

COMMITTEE OF THE WHOLE MAY 17, 2004

**ZONING BY-LAW AMENDMENT FILE Z.04.006
SITE DEVELOPMENT FILE DA.03.079
NHD DEVELOPMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.006 (NHD Developments Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone a portion of the C7 Service Commercial Zone property along Vaughan Valley Boulevard to EM1 Prestige Employment Area Zone, and the EM1 Zone property along Regional Road 7 to C7 Zone.
2. THAT Site Development File DA.03.079 (NHD Developments Limited) BE APPROVED, for an automobile gas bar with car wash and convenience store, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site grading and servicing, stormwater management, access to Vaughan Valley Boulevard, and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) access to Regional Road 7 shall be approved by the Region of York Transportation and Works Department;
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - v) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) the implementing zoning by-law shall be in full force and effect; and,
 - vii) a by-law to exempt the subject lands from part lot control to create the lot shall be enacted.

Purpose

On February 23, 2004, the Owner submitted a Zoning By-law Amendment application to rezone a portion of the C7 Service Commercial Zone property along Vaughan Valley Boulevard to EM1 Prestige Employment Area Zone, and to rezone the EM1 Zone property along Regional Road 7 to C7 Zone. The rezoning would accommodate an automobile gas bar with a car wash and convenience store on the easterly 0.6 ha of the 1.2 ha C7 Zone lot, and future service commercial development on the remaining westerly portion. The EM1 Zone lands on Vaughan Valley Boulevard would be developed together with the applicant's EM1 lands to the west.

On December 23, 2003, a Site Development Application was submitted for an automobile gas bar with car wash and convenience store, as follows:

Total Site Area (C7 Zone):	1.2 ha
Development Area:	0.6 ha
Convenience Store G.F.A.:	157.69 sq.m.
Car Wash G.F.A.:	154.2 sq.m.
Canopy Area:	558.36 sq.m.
Parking:	13 spaces

Background - Analysis and Options

The subject lands are located on the northwest corner of Regional Road 7 and Vaughan Valley Boulevard, being part of Blocks 5 and 6, Plan 65M-3732, in Lot 6, Concession 9, City of Vaughan. The rectangular 1.2 ha site is vacant.

The site is designated "Prestige Area", and subject to the "Service Node" policies of OPA #450 (Employment Area Growth Management Plan), and zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - Stone Ridge Road; industrial (EM2 General Employment Area Zone)
- South - Regional Road 7; industrial
- East - Vaughan Valley Boulevard; vacant (C7 and EM1 Zones)
- West - vacant (EM1 Prestige Employment Area Zone)

Public Hearing

On March 26, 2004, a notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no responses have been received.

The recommendation of the Committee of the Whole on April 19, 2004, to receive the Public Hearing and forward a technical report to a future Committee meeting, was ratified by Council on April 26, 2004.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, and is subject to the "Service Node" policies. The land use policies for Service Nodes, applicable to this site, are as follows:

- Service Nodes shall generally be located at intersections of arterial and/or collector roads. Other areas that are conveniently located, or are predominantly devoted to another use, such as an office complex, hotel or retail warehousing, may also be considered;
- prior to approving an application to permit a service node, the approval of an urban design plan and traffic impact study may be required;
- the maximum area of a service node shall be approximately 1.2 ha; a service node may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing; and,
- uses permitted shall be for the day-to-day convenience and service needs of businesses, industries and their employees; retail uses which service the convenience needs of employees (i.e convenience retail store or pharmacy) and the needs of business (i.e

business supplies) are considered to conform; the detailed range of uses shall be established in the zoning by-law.

Presently, there is a C7 Zone lot of 1.2 ha at the northwest corner of Regional Road 7 and Vaughan Valley Boulevard. The proposed rezoning would facilitate a re-configuration of the C7 and EM1 Zone lots without changing the proportion of service commercial or employment acreage. The newly configured C7 lot would flank onto Regional Road 7, rather than Vaughan Valley Boulevard, with the remaining EM1 lands along Vaughan Valley Boulevard.

The proposed re-zoning would conform to the land use requirements for both "Prestige Employment" and "Service Nodes" in OPA #450.

The proposed development is also subject to OPA #424, which provides the policies and criteria for the evaluation of development applications for automobile gas bar uses. The proposal is considered to conform to the Official Plan in terms of location, compatibility, site design and transportation requirements.

Zoning

The subject lands are zoned C7 Service Commercial Zone and EM1 Prestige Employment Area Zone by By-law 1-88. The automobile gas bar with a car wash and convenience store use is not permitted in an EM1 Zone and therefore, an amendment to the by-law is required to facilitate the development as proposed. The site plan would appear to comply with By-law 1-88 standards. The EM1 lot on Vaughan Valley Boulevard would also comply to the by-law.

Site Design

The site plan (Attachment #3) consists of a centrally located gas pump island with overhead canopy, a 157.69 sq.m convenience store and a 154.2 sq.m car wash. Two accesses are proposed, consisting of a full-turn driveway onto Vaughan Valley Boulevard and a right-in/right-out driveway onto Regional Road 7. A stacking lane for the car wash is proposed along the north property line. A 6 m wide aisleway is shown along the westerly boundary to provide access to future development on the remainder of the C7 lands. Landscape strips are proposed along the perimeter of the site.

Access/Parking

A 9 m wide, right-in/right-out access is proposed onto Regional Road 7. The Region of York Transportation and Works Department advise that they have no objections to the rezoning, or site development applications, subject to conditions of approval to be included in the site plan agreement. As a condition of site plan approval, access onto Regional Road 7 must be approved by the Region and access onto Vaughan Valley Boulevard, together with on-site circulation and parking, must be approved by the Vaughan Engineering Department.

Parking for the proposed development is calculated as follows:

Convenience Store	157.69 sq.m @ 6.0 spaces/100 sq.m	= 10
Car Wash	1 space per vacuum station, plus minimum 10 stacking spaces	= 2
Total Parking Required		= 12
Total Parking Provided		= 13

The site exceeds the minimum parking requirement, with a surplus of 1 space.

Site Servicing, Grading & Stormwater Management

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department.

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

Landscaping

The landscape plan provides the required 9m and 6m wide landscape buffers along Regional Road 7 and Vaughan Valley Boulevard, respectively. Planting includes a mix of coniferous and deciduous trees and shrubs, together with berming and the use of boulders. Two illuminated monolith signs, which are rectangular-shaped and 7 m high, are proposed within the landscape strips along Vaughan Valley Boulevard and Regional Road 7. A 1.5m wide landscape strip is provided along the north property line and westerly development limit.

As a condition of site plan approval, the final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

The parkland dedication requirement under the Planning Act was satisfied through the registration of the subdivision, and no additional cash-in-lieu payment is required.

Building Design

The overhead canopy for the gas pump islands is approximately 14m wide, 39.6m long and 5.7m high to the top of the canopy. The canopy consists of composite aluminum, yellow cladding with an illuminated red "Shell" sign in individual letters and banding facing south and east. The main entrance of the 157.69 sq.m convenience store faces south, and the building materials consists of white brick, glazing, and a small amount of white aluminum cladding. A red sign band is proposed above the entrance on the south elevation facing Regional Road 7. An attached garbage room is proposed at the east end of the building. The car wash consists of the same building materials with the entrance and exit locations at the north and south ends of the building, respectively. Both buildings have a flat roof-line, with roof-top mechanical equipment being screened by white aluminum cladding.

Staff are satisfied with the proposed building elevations. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff has reviewed the proposed Zoning Amendment Application in accordance with the policies of the Official Plan, and has no objection to the rezoning of the parcels of land to C7 Service Commercial Zone and EM1 Prestige Employment Area Zone. The proposed rezoning would facilitate a re-configuration of the C7 and EM1 lots, and does not result in any change in the proportion of service commercial or employment acreage.

Staff has also reviewed the proposed Site Development Application and is satisfied that the subject lands can be appropriately developed for an automobile gas bar with car wash and

convenience store on the easterly portion of the 1.2 ha C7 Zone lot. Should the Committee concur, the "Recommendation" of this report can be adopted.

Attachments

1. Location Map (Existing Zoning)
2. Proposed Zoning
3. Site Plan
4. Landscape Plan
- 5a. Elevation – Canopy
- 5b. Elevation – Convenience Store
- 5c. Elevation – Car Wash

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

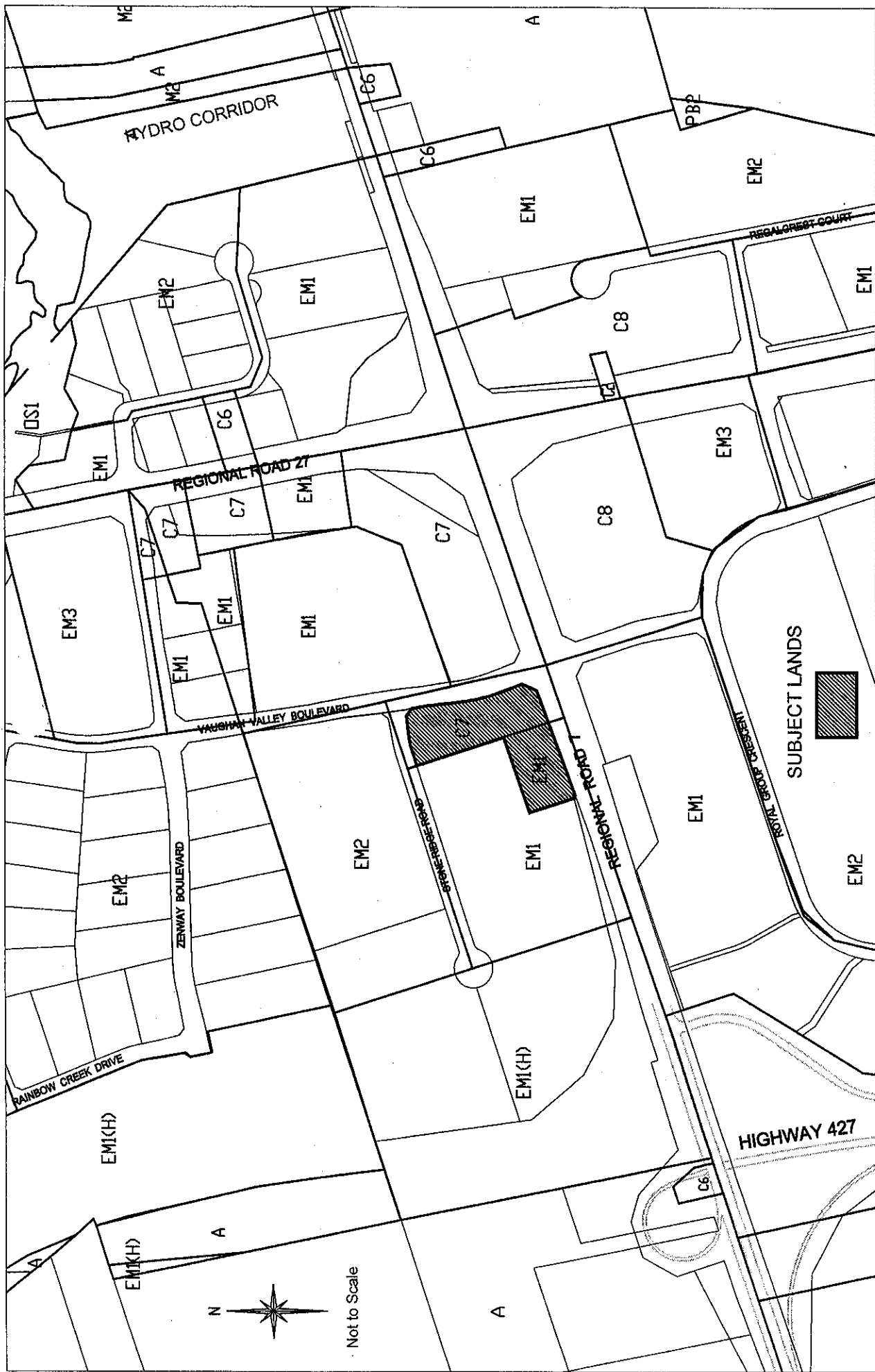
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMMUNO
Manager of Development Planning

/CM

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Attachment
1

FILE No:
 Z.04.007,
 PLC.04.007
 & DA.03.079
 March 4, 2004

City of
Vaughan

Community Planning Department

**Location Map
 (Existing Zoning)**

Lot 6,
 Concession 9

APPLICANT:
 NHD DEVELOPMENTS LIMITED

REGISTERED
STONE RIDGE ROAD

PLAN

6.5 M



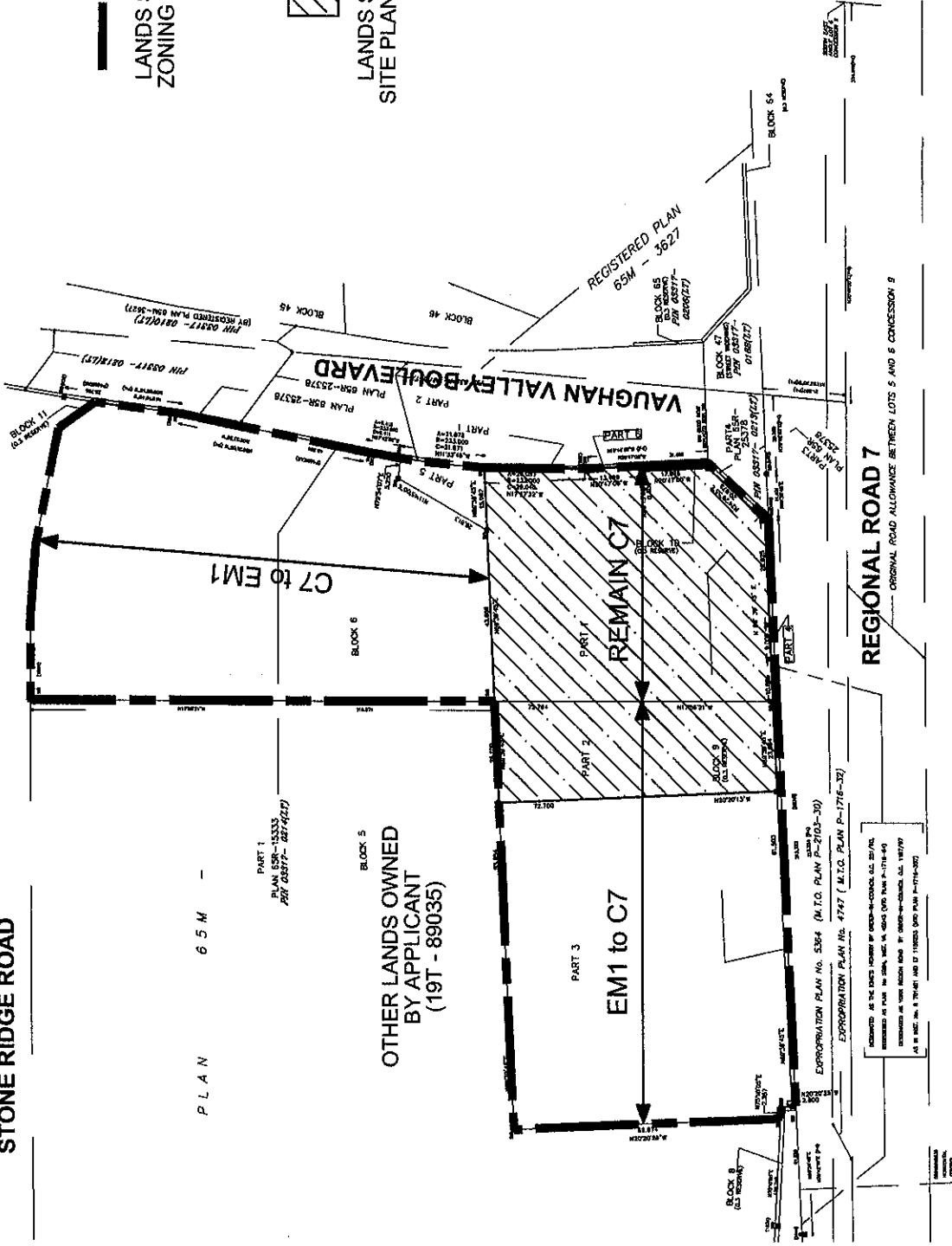
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LANDS SUBJECT TO
ZONING AMENDMENT



LANDS SUBJECT TO
SITE PLAN APPLICATION

OTHER LANDS OWNED
BY APPLICANT
(19T - 89035)



Proposed Zoning

Lot 6,
Concession 9

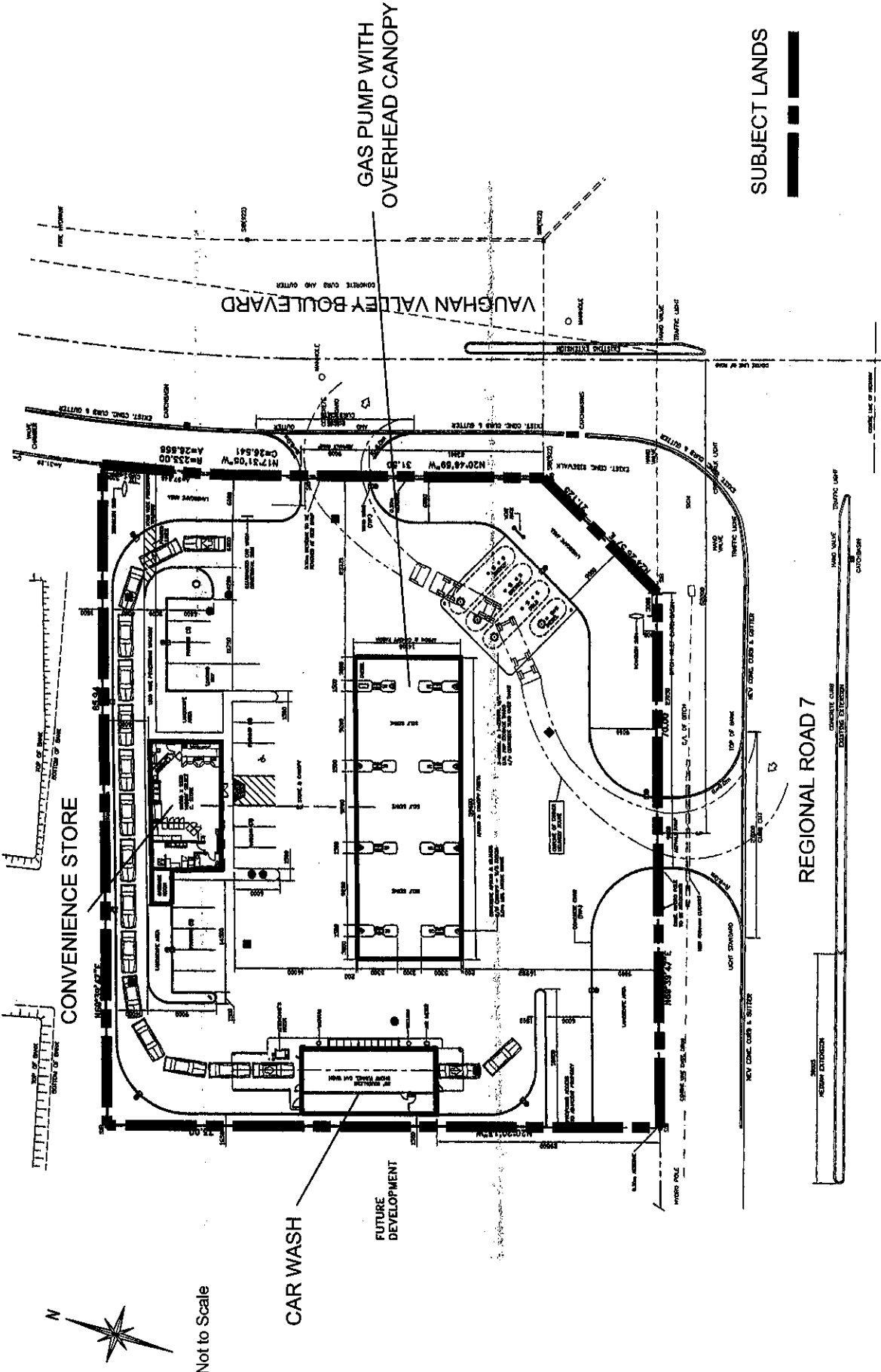
APPLICANT:
NHD DEVELOPMENTS LIMITED



Community Planning Department

Attachment 2

FILE No.:
Z.04.007,
PLC.04.007
& DA.03.079
March 4, 2004



Attachment 3

FILE No.:
Z.04.006,
PLC.04.007
& DA.03.079
May 4, 2004

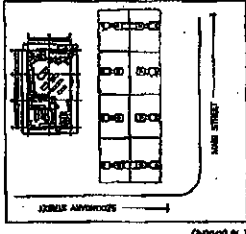
City of
Vaughan
Community Planning Department

Site Plan

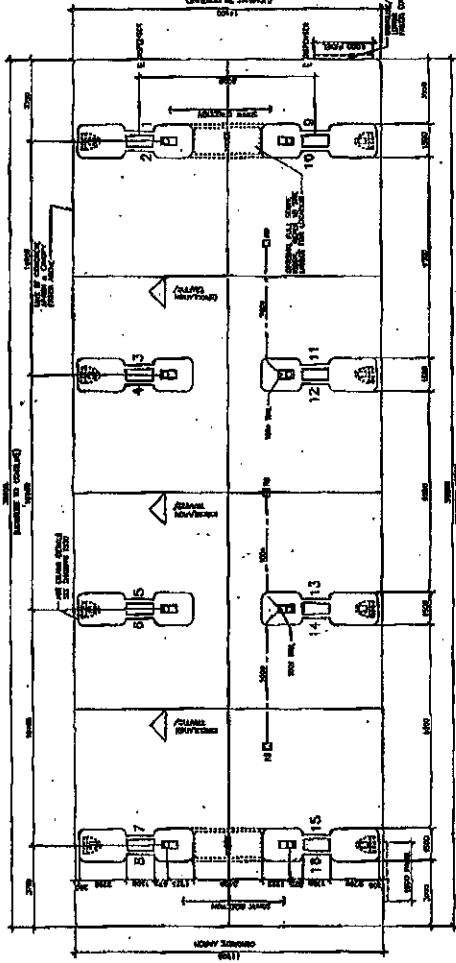
Lot 6,
Concession 9

APPLICANT:
NHD DEVELOPMENTS LIMITED

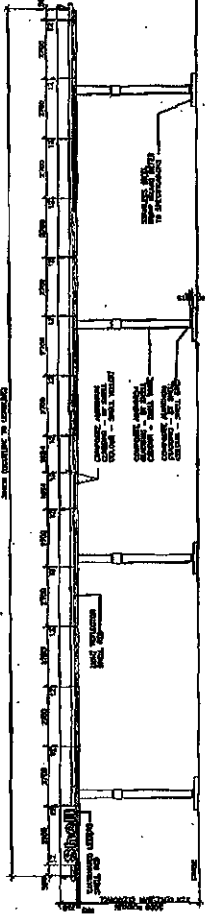
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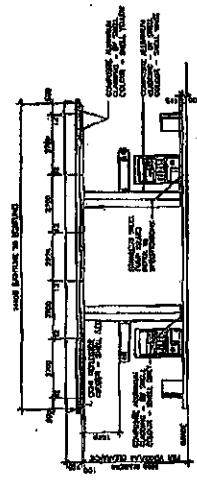
2 EURO 8 SQUARE CANOPY NEAR CORNER
SCALE: 1:1,000
DATE: 11.11.03



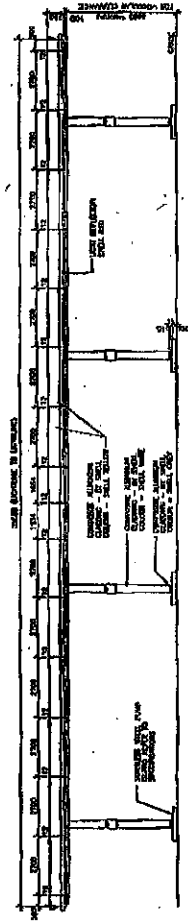
3 CANOPY LAYOUT
SCALE: 1:1,000
DATE: 11.11.03



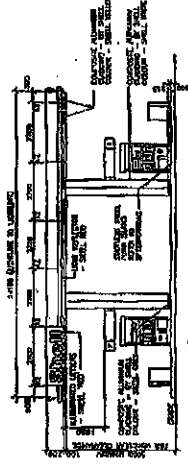
3 FRONT ELEVATION
SCALE: 1:1,000
DATE: 11.11.03



4 LEFT ELEVATION
SCALE: 1:1,000
DATE: 11.11.03



5 BACK ELEVATION
SCALE: 1:1,000
DATE: 11.11.03



6 RIGHT ELEVATION
SCALE: 1:1,000
DATE: 11.11.03

Not to Scale

Canopy Elevations

Lot 6,
Concession 9
APPLICANT:
NHD DEVELOPMENTS LIMITED



Community Planning Department

Attachment 5a

FILE No.:
Z.04.006,
PLC.04.007
& DA.03.079
May 4, 2004

