

COMMITTEE OF THE WHOLE – MAY 7, 2001

SITE DEVELOPMENT APPLICATION PETRO-CANADA (DUFFERIN/CENTRE) FILE: DA.00.012

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Site Development Application DA.00.012 (Petro-Canada) BE APPROVED, subject to the following conditions:

- a) that prior to the execution of the site plan agreement:
 - i. the final site plan and elevation drawings shall be approved by the Community Planning Department;
 - ii. the final landscape plan shall be approved by the Urban Design Department;
 - iii. the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iv. access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - v. all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - vi. the required variances shall be obtained from the Committee of Adjustment, and shall be final and binding.
- b) that the site plan agreement include the following provisions:
 - i. the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority, as required; and,
 - ii. the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Background

Location

- Southeast corner of Dufferin Street and Centre Street (1487 Centre Street)
- Lots 1 and 2, Registered Plan 3668
- Part of Lot 5, Concession 2, City of Vaughan

Proposal

On February 17, 2000, the Owner submitted a Site Plan Application to permit the redevelopment of a service station site for an automobile gas bar, with a 102.6m² customer service kiosk and 8 fuelling stations with canopy cover.

Land Use Status

- Designation - "Service Station" by OPA #210 (Thornhill-Vaughan Community Plan), and subject to OPA #424 (Service Station Policy)
- Zoning - C6 Highway Commercial Zone by By-law 1-88

Site Description

- a 0.26 ha rectangular-shaped site, with 49.5m frontage on Dufferin Street and 55.7m flankage on Centre Street
- developed with a service station building, which is to be demolished
- the surrounding land uses are:

North - Centre Street; commercial (C6 Highway Commercial Zone)

South - vacant MTO lands (A Agricultural Zone)

East - residential (R1 Residential Zone)

West - Dufferin Street; vacant (A Agricultural Zone)

Official Plan

The "Service Station" designation permits the proposed use.

Zoning

The C6 Highway Commercial Zone permits the proposed automobile gas bar use, however, the following variances are required to the zoning standards:

- 8 m rear yard (east), whereas 15m is required;
- 2 m interior side yard (south), whereas 10m is required;
- a kiosk size of 103m², whereas 50m² is the maximum permitted; and,
- 8m setback from a Residential Zone (east), whereas 13.5m is required.

The site size has been reduced considerably through several previous road widenings taken by the Region of York, and additional widenings to be dedicated through this application. The proposed exceptions are considered to be minor in nature, and can proceed to the Committee of Adjustment for approval.

Site Design

The site plan consists of a 103m² customer service kiosk along the south lot line, with a 5.4 m high canopy connecting the kiosk and fuelling stations.

A garbage pick-up area is located at the southeast corner of the site and will be screened by a wood panelled enclosure on three sides, with double access doors facing the parking area. The underground fuel storage tanks are at the southwest corner of the site abutting the right-in/right-out access on Dufferin Street, providing the refuelling trucks with direct access.

Access to the site is from right-in/right-out driveways on both Dufferin Street and Centre Street. The raised centre medians will be lengthened by 9 m along Dufferin Street, and by 30 m along Centre Street. Illuminated direction arrows and light boxes are provided at both vehicle access points, and two illuminated 7.7 m high pylon signs are located at the southwest and northeast corners of the site.

Building Elevations

The 103m² customer service kiosk consists of a white stucco clad facade with red trim on the south, east and west elevations, and includes recessed exterior wall lighting. The north (front) elevation consists of a combination of white stucco cladding with red trim, and tempered glass, including the main doors.

The customer service kiosk, canopy cover and fuelling stations include red, white and black illuminated corporate signage detail. The same white stucco cladding found on the kiosk screens the rooftop mechanical unit.

Parking

By-law 1-88 requires a minimum of 6 parking spaces (103m² x 5.5 spaces/100m² GFA), whereas 12 spaces have been provided, including 1 space for the physically challenged.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and bushes, and planting beds along the north, east and west lot lines. A 0.75m wide interlocking paver stone strip provides a defined edge between the landscaping and the asphalt parking area. The site will be screened from the lands to the south and east by a 1.8m high board-on-board wood fence. The Urban Design Department has no objections.

The Owner will be required to pay 2% cash-in-lieu of parkland dedication in accordance with the requirements of the Planning Act.

Servicing

The Engineering Department advises that the subject lands have access to municipal services, including sanitary and storm sewers and water. The Owner has submitted revised engineering drawings to address minor servicing details, which must be approved by the Engineering Department.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Both Dufferin Street and Centre Street are Regional roads. The Region of York has advised that they have no objection to the site plan, subject to conditions, which will be appended to the site plan agreement.

Ministry of Transportation Ontario (MTO)

The MTO has advised that both the MTO and the 407 ETR “no longer require these lands for the development of a high-level ramp structure in order to provide a direct connection between Highway 407 and Dufferin Street”. However, the site is located within the MTO’s jurisdiction, and a building permit will be required by the MTO.

Conclusion

Staff have reviewed the site plan in accordance with the Official Plan and Zoning By-law, and have no objections. Staff are satisfied the proposed exceptions to the Zoning By-law are minor in nature, and must be approved by the Committee of Adjustment prior to finalizing the site plan agreement.

Therefore, Staff recommend approval of the Site Development Application to facilitate the proposed commercial redevelopment of the site, subject to conditions. Should the Committee concur, the

Recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Landscape Plan

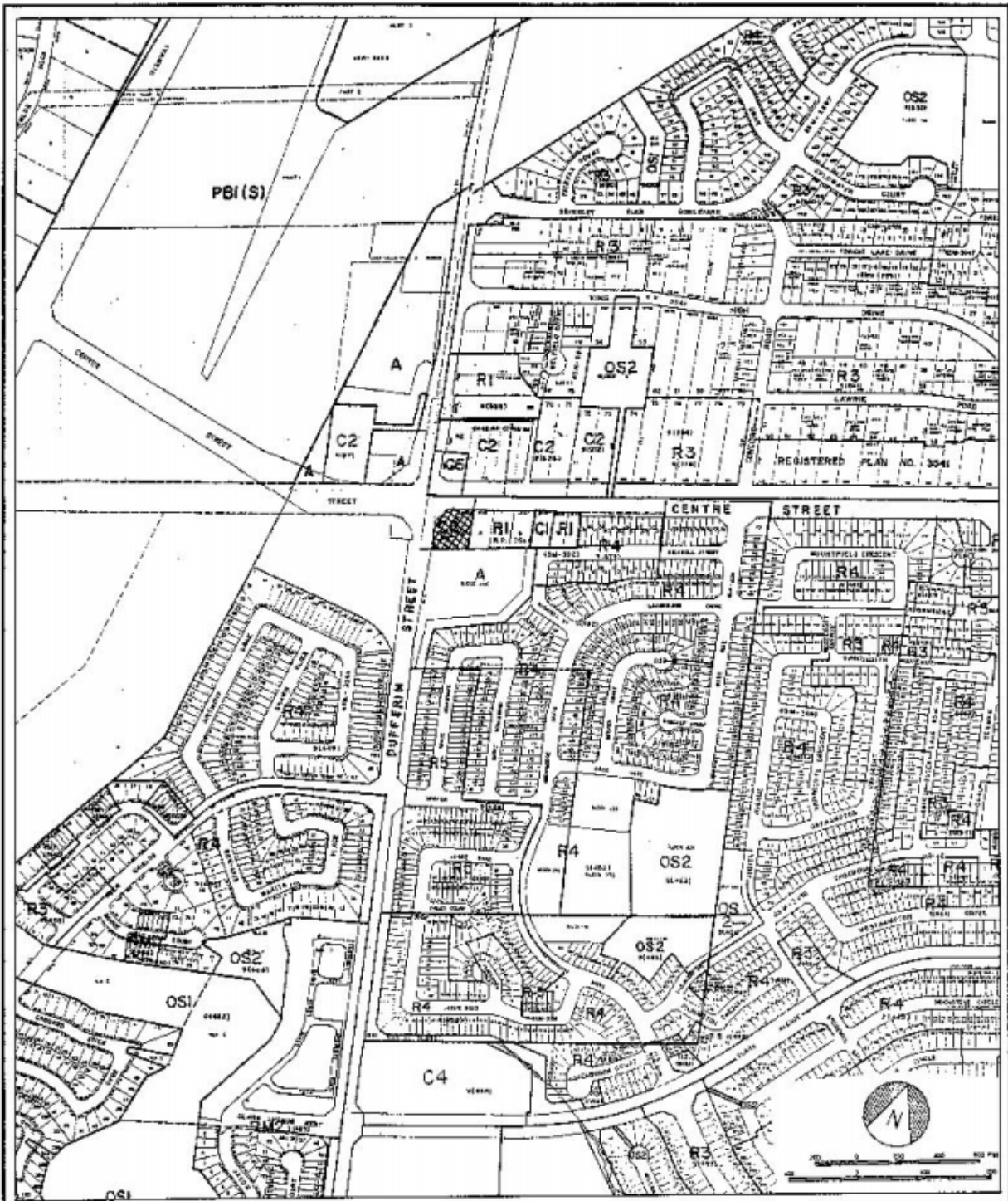
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

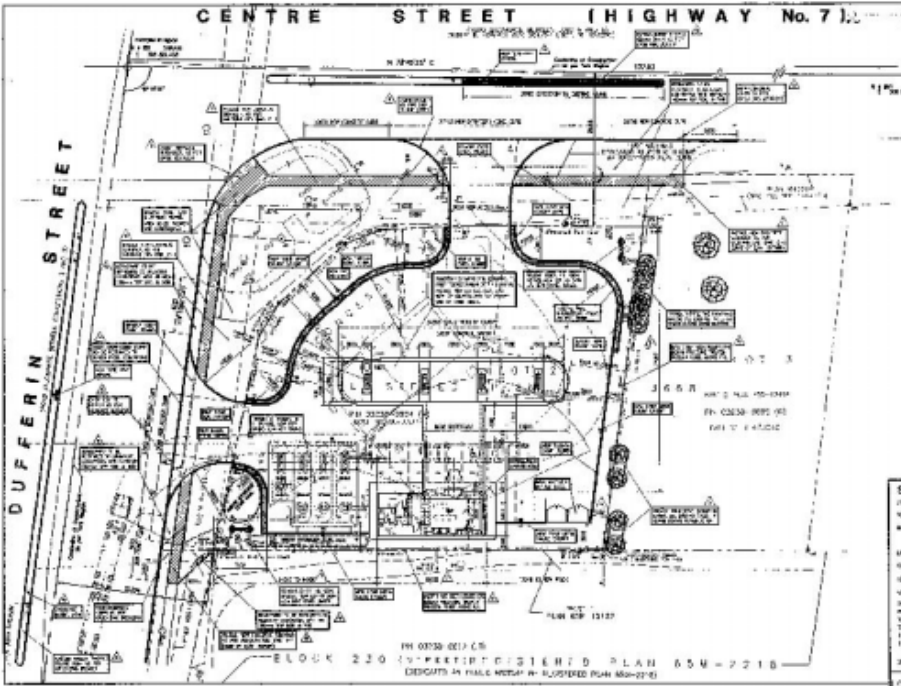
JOANNE R. ARBOUR
Director of Community Planning

Report prepared by: Jason Sheldon, Planner 1, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

/CM



ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 01/03/28
	DA.00.012	LOCATION: PART LOT 5 CONC 2.	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: PETRO-CANADA	



SITE DATA:	
DATE:	01/03/28
FILE #:	DA.00.012
REPORT #:	CONC 2
LOCATION:	PART LOT 5 CONC 2
CITY OF VAUGHAN	PLANNING DEPARTMENT
APPLICANT:	PETRO-CANADA
DATE:	01/03/28
SCALE:	NOT TO SCALE

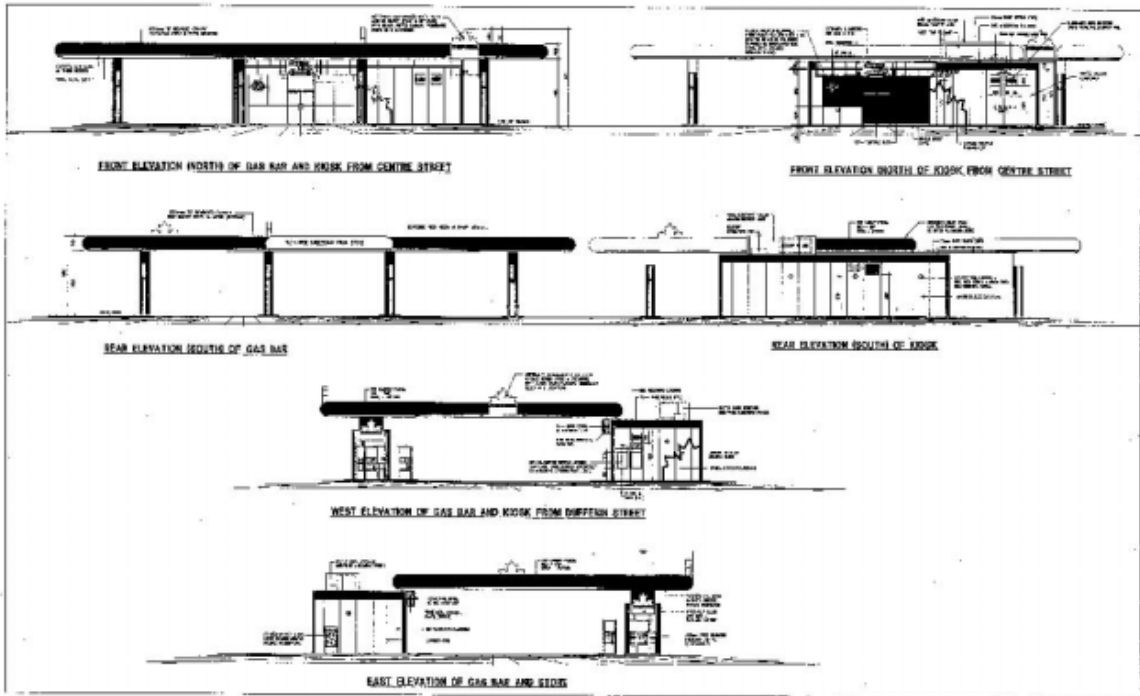
ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DA.00.012	CONC 2
LOCATION:	PART LOT 5 CONC 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
PETRO-CANADA

DATE: 01/03/28
SCALE: NOT TO SCALE



ATTACHMENT '3' ELEVATIONS	FILE #:	REPORT #:	DATE: 01/03/28
	DA.00.012	LOCATION PART LOT 5 CONC 2.	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: PETRO-CANADA

