

COMMITTEE OF THE WHOLE SEPTEMBER 17, 2007

SITE DEVELOPMENT FILE DA.07.014
TONLU HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.014 (Tonlu Holdings Limited) 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 plan and signage plan 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.;
 - vi) the Owner shall register on title the 65M-Plan for the related Draft Plan of Subdivision Application 19T-89063 (Tonlu Holdings Limited); 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application on the subject land shown on Attachment #1, to permit the development of an automobile gas bar (Sunaco), a retail convenience store (Horizon) and a car wash (Sunoco EcoWash), as shown on Attachment #2.

Background - Analysis and Options

The irregular shaped, 0.88 ha vacant site is part of a larger C7 Zone land holding to the north and west, as shown on Attachment #1. The subject lands are located at the southwest corner of Regional Road 27 and future Innovation Drive, in Part of Lot 10, Concession 9, City of Vaughan.

The final 65M-Plan for the related approved Draft Plan of Subdivision Application 19T-89063, has not been registered, and as such, the lot and road (Innovation Drive) have not legally been created. The Owner is working towards fulfilling the conditions of subdivision approval and must first register the 65M-Plan prior to the registration of the site plan agreement, to the satisfaction of the Development Planning Department.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1258). The surrounding land uses are:

North - future Innovation Drive; vacant service commercial (C7 Service Commercial Zone)

South - existing public garage (C6 Highway Commercial Zone)

East - Regional Road 27; existing residential (R4 Residential Zone)

West - vacant service commercial/vacant employment (C7 Service Commercial Zone and 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, subject to Exception 9(1258). The gas bar, convenience retail store and car wash uses are permitted by the By-law. The proposed site plan was reviewed in accordance with the standards contained in By-law 1-88 and the C7 Zone, and complies in all respects with By-law 1-88.

Site Design

The proposed site plan (Attachment #2) shows the gas pumps, with a canopy above, in the centre of the site. The combined convenience retail store and car wash building is shown at the south ends, with parking spaces and the car wash stacking and exiting lane to the east and west. The Development Planning Department will continue to work with the Owner to finalize the details of the site plan shown on Attachment #2. The final site plan shall be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #3. The store and carwash building will be constructed to a height of 5.57m with two architectural features (cupolas) extending the height to 6.66m. The building materials consist of sand arristcraft, beige stucco, clear glass and light grey spandrel windows. The Development Planning Department will continue to work with

the Owner to finalize the details on the elevation plan shown on Attachment #3. The final elevation plan shall be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan (Attachment #4) shows a variety of deciduous and coniferous trees and shrubs around the perimeter of the site. A minimum 6m and 9m wide landscape strip is proposed along Innovation Drive and Regional Road 27, respectively. The Development Planning Department will continue to work with the Owner to finalize the details of the landscape plan shown on Attachment #4. The final landscape plan, including detail drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

Services/Utilities

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".

Regional Implications

The Region of York will be a party to the site development agreement given that the subject lands about a Regional Road (Regional Road 27), with conditions of approval to be included in the implementing Agreement. As a condition of site plan approval, all requirements of the Regional Municipality of York shall be satisfied.

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 an automobile gas bar, a retail convenience store and a carwash, 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, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations (Convenience Retail Store & Car Wash)
4. Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Director of Development Planning


/LG




Legend

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT ZONE
- EM2 - GENERAL EMPLOYMENT ZONE
- R4 - RESIDENTIAL ZONE

Subject Lands  Not to Scale



Attachment 

FILE No.:
DA.07.014

August 9, 2007

City of Vaughan
The City Above Toronto

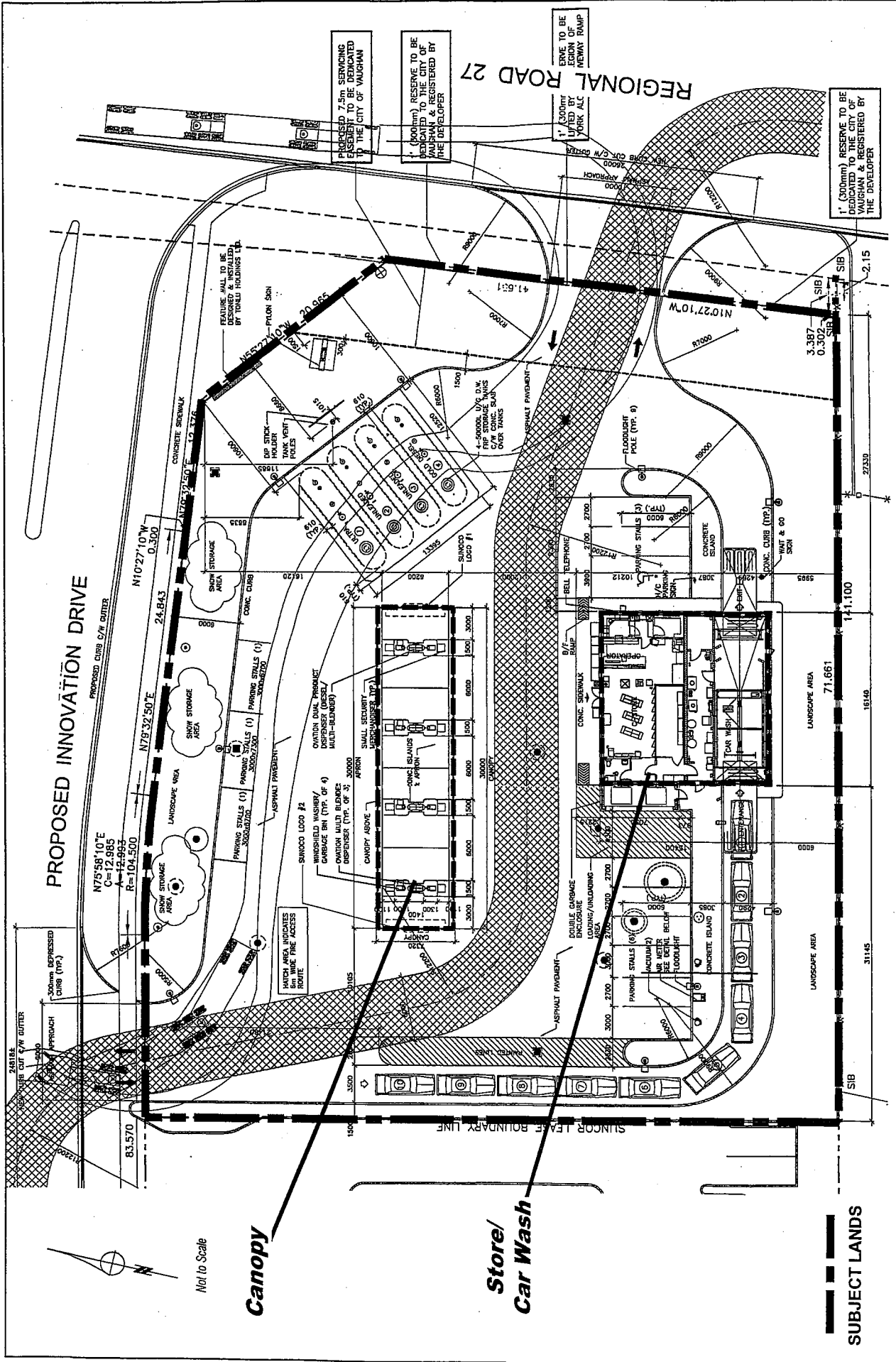
Development Planning Department

Location Map

Part of Lot 10,
Concession 9

APPLICANT:
TONLU HOLDINGS LIMITED

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PROPOSED INNOVATION DRIVE
 PROPOSED CURB C/W CUTTER

REGIONAL ROAD 27

N75°58'10"E
 C=12.985
 A=14.995
 R=104.500

N102°7'10"W
 0.500

N79°32'50"E

N102°7'10"W

SUBJECT LANDS

Not to Scale

Canopy

Store/
 Car Wash

Attachment 2

FILE No.:
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August 9, 2007



The City Above Toronto

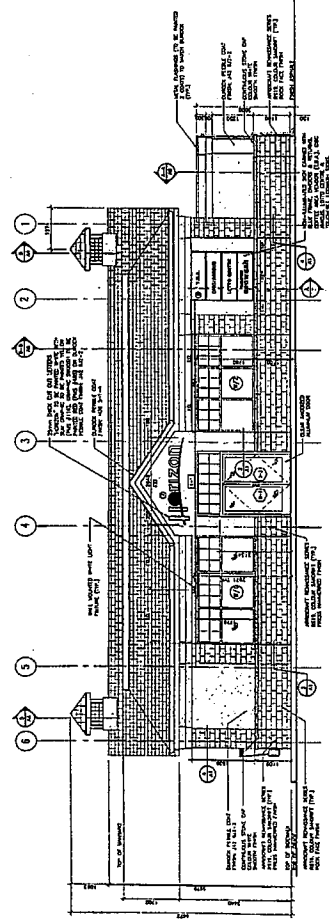
Development Planning Department

Site Plan

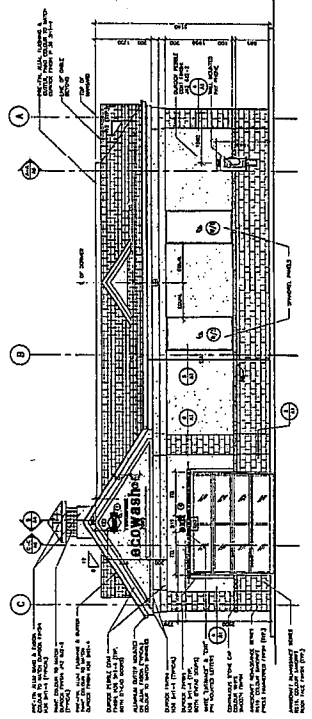
Part of Lot 10,
 Concession 9

APPLICANT:
 TONLU HOLDINGS LIMITED

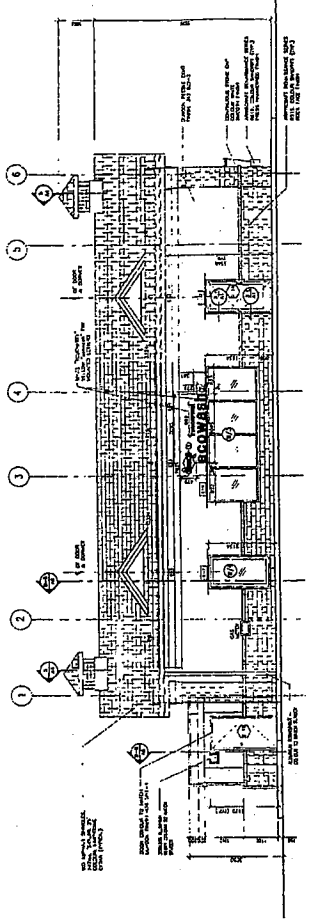
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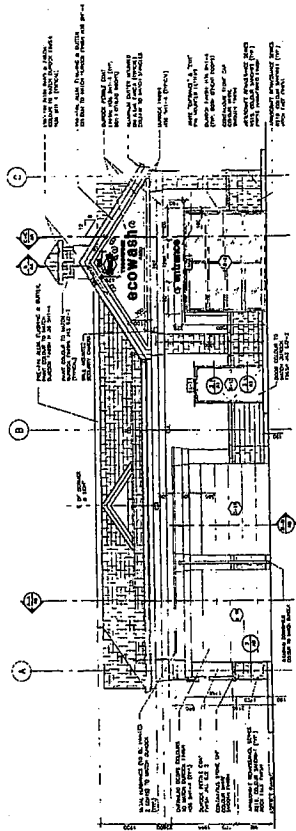
NORTH ELEVATION (FACING INNOVATION DRIVE)



EAST ELEVATION (FACING REGIONAL ROAD 27)



SOUTH ELEVATION



WEST ELEVATION

Not to Scale

Elevations (Store/Car Wash)

APPLICANT:
TONLU HOLDINGS LIMITED
Part of Lot 10,
Concession 9

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Development Planning Department

Attachment 3

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