

**COMMITTEE OF THE WHOLE DECEMBER 6, 2011**

**ZONING BY-LAW AMENDMENT FILE Z.11.029  
SITE DEVELOPMENT FILE DA.11.076  
2019625 ONTARIO INC.  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.029 (2019625 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, shown on Attachments #1 and #2, thereby effectively zoning the subject lands C1 Restricted Commercial Zone.
2. THAT Site Development File DA.11.076 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 2,260.5 m<sup>2</sup> motor vehicle sales establishment (Volkswagen) as shown on Attachments #3 to #5, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the site plan, building elevations, landscape plan and signage details shall be approved by the Vaughan Development Planning Department; and,
    - ii) the grading and servicing plan and storm water management report shall be approved by the Vaughan Development/Transportation Engineering Department.
3. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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.

**Contributions to Sustainability**

The applicant has advised that the following sustainable features will be provided within the building and site design:

- i) bicycle racks;
- ii) drought tolerant landscaping;
- iii) permeable pavers;
- iv) low volatile organic compound interior and exterior paints; and,
- v) heat reducing roof materials.

**Economic Impact**

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

**Communications Plan**

N/A

## **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.11.029 to remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands C1 Restricted Commercial Zone; and,
2. Site Development File DA.11.076 to permit the development of a 2,260.5 m<sup>2</sup> two-storey motor vehicle sales establishment (Volkswagen) as shown on Attachments #3 to #5.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are located on Sweetriver Boulevard, northwest of Rutherford Road and Jane Street, within the Maple Auto Mall, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are designated "General Commercial – Special Policy Area" by OPA #600, which permits commercial uses, including retail stores for the buying, leasing and exchanging of goods and services. The proposed development of a motor vehicle sales establishment conforms to the Official Plan.

The subject lands are designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Region of York. The "Low-Rise Mixed-Use" designation only permits retail uses to be located on the ground floor of residential and professional office developments. A stand alone motor vehicle sales establishment is not permitted within the "Low-Rise Mixed Use" designation. However, the subject lands are located within the Maple Auto Mall and are zoned as-of-right to permit a motor vehicle sales establishment use.

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol "(H)" by Zoning 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 proposal for a motor vehicle sales establishment complies with Zoning By-law 1-88. Removal of the Holding Symbol "(H)" from the subject lands is conditional upon a Site Development Application being approved by Vaughan Council. The Development Planning Department is satisfied with the proposed site plan as discussed in this report, and are recommending approval of the Site Development Application. Accordingly, should Council concur, it is also recommended that the "(H)" Holding Symbol be removed to facilitate the development of this site.

### **Building and Site Design**

The proposed site plan shown on Attachment #3 includes a 2,260.5 m<sup>2</sup> two-storey building situated on the easterly portion of the site, with two vehicular access points from Sweetriver Boulevard. A pedestrian walkway is located on the east side of the building, providing access to Sweetriver Boulevard. Parking spaces are located throughout the site and all driveway aisles accommodate two-way vehicular traffic. Car inventory will be stored on the westerly portion of the site, which is fenced and landscaped from the surrounding development.

The proposed building elevations are shown on Attachment #4. The primary facade faces Sweetriver Boulevard, and consists of double glazed clear glass within aluminum frames that wrap the north and south portions of the building. A white panel will contain the Volkswagen Corporate logo with illuminated letters. The drive-in overhead doors associated with the service bays are located on the north, east and west elevations.

The landscape plan shown on Attachment #5 includes a 6.0 m wide landscape strip abutting Sweetriver Boulevard, with additional landscaping provided along the north and west property lines to screen the vehicle storage area and along the south property to screen the drive-in service bays. The site will be landscaped with coniferous, deciduous and ornamental trees, and a mix of shrubs, perennials and ornamental grasses.

The Vaughan Development Planning Department is satisfied with site plan, building elevations, and landscape plan and will continue to work with the applicant to finalize the details. The final site plan, building elevations, and landscape plan, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is working with the applicant to finalize the details of the servicing and grading plans and storm water management report. The final plans and report must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

#### Parkland Dedication

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. 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. A condition to this effect is included in the recommendation of this report and shall be included in the implementing Site Plan Letter of Undertaking.

#### 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 Well-being".

#### Regional Implications

The subject lands are located on a local road and there are no Regional implications associated with the proposal.

#### Conclusion

The Zoning By-law Amendment File Z.11.029 to remove the Holding Symbol "(H)" from the subject lands, and Site Development File DA.11.076, have been reviewed in accordance with the policies of the Official Plan, Zoning By-law 1-88, and comments from City Departments and the area context. The Development Planning Department is satisfied that the proposed 2,206.5 m<sup>2</sup>, two-storey motor vehicle sales establishment (Volkswagen) is compatible with existing development in the area and conforms with Zoning By-law 1-88. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application to

remove the "(H)" Holding Symbol from the subject lands and the Site Development Application, subject to the conditions in this report.

**Attachments**

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

**Report prepared by:**

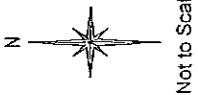
Mary Caputo, Planner, ext. 8215  
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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



## Context Location Map

Location: Part of Lot 17,  
Concession 5

Applicant:  
2019625 Ontario Inc.

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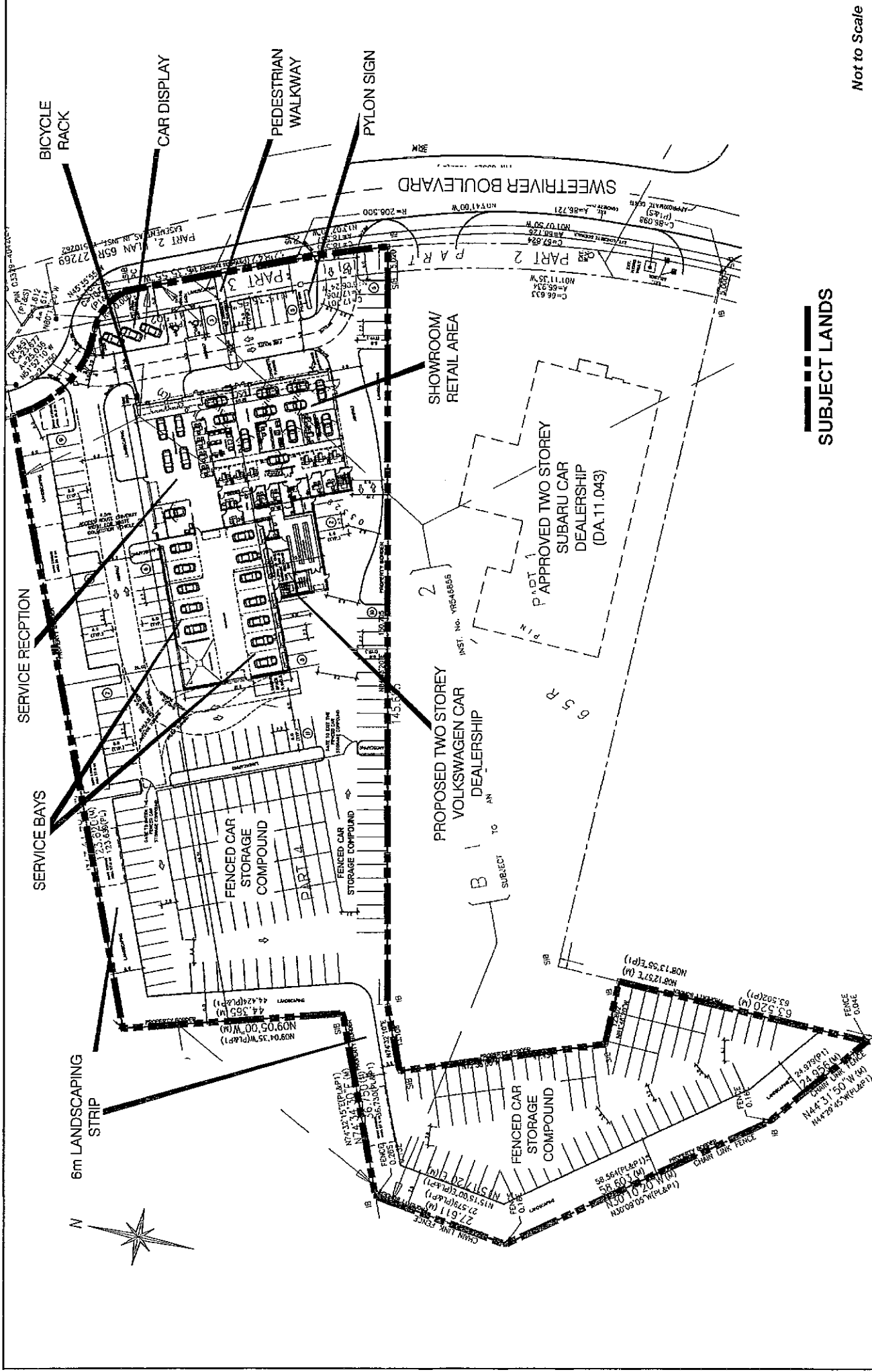
## Attachment

File(s): Z.11.029 &  
DA.11.076

Date: December 6, 2011

1





Not to Scale

SUBJECT LANDS

# Site Plan

Location: Part of Lot 17,  
Concession 5

Applicant:  
2019625 Ontario Inc.

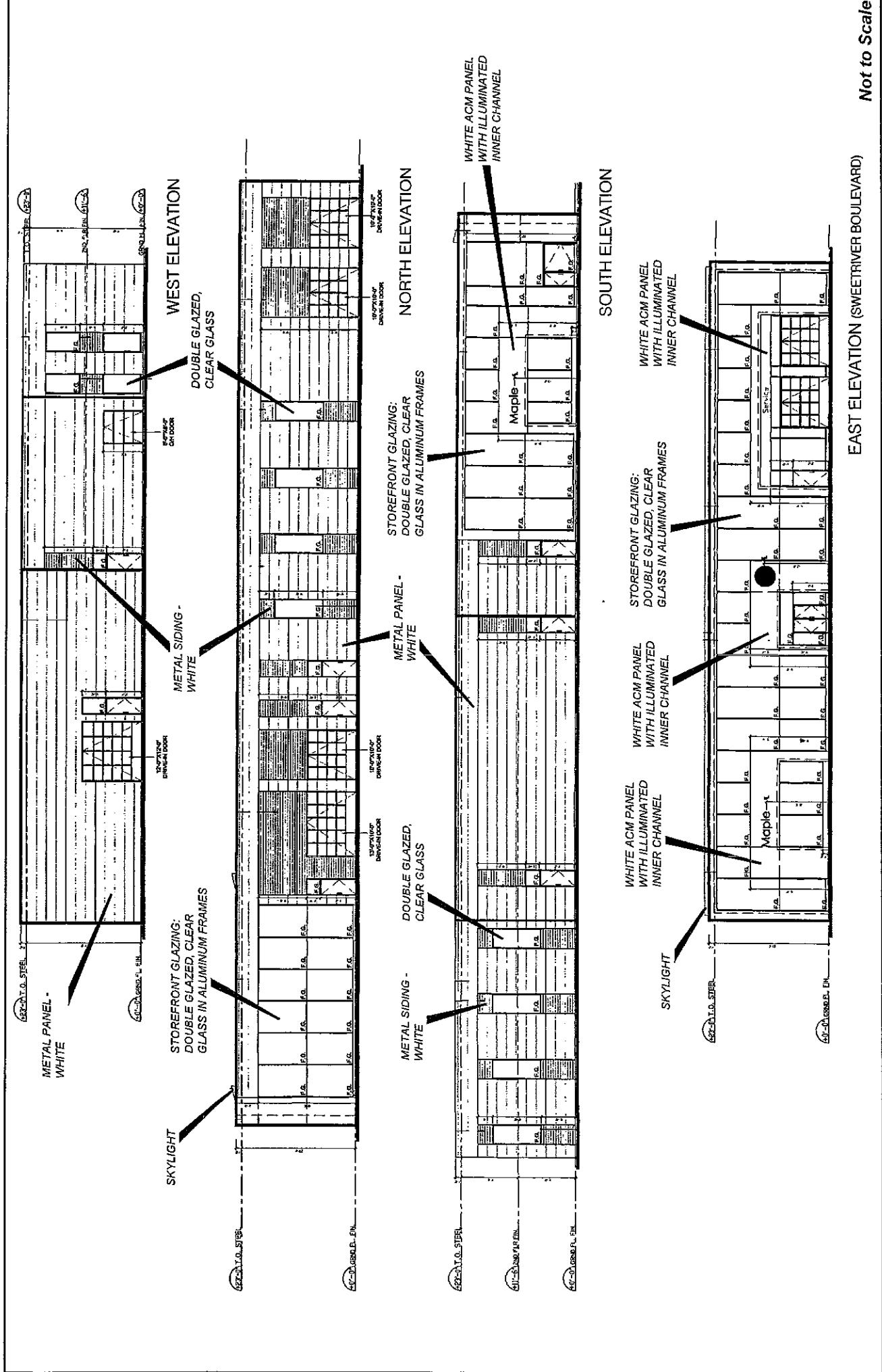
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# Attachment 3

File(s): Z.11.029 &  
DA.11.076

Date: December 6, 2011



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# Elevation Plan

Location: Part of Lot 17,  
Concession 5

Applicant:  
2019625 Ontario Inc.

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# Attachment

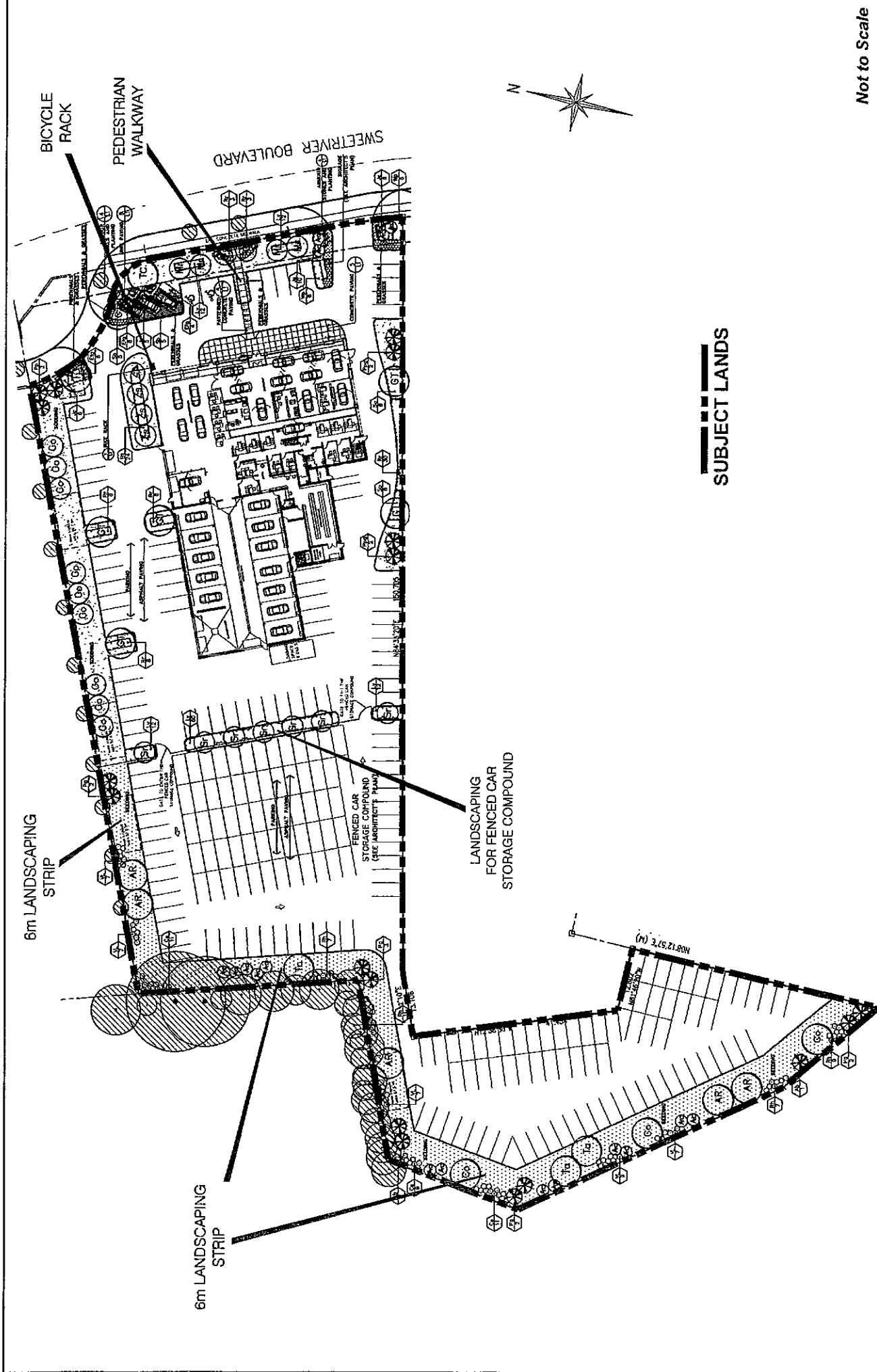
File(s): Z:11.029 &  
DA:11.076

Date: December 6, 2011



Development Planning Department





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# Landscape Plan

Location: Part of Lot 17,  
Concession 5  
Applicant:  
2019625 Ontario Inc.  
File(s): Z.11.029 &  
DA.11.076  
Not to Scale  
Date: December 6, 2011



# Attachment 5