

York Region Committee of The Whole

Item 1.2.4

Region-Wide and Nobleton Area-Specific Wastewater Development Charges Background Studies and Bylaws

May 7th, 2026



New Uptown Audi Provides Contemporary Update to an Aging Format



DC By-Law Promotes Inferior Urban Design and Incentivises Surface Parking

Older Format Dealership (Parking/Storage Outdoors)

Dealership: 5,000 m² GFA x \$795.35/m² = \$3,976,750

Outdoor Parking: = DC exempt \$0

TOTAL DCs Payable \$3,976,000



New Compact Urban Format (Parking/Storage Indoors)

Dealership: 5,000 m² GFA x \$795.35/m² = \$3,976,750

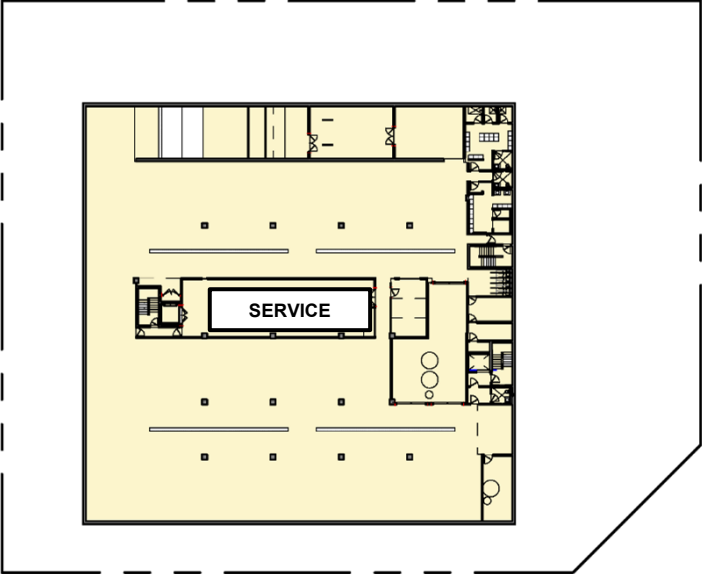
Indoor Parking: 5,000 m² GFA x \$795.35 /m² = \$3,976,750

TOTAL DCs Payable \$7,953,500

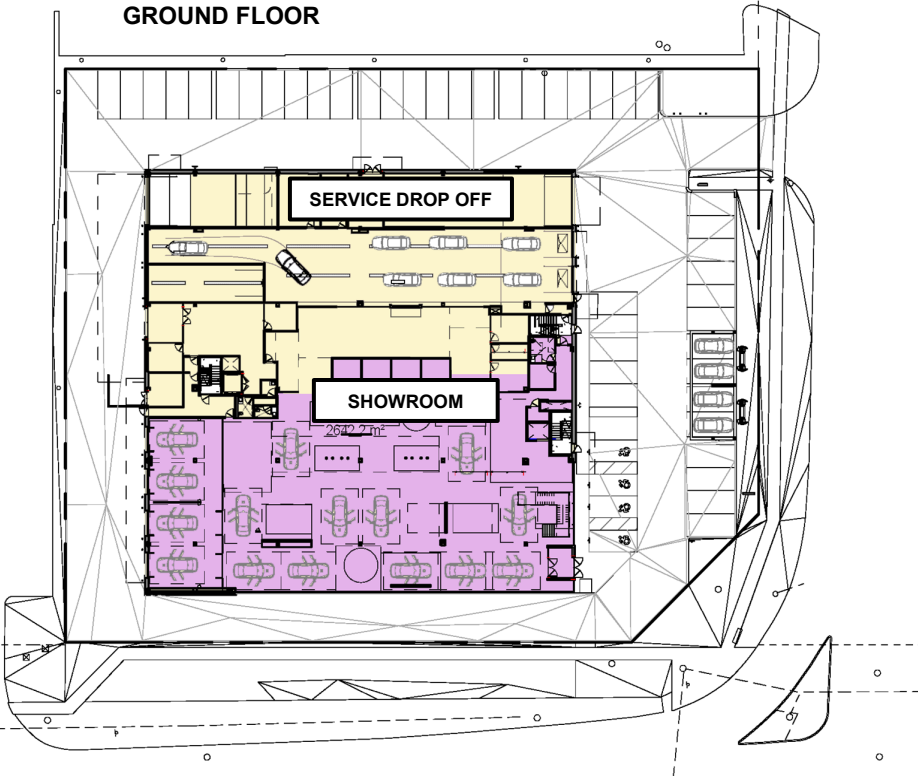


Site Design Prioritizes Engaging Streetscape Over Surface Parking

BASEMENT PLAN

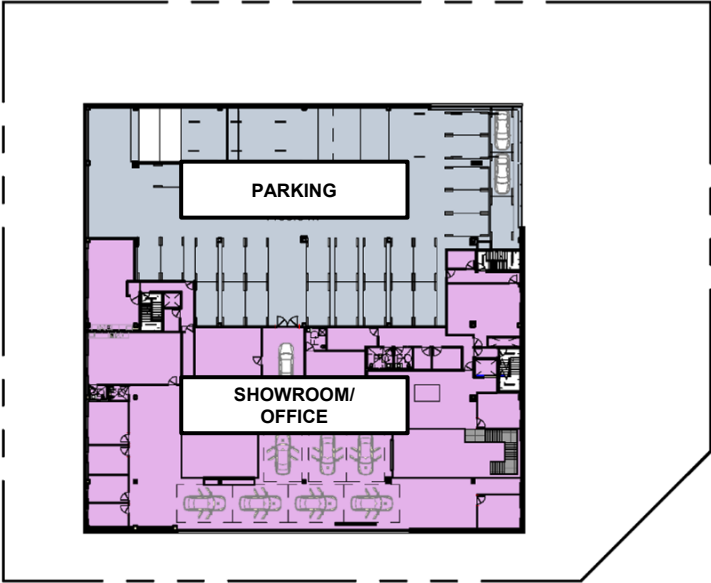


GROUND FLOOR



Enhanced Urban Design With Internalized Parking and Service Areas

SECOND LEVEL



THIRD LEVEL



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Thank you for your attention.

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