

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

10

The Committee of the Whole recommends:

- ### Recommendation

iv) the Owner shall satisfy all requirements of the City of Toronto Development Engineering Technical Services Division.

$$\dots/2$$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 2

In accordance with the goal and objective 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:

- i) use of efficient plumbing fixtures reducing potable water consumption;
- ii) thermally broken curtain wall system using Low-E argon filled insulated glass;
- iii) low volatile organic compound paints, coatings, finishes, adhesives and sealants;
- iv) shower and change facilities provided for cyclists;
- v) the “heat island effect” is reduced by providing a coloured roof, light coloured pavers and concrete, and broad canopy shade trees;
- vi) exterior lighting will be focused downward and/or shielded to reduce light pollution;
- vii) erosion and sediment control features will be practiced during construction; and,
- viii) high efficiency heating and light control systems, and CFC reduction in the HVAC system.

Economic Impact

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

Communications Plan

On November 2, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the City of Toronto. The Development Planning Department has not received any comments from the general public with respect to the proposed development. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 27, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 11, 2012.

Purpose

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

1. Zoning By-law Amendment File Z.12.033 to amend Zoning By-law 1-88, specifically the C2 General Commercial Zone to permit the site-specific exceptions identified in Table 1 of this report; and,
2. Site Development File DA.12.081 to permit the development of a 2-storey, 12,235 m² motor vehicle sales establishment (Mercedes Benz) as shown on Attachments #3 to #10.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located on the northeast corner of Steeles Avenue West and Hilda Avenue (228 and 240 Steeles Avenue West). The subject lands are developed with two automobile sales establishments being Mercedes Benz and Smart Car, respectively, which are proposed to be demolished to facilitate development of a single new Mercedes Benz dealership.

a) City of Vaughan Official Plan

The subject lands are designated “General Commercial” by in-effect OPA #210 (Thornhill Community Plan) and site-specific OPA #372 (228 Steeles Avenue West), which permits

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 3

commercial uses including the existing motor vehicle sales establishments. The proposed development of the subject lands with a new motor vehicle sales establishment is permitted by the Official Plan.

b) Vaughan Official Plan (VOP) 2010

The subject lands are located within the Yonge Steeles Corridor Secondary Plan Area and designated “High-Rise Mixed Use” and “Park” by the new City of Vaughan Official Plan 2010 (VOP 2010) - Volume 2, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The Yonge Steeles Corridor Secondary Plan encourages the development of high rise residential and office employment uses with a mandatory retail frontage located on the northeast corner of Hilda Avenue and Steeles Avenue West. Buildings can be up to 18-storeys in height and must be within a 45 degree angular plane measured from the low rise residential development to the north. To transition development with frontage on Steeles Avenue West to existing residential uses to the north, a park is proposed for the north portion of the subject lands together with the future extension of Royal Palm Drive from Hilda Avenue to Yonge Street. The proposed development maintains the existing motor vehicle sales establishment use on the property, and the Owner has previously dedicated lands to the City for the future extension of Royal Palm Drive, and there are no buildings sited in the north area of the property to protect for a future park in this location. However, the subject proposal does not conform to the Yonge Steeles Corridor Secondary Plan. It is noted that it is the in-effect OPA #210 as amended that currently applies to the site, and is the Official Plan that facilitates the subject proposal.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exceptions 9(383) and 9(754). An amendment to Zoning By-law 1-88 is required to delete these Exceptions and to provide the following site-specific zoning exceptions required to facilitate the new development shown on Attachments #3 to #10:

Table 1:			
	By-law Standard	By-law 1-88, C2 Zone Requirements	Proposed Exceptions to the C2 Zone
a)	Width of a Joint Ingress and Egress Driveway	7.5 m	10.17 m (existing joint ingress and egress driveway on Hilda Avenue)
b)	Minimum Loading Space Requirement	Four (4) regular loading spaces	<ul style="list-style-type: none">- No regular loading spaces- Vehicle loading and unloading shall occur only on the subject property within the zone identified on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 4

c)	Minimum Landscaped Area	10% of the lot area	9.4% of the lot area
d)	Minimum Landscape Strip Width (Hilda Road at the northwest corner of the property)	6 m	0.4 m
e)	Open Storage	Open storage shall not be permitted on any required parking area, and shall not exceed the ground floor area of the main building.	Notwithstanding Section 5.1.2, the storage of automobiles for sale may take place in any designated parking area, and parking for inventory purposes only, may take place on the roof top parking area.
f)	Maximum Building Height	11 m	12.6 m
g)	Maximum Lot Coverage	30 %	33.5 %
h)	Access to parking	All parking spaces must be provided by a means of access at least 5.4 metres wide and be paved with hot mix asphalt or concrete.	Permit access to 83 inventory parking spaces located on the roof of the main building accessed by a vehicle lift.

The Development Planning Department can support the above noted exceptions to the C2 General Commercial Zone. The subject lands are currently used as a motor vehicle sales establishment and functions without regular loading spaces. All loading and unloading of vehicles will occur on the property and in the zone identified on Attachment #3. The redevelopment of the subject lands to facilitate a new motor vehicle sales establishment will maintain a minimum of 9.4% of the lot area to be used for landscaping, which is currently permitted by By-law Exception 9(754). The requested landscape strip reduction to 0.4 m is located at the northwest property line along a future daylight triangle for the extension of Royal Palm Drive. A wood board fence is also located along the north and west property line extending to the Hilda Avenue driveway, which prohibits views from Hilda Avenue into the subject lands. As such, the reduced landscape strip width will not have a negative impact on the neighbouring properties or the Hilda Avenue right-of-way. A minimum 2.4 m wide landscape strip has been provided along the north property line as it abuts the existing low density residential as required by By-law 1-88.

Zoning By-law Exception 9(383) permits the storage of automobiles for sale in any area designated for parking, which will be carried over into the new site-specific exception if the applications are approved. The redevelopment of the site includes 433 parking spaces allocated as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 5

• Customer Parking	30 spaces
• Corporate Demonstrator Parking	9 spaces
• Inventory (including roof top spaces)	317 spaces
• Preowned Parking	31 spaces
• Staff Parking	46 spaces

Zoning By-law 1-88 requires 367 parking spaces calculated at a rate of 3.0 spaces / 100 m² GFA (12,235 m²), resulting in a surplus of 66 spaces. The redevelopment of the site includes 83 inventory parking spaces on the roof, which can be supported, and will not be visible on the roof-top.

The subject lands are currently developed with two separate motor vehicle sales establishments. The proposed redevelopment of the site with one building that exceeds the permitted lot coverage by 3.5%, and the maximum building height by 1.6 m, is considered to be minor and will not physically or visually impact the surrounding properties. Similarly, the main ingress and egress driveway access on Hilda Avenue is an existing situation, and therefore, the 10.17 m width can be supported.

Site Plan Review

a) Site Plan

The Owner is proposing a new two-storey, 12,235 m² motor vehicle sales establishments with a vehicle showroom area and first and second floor offices, as shown on Attachments #3 to #10 inclusive. The site plan includes an on-site vehicle loading / unloading zone as shown on Attachment #3, which will entrench within the implementing zoning by-law. The Owner proposes to demolish the two existing commercial buildings in order to accommodate the new motor vehicle sales establishment. The new single building will accommodate the growing needs for Mercedes-Benz Canada Inc. and upgrade the building to reflect the new corporate branding. The basement level of the building includes service bays, a private car wash and provides for automotive parts sales and storage and staff areas.

A roof-top inventory storage area for new vehicles is provided. Vehicles will be transported to the roof by a vehicle lift located within the building. The roof-top parking spaces are designated for inventory storage only. The building also includes one level of below grade parking. The underground parking spaces are designated for servicing and inventory only. All roof-top parking and mechanical systems are screened.

b) Building Elevations/Signage

The south elevation facing Steeles Avenue West includes the main building entrance and canopy framed with blue aluminum composite panels. The south elevation consists of a curtain wall glazing system and blue painted columns that support the roof overhang. Two signs are proposed on the south elevation, comprising the Mercedes-Benz and Smart signs, and there is a rotating Mercedes Benz symbol on top of the roof overhang above the main entry door as shown on Attachment #6.

The west elevation (Attachment #6) faces Hilda Avenue and consists of an aluminum and glass curtain wall and includes two glass vehicle overhead doors, and two man doors. The silver Mercedes Benz symbol, a blue Mercedes Benz sign, and blue service reception sign are proposed over the two service overhead doors.

The east elevation (Attachment #7) includes the aluminum/glass curtain wall and an aluminum composite cladding with a vehicle and man door, and EIFS cladding with decorative concrete block along the lower portion. An exit man door, a garbage room overhead door and man door

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 6

and a louvered panel providing ventilation to an air shaft are also included on this elevation.

The north elevation (Attachment #7) consists of EIFS cladding with decorative concrete block on the lower level. Four overhead service doors, an overnight parts delivery entrance and a vehicle door are included on this elevation.

The location of all site signage and banners are depicted on Attachment #8, and the details are identified on Attachments #9 and #10.

c) Landscape Plan

The landscape plan shown on Attachments #4 and #5 consists of a mix of deciduous trees and shrubs, coniferous shrubs, perennials and new sod. Planting is proposed along Steeles Avenue West and Hilda Avenue, and along the north property line. Concrete paving is proposed along the front of the building to provide a pedestrian walkway to the main entrance.

d) Site Plan Review Summary

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

Vaughan Development / Transportation Engineering Department

The site development will be serviced by existing municipal services on Steeles Avenue West and Hilda Avenue. The service connections to the property line are already provided through the original approved Site Development Files DA.95.019 and DA.00.017.

The final site servicing and grading plan, site plan electrical lighting layout, stormwater management report, and noise study, 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.

City of Toronto

In order to obtain City of Toronto approval, the Consultant Engineer must revise the Stormwater Management report to address City of Toronto concerns. This development proposes that Steeles Avenue West be used as the overland route for major storm events.

The stormwater management report indicates that flows in major events will be discharged to Steeles Avenue West directly or indirectly. They note that the Steeles Avenue West municipal right-of-way is under the jurisdiction of the City of Toronto. Therefore, the Consultant Engineer is to review the City of Toronto's West Weather Management Guidelines to provide 100 year protection for this development by supplying the on-site storage for all flows from 2 year up to 100 year return period storms based on City of Toronto Standards rather than 5 year return period based on City of Vaughan Standards. Alternately, a comprehensive hydraulic analysis would have to be included in this report to confirm the existence of an overland route and its adequacy by considering all lands contributing to this existing watercourse. In addition, they note that this area has been identified as a problematic area subject to flooding within the City of Toronto.

The applicant must also provide the City of Toronto with certification by the Professional Engineer who designed and supervised the construction that the stormwater management facilities have been constructed in accordance with the final stormwater management report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 10, CW Report No. 32 – Page 7

The Owner will be required to satisfy the City of Toronto with respect to the above-noted comments. A condition in this respect is included in the recommendation of this report.

Relationship to 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) **Manage Growth and Economic Well Being**

The proposed development conforms to the City's in-effect Official Plan.

Regional Implications

The Region of York Transportation and Community Planning Department has advised that they have no comment or objection to the proposal as Steeles Avenue West is governed by the City of Toronto.

Conclusion

Zoning By-law Amendment File Z.12.033 and Site Development File DA.12.081 have been reviewed in accordance with OPA #210 (Thornhill Community Plan), Zoning By-law 1-88, and comments from City departments, external public agencies and the public. The Vaughan Development Planning Department is satisfied that the proposed new motor vehicle sales establishment is appropriate and compatible with the existing uses in the surrounding area, and conforms to the in-effect Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan - South
5. Landscape Plan - North
6. South and West Elevations
7. North and East Elevations
8. Site Signage
9. Sign Details
10. Sign Details

Report prepared by:

Carol Birch, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)