

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2016

Item 10, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 22, 2016.

10

SITE DEVELOPMENT FILE DA.15.067

PLAYACOR HOLDINGS

WARD 4 - VICINITY OF HIGHWAY 400 AND BASS PRO MILLS DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated March 1, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.067 (Playacor Holdings) BE APPROVED, to permit the development of a two-storey, 8,732 m² motor vehicle sales establishment (Pfaff Porsche) as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the site plan, building elevations, landscape plan and signage details shall be approved by the Vaughan Development Planning Department;
 - ii) the grading and servicing plan, erosion and sediment control plan, and storm water management report shall be approved by the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department; and,
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation Ontario.
 - b) The Owner shall merge the subject lands municipally known as 105 and 131 Four Valley Drive on title as one lot.

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

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, sustainable site and building features will be included in the proposed development recognizing that additional features may be added:

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- bicycle racks
- low “E” glazing
- drought and salt tolerant landscaping
- exterior LED lighting
- high albedo cool roofing
- low flow plumbing fixtures

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 Site Development File DA.15.067 in order to facilitate the development of the subject lands shown on Attachments #1 and #2 with a two-storey, 8,732 m² motor vehicle sales establishment (Pfaff Porsche) with one level of underground parking and service area, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the south side of the 2.6 ha subject lands (105 Four Valley Drive) with a two-storey, 8,732 m² Motor Vehicle Sales Establishment (Pfaff Porsche). The subject lands are zoned to permit a Motor Vehicle Sales Establishment. The Owner intends to develop the north side of the subject lands (131 Four Valley Drive) with a future Motor Vehicle Sales Establishment, which will require the submission of a separate Site Development Application. The subject lands are planned to be merged and registered on-title as one lot, and will function as one facility with shared access, driveways, servicing and parking areas between the two buildings. The Vaughan Development Planning Department supports the proposed development as it conforms to the Official Plan, complies with Zoning By-law 1-88, and is compatible and appropriate with the existing and planned land uses.

Location

The vacant 2.6 ha subject lands shown on Attachments #1 and #2 are municipally known as 105 and 131 Four Valley Drive, located east of Highway 400, south of Bass Pro Mills Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010). The proposed Motor Vehicle Sales Establishment facilitates an employment use through the sale, leasing and repair of motor vehicles on the subject lands, together with retail and display areas incidental to the primary use. Mechanical and autobody repairs are conducted wholly within the building with no outside storage. Accordingly, the proposal conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. On August 27, 2015, the Vaughan Committee of Adjustment approved Minor Variance Applications A251/15 and A259/15 to permit the Motor Vehicle Sales Establishment use on the subject lands. The proposal for a Motor Vehicle Sales Establishment complies with Zoning By-law 1-88.

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Site Plan Review

The Owner intends to develop the 2.6 ha vacant subject lands in two phases. Phase one consists of the proposed Motor Vehicle Sales Establishment on the south side of the subject lands (Pfaff Porsche), together with the landscaping and parking for the entire site. Phase two consists of a future two-storey Motor Vehicle Sales Establishment on the north side of the subject lands, as shown on Attachment #3, and will require the submission of a future Site Development Application for review by the Vaughan Development Planning Department and approval by Vaughan Council.

The Owner intends to merge and register the subject lands as one lot; the proposed development will function as one facility with shared access, driveways, servicing and parking areas. The Owner will be required to merge the lands as one lot prior to the execution of the Letter of Undertaking in order to comply with Zoning By-law 1-88 and permit the issuance of a Building Permit. A condition in this regard is included in the recommendation.

The site plan shown on Attachment #3 includes a two-storey, 8,732 m² Motor Vehicle Sales Establishment (Pfaff Porsche) with one level below grade for the use of underground parking, loading, storage and service of motor vehicles. Two vehicular access points that facilitate two-way traffic are proposed from Four Valley Drive. A 2.0 m wide pedestrian walkway bisects the subject lands, providing access from Four Valley Drive to the proposed buildings. An access ramp located on the north side of the building provides access to the underground parking, storage and service area. Customer and employee bicycle parking is proposed along the east and north sides of the building, respectively.

A total of 363 parking spaces are located at-grade, including 8 barrier free spaces. An additional 46 spaces are located below grade, for a total of 409 parking spaces on the subject lands. Zoning By-law 1-88 requires a total of 262 parking spaces for the proposed Pfaff Porsche Motor Vehicle Sales Establishment (8,732 m² @ 3 spaces / 100 m² = 262). Accordingly, the proposal complies with the minimum parking requirement of Zoning By-law 1-88. The proposed surplus of 147 parking spaces on the subject lands is intended to serve phase two of the proposal, once constructed. Parking compliance for phase two of the development will be determined upon submission of a Site Development Application.

The landscape plan shown on Attachment #4 includes a 5 m wide landscape strip abutting Four Valley Drive and a 14 m landscape strip abutting Highway 400. The site will be landscaped with deciduous trees and a mix of shrubs and perennials, together with two armour stone landscape features facing Highway 400, as shown on Attachment #4.

The proposed building elevations shown on Attachment #5 consist of silver aluminum panels, black sheet metal and matte and clear vision glazing. Red corporate signage for the Porsche brand is located along the east and west elevation fronting Four Valley Drive and Highway 400, respectively. The drive-in overhead doors associated with the service bays are located on the east elevation.

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

Vaughan Environmental Services (Waste Management) Department

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the application and provided comments to the Owner. The final waste management

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plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department - Solid Waste Management, in accordance with the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP 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.

Ministry of Transportation Ontario (MTO)

The subject lands are located within the MTO Permit Control Area given its adjacency to Highway 400. The site plan shown on Attachment #3 identifies a 14 m wide landscape strip adjacent to Highway 400 in order to meet the required MTO setback requirement. On December 22, 2015, the MTO provided comments to the Owner and advised that an MTO Building and Land Use Permit is required prior to the commencement of any works and construction on-site, including the approval for any signage. The Owner must satisfy all requirements of the MTO prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

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

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

- Attract investment and create jobs

Regional Implications

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

Conclusion

Site Development File DA.15.067 has 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 Development 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 Development Planning Department can support the approval of Site Development File DA.15.067, subject to the conditions in this report.

Attachments

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

Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

(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.)

COMMITTEE OF THE WHOLE MARCH 1, 2016

SITE DEVELOPMENT FILE DA.15.067

PLAYACOR HOLDINGS

WARD 4 - VICINITY OF HIGHWAY 400 AND BASS PRO MILLS DRIVE

Recommendation

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Report prepared by:

Mark Antoine, Planner, ext. 8212
Christina Napoli, Senior Planner, ext. 8483

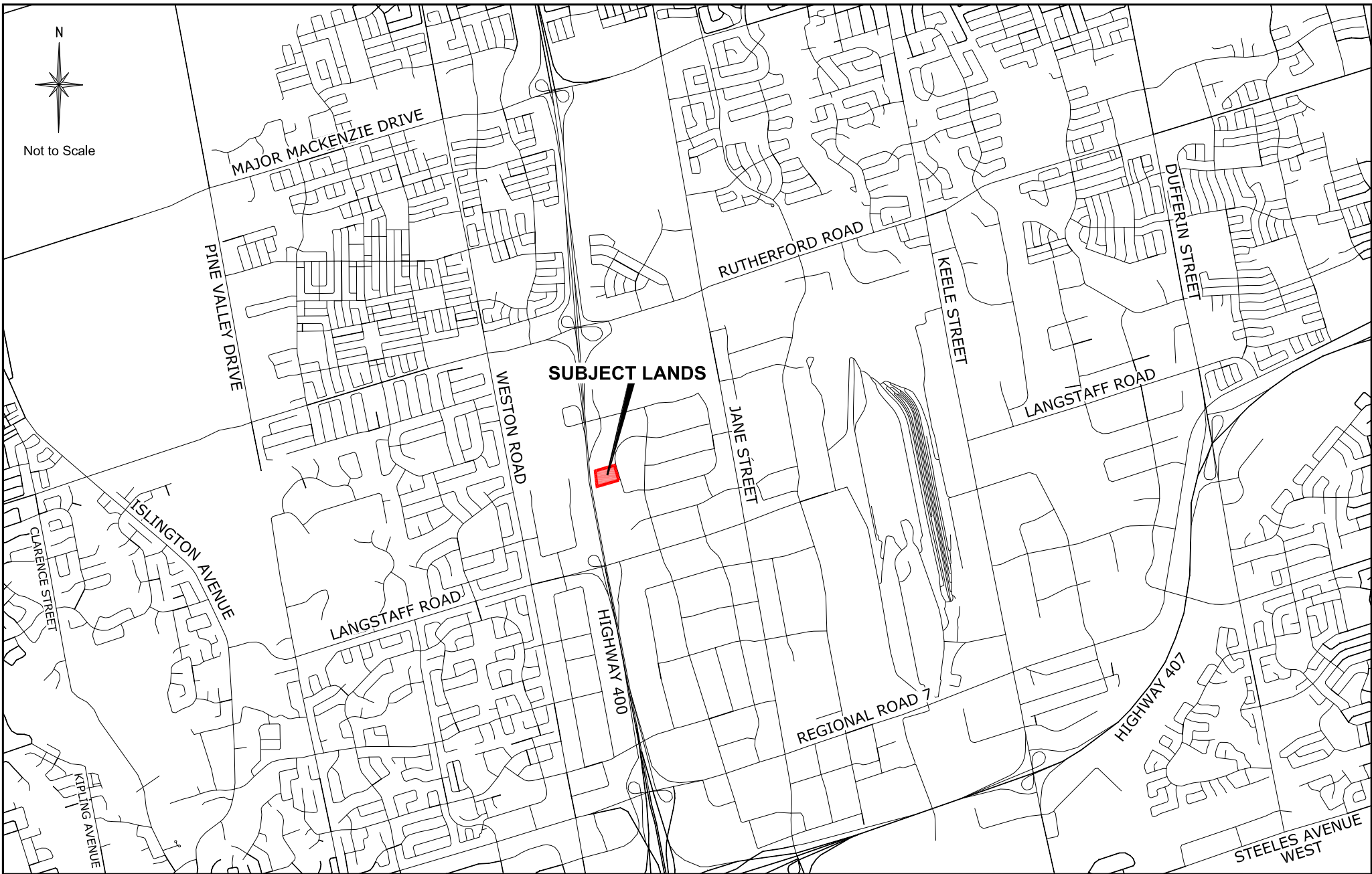
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

/LG

MAURO PEVERINI
Senior Manager of Development Planning



Context Location Map

Location: Part of Lot 12,
Concession 5

Applicant:
Playacor Holdings

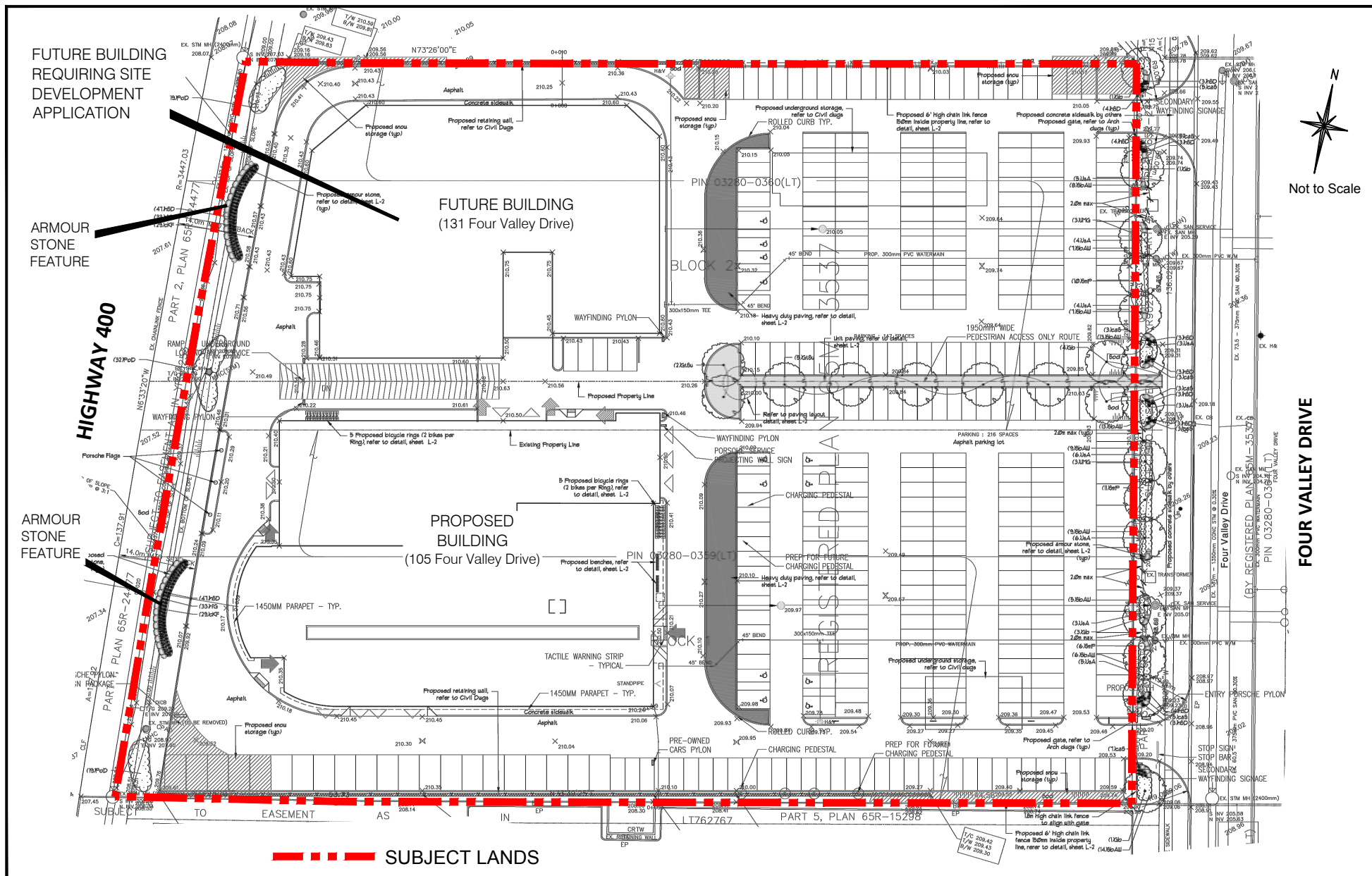
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Attachment

File:
DA.15.067

Date:
March 1, 2016



Landscape Plan

Location: Part of Lot 12,
Concession 5

Applicant:
Playacor Holdings

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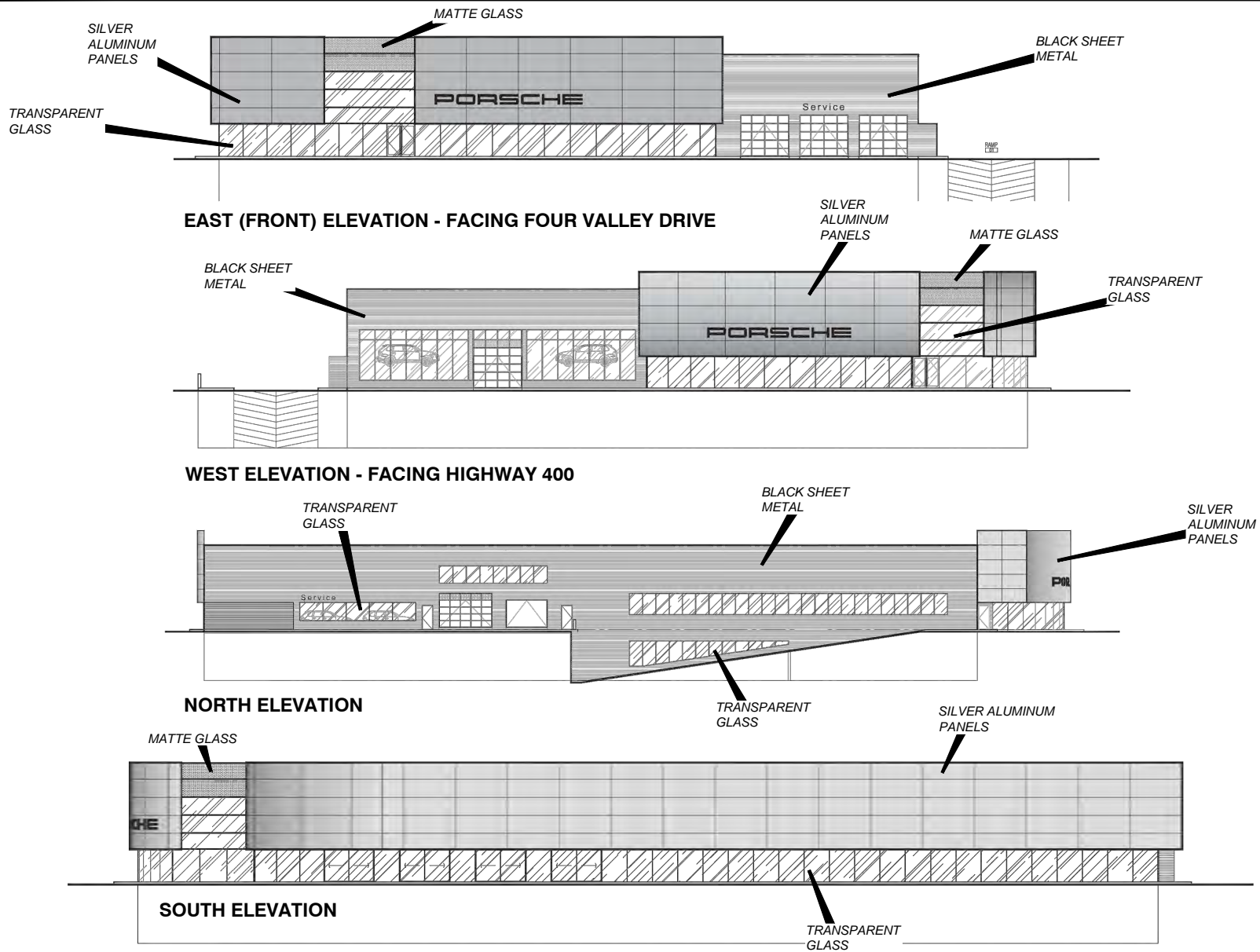


Attachment

File:
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Date:
March 1, 2016

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Not to Scale

Elevation Plan

Location: Part of Lot 12,
Concession 5

Applicant:
Playacor Holdings



Attachment

File:
DA.15.067

Date:
March 1, 2016

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