

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

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- Dedicated bicycle parking on the site
- Existing exterior and interior lighting to be changed to LED lighting
- Lighting controls to turn site lighting off after hours
- White thermoplastic polyolefin (TPO) roofing membrane to reduce heat island effect, and reflect sunlight to reduce building cooling costs; the TPO membrane may also be recycled at the end of its useful life
- Structural steel supporting frame (100% recyclable generating less waste) used for the new showroom

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.17.044 for the subject lands shown on Attachments #1 and #2, to permit two additions to the existing motor vehicle sales establishment totaling 1,219.82 m² and to construct a new 586.78 m² motor vehicle sales establishment, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner proposes to construct two additions to the existing motor vehicle sales establishment totaling 1,219.82 m² and a new stand-alone 586.78 m² motor vehicle sales establishment, with a total of 154 parking spaces. The Development Planning Department supports the approval of the proposed development as it conforms to Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing land uses within the surrounding automobile sales campus.

Location

The 1.62 ha subject lands are located at the southwest corner of Rowntree Dairy Road and Auto Park Circle, municipally known as 2 Auto Park Circle, as shown on Attachments #1 and #2.

Previous Development Application

On June 23, 2015, Vaughan Council approved a previous Site Development Application (File DA.14.091) to permit a number of additions and renovations to the existing motor vehicle sales establishment. Subsequently, the Owner advised the Development Planning Department that the proposed additions and renovations would not be pursued. As a result, the Letter of Undertaking was not finalized and the Owner did not obtain a Building Permit.

Official Plan

The subject lands are designated "General Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, associated outdoor storage, and accessory office and retail uses. The "General Employment" designation does not permit primary retail uses.

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The subject lands were originally developed under the policies of Official Plan Amendment (OPA) No. 268, which permitted the existing automobile sales campus in the area south of Rowntree Dairy Road and west of Weston Road. OPA No. 268 designated the automobile sales campus to discourage further automobile dealerships from developing on Regional Road 7. Other uses accessory to the operation of an automotive dealership were also permitted. OPA No. 268 was not incorporated as part of VOP 2010.

Section 10.2.1.4 of VOP 2010 recognizes land uses that legally existed at the time of approval and deems such land uses to conform to VOP 2010. Minor extensions and expansions of these uses are permitted provided that the intent of VOP 2010 is not compromised and the proposed expansion or extension of the use meets several criteria. The criteria include, but are not limited, to matters such as: road patterns and transit routes are not comprised or precluded; no additional noise, vibration, fumes, smoke, dust, odour etc. is generated; and, the proposal does not create public health and welfare concerns. The proposed additions and new construction meet the criteria to expand a legally existing land use and therefore conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are zoned AC Automotive Commercial Zone by Zoning By-law 1-88, subject to Site-Specific Exception 9(477A), which permits a motor vehicle sales establishment. The following exceptions to Zoning By-law 1-88 are required to permit the proposed development:

Table 1:

	By-law 1-88 Standards	AC Automotive Commercial Zone, Site-Specific Exception 9(477A) Requirements	Proposed Exceptions to the AC Automotive Commercial Zone, Site-Specific Exception 9(477A) Requirements
a.	Maximum Width of a Joint Ingress and Egress Driveway	7.5 m	11.65 m (existing east driveway access on Auto Park Circle)
b.	Maximum Driveway Width for Trucks to and from a Loading Space	13.5 m	21.85 m (existing southwest driveway access) and 18.19 m (proposed southeast driveway access)
c.	Minimum Landscape Strip Width in an Interior Side Yard Abutting a Lot Line	2 m	1.81 m (west interior side yard)

Although the three driveways (two existing and one relocated) exceed the maximum permitted driveway widths as regulated by Zoning By-law 1-88, two of the driveways reflect existing site conditions. The southwest driveway widens to a maximum width of 21.85 m at the lot line, however the narrowest section of the driveway is 7.73 m in width. The east driveway widens to a maximum width of 11.65 m at the lot line, however the narrowest section of the driveway is 7.26 m in width. The widths of both driveways measured at the narrowest point, comply with Zoning

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By-law 1-88. A third existing southerly driveway access is proposed to be relocated approximately 15 m west of its current location. Although the proposed width of this driveway is 18.19 m at the lot line, it is narrower than the existing driveway (28.5 m), which is an improvement of the existing site condition.

The Development Engineering Department supports the proposed driveway locations and designs. The driveways will continue to provide safe movement and access to loading spaces for trucks and vehicular access to patrons.

The 1.81 m wide landscape strip on the west interior side yard is an existing condition. The reduced landscape strip width will not result in an adverse impact to the adjacent property. The amount of landscape coverage on the subject lands (17.8%) exceeds the minimum landscape coverage of 10% required by Zoning By-law 1-88.

The three variances required to implement the proposal maintain the general intent of the Official Plan and Zoning By-law, are minor in nature, and desirable for the appropriate development of the lands.

The Building Standards Department advises that the proposed new car wash must not be available for the use of the general public, as it is considered accessory to the Motor Vehicle Sales Establishment.

The Development Planning Department has no objections to the requested variances. The Owner will be required to successfully obtain approval of a Minor Variance application for the above-noted site-specific zoning exceptions from the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding. The Owner shall satisfy any conditions imposed by the Committee of Adjustment prior to the execution of the implementing Site Plan Letter of Undertaking, should the Site Development application be approved. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The 1.62 ha subject site is developed with an existing 2,715.24 m² motor vehicle sales establishment (Roy Foss Chevrolet Ltd.). The development proposal shown on Attachment #3 consists of two additions to the south side of the existing motor vehicle sales establishment totaling 1,219.82 m² and the construction of a new stand-alone 586.78 m² motor vehicle sales establishment at the northeast corner of the site. The existing building will continue to be used as a car dealership, showroom, and administrative area, while the proposed additions to the existing building will be used as a service reception drive-through area, car wash, and a garbage room. The proposed stand-alone motor vehicle sales establishment will accommodate a car showroom with a drive-through component for the Cadillac brand.

The proposed building elevations are shown on Attachment #4. The east elevation of the existing building will be upgraded with aluminum composite paneling, a clear anodized extruded aluminum curtain wall frame clad with sealed tempered glass, and will have clear anodized extruded aluminum glazed entrance doors. The proposed service reception drive-through addition will be clad with the same materials as the east elevation of the existing building and will also have clerestory windows for additional articulation. The proposed car wash and garbage room additions will be clad with prefinished metal siding. The car wash will have five clear anodized aluminum glazed overhead doors with a solid bottom panel and the garbage room will have a prefinished overhead insulated steel door. The masonry walls of the existing remaining portions of the building will be unchanged.

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A pedestrian connection is proposed from Auto Park Circle to the principal building entrance and the second pedestrian connection is proposed from the corner of Rowntree Dairy Road and Auto Park Circle to the main entrance of the proposed stand-alone motor vehicle sales establishment.

New patterned concrete walkways are proposed for pedestrians along portions of the north, east, and south sides of the existing building, and the south side of the proposed stand-alone building. Existing and proposed landscaping and setbacks will provide partial visual screening from the property lines to the parking areas. Several deciduous trees are proposed along the north, south and west landscape strips to enhance the amount of greening. The existing trees located along the east landscape strip are also proposed to be protected.

The proposal includes three new feature vehicle display areas constructed with permeable pavers, two at the northeast corner and one at the southeast corner of the site. The existing pylon sign on the south side of the east entrance will remain in its present location and a new pylon sign for the proposed stand-alone motor vehicle sales establishment is proposed on the north side of the east entrance. An existing pylon sign on the north side of the subject lands will be removed. The Development Planning Department recommends that the signage for the proposed pylon sign either be incorporated into the existing pylon sign or, given that the property is a corner lot, that the second pylon sign be installed on the north side of the site adjacent to Rowntree Dairy Road, in order to limit the number of pylon signs located on the same side of the street. To date, the Owner has not provided signage details. Once the updated corporate branding for General Motors is finalized, the Owner must confirm the details of the new signage, including the design and details of the pylon signs, either through a future Sign Permit Application or Site Development Application process.

The existing entrances on the east and the southwest sides fronting onto Auto Park Circle will remain. The Owner is proposing to relocate the existing entrance on the south side of the subject lands further west to accommodate the building additions. Trucks will be able to circulate through the two driveways along the southerly portion of the site.

The Owner has proposed 154 parking spaces, inclusive of 5 accessible parking spaces on the subject lands. The design of the accessible parking spaces must meet the requirements of *Accessibility for Ontarians with Disabilities Act* (AODA). Bicycle racks will be installed near the east building entrance. There are also 118 compound parking spaces proposed for the outdoor display/storage of vehicles.

The Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, and will work with the Owner to finalize the details of the proposal. A condition to this effect is included in the recommendation of this report.

Development Engineering Department

a) Development Engineering

Development Engineering staff has reviewed the Grading Plan, Servicing Plan, Sediment Control Plan, and Stormwater Management Report, and is generally satisfied with the plans and report submitted in support of the application. The final plans and drawings must be approved to the satisfaction of the Development Engineering Department.

b) Transportation Engineering

The Owner will be required to install a 1.5 m sidewalk along Rowntree Dairy Road, within the municipal right-of-way, from the westerly edge of the property line to connect with the existing municipal sidewalk at the intersection of Rowntree Dairy Road and Auto Park

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Circle. Transportation Engineering staff is also requesting the installation of a sidewalk connection from the north side of the proposed stand-alone motor vehicle sales establishment to Rowntree Dairy Road, bicycle parking close to the main entrances of both buildings, and a textured crosswalk across the paved parking lot to highlight pedestrian priority.

c) Environmental Engineering

Engineering staff has reviewed the Phase 1 Environmental Site Assessment Report, Exterior Site Assessment Report, and Groundwater Monitoring and Well Replacement Program Report, and has no objection to the proposal. As such, there are no further environmental requirements associated with the proposed development.

The Development Engineering Department has no objection to the approval of Site Development File DA.17.044. The final site plan, grading plan, servicing plan, and sediment control plan, and any plan details, must be approved by the Development Engineering Department. A condition to this effect is included in the recommendation of this report.

Environmental Services Department (Waste Management Division)

The Owner is proposing a reinforced concrete pad in front of the overhead door entrance and heavy-duty asphalt on the driveways that lead to the new garbage storage room. The Waste Management Division has no objection to the approval of Site Development File DA.17.044.

Financial Planning and Development Finance Department

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has confirmed that cash-in-lieu of parkland dedication under the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy is not required.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the proposal and has no comments or objections to the approval of the Site Development application.

Conclusion

The Development Planning Department has reviewed Site Development File DA.17.044 in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context.

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The Development Planning Department is satisfied that the proposed development, as shown in Attachments #3 to #5 conforms to VOP 2010, 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 Development Planning Department can support the approval of Site Development File DA.17.044, subject to the recommendations in this report.

Attachments

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

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.)