition and revisions to the building elevations to facilitate the conversion of the existing automobile dealership from a Pontiac/Buick brand to Hyundai, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan and building elevations plan shall be approved by the Vaughan Development Planning Department;
 - ii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding; and,
 - iii) the Owner satisfy all requirements of the Region of York, if any.

Contribution to Sustainability

N/A

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.11.018) on the subject lands shown on Attachments #1 and #2 to facilitate the conversion of the existing automobile dealership from a Pontiac/Buick brand to Hyundai. The proposal involves a 17.1m² building addition (new entrance vestibule), revisions to the building elevations including removal of the existing roof overhangs, and incorporating a new raised car display area (not to exceed 0.6 m in height) at the southeast corner of the building, as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located in the northwest quadrant of Regional Road 7 and Weston Road, in Part of Lot 6, Concession 6, City of Vaughan. The subject lands are municipally known as 3790 Regional Road 7. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Corporate Centre Corridor” by OPA #500 (The Vaughan Corporate Centre Secondary Plan) as amended by OPA #663 (Highway 7 Policy Review). The proposed development conforms to the approved Official Plan. The lands are designated “High-Rise Mixed Use” by City of Vaughan Official Plan 2010 as adopted by Vaughan Council on September 7, 2010, and is awaiting Regional approval.

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(109). Minor variances must be obtained from the Vaughan Committee of Adjustment to implement the site plan, if approved, as discussed in the Minor Variance section of this report.

Site Plan Review

The site plan (Attachment #3) shows the proposed 17.1m² building addition (new entrance vestibule) at the front of the existing car dealership and a new raised car display area at the southeast corner of the building.

The proposed building elevations are shown on Attachment #4. The revisions to the elevations will include removing the existing roof overhangs around the upper portions of the building. The existing brick exterior on the south (front) elevation will be covered with metal cladding and painted grey and blue to identify the Hyundai brand. The east and west elevations, as well as other smaller structures on the site, will be painted with the same colours to identify the new Hyundai brand. The applicant advises that there are no changes to the north elevation.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan and building elevations, and will continue to work with the applicant to finalize the details of the proposal. The final site plan and building elevations plan must be approved to the satisfaction of the Development Planning Department.

Minor Variances

Through the technical review of the Site Development Application, it was determined that the following minor variances are required to implement the development:

	By-law Standard	By-law 1-88, C2 General Commercial Zone, Exception 9(109) Requirements	Proposed Exceptions to C2 Zone of By-law 1-88, 9(109)
a.	Building Envelope	Existing building restricted to the area shown as “Building Envelope” on Schedule “E-113” (ie. Existing building location)	17.1m ² addition to building located outside of permitted building envelope.
b.	Maximum Building Height (entrance tower)	11.0 m	11.6 m

The Development Planning Department has no objection to the required variances to facilitate the new vestibule and entrance tower. The variances are considered to be minor in nature and

facilitate an appropriate development of the lands. Should Council approve the Site Development Application, the Owner will be required to obtain approval of the above-noted variances from the Committee of Adjustment, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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 Transportation Services Department has verbally informed that it has no objection, in principle, to the proposal. However, the Region is finalizing its review with particular emphasis on any required road widening with relation to public transit improvement. The Owner will be required to fulfill all requirements of the Region of York Transportation Services Department, including the execution of a Regional Site Plan Agreement.

Conclusion

The Site Development Application has been reviewed in accordance with the policies of the Official Plan, Zoning By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposal to facilitate the conversion of the existing automobile dealership from a Pontiac/Buick brand to Hyundai, including the 17.1m² building addition and revisions to the building elevations, is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report, including obtaining minor variances from the Vaughan Committee of Adjustment, and satisfying any conditions of the Region of York, if required.

Attachments

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

Report prepared by:

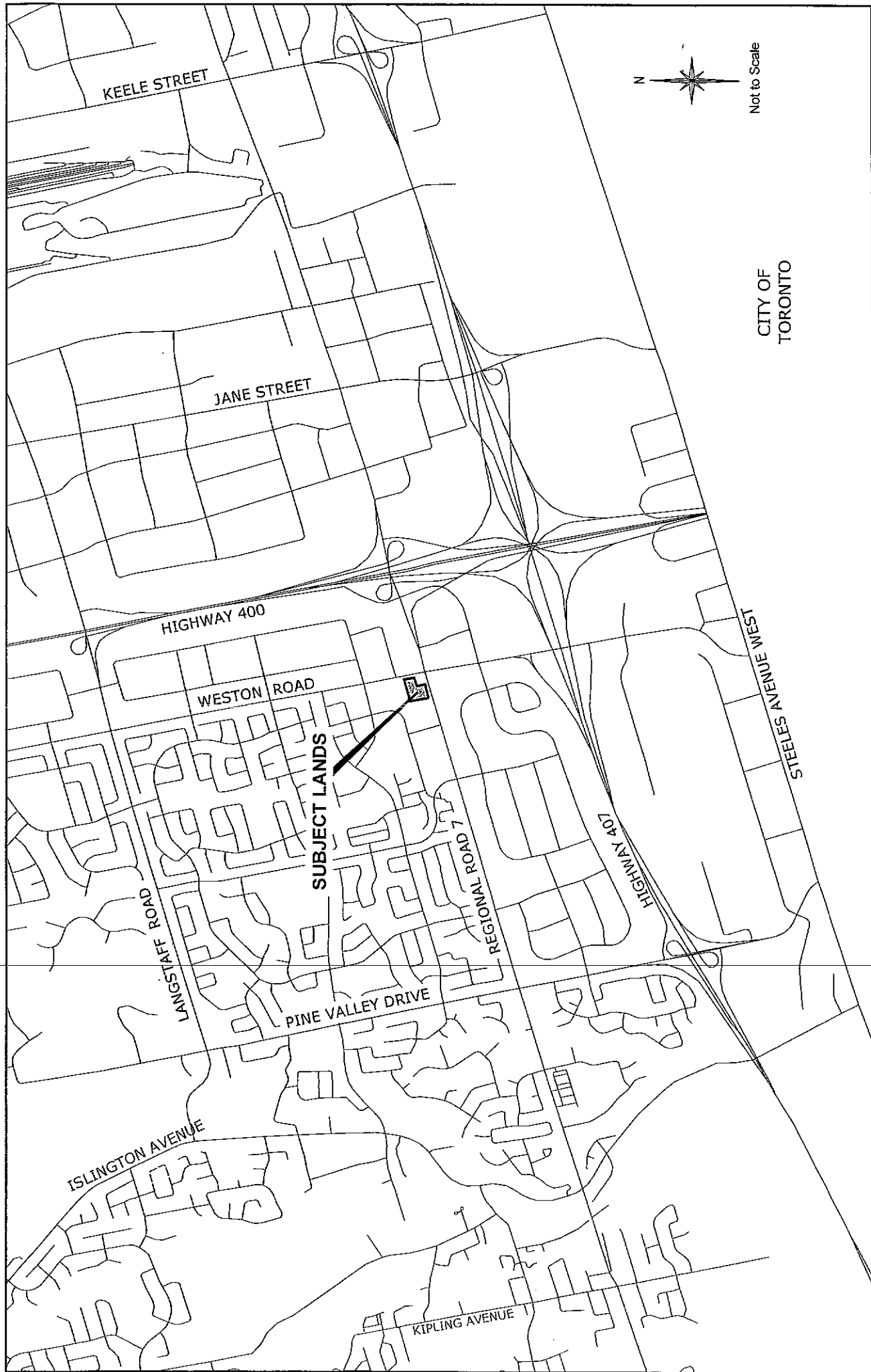
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Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 6,
Concession 6

Applicant:
Pine View Motors Limited

Map No.: AT2010-0001-01-01-01-001

Attachment 1

File:
DA.11.018

Date:
March 31, 2011



HIGHWAY 400



Not to Scale

Legend

- C2 - GENERAL COMMERCIAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS



Attachment

File: DA.11.018
 Date: March 31, 2011



Location Map

Location: Part of Lot 6,
 Concession 6

Applicant:
 Pine View Motors Limited

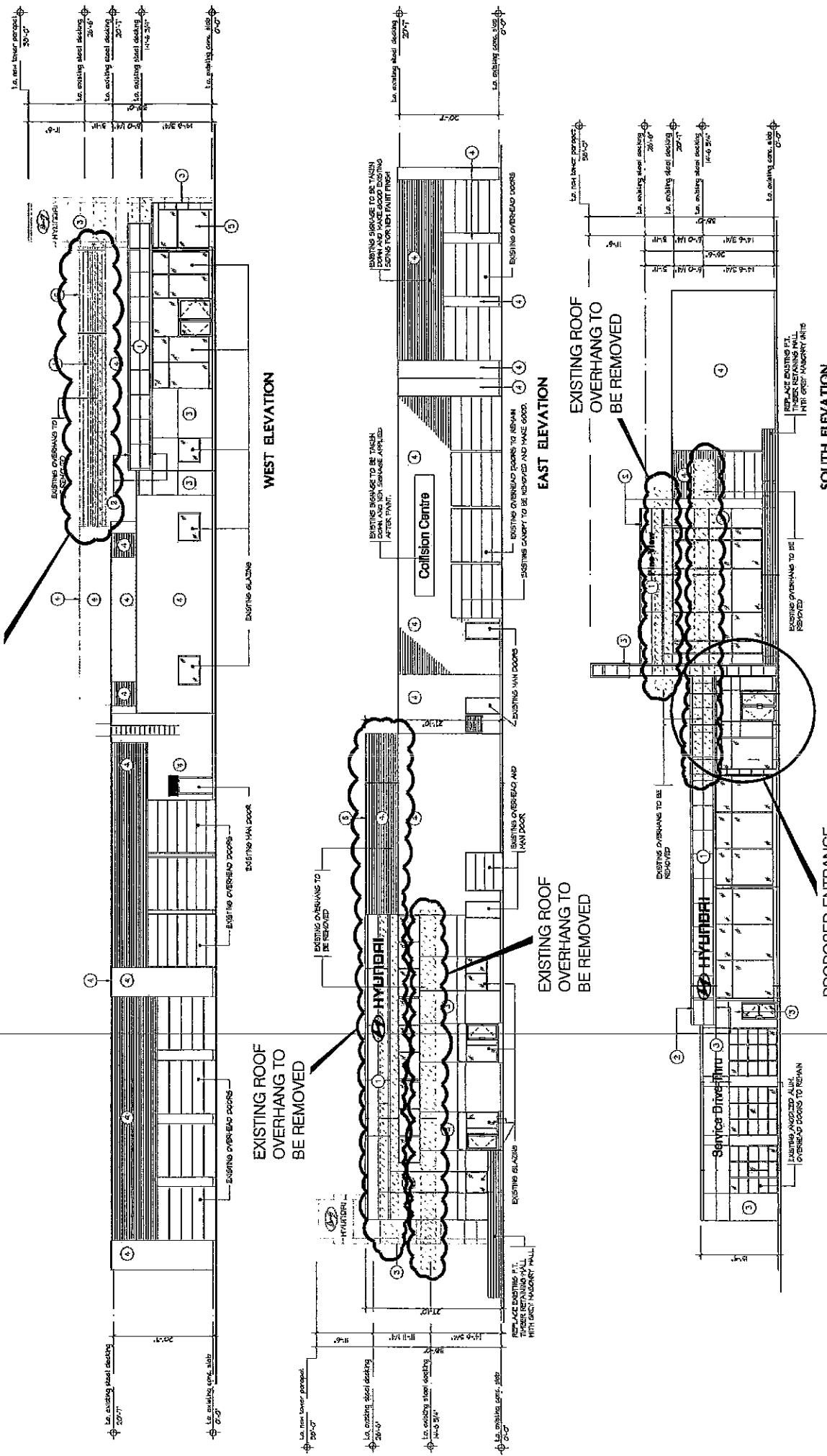
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EXISTING ROOF OVERHANG TO BE REMOVED

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EXISTING ROOF OVERHANG TO BE REMOVED



Not to Scale

Elevation Plan

Location: Part of Lot 6, Concession 6

Applicant: Pine View Motors Limited

Attachment

File: DA.11.018
Date: April 11, 2011



1: PPT 21142-010/015 EA, 04.11.11 1:12.11.11