

COMMITTEE OF THE WHOLE MAY 16, 2005

**SITE DEVELOPMENT APPLICATION
PETRO-CANADA
FILE DA.04.043**

Recommendation

The Commissioner of Planning recommends:

THAT the revised site layout, building elevations and landscape plan for Site Development File DA.04.043 (Petro-Canada), as shown on Attachments #3, #4, #4a and #5, BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the amending site plan agreement:
 - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.; and
 - iv) the required variances for minimum required interior side yard and rear yard, and maximum permitted building GFA shall be approved by the Committee of Adjustment, and shall be final and binding.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted an amendment to an approved Site Development File DA.97.049 (Petro Canada), to facilitate the following revisions:

- the relocation of the "Petro Pass"/Customer Service building from the westerly property line to the northwest corner of the site;
- an increase in the maximum permitted gross floor area from 114.75m² to 214.7m² for the "Petro Pass"/Customer Service building;
- an increase in height from 3.6m to 4.25m for the "Petro Pass"/Customer Service building;
- a 239.95m² decrease in landscaped area from 2347.87m² to 2107.87m²; and,
- a decrease in truck parking from 12 to 9 spaces.

The approved and amended site plans for the Petro Pass truck refueling station are shown on Attachments #2 and #3, respectively.

Background - Analysis and Options

The irregular-shaped 0.78 ha site (Attachment #1) is located on the northwest corner of MacIntosh Boulevard and Creditstone Road (120 MacIntosh Boulevard), in Part of Lot 8, Concession 4, City of Vaughan. The site is developed with a Petro Pass truck refueling station and a 114.75m² customer service building.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(995). The surrounding land uses are as follows:

- North - employment (EM2 General Employment Area Zone)
- East - Creditstone Road; employment (EM2 General Employment Area Zone)
- South - MacIntosh Boulevard; employment (EM2 General Employment Area Zone)
- West - employment (EM2 General Employment Area Zone)

On October 27, 1997, Council approved the original site plan and zoning by-law amendment applications (Files DA.97.049 and Z.97.079) to permit the development of a truck refueling facility and an 114.75m² customer service building.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses, with or without outdoor storage. The proposed revisions to the approved site plan conforms to the Official Plan.

Zoning

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(995), which permits a truck refueling station and a maximum 115m² GFA customer service building. These uses are both defined under the exception paragraph, as follows:

"A truck refueling station means a building or place where diesel fuel is kept for sale and delivery directly to commercial trucks or transport trucks and a customer service building means a building containing change rooms, showers, restroom facilities and vending machines for the exclusive use of customers of the facility."

The following zoning exceptions to site-specific Exception 9(995) have been identified to implement the proposed revisions to the site plan:

	<u>Required</u>	<u>Provided</u>
Minimum Interior Side Yard (West)	3.0m	2.18 m
Minimum Rear Yard (North)	12.0m	2.38m
Maximum Permitted Building GFA	115m ²	214.7m ²

The reduction in the westerly interior side yard, and the 99.95m² increase in GFA from 114.75m² to 214.7m² are considered to be minor. Although the rear yard reduction appears large, the building will abut the adjacent property's (650 Creditstone Road) interior lot line, where parking is located on a grade that is slightly higher than the subject lands, and will allow for additional screening, together with additional planting that is proposed along the north property line. On November 15, 2004, the Owner sent notices outlining the proposed site plan revisions and variances to the abutting landowners to the north and west, and to date no comments have been received. These exceptions are considered appropriate to achieve the recommended site plan. The Owner shall obtain approval from the Committee of Adjustment for the above-noted minor variances. The decision of the Committee of Adjustment shall be final and binding, prior to the execution of the amending site plan agreement.

Site Design

The subject lands are developed in accordance with the approved site plan (Attachment #2), which shows a gas bar in the centre, a Petro Pass building along the westerly property line, and parking areas at the northeast and southwest corners of the site. The proposed revisions consist

of the relocation of the customer service “Petro-Pass” building to the northwest corner of the site and an increase in gross floor area from 114.75 m² to 214.7 m². Four car parking spaces, including one space for disabled persons, and two van-sized parking spaces will be relocated to the south side of the proposed building. The garbage enclosure will be relocated to the east side of the proposed building, with a wood privacy fence to screen the enclosure from Creditstone Road. The final site plan shall be to the satisfaction of the Development Planning Department.

It is noted that cash-in-lieu of parkland dedication was paid through the registration of subdivision Plan 65M-2696 in 1990, and no additional cash-in-lieu payment is required.

Access and Parking

Three full-movement access points serve the site, including two on Creditstone Road and one on MacIntosh Boulevard. The site is developed with 18 parking spaces. The applicant is proposing a 3 space reduction in parking from 18 to 15 spaces. By-law 1-88 calculates the required parking for the site as follows:

Automobile Service Station: 214.7 m² at 4.5 spaces/100 m² GFA = 10 spaces

Total Parking Required = 10 spaces

Total Parking Provided = 15 spaces

By-law 1-88 does not make a distinction between car and truck parking, and therefore there is sufficient parking on site with a surplus of 5 parking spaces.

Elevations

The proposed building (Attachments #4 and #4a) will be constructed to a height of 4.25m, which is a 0.65m increase from the previous approved height of 3.6m. The roof-top mechanical equipment, including the parapet and the corporate signage above the entrance door, increases the height to 5.9m.

The building material consists of medium grey-coloured architectural block, in the corporate colours of Petro Canada. The main double entrance door is located on the south elevation facing MacIntosh Boulevard, with a Petro Canada red and white corporate logo above. Grey vertical metal panels frame the entry with ground floor windows on either side. A wall-mounted “Petro-Pass” sign is located above three small illuminated sign boxes on the south elevation.

The east elevation, facing Creditstone Road has two windows and a man door. An exterior ladder is located on the north elevation. The roof-top mechanical equipment on the building is screened from the view of the street. The final building elevations shall be approved to the satisfaction of the Development Planning Department.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water. As a result, of the relocation of the customer service building, disconnection and reconnection of hydro is required, prior to construction. The final site servicing and grading plan and stormwater management report shall be approved to the satisfaction of the Engineering Department and Power Stream Inc.

Landscaping

The periphery of the site is landscaped with a variety of coniferous and deciduous trees and shrubs. Additional trees will be added along the northerly and westerly property lines and on the east side of the garbage enclosure to provide further screening from Creditstone Road. The

applicant is proposing a decrease in the total landscaped area from 30.1% to 27%, which is well above the minimum 5% landscaping requirement in an Employment Area Zone under By-Law 1-88. The final landscape plan shall be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly priority "A-5", "Plan and Manage Growth."

Conclusion

Staff has reviewed the proposed revisions to the approved site plan, elevation plan and landscape plan in the context of the policies in OPA #450, the requirements of By-Law 1-88, and the surrounding developed area. Staff is satisfied that the proposed amendments to the approved site plan, including the relocation of the building, an increase in building GFA and height, and a decrease in landscaped area and parking spaces, are appropriate and compatible with the surrounding development. Accordingly, Staff can support the proposed amendments to the approved site development agreement for File DA.04.043. Staff can also support the required variances for minimum interior side yard and rear yard, and maximum permitted building GFA, which will require approval from the Committee of Adjustment, to implement the final site plan.

Attachments

1. Location Map
2. Approved Site Plan (October 27, 1997)
3. Proposed Revisions to the Site Plan
4. Proposed Elevation
- 4a. Proposed Elevation
5. Proposed Landscape Plan

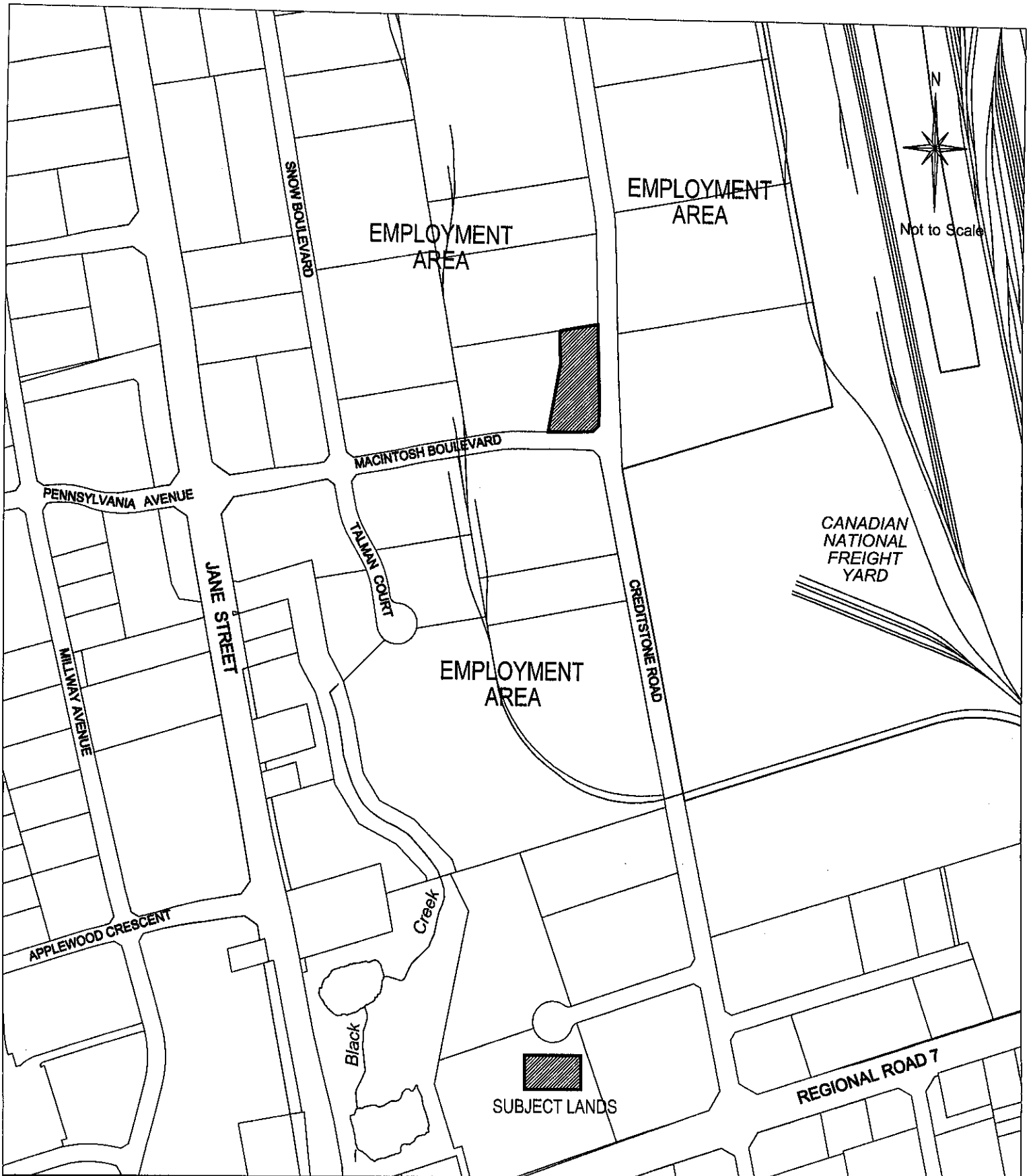
Report prepared by:

Christina Napoli, Planner 1, Ext. 8483
Arto Tikiryan, Senior Planner, Ext. 8212
Grant Uyeyama, Manager of Development Planning, Ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

MARCO RAMUNNO
Director of Development Planning



Location Map

Part of Lot 8,
Concession 4

APPLICANT:
PETRO - CANADA

N:\DFT\1 ATTACHMENTS\DA\da.04.043



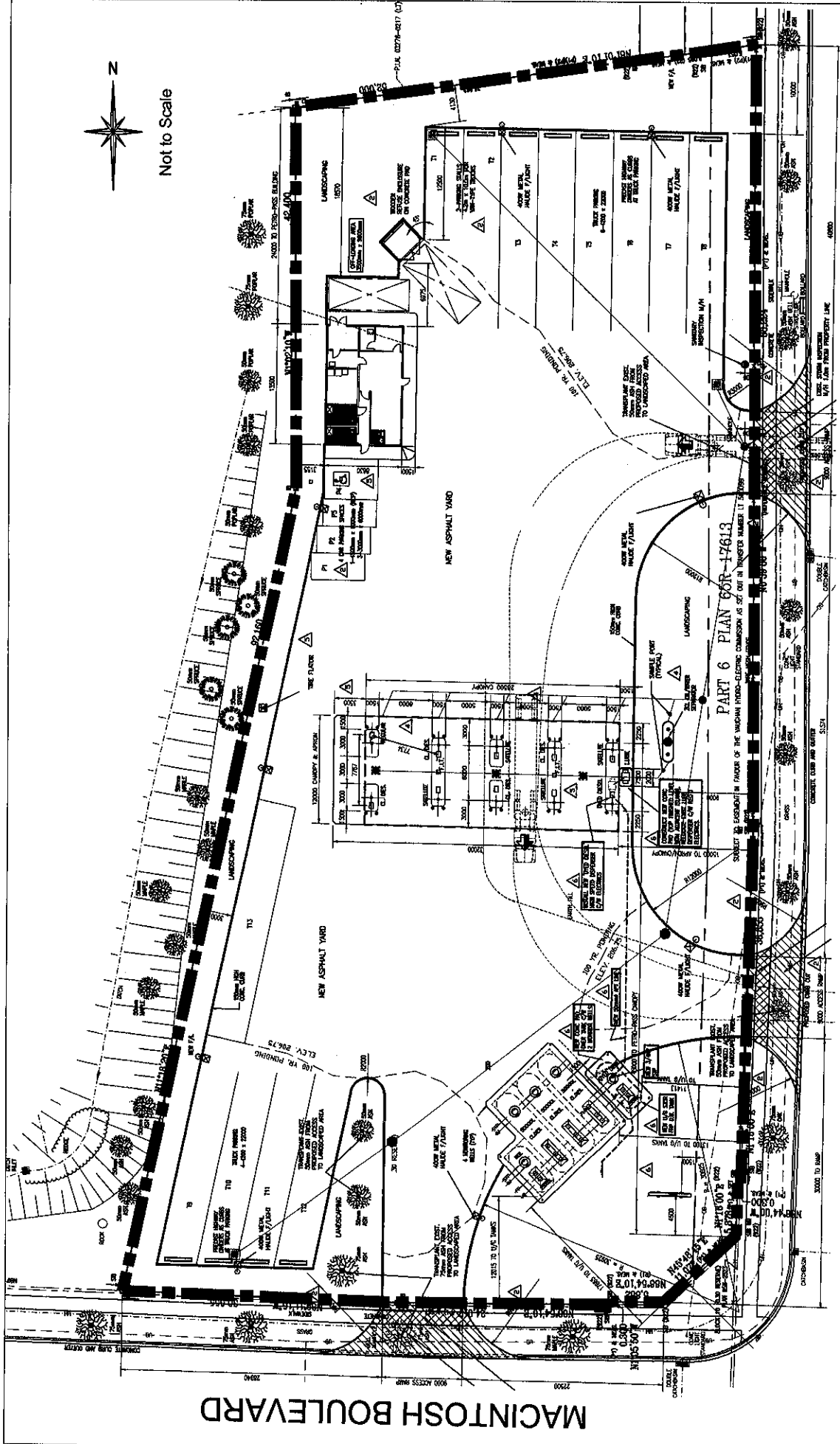
Development Planning Department

Attachment

FILE No.:
DA.04.043
RELATED FILE'S:
DA.97.049, Z.97.049

April 27, 2005

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CREDITSTONE ROAD

■ SUBJECT LANDS

**Approved Site Plan
(October 27, 1997)**

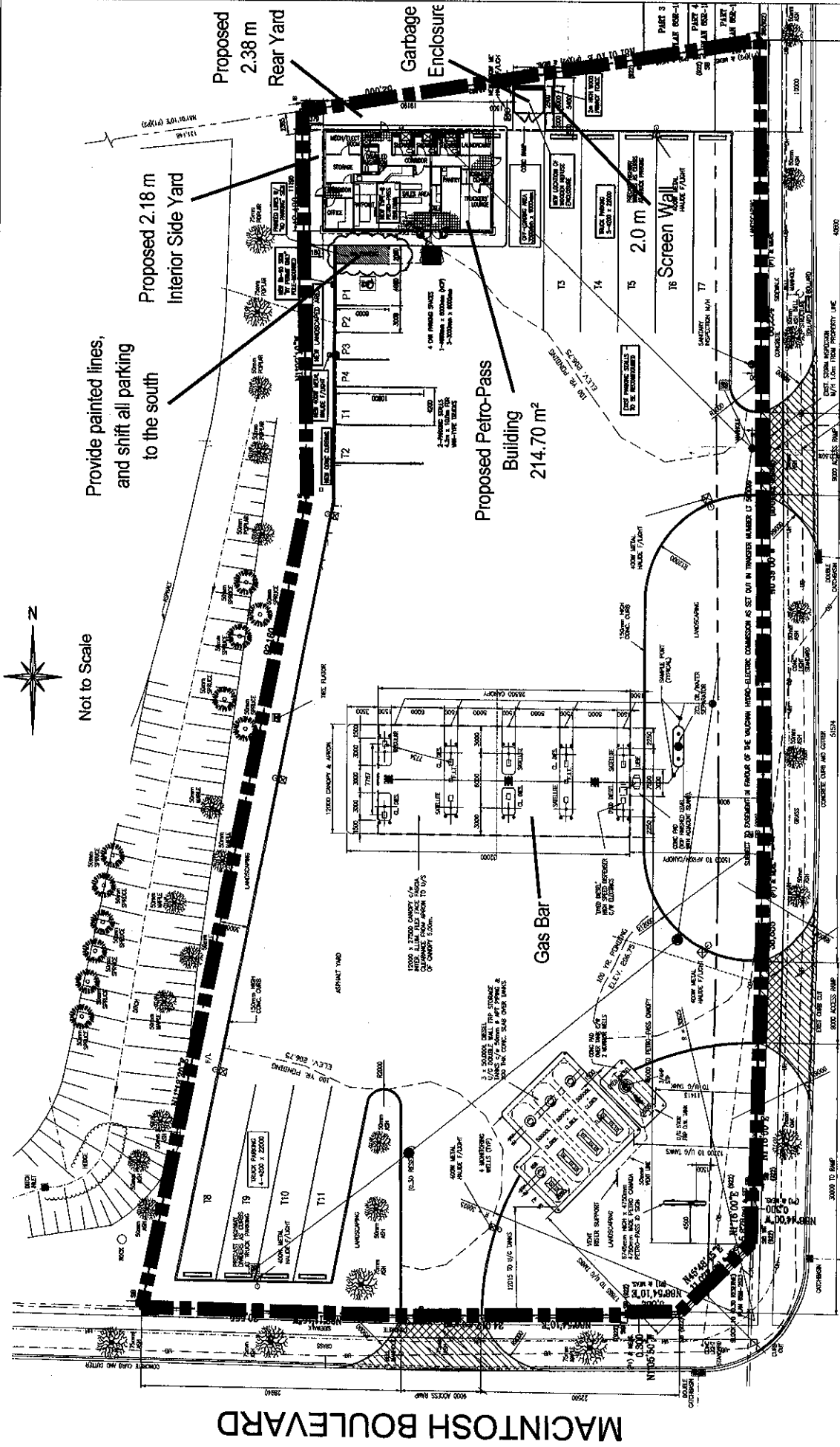
APPLICANT:
PETRO - CANADA
Part of Lot 8,
Concession 4

City of
Vaughan

Development Planning Department

Attachment 2
FILE No.:
DA.04.043
RELATED FILE S:
DA.97.049, Z.97.049
May 4, 2005

NA.07A.1 ATTACHMENTS.DWG.04.04.043



Provide painted lines, and shift all parking to the south

Not to Scale

■ ■ ■ SUBJECT LANDS

CREDITSTONE ROAD

MACINTOSH BOULEVARD

Proposed Revisions to Site Plan

APPLICANT:
PETRO - CANADA

Part of Lot 8,
Concession 4

NA\DF\1 ATTACHMENTS\DA\65.04.043

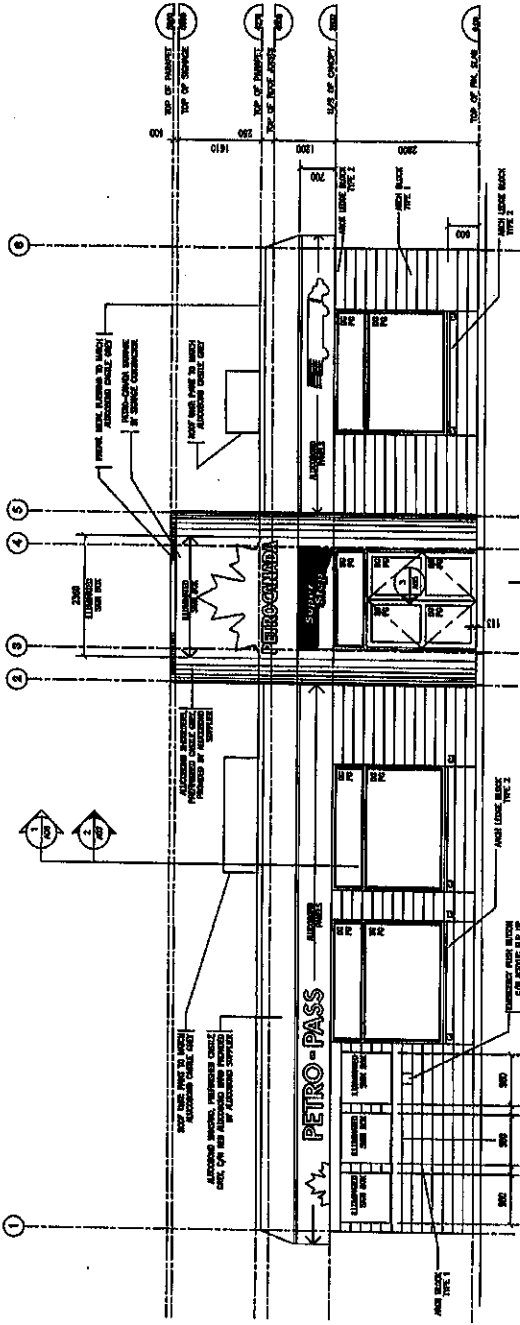


Development Planning Department

Attachment 3

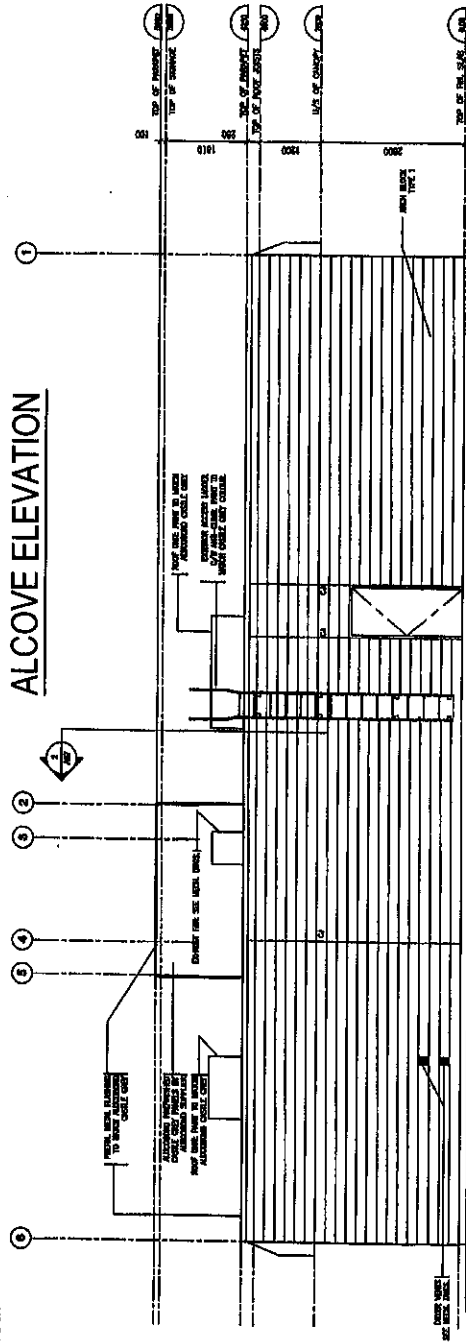
FILE No.:
DA.04.043
RELATED FILE S:
DA.97.049, Z.97.049
April 27, 2005

Not to Scale



SOUTH ELEVATION - Macintosh Boulevard

NOTE:
All roof-top mechanical equipment will be screened.



NORTH ELEVATION

Proposed Elevations

Part of Lot 8,
Concession 4

APPLICANT:
PETRO - CANADA

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City of Vaughan

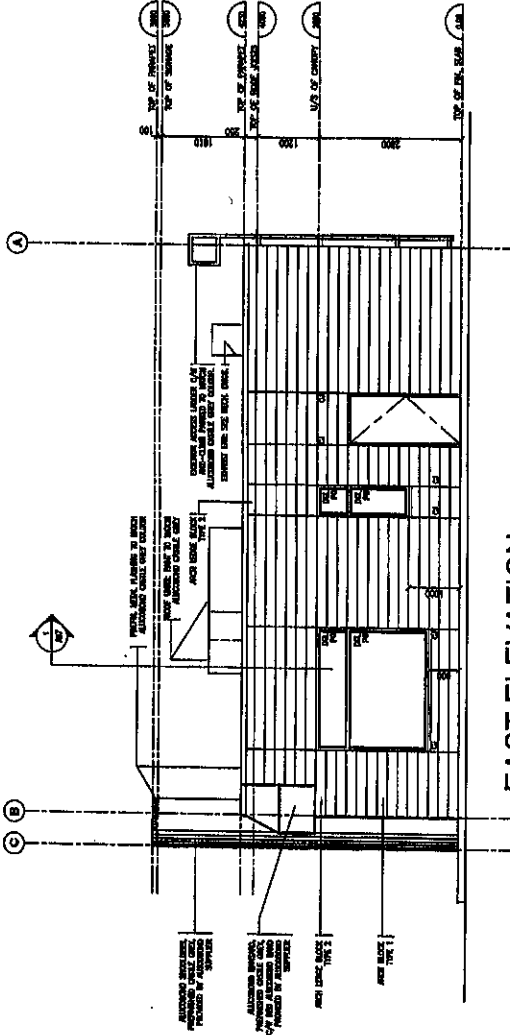
Development Planning Department

Attachment 4

FILE No.:
DA 04.043
RELATED FILE'S:
DA.97.049, Z.97.049

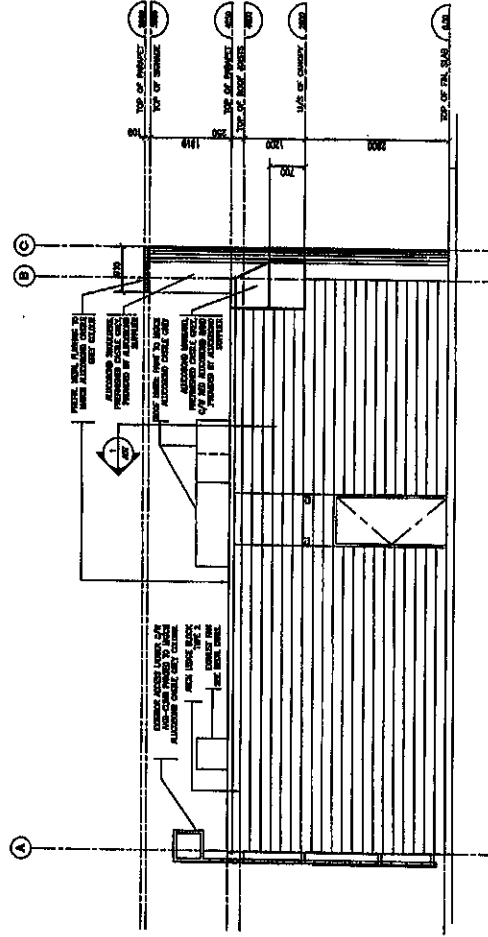
May 4, 2005

Not to Scale



EAST ELEVATION - Creditstone Road

NOTE:
All roof-top mechanical equipment will be screened.



WEST ELEVATION

Proposed Elevations

Part of Lot 8,
Concession 4
APPLICANT:
PETRO - CANADA

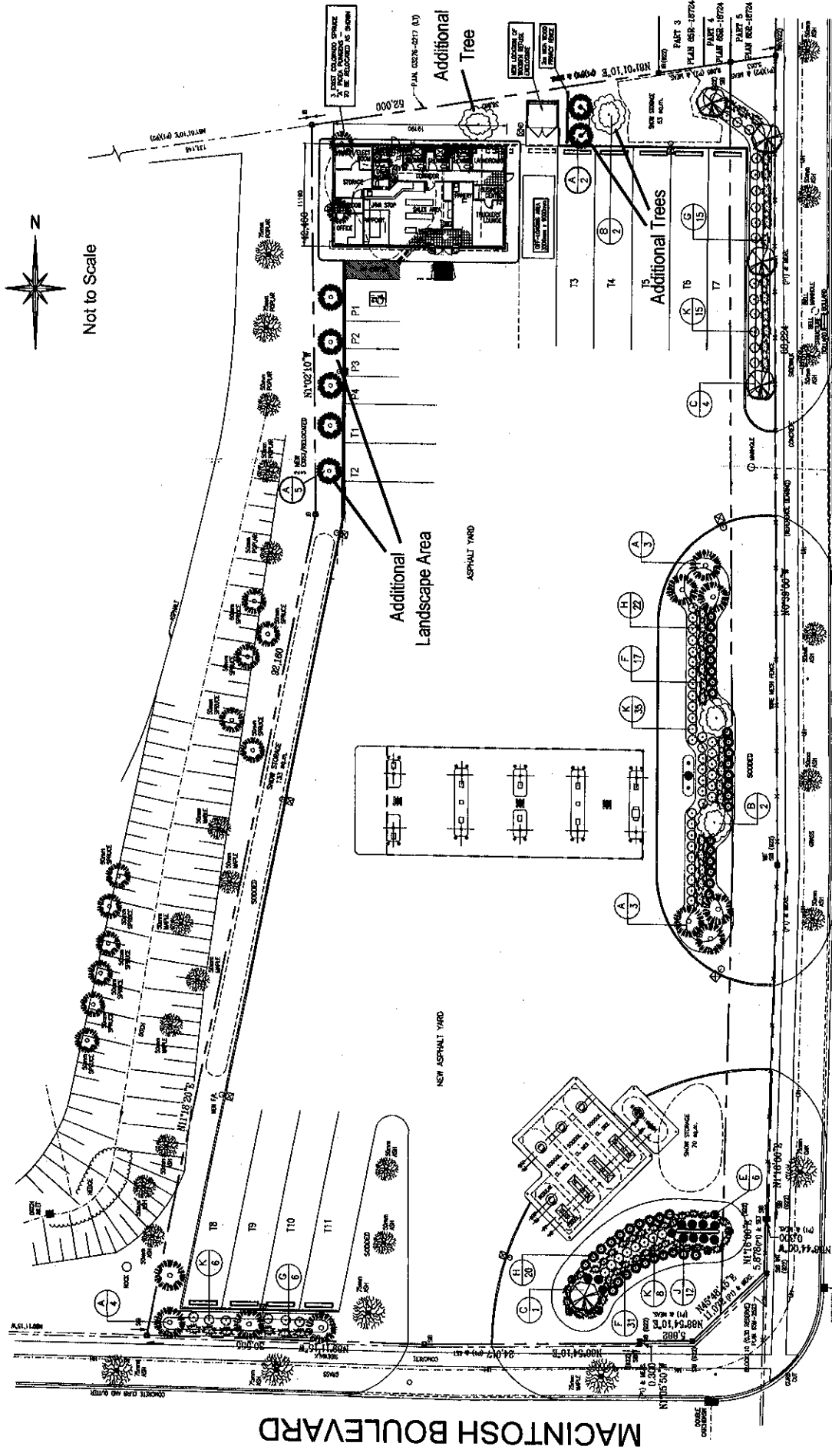
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Development Planning Department

Attachment 4a

FILE No.:
DA.04.043
RELATED FILE:
DA.97.049, Z.97.049
May 4, 2005



Attachment 5
 FILE No.: DA.04.043
 RELATED FILE'S: DA.97.049, Z.97.049
 May 4, 2005

City of **Vaughan**
 Development Planning Department

Proposed Landscape Plan
 Part of Lot 8,
 Concession 4
 APPLICANT: PETRO - CANADA
 (K:\DFT\1 ATTACHMENTS\DA.04.043)

CREDITSTONE ROAD

MACINTOSH BOULEVARD