

**SUBJECT:** RECOMMENDATION REPORT  
Town and Country Volkswagen  
7997 Kennedy Road  
(east side of Kennedy Road between Highway 407 and Helen Avenue)  
Application for site plan approval for renovations and an addition to an existing automobile dealership  
File No. SC 14 000009

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

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

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**RECOMMENDATION:**

1. That the staff report dated April 7, 2015 titled "RECOMMENDATION REPORT, Town and Country Volkswagen, 7997 Kennedy Road, (east side of Kennedy Road between Highway 407 and Helen Avenue), Application for site plan approval for renovations and an addition to an existing automobile dealership, File No. SC 14 000009" 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 April 7, 2015 staff report.
  - The Owner has conveyed the drainage channel which runs along the perimeter of the property, together with associated access easements, to the City in the configuration generally as shown on Figure 4 to the staff report.
4. That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law.
5. 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.

6. 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 renovations and an addition to the Town and Country Volkswagen dealership on the east side of Kennedy Road between Highway 407 and Helen Avenue.

**BACKGROUND:**

**Subject Lands (Figures 1, 3 and 4)**

The subject property has an area of 1.7 hectares (4.2 acres), and is located at the south-east corner of Kennedy Road and Helen Avenue, in South Unionville.

To the north across Helen Avenue is the Town and Country BMW dealership. To the east are existing homes fronting on Helen Avenue. To the south are a Highway 407 off-ramp and a storm water management pond for the highway. To the west across Kennedy Road are vacant lands.

Approximately two-thirds of the property on the west side is occupied by the Town and Country Volkswagen dealership. Approximately one-third of the property on the east side contains a heritage house (the James Brander House), which has been approved for relocation to the City's Heritage Estates subdivision. The area around the house is being used by both the VW dealership and the BMW dealership (which is also owned by the applicant) for inventory storage. It is anticipated that the James Brander House will be relocated to the Heritage Estates Subdivision in late spring or summer.

An engineered drainage channel runs along the perimeter of the subject property. This channel enters the property mid way along the south lot line, runs east along the south lot line, then north along the east lot line, and then west along Helen Avenue to an existing culvert under Helen Avenue. This channel conveys storm water north to the Rouge River from the subject property and the area to the east, as well as from the adjoining Highway 407 storm water management pond and the area to the south of Highway 407.

**Official Plan and Zoning (Figure 2)**

The subject property is designated "Commercial – Community Amenity Area" in the in-force Official Plan (Revised 1987).

The property is designated "Mixed Use Mid Rise" in the recently adopted Markham Official Plan 2014 (not yet in force). This designation permits a range of residential, retail, restaurant and service uses in buildings ranging in height from 3-6 storeys and at a maximum overall density of up to 2.0 FSI (floor space index).

The property is zoned "Highway Commercial" (C3) by By-law 122-72, as amended by By-law 2006-131. By-law 2006-131 is a site specific by-law which restricts permitted uses to "Automobile Sales Establishments" and "Outdoor storage and display of merchandise accessory to a permitted automobile sales establishment."

**Proposal (Figures 4 and 5)**

The applicant is proposing to construct a 1650 m<sup>2</sup> (17,760 ft<sup>2</sup>) addition to the existing building, including a 359 m<sup>2</sup> (3,860 ft<sup>2</sup>) mezzanine, to the north-west side of the building, bringing the total area of the building to 2695 m<sup>2</sup> (29,009 ft<sup>2</sup>). The addition will accommodate a new showroom and customer service area.

The proposed addition will be faced with contiguous glazing panels on the north and west facades facing Kennedy Road and Helen Avenue and prefinished metal panels on the east and south facades. The addition will be approximately 7 metres high, an increase over the existing building, which is 4.3 metres high. The addition will have a green roof. A rooftop parapet the same height as the addition will extend across a portion of the existing building, visually unifying the building and screening the mechanical equipment on the roof of the existing building. The existing building will be updated and repainted, as required, to coordinate with the proposed addition.

The parking area will be reconfigured and upgraded to incorporate dedicated customer and service parking areas, a feature display area and an on-site car transporter truck unloading area. Driveways and parking areas will be fully curbed. Additional landscaped areas will be introduced and existing landscaped areas upgraded.

The east portion of the property will continue to be used as a temporary gravel inventory storage area pending future expansion of the dealership operation or other redevelopment of the site.

**OPTIONS/ DISCUSSION:**

**Proposed development represents a significant upgrade to the existing dealership**

The subject property sits significantly below the grade of both Kennedy Road and the adjacent Highway 407 off-ramp. The existing dealership is a relatively low building. As a result the view into the property, particularly from Kennedy Road, is dominated by the roofs of parked cars and mechanical equipment on the roof of the building.

The proposed addition is significantly taller than the existing building, which will give the building a greater visual presence from the streets. The proposed upgraded building materials and raised roof parapet will wrap around the existing building, visually unifying the addition and the existing building. The proposed upgrades to the parking and

landscaping will also assist in reducing the visual impact of the parked cars and will bring the property up to the standard of the other automobile dealerships in the vicinity.

**Environmental and Sustainability Initiatives**

The applicant is proposing to install a green roof on the proposed addition, the first sustainable feature of this nature on an automobile dealership in Markham. The green roof will assist in reducing the heat island effect of the dealership and slowing down and minimizing storm water runoff from the site. The applicant is also proposing to install extensive areas of permeable paving, which will assist in reducing storm water runoff.

The applicant is proposing to incorporate bird-friendly treatments to all contiguous glass panel areas in accordance with the Markham's Bird Friendly Guidelines. Staff will ensure that the required measures are incorporated into the final project plans and secured in the site plan agreement.

At the request of Heritage Markham, applicant will be required to purchase and install on the property, in a prominent location, a Markham Remembered interpretive plaque to acknowledge the James Brander House and the history of the property.

**Drainage channel to be conveyed to the City**

In consideration of the significant area beyond the site boundaries draining through the existing drainage channel, the Engineering Department has requested, and the applicant has agreed, to convey the channel and associated access easements to the City.

Conveyance of the channel and easements to the City will be a condition of site plan approval.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed development supports the following Strategic Priority:


Environmental focus - see Environmental and Sustainability Initiatives, above.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

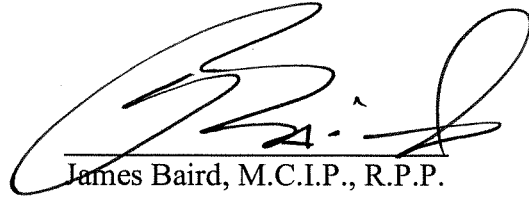
The proposed development has been circulated to internal City departments and external agencies for review and comment. Their requirements will be secured in the site plan agreement.

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**RECOMMENDED BY:**



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



James Baird, 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 - Elevations

Appendix 'A' - Conditions of Site Plan Approval

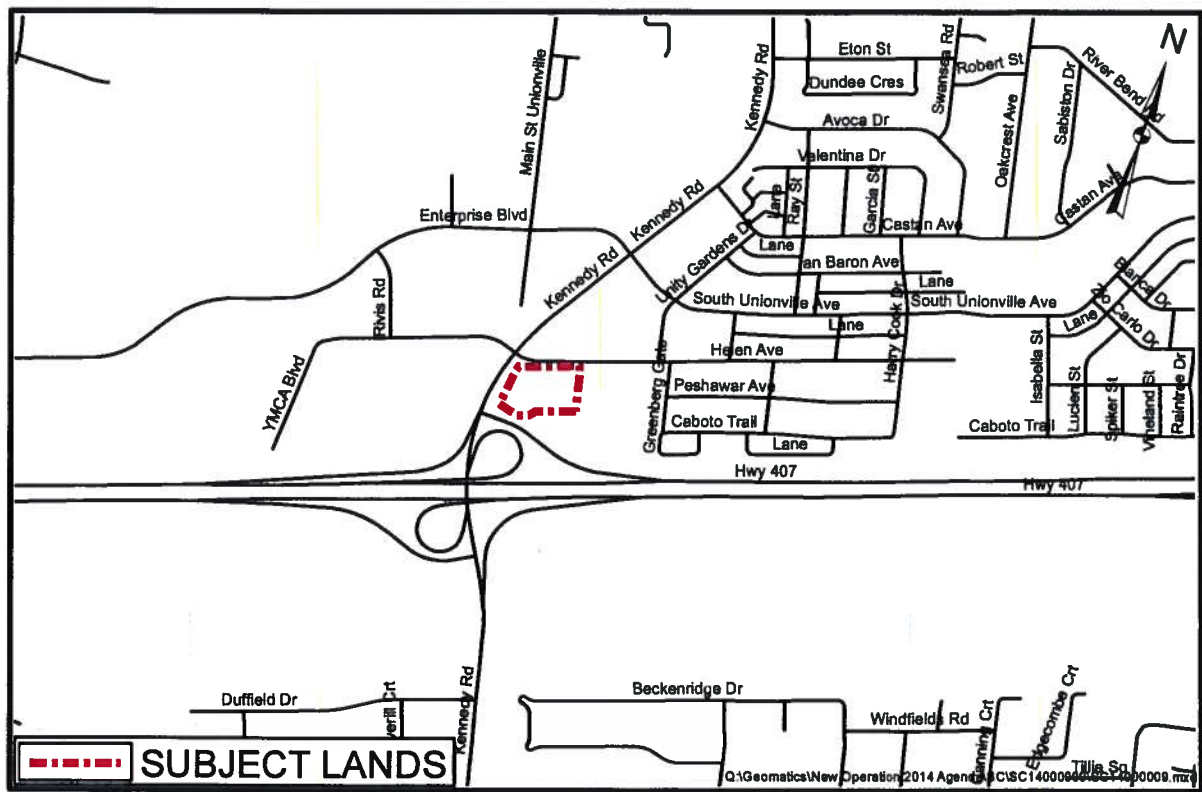
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**APPENDIX A**

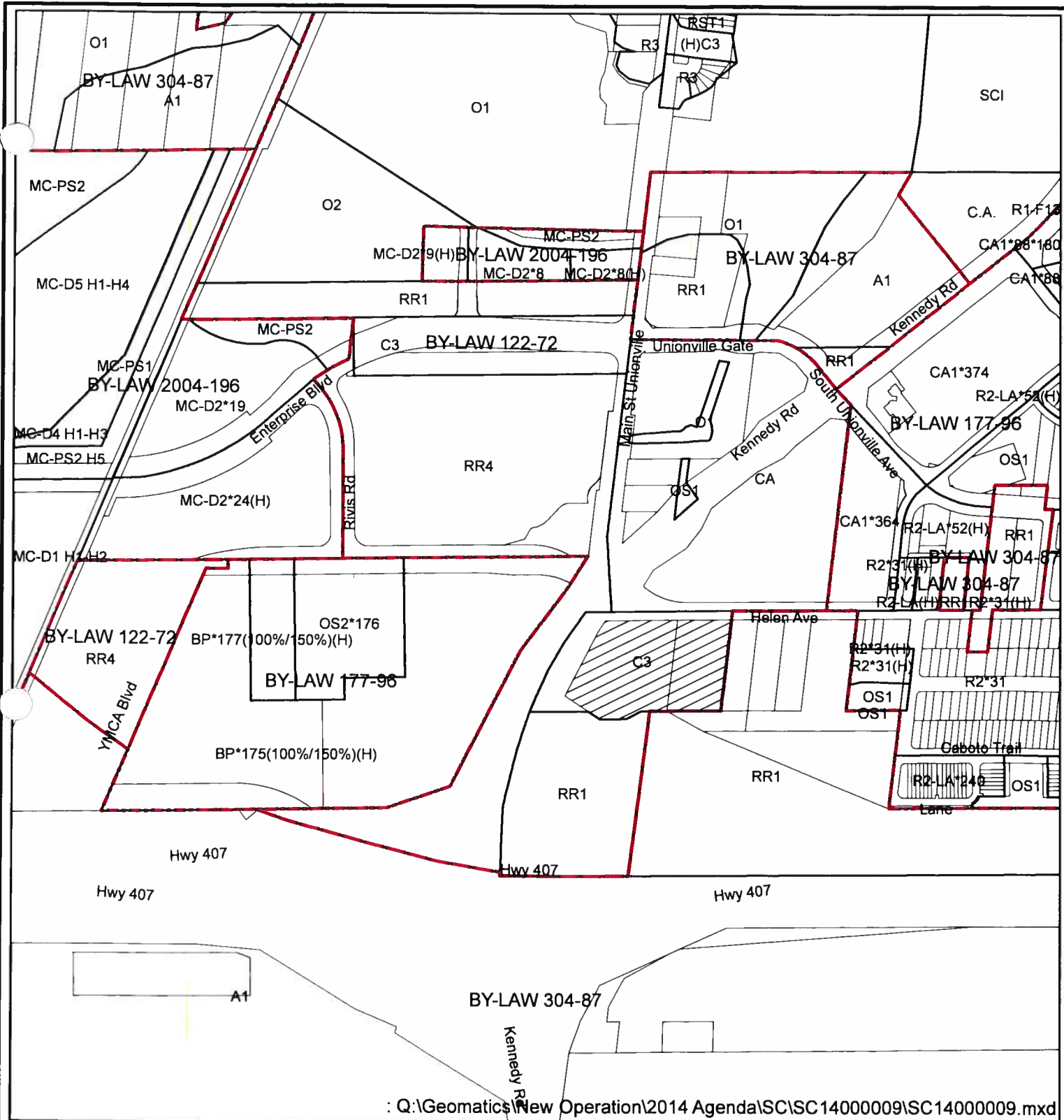
Conditions of Site Plan Approval  
Town and Country Volkswagen  
7997 Kennedy Road  
(east side of Kennedy Road between Highway 407 and Helen Avenue)  
SC 14 000009

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 Fatal Light Awareness Program (FLAP) components to ensure a more bird friendly building, to the satisfaction of the City.
  - b. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
  - c. a storm water management report and a functional servicing report.
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, the Region, the Ministry of Transportation 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. 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.
  - c. That the Owner purchase and install on the property, in a prominent location, a Markham Remembered interpretive plaque, to the satisfaction of the Manager of Heritage Planning, to acknowledge the James Brander House and the history of the property.
  - d. Provisions to ensure implementation of the recommendations of the approved reports.

- e. Provisions for satisfying all requirements of City departments and public agencies.
- f. 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
- g. That the owner has addressed all environmental requirements for the drainage channel lands.







# AREA CONTEXT/ZONING

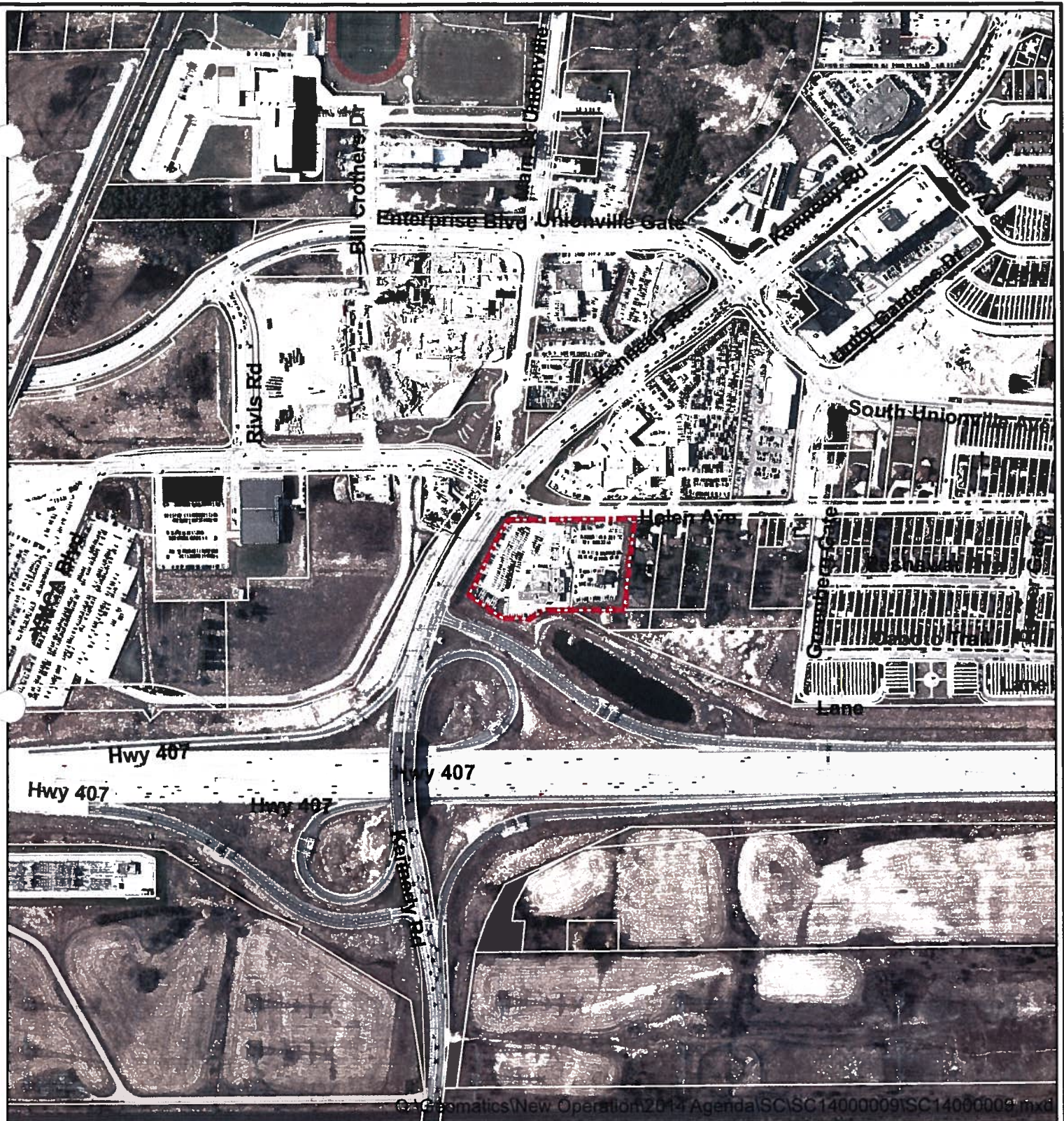
APPLICANT: TOWN AND COUNTRY VW.  
 7997 KENNEDY ROAD

FILE No: SC14000009(SH)

 SUBJECT LANDS

DATE: 12/05/14





# AIR PHOTO 2013

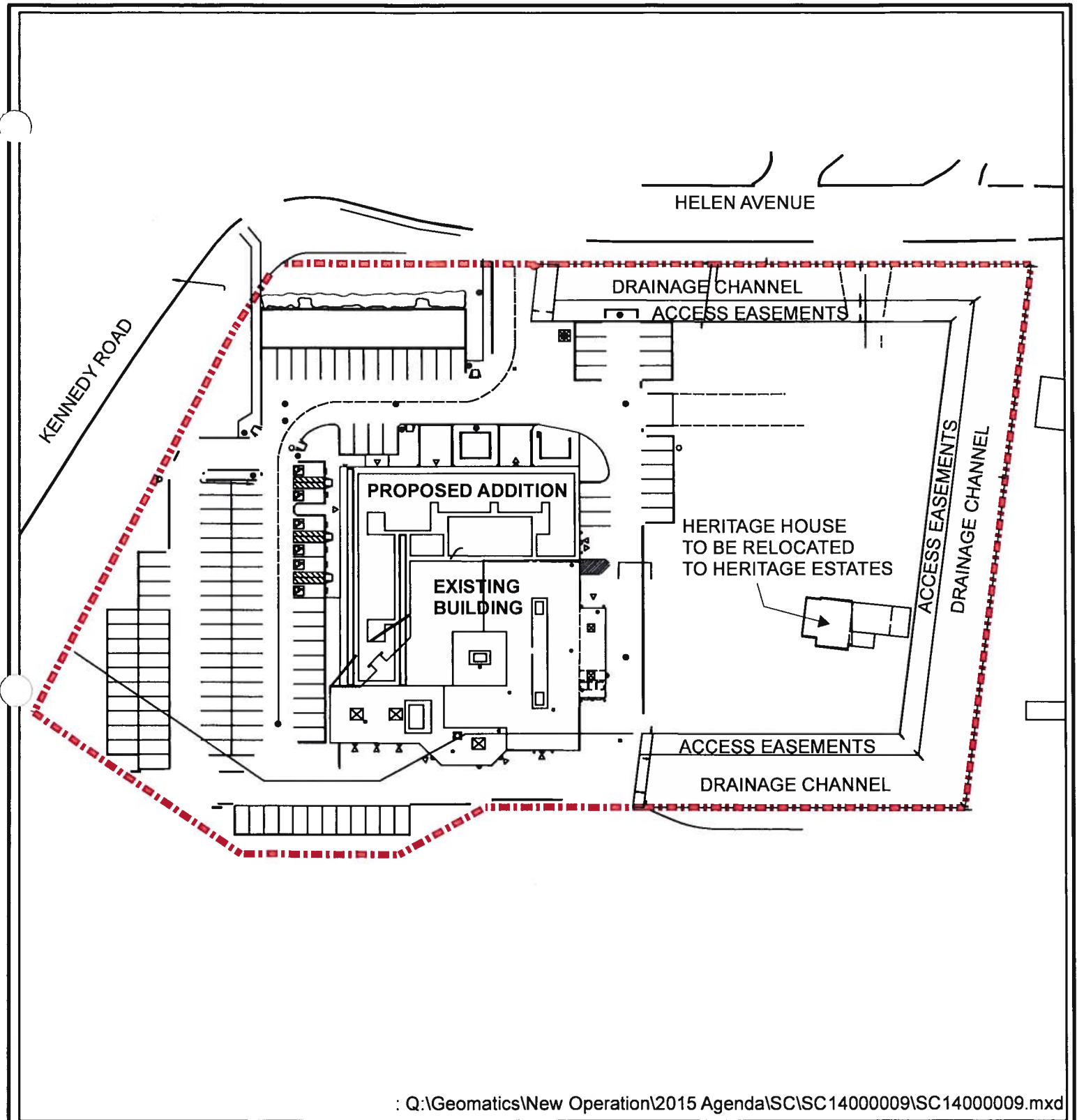
APPLICANT: TOWN AND COUNTRY VW.  
7997 KENNEDY ROAD

FILE No: SC14000009(SH)

 SUBJECT LANDS

DATE: 12/05/14





# SITE PLAN

APPLICANT: TOWN AND COUNTRY VW.  
7997 KENNEDY ROAD

FILE No: SC14000009(SH)

--- SUBJECT LANDS

DATE: 03/09/15



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## FIGURE No. 5