

SUBJECT: RECOMMENDATION REPORT
1421121 Ontario Limited
4080 Highway 7, Ward 3
Application for site plan approval for the redevelopment of
existing automobile dealerships
File No. SC 17 125805

PREPARED BY: Scott Heaslip, Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager,
Central District, ext. 6588

RECOMMENDATION:

1. That the staff report dated June 25, 2018 titled "RECOMMENDATION REPORT, 1421121 Ontario Limited, 4080 Highway 7, Ward 3, Application for site plan approval for the redevelopment of existing automobile dealerships, File No. SC 17 125805" be received.
2. That the application be endorsed, in principle.
3. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A' to the June 25, 2018 staff report.
 - The trustees for the applicable cost sharing groups have advised the City in writing that the Owner is in good standing with the Groups.
4. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period.
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to recommend endorsement, in principle, of an application for site plan approval for the redevelopment of the existing Volvo and Audi dealerships at 4080 Highway 7 (north side, between Village Parkway and Sciberras Road). The applicant is proposing to demolish the existing buildings and replace them with three new interconnected buildings accommodating Volvo, Audi and Jaguar/Land Rover dealerships.

BACKGROUND:**Subject Property and Area Context (see Figures 1 and 3)**

The subject property is located on the north side of Highway 7 between Village Parkway and Sciberras Road. The property has an area of approximately 1.5 hectares (3.7 acres) and a frontage of approximately 153 metres (502 feet) on Highway 7. It is currently occupied by a Volvo dealership on the east portion, an Audi pre-owned dealership in the centre portion and an Audi dealership on the west portion. These buildings were constructed circa 2005. There is mature vegetation along the north, east and south property lines.

To the north are single detached homes which front on Ferrah Street and back onto the subject property. To the west is a Canada Computers retail store. To the east is a townhouse development, currently under construction. To the south across Highway 7 is Sheridan Nurseries.

Official Plan and Zoning (Figure 3)

The subject property is designated “Residential Mid Rise” in the 2014 Official Plan.

The property is zoned Highway Commercial (C3) under By-law 122-72, as amended. This zoning, which pre-dates the current Official Plan designation, permits automotive uses. Minor variances were approved in 2003/2004 to permit the existing development. Additional variances were approved in 2017 to permit the proposed development.

PROPOSAL (Figures 4, 5 and 6)

The proposed development (Figures 4, 5 and 6) consists of:

- A Jaguar/Land Rover dealership, situated on the western portion of the subject lands. It comprises a 3-storey 5,384.8 (57,962 ft²) building with a service shop in the basement, showroom/office space and a service drive-through on the ground floor, office space on the second floor and parking on the third floor and rooftop.
- A Volvo dealership, situated in the centre of the subject lands. It comprises a 3-storey, 9,076.80 (97,702 ft²) building with parking in the basement, showroom/office space and a service shop on the ground floor, limited office space on the second floor and parking on the third floor and rooftop.

- An Audi dealership, situated on the eastern portion of the subject lands. It comprises a 3-storey 5,483.1 (59,020 ft²) building with a service shop in the basement, showroom/office space and a service drive-thru on the ground floor, office space on the second floor and parking on the third floor and rooftop.

The buildings incorporate interconnected internal ramps linking the basement, ground floor, second floor and rooftop levels of the dealerships and vehicular connections between the dealerships at the basement and the rooftop levels via a vehicle bridge.

The buildings will be faced with a combination of aluminum composite panels and prefinished metal siding as shown on Figures 5 and 6.

The development will provide a total of 588 parking spaces and 2 loading spaces. This exceeds/meets the City's by-law requirement of 429 parking spaces (including 21 accessible spaces) and 2 loading spaces.

A small portion of the property adjoining the west lot line will be conveyed to the City to accommodate a future north-south road to the west of the subject property. York Region is also requiring a small land conveyance to complete the "daylight triangle" at the intersection of the future road and Highway 7. These conveyances will be secured as conditions of site plan approval.

Buffer landscaping is proposed as follows:

- A 5.8 metre (19 foot) wide strip adjoining the rear (north) lot line.
- A 5 metre (16.4 foot) wide strip adjoining the east lot line.
- A 6 metre (19.7 metre) wide strip adjoining the front lot line.

These areas will be appropriately planted to buffer the adjacent residential uses and to enhance the streetscape along Highway 7.

OPTIONS/ DISCUSSION:

The proposed development complies with the zoning by-law, as varied.

Staff are generally satisfied with the proposed site plan and elevations. Staff are continuing to work with the applicant's design team to refine the building elevations, to ensure that there is an appropriate grading relationship between the proposed development and the townhouse development to the east and the future road to the west, and to maximize tree preservation opportunities. Staff are also working with the applicant to finalize the list of sustainable features to be incorporated into the development, including bird friendly measures. These items will be incorporated into the final plans and secured in the site plan agreement.

Staff recommend that Committee endorse the application, in principle, and delegate final approval to the Director of Planning and Urban Design.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

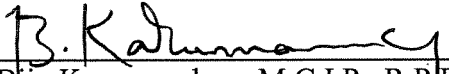
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposal has been reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies for review and comment. Their requirements will be secured in the site plan agreement.

RECOMMENDED BY:


Biju Karumanchery M.C.I.P., R.P.P.
Director of Planning and Urban Design


Arvin Prasad, M.C.I.P., R.P.P.
Commissioner,
Development Services

ATTACHMENTS:

- Figure 1 - Location Map
- Figure 2 - Area Context/Zoning
- Figure 3 - Air Photo
- Figure 4 - Site Plan
- Figure 5 - Coloured Renderings

Appendix 'A' - Conditions of Site Plan Approval

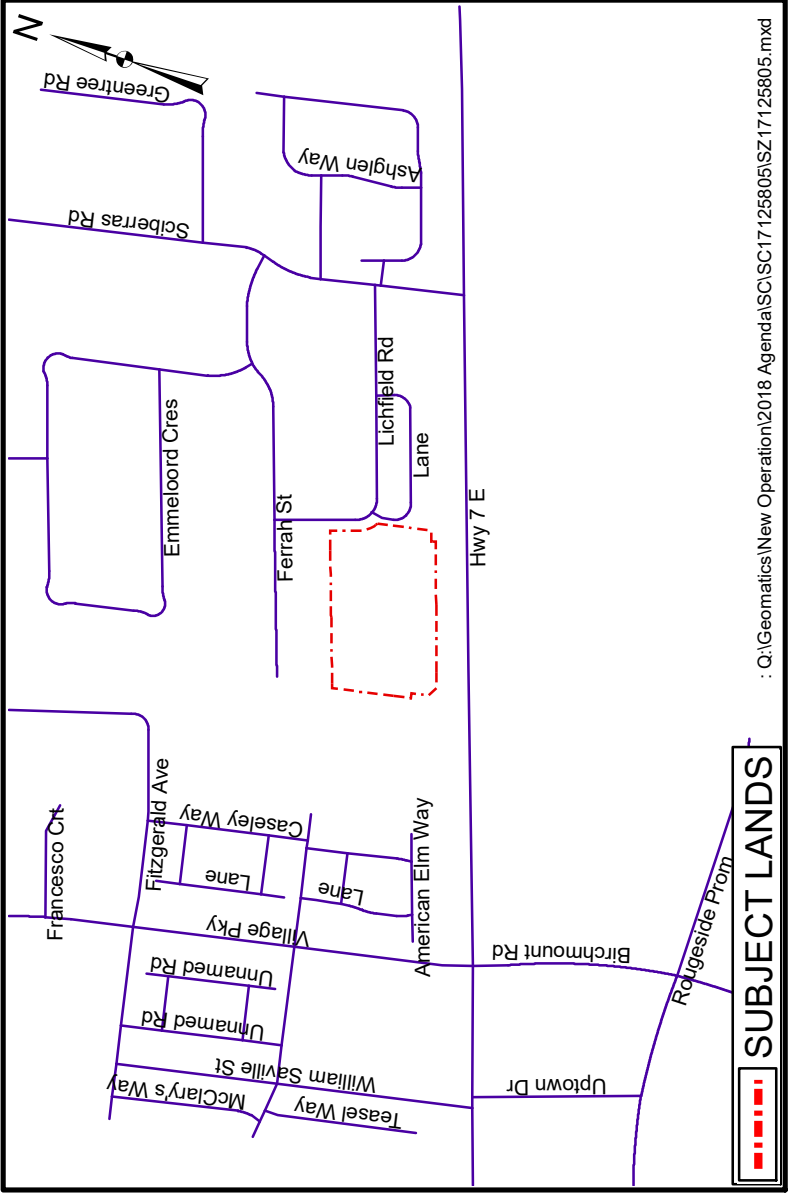
APPENDIX A

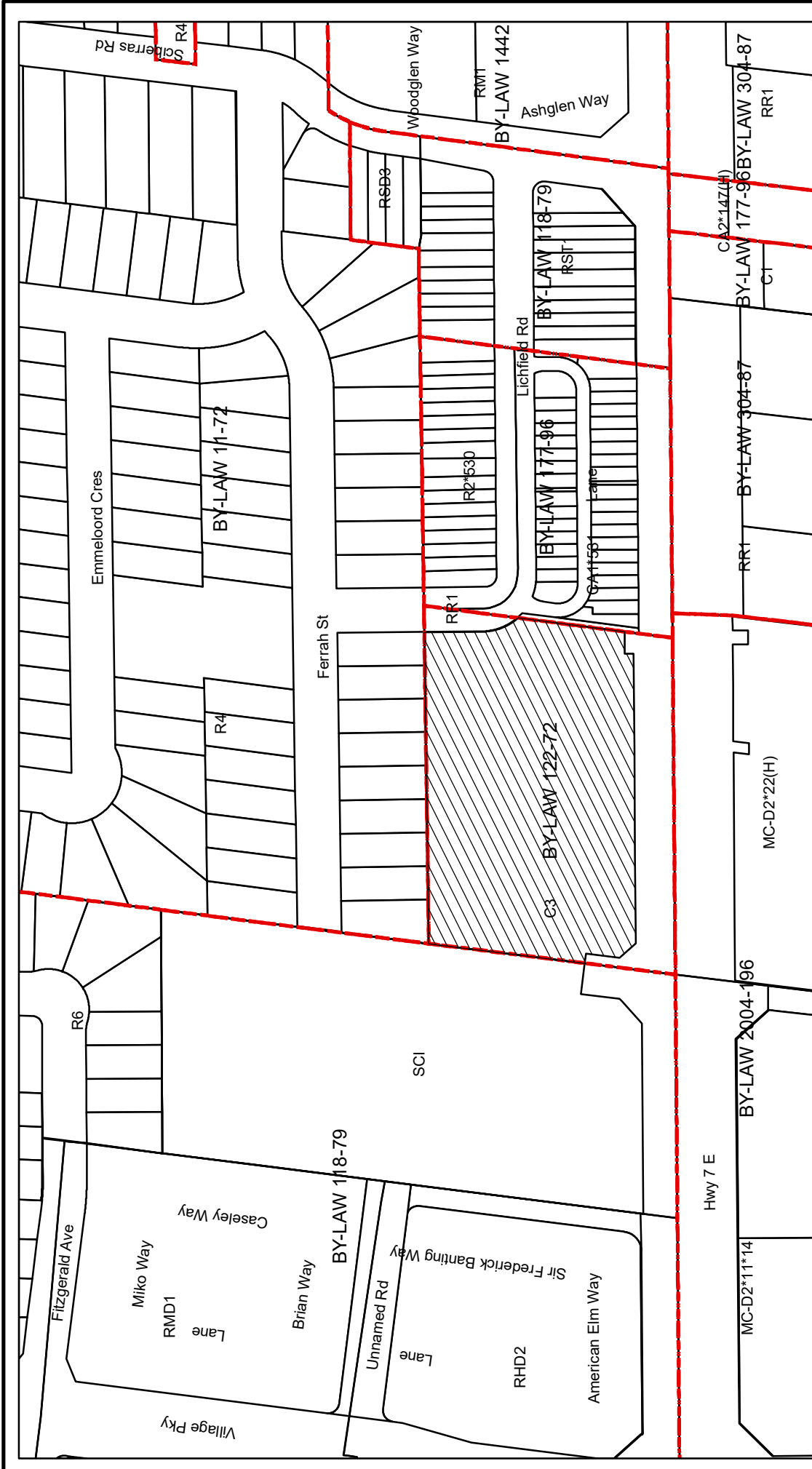
Conditions of Site Plan Approval

1421121 Ontario Limited
4080 Highway 7 (north side between Village Parkway and Sciberras Road)
SC 17125805

1. Prior to the execution of the site plan agreement, the Owner shall submit the following for endorsement or approval by the City:
 - a. site plans, elevation drawings (including building materials, colours and details), grading, servicing, engineering and lighting drawings that comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate bird friendly components, to the satisfaction of the City.
 - b. Tree inventory and preservation plans.
 - c. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design
 - d. A stormwater management report, grading/servicing/site alteration/excavation plans, construction management plan and shoring/excavation drawings, to the satisfaction of the Director of Engineering.
 - e. a lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that illumination of the site may cause.
 - f. Written confirmation from the trustees for the applicable cost sharing groups that the Owner is in good standing with the Groups.
2. The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, York Region, and other public agencies including, but not limited to, the following:
 - a. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu), and any financial obligations related to applicable Developers Group Agreements.
 - b. Provisions to secure the conveyance to the City of Markham of the lands required to complete the future north-south road to the west of the subject property.

- c. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
- d. That the Owner shall provide and implement a comprehensive Green Infrastructure plan to the satisfaction of the Director of Planning and Urban Design.
- e. Provisions to ensure implementation of the recommendations of the approved reports.
- f. Provisions for satisfying all requirements of City departments and public agencies.
- g. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.





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AREA CONTEXT/ZONING

APPLICANT: 1421121 ONTARIO LIMITED (VOLVO/AUDI DEALERSHIP)

4080 HIGHWAY 7

FILE No:SC 17125805(SH)

 SUBJECT LANDS

DATE:06/06/18

FIGURE No. 2



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AIR PHOTO 2017

APPLICANT: 1421121 ONTARIO LIMITED (VOLVO/AUDI DEALERSHIP)

4080 HIGHWAY 7

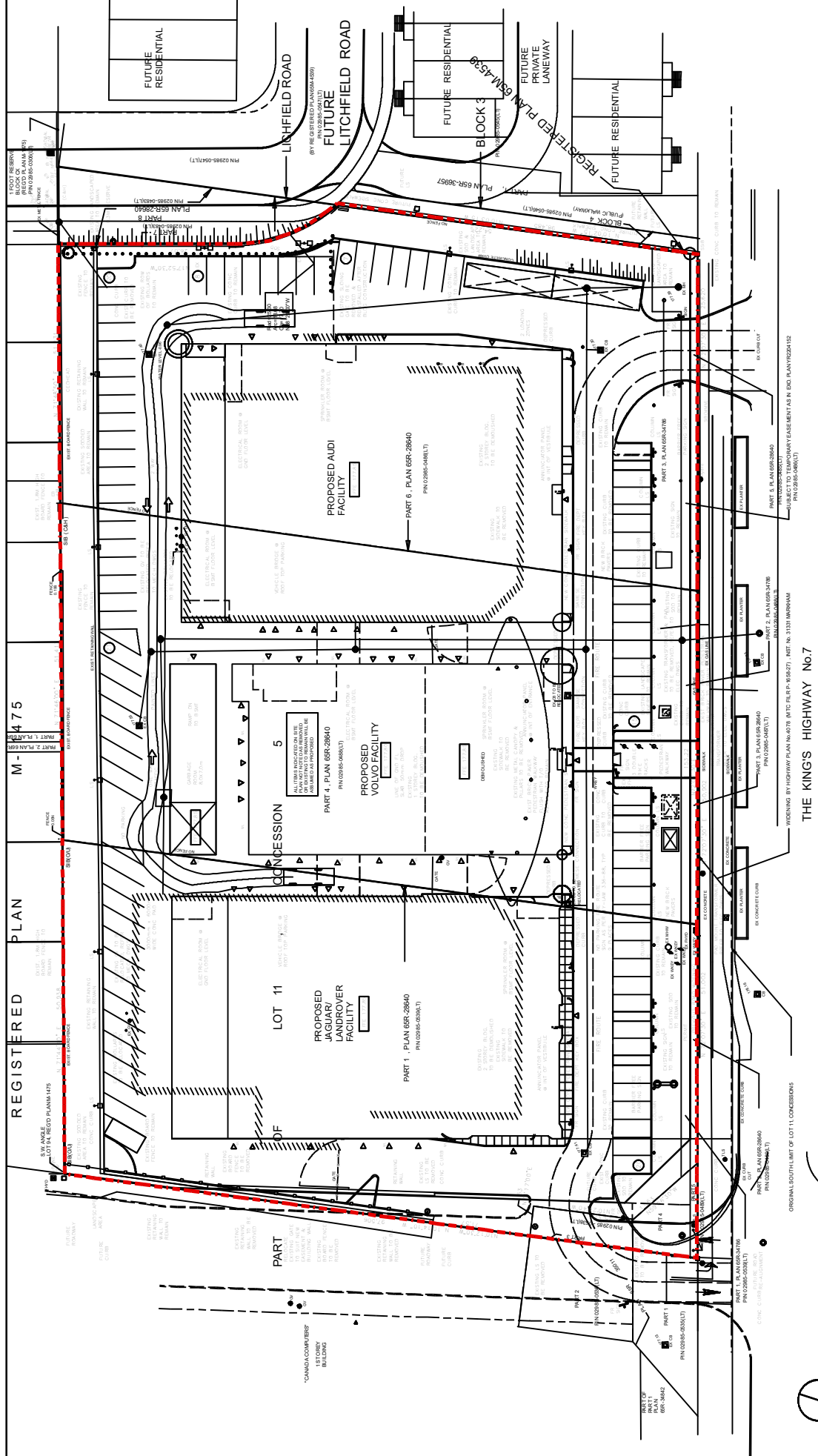
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 SUBJECT LANDS

DATE:06/06/18

FIGURE No. 3





SITE PLAN

APPLICANT: 1421121 ONTARIO LIMITED (VOLVO/AUDI DEALERSHIP)
 4080 HIGHWAY 7
 FILE No:SC 17125805(SH)

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DATE:06/06/18
 FIGURE No. 4

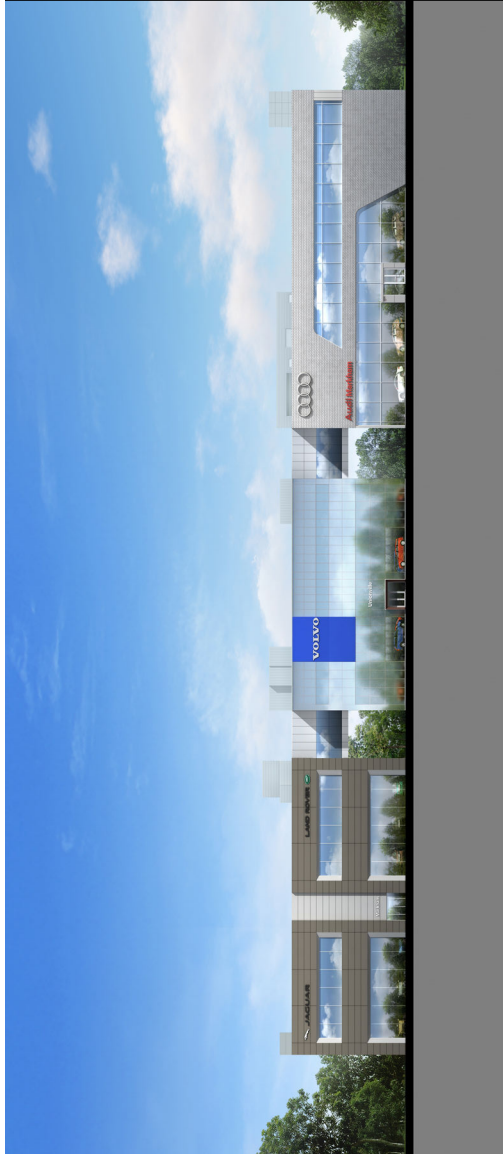
SUBJECT LANDS

Drawn By:DD
 Checked By:SH

DEVELOPMENT SERVICES COMMISSION



REAR



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SITE PLAN

APPLICANT: 1421121 ONTARIO LIMITED (VOLVO/AUDI DEALERSHIP)

4080 HIGHWAY 7

FILE No:SC 17125805(SH)