

**COMMITTEE OF THE WHOLE AUGUST 18, 2003**

**SITE DEVELOPMENT FILE DA.02.054**  
**F & F REALTY HOLDINGS INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.054 (F & F Realty Holdings Inc.) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - a) the final site plan and building elevations shall be approved by the Commissioner of Planning;
  - b) the final site servicing, grading plans and stormwater management report shall be approved by the Engineering Department;
  - c) parking, access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
  - d) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
  - e) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
  - f) draft plan of subdivision 19T-98V03 shall be registered and the Vellore Woods Boulevard extension and its intersection with Rutherford Road shall be constructed and open to traffic;
  - g) that the design and traffic calming measures along Vellore Woods Boulevard, between Rutherford Road to Hawkview Boulevard be resolved to the satisfaction of the Vaughan Engineering Department; and
  - h) that a by-law rezoning Block 2 of Subdivision Plan 19T-98V03 to C4 Zone with an exception to permit the service station/car wash use, in accordance with Council's approval of Zoning Application Z.98.033 on May 14, 2001, be enacted and in full force and effect.
2. That the site plan agreement contain the following provisions:
  - a) 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 of the subject lands 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;
  - b) the owner shall upon future development of the adjacent lands to the north and west, acquire and/or grant from or to (as the case may be) any adjacent landowners all necessary cross-easements for the purpose of mutual internal driveway connections, and all required easements to be determined and in a form satisfactory to the City; and

- c) all Ministry of Transportation permits must be obtained prior to any construction being undertaken.

### **Purpose**

On August 20, 2002, the Owner submitted a site plan application to facilitate the development of a 297.0m<sup>2</sup> gas bar-convenience store with a 411.6m<sup>2</sup> canopy, and a 109.5m<sup>2</sup> car wash on a 0.62 ha site.

### **Background - Analysis and Options**

The lands are located on the north side of Rutherford Road, east of Weston Road, in Part of Lot 16, Concession 5, City of Vaughan. The lands are also identified as Part of Block 2 within approved draft plan of subdivision 19T-98V03, having frontage on the future Vellore Woods Boulevard.

The lands are designated "Neighbourhood Commercial" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - Rutherford Road; vacant (A Agricultural Zone)
- East - vacant (A Agricultural Zone)
- West - vacant (C4 Neighbourhood Commercial Zone)

On May 14, 2001, Council approved Official Plan Amendment and Zoning Amendment Applications OP.98.006 & Z.98.033 (F & F Realty Holdings Inc.), pertaining to the larger land holding of the draft plan. The approval was subject to a comprehensive site development application for Block 2 being approved prior to enactment of the by-law. This application for the southerly portion of Block 2 serves to satisfy this condition in part.

On August 30, 1999, Council approved Draft Plan of Subdivision 19T-98V03, which must be registered prior to development of the subject lands.

### **Official Plan**

The lands are designated "Neighbourhood Commercial" by OPA #600, which permits the following uses: food store, drugstore, other retail stores, pharmacies, banks and financial institutions, restaurants, business and professional offices, service stations and gas bars, and personal services. The proposed use conforms to the Official Plan.

### **Zoning**

The lands are zoned A Agricultural by By-law 1-88. On May 14, 2001, Council approved Zoning Amendment Application Z.98.033 to rezone the lands to C4 Neighbourhood Commercial Zone, and to provide an exception to add a service station with car wash as a permitted use.

The proposed site plan would require the following additional exceptions to the C4 Zone standards, which were identified following Council's consideration of the zoning application:

- rear yard setback of 3.8m (required - 15 m)
- side yard setback of 6.7m (required - 11m)
- 22.5m required from a "R" zone to any building or structure( required 15m).

The reduced rear yard and side yard setbacks will abut future commercial development and as such, are considered to be appropriate. The need for the reduction in the setback to a Residential Zone is due to presence of a RR Rural Residential zoned property on the south side of Rutherford Road. The boundary between the two zones occurs at the center line of Rutherford Road. The proposed buildings will be approximately 15m from the zone boundary, however the distance between the residential and commercial structures will be approximately 50m. In

consideration of this, Staff consider the proposed reduction in the setback from 22.5m to 15m to be appropriate.

### **Site Design**

The site plan consists of a 297.0m<sup>2</sup> gas bar convenience store building on the west side, with a canopy area of 411.60m<sup>2</sup>, and a separate 109.5m<sup>2</sup> car wash building on the north side. Parking is provided across the front of the gas/bar convenience store, with more parking provided on the south side of the car wash. A double garbage enclosure is located adjacent to the north side of the gas bar convenience store. A loading area is not required for the commercial development.

### **Access/Parking**

Vehicular access to the site is a full-movement driveway to the future Vellore Woods Drive and Rutherford Road. The approval of the Region of York Transportation and Works Department is required for both accesses. Traffic, parking access and on-site vehicular circulation must be approved by the Vaughan Engineering Department.

By-law 1-88 requires parking to be provided on the following basis:

Gas Bar-Convenience Store	(297.0m <sup>2</sup> @ 5.5 spaces/100 m <sup>2</sup> ) spaces + 2 vacuum spaces = 19
Convenience Store Drive Through	8 car storage spaces
Car Wash	10 car storage spaces
Total parking required	19 spaces + 18 car storage spaces
Total parking provided	28 spaces + 23 car storage spaces

The site has a surplus of 9 car spaces and 5 car storage spaces.

### **Ministry of Transportation**

The Ministry of Transportation (MTO) has advised that access onto Rutherford Road from the future Vellore Woods Boulevard will not be permitted until all related intersection improvements have been constructed to the satisfaction of the MTO, the Regional of York and City of Vaughan.

Prior to any construction being undertaken, permits are required from MTO. The Ministry permit control includes site grading/construction and all above and below ground structures located within 45m of Highway 400 limits, and within a 395 m radius of the centrepoint of the intersection of Highway 400 and Rutherford Road. Also, prior to the placement of any signs (i.e. temporary, construction, permanent, etc) a sign permit is required from the MTO.

### **Building/Elevations**

The gas bar convenience store consists of a charcoal-grey, traditional design constructed of an Alba Stone product split series. The top portion of the building contains Brampton Brick Tweedtex "Buff Range", and the bottom portion is finished with Bradstone Walling "Weathered Cotswold" brick. Windows are provided on the east side with the main entrance, between the windows. A drive-through window, is provided on the west side. Additional access is provided on the north and south sides. Signage is located above the front entrance windows, housed in illuminated sign boxes, on the west side above the drive-through window, with an optional sign at on the top right corner of the south elevation. Roof dormers, louvers, and an extruded aluminium, narrow profile louver are provided for screening for the mechanical units on the roof.

The car wash building materials are consistent with the gas bar convenience store, having the same grey stone wall treatment and glazed windows on the south side, with clear anodised overhead doors at either end. All doors and frames will be painted two tone to match the blocks. Signage for the car wash are above the entrance and exit doors, and along the south elevation.

The proposed canopy is a typical Esso design, consisting of a white metal panel and an illuminated red band metal around the top. Signage is provided on the north and south sides of the canopy structure. The building design is in accordance with the approved Urban Design and Architectural Design Guidelines.

### **Servicing**

Full municipal services, including water, hydro, and sanitary and storm sewers are available to service the development. The Engineering Department must approve the final site servicing and grading plans in conjunction with the servicing of the plan of subdivision. Any requirements of Hydro Vaughan Distribution Inc. shall also be satisfied.

The site forms part of block within a draft approved plan of subdivision. Conditions of draft approval must be cleared and a subdivision agreement registered to enable the plan to be registered. Registration in turn, will provide for the construction of the Vellore Woods Boulevard extension and intersection with Rutherford Road, servicing of the lands, dedication of the road allowance, and the creation of the subject block. Development of the block is contingent upon registration of the subdivision and construction of the road to provide access.

### **Landscaping**

The landscape plan consists of a mix of coniferous and deciduous trees, flowering trees and shrub plantings along the perimeter of the site. The final landscape plan and cost estimate must be approved by the Urban Design Department.

### **Conclusion**

Staff have reviewed the proposed development in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objection to the site plan. The proposed use conforms to the policies of OPA #600.

Council had approved Zoning Amendment application Z.98.033 in May/2001 to rezone the lands to C4 Neighbourhood Commercial Zone, with an exception to permit the gas bar use. The approval was conditional upon a comprehensive site plan for the subject lands and the adjoining to the north (Block 2 of Draft Plan 19T-98V03), being approved by Council prior to enactment of the by-law to rezone the lands within the subdivision plan. That condition is satisfied in part with the approval of this application. Several additional exceptions to the C4 Zone standards have been identified since Council considered the zoning application, which will need to be included in the implementing by-law. Prior to development of the site, the draft plan of subdivision must be registered, Vellore Woods Boulevard constructed and opened to provide access, and the lands rezoned.

Staff recommends the approval of the application, subject to conditions. Should the Committee concur, the Recommendation of this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
- 4.(A) Elevations
- 4.(B) Elevations
5. Elevations
6. Elevations

**Report prepared by:**

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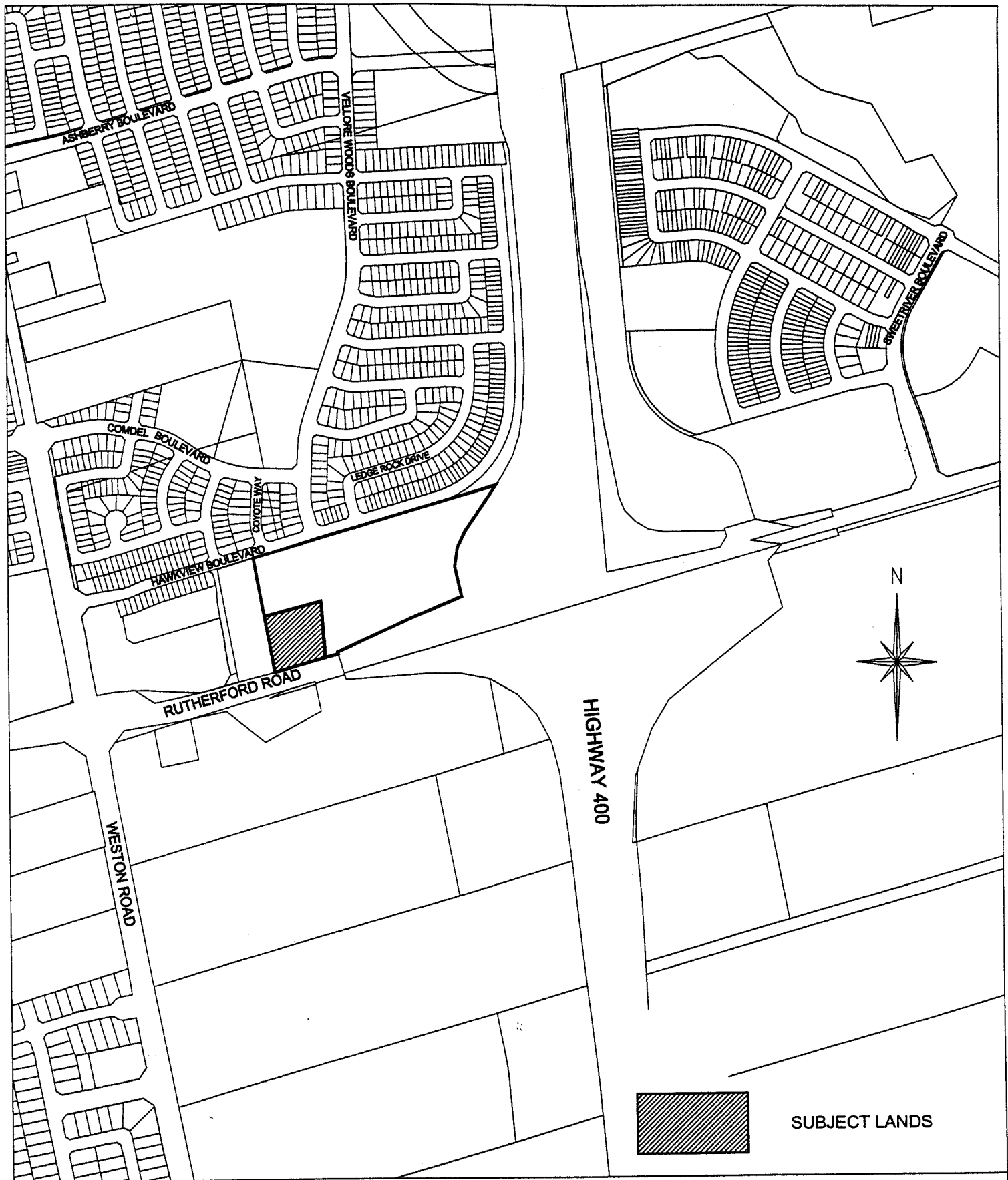
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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# Location Map

Part of Lot 16,  
Concession 5

APPLICANT:  
F & F REALTY HOLDINGS INC.



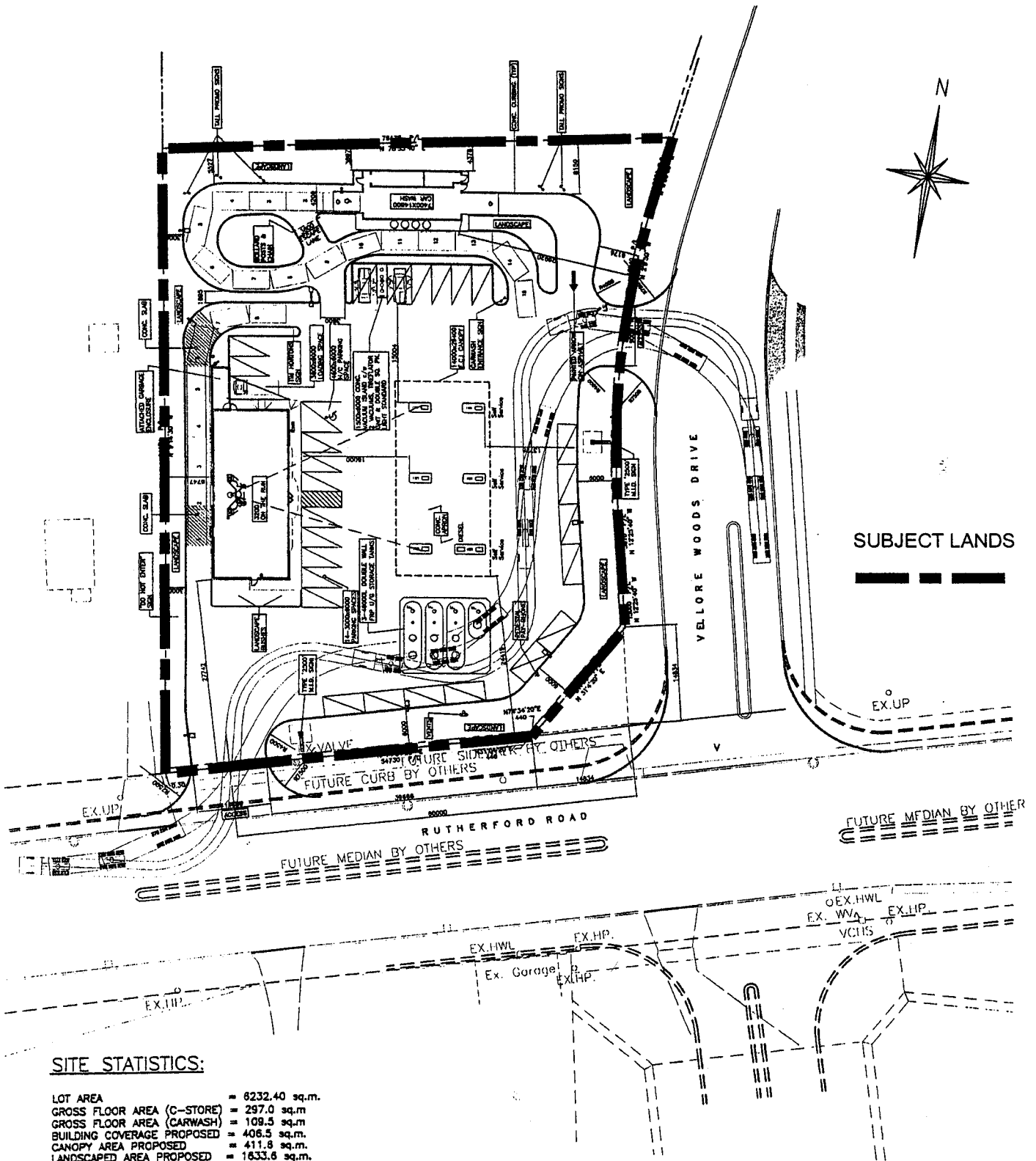
Community Planning Department

# Attachment

# 1

FILE No.:  
DA.02.054  
Z.98.033

May 22, 2003  
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SUBJECT LANDS

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**SITE STATISTICS:**

LOT AREA	= 8232.40 sq.m.
GROSS FLOOR AREA (C-STORE)	= 297.0 sq.m
GROSS FLOOR AREA (CARWASH)	= 109.5 sq.m
BUILDING COVERAGE PROPOSED	= 406.5 sq.m.
CANOPY AREA PROPOSED	= 411.8 sq.m.
LANDSCAPED AREA PROPOSED	= 1633.6 sq.m.
PAVED AREA PROPOSED	= 2451.7 sq.m.
PARKING SPACES PROVIDED	= 24 + 1 HANDICAPPED + 2 VACUUM + 1 UNLOADING
PARKING SPACES REQUIRED	= 23 (6/100sq.m. GFA OF C-STORE PLUS 3 SPACES FOR CAR WASH)

**Site Plan**

Part of Lot 16,  
Concession 5

APPLICANT:  
F & F REALTY HOLDINGS INC.



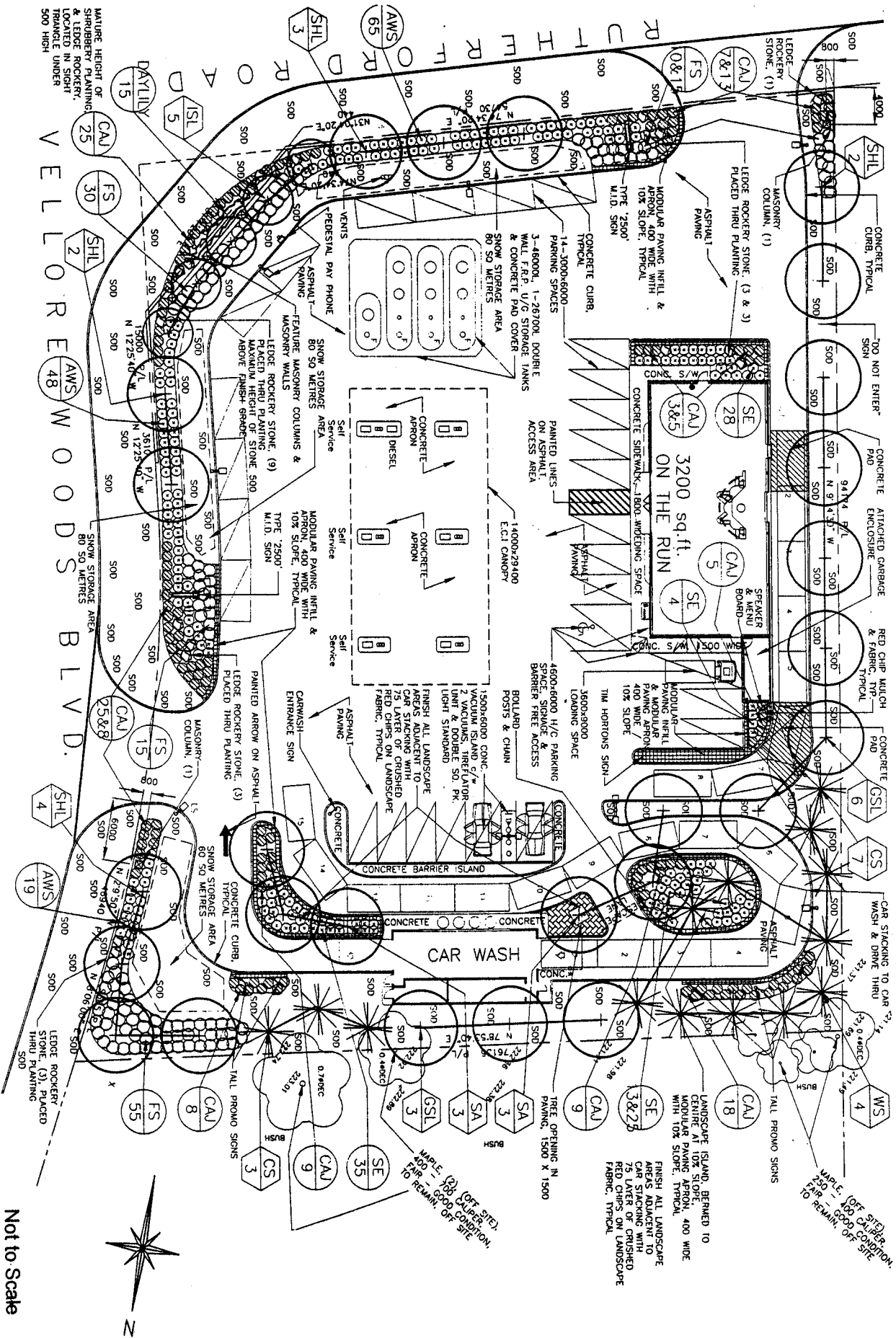
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**Attachment**

FILE No.:  
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Z.98.033

May 22, 2003

**2**



Not to Scale

# Landscape Plan

Part of Lot 16  
Concession 5

APPLICANT:  
F & F REALTY HOLDINGS INC.



Community Planning Department

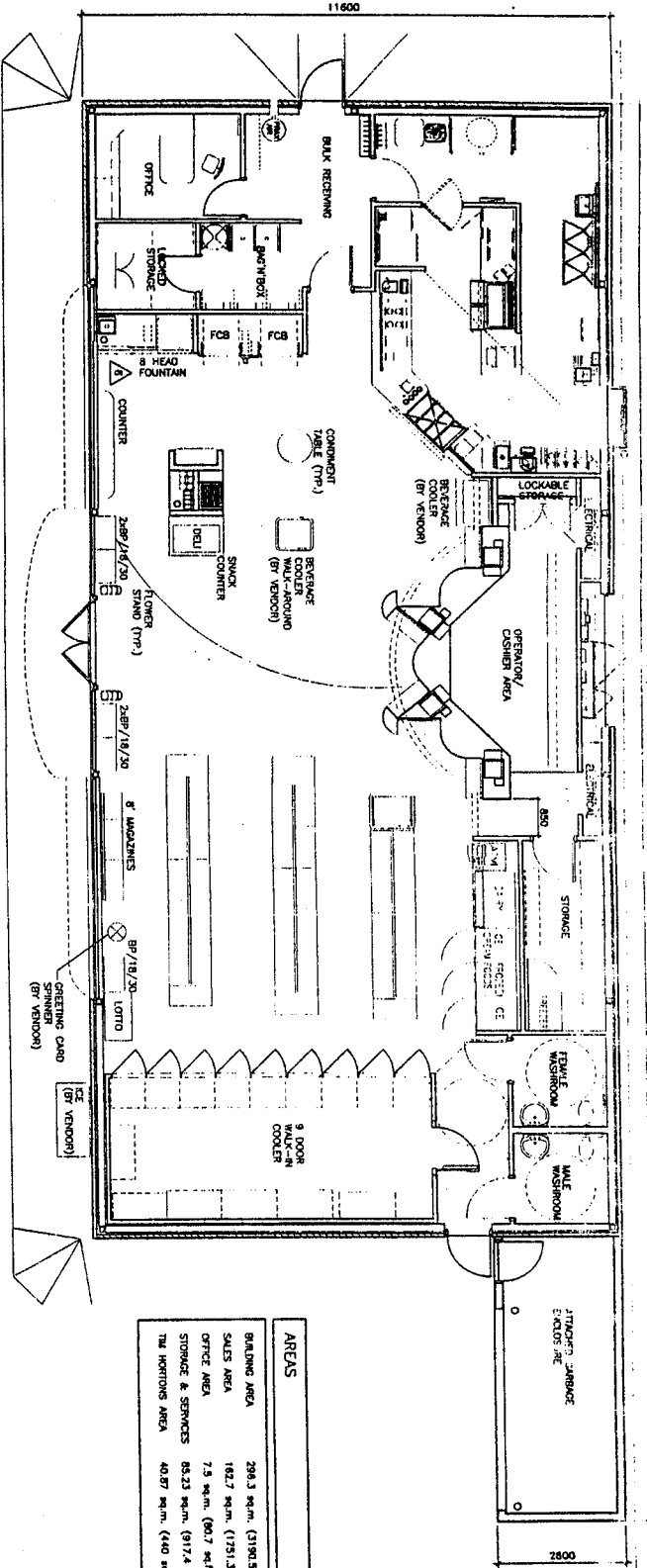
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May 22, 2003

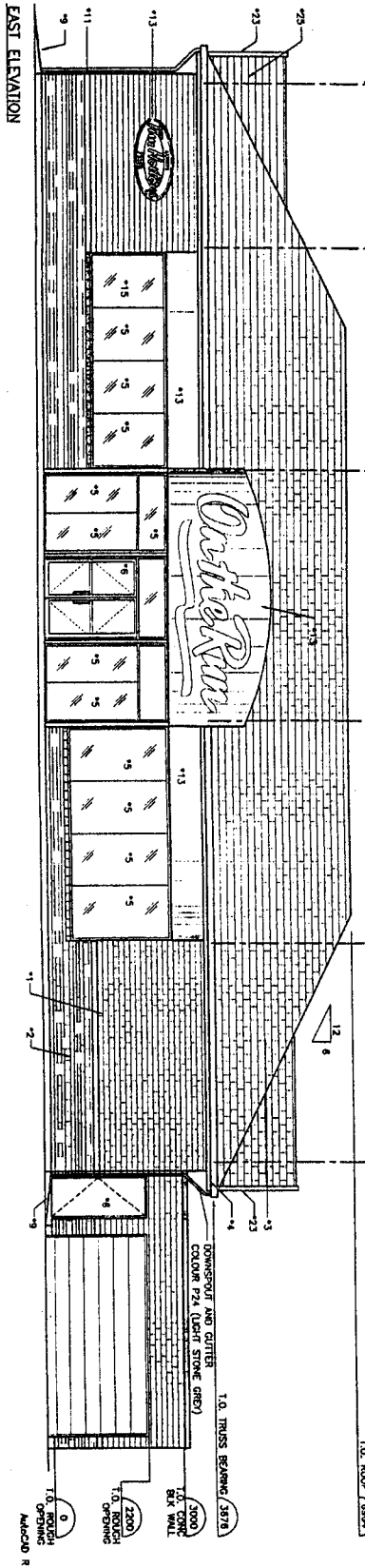
# 3





AREAS	
BUILDING AREA	298.3 sq.m. (3190.5 sq.ft.)
SALES AREA	162.7 sq.m. (1751.3 sq.ft.)
OFFICE AREA	7.5 sq.m. (80.7 sq.ft.)
STORAGE & SERVICES	85.23 sq.m. (917.4 sq.ft.)
TWO HOISTONS AREA	40.87 sq.m. (440 sq.ft.)

FLOOR PLAN



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# Elevations

Part of Lot 16,  
Concession 5

APPLICANT:  
F & F REALTY HOLDINGS INC.

City of  
**Vaughan**

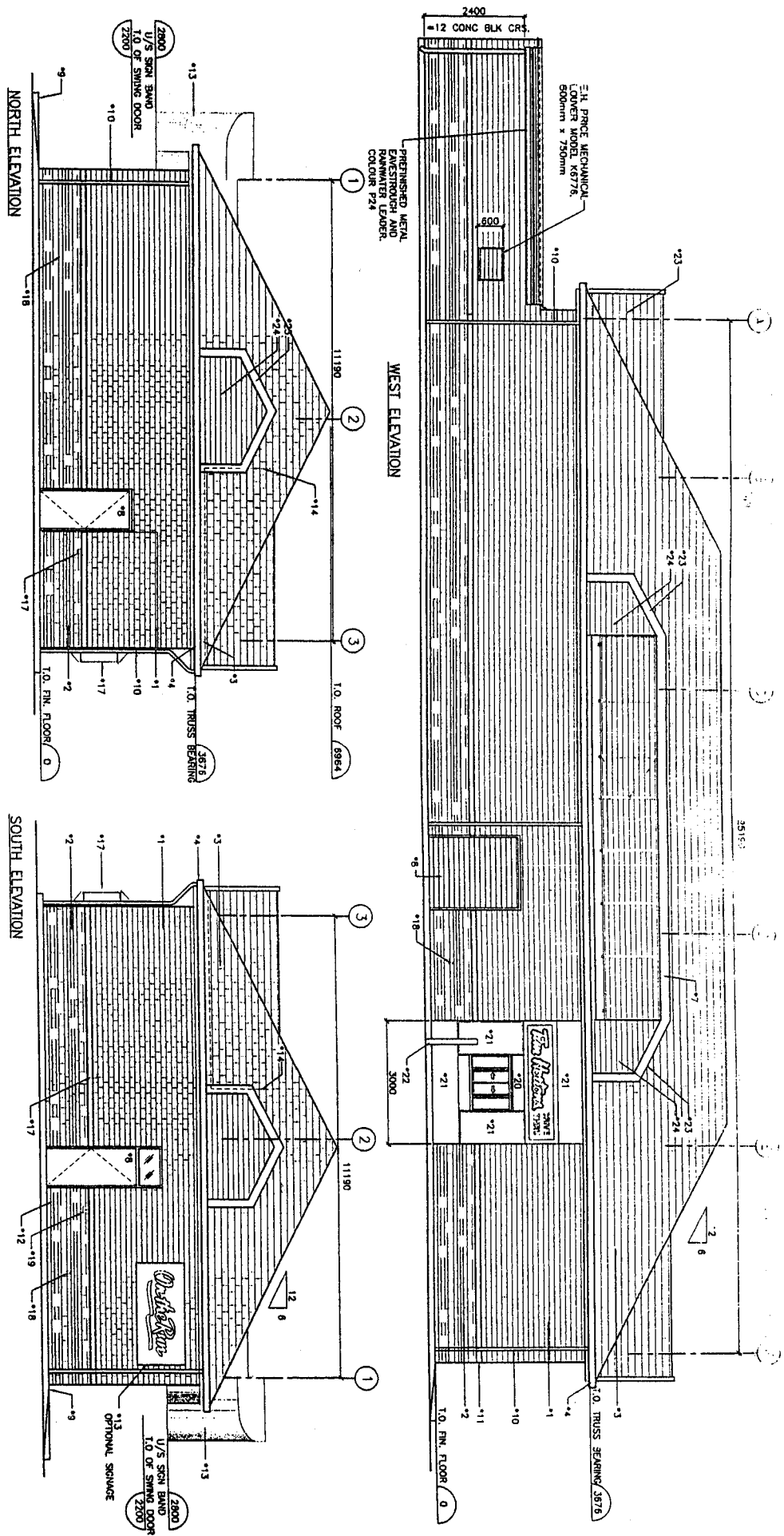
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May 22, 2003

# 4A



Not to Scale-

# Elevations

Part of Lot 16,  
Concession 5  
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F & F REALTY HOLDINGS INC.

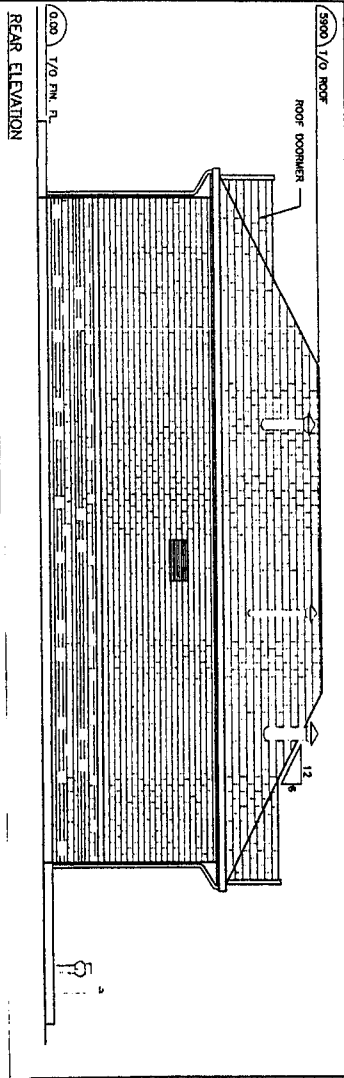
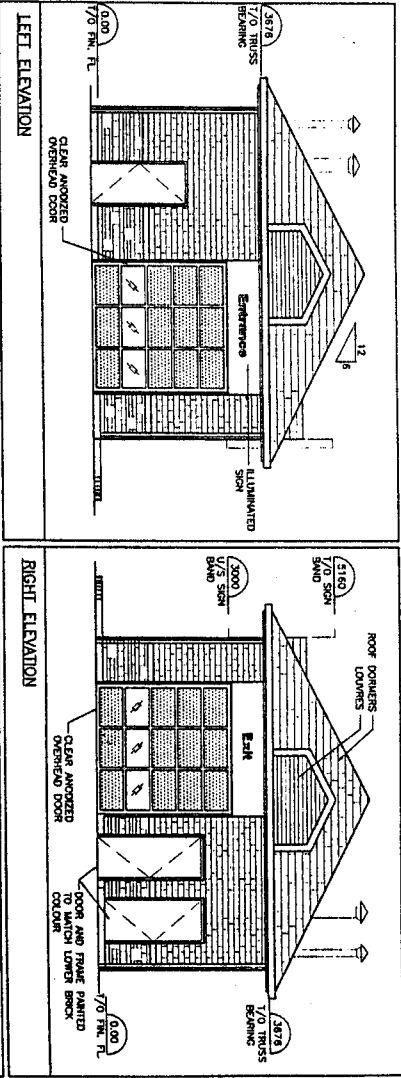
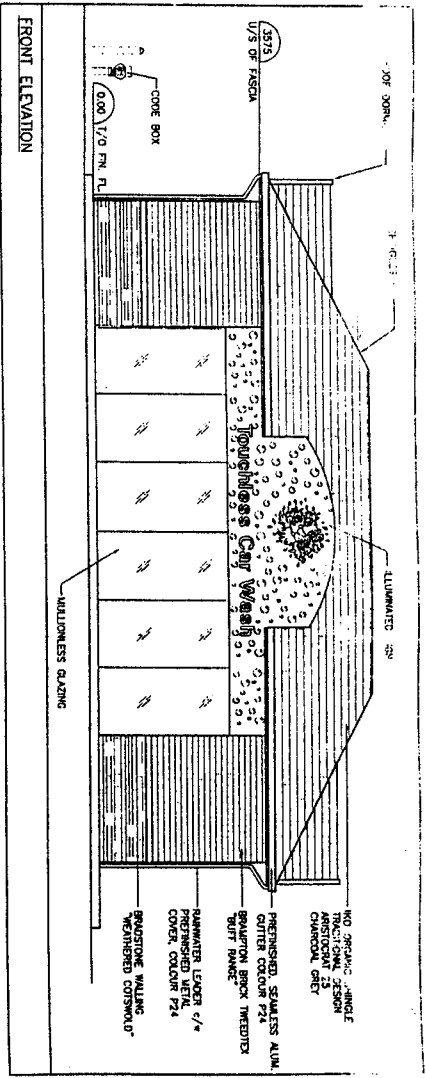
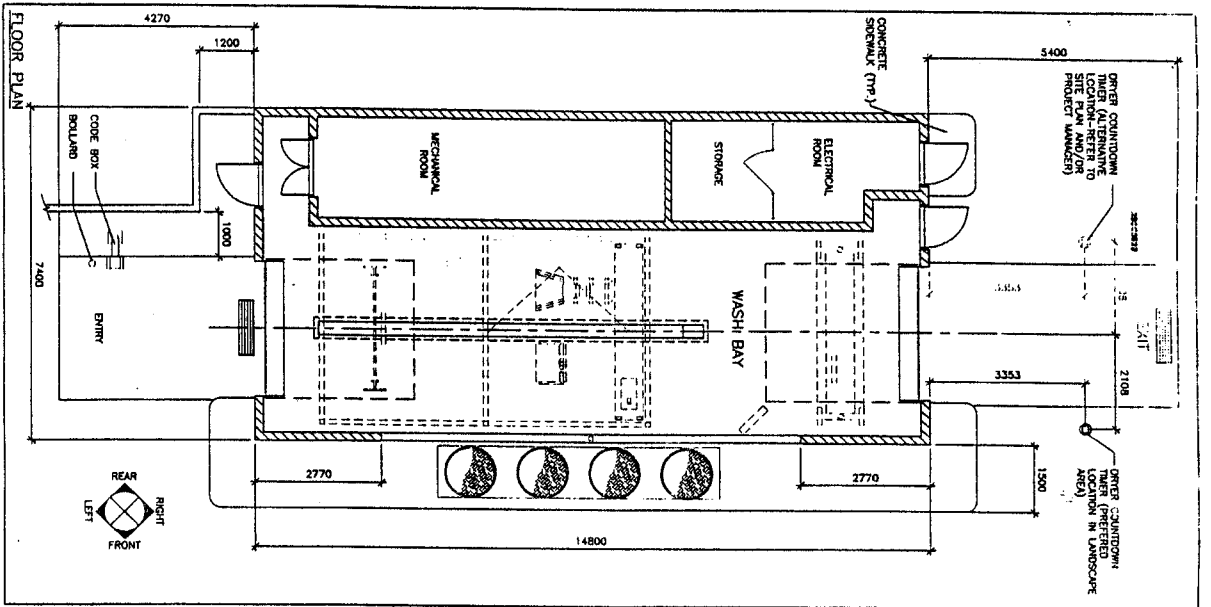


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# Attachment

# 4B

FILE No.:  
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May 22, 2003



Not to Scale

# Elevations

Part of Lot 16,  
Concession 5

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F & F REALTY HOLDINGS INC.



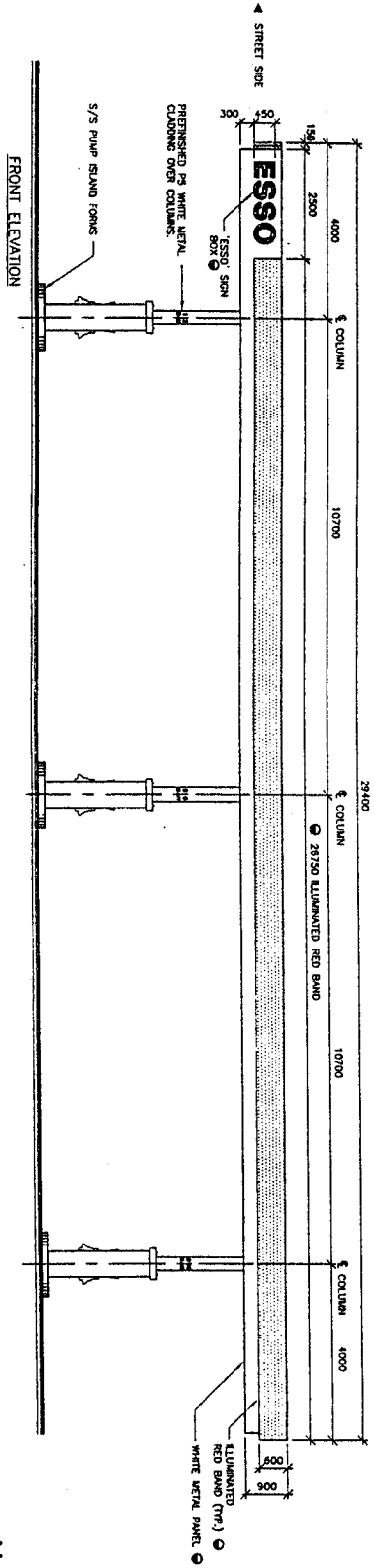
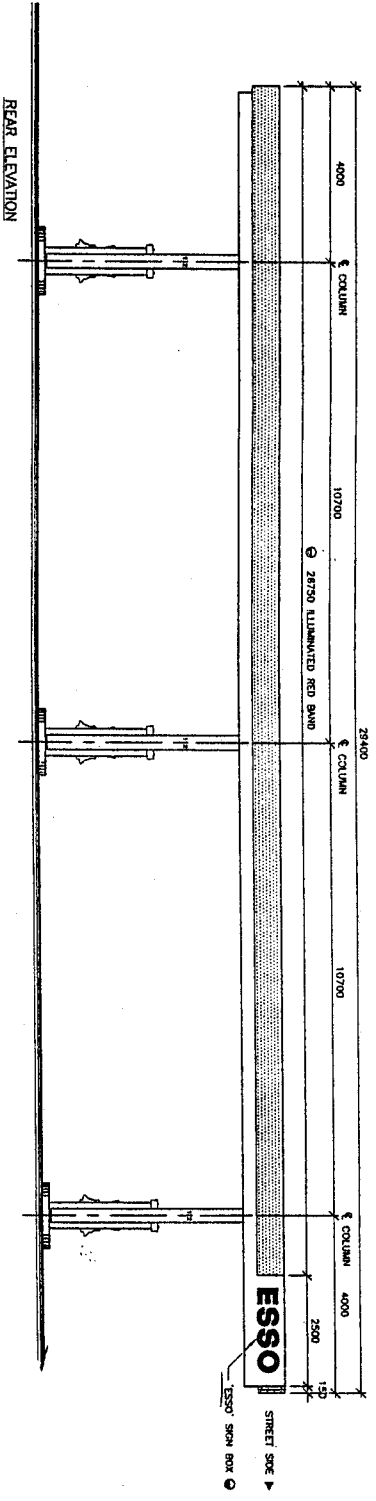
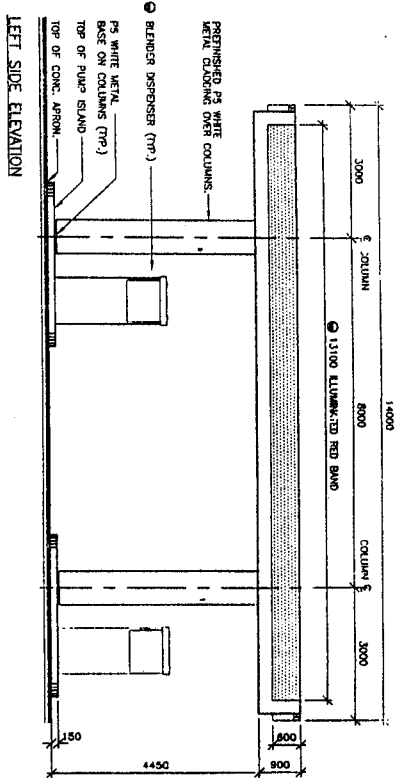
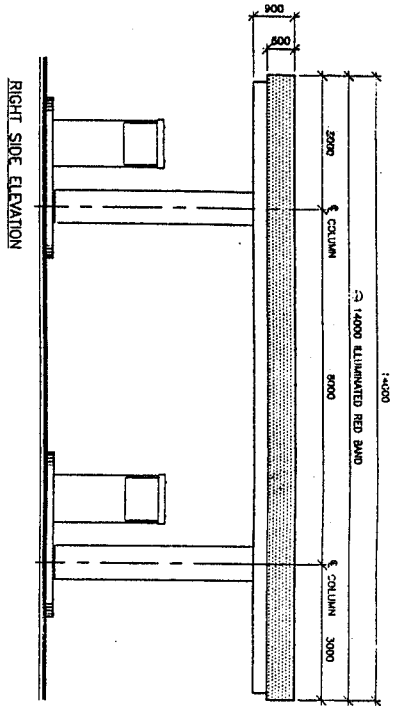
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# Attachment

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DA.02.054  
Z.98.033

May 22, 2003

# 5



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**Elevations**

Part of Lot 16,  
 Concession 5

APPLICANT:  
 F & F REALTY HOLDINGS INC.



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**Attachment**

FILE No.:  
 DA.02.054  
 Z.98.033

May 22, 2003

**6**