

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**SITE DEVELOPMENT FILE DA.06.045  
1688643 ONTARIO LTD.  
SITE DEVELOPMENT FILE DA.06.048  
12688653 ONTARIO LTD.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development Files DA.06.045 (1688643 Ontario Ltd.) and DA.06.048 (12688653 Ontario Ltd.) BE APPROVED, to permit the development of the subject lands as shown on Attachment #1 with a multi-unit/commercial plaza consisting of five one-storey buildings, and an automobile gas bar, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping plan and signage package shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
    - v) the applicant shall satisfy all requirements of CN Railway Properties.
  - b) that the site plan agreement contain the following provision:
    - i) the Owners shall pay to 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 the Planning Act, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

**Economic Impact**

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

**Purpose**

The Owners, 1688643 Ontario Ltd. and 12688653 Ontario Ltd., have submitted the following:

1. A Site Development Application (File DA.06.045) for the development of that portion of the subject lands owned by 1688643 Ontario Ltd. as shown on Attachment #2 for a multi-unit retail/commercial plaza consisting of five, one-storey buildings comprised of the following:

Commercial Site Area:	1.9 ha
Total Commercial/Retail GFA:	4,659.83m <sup>2</sup>
Provided Parking Spaces:	290 parking spaces; and
2. A Site Development Application (File DA.06.048) for that portion of the development of the subject lands owned by 12688653 Ontario Ltd. as shown on Attachment #2 for a

Shell Canada automobile gas bar and convenience store with a car wash, totaling 318.2m<sup>2</sup> and 17 parking spaces as follows:

Shell Site Area:	0.48 ha
Convenience Store Area:	186.4m <sup>2</sup>
Car Wash Area:	131.8m <sup>2</sup>
Provided Parking Spaces:	17 parking spaces

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

The vacant lands, as shown on Attachment #1, total approximately 2.4ha and are located at the northeast corner of Melville Avenue and Rutherford Road, in Part of Lot 16, Concession 4, City of Vaughan. The triangular shaped corner lot has a combined frontage of 183m along Rutherford Road, and 207m flankage along Melville Avenue. The surrounding land uses are:

- North - CNR Tracks (M3 Transportation Industrial Zone) and Vaughan Sports Village (A Agricultural Zone)
- South - Rutherford Road: employment and eating establishment uses (EM1 Prestige Employment Area Zone)
- East - CNR Tracks (M3 Transportation Industrial Zone) and Vaughan Sports Village (A Agricultural Zone)
- West - Melville Avenue; Police Station and City Joint Operations Centre (EM2 General Employment Zone)

On September 13, 2004, Council approved Official Plan and Zoning By-law Amendment Applications OP.04.009 and Z.04.027 (City of Vaughan) to permit community commercial uses, including an automobile gas bar/service station and a car wash facility on the subject lands. On November 4, 2004, Council adopted OPA #613 and By-law 299-2004 to implement its decision.

### **Official Plan**

The subject lands are designated "Community Commercial Centre" by OPA #350, as amended by site specific OPA #613, which permits a variety of commercial uses, in addition to an automobile gas bar and car wash. The proposed commercial uses conform to the Official Plan.

### **Zoning**

The subject lands are zoned C5 Community Commercial Zone by By-law 1-88, subject to Exception 9(1208), which permits a variety of commercial uses in addition to an automobile gas bar and car wash. The proposed commercial uses conform to the Zoning By-law.

### **Site Plan**

The site plans consist of five separate multi-unit commercial buildings, and one automobile gas bar with a car wash, as shown on Attachment #2. The two sites are separated by a landscape buffer and connected by an access driveway parallel to Rutherford Road.

#### **i) Multi-Unit Commercial Proposal**

The lands subject to Site Development File DA.06.045, as shown on Attachment #2, make up the majority of the land area (1.9 ha) of the subject lands. Two buildings (Buildings 'A' and 'E') flank the street line along Melville Avenue and two buildings flank the street line along Rutherford Road (Buildings 'C' and 'D'). Building 'B' flanks the property line abutting the CN Rail pullback track. A total of 42 commercial units are proposed. The majority of the parking is situated in the middle of the commercial development with additional parking surrounding Buildings 'A', 'C', and 'D'. Pertinent site statistics are as follows:

Total Site Area	1.9 ha
Proposed Gross Floor Area:	
Building "A":	900.00m <sup>2</sup>
Building "B":	2,425.83m <sup>2</sup>
Building "C":	487.00m <sup>2</sup>
Building "D":	290.00m <sup>2</sup>
Building "E":	557.00m <sup>2</sup>
Total Gross Floor Area:	4,659.83m <sup>2</sup>
Lot Coverage:	24.3 %
Landscaped Area:	4,102.8m <sup>2</sup> (21.6%)

Two access points are proposed to the multi-unit commercial site from each side of the property, including one each on Rutherford Road and Melville Avenue. The final location and design of each driveway access is subject to the approval of the Region of York Transportation and Works Department and the Vaughan Engineering Department. One external garbage bin is proposed northeast of Building "C", adjacent to the CN tracks, however, all garbage areas shall be enclosed and form part of the buildings. The final site plan shall be approved to the satisfaction of the Development Planning Department.

ii) Automobile Gas Bar and Car Wash Proposal

The lands subject to Site Development File DA.06.048, as shown on Attachment #2, is situated at the northeast corner of Melville Avenue and Rutherford Road. The Owner is proposing a Shell Canada automobile gas bar with a car wash facility on the 0.48 ha vacant parcel of land. The gas pump canopy is 407.5m<sup>2</sup> in area. The site is to be served by two, 9m wide access driveways, one each on Rutherford Road and Melville Avenue, as shown on Attachment #2. The final location and design of each driveway access is subject to the approval of the Region of York Transportation and Works Department and the Vaughan Engineering Department.

The pump islands are located at the centre of the site, with an overhead canopy that is separate to the convenience store/gas bar kiosk located to the north. A total of 6 pump islands are proposed. A fully enclosed garbage storage room is attached to the east side of the convenience store/gas bar kiosk, and constructed with the same materials and colours as the main buildings. The proposed car wash is located east of the convenience store/gas bar kiosk.

Two (2) vacuum stations with associated parking spaces, and a tire inflation pump are located on the west side of the proposed car wash. The 10 car-stacking lane for the car wash will be clearly identified to separate it from the on-site traffic accessory the gas bar, and directional signage shall be provided throughout the site, to the satisfaction of the Development Planning Department. Pertinent site statistics for the proposed gas bar and car wash proposed are as follows:

Total Site Area:	0.48 ha
Proposed Gross Floor Area:	
Convenience Store:	186.4m <sup>2</sup>
Car Wash:	131.8m <sup>2</sup>
Total Gross Floor Area:	318.2m <sup>2</sup>
Lot Coverage:	14.9 %
Landscaped Area:	1,312.7m <sup>2</sup> (26.9%)

## Elevations

The proposed building elevations are shown on Attachments #3 to #7. A consistent architectural style and use of building materials is utilized for each of the buildings, except for the proposed automobile gas bar and car wash, which are predominately brick veneer, as shown on Attachments #6 and #7.

### i) Multi-Unit Commercial Proposal

The proposed multi-unit commercial buildings are one-storey in height with towers providing additional massing at the corners of each building. Each tower has a flat roof, which is consistent with the buildings' flat roofline, and accented with decorative fiberglass moulding. The buildings are finished with smooth finish stucco with clear insulated glass panels in clear anodized aluminum frames. The buildings are accented with brick facing and anchored with stone facing. All rooftop mechanical equipment shall be screened from street view. The applicant has agreed to revise the west elevations of Buildings "A" and "E" (Attachment #5) to enhance the doors that will face Melville Avenue, by providing front entrance-like doors similar to the east elevations. The final elevation plans for all 5 buildings will be approved to the satisfaction of the Development Planning Department.

### ii) Automobile Gas Bar and Car Wash Proposal

The proposed convenience store and car wash facility are one-storey in height and finished in split face tan/brown brick veneer. The buildings are anchored with tan/brown stone with grey asphalt shingles, accented with prefinished white metal flashing. The main entrance to the convenience store is framed with a composite grey aluminum cladding and fitted with clear tempered glass. The convenience store will house several non-illuminated poster boards on the front, rear and east elevations. A 0.8m sign band is proposed above the main entrance to the store. The west elevation of the car wash facility is predominately clear sealed glass. Vehicular access through the facility will be through roll-up doors with clear polycarbonate glazing and an aluminum spandrel panel base. All rooftop mechanical equipment shall be screened from street view. The final elevation plans for both buildings will be approved to the satisfaction of the Development Planning Department.

## Access and Parking

The site plan proposes a total of 307 parking spaces, comprising 290 spaces (including 6 barrier free spaces) on the commercial lands, and 17 parking spaces (including 1 barrier free space) for the automobile gas bar site. A total of 4 access points are provided to the combined subject lands, comprising 2 each on both Melville Avenue and Rutherford Road. The final access and parking design must be approved by the Engineering Department and Region of York Transportation and Works Department.

### i) Multi-Unit Commercial Proposal

Based on a parking ratio of 6.0 spaces/100m<sup>2</sup> gross floor area for a commercial shopping centre use, the required parking is as follows:

Use	Required Parking
Commercial (4,659.83m <sup>2</sup> )	280
Total Parking Proposed	290

The proposed parking for Site Development Application DA.06.045 exceeds the required parking with a surplus of 10 spaces.

ii) Automobile Gas Bar and Car Wash Proposal

Based on a parking ratio of 5.5 spaces/100m<sup>2</sup> gross floor area for a convenience retail store, the required parking is as follows:

Use	Required Parking
Convenience Retail Store (186.4m <sup>2</sup> )	11
Total Parking Proposed	17

The proposed parking for Site Development Application File DA.06.048 exceeds the required parking with a surplus of 6 spaces. Additionally, the By-law requires a minimum 10 car-stacking lane to the car wash and 1 parking space per vacuum island (2 proposed), which the Owner has provided.

Landscaping

The proposed landscape plans are shown on Attachments #8 and #9. The plans identify the landscape treatments along Rutherford Road and Melville Avenue, which includes a variety of trees and shrubs. Crimson King Maple is proposed along Rutherford Road and Melville Avenue. Austrian Pines, in addition to the Crimson King Maple, are proposed along vehicular entrances to the site and will frame these said entrances for an added landscape feature. Unicorn Cedars are featured within the landscaped island of the multi-unit commercial parking area. The landscape plan associated with the automotive gas bar and car wash, as shown on Attachment #9, provides for an entry feature wall at the corner of Rutherford Road and Melville Avenue with a formal design layout of a mixture of ornamental Japanese Blood Grass, Flaming Mound Spirea, and Moonshine Yarrow, as shown on Attachment #10. A mixture of deciduous and coniferous trees, and low-lying shrubs are proposed along the periphery of the subject lands. Prior to final site plan approval, the Development Planning Department must approve the final landscape plan and cost estimate.

Services

The applicant will be required to satisfy all requirements of the City's Engineering Department with respect to site servicing, grading and storm water management. All hydro requirements must be addressed to the satisfaction of PowerStream Inc. Waste disposal services and snow removal will be carried out by private contractors.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the land, prior to the issuance of a Building Permit, in accordance with the Planning Act, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

Region of York

The site plan will require final approval to the satisfaction of the Region of York Transportation and Works Department with respect to access, engineering, financial, legal, insurance, technical, notification, and other requirements, which will become part of the conditions of site plan approval.

CN Railway Properties

CN Railway requires that the Owner install and maintain at their own expense, a chain link fence of a minimum 1.83m height along the mutual property line. As well, any proposed alterations to

the existing drainage pattern affecting the Railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of CN.

### **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 Development Planning Department has reviewed the proposed Site Development Applications to permit a commercial development consisting of five multi-unit buildings and an automobile gas bar, convenience store and car wash facility, in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and the area context. The proposed development conforms with the policies of the Official Plan and complies with the requirements of the Zoning By-law. The proposed development is compatible with the surrounding land uses from both a land use and building from perspective. Accordingly, the Development Planning Department is satisfied with the proposed development and can support the approval of the site plan applications, subject to the recommendations in this report.

### **Attachments**

1. Location Map
2. Comprehensive Site Plan
3. Elevations – Building 'B'
4. Elevations – Buildings 'C' and 'D'
5. Elevations – Buildings 'A' and 'E'
6. Elevations – Shell Convenience Store
7. Elevations – Shell Car Wash
8. Landscape Plan '1' – Multi-Unit Commercial
9. Landscape Plan '2' – Shell Station
10. Landscape Plan – Corner Entry Feature

### **Report prepared by:**

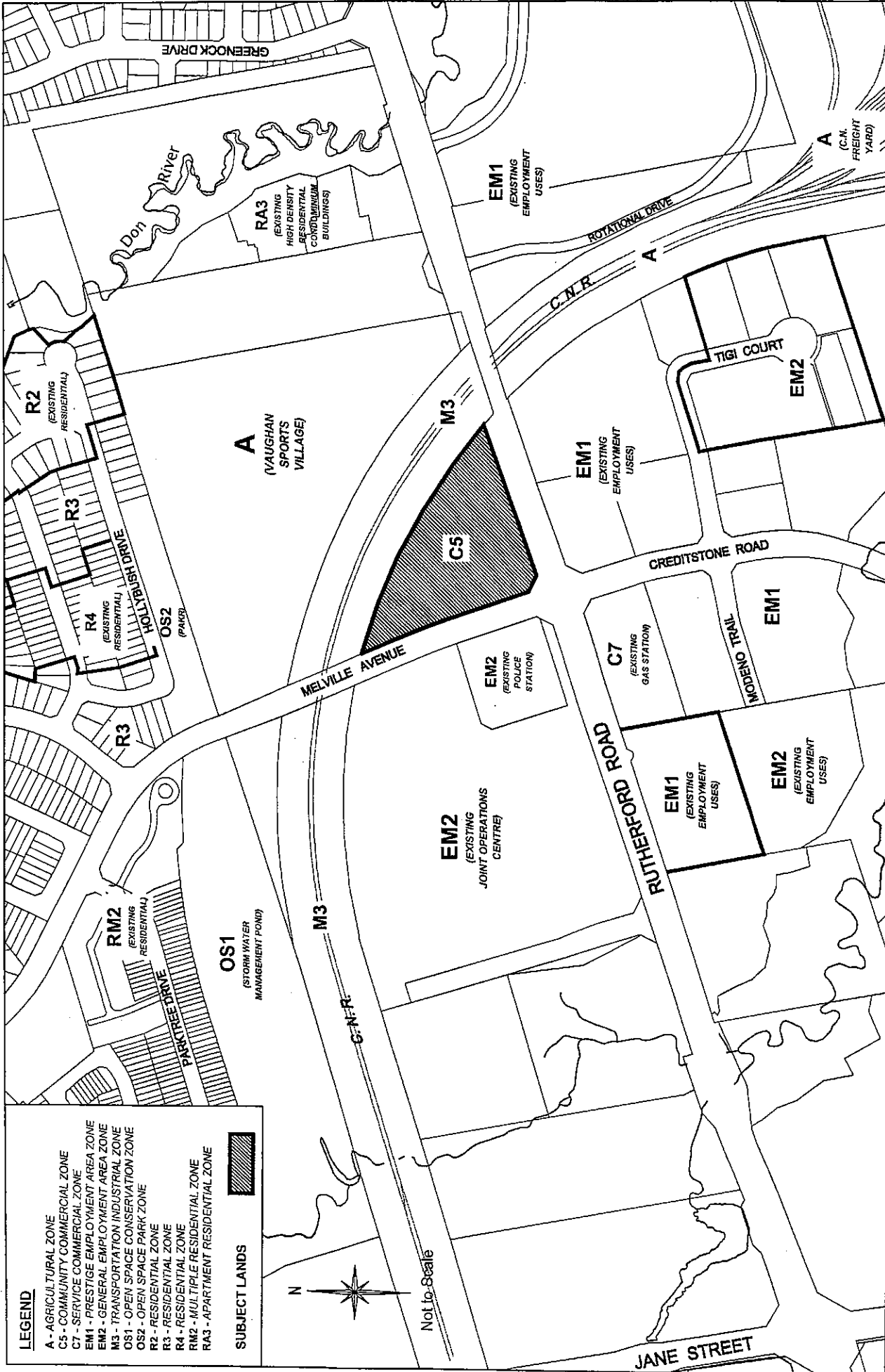
Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**LEGEND**

- A - AGRICULTURAL ZONE
- C5 - COMMUNITY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

**SUBJECT LANDS**



Not to Scale

**Location Map**

Part of Lot 16,  
Concession 4  
APPLICANT: 1688643 ONTARIO LTD. &  
12688653 ONTARIO LTD.



Development Planning Department

**Attachment**



FILE NO'S:  
DA.06.045 &  
DA.06.048

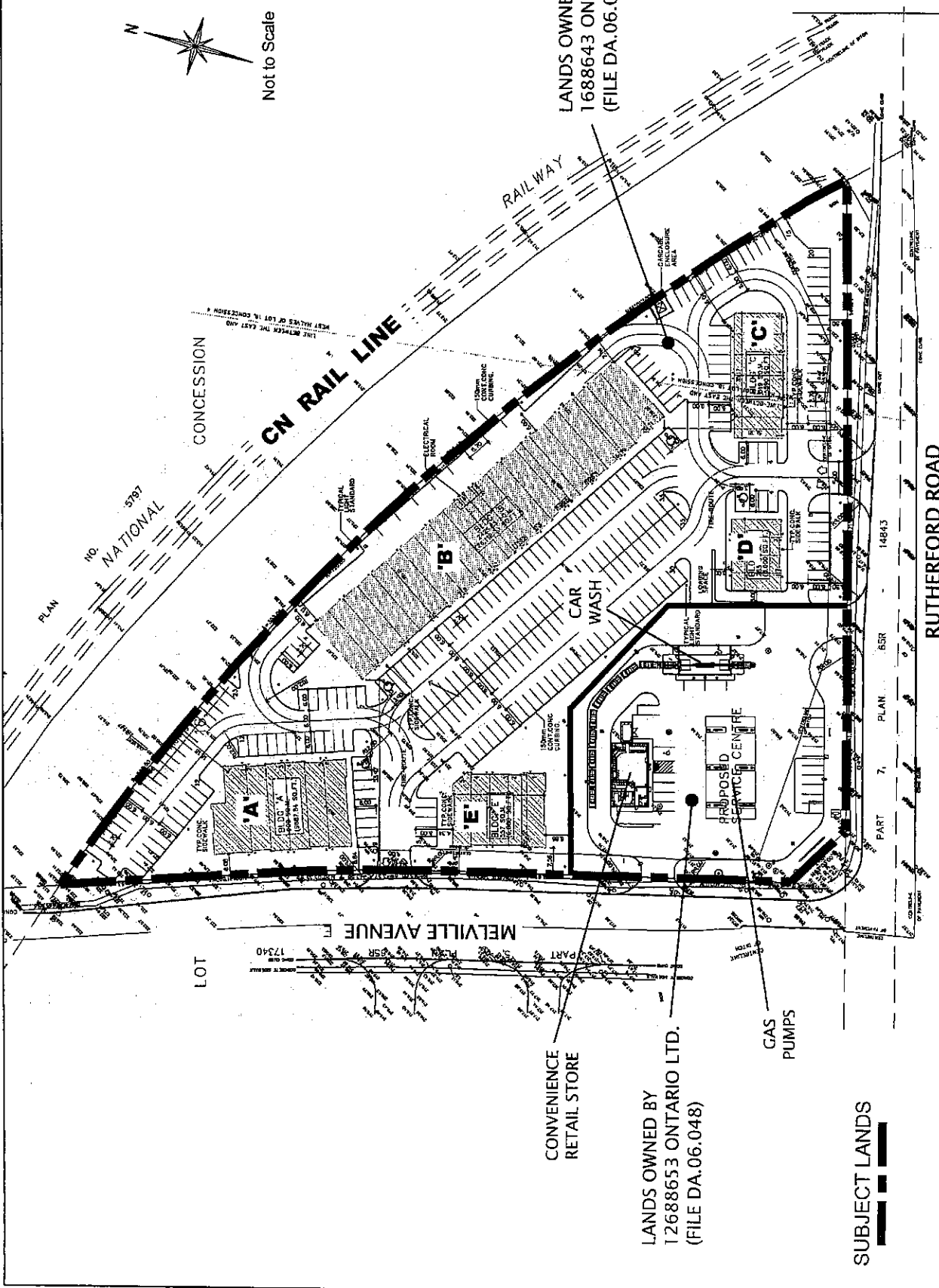
June 1, 2006

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LANDS OWNED BY  
1688643 ONTARIO LTD.  
(FILE DA.06.045)



CONCESSION

CN RAIL LINE

RAILWAY

RUTHERFORD ROAD

LOT

MELVILLE AVENUE E

CONVENIENCE  
RETAIL STORE

LANDS OWNED BY  
12688653 ONTARIO LTD.  
(FILE DA.06.048)

GAS  
PUMPS

SUBJECT LANDS

# Attachment 2

FILE No's.:  
DA.06.045 &  
DA.06.048

June 2, 2006

## City of Vaughan

Development Planning Department

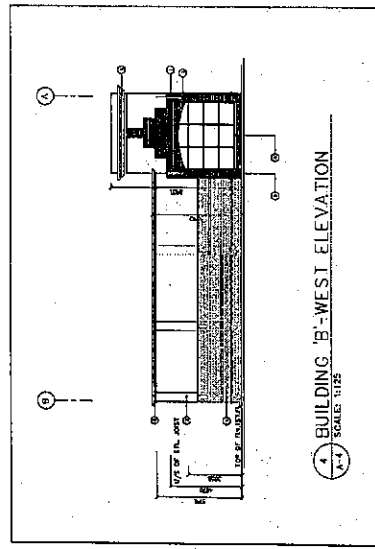
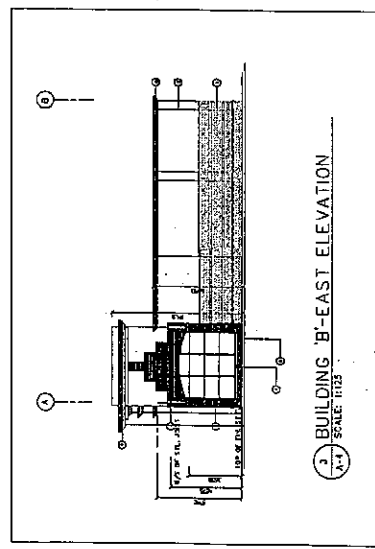
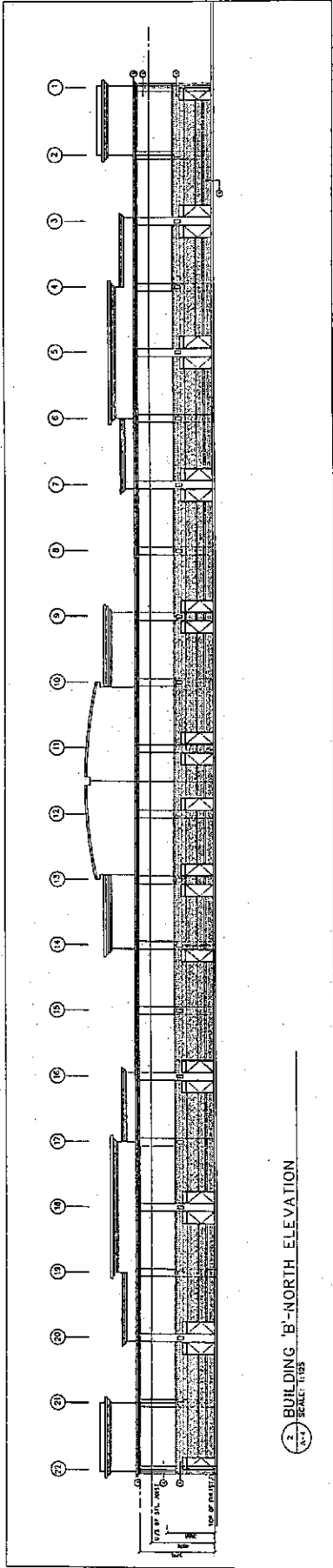
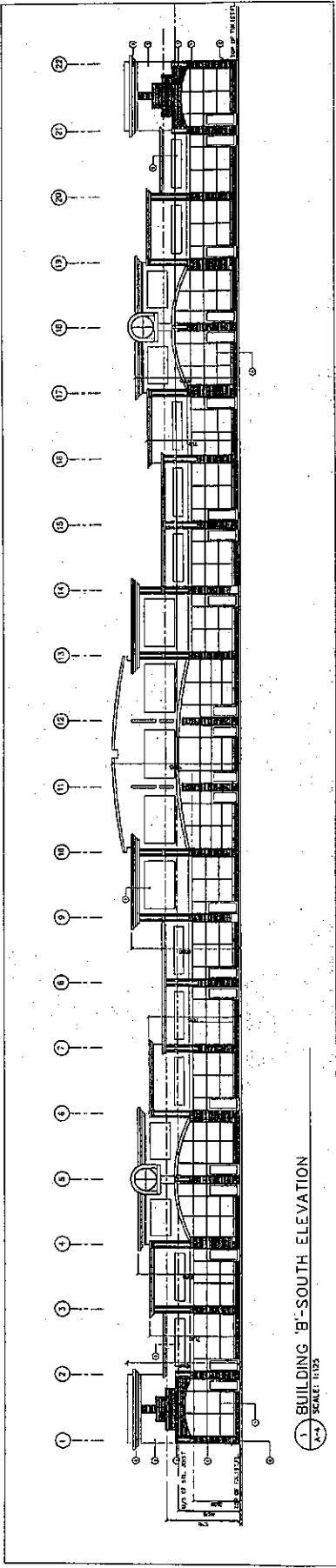
### Site Plan

Part of Lot 16,  
Concession 4

APPLICANT: 1688643 ONTARIO LTD. &  
12688653 ONTARIO LTD.

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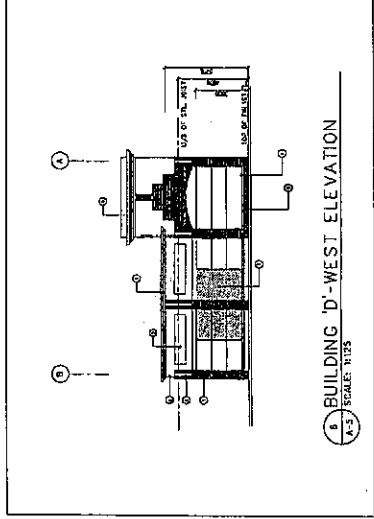
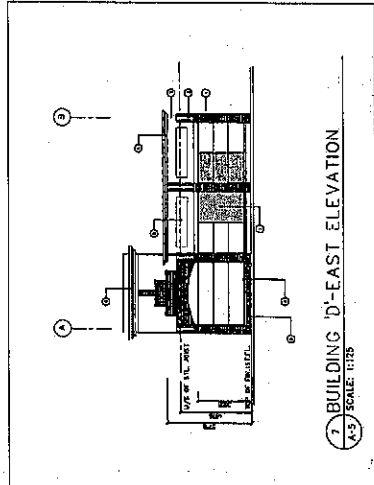
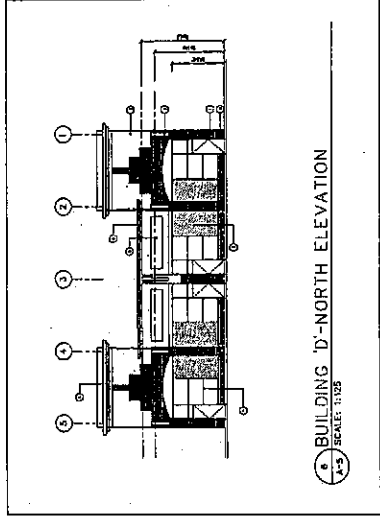
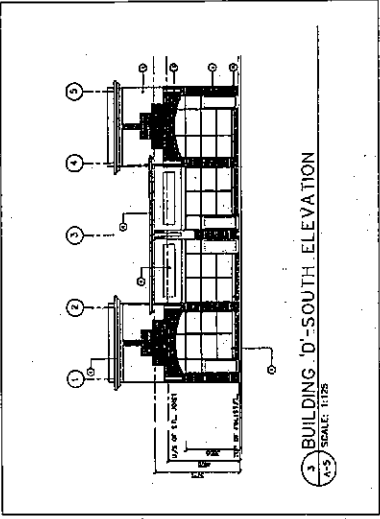
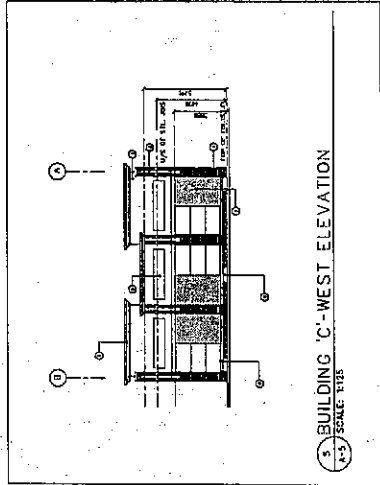
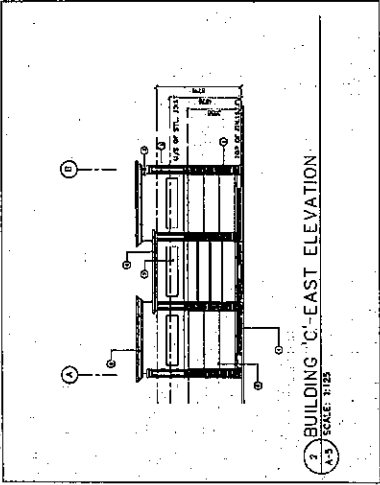
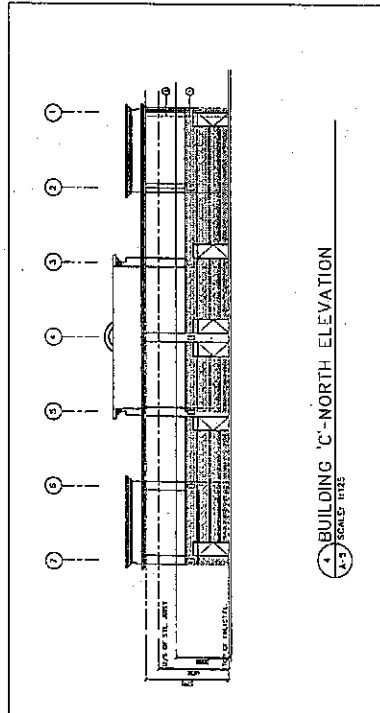
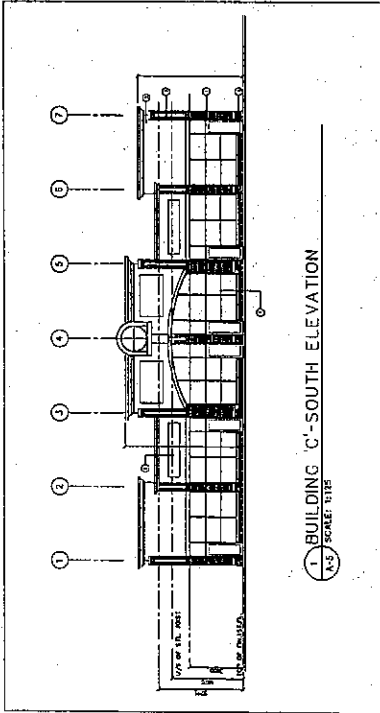
# Elevations - Building 'B'

Part of Lot 16,  
Concession 4  
APPLICANT: 1688643 ONTARIO LTD. &  
12688653 ONTARIO LTD.



Development Planning Department

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# Elevations - Buildings 'C' & 'D'

APPLICANT: 1688643 ONTARIO LTD. Part of Lot 16,  
& 12688653 ONTARIO LTD. Concession 4

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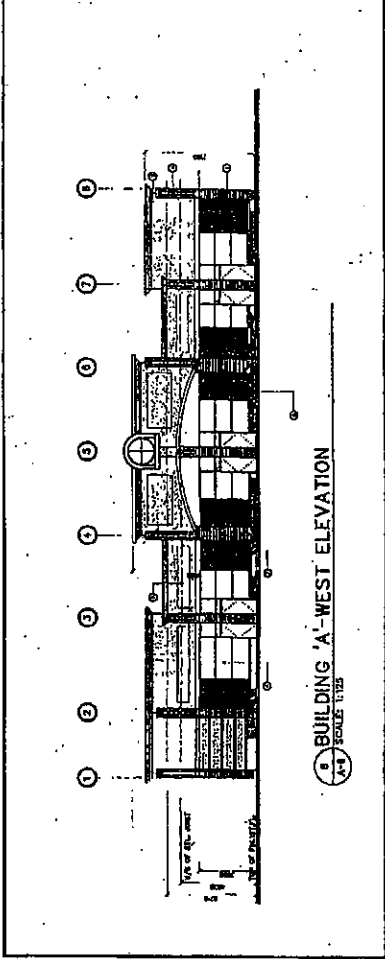
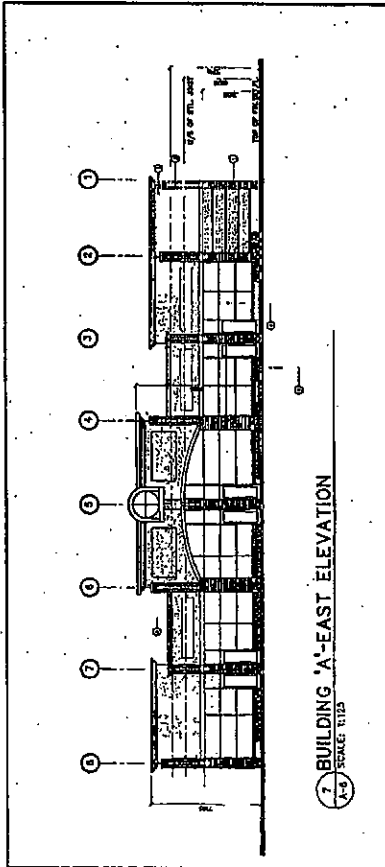
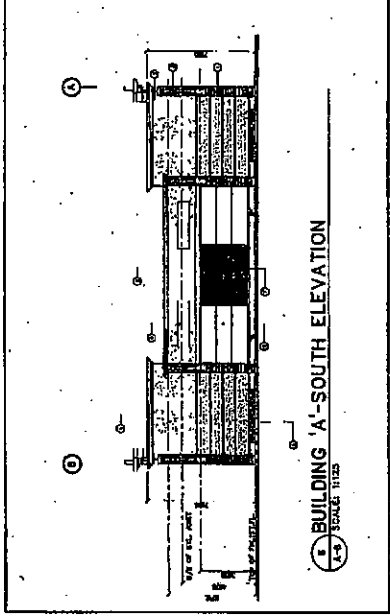
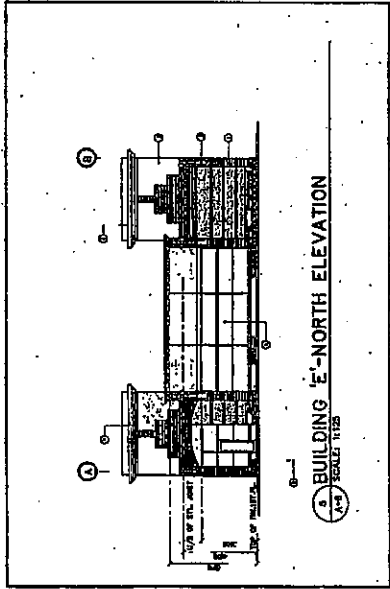
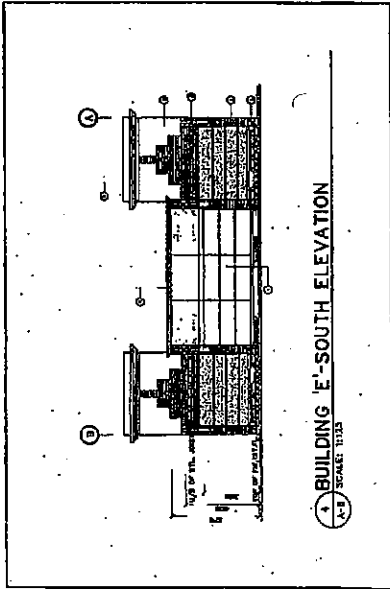
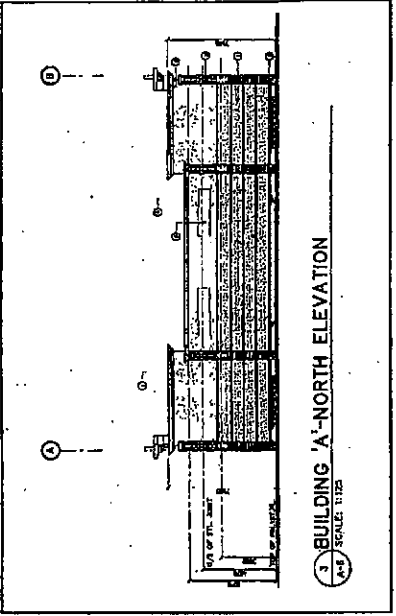
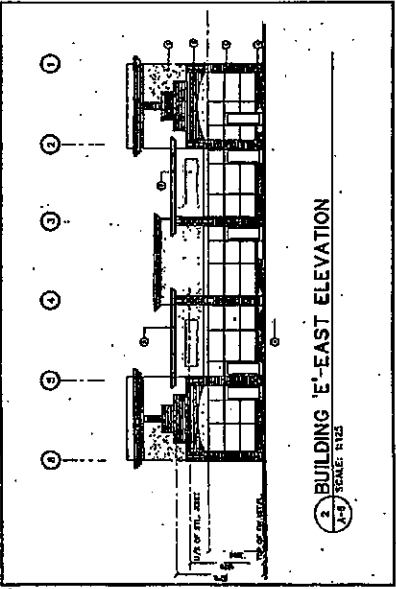
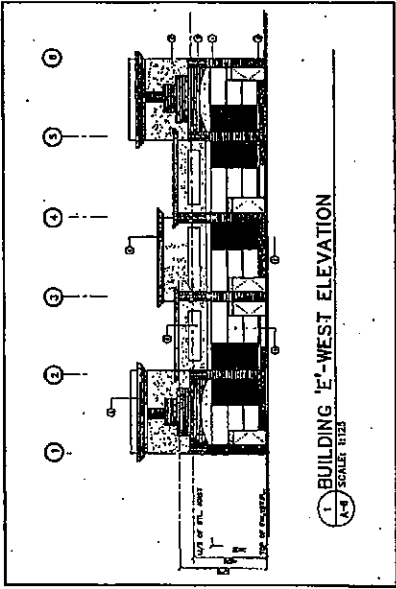
# City of Vaughan

Development Planning Department

# Attachment 4

FILE No's:  
DA.06.045 &  
DA.06.048

June 2, 2006



# Elevations - Buildings 'A' & 'E'

APPLICANT: 1688643 ONTARIO LTD. Part of Lot 16,  
& 12688653 ONTARIO LTD. Concession 4

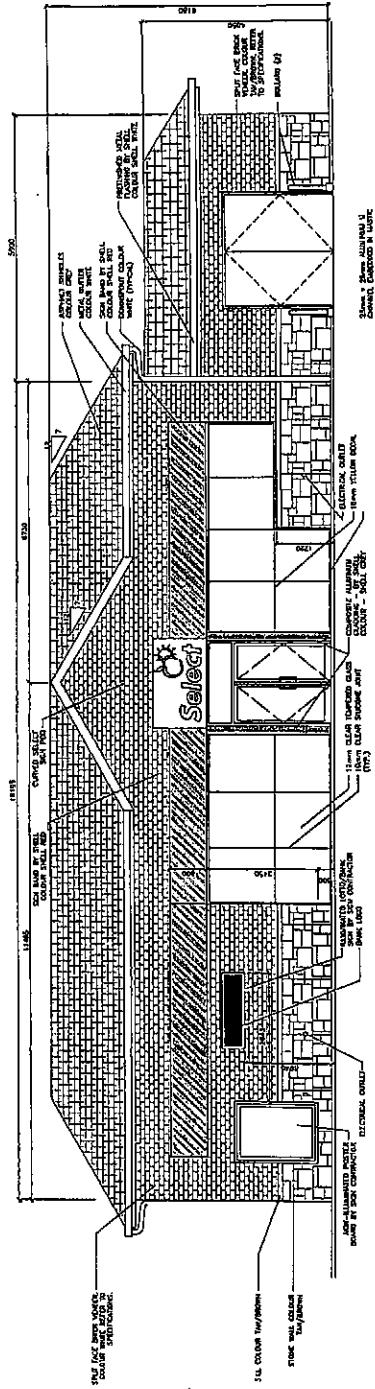
# City of Vaughan

Development Planning Department

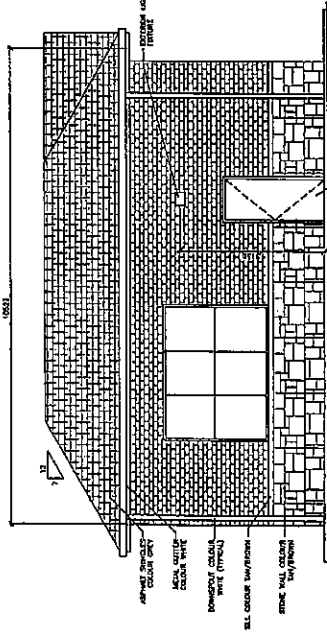
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DA.06.048

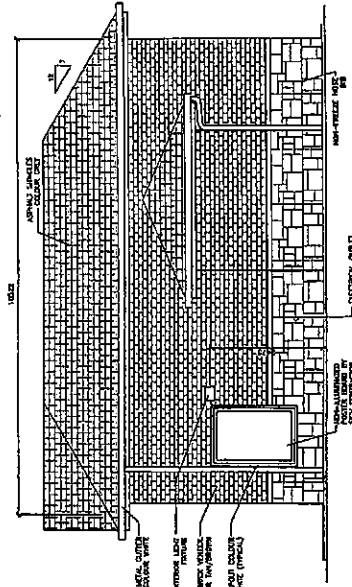
June 1, 2006



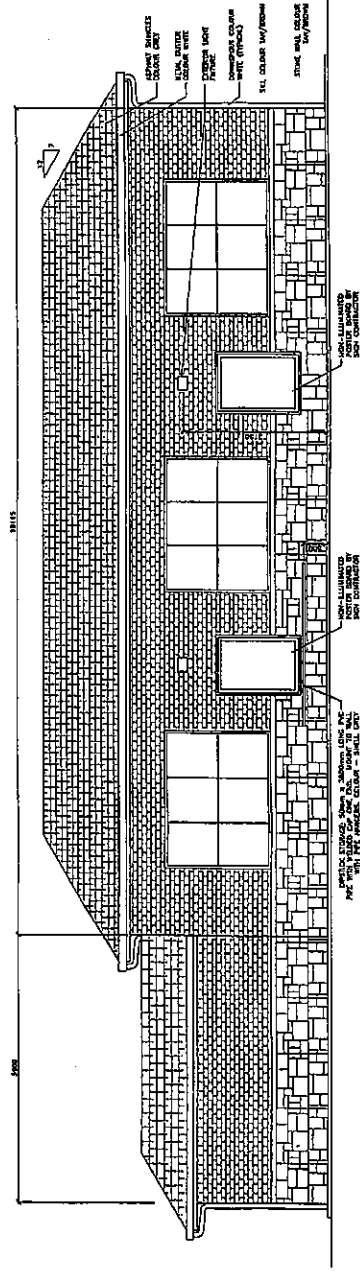
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Not to Scale

**Elevations - Shell Convenience Store**

APPLICANT: 1688643 ONTARIO LTD. Part of Lot 16,  
 & 12688653 ONTARIO LTD. Concession 4



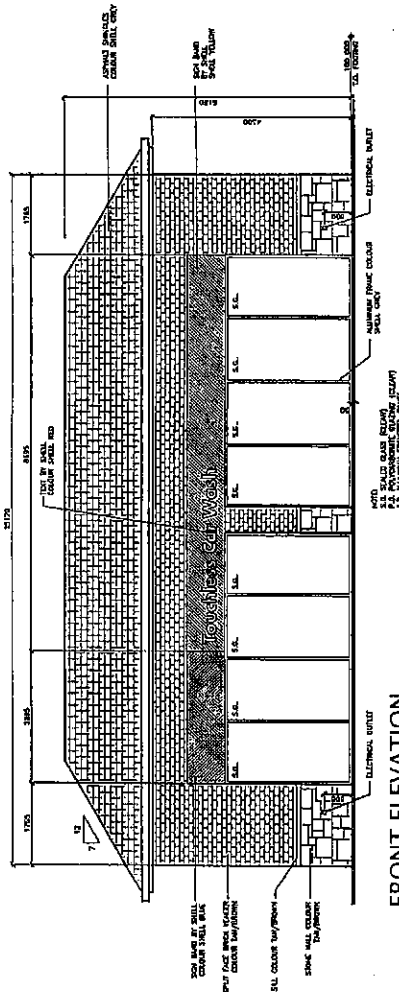
Development Planning Department

**Attachment 6**

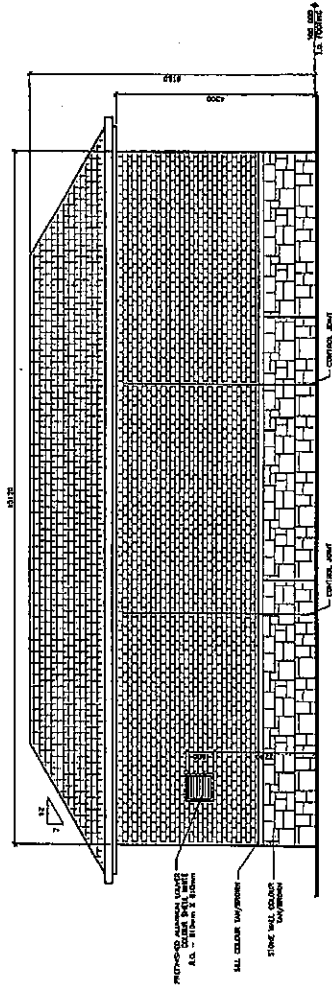
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 DA.06.048

June 1, 2006

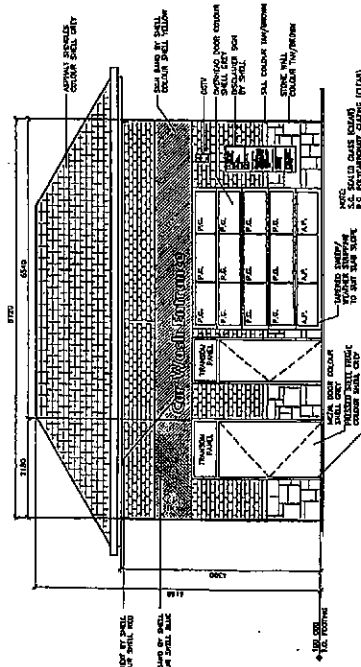
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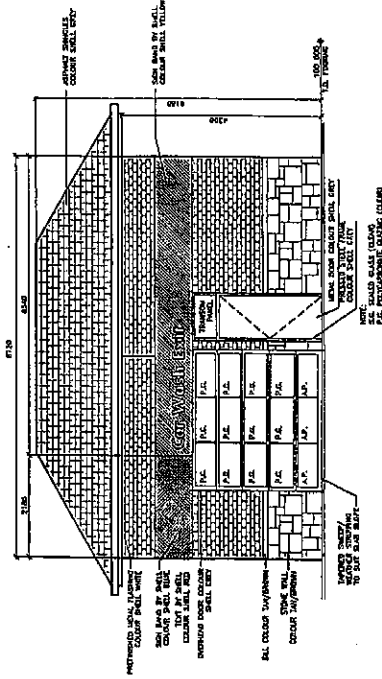
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION (ENTRANCE)



RIGHT SIDE ELEVATION (EXIT)

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# Elevations - Shell Car Wash

APPLICANT: 1688643 ONTARIO LTD.  
& 12688653 ONTARIO LTD.

Part of Lot 16,  
Concession 4



Development Planning Department

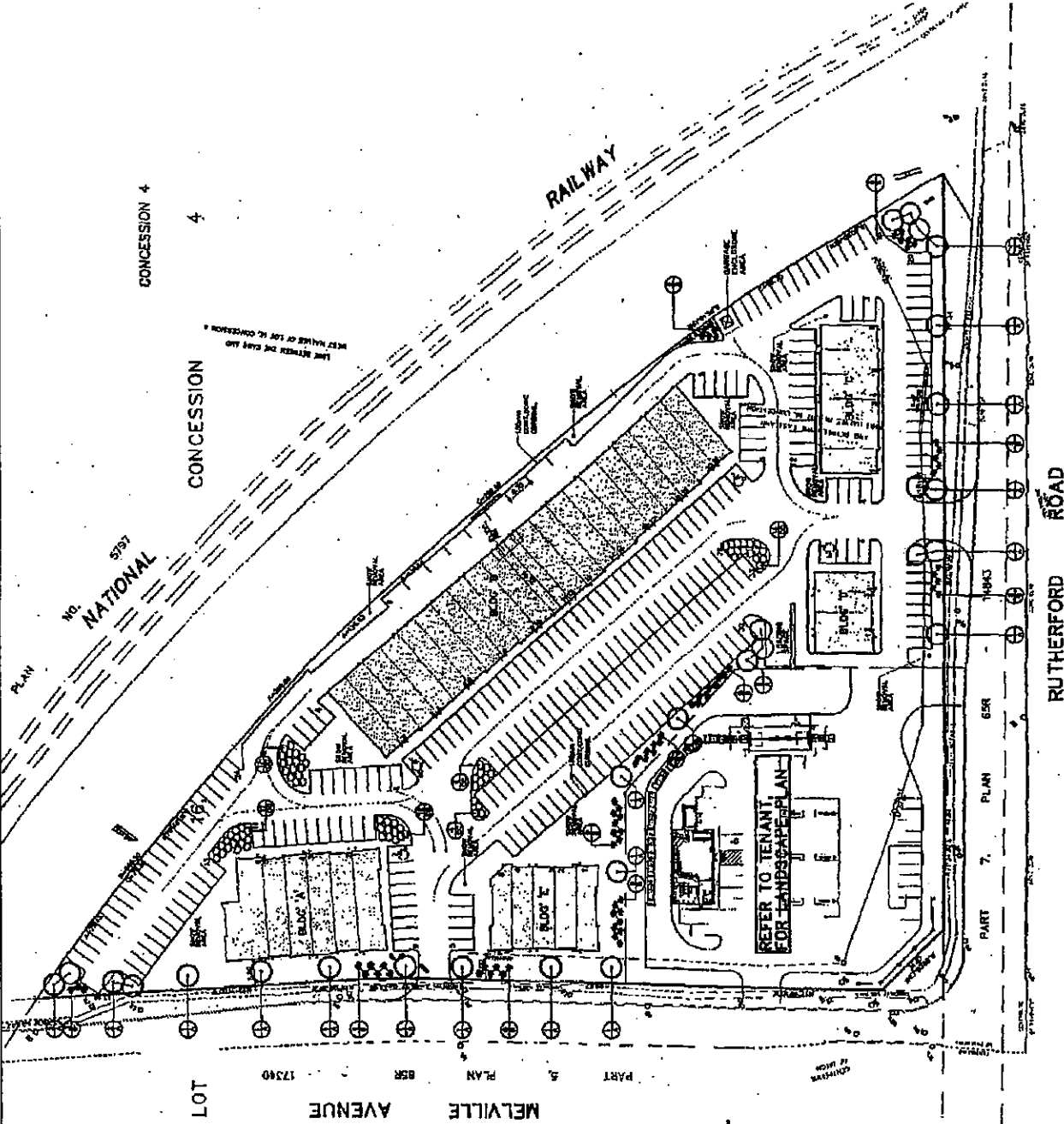
# Attachment 7

FILE No's:  
DA.06.045 &  
DA.06.048

June 1, 2006



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**Landscape Plan '1' -  
Multi-Unit Commercial**

APPLICANT: 1688643 ONTARIO LTD.  
& 12688653 ONTARIO LTD.

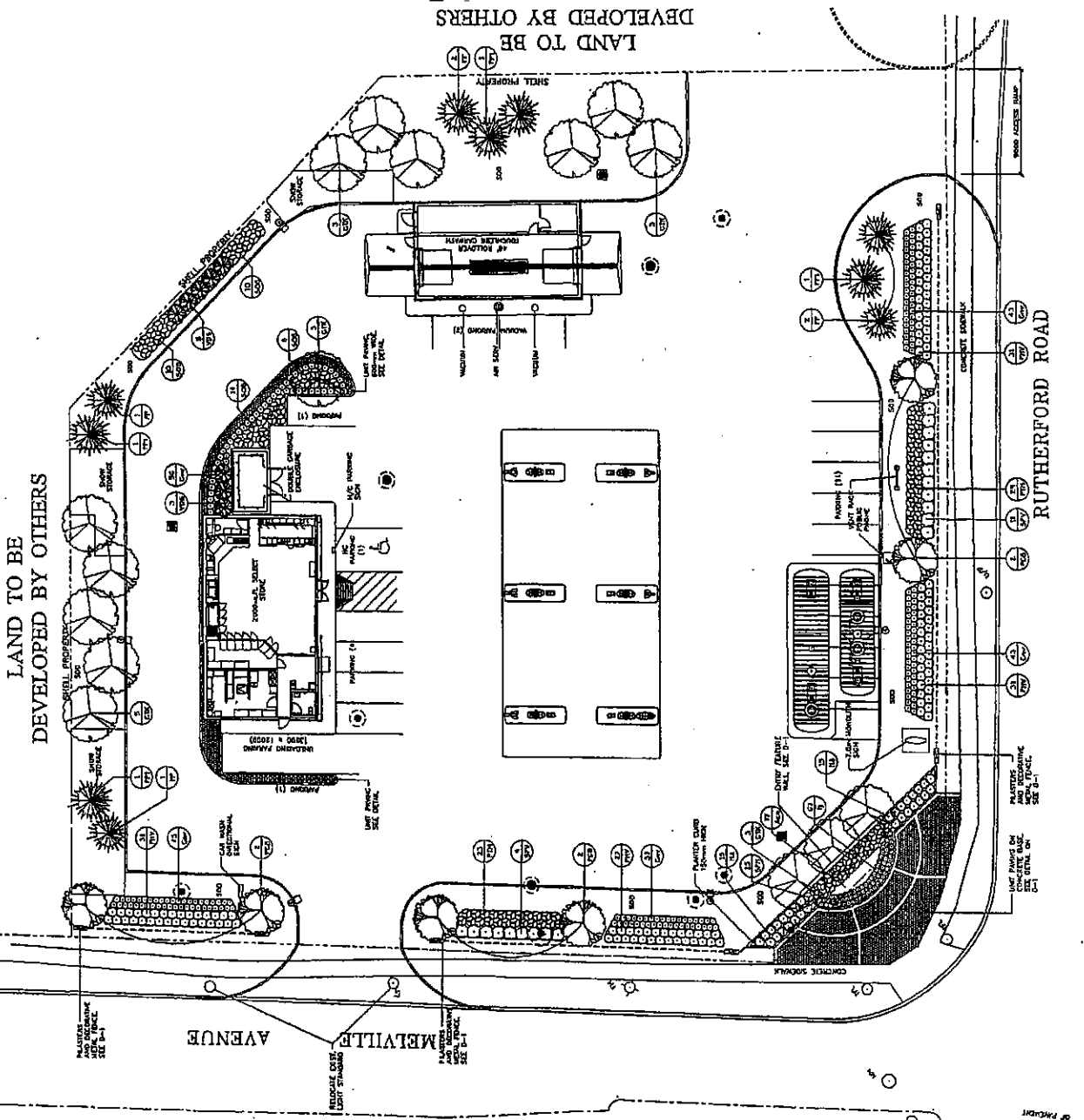
Part of Lot 16,  
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Development Planning Department



**Attachment  
8**

FILE NO'S.:  
DA.06.045 &  
DA.06.048

June 1, 2006



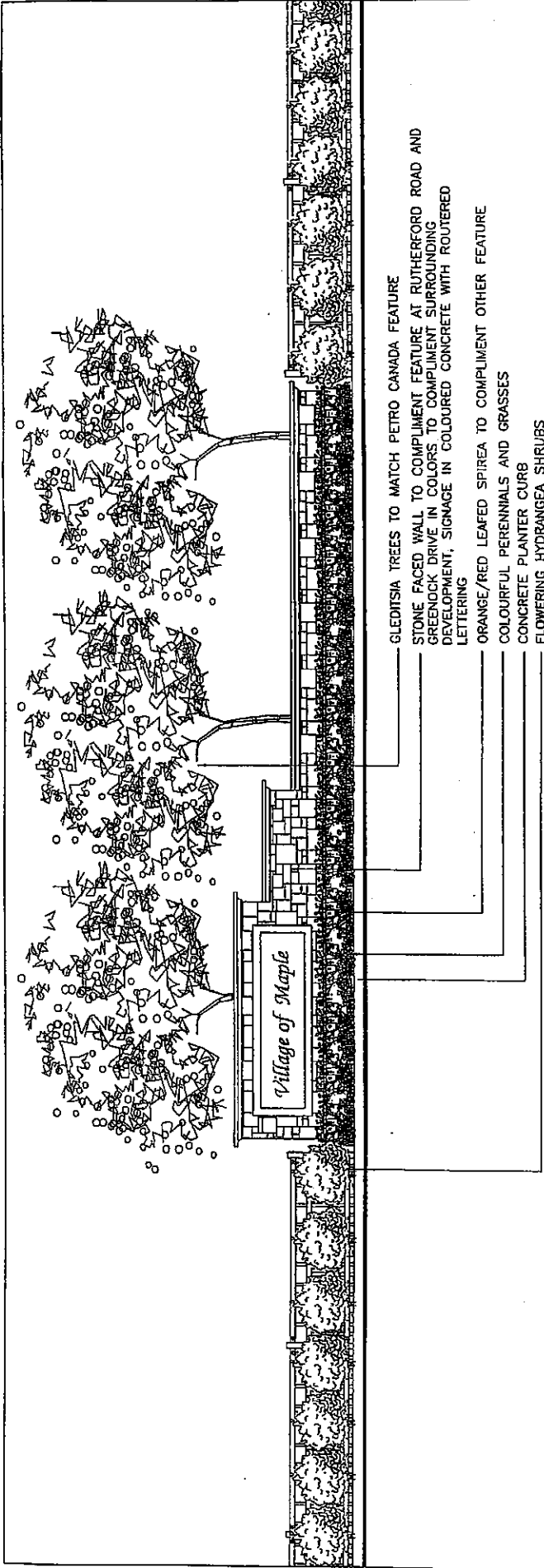
**Landscape Plan '2' -  
Shell Gas Station**

APPLICANT: 1688643 ONTARIO LTD.  
& 12688653 ONTARIO LTD.  
Part of Lot 16,  
Concession 4



Development Planning Department

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ENTRY FEATURE Scale 1:30

**Landscape Plan -  
Corner Entry Feature**

APPLICANT: 1688643 ONTARIO LTD. Part of Lot 16,  
& 12688653 ONTARIO LTD. Concession 4

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Development Planning Department

**Attachment  
10**

FILE No's.:  
DA.06.045 &  
DA.06.048

June 1, 2006