

**EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015**

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**The Special Committee of the Whole recommends:**

- ## Recommendation

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.

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#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle racks
- drought tolerant landscaping
- permeable pavers
- exterior LED lighting
- heat reducing roof materials

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.015 (to remove the Holding Symbol "H") and Site Development File DA.15.035 in order to facilitate the development of the subject lands shown on Attachments #1 and #2 with a two-storey, 3,740 m<sup>2</sup> motor vehicle sales establishment (Grand Touring Automobiles) with one level of underground parking, as shown on Attachments #3 to #6.

#### **Background - Analysis and Options**

*Synopsis:*

*The Owner is proposing to develop the 0.66 ha subject lands with a two-storey, 3,740 m<sup>2</sup> motor vehicle sales establishment with one level of underground parking. The subject lands are zoned to permit a motor vehicle sales establishment use, subject to removal of the Holding Symbol "(H)" from the subject lands. Removal of the Holding Symbol "(H)" from the subject lands is conditional upon a Site Development Application being approved by Vaughan Council. The Vaughan Planning Department supports the proposed development as it complies with Zoning By-law 1-88 and is compatible with the surrounding, existing auto campus and planned land uses.*

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##### Location

The 0.66 ha subject lands shown on Attachments #1 and #2 are located northwest of Rutherford Road and Jane Street, within the Maple Auto Mall, municipally known as 230 Sweetriver Boulevard, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which permits retail uses to be located on the ground floor of residential and professional office developments, with a maximum gross floor area of 500 m<sup>2</sup>. 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 Vaughan Planning Department is satisfied with the proposed site plan as discussed in this report, and recommends approval of the Site Development Application. Accordingly, should Vaughan Council concur, it is also recommended that the “(H)” Holding Symbol be removed to facilitate the development of this site.

##### Previous Consent Application B046/14

On August 28, 2014, the Vaughan Committee of Adjustment approved Consent Application B046/14 to sever the subject lands from the larger block, as shown on Attachment #2, to facilitate the future development of a Motor Vehicle Sales Establishment. Prior to execution of the Site Plan Letter of Undertaking, the Owner shall satisfy any conditions of approval imposed by the Committee, and a Certificate of Official shall be issued by the City Clerk’s Office. A condition to this effect is included in the recommendation of this report.

##### Site Plan Review

The site plan shown on Attachment #3 includes a two-storey, 3,740 m<sup>2</sup> building with two vehicular access points from Sweetriver Boulevard. A pedestrian walkway is located on the northeast side of the subject lands, providing access to Sweetriver Boulevard. Thirty-eight parking spaces are located at-grade, with an additional 36 spaces located in an underground parking garage, for a total of 74 parking spaces. The proposed parking supply complies with the required parking in Zoning By-law 1-88. All driveway aisles accommodate two-way vehicular traffic.

The landscape plan shown on Attachment #4 includes a 6 m wide landscape strip abutting Sweetriver Boulevard, with additional landscaping provided along the north and west sides of the building to screen the drive-in service bays. A 9 m wide landscape buffer is proposed along the entire south property line, which must be approved by the Toronto and Region Conservation Authority (TRCA). The site will be landscaped with coniferous and deciduous trees and a mix of shrubs, perennials and ornamental grasses.

The proposed building elevations shown on Attachment #5 consist primarily of aluminum composite and precast panels with a clear double-glazed curtain wall within aluminum frames that wrap around the north and south portions of the building. Two pylon signs are provided adjacent to the driveway entrances at Sweetriver Boulevard, as shown on Attachment #6. The drive-in overhead doors associated with the service bays are located on the north and west elevations.

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

#### **Vaughan Development Engineering and Infrastructure Planning Services Department**

The Vaughan Development Engineering and Infrastructure Planning Services Department must approve the final site grading and servicing plan, erosion and sediment control plan, and stormwater management report, submitted in support of the Site Development Application. A condition to this effect is included in the recommendation of this report.

#### **Toronto and Region Conservation Authority (TRCA)**

The south edge of the subject lands abut valley lands that are within the Toronto and Region Conservation Authority (TRCA) screening area. The Owner is required to satisfy all conditions of the TRCA prior to the finalization of the Site Plan Letter of Undertaking. 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 following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

#### **Regional Implications**

The subject lands are located on an internal subdivision road (Sweetriver Boulevard). There are no Regional implications resulting from the Site Development Application.

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**Conclusion**

Zoning By-law Amendment File Z.15.015 and Site Development File DA.15.035 have been reviewed in accordance with the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning

Department is satisfied that the proposed development of the subject lands is permitted by Zoning By-law 1-88 and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Planning Department can support the approval of Zoning By-law Amendment Application Z.15.015 and Site Development Application DA.15.035, subject to the conditions in this report.

**Attachments**

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

**Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)