

**COMMITTEE OF THE WHOLE JUNE 17, 2002**

**SITE DEVELOPMENT FILE DA.01.089**  
**ASTRA STAR CORPORATION**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.089 (Astra Star Corporation) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
  - a) the final site plan and building elevations, including signage, shall be approved by the Community Planning Department and Urban Design Department;
  - b) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
  - c) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
  - d) parking, access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
  - e) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.; and,
  - f) the variances required to implement the proposed site plan shall be final and binding.
2. That the site plan agreement contain the following provisions:
  - a) If required, the Owner shall pay 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. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser to the City. The approved appraisal shall form the basis of the cash-in-lieu payment; and
  - b) the Owner shall dedicate any required easements, road widening, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.

**Purpose**

On April 30, 2002, the Owner submitted a Site Development Application to permit 3 commercial buildings, a gas bar and car wash, as follows:

Lot Area: 1.2ha

Gross Floor Area

Building A: 371.6m<sup>2</sup>  
Building B: 903.15m<sup>2</sup>  
Building C: 264.75m<sup>2</sup>

Gas Bar: 148.68m<sup>2</sup>  
Car Wash: 137.85m<sup>2</sup>  
Total GFA: 1,826.03m<sup>2</sup>

Total parking: 95 spaces

**Background - Analysis and Options**

The subject lands are located on the southwest corner of Rutherford Road and Creditstone Road, (2701 Rutherford Road), being Block 8 on Registered Plan 65M-3354, in Lot 15, Concession 4, City of Vaughan.

Official Plan

The subject lands are designated "Prestige Area" by OPA 450, which permits a wide range of industrial, office, business and civic uses. The site is also subject to the "Service Node" policies, which permits service commercial uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, at the intersections of arterial and/or collector roads. The proposed uses and site development conform to the policies of the Official Plan.

Zoning

The subject lands are zoned C7 Service Commercial Zone, subject to Exception (822A), which permits service commercial, car wash and gas bar uses. The following exceptions to the By-law are required to implement the proposed development:

- a minimum 6.5m front yard, whereas 9m is required;
- a minimum 6m rear yard, whereas 22m is required;
- a minimum 7.9m exterior side yard, whereas 9m is required;
- a maximum 150m<sup>2</sup> gas bar kiosk, whereas 50m<sup>2</sup> is permitted;
- a minimum 7.5m wide landscaping strip abutting Rutherford Road, whereas 9m is required; and
- a minimum of 95 parking spaces and 10 car wash stacking spaces, whereas 107 parking spaces and 20 stacking spaces are required.

The Applicant will be applying to the Committee of Adjustment for the required variances. As a condition of site plan approval, the Variance Application must be approved and in effect, prior to registering the site plan agreement.

### Site Design

The site plan can be viewed as two separate developments that are connected via common access points, driveways and parking areas.

The westerly half of the development consists of 3 one-storey commercial buildings, comprising two multi-unit commercial buildings (Buildings A & B) and a restaurant with drive-through (Building C). Building A has direct exposure to Rutherford Road, while Buildings B and C are closer to the south limits of the property. Parking is provided adjacent to and behind all three commercial buildings.

The easterly half of the development, adjacent to Rutherford Road and Creditstone Road, consists of a gas bar kiosk and car wash. The kiosk backs onto Creditstone Road, with the gas pumps parallel to Rutherford Road. The car wash is also parallel to Rutherford Road, but is sited close to the south limit of the property.

### Access

The site is to be served by a right-in/right-out driveway access on Rutherford Road and one full movement access on Creditstone Road.

Final access and site circulation shall be to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department.

### Parking

Parking for both the commercial (under the shopping centre definition) and gas bar/car wash uses is calculated as follows:

Shopping Centre:	(1539.5m <sup>2</sup> @ 6 spaces/100m <sup>2</sup> )	=	93 spaces
Gas Bar/Convenience	(148.68m <sup>2</sup> @ 5.5 spaces/100m <sup>2</sup> )	=	9 spaces
Car Wash	=	5 spaces + 20 car storage spaces	
PARKING REQUIRED	=	107 spaces + 20 car storage spaces	
PARKING PROVIDED	=	95 spaces + 10 car storage spaces	

The site has a parking deficiency of 12 spaces (15.2%) and 10 car wash storage spaces (50%), which are considered to be acceptable variances, and can be supported through an application to the Committee of Adjustment.

### Servicing

The subject lands have access to municipal services, including hydro, water and sanitary and storm sewers. The final engineering plans shall be to the satisfaction of the Engineering Department, Hydro Vaughan Distribution Inc. and the Region of York Transportation and Works Department.

### Landscaping

The site will be landscaped with a mix of coniferous and deciduous trees, shrubs, grasses and vines along Rutherford Road and Creditstone Road, to buffer the parking and gas bar operations from these streets. Enhanced plantings are proposed at the northeast corner of the site, opposite the intersection. Additional planting is also provided adjacent to the car wash stacking lane.

Pedestrian walkway connections to the municipal sidewalk will be required to be provided from Building A to Rutherford Road, and from the gas bar kiosk to Creditstone Road.

## Elevations

All three commercial buildings are proposed to be constructed with a flat roof to a height of 6m. The main entrance of Building A is located on the east elevation, while Buildings B and C have their main entrances on the north elevation.

The building materials consist of precast concrete panels with a medium sandblast finish, incorporating two horizontal smooth continuous bands. Window treatments consist of insulated aluminum spandrel panels above and below clear glass spandrel panels. All signage for the buildings are located above the front entrance windows housed in illuminated sign boxes. Above the entrances to all three buildings are six grey-coloured glazed spandrel panels. Precast concrete columns are used along the front elevations of each building as added architectural features. As well, three precast concrete star-shaped medallions per building are placed on the north and east elevations of Buildings A and C, and along the north and west elevations of Building B.

The proposed gas bar is a typical Petro Canada design. A 5.5m high rounded canopy in red and white connects the gas pumps to the kiosk, which is covered in white pre-finished aluminum panels, with a red band along the roofline. Signage for the kiosk is internally illuminated in red and white, which sits above the entrance to the kiosk. Window and entrance treatments are clear glass, housed in clear anodized aluminum frames.

The building material for the car wash consists of white blocks, topped with pre-finished red aluminum panels. A continuous red neon light tubing completes the roofline of the car wash. Both the entrance and exit of the car wash use custom-white aluminum solalite doors. Signage for the car wash sits above of the entrance and exit doors, and along the north elevation of the car wash.

All rooftop mechanical for the service commercial and gas bar uses will be required to be screened from street view using appropriate material.

Staff are satisfied with the proposed building elevations. The final elevations must be to the satisfaction of the Community Planning and Urban Design Departments.

## Conclusion

Staff have reviewed the Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and recommend approval of the application, subject to conditions. The proposed service commercial and gas bar uses conform to the policies of OPA 450 and are considered appropriate for the location. Variances for reduced yards, driveway access width and parking are appropriate to implement the site plan and can be supported through a variance application to the Committee of Adjustment. Should the Committee concur, Site Development Application DA.01.089 (Astra Star Corporation) can be approved with the adoption of the recommendation in this report.

## Attachments

1. Location
2. Site Plan
3. Elevation - Building "A"
4. Elevation - Building "B"
5. Elevation - Building "C"
6. Elevation - Gas Bar
7. Landscape Plan

**Report prepared by:**

Mark H. Kluge, Planner, ext. 8216

Grant A. Uyeyama, Senior Planner, ext. 8635

Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

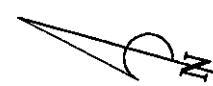
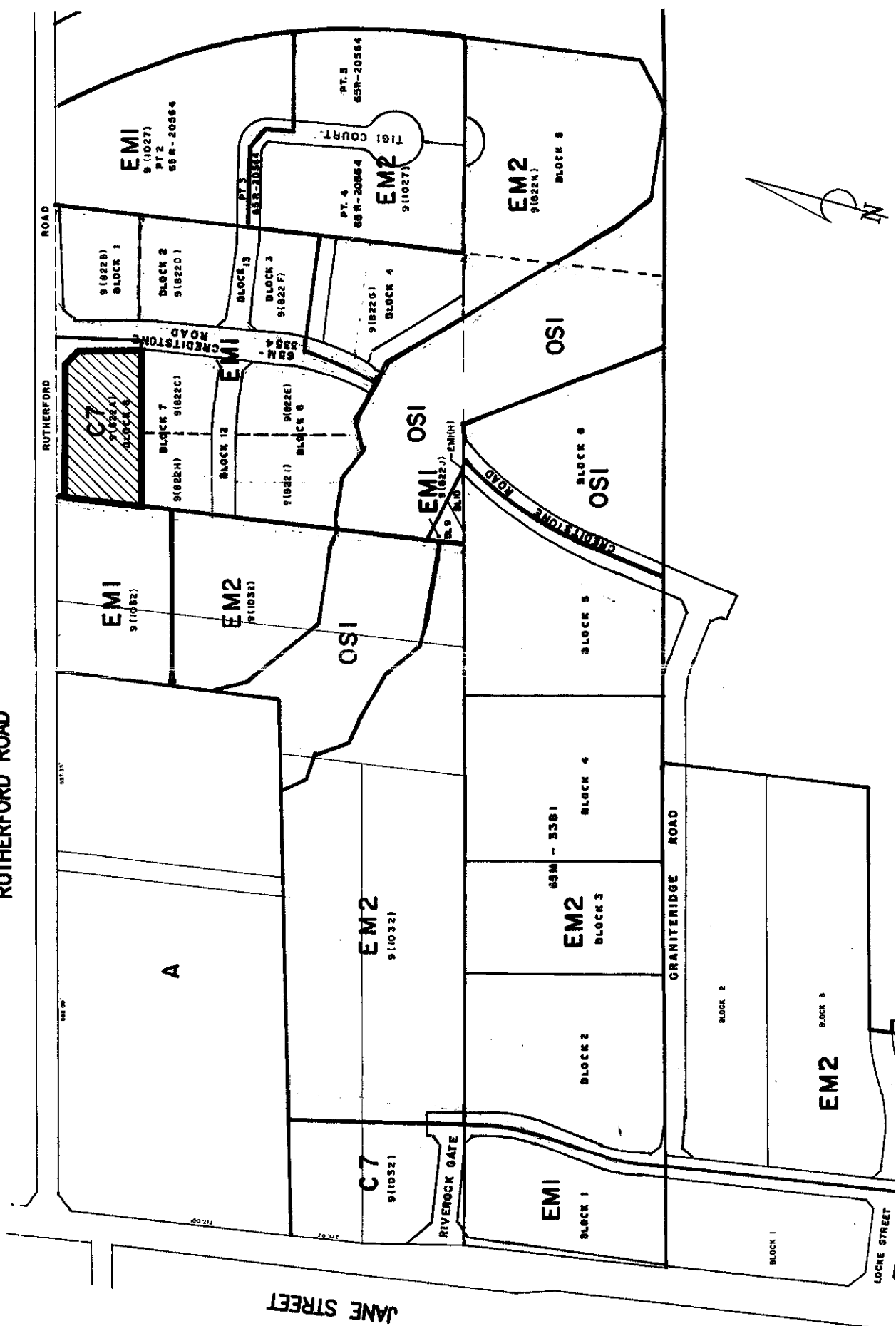
MICHAEL DeANGELIS  
Commissioner of Planning


JOANNE R. ARBOUR  
Director of Community Planning

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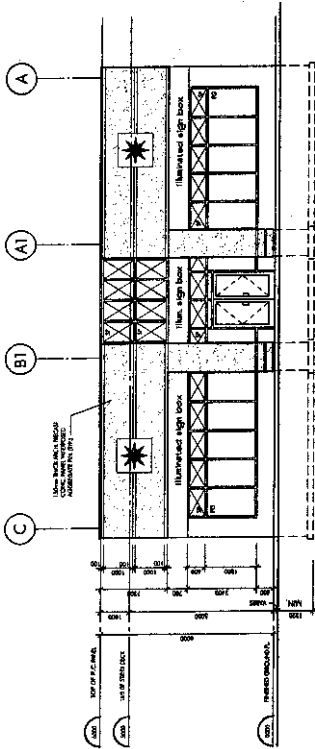
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RUTHERFORD ROAD

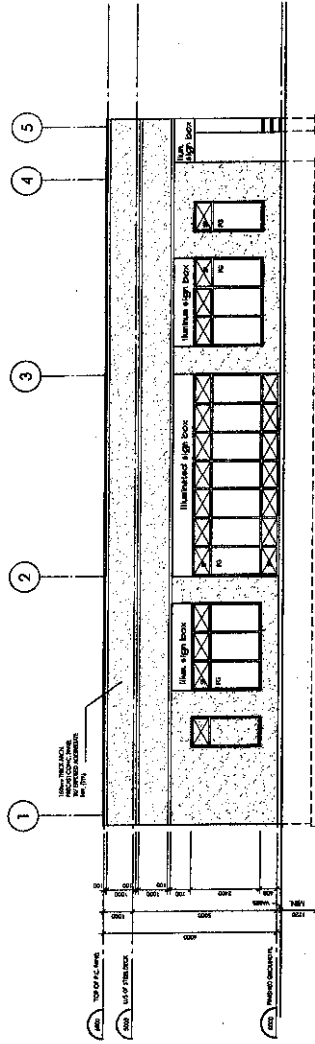


<p><b>SUBJECT LANDS</b></p> 	<p><b>ATTACHMENT '1'</b> <b>LOCATION MAP</b></p>		<p>FILE #:</p>	<p>REPORT #:</p>	<p>DATE: 12/20/2001</p>
	<p>DA.01.089</p>	<p>LOCATION: PT OF LOT 15, CON 4</p>	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: ASTRA STAR CORPORATION</p>	<p>SCALE: NOT TO SCALE</p>

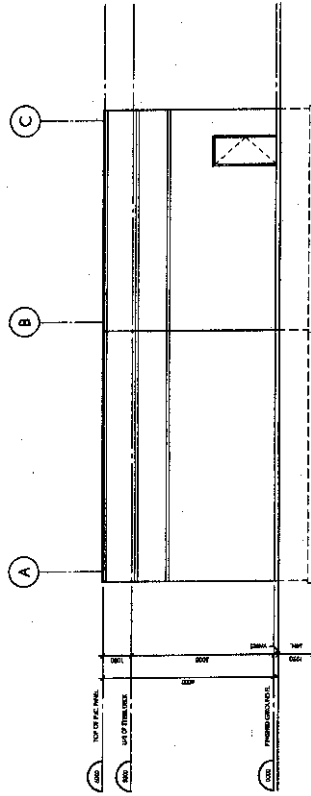




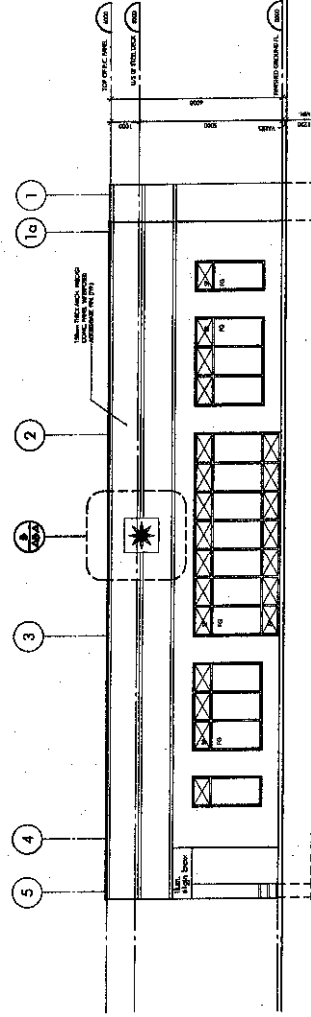
1 EAST ELEVATION  
SCALE: 1/8\"/>



2 SOUTH ELEVATION  
SCALE: 1/8\"/>



3 WEST ELEVATION  
SCALE: 1/8\"/>



4 NORTH ELEVATION  
SCALE: 1/8\"/>

ATTACHMENT '3'  
ELEVATIONS BUILDING A

FILE #:

DA.01.089

REPORT #:

LOCATION:  
PT OF LOT 15, CON 4

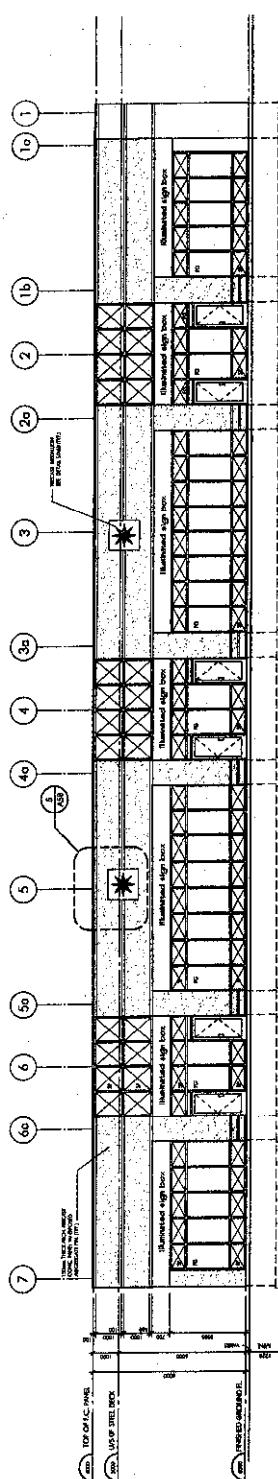
CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
ASTRA STAR CORPORATION

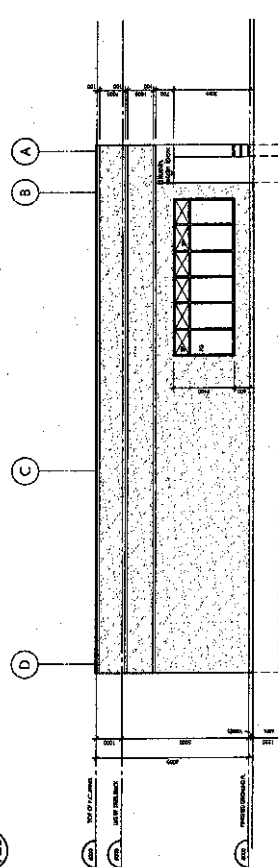
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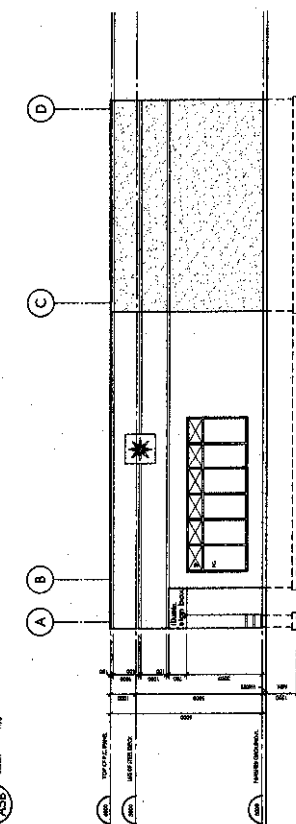




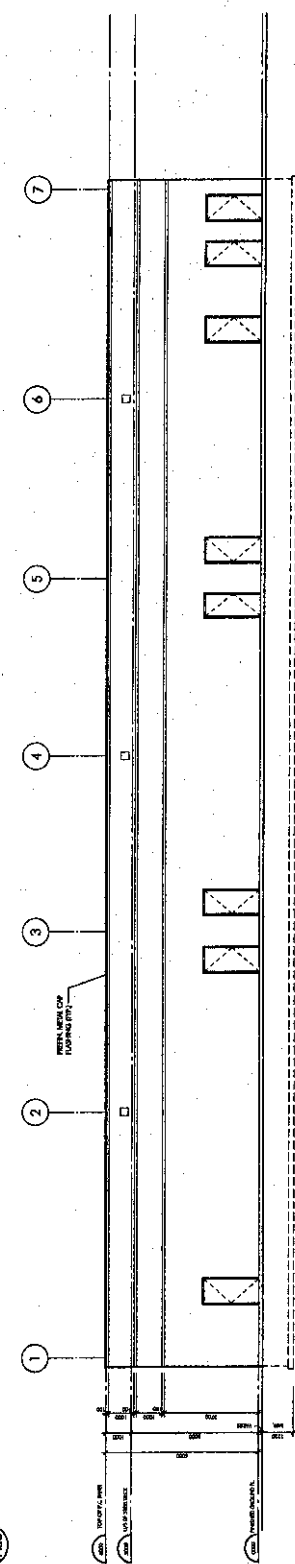
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



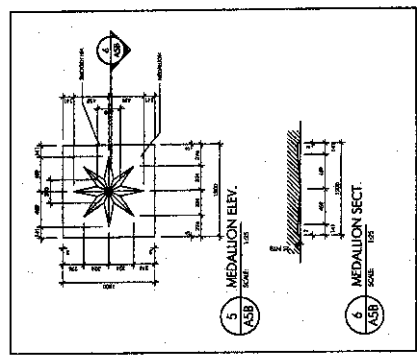
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



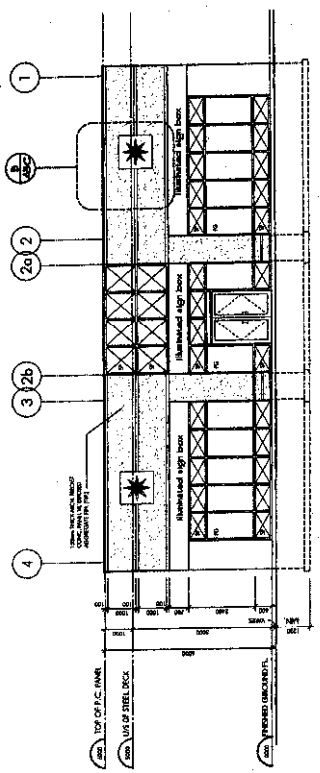
3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



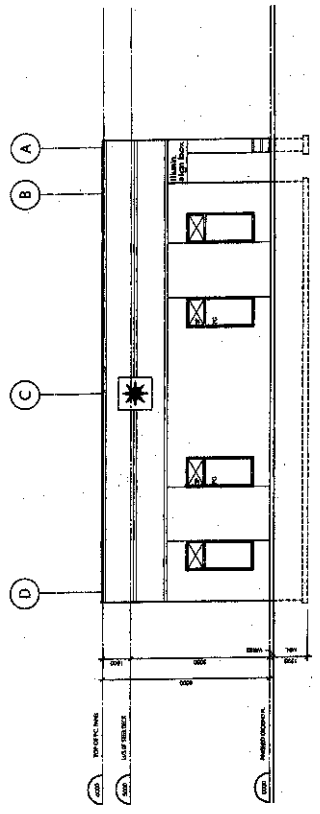
4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



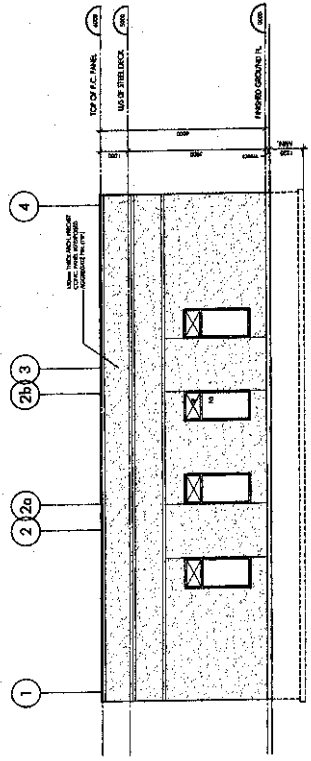
<p><b>ATTACHMENT '4'</b> <b>ELEVATIONS BUILDING B</b></p>		FILE #:	REPORT #:	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: ASTRA STAR CORPORATION</p>
		DA.01.089	PT OF LOT 15, CON 4		
		DATE:	04/30/2002		
		SCALE:	NOT TO SCALE		



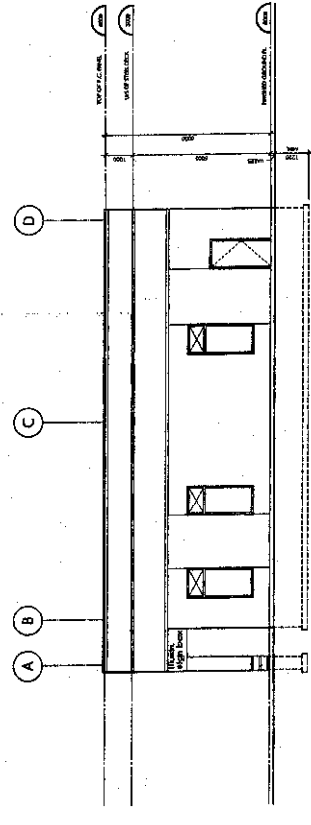
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ASC SCALE 1/8" = 1'-0"



2 EAST ELEVATION  
ASC SCALE 1/8" = 1'-0"

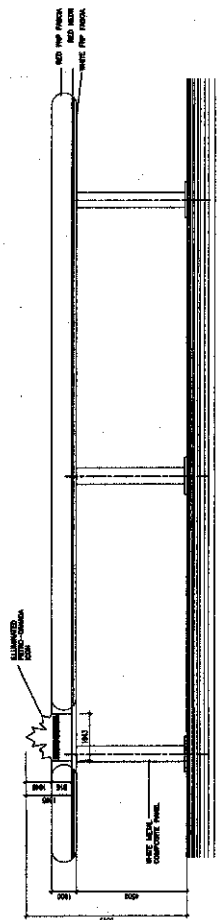


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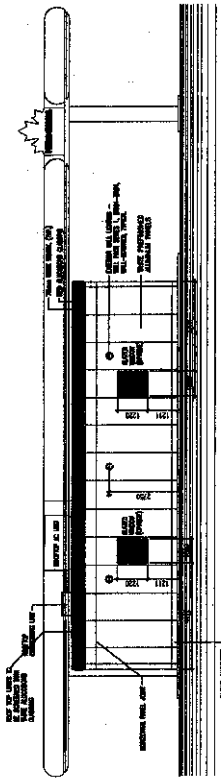


4 WEST ELEVATION  
ASC SCALE 1/8" = 1'-0"

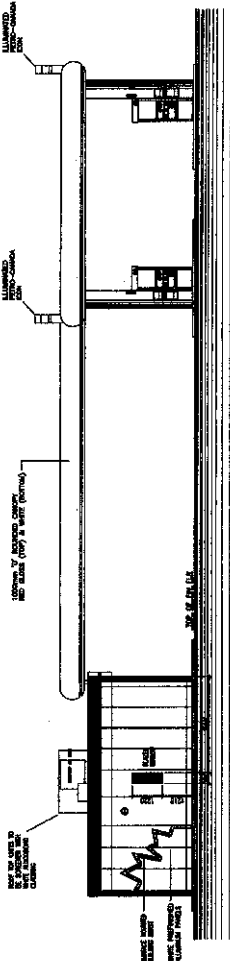
ATTACHMENT '5' ELEVATIONS BUILDING C		FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ASTRA STAR CORPORATION	DATE:	04/30/2002
		DA.01.089	LOCATION: PT OF LOT 15, CON 4			SCALE:	NOT TO SCALE



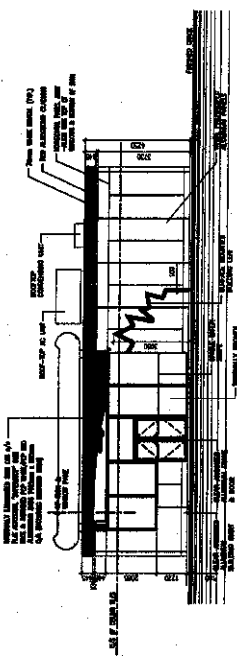
WEST SIDE ELEVATION OF GAS BAR



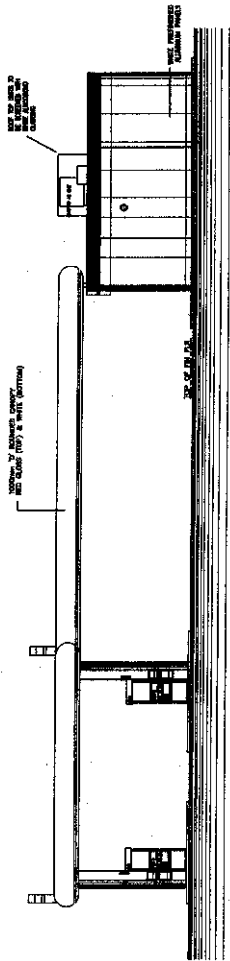
EAST SIDE ELEVATION OF SERIES 1600 FROM CREDITSTONE ROAD



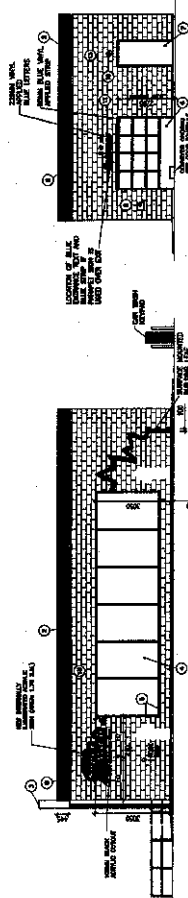
NORTH END ELEVATION OF GAS BAR FROM RUTHERFORD ROAD



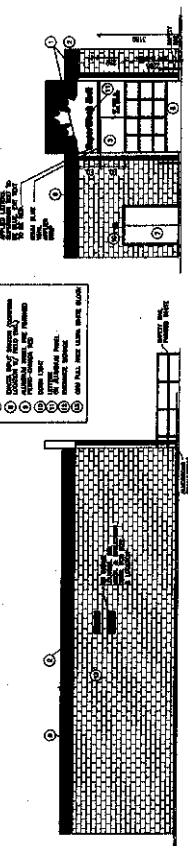
FRONT (WEST) ELEVATION OF SERIES 1500



SOUTH END ELEVATION OF GAS BAR



SOUTH SIDE ELEVATION OF CAR WASH FROM RUTHERFORD ROAD



SOUTH SIDE ELEVATION OF CAR WASH FROM CREDITSTONE ROAD

- LEGEND:
- 1. 1/2" x 4" STUDS @ 16" O.C.
  - 2. 2" x 4" STUDS @ 16" O.C.
  - 3. 2" x 6" STUDS @ 16" O.C.
  - 4. 2" x 8" STUDS @ 16" O.C.
  - 5. 2" x 10" STUDS @ 16" O.C.
  - 6. 2" x 12" STUDS @ 16" O.C.
  - 7. 2" x 14" STUDS @ 16" O.C.
  - 8. 2" x 16" STUDS @ 16" O.C.
  - 9. 2" x 18" STUDS @ 16" O.C.
  - 10. 2" x 20" STUDS @ 16" O.C.
  - 11. 2" x 22" STUDS @ 16" O.C.
  - 12. 2" x 24" STUDS @ 16" O.C.
  - 13. 2" x 26" STUDS @ 16" O.C.
  - 14. 2" x 28" STUDS @ 16" O.C.
  - 15. 2" x 30" STUDS @ 16" O.C.
  - 16. 2" x 32" STUDS @ 16" O.C.
  - 17. 2" x 34" STUDS @ 16" O.C.
  - 18. 2" x 36" STUDS @ 16" O.C.
  - 19. 2" x 38" STUDS @ 16" O.C.
  - 20. 2" x 40" STUDS @ 16" O.C.

ATTACHMENT '6'  
ELEVATIONS GAS BAR

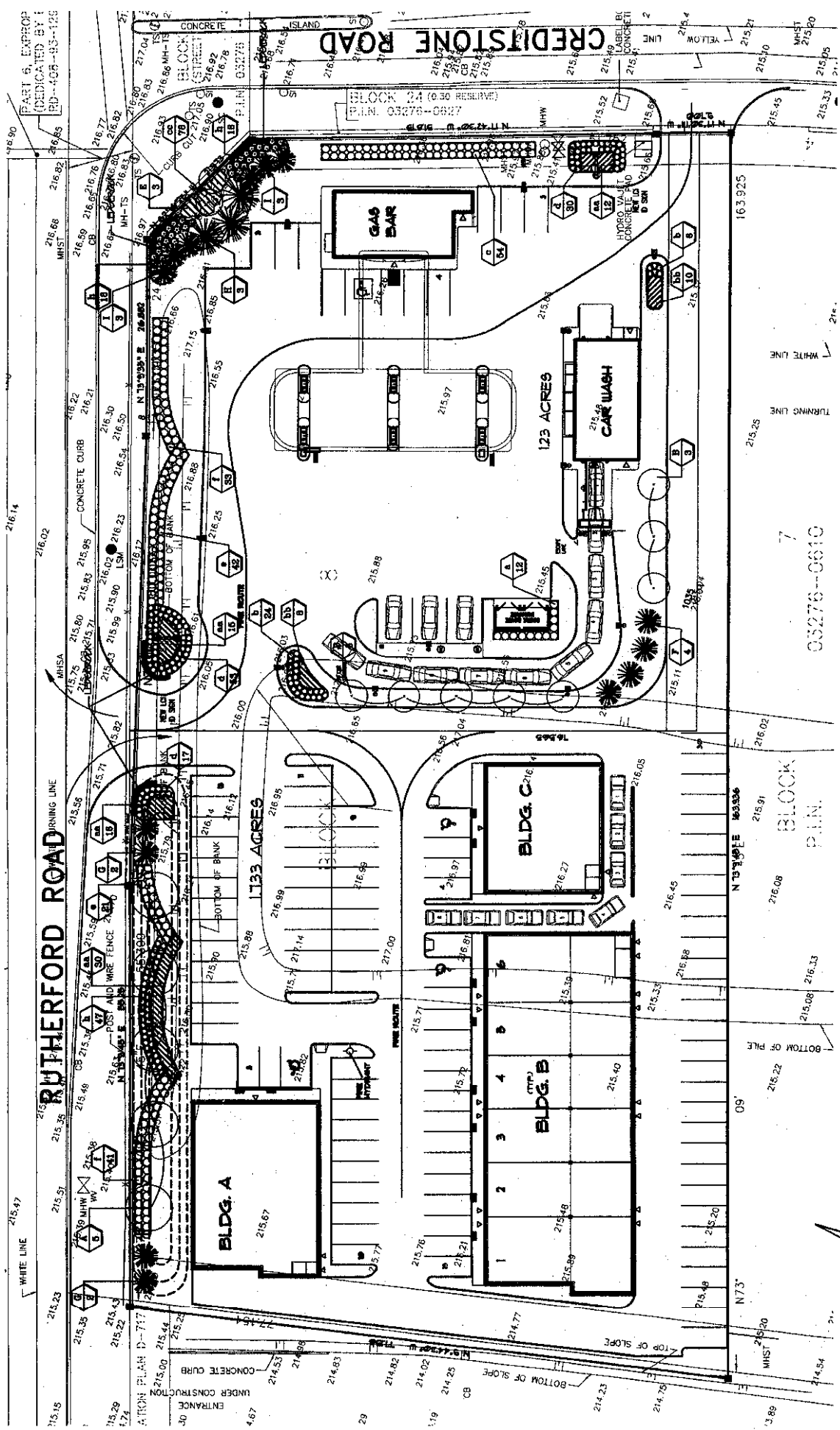
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LOCATION:  
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PLANNING DEPARTMENT

APPLICANT:  
ASTRA STAR CORPORATION

DATE: 04/30/2002  
SCALE: NOT TO SCALE



**ATTACHMENT '7'**  
**LANDSCAPE PLAN**

FILE #:  
DA.01.089

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PT OF LOT 15, CON 4

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DATE: 04/30/2002  
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