

**SUBJECT:****PRELIMINARY REPORT**

Weins Canada Inc.  
(formerly Don Valley North Automotive Inc.)  
Applications for Official Plan and Zoning By-law  
Amendments to permit a corporate head office, car dealership  
and 5 storey elevated parking structure at 7200 Victoria Park  
Avenue (North of Steeles Avenue, west side of Victoria Park  
Avenue)

File Nos. OP 09 116231 & ZA 09 116232

**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. 3140  
Manager, Central District

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**RECOMMENDATION:**

- 1) That the report "Weins Canada Inc. (formerly Don Valley North Automotive Inc.), Applications for Official Plan and Zoning By-law Amendments to permit a corporate head office, car dealership and 5 storey elevated parking structure at 7200 Victoria Park Avenue (North of Steeles Avenue, west side of Victoria Park Avenue)" be received;
- 2) That a Public Meeting be held to consider the applications;
- 3) 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 provide preliminary information on the applications. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**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). It appears this interim use has not been applied for or authorized to date.

Surrounding uses include the following:

- 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 m<sup>2</sup> (38,800 ft<sup>2</sup>), 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 full 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. Given the time lapse since the initial Public Meeting, staff advised the Applicant that a both a new Preliminary Report and Statutory Public Meeting was required.

It should be noted that a Site Plan Approval application (SC 09 116234) has been filed with the Official Plan and Zoning By-law Amendment applications. Staff will report back on the site plan application to DSC at a future date.

### **Proposal is for Corporate Head Office, Car Dealership and 5 storey Parking Structure**

In June 2016, revised plans were submitted by the Applicant for a 4,427 m<sup>2</sup> (47,635 ft<sup>2</sup>), 4-storey, head office and car dealership facility, which will be dedicated to the sale of prestige, luxury vehicles that are either demonstrators or coming off 1, 2 or 3 year leases (Figure 4). The ground floor of the proposed facility is intended to accommodate a car dealership, show room, associated service facility and a corporate lobby. The second floor is intended to accommodate a parts department and general office uses. The third is proposed for general office uses and the fourth floor, a meeting room.

A total of 648 parking spaces are provided, which is comprised of 98 surface parking spaces (5 of which are accessible) and 545 spaces which are contained within a 5 storey elevated parking structure that is located west of the proposed head office/car dealership building. Three accesses to the site are proposed: one full move accesses on Victoria Park Avenue and two accesses on Torbay Road (one full moves and one right-in). Conceptual elevations of the proposed corporate head office and dealership facility are provided in Figure 5.

### **Official Plan and Zoning**

#### *Current Official Plan*

The subject lands are designated "Industrial-Business Park Area" in the in-force Official Plan (Revised 1987), as amended. The intent of this designation is to accommodate a mix of high quality business activities including corporate head offices and research facilities. Retail and service commercial activities are strictly controlled within this designation. Automobile service stations, car washes, automobile repair uses, autobody paint and repair, and retail uses involving accessory outdoor storage and/or display of merchandise are prohibited. The Applicant is requesting that the subject lands be re-designated to "Commercial-Commercial Corridor Area". The property to the immediate south (3300 Steeles Avenue) was similarly re-designated in 2004 from "Industrial-Business Park Area" to "Commercial-Commercial Corridor Area", to facilitate the Don Valley North Toyota dealership.

#### *Official Plan 2014*

The subject lands are designated "Business Park Employment" in the Official Plan 2014 (as partially approved on October 30, 2015 and May 26, 2016). Lands designated "Business Park Employment" are to be planned and developed for prestige industrial and office development, frequently in larger scale buildings on large properties. Offices, and manufacturing, processing and warehousing with no accessory outdoor storage, along with other uses, are permitted within this designation. Retail, and/or service uses, are also permitted; albeit tightly controlled, in this designation. If approved, the subject lands would be re-designated to "Service Employment", which applies to lands that are planned and developed for service and retail uses together with light industrial and warehousing and small office uses that are dispersed within an overall mix of uses. The "Service Employment" designation is also consistent with the Official Plan 2014 designation for the property to the immediate south (3300 Steeles Avenue), the Don Valley North Toyota dealership.

#### *Zoning*

The subject lands are zoned "Select Industrial and Limited Commercial" [MC(80%)] by By-law 108-81, as amended (Figure 2). This zoning permits a variety of industrial, office and limited commercial uses, but does not include permission for automobile sales and service uses. The Applicant is requesting that the subject lands be rezoned to "Commercial Corridor Area" (C.C.A.) incorporating any site specific standards required to reflect the proposed development. The C.C.A. zone category is similar to the site specific zoning amendment which was implemented on the Don Valley North Toyota dealership site to the south.

**Application does not represent an employment conversion to retail lands**

Staff were of the opinion that the previous (May 2009) applications, filed by Don Valley North Automotive Inc., represented a conversion of employment lands to retail. Given that the revised proposal incorporates a head office component, that represents 58% of the overall GFA, staff are now satisfied that the applications no longer represent an employment conversion.

**Applicant proposing five storey elevated parking structure**

A total of 168 parking spaces (including 8 accessible) are required for the proposed development in accordance with the City's Parking Standards By-law 28-97, as amended. As previously mentioned, a total of 648 parking spaces are provided: 98 surface parking spaces (5 of which are accessible) and 545 spaces which are contained within a 5 storey elevated parking structure. The Applicant has advised that the parking surplus, accommodated primarily in the above grade parking structure, is intended to accommodate employee parking, as well as overflow inventory of new vehicles. Staff will work with the Applicant to ensure the required number of accessible parking spaces are provided. Proposed elevations of the parking structure are depicted in Figures 6.

**OPTIONS/ DISCUSSION:**

The following is a brief discussion of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- 1) Staff are of the opinion that the proposed Official Plan Amendment is considered to be of local significance and will not adversely impact Regional interest. Accordingly, staff have requested that the proposed amendment be exempt from Regional approval.
- 2) The northwestern portion of the subject lands is located within a regulated area of the Toronto and Region Conservation Authority (TRCA). The Applicant will be required to address the TRCA's comments and obtain a permit prior to construction.
- 3) In September 2013, the Applicant commenced remediation of the subject lands, as soil contaminants were discovered during the Phase 1 and Phase 2 ESA analysis. The remediation work was completed in June 2014. The City's Environmental Assets Section is currently waiting for a Soil Management Report confirming that remediation has been completed to MOE standards.
- 4) Currently there is flooding downstream in the Don Mills Channel where capacity is limited. As such, the Applicant will be required to reduce the flow discharging from the subject lands such that it will not result in adverse impacts to the downstream condition. The Applicant has submitted a Stormwater Management Design Brief to address this concern, which is currently under review by Engineering staff.
- 5) The subject lands contain vegetation, primarily along its perimeter. The Applicant has submitted a tree inventory and preservation plan, which is currently being reviewed by Urban Design Staff.

- 6) As previously indicated, a site plan application has been submitted for the subject lands. Staff are currently reviewing site plan matters including: built form, building setbacks, compatibility of elevated parking structure, building elevations, access, parking, and landscaping. Staff will report back on the site plan application to DSC at a future date.

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

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

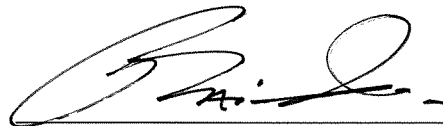
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various internal departments and external agencies and are currently under review.

**RECOMMENDED BY:**



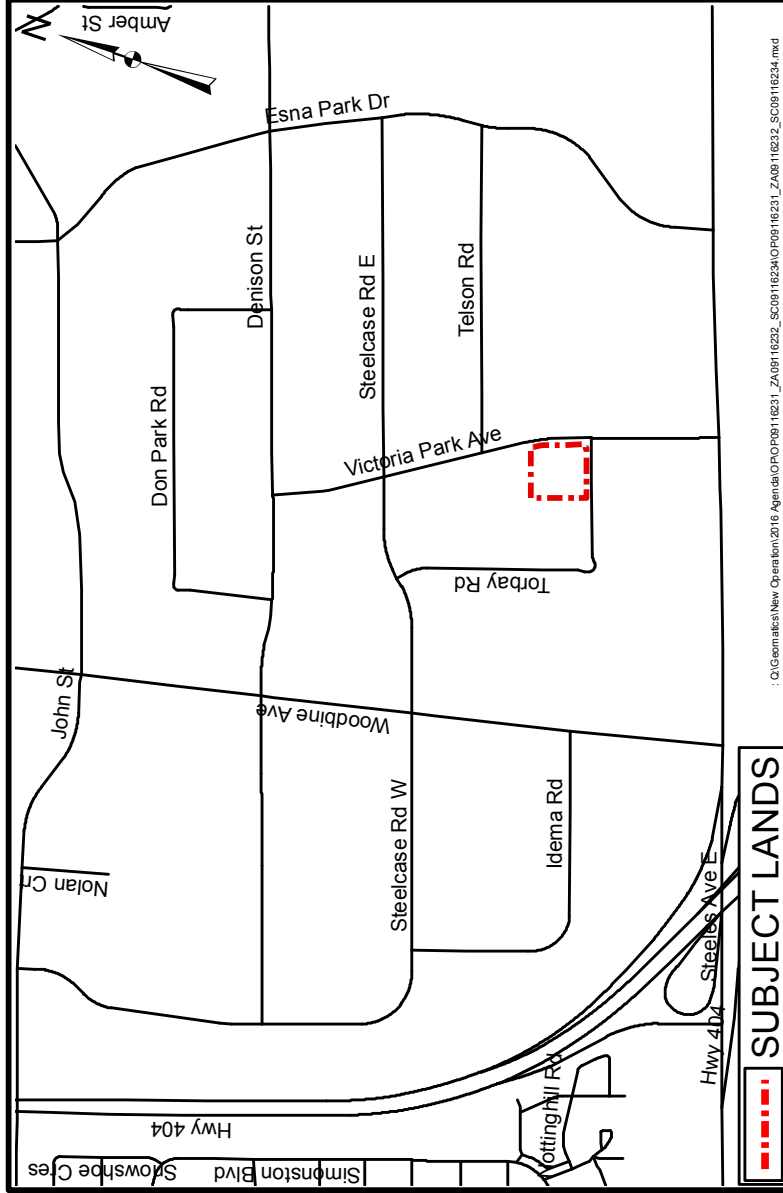
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



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

**ATTACHMENTS:**

- Figure 1 – Site Location
- Figure 2 – Area and Zoning Context
- Figure 3 – Aerial Photograph
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Elevations
- Figure 6 – Proposed Parking Structure Elevations



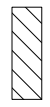


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# AREA CONTEXT / ZONING

APPLICANT: WEINS CANADA INC.

7200 VICTORIA PARK AVENUE

 SUBJECT LANDS

FILE No: OP09116231 & ZA09116232 (SB)

DATE: 11/07/16






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# AIR PHOTO 2015

APPLICANT: WEINS CANADA INC.

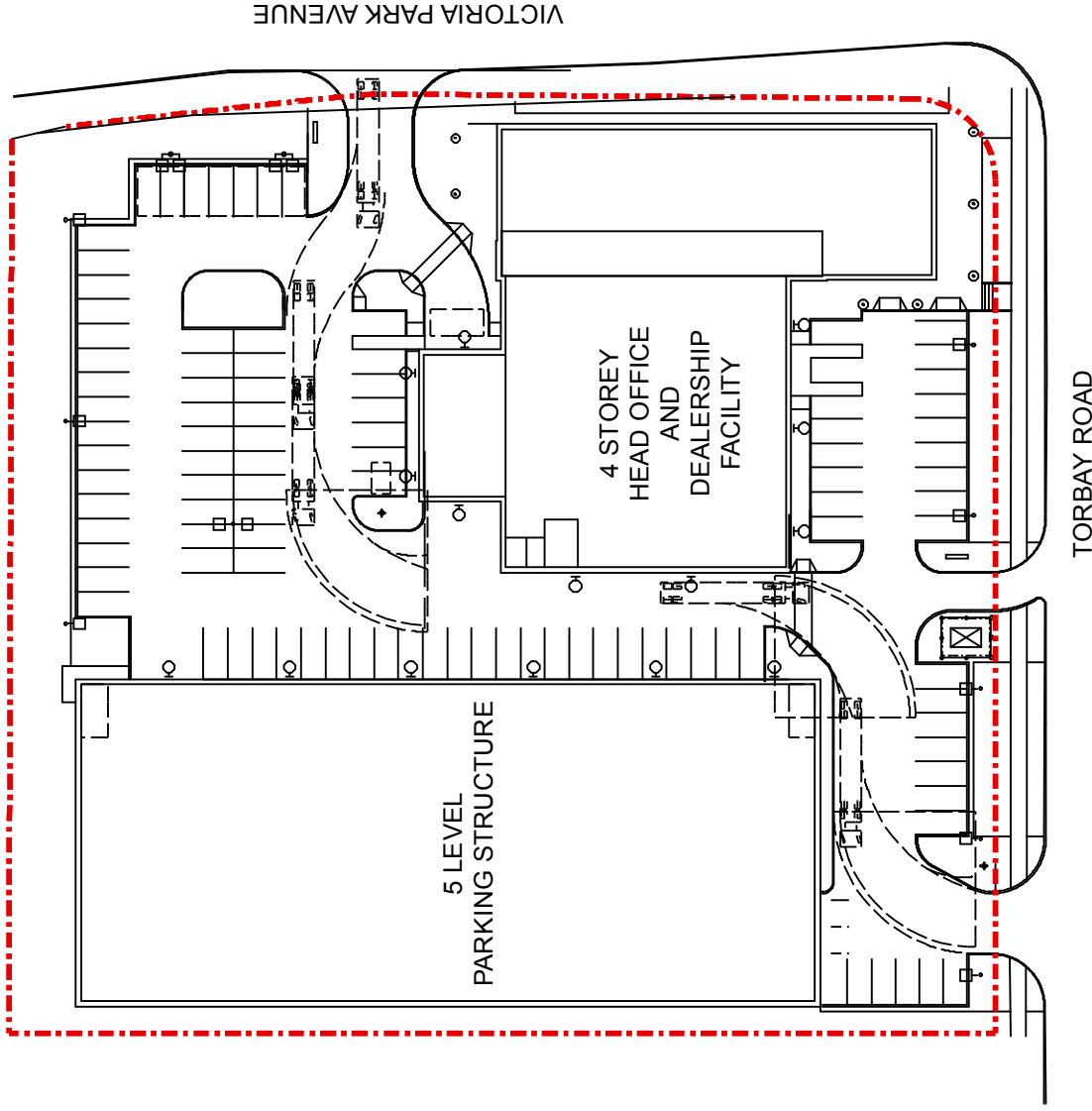
7200 VICTORIA PARK AVENUE

 SUBJECT LANDS

FILE No: OP09116231 & ZA09116232 (SB)

DATE: 11/07/16





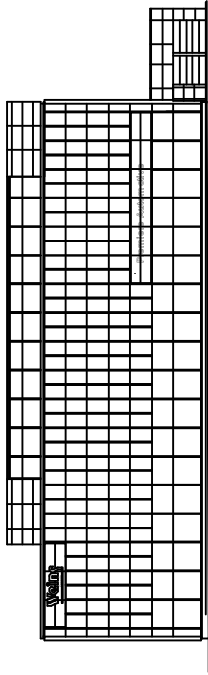
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# PROPOSED SITE PLAN

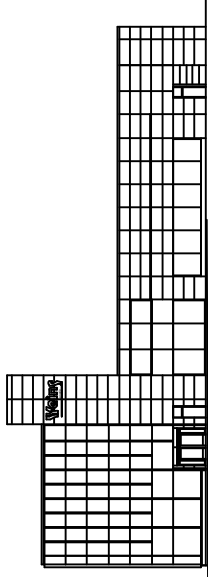
APPLICANT: WEINS CANADA INC.

7200 VICTORIA PARK AVENUE

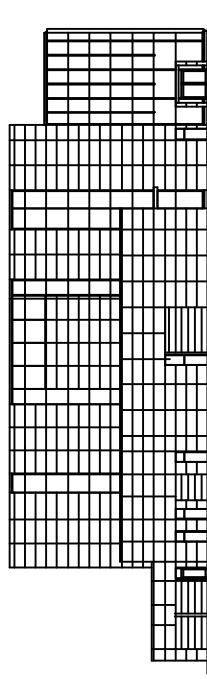
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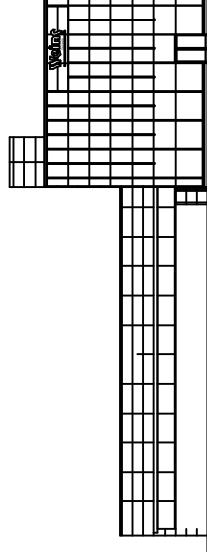
EAST ELEVATION (FACING VICTORIA PARK)



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION (FACING TORBAY ROAD)

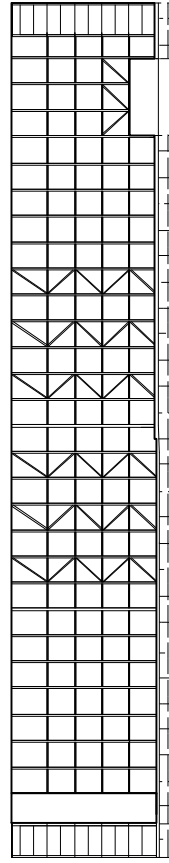
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# PROPOSED ELEVATIONS

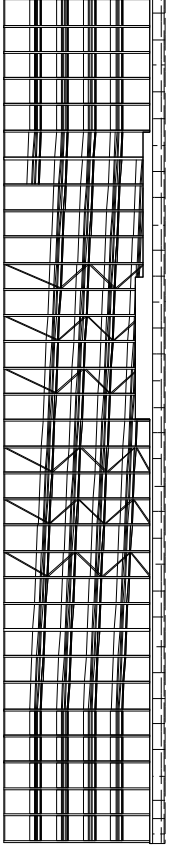
APPLICANT: WEINS CANADA INC.

7200 VICTORIA PARK AVENUE

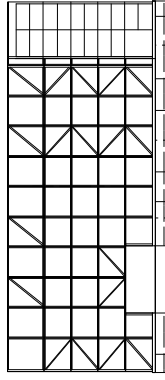
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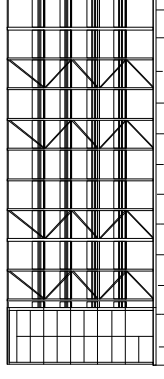
EAST  
ELEVATION



WEST  
ELEVATION



SOUTH  
ELEVATION



NORTH  
ELEVATION

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# PROPOSED PARKING STRUCTURE ELEVATIONS

APPLICANT: WEINS CANADA INC.  
7200 VICTORIA PARK AVENUE

FILE No: OP09116231 & ZA09116232 (SB)