



Report to: Development Services Committee

Report Date: June 26, 2017

SUBJECT: RECOMMEDATION REPORT
Weins Canada Inc.
Site plan application to permit a five (5) storey corporate head office, accessory car dealership and five (5) level parking garage at 7200 Victoria Park Avenue (northeast corner of Victoria Park Avenue and Torbay Road) (Ward 8)

File No. SC 09 116234

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230
Senior Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., ext. 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report dated June 26, 2017 titled "RECOMMENDATION REPORT, Weins Canada Inc., Site plan application to permit a five (5) storey corporate head office, accessory car dealership and five (5) level parking garage at 7200 Victoria Park Avenue (northeast corner of Victoria Park Avenue and Torbay Road) (Ward 8), File No. SC 09 116234", be received;
- 2) That the application for site plan approval (SC 09 116234) be endorsed in principle subject to the conditions attached as Appendix 'A';
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is only issued when the Director or his designate has signed the plans;
- 4) That the implementing Official Plan and Zoning By-law Amendments, passed by Council at their June 13, 2017 meeting, come into force and effect;
- 5) That the Applicant convey Part 1, Registered Plan 65R-31451, to the City free of all costs and encumbrances;
- 6) That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to discuss and recommend endorsement, in principle, of a site plan application submitted by Weins Canada Inc. for a five (5) storey corporate head office, accessory car dealership and five (5) level parking garage at 7200 Victoria Park Avenue (Figure 1).

PROCESS TO DATE:

- Original applications filed in May 2009 by Don Valley North Automotive. Statutory Public Meeting held on October 20, 2009 to consider original applications.
- Revised plans submitted by Weins Canada Inc. in June 2016. Preliminary Report considered by Development Services Committee (DSC) on December 5, 2016.
- Public Meeting (on revised plans) held on January 24, 2017.
- Resolution at January 24, 2017 Public Meeting was that the proposed Official Plan and Zoning By-law Amendment applications be sent directly to Council for approval.
- Implementing Official Plan and Zoning By-law Amendments approved by Council on June 13, 2017.

Next Steps:

- Endorsement of the site plan application by DSC by way of subject report;
- Issuance of site plan endorsement by Staff.
- Execution of site plan agreement by the Owner.
- Issuance of site plan approval by Staff.

BACKGROUND:

The 1.14 ha (2.83 ac) subject lands are situated on the northwest corner of Victoria Park Avenue and Torbay Road (north of Steeles Avenue) and are municipally known as 7200 Victoria Park Avenue (Figure 1). The site is vacant and contains vegetation, predominantly along its perimeter. The site is being used as a temporary gravel parking lot for overflow car stock from the car dealership to the south (Don Valley North Toyota) (Figure 3). This interim use has not been applied for or authorized to date.

Surrounding uses include the following (Figure 3):

- Industrial uses to the west and north;
- Office uses to the east; and,
- A car dealership (Don Valley North Toyota) to the south.

History of the Applications

The original applications, filed in May 2009 by Don Valley North Automotive Inc., proposed a new, 3,605 m² (38,800 ft²), Hyundai automobile dealership comprising a showroom and service area (to be constructed in two phases). A total of 366 surface

parking spaces were proposed upon completion. Access to the site was proposed via one driveway along Victoria Park Avenue and two driveways along Torbay Road. A statutory Public Meeting was held on October 20, 2009 to consider the applications. Concerns expressed at the Public Meeting included run-off water from the site, tree preservation and employment land conversion. The resolution at the Public Meeting was to refer the applications back to staff for further review and a final recommendation report.

In the following years, the Applicant undertook soil remediation of the subject lands. They also carried out a corporate strategy initiative, which led to the need to integrate a corporate head office at this location, to take advantage of the synergy with automotive dealerships in the vicinity, which are all under the same ownership. In January 2013, staff were advised that the registered Owner was proposing to locate Weins Canada Inc.'s (formerly Don Valley North Automotive Inc.) corporate head office on the subject lands. Since that time, several meetings have been held with the Applicant and City Staff to discuss the revised proposal.

In June 2016, revised plans were formally submitted by the Applicant for a 4,427 m² (47,635 ft²), 4-storey, head office and car dealership facility. Given the time lapse since the initial Public Meeting, staff held a second Public Meeting on January 24, 2017 to consider the Official Plan and Zoning By-law Amendment applications. There were no comments from members of the public on the application. At the conclusion of the Public Meeting, DSC directed that the Official Plan and Zoning By-law Amendment be sent directly to Council for approval.

Official Plan and Zoning

The subject lands were re-designated from "Industrial-Business Park Area" to "Commercial-Commercial Corridor Area" in the City's in-force Official Plan (1987 Revised), and from "Business Park Employment" to "Service Employment" in the 2014 Official Plan (as partially approved on Oct 30, 2015, May 26, 2016, Mar 10, 2017 and Apr 21, 2017) by way of site specific Official Plan Amendments passed by Council on June 13, 2017.

The subject lands were zoned "Business Park*578 (BP*578) Zone" in By-law 177-96, as amended, by way of a site specific Zoning By-law Amendment also passed by Council on June 13, 2017, to implement the current site plan application.

N.B. It should be noted that these amendments are still in the statutory appeal period. As such, the former zone category for the subject lands, "Select Industrial and Limited Commercial" [M.C.(80%)] by By-law 108-81, as amended, is still in effect as shown on Figure 2.

Proposal is for a five (5) storey Corporate Head Office, accessory Car Dealership and five (5) storey Parking Garage

Following the January 24, 2017 Public Meeting, revised plans were submitted by the Applicant on March 7, 2017, for a 5,393 m² (58,030 ft²), five (5) storey, corporate head

office, and accessory automobile sales establishment with associated service and repair uses (excluding autobody paint and repair), car wash facility and showroom (within an enclosed building) and a five (5) level parking garage (Figure 4). The additional 966 m² (10,398 ft²) of GFA is a result of completely building out the former partial fourth floor and adding a partial fifth floor.

A total of 641 parking spaces are provided, which is comprised of 89 surface parking spaces, 11 accessible surface parking spaces and 541 parking spaces that are contained within a five (5) level elevated parking garage located west of the proposed head office/car dealership building. Three accesses to the site are proposed: one full move access on Victoria Park Avenue, which is proposed to be signalized, and two accesses on Torbay Road (one full moves and one right-in). Outdoor storage/display of vehicles is also proposed on-site in various locations on the parking lot, but not within any required landscaped open space as per the site specific Zoning By-law Amendment.

Construction to take place in two-phases

The Applicant has advised that construction of the proposed development will be taking place in two phases. Phase 1, construction of the five (5) level parking garage, is proposed to commence in Spring 2018, and Phase 2, the five (5) storey corporate head office component and accessory car dealership, is proposed to commence in Spring 2019.

OPTIONS/ DISCUSSION:

Building elevations and landscaping are appropriate

The proposed corporate head office/car dealership building will be clad in charcoal grey aluminum composite panels, white precast concrete panels, insulated glass that is clear and neutral in colour and dark grey glass spandrel panels (Figures 5 & 6).

The parking garage will be primarily constructed of galvanized steel framing (Figures 7 & 8). The south and east elevations, which are most visible from the public realm, will be enhanced to incorporate exterior vertical aluminum pilasters. These vertical fins reference design elements of the main building in order to provide a more cohesive design language for the entire development. The access stairway to the parking garage will be constructed and clad in a combination of glass panels and concrete.

As part of the stormwater management for the site, the Applicant is proposing a planted infiltration swale along the north property boundary. A row of cedar trees will be planted along the west property line adjacent to the parking garage to provide additional buffering to the adjacent property. A combination of trees, ornamental grasses and perennials are also proposed along Victoria Park Avenue and Torbay Road.

Bird Friendly Measures have been incorporated into proposed corporate head office/dealership building

Bird friendly treatment is required to be applied in accordance with the City's Bird Friendly Guidelines (2014) given the large expanse of glass proposed for the corporate head office/car dealership building. A dotted pattern will be applied to all exterior glass as fritting to the inside face of the sealed glass unit. A meeting with Councillor Valerie

Burke and Staff was held on Wednesday, February 1, 2017, to review the bird friendly measures proposed.

Applicant has submitted Exterior Lighting Plan that confirms Dark Sky Compliance

The Applicant has submitted an exterior lighting plan to confirm compliance with the City's Bird Friendly Guidelines (2014). The exterior lighting plan confirms that the use of exterior up-lighting is eliminated and that there is no light spill beyond the property line.

Application presented to the City's Advisory Committee on Accessibility

The Applicant presented the proposed site plan application to the City's Advisory Committee on Accessibility at their February 15, 2017 meeting. The Committee requested that additional accessible parking spaces be accommodated at the automobile service entrance of the proposed building. This request has been incorporated into the proposed site plan.

Toronto and Region Conservation Authority

The subject site plan application has been circulated to the Toronto and Region Conservation Authority (TRCA) for their review and comments. The TRCA has asked the Applicant to explore stormwater management options and provide parking lot surface water pre-treatment. The Applicant is also required to obtain a TRCA permit pursuant to Ontario Regulation 166/06, as amended.

Portion of Municipal Sidewalk along Victoria Park Avenue to be conveyed to the City

Through the processing of the subject site plan application, it was identified that a portion of the City's sidewalk (legally described as Part 1 on Reference Plan 65R-31451), located along the Victoria Park Avenue frontage, was constructed on the applicant's private lands. The Applicant has agreed to convey Part 1, free of all cost and encumbrances, to the City as part of this application.

Transportation Planning Staff have requested functional and detailed intersection designs

Staff from the City's Transportation Planning Section have requested that the Applicant submit a functional and detailed intersection design, along with cost estimate, for the Torbay Road and Victoria Park Avenue intersection and the full moves access proposed along Victoria Park Avenue. A separate traffic signal design has also been requested for the full moves access proposed along Victoria Park Avenue. The Applicant will be required to submit these items, to the satisfaction of Director of Engineering or his designate, prior to the issuance of site plan endorsement.

Applicant to incorporate TDM measures into the proposed design

The Applicant is proposing to incorporate a number of TDM measures to encourage alternative modes of transportation for both staff and visitor/customers to the site. These include, but are not limited, to:

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- Short-term and long term bicycle parking facilities;
 - Showers and locker amenities;
 - Transit incentives; and,
 - Car share parking space.

Sustainable design features to be incorporated into the proposed development

Appendix 'B' provides a list of sustainable features, which the Applicant will implement including, but not limited to:

- The materials used in both the proposed building and parking garage have been specified for their recycled content and for their ability to be recycled;
- Interior lighting is sensor monitored and activated only in the presence of human activity to reduce energy consumption;
- Energy efficient HVAC system incorporates air side energy recovery, efficient fan motors, modulating gas burner, low flow sanitary fixtures, high energy efficient hot water tanks, LED lighting and provisions for solar panels;
- Recycled on-site topsoil;
- Diversion/recycling of qualifying construction waste;
- Deciduous trees strategically located in parking lot to reduce the heat island effect, along with the planting of drought resistance plants, shrubs and trees;
- Bioswales for stormwater infiltration and ground water recharge; and,
- Provision of an underground cistern collecting stormwater for irrigation of landscaping.

The Applicant will be required to implement the sustainable initiatives as a condition of the site plan agreement.

CONCLUSION:

It is the opinion of Staff that the proposed development and site plan is appropriate and should be endorsed in principle subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

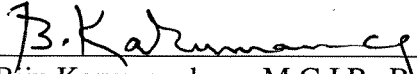
ALIGNMENT WITH STRATEGIC PRIORITIES:


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

BUSINESS UNITS CONSULTED AND AFFECTED:

All City departments and external agencies have been circulated with this application and all comments have been addressed and incorporated into the project plans, or identified as a condition of site plan approval.

RECOMMENDED BY:


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


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Building Elevations (North and South)
- Figure 6: Proposed Building Elevations (East and West)
- Figure 7: Proposed Parking Garage Elevations (East and South)
- Figure 8: Proposed Parking Garage Elevations (West and North)

Appendix 'A': Conditions of Site Plan Approval

Appendix 'B': List of Sustainable Features

AGENT:

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E-mail: everard@rogers.com

File path: Amanda\File 09 116234\Documents\Recommendation Report

APPENDIX A

**City of Markham
Conditions of Site Plan Approval
Weins Canada Inc., 7200 Victoria Park Avenue
SC 09 116234**

That prior to site plan endorsement:

1. The implementing Official Plan and Zoning By-law Amendments shall come into effect.
2. The Owner satisfies the technical requirements of all City departments and external agencies (Toronto and Region Conservation Authority), including but not limited to, the submission of functional and detailed intersection designs, for the intersections identified by Transportation Planning Staff, to the satisfaction of the Director of Engineering and Director of Planning and Urban Design.
3. The Owner address all City comments and make any necessary revisions respecting the site plan and elevation drawings to the satisfaction of the Director of Planning and Urban Design.

That the Owner enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, provision for any applicable parkland dedication (including cash-in-lieu of parkland), and any other financial obligations and securities.
2. Provision to ensure all requirements of the Toronto and Region Conservation Authority are satisfied.
3. Provision for the conveyance of Part 1, Registered Plan 65R-31451, to the City free of all costs and encumbrances.
4. That the Owner agrees to implement Bird Friendly Measures and Dark Sky lighting to the satisfaction of the Director of Planning and Urban Design.
5. That the Owner agrees to implement the Transportation Demand Management Plan (TDM) Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering.
6. That the Owner agrees to implement sustainable design features into the proposed development to the satisfaction of the Director of Planning and Urban Design.

That prior to execution of the Site Plan Agreement:

1. That the Owner shall submit final site plans (including, but not limited to, the provision of snow storage) building elevations, engineering drawings, lighting plans, landscape plans and tree preservation plans, along with any other drawings, plans, studies and reports which are required to comply with the requirements of

the City and external agencies to the satisfaction of the Director of Planning and Urban Design.

2. That the Toronto and Region Conservation Authority provides written confirmation that they are satisfied that their requirements have been met and site plan approval can be issued.

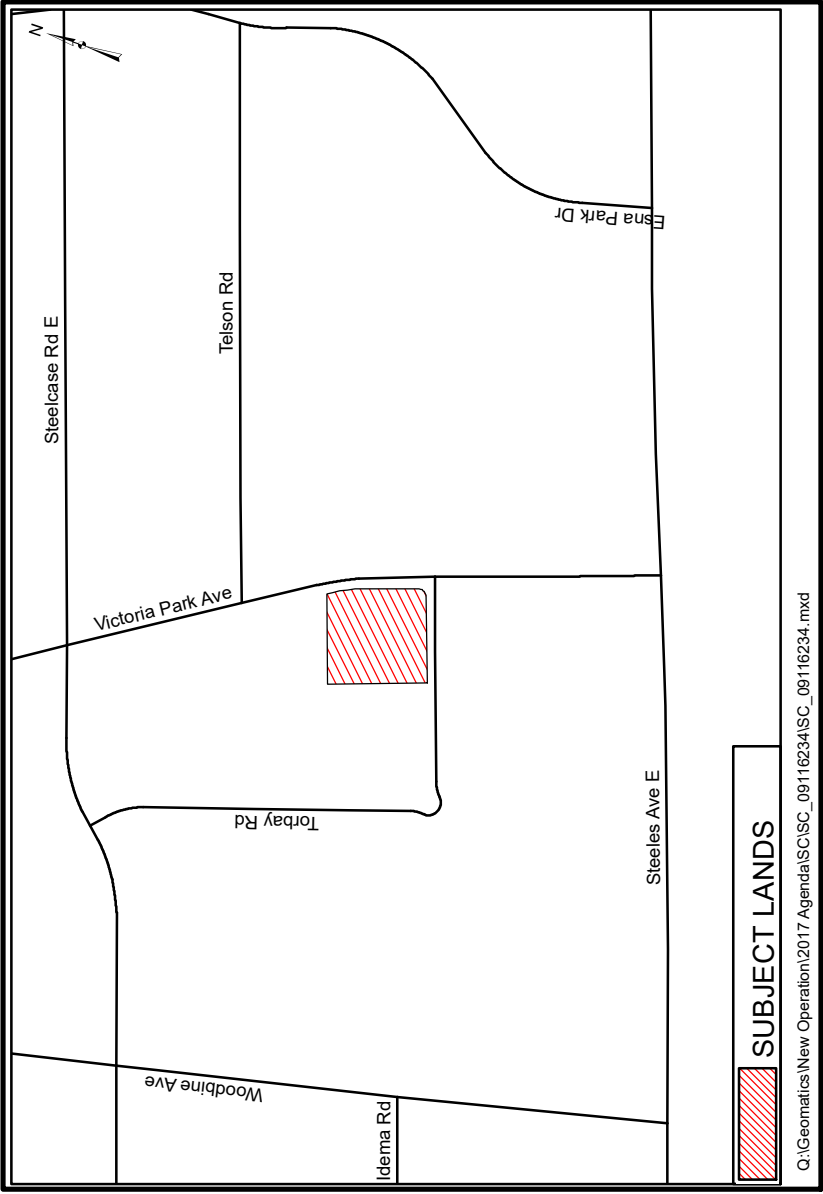
Appendix B

May 31, 2017.

Weins Mixed Use Building and Parking Structure Sustainable Features:

- Constructed of steel and reinforced concrete to superior engineering standards and specifications
- The materials used in the buildings, including steel, aluminum, glass, masonry and concrete, have been specified for their recycled content and for their ability to be recycled.
- Polyurethane spray insulation, acts as a vapour and air barrier, eliminates any thermal bridges and maintains a constant ambient temperature
- The 'cold roof' is a white TPO membrane to reduce heat gain and heat island effect
- Double glazed low E argon windows
- Interior lighting is sensor monitored and activated only in the presence of human activity to reduce energy consumption
- Energy efficient HVAC system incorporates air side energy recovery, efficient fan motors, modulating gas burner, low flow sanitary fixtures, high energy efficient hot water tanks, LED lighting and provisions for solar panels
- Drought resistance plants, shrubs and trees
- Recycled onsite topsoil
- Diversion/recycling of qualifying construction waste
- Deciduous trees strategically located in parking lot areas reduce the heat island
- Bioswales promote water balance through overland sheet flow and surface water infiltration and ground water recharge.
- Shallow depth of office floor plan maximizes use of natural daylight, minimizing need for artificial lighting.
- The simple forms and construction maximize efficiency in the use of building materials and provide the greatest opportunity for functional re-use of the building throughout its lifespan.
- Two (2) "Jellyfish" units extracting suspended solids from the stormwater
- One (1) underground cistern collecting stormwater for irrigation of landscaping.

Regards,
Mike Everard, RPP.,





AREA CONTEXT / ZONING

APPLICANT: WEINS CANADA INC.

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 SUBJECT LANDS



AIR PHOTO

APPLICANT: WEINS CANADA INC.

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 SUBJECT LANDS



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VICTORIA PARK AVE

ALL-TURN
ACCESS

5 STOREY HEAD OFFICE &
DEALERSHIP FACILITY

TORBAY ROAD

51 LEVEL PARKING GARAGE

PROPOSED SITE PLAN

APPLICANT: WEINS CANADA INC.

FILE No. SC_09116234

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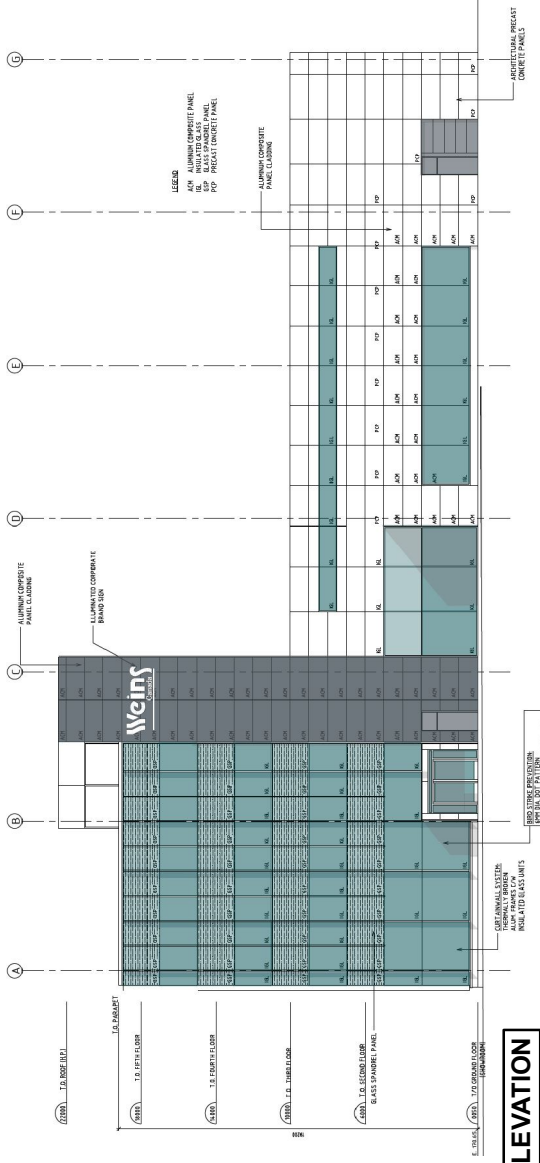
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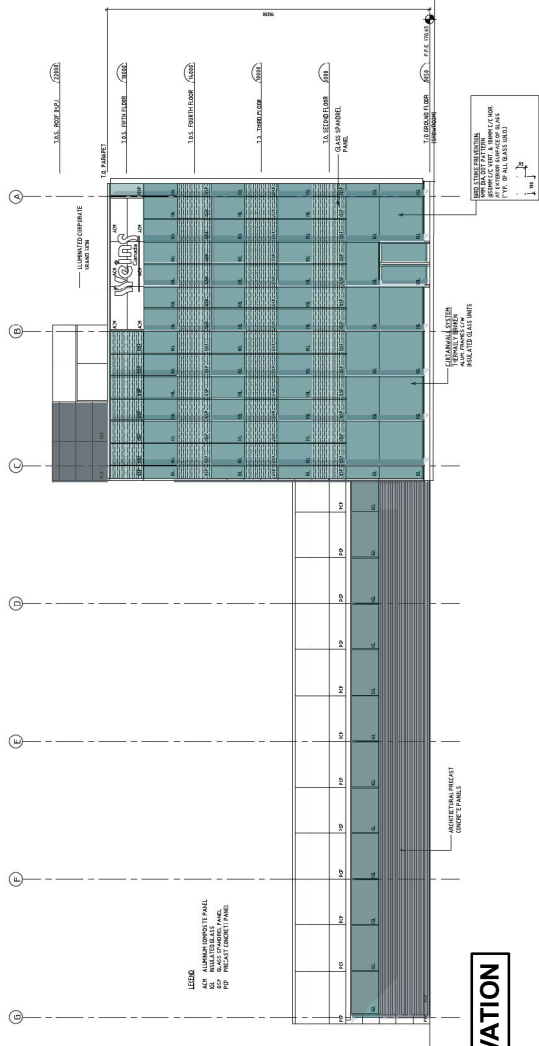
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FIGURE No. 4



NORTH ELEVATION



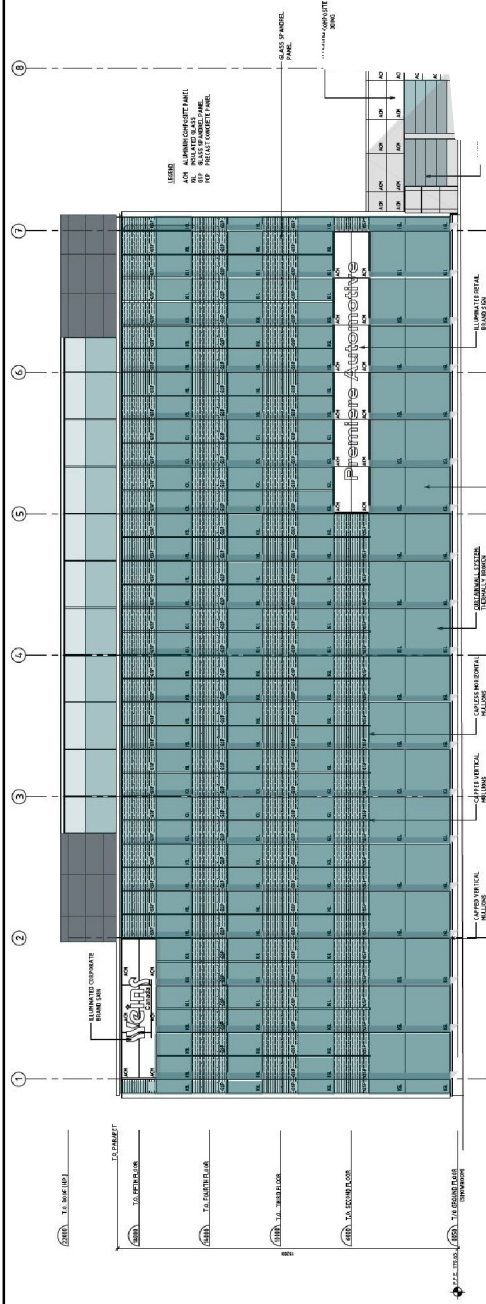
SOUTH ELEVATION

PROPOSED BUILDING ELEVATIONS (NORTH & SOUTH)

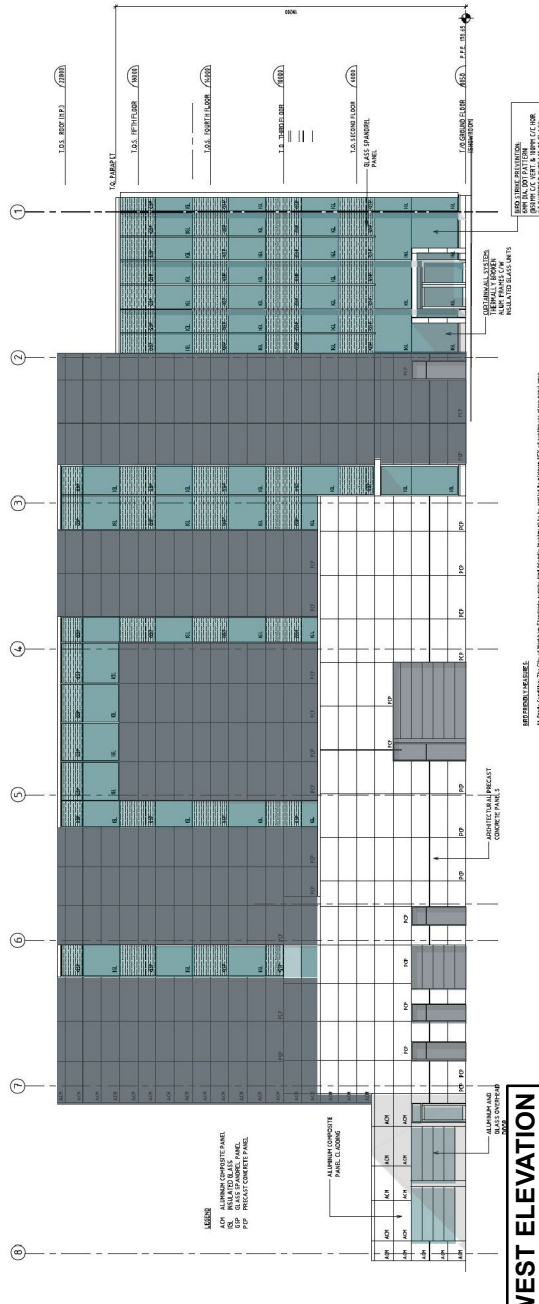
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EAST ELEVATION



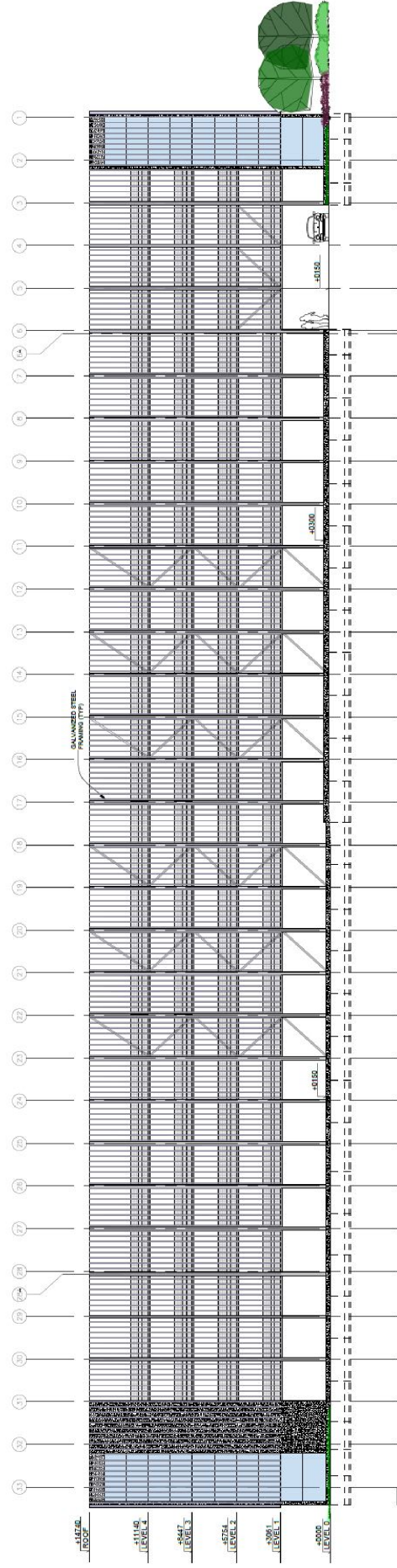
WEST ELEVATION

PROPOSED BUILDING ELEVATIONS (EAST & WEST)

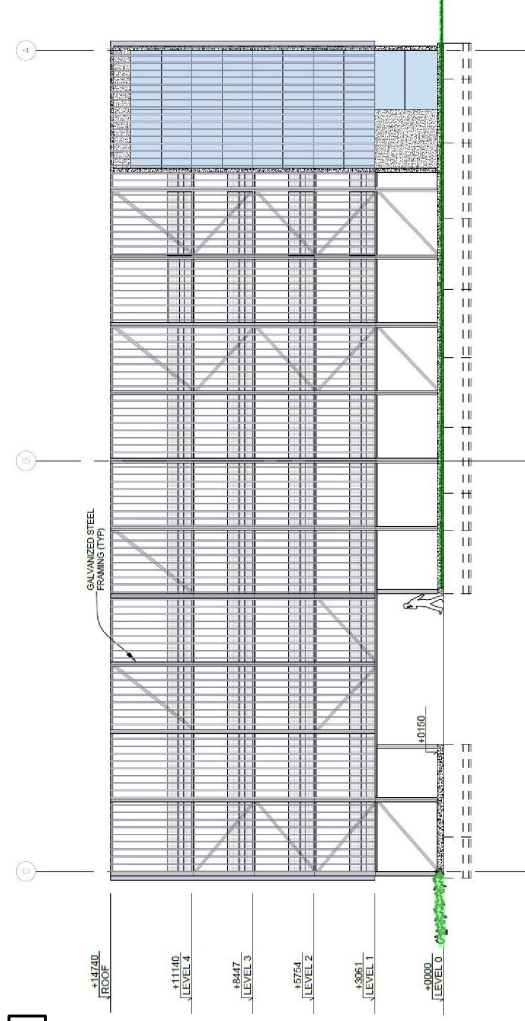
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EAST ELEVATION



SOUTH ELEVATION

NOTE: ALL ELEVATIONS SHOWN IN mm AND TO BE TAKEN FROM GEODETIC ELEVATION OF 178.450m

PROPOSED PARKING GARAGE ELEVATIONS (EAST & SOUTH)

APPLICANT: WEINS CANADA INC.

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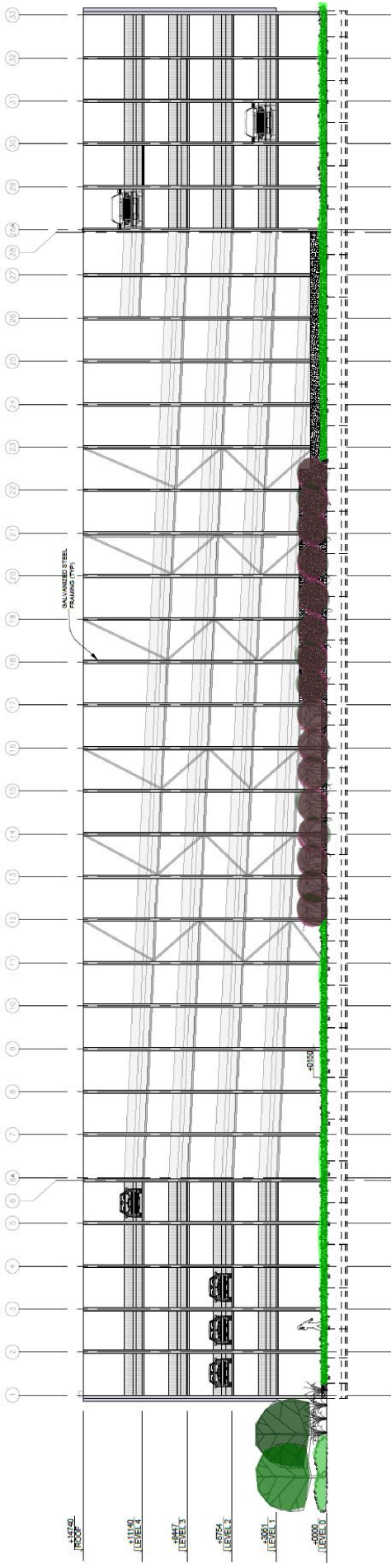
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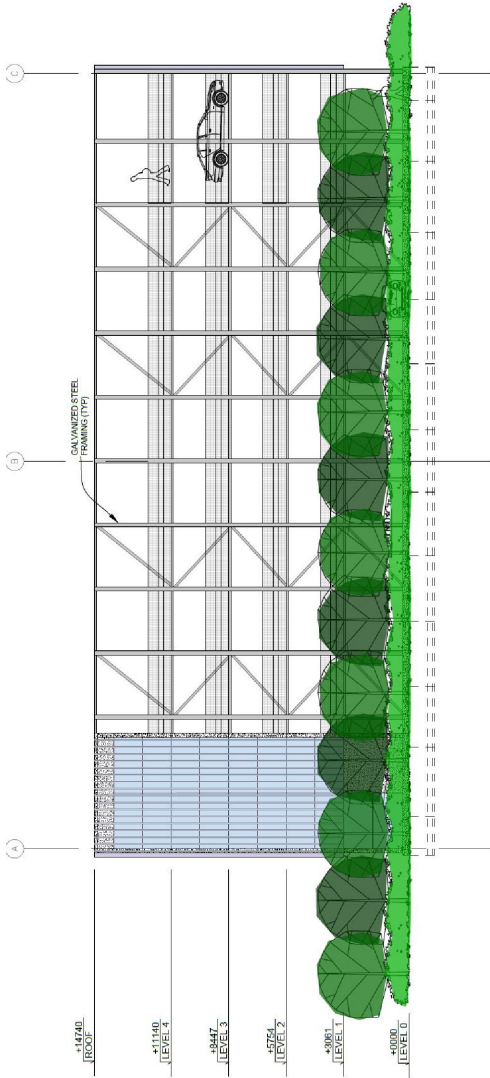
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FIGURE No. 7



WEST ELEVATION

NOTE: ALL ELEVATIONS SHOWN IN mm AND TO BE TAKEN FROM GEODETIC ELEVATION OF 178.450m



NORTH ELEVATION

NOTE: ALL ELEVATIONS SHOWN IN mm AND TO BE TAKEN FROM GEODETIC ELEVATION OF 178.450m

PROPOSED PARKING GARAGE ELEVATIONS (WEST & NORTH)

APPLICANT: WEINS CANADA INC.

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