

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 11, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

11 **SITE DEVELOPMENT FILE DA.14.091**
WOODLAND CHEVROLET OLDSMOBILE (ROY FOSS CHEVROLET LTD.)
WARD 3 – VICINITY OF REGONAL ROAD 7 AND WESTON 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 Manager of Development Planning, dated June 2, 2015, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.14.091 (Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)) BE APPROVED, to permit ground floor, second floor and mezzanine level additions and renovations to the existing motor vehicle sales establishment, as shown on Attachments #1 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, and signage details;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, sediment control plan, and electrical site plan; and,
 - iii) the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

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 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:

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- permeable pavers with full infiltration characteristics to be installed within the exterior vehicle display areas
- new drought tolerant native plantings
- dedicated bicycle parking
- existing site lighting, wall packs, and showroom lighting to be changed to LED lighting
- full cut off limiting up-lighting along the peripheries
- new T5 fluorescent lighting complete with electronic ballasts contributing to reduced energy consumption in the drive-through service area
- 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
- HVAC units where changed and/or added and will be in compliance with current building standards
- 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

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.14.091 respecting the subject lands shown on Attachments #1 and #2, to permit a 1,199.5 m² building addition to the existing 2,715 m² motor vehicle sales establishment (Roy Foss Woodbridge Dealership), as shown on Attachments #3 to #5. The proposed changes include modifications/additions to the existing car dealership showroom, additions to the administrative area, new service reception and drive through areas, an accessory car wash, storage room and garbage room. The additions to the existing car dealership are consistent and compatible with the existing surrounding auto park.

Background - Analysis and Options

Location

The 1.62 ha subject lands are located southwest of Regional Road 7 and Weston Road, as shown on Attachment #1. The site is more specifically located on the southwest corner of Rowntree Dairy Road and Auto Park Circle, as shown on Attachment #2.

Official Plan

The subject lands were previously subject to site-specific Official Plan Amendment No. 268, which permitted an automobile sales campus in the area south of Rowntree Dairy Road and west of Weston Road. OPA #268 designated the automobile sales campus to discourage further automobile dealerships from developing on Regional Road 7. Other uses accessory to and in conjunction with the operation of an automotive dealership were also permitted in OPA #268. The policies in OPA #268 also included landscaping and sensitive urban design treatment along road frontages.

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Through the creation of the new Official Plan, OPA #268 was not included or incorporated as part of Vaughan Official Plan 2010 (VOP 2010). The subject lands are currently designated "General Employment" by the in-effect 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.

However, Section 10.2.1.4 of VOP 2010 recognizes legally existing land uses as they exist at the time VOP 2010 was approved and deems such land uses to conform to VOP 2010. Minor extensions and expansions of such uses are permitted provided that the intent of VOP 2010 is not compromised and the proposed expansion or extension of the use meet several tests 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 proposal meets the tests for expansions to legally existing land uses and 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 Exception 9(477A), which permits a motor vehicle sales establishment. The following site-specific exceptions to Zoning By-law 1-88 are required to implement the proposed development:

Table 1:

	By-law Standard	By-law 1-88, AC Zone, Exception 9(477A) Requirements	Proposed Exceptions to AC Zone, Exception 9(477A) Requirements
a.	Car Wash Use	A car wash is not a permitted use at this location.	To permit a car wash use accessory to the motor vehicle sales establishment.
b.	Maximum Driveway Width for Trucks to and From a Loading Space	A driveway which serves the movement of trucks to and from a loading space shall have a maximum width of 13.5 m.	To permit the maintenance of the westerly truck driveway entrance on Autopark Circle with a maximum width of 20.91 m.
c.	Minimum Landscape Strip Width	A minimum landscape strip width of 2m shall be provided on the interior side yard abutting the lot line.	To permit a 1.81 m wide landscape strip on the westerly interior side yard.

The Vaughan Planning Department has no objections to the proposed variances.

The proposed car wash use is accessory to the motor vehicle sales establishment. The car wash use will support the motor vehicle sales establishment by permitting the cleaning of vehicles for sales and repairs. The car wash is appropriately situated within the car dealership use and will not generate any adverse impacts on adjacent properties.

The westerly driveway width of 20.91 m on Autopark Circle is an existing site condition. The driveway flares to a maximum of 20.91 m at the street, however, the narrowest portion of the driveway is 7.73 m in width, which complies with Zoning By-law 1-88. The Vaughan Development Engineering and Infrastructure Planning Services Department does not object to

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

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the existing driveway width. The driveway width continues to provide safe movement and access to loading spaces for trucks.

The proposed 1.81 m wide landscape strip on the west interior side yard represents a minimal reduction from the zoning by-law requirement and provides sufficient separation from the adjacent property, which is zoned EM1 Prestige Employment Zone. The reduction in landscape strip will not result in an adverse impact. The subject property also meets and exceeds the minimum required landscaping coverage of 10% by providing 18.5% of landscape coverage.

The three variances propose to 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.

Should this application be approved by Vaughan Council, the Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment for the above noted variances, and successfully obtain the Committee's approval, and the Committee's decision shall be final and binding, prior to the finalization of the Site Plan Letter of Undertaking. The Owner will also be required to satisfy any conditions imposed by the Vaughan Committee of Adjustment. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The 1.618 ha subject site is developed with an existing dealership building of 2,715m². The Owner is seeking to expand the existing car dealership with an 1,199.5 m² new showroom and administrative area, as well as a new service reception and service drive-through and new car wash within the interior of the building as shown on Attachments #3 to #5. The existing building will be used as the service department and body shop, and parts storage. The second floor of the building additions will include storage and office space.

The proposed building elevations are shown on Attachment #5. The proposed new showroom and administrative area includes aluminum composite panel cladding, clear anodized extruded aluminum curtain wall frame contained with sealed glass units, glazed doors and fixed side lite. The new service reception and drive through area will include a mixture of the aluminum composite panel on the east elevation and prefinished metal siding and precast concrete sill on the south and west elevations. The new car wash is proposed with prefinished metal siding and clear anodized aluminum glazed overhead door with solid bottom panel. The existing building is comprised of masonry walls.

The proposed development includes safe and direct access for pedestrians from the public street to the main building entrance. A pedestrian connection is proposed from Auto Park Circle to the principal building entrance on the east. New concrete pads and patterned concrete walkways are proposed for pedestrians on the north and east sides of the 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 landscaping. Trees on the east landscape strip are also proposed to be protected.

The proposal includes new Cadillac vehicle display, and new Chevrolet vehicle display on permeable paving on the northeast and southeast corners of the lot. The existing GM pylon signs are proposed to remain. The Owner will propose new signage through a future Site Development Application.

The existing vehicular entrances on the east and the southwest fronting onto Auto Park Circle will remain. The Owner is proposing to replace an existing entrance on the south side to be relocated further west to accommodate the building additions. Trucks will be able to circulate through the two entrances on the south.

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The Owner has proposed 182 parking spaces inclusive of 5 accessibility parking spaces. The accessibility parking spaces will meet the new provincial accessible parking standards. Bicycle racks will be installed near the east building entrance. There are also 100 compound parking spaces proposed for outdoor display/storage of vehicles.

The Vaughan Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, and will work with the applicant to finalize the details of the proposal.

Vaughan Development Engineering & Infrastructure Planning Services Department

a) Development Engineering

Engineering staff has reviewed the Grading Plan, Servicing Plan, Sediment Control Plan, Electrical Site 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 Vaughan Development Engineering & Infrastructure Planning Services Department.

b) Transportation Engineering

The Owner has provided a stop sign at the proposed new southerly driveway entrance, and re-oriented the loading space in the west side of the parking lot so as not to obstruct parking spaces, in accordance with the Transportation Engineering staff comments. Engineering staff have no additional comments.

c) Environmental Engineering

Engineering staff has reviewed the Phase 1 Environmental Site Assessment, Soil Investigation Report, Groundwater Sampling Report, Groundwater Monitoring and Well Replacement Program Report and has no objection to the proposal.

The Vaughan Development Engineering & Infrastructure Planning Services Department has no objection to the approval of Site Development File DA.14.091. The final site servicing and grading plan, sediment control plan, and electrical site plan, and any plan details, must be approved by the Vaughan Development Engineering & Infrastructure Planning Services Department. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works Department (Waste Management Division)

The Owner will provide a concrete loading pad in front of the bollards at the side of the waste storage room, as per the Waste Management Division comments. New heavy duty asphalt on the driveways to the waste storage bins is also proposed. The Waste Management Division has no further comments.

Vaughan Fire and Rescue Services

Vaughan Fire and Rescue Services have commented that the new building addition will be fully sprinklered and the fire route has been identified, and has no objection to the proposal.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has confirmed that cash-in-lieu of parkland dedication under the Planning Act is not required as the proposal is for an addition to an existing building.

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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

The subject lands are located on local municipal roads and therefore, York Region has no comments regarding the proposal.

Conclusion

Site Development File DA.14.091 has been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposed development as shown in Attachments #3 to #5 is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department recommends approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

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

Report prepared by:

Kristina Tang, Planner 1, ext. 8813
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

**SITE DEVELOPMENT FILE DA.14.091
WOODLAND CHEVROLET OLDSMOBILE (ROY FOSS CHEVROLET LTD.)
WARD 3 – VICINITY OF REGONAL ROAD 7 AND WESTON ROAD**

Recommendation

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

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Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

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- 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 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:

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Economic Impact

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Communications Plan

N/A

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Vaughan Development Engineering & Infrastructure Planning Services Department

a) Development Engineering

Engineering staff has reviewed the Grading Plan, Servicing Plan, Sediment Control Plan, Electrical Site 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 Vaughan Development Engineering & Infrastructure Planning Services Department.

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Vaughan Public Works Department (Waste Management Division)

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Vaughan Legal Services Department, Real Estate Division

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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

The subject lands are located on local municipal roads and therefore, York Region has no comments regarding the proposal.

Conclusion

Site Development File DA.14.091 has been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposed development as shown in Attachments #3 to #5 is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department recommends approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

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

Report prepared by:

Kristina Tang, Planner 1, ext. 8813
Carmela Marrelli, Senior Planner, ext. 8791

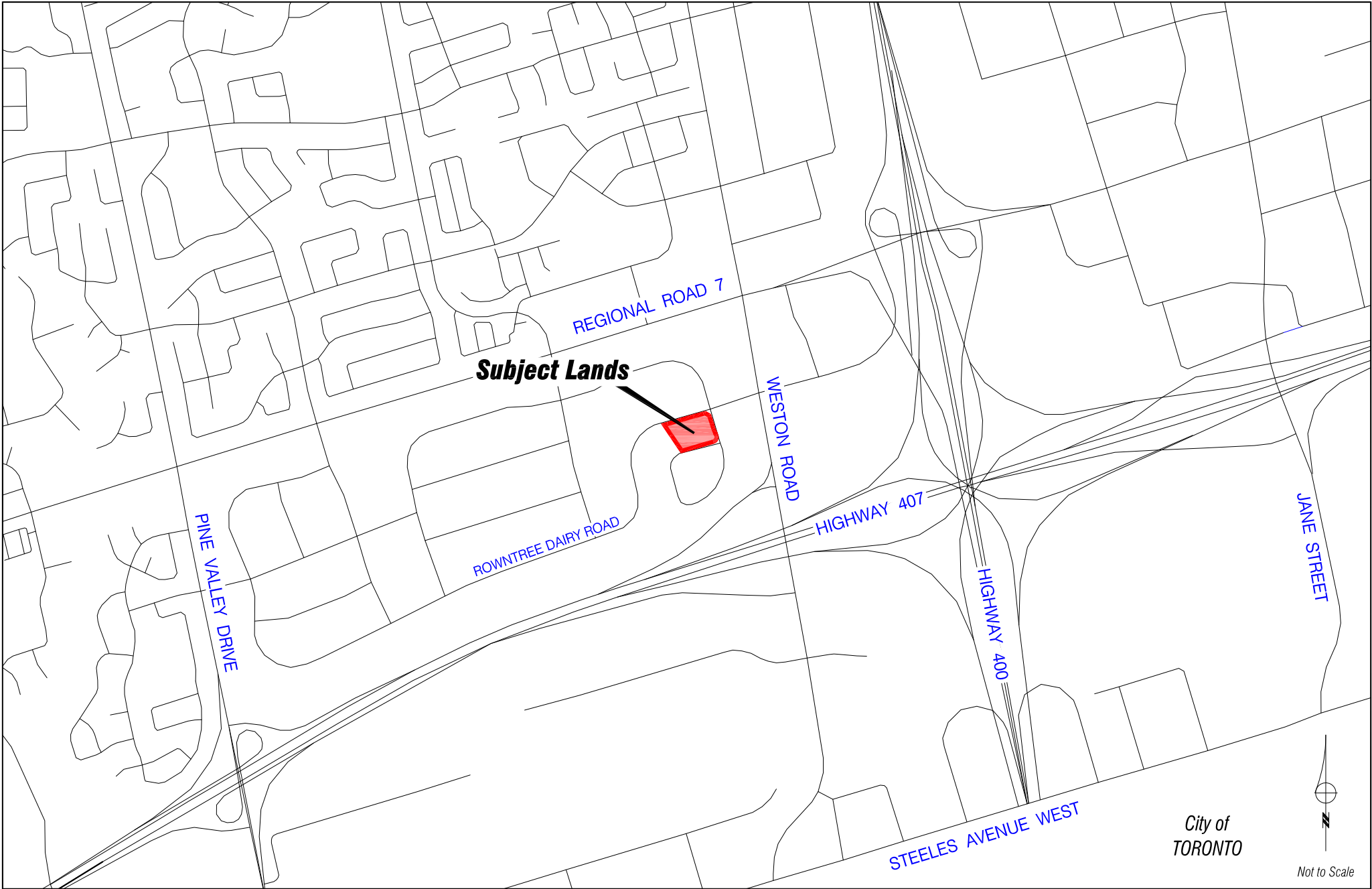
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 4, Concession 6

APPLICANT:
Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)

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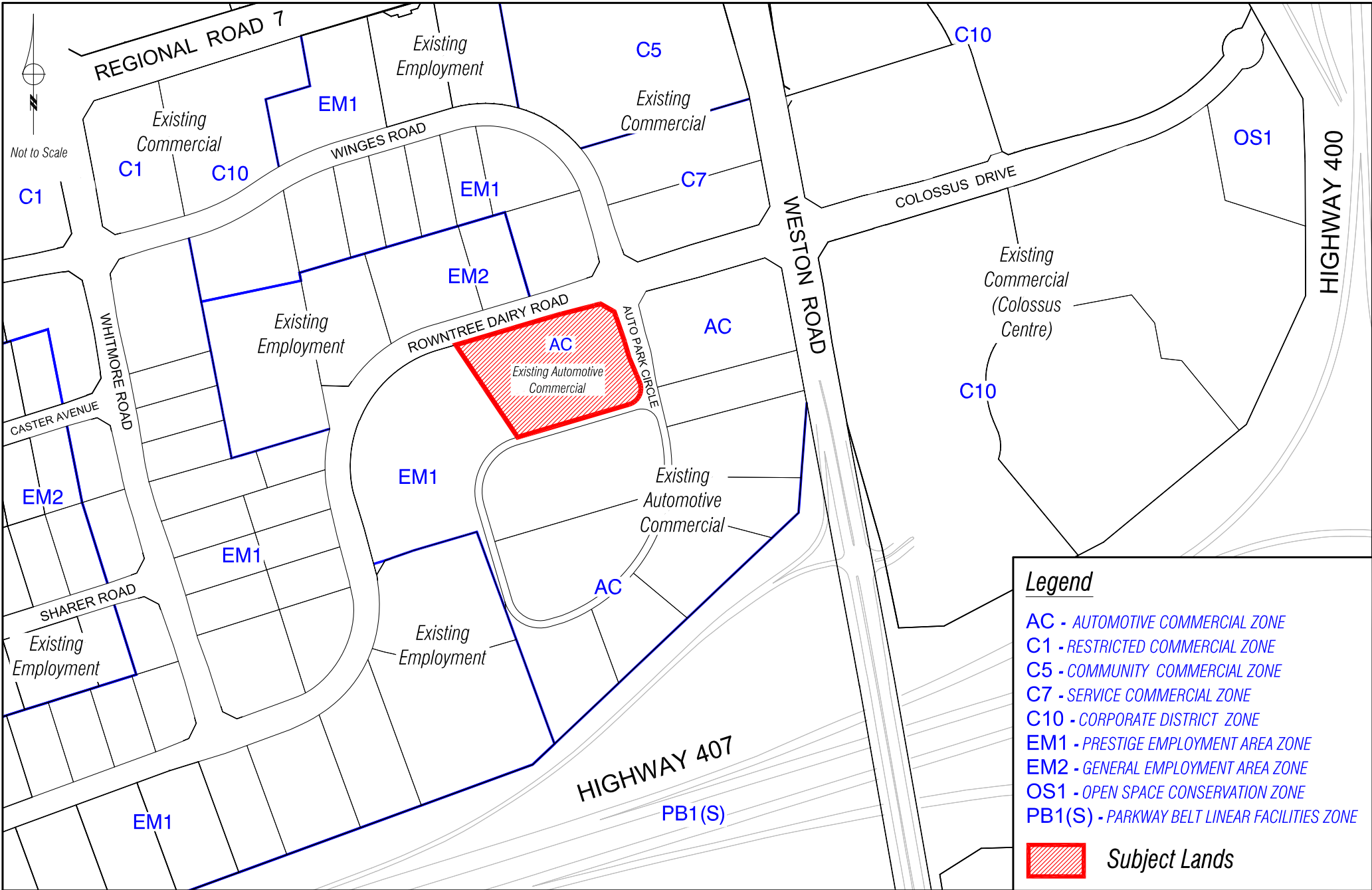


Attachment

FILE:
DA.14.091

DATE:
June 2, 2015

1



Location Map

LOCATION:
Part Lot 4, Concession 6

APPLICANT:
Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)

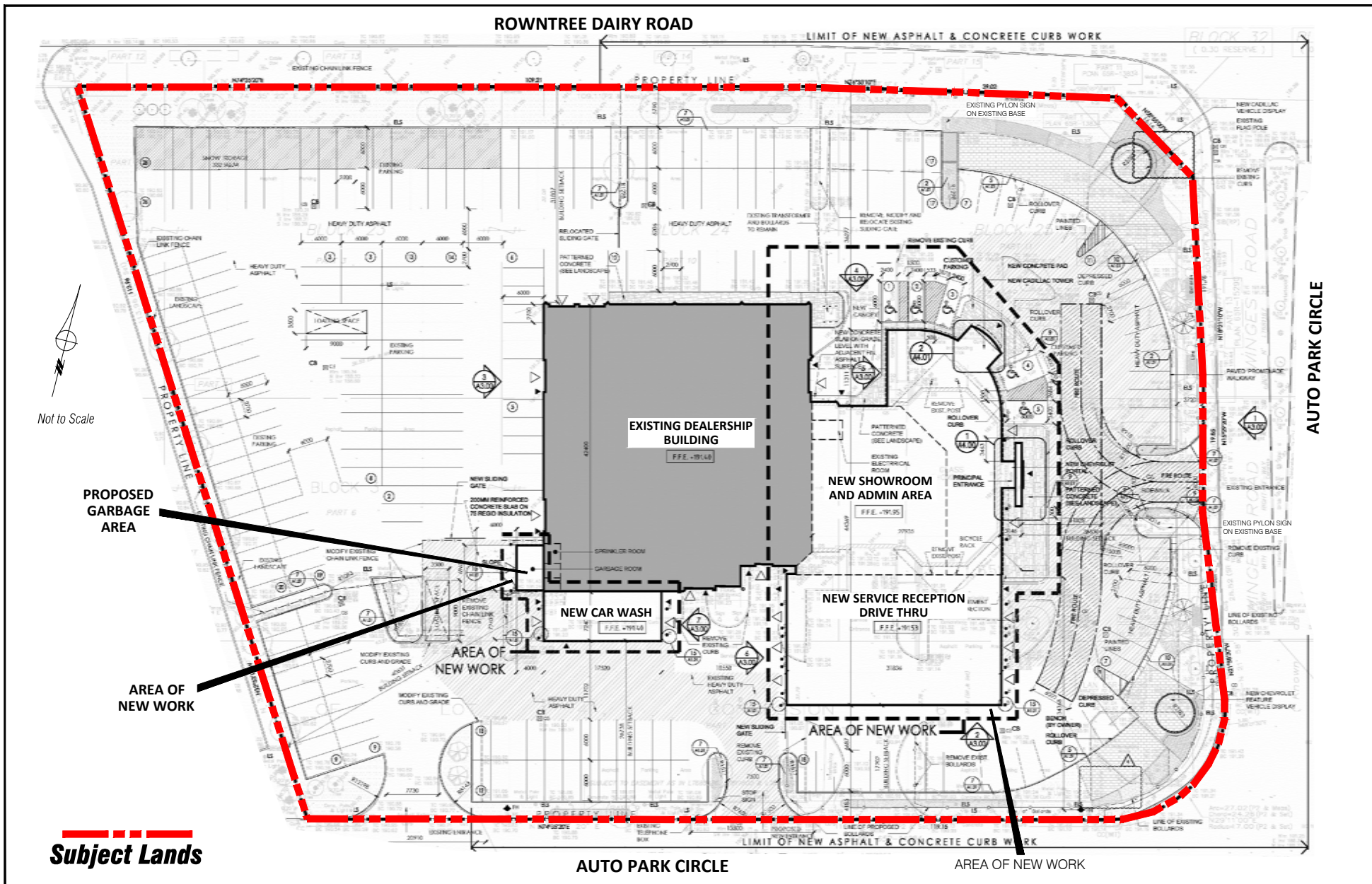
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Attachment 2

FILE:
DA.14.091

DATE:
June 2, 2015



Site Plan

LOCATION:
Part Lot 4, Concession 6

APPLICANT:
Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)

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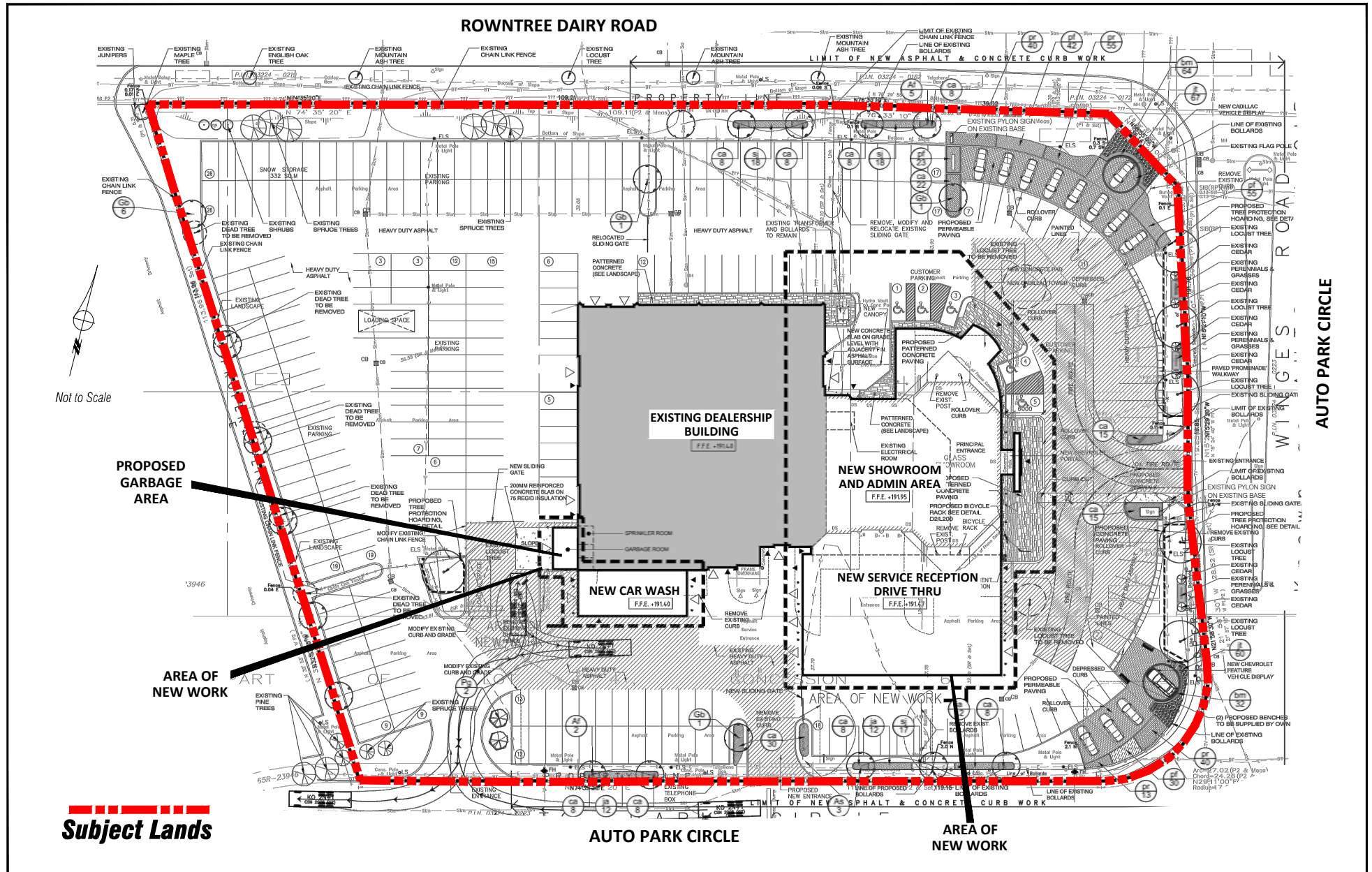


Attachment

FILE:
DA.14.091

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June 2, 2015

3



Landscape Plan

LOCATION:
Part Lot 4, Concession 6

APPLICANT:
Woodland Chevrolet Oldsmobile (Roy Foss Chevrolet Ltd.)

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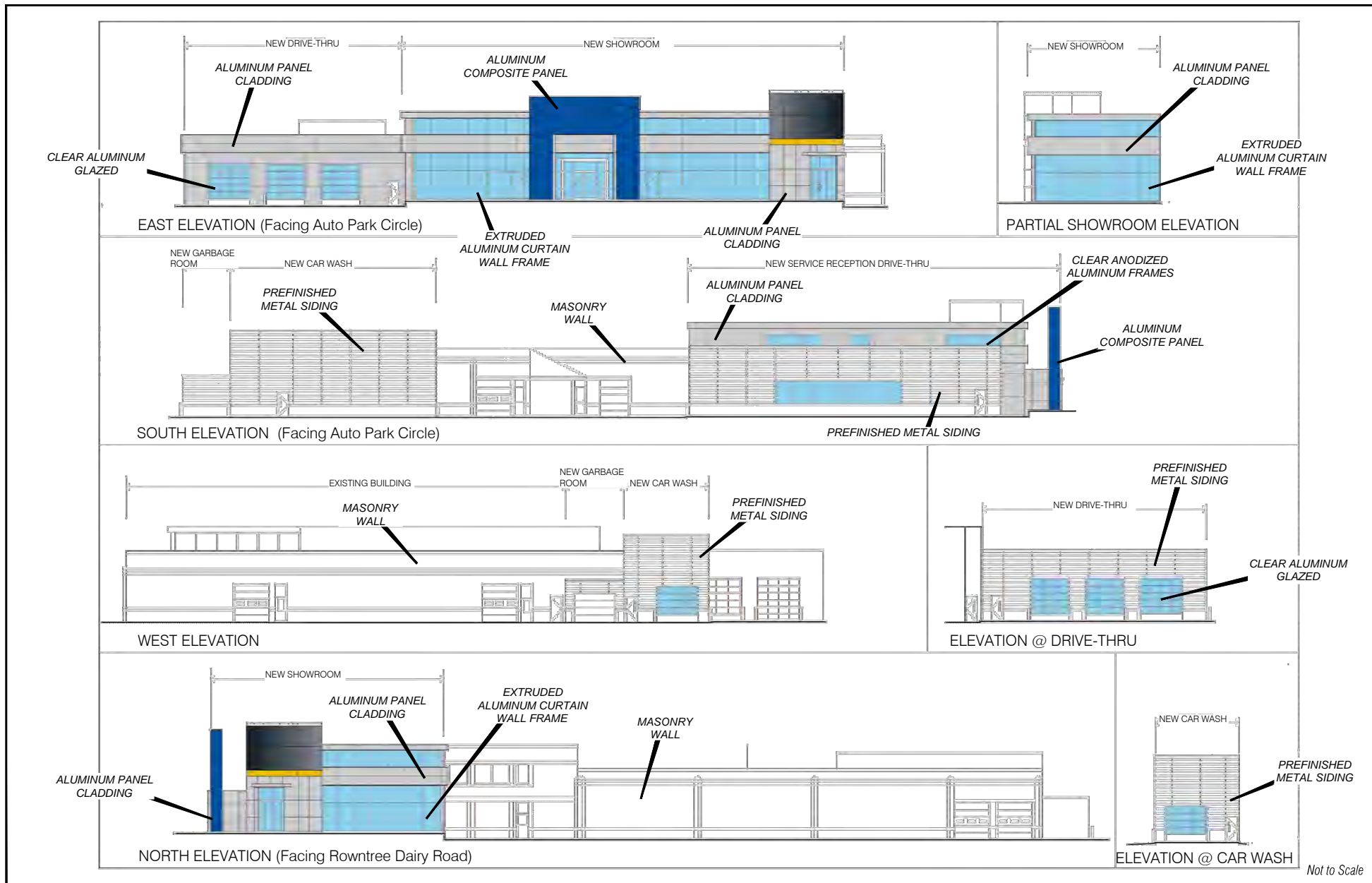


Attachment

FILE:
DA.14.091

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4



Building Elevations

LOCATION:
Part Lot 4, Concession 6

APPLICANT:
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