

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 12, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

**12**

**SITE DEVELOPMENT FILE DA.15.023**

**SNA MANAGEMENT INC.**

**WARD 5 - VICINITY OF YONGE STREET AND CRESTWOOD ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015, be approved; and**
- 2) That the coloured elevation drawing submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.023 (SNA Management Inc.) BE APPROVED, to permit the development of a new two-storey sales/showroom building, and the renovation of the existing showroom building to a parts and service facility for the Yonge Steeles Ford Lincoln dealership, as shown on Attachments #3 to #6, subject to the following conditions:
  - a) the Owner shall amend the existing registered Site Plan Agreement for the subject lands shown on Attachments #1 and #2, to implement the proposed development and the amending Agreement shall include the following:
    - i) a clause to ensure that all City, York Region and Boards of Education Development Charges are paid, including applicable Special Service Area Development Charges;
    - ii) a clause to ensure that the loading and unloading of all vehicles takes place on the subject lands in the designated loading and unloading zone, as shown on Attachment #3;
    - iii) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
    - iv) The Toronto Transit Commission (TTC) requires the following conditions to be included in the amending Site Plan Agreement:

Transit Operation Interferences Warning:

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 12, CW Report No. 35 – Page 2

The Owner acknowledges and agrees that:

1. The proximity of the development to the future TTC subway right-of-way and construction of the Yonge Subway extension right-of-way may result in transmissions of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke and particulate matter (collectively referred to as "Interferences") on and/or to the development;
2. The TTC will not accept responsibility and will not be liable, for Interferences on and/or to the development, in whole or part, and/or the occupants of the development;
3. The Owner has been advised by the TTC to apply reasonable attenuation/mitigation measures with respect to the level of Interferences on and/or to the development; and,
4. The Owner shall insert or have inserted into all offers of purchase and sale or lease and condominium declaration(s) of the development, the following TTC warning clause respecting Interferences:

*"The purchaser and/or lessee specifically acknowledges and agrees that the proximity of the development of the lands municipally know as 7188 Yonge Street (the "Development") to the Toronto Transit Commission transit operations and construction of the Yonge Subway may result in transmissions of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke, and particulate matter (collectively referred to as "Interferences") on and/or to the Development and despite the inclusion of control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the purchaser or lessee agrees to release and save harmless the Toronto Transit Commission from all claims, losses, judgments or actions arising or resulting from any and all Interferences. The purchaser or lessee further acknowledges that an Interference clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die, or be null and void, with the closing of the transaction."*

- b) that prior to the execution of the amending Site Plan Agreement:
  - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Planning Department;
  - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plans, and Functional Servicing and Stormwater Management Report;

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

#### **Item 12, CW Report No. 35 – Page 3**

- iii) the Owner shall apply and receive approval from the Committee of Adjustment to permit the variances identified in Table 1 of this report. Should these variances be approved, they shall be final and binding before final approval of the site plan and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
  - iv) the Owner shall continue to work with the Vaughan Environmental Services Department to ensure that the concrete pad associated with the garbage room is constructed with a minimum of 200 mm reinforced concrete.
- c) that prior to the issuance of any conditional, partial and /or final Building Permit(s) by the City of Vaughan, the Owner must satisfy all York Region requirements and York Region must be in receipt of a fully executed Site Plan Agreement.

#### **Contribution to Sustainability**

The application implements 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 21<sup>st</sup> 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 renovations and new building:

- The buildings will be designed for an energy efficiency improvement of at least 25% over the Model National Energy Code
- 30% reduction in potable water consumption by using efficient plumbing fixtures
- New exterior light fixtures will be focused downward and/or shielded to minimize light pollution
- High albedo roofing materials will be used
- The glazing system will incorporate thermally broken curtain wall systems, Low-e, argon filled insulated glass
- Low VOC paints, coatings, finishes, adhesives and sealants will be used
- CFC reduction in HVAC equipment
- Modernize and integrate Variable Refrigerant Flow (VRF) cooling systems, high efficiency heating systems, lighting control systems, etc.
- Landscape paving materials will be light in colour and will be permeable south and east of the new building

#### **Economic Impact**

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

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 12, CW Report No. 35 – Page 4

#### Purpose

The Owner has submitted Site Development File DA.15.023 for the subject lands, shown on Attachments #1 and #2, to permit the development of a new two-storey, 1,541.94 m<sup>2</sup> sales/showroom building, and renovations to the existing 4,090.28 m<sup>2</sup> sales/ service building for the Yonge Steeles Ford Lincoln dealership, as shown on Attachments #3 to #6, which includes:

- a 316.38 m<sup>2</sup>, 6 service bay addition to the existing service area
- a new canopy over the reception entrance
- a new 45.48 m<sup>2</sup> garbage enclosure
- the demolition of an existing 51 m<sup>2</sup> car wash located at the north side of the building
- the demolition of an existing 95 m<sup>2</sup> accessory structure

#### Background - Analysis and Options

##### Location

The 2.37 ha subject lands shown on Attachments #1 and #2 are located on the northwest corner of Yonge Street and Crestwood Road (7188 Yonge Street), City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated “General Commercial” by in-effect OPA #210 (Thornhill Community Plan), which permits the existing motor vehicle sales establishment and the proposed additions. The front one-half of the property along Yonge Street is designated “High-Rise Mixed-Use” and the balance of the site is designated “Mid-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), Yonge Steeles Corridor Secondary Plan (Volume 2), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Ontario Municipal Board (OMB). A free standing Motor Vehicle Sales Establishment is not permitted by VOP 2010. The proposed development conforms to the in-effect Official Plan (OPA #210).

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, and further subject to site-specific Exceptions 9(60), 9(225), and 9(454). A motor vehicle sales establishment and the proposed additions are permitted, however, the Owner must apply and received approval from the Vaughan Committee of Adjustment to permit the following minor variances, identified in Table 1 below:

Table 1:

	<b>Zoning By-law Standard</b>	<b>Zoning By-law 1-88 Requirements for the C2 General Commercial Zone Subject to Exceptions 9(60), 9(225) and 9(454)</b>	<b>Proposed Variance to the C2 General Commercial Zone Subject to Exceptions 9(60), 9(225) and 9(454)</b>
a.	Proposed Location of the Vehicle Display and Service Parking and Building Envelope	To be in accordance with Schedules E-62 and E- 227 to the Zoning By-law	The location of proposed parking spaces and building footprint to reflect the site layout on Attachment #3

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 12, CW Report No. 35 – Page 5

b.	Front Yard Setback (Yonge Street)	15 m	8.6 m
c.	Canopy Encroachment	0.5 m	0.9 m Yonge Street façade 0.68 m Crestwood Road façade

The above variances can be supported in order to make improvements to the existing site in terms of site circulation, on-site loading and unloading of vehicles, and waste management. These variances will enable the Owner to provide the required corporate rebanding. Accordingly, the Vaughan Planning Department has no concern in allowing the minor variance applications to proceed to the Committee of Adjustment. Prior to the execution of the Site Plan Agreement, the Owner will be required to successfully obtain approval of the variances identified in Table 1 from the Vaughan Committee of Adjustment and satisfy any conditions of approval that may be imposed by the Committee.

#### Yonge Steeles Corridor Secondary Plan (YSCSP)

The YSCSP was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Ontario Municipal Board (OMB). Under the YSCSP the subject lands are designated "High-Rise Mixed-Use" and "Mid-Rise Residential". Once the YSCSP receives final approval, and an application is made for the redevelopment of the subject lands in accordance with the policies of the approved YSCSP, it is expected that a context plan would be submitted showing the comprehensive redevelopment of the subject lands, including any new road connections. The identification of any proposed roads will be established once the YSCSP receives final approval, and the right-of-ways for any new roads would be secured through future development applications.

York Region have provided a Draft Schedule of Conditions for DA.15.023. One condition requires that upon any future redevelopment of the subject lands that the Owner acknowledges and agrees not to object to the closure and removal of the existing right-in and right-out access at the north limit of the site. York Region request that the Owner make every effort to contact the adjacent property owner to the north of the subject lands in order to make arrangements to establish an interconnection between the subject site and the neighbouring property for the purpose of creating a shared access at the traffic control signal located just north of the subject lands on Yonge Street.

#### Existing Registered Site Plan Agreement

Site Development File DA.77.80 was approved to permit the development of the existing 4,167.0 m<sup>2</sup> motor vehicle sales establishment. The implementing Site Plan Agreement was registered on title on October 19, 1979, as Instrument No. 84299, and further amended October 5, 1981. The proposed new building and building renovations, if approved, will be implemented through an amending Site Plan Agreement.

#### Site Plan Review

Vehicular access to the site is from one existing full movement driveway on Yonge Street, one right-in right-out access at the north limit of the subject lands, and one full movement driveway on Crestwood Avenue. York Region may in the future require the closure of the existing right-in/right-out access upon redevelopment of the site. York Region may also in the future limit the full

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 12, CW Report No. 35 – Page 6

movement Yonge Street driveway to a right-in/right-out access for the VIVA – Yonge Street Transitway. Pedestrian access to the site is from the existing sidewalks on Yonge Street and Crestwood Road.

The site plan shown on Attachment #3 indicates that the two existing driveway access and curb cuts from Crestwood Road to the subject lands will remain unchanged. The second driveway access on Crestwood Road west of Yonge Street will provide access to a designated motor vehicle loading and unloading zone related to the operation of the existing motor vehicle sales establishment.

The Vaughan Planning Department will continue to work with the Owner to finalize the site plan, building elevations and landscape plan. A condition to this effect is included in recommendation of this report.

Vehicle Loading and Unloading

Yonge Steeles Ford Lincoln operates a car dealership on the subject lands. In the past, Yonge Steeles Ford Lincoln has used Crestwood Avenue and Yonge Street to load and unload vehicles, which has led to complaints by area residents and involvement of City staff to enforce and find solutions to resolve this long-standing problem. Through this site plan application, Development Planning staff have worked with the Owner to resolve the issue of loading and unloading of vehicles onto the public streets by designating a vehicle loading and unloading zone on the site plan, as shown on Attachment #3. As indicated in the recommendation section of this report, there will be a clause in the Site Plan Agreement, which is binding on title, to ensure that the loading and unloading of all vehicles takes place in the designated loading and unloading zone.

Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department

The Vaughan DEIPS Department has reviewed the site plan, site servicing and grading drawings, and the Functional Servicing and Stormwater Management Reports prepared in support of the application. Revisions are required to the site servicing and grading drawings, site plan, and stormwater management. The Vaughan DEIPS Department will continue to work with the Owner to finalize these plans and report. A condition to this effect is included in the recommendation of this report.

The DEIPS Department also advise that no further environmental site assessment documentation is required at this time. Future redevelopment of the subject lands will be subject to additional sampling and remediation and the submission of a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC).

Vaughan Development Finance and Investments Department

The Vaughan Development Finance and Investments Department advises that City, York Region, and Boards of Education Development Charges are applicable. A standard clause will be included in the amending Site Plan Agreement to this effect.

Vaughan Legal Services Department, Real Estate Division

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 12, CW Report No. 35 – Page 7

#### **Vaughan Environmental Services Department**

The Vaughan Environmental Services Department has reviewed the site plan and requires confirmation that the concrete pad associated with the garbage room is constructed to a minimum 200 mm of reinforced concrete. The Vaughan Planning Department will continue to work with the Owner and Environmental Services staff to finalize the details.

#### **Toronto Transit Commission (TTC)**

The TTC has reviewed this application and has requested that clauses be included in the Site Plan Agreement, which are included in the recommendation section of this report. The TTC requires these clauses as the subject lands are within the zone of influence of the future Yonge Subway line.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiative 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.

#### **Regional Implications**

York Region requires the Owner to obtain a fully executed Regional Site Plan Agreement, prior to the issuance of a Building Permit by the City of Vaughan.

#### **Conclusion**

Site Development File DA.15.023 has been reviewed in accordance with OPA #210, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department can support the approval of the proposed new showroom building and renovations to the existing building, subject to the conditions contained in this report. Prior to the execution of the Site Plan Agreement, the Owner will be required to successfully obtain approval from the Vaughan Committee of Adjustment for the variances to Zoning By-law 1-88, as identified in Table 1, which are required to permit the proposed new building and renovations to the existing building.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Existing Building
6. Elevations - Proposed Building

#### **Report prepared by:**

Carol Birch, Planner, ext. 8485  
Stephen Lue, Senior Planner, ext. 8210

(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.)