

COMMITTEE OF THE WHOLE JUNE 19, 2006

SITE DEVELOPMENT FILE DA.05.066
GANZ REALTY LTD.

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.066 (Ganz Realty Ltd.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment and such variances shall be final and binding; and,
- b) That the site plan agreement include the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. 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.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit an automobile gas bar (Esso), a retail convenience store (On the Run) and an eating establishment with drive-through (Tim Horton's), as shown on Attachment #2.

Background - Analysis and Options

The rectangular-shaped 0.45 ha vacant site is part of a larger C7 Zone land holding to the south (1.28ha) as shown on Attachment #1. The subject lands are located at the southwest corner of Regional Road 7 and Roybridge Gate, in Part of Lot 5, Concession 9, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7 Service Commercial Zone by By-law 1-88, and further subject to Exception 9(1013). The surrounding land uses are:

- North - Regional Road 7; existing Shell gas bar (C7 Service Commercial Zone)
- South - vacant/service commercial (C7 Service Commercial Zone)
- East - Roybridge Gate; vacant/commercial (C8 Office Commercial Zone)
- West - approved employment under construction (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and as such, the proposed site development conforms to both the "Service Node" and "Prestige Area" policies of the Official Plan.

Zoning

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, and further subject to Exception 9(1013). The gas bar, convenience retail store and eating establishment uses are permitted by the By-law. However, in order to implement the proposed site plan, the following variances are necessary, and are identified as follows:

	<u>Required</u>	<u>Provided</u>
Minimum Parking Spaces	26	25
Minimum Landscape Area	10%	3.9%
Maximum Convenience Retail Store GFA	280m ²	297m ²
Maximum Eating Establishment GFA	70m ² (25%)	83.6m ² (29%)
Location of Gas Pumps	front or side yard	rear yard

The minimum parking provided is satisfactory along with the minimum landscape area, as it is exclusive of the landscape strip buffer area, which, if included would increase the landscape area to 20%. The total gross floor area devoted to the retail convenience store and the percentage of the total GFA devoted to the eating establishment is acceptable. The southerly pump is located within the rear yard, however, the location is considered to be acceptable.

Prior to the registration of the implementing site plan agreement the required variances to implement the final site plan shall be approved by the Committee of Adjustment and such variances shall be final and binding.

Site Design

The site plan (Attachment #2) shows the convenience retail store on the east side of the property. The kiosk/store will be the pay point for gas purchases, and will contain an eating establishment, which will have both an associated seating area and drive-through. The 5-pump gas bar and canopy are located on the west side of the property. Parking spaces are provided throughout the site. The site is served by two shared accesses; one on Regional Road 7 and other on Roybridge Gate. The final site plan shall be approved to the satisfaction of the Development Planning Department.

Building Elevations

The materials of the gas bar/convenience retail store will consist of grey shingles, beige and pink-beige coloured concrete block (Attachment #3 and #3a). The store will be constructed to a height of 5.5m. The primary façade is located on the west elevation, facing the gas pumps, and it is designed with a glass double door entry, a row of windows and a corporate "On the Run" logo above. The remaining elevations are of similar design, with pink-beige concrete block at the base, beige concrete block to the roof and finished with grey shingles. The "Tim Horton" drive-through window is located on the east elevation, facing Roybridge Gate. The east façade also includes spandrel window panels to mirror the main westerly entrance.

The red and white canopy above the gas pumps will be constructed to a height of 5.3m, with corporate "Esso" logos on the north, east and west elevations.

Landscaping

The landscape plan is provided on Attachment #4. A 6m wide landscape strip will be provided along Regional Road 7 and Roybridge Gate and will consist of a variety of coniferous and deciduous trees and shrubs. Additional planting will be provided on the southwest and southeast parking islands, respectively. A sidewalk surrounds the kiosk, with pedestrian connections from the gas bar to the sidewalk along the perimeter of the site. The final landscape plan, details and cost estimate shall be approved by the Development Planning Department.

Services/Utilities

The site has access to hydro, water, and sanitary and storm sewers. The Owner has submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

Relationship to Vaughan Vision 2007

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

Conclusion

The proposed Site Development Application has been reviewed in accordance with the policies in OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for automobile gas bar, a retail convenience store and an eating establishment with drive-through, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application and the required exceptions to the zoning by-law that are necessary to implement the proposal, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (Floor Plan and West Elevation)
- 3a) Elevation Plan (North, South and East Elevations)
- 3b) Elevation Plan (Gas Bar Canopy)
4. Landscape Plan

Report prepared by:

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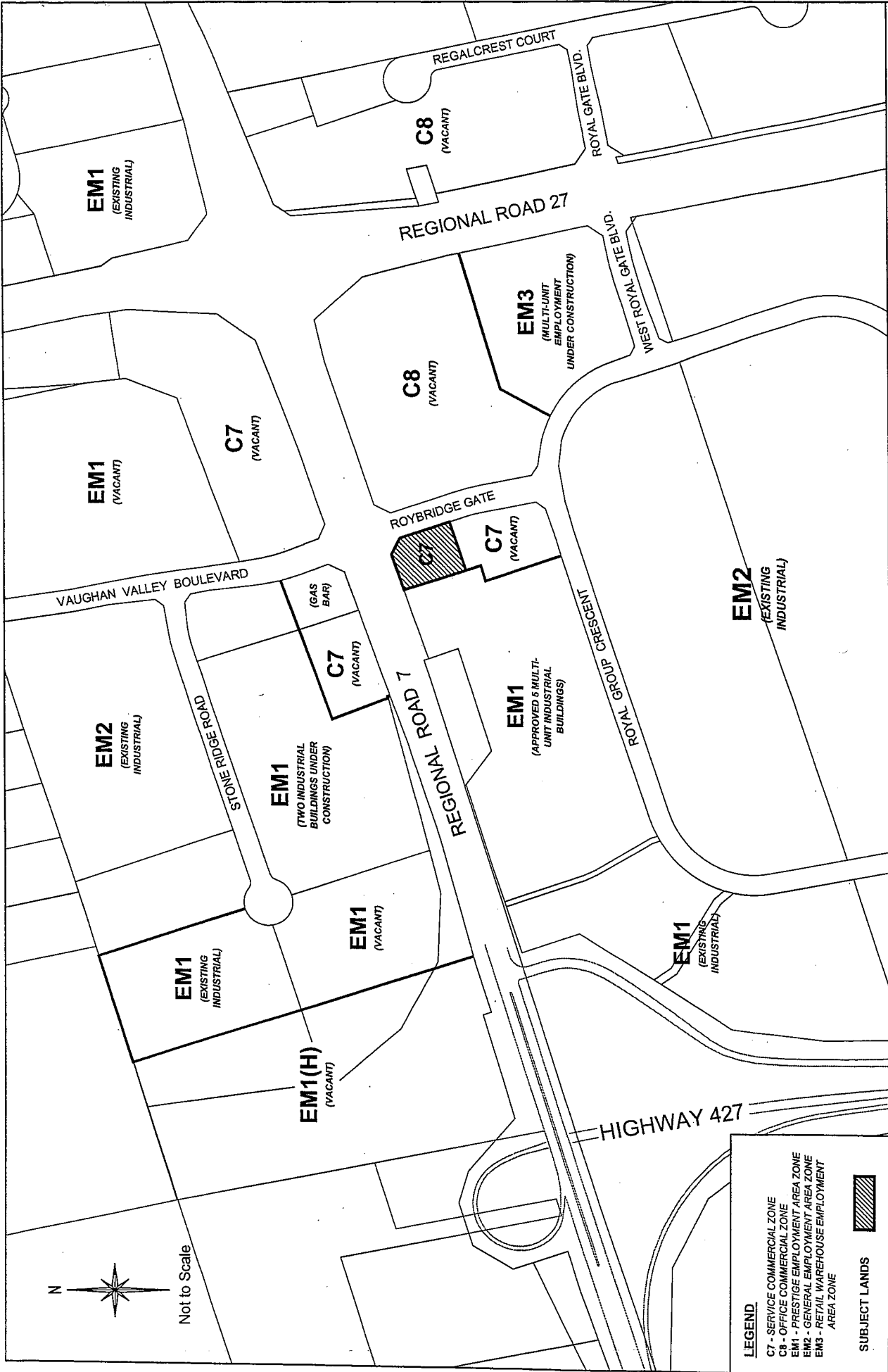
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

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Attachment 1

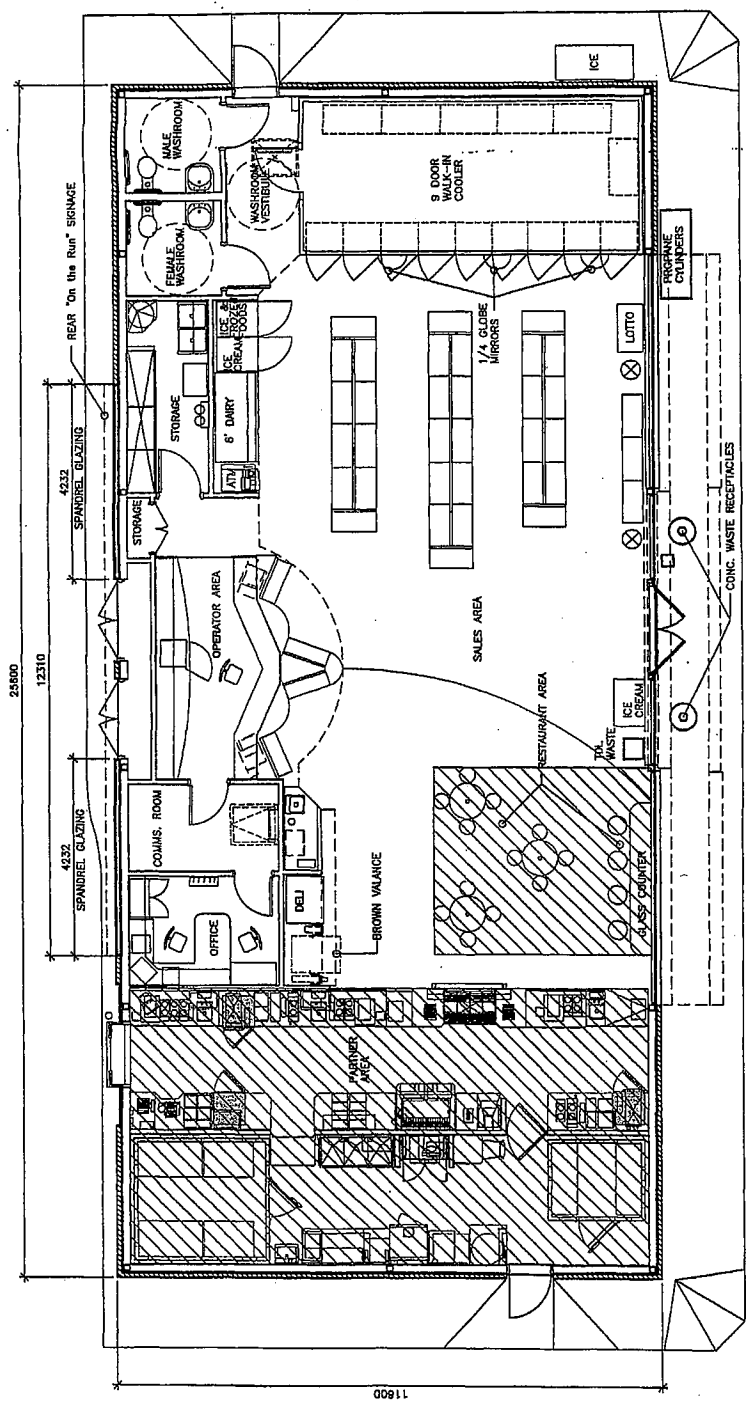
FILE No.: DA.05.066
 RELATED FILE: Z.04.065
 May 29, 2006

City of **Vaughan**

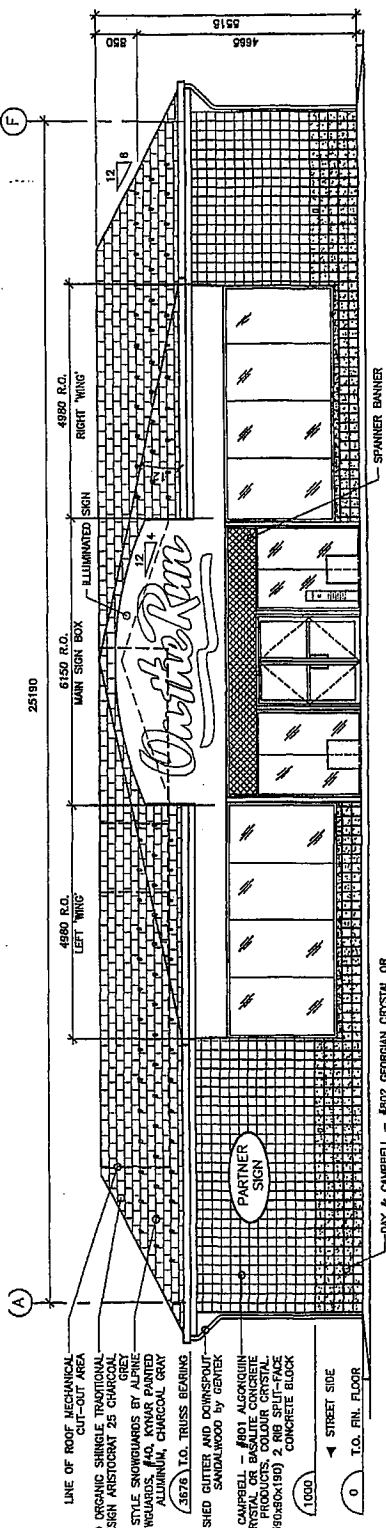
Development Planning Department

Location Map

Part Lot 5,
 Concession 9
 APPLICANT:
 GANZ REALTY LTD.
 N:\DPT\1 ATTACHMENTS\DA.05.066



FLOOR PLAN
PARTNER & RESTAURANT AREA: 83.8sq.m.



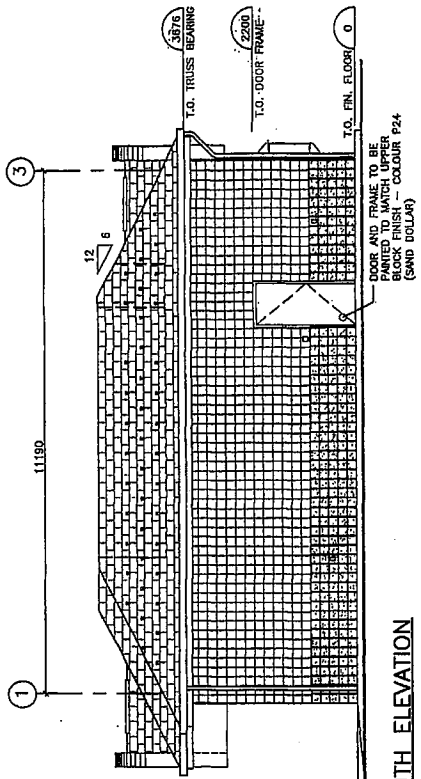
WEST ELEVATION

Not to Scale

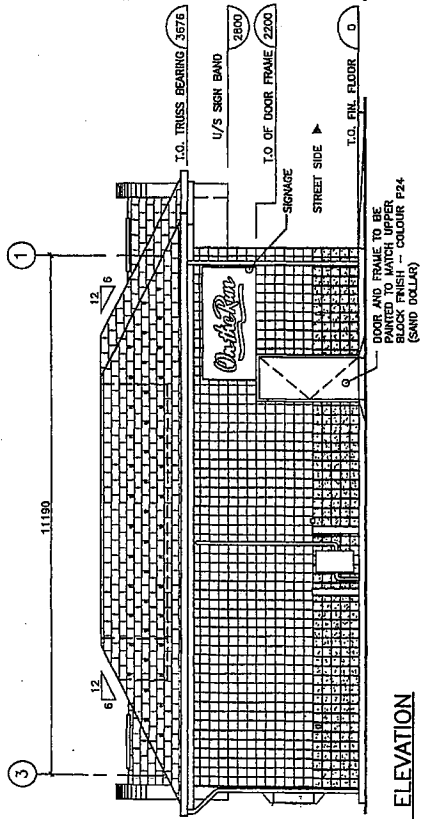
Attachment 3
FILE No.: DA.05.066
RELATED FILE: Z.04.065
May 17, 2006

City of **Vaughan**
Development Planning Department

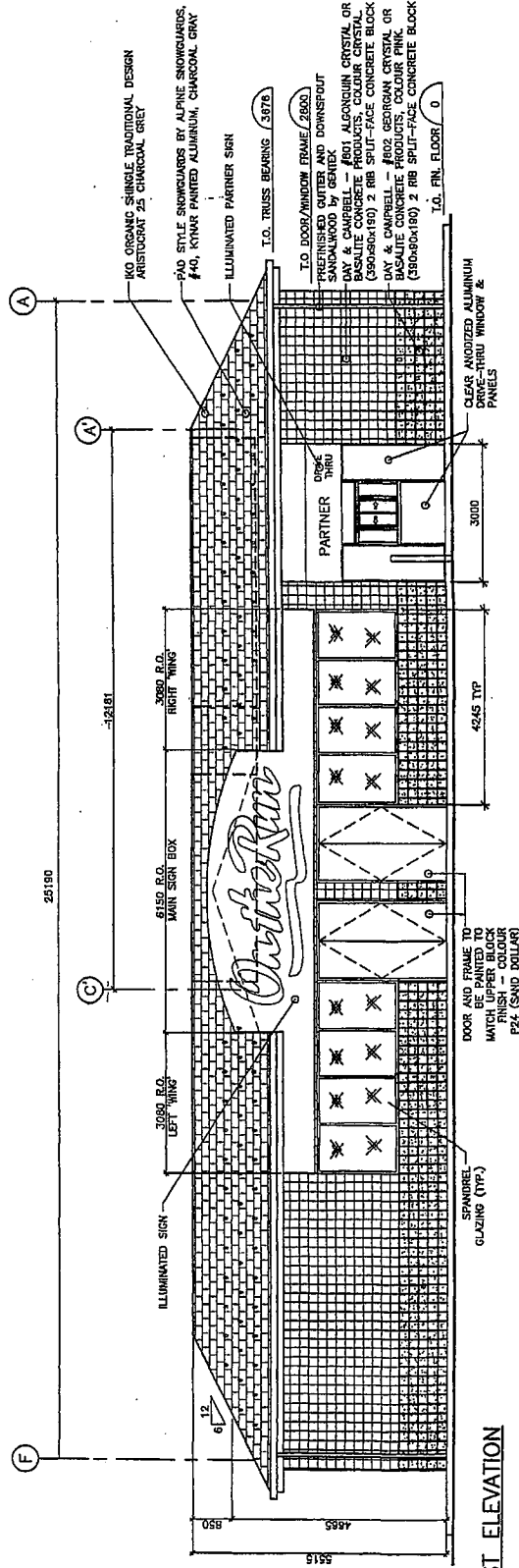
Elevation Plan
Part Lot 5,
Concession 9
APPLICANT:
GANZ REALTY LTD.
N:\DPT\1 ATTACHMENTS\DA\p.05.066



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Attachment
3a

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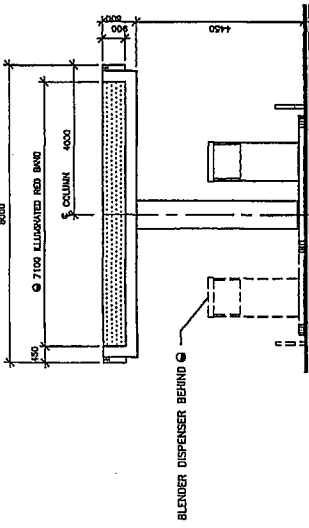
Development Planning Department

Elevation Plan

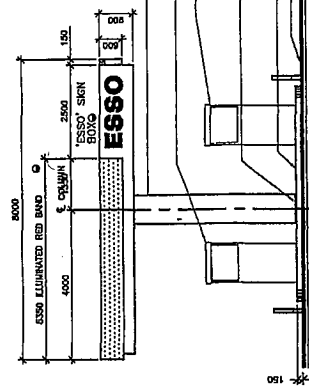
Part Lot 5,
Concession 9

APPLICANT:
GANZ REALTY LTD.

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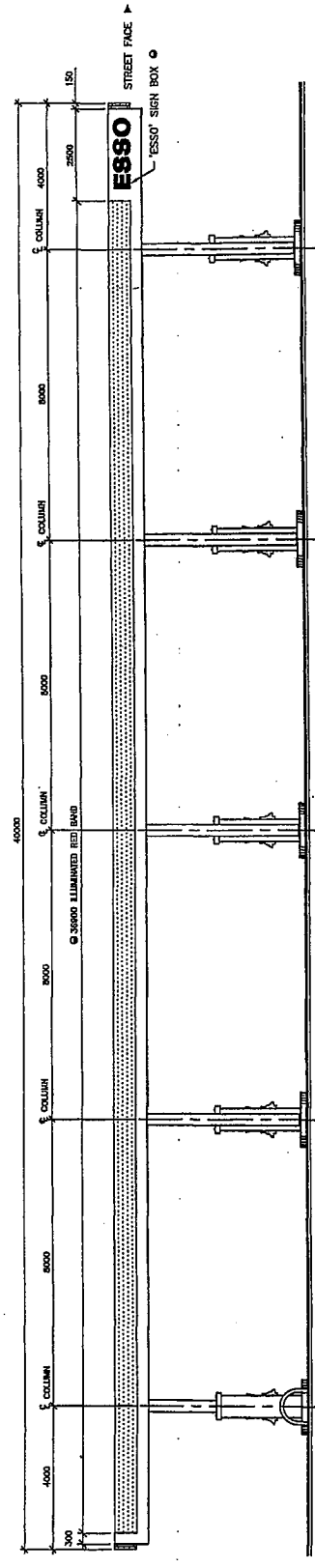


SOUTH ELEVATION

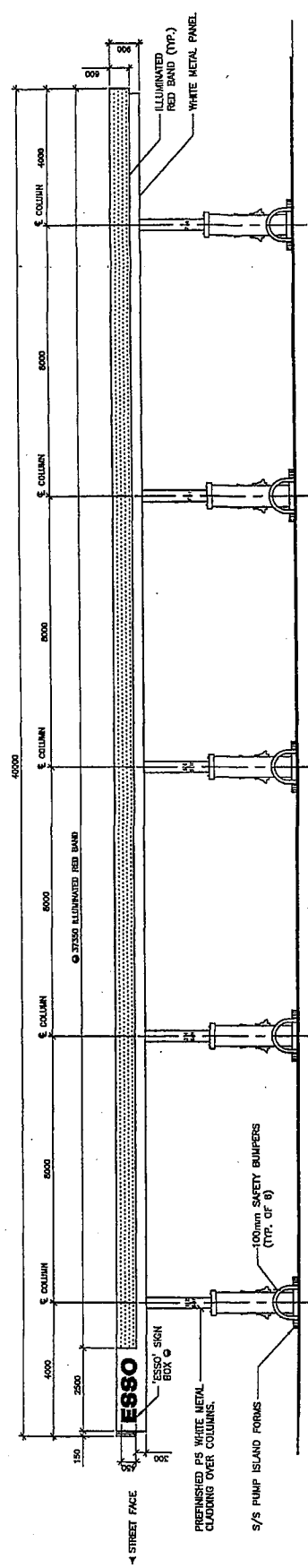


NORTH ELEVATION

- PREFINISHED P5 WHITE COLUMNS.
- METAL CLADDING OVER COLUMNS.
- BLENDER DISPENSER (TYP.)
- DIESEL DISPENSER (BEYOND)
- 1/4" SAFETY BUMPER
- P5 WHITE METAL BASE ON COLUMNS (TYP.)
- TOP OF PUMP ISLAND
- TOP OF CONC. APRON.



EAST ELEVATION



WEST ELEVATION

Not to Scale

Attachment
3b

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 Development Planning Department

Elevation Plan
 Part Lot 5,
 Concession 9
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REGIONAL ROAD 7

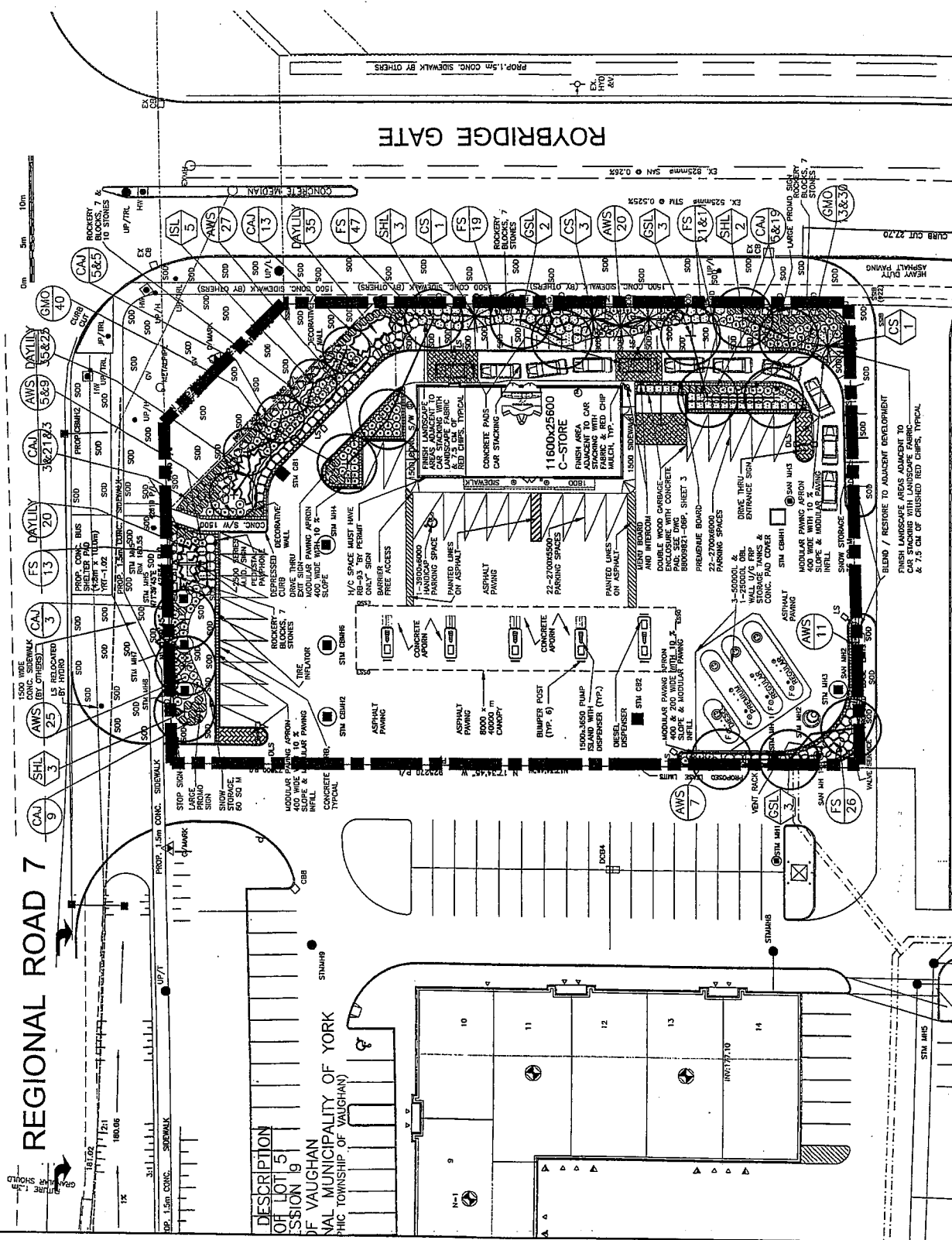
10m
5m
0m



Not to Scale

SUBJECT LANDS

Attachment 4
 FILE No.: DA.05.066
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 May 17, 2006



City of **Vaughan**

Development Planning Department

Landscape Plan

Part Lot 5,
 Concession 9
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