

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012**

7

**MERCEDES-BENZ CANADA INC.**

**WARD 5 - VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved; and
- 2) That the deputation by Mr. Jim Levac, Weston Consulting Group Inc., Millway Avenue, Vaughan, on behalf of the applicant, be received.

THAT the Public Hearing report for File Z.12.033 (Mercedes-Benz Canada Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

a) Date the Notice of a Public Meeting was circulated: November 2, 2012  
b) Circulation Area: 150 m  
c) Comments Received as of November 13, 2012: None

The Owner has submitted Zoning By-law Amendment File Z.12.033 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to delete site-specific zoning Exceptions 9(383) and 9(754), and to maintain the existing C2 General Commercial Zone with the following new site-specific zoning exceptions, to facilitate a new motor vehicle sales establishment (Mercedes Benz).

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	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the C2 Zone</b>	<b>Proposed Exceptions to the C2 Zone</b>
a.	Minimum Parking Requirements	A parking area shall be provided with a means of access or driveway at least 5.4 metres but not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 7.5 metres.	Maintain the existing joint ingress and egress driveway width of 5.9 metres (easterly driveway on Steeles Avenue West).
b.	Minimum Loading Space Requirements	Four (4) loading spaces	No loading spaces
c.	Minimum Landscaped Area	Unless otherwise provided in Zoning By-law 1-88, a minimum of ten percent (10%) of the area of every lot on which a building or structure is erected shall be used for no other purpose than landscaping.	A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping.
d.	Minimum Landscape Strip Width	A strip of land not less than six (6) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping.	A minimum 0.406 metres wide landscape strip along a portion of Hilda Avenue (northwest corner of the property).
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.	The storage of automobiles for sale may take place in any designated parking area, and parking for inventory purposes may only take place on the roof top parking area.
f.	Maximum Lot Coverage	30 %	33.5 %
g.	Access to parking	All parking spaces must be provided by a means of access at least 5.4 m wide and be paved with hot mix asphalt or concrete.	Permit access to 83 parking spaces located on the roof of the main building accessed by a vehicle lift.

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Additional zoning exceptions may be identified through the detailed review of the application.

The application would facilitate the development of the subject lands with a permitted motor vehicle sales establishment (Mercedes Benz) use, which includes the following:

- proposed gross floor area of 12,235 m<sup>2</sup>;
- a basement mezzanine level to accommodate accessory uses including staff areas, automobile parts sales and storage, etc;
- basement level service bays;
- 432 parking spaces including 83 parking spaces located on the roof of the building;
- a second floor office mezzanine area; and,
- a private carwash in the basement level.

#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>▪ The 1.32 ha site is located at the northeast corner of Steeles Avenue West and Hilda Avenue, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li><li>▪ The site is currently developed with two automobile sales establishments (Mercedes Benz and Smart Car) which are proposed to be demolished to facilitate development of a new Mercedes-Benz dealership.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ “General Commercial” by in-effect OPA #210 (Thornhill Community Plan) and site-specific OPA #372 (228 Steeles Avenue West), which permits a range of commercial uses, including the existing commercial uses and automotive sales establishments.</li><li>▪ The subject lands are 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 (Volume 2), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2012, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board (OMB). The Yonge Steeles Corridor Secondary Plan encourages the development of office employment uses with a mandatory retail frontage located on the northeast corner of Hilda and Steeles Avenue. Buildings can be up to 18 storeys with a minimum building height of 4 storeys. New development is to be built within a 45 degree angular plane measured from the low rise residential development to the north. To transition development with frontage on Steeles Avenue 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 use of the property, protects for the future extension of Royal Palm Drive, however, does not conform to the future development concept for the Yonge Steeles Corridor Secondary Plan.</li></ul>

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Zoning	<ul style="list-style-type: none"> <li>▪ C2 General Commercial Zone by Zoning By-law 1-88, subject to Exceptions 9(383) and 9(754), which permits a motor vehicle sales establishment use as-of-right.</li> <li>▪ A number of site-specific zoning exceptions are required to implement the proposed site plan shown on Attachment #3. A Zoning By-law Amendment is required to delete the current site specific Exceptions 9(383) and 9(754), maintain the C2 General Commercial Zone, and include new site-specific zoning exceptions to facilitate the proposed development.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of amending Zoning By-law 1-88 to permit site-specific zoning exceptions to implement the development proposal for a two-storey motor vehicle sales establishment including a private underground car wash and a roof top vehicle inventory storage parking area will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.</li> </ul>
c.	Planning Justification Report	<ul style="list-style-type: none"> <li>▪ The applicant has submitted a planning justification report in support of the proposal, which must be reviewed and approved by the Vaughan Development Planning Department.</li> </ul>
d.	Draft Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development will be reviewed in consideration of the draft Yonge Steeles Corridor Secondary Plan Urban Design principles.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Stormwater Management Report and Noise Feasibility Study submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>

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f.	Related Site Development File DA.12.081	<ul style="list-style-type: none"><li>▪ The related Site Development File DA.12.081 for the proposed motor vehicle sales establishment will be reviewed in consideration of the following, but not limited to:<ul style="list-style-type: none"><li>▪ urban design and architecture including building materials and colours, relationship to the public realm, and creating an attractive streetscape;</li><li>▪ on-site pedestrian circulation and connections to Hilda Avenue and Steeles Avenue;</li><li>▪ universal accessibility respecting the site and building design;</li><li>▪ on-site vehicular circulation, and driveway access locations;</li><li>▪ garbage storage areas;</li><li>▪ compatibility with adjacent lands including transition and buffer/landscape areas;</li><li>▪ signage details;</li><li>▪ building siting and orientation towards Steeles Avenue; and, proposed roof top vehicle inventory storage parking;</li><li>▪ the appropriate screening of the roof top parking area and snow storage and removal considerations; and,</li><li>▪ opportunities for sustainable design, including, drought tolerant landscaping, permeable paving systems, energy efficient lighting, preservation of existing planting and provision of new planting to address the “heat island” effect.</li></ul></li></ul>
g.	City of Toronto	<ul style="list-style-type: none"><li>▪ The subject lands abut Steeles Avenue West, which is governed and maintained by the City of Toronto. The Owner shall satisfy all requirements of the City of Toronto.</li></ul>

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

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The zoning application, together with Site Development File DA.12.081, has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan (File DA.12.081)
4. Landscape Plan - South
5. Landscape Plan - North
6. South and East Elevations
7. North and East Elevations

**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.)