

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.04.010
SUN OIL COMPANY LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.010 (Sun Oil Company Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, elevations and landscape plans shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation, access and the temporary 5 m boulevard shall be approved by the Engineering Department and the Region of York;
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and,
 - v) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

- b) That the site plan agreement include the following provisions:
 - i) If required, the Owner shall dedicate any required road widening, free of all costs and encumbrances, to the Region of York;
 - 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 for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Purpose

On February 24, 2004, the Owner submitted a site plan application for the redevelopment of an automobile gas bar (Sunoco), with a 122 m² retail convenience store and 6 fuelling stations.

Background - Analysis and Options

The subject lands are located on the south side of Regional Road 7, east of Jane Street, being Lot 7 on Plan 5756 (2757 Regional Road 7), in Part of Lot 5, Concession 4, City of Vaughan. The 0.35 ha lot has 60.96 m of frontage on Regional Road 7 and 60.94 m of depth. The site is currently developed with a Sunoco gas bar kiosk and pumps.

Official Plan

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which accommodates existing uses and a wide range of commercial, prestige industrial, office, business and institutional uses requiring high visual exposure and good vehicular accessibility. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, which permits an automobile gas bar use and an accessory convenience retail store having a maximum gross floor area of 280 m². The proposed development complies with the zoning standards, with the following exceptions, which will require the applicant to submit a variance application to the Committee of Adjustment for approval:

- a) a pump island in the rear yard, rather than the front or side yard;
- b) a 3.37 m front setback to the pump island, rather than the required 4.5 m, to recognize the existing location of the underground tanks;
- c) a 0 m landscape strip abutting Regional Road 7, rather than 6 m in order to maintain the existing pump aisle location;
- d) a 11 m wide westerly access, rather than 9 m.

The location of the existing underground gas tanks and kiosk, which is proposed to be converted into a convenience retail store, restricts the location of the proposed fuelling stations to the areas shown on the site plan. Staff can support variances (a) and (b) above, subject to the latter being acceptable to the Region of York, in light of the results of the Highway 7 Transitway Study Environmental Assessment.

The Owner has agreed to redesign and increase the landscape area within the Regional boulevard to compensate for the existing 0 m landscaping, which is satisfactory to the Region. The westerly access has been reduced in width to 11 m, which exceeds the maximum permitted width of 9 m. Pending the results of the Region's review, the required variances can be supported by Staff for approval by the Committee of Adjustment.

Site Design

The site plan shows a 122 m² convenience retail store in the centre of the property, with two self-serve fuelling stations in the front yard, covered with a 6m high canopy. Four additional fuelling stations are located in the rear yard on the southwest side, with a 3.32 m² kiosk for a full-serve attendant.

The site will be served by two full-movement accesses to Regional Road 7 which are to become right-in/right-out upon implementation of the Highway 7 Transitway. The underground fuel storage tanks are on the west side of the property. An illuminated 5.48 m high pylon sign is located at the northwest corner of the site.

Eight parking spaces are provided, including one handicapped space. Six spaces are located around the convenience retail store, and two are at the southeast corner of the site. The garbage is stored internal to the convenience retail store.

Elevations

The convenience retail store has a flat roof to a height of 4.2 m. The rooftop mechanical equipment increases the height to 5.4 m and will be screened from street view with white aluminium panels.

The building material consists of taupe-coloured pebble-coat finished panels. The red and white signage is affixed on a blue aluminum panel above the main entrance on the north (Regional Road 7) elevation. A yellow aluminium panel is provided below the sign for accent treatment. The double blue-tinted entrance door is surrounded by smaller pebble-coated panels with blue-glazed windows on either side. A wall mounted sign is west of the entrance door.

Aluminum man-doors are located on the north and east elevations, and an overhead door to the garbage room is on the south elevation, and will be in a taupe colour to match the building. Two spandrel glazed panels are provided on the rear façade. The kiosk, canopy and fuelling stations include Sunoco's blue, yellow and white colours, including corporate signage detail.

Parking

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

Retail Store, Convenience (122 m² at 5.5 spaces/100 m² GFA) = 7 spaces

Total Parking Provided = 8 spaces

The site exceeds the minimum parking requirement with a surplus of 1 space, and one handicap space is provided.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water. The final site grading and servicing plans and stormwater management report shall be to the satisfaction of the Engineering Department and Hydro Vaughan Distribution Inc.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous trees and shrubs along the east, west and south property lines. A 1 m wide concrete sidewalk is provided around the convenience retail store for pedestrian movement. Landscaping exists within the boulevard along Regional Road 7. The plan proposes an increase in the size of the Regional boulevard, from the existing 3.391 m to 5.741 m, since no landscape buffer strip can be provided along this lot line due to the location of the self-serve fuelling station.

Access

The site is accessed by 2 full-movement driveways, the westerly one being 11 m in width. These accesses are to be converted to right-in/right-out upon implementation of the Highway 7 Transitway Study.

The Region is protecting for a 45 m right-of-way of this section of Regional Road 7, which would facilitate the Region's Rapid Transit route. Although unlikely to be dedicated, the Region is requesting the protection of an additional temporary 5 m widening from the property line, pending the completion and results of the Highway 7 Environmental Assessment Study. The Region has no objections to the development proceeding in advance of the EA, provided the development is outside of the temporary 5 m buffer. As the pump/canopy is 3.37 m from the front property line,

within the temporary 5 m buffer, the development will need to wait for the EA results, or the site plan will need to be revised to protect the temporary 5 m buffer.

The Region of York Transportation and Works Department is reviewing the proposed development. The Owner shall satisfy all Regional conditions and obtain the necessary permits as part of the site development process, and through the site plan agreement.

Relationship to Vaughan Vision 2007

The staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA # 500.

Conclusion

Staff has reviewed the site plan in accordance with the Official Plan and Zoning By-law and has no objections to the proposal, and the required exceptions to the zoning bylaw. As the Region of York requires an additional 5 m temporary road widening along Regional Road 7, the northerly pump island and canopy must be relocated or development must wait for the results of the Highway 7 Environmental Assessment for the transitway.

On this basis, Staff can recommend approval of the Site Development Application to facilitate the proposed commercial development, subject to addressing the requirements of the Region of York, and the conditions of this report. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
- 3a. Store Elevations
- 3b. Canopy Elevations
- 3c. Kiosk Elevations
- 3d. Pylon Sign Elevation
4. Landscape Plan

Report prepared by:

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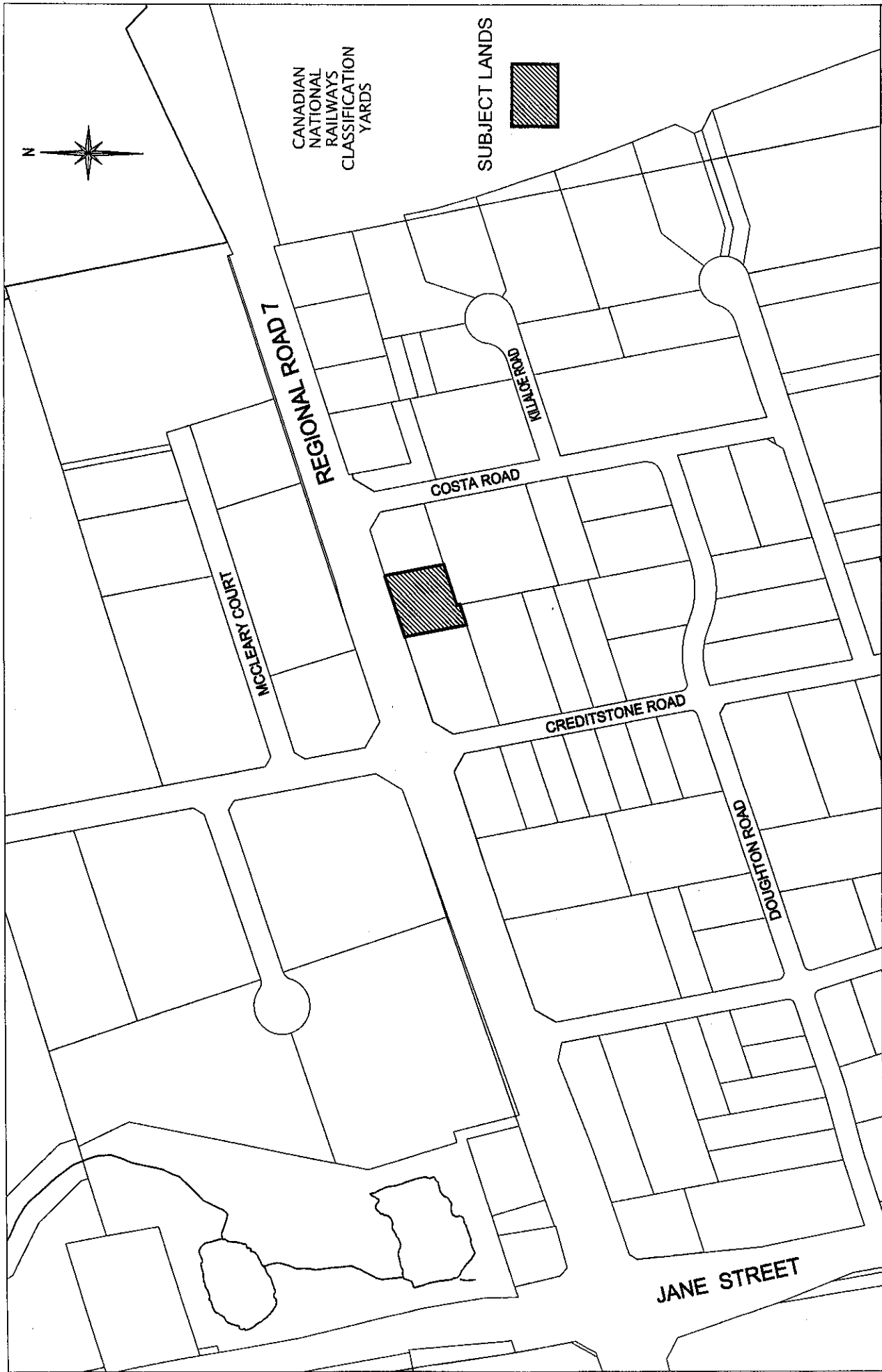
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment **1**

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City of
Vaughan

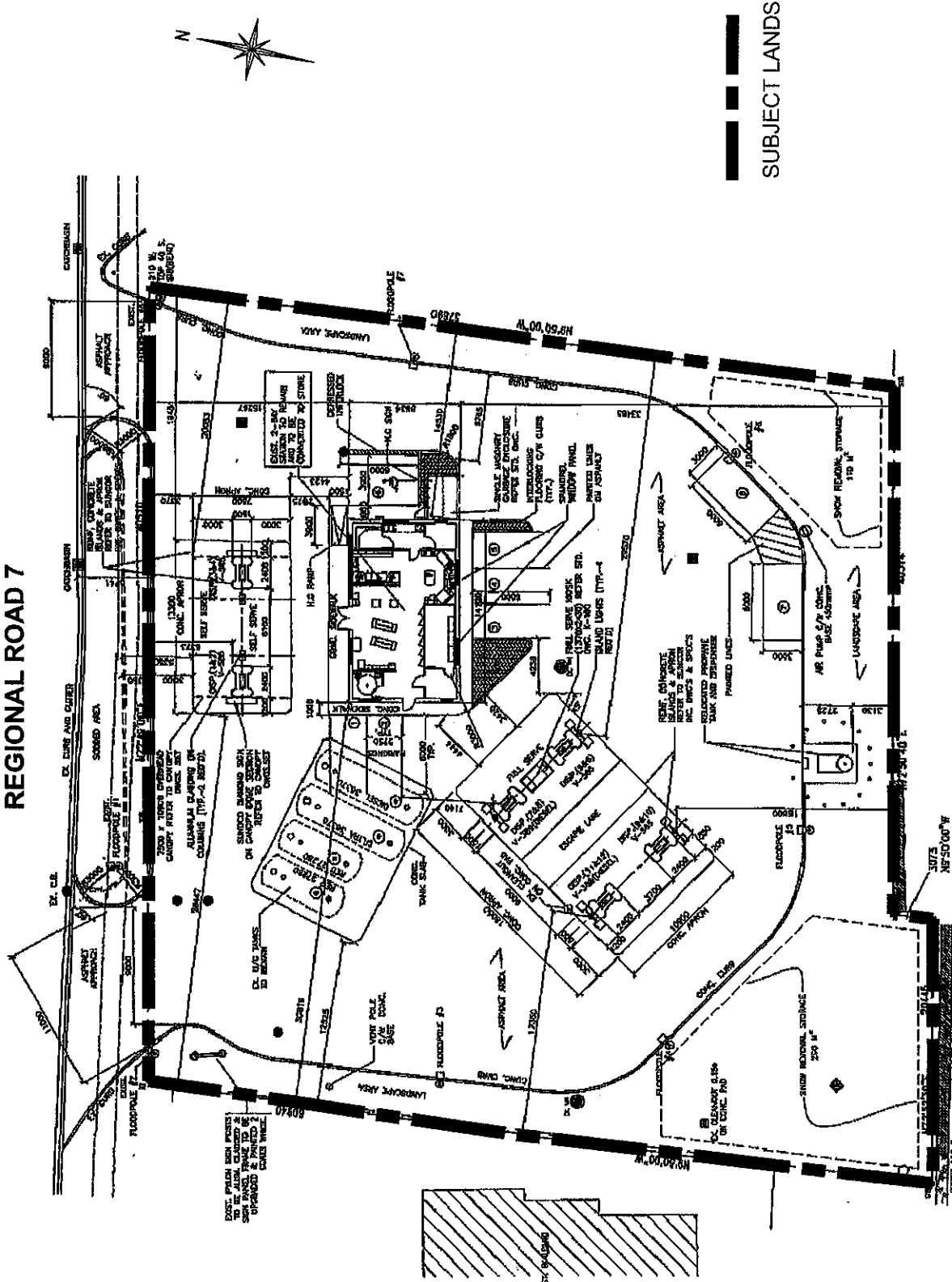
Community Planning Department

Location Map

Part of Lot 5,
Concession 4

APPLICANT:
SUN OIL COMPANY LIMITED

REGIONAL ROAD 7

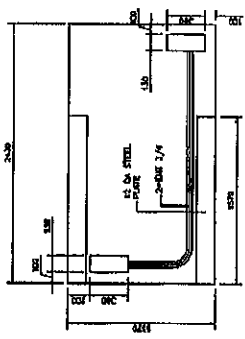


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SUBJECT LANDS

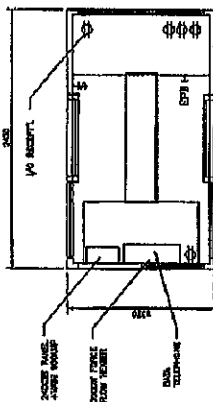
Site Plan
Part of Lot 5,
Concession 4
APPLICANT:
SUN OIL COMPANY LIMITED

City of
Vaughan
Community Planning Department

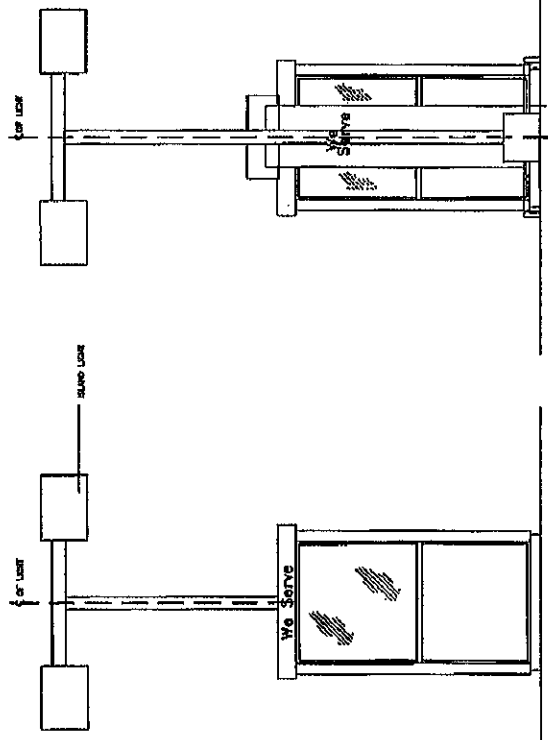
Attachment 2
FILE No.:
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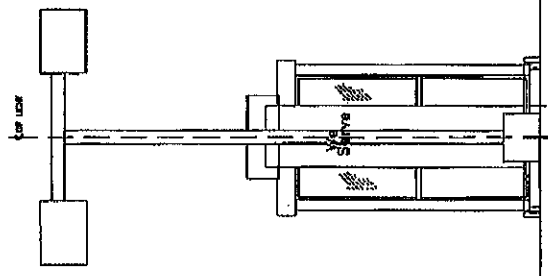
FLOOR OPENING
SCALE 1:25



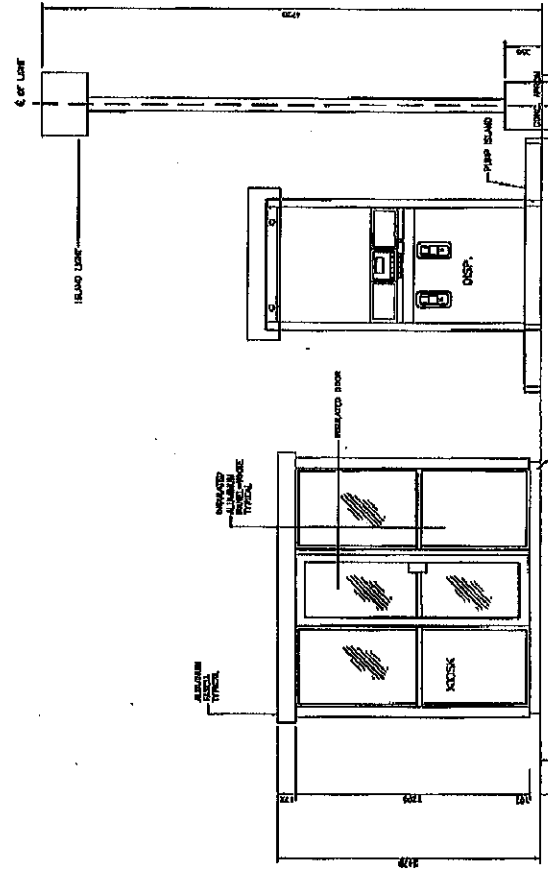
ELECTRICAL PLAN
SCALE 1:25



(A) FRONT ELEVATION
SCALE 1:25



(B) REAR ELEVATION
SCALE 1:25



(C) RIGHT ELEVATION
SCALE 1:25

Kiosk Elevations

Part of Lot 5,
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Community Planning Department

Attachment

3C

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