

COMMITTEE OF THE WHOLE AUGUST 18, 2003

SITE DEVELOPMENT FILE DA.03.011
HEATHERWOOD PROPERTIES INC. (SUNCOR ENERGY PRODUCTS INC.)

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.011 (Heatherwood Properties Inc./Suncor Energy Products Inc.) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed cost estimate shall be approved by the Urban Design Department;
 - iii) the final site servicing and grading plans, stormwater management report, and noise report shall be approved by the Engineering Department;
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.
- b) That the site plan agreement include the following provision:
 - i) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.

Purpose

On March 13, 2003, the Owner submitted a Site Plan Application to develop a 0.29 ha site for a Sunoco gas bar, with an accessory 118.2m² convenience retail kiosk, and a mechanical car wash.

Background - Analysis and Options

The subject lands are located at the southeast corner of Rutherford Road and Thornhill Woods Drive, being Block 90 on Plan 65M-3686 and Part of Block 91 on Plan 65M-3685, in Part of Lot 15, Concession 2, City of Vaughan. The 0.29 ha site has frontage on Rutherford Road, Thornhill Woods Drive and Whisperwood Street. The surrounding land uses are:

- North - Rutherford Road; vacant agricultural (A Agricultural Zone)
- South - Whisperwood Street; residential (RVM1-A Residential Zone One)
- East - residential (RVM1-A Residential Urban Village Multiple Zone One)
- West - Thornhill Woods Drive; commercial and residential (C3 Local Commercial Zone and RVM1- A Residential Zone One)

Official Plan

The site is designated "Medium Density Residential/Commercial" and subject to the "Local Convenience Commercial" policies in OPA #600, as amended by OPA #559. The Official Plan permits uses that provide opportunities for convenience level shopping and personal services such as retail stores, personal service shops, offices and similar uses.

OPA #559 took into consideration the relatively few sites within the vicinity allocated for service station uses in comparison to the planned population of Blocks 10 and 17, being 16,670 and 7,267, respectively. On this basis, the subject lands were designated as an appropriate location for a service station and car wash. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1063), which permits an automobile gas bar and car wash uses. City-wide By-law 92-2003 permits convenience retail stores in association with automobile gas bar uses. The proposed development complies with the Zoning By-law.

Site Design

The fueling station is centrally located on the square-shaped property and consists of 4 self-service stations accommodating 4 vehicles at each station. East of the fueling stations, the 239m² building consists of the gas bar/convenience retail store and car wash, with the main entrance facing the fueling station. The car wash, which has a separate entrance but can also be entered by the storefront, is located at the rear of the gas bar/convenience retail store.

The sloping grade of the property requires the building to be located in the east portion of the site on a lower grade, resulting in the car wash stacking lane to be situated parallel to the southerly lot line. An escape lane has been provided to allow vehicles to exit the stacking lane if necessary.

Parking is provided in front of the convenience retail store and at the southwest corner of the site. A vacuum island for 2 vehicles is provided at the northwest corner of the site. A landscape buffer has been provided along the entire perimeter of the site.

Access

The site is to be serviced by two driveway accesses, one being a 12m wide full-movement access on Thornhill Woods Drive, and the other being a 9.5m wide right-in/right-out only access on Rutherford Road. The final location and design of the driveway accesses will be subject to the approval of the Region of York Transportation and Works Department.

Parking

The required parking for the proposed development is 10 spaces for both the kiosk/store building and the vacuum island. Also, 10 spaces are required for the stacking lane leading to the mechanical car wash. The requirements are based on the following by-law standards:

- Convenience Retail Store (139m² GFA @ 5.5 spaces/100m²) = 8 spaces + 2 required spaces for the vacuum island
- Mechanical Car Wash: minimum 10 car storage spaces for the stacking lane

The site plan proposes a total of 15 parking spaces, including the 2 spaces for the vacuum island and the required handicapped space.

Building Elevations

The gas bar/convenience retail store building will be constructed with a pitched roof to a height of 4.35m. The material used for the roof consists of cedar coloured asphalt shingles with wood trim. Clear windows have been provided on the west elevation facing the fueling station and on the east elevation at the rear of the building, as well as on the car wash overhead doors. The material used throughout the building is heritage stucco in a light brown colour, complimenting the cedar coloured roof. Signage plates including a company logo have been incorporated into the design of the west and north elevations.

The fueling station canopy is shown in Sunoco's corporate colours of blue and gold. The canopy has been designed to a height of 6.03m and incorporates the company logo at both the south and north ends of the structure.

Landscaping

The site will be landscaped with an extensive mix of deciduous and coniferous trees and shrubs, as well as planting beds and sodded areas around the perimeter of the property and adjacent to the car wash stacking lane. Specific attention has been given to the planting along the east and south property lines, which abut residential uses. Along the easterly property line, an additional row of deciduous tree planting in a staggered pattern, will be required to provide enhanced buffering to the adjacent residential uses. A row of deciduous trees and shrub planting will be located along the southerly property line. Additional planting has also been required at the entrances to the site.

Two pylon signs have been proposed for the site. A 7.7m high pylon sign is located within the landscape strip along Rutherford Road, and a smaller 5.8m high pylon sign is at the southwest corner of the site along Thornhill Woods Drive.

A 2.5m high acoustical fence will be constructed along the easterly property line as a condition of draft plan approval of the subdivision plan for this area.

Cash-in-lieu of parkland dedication in accordance with the Planning Act was satisfied as a condition of subdivision approval, and a further contribution is not required as a condition of site plan approval.

The final landscape plan and detailed landscape cost estimate must be approved to the satisfaction of the Urban Design Department.

Servicing

The site has access to hydro, water, sanitary and storm water services. The applicant has submitted detailed engineering drawings, including site servicing and grading plans and a storm water management report, which must be approved by the Engineering Department.

In addition, the Engineering Department requires an environmental noise impact study and a cross-section reflecting the relationship between the proposed building and the adjacent residential lands to be submitted for review and approval.

Conclusion

Staff have reviewed the Site Plan Application in accordance with the Official Plan and Zoning By-law, and have no objections to its approval. The proposed site plan would facilitate the construction of an automobile gas bar/convenience retail store and mechanical car wash.

Staff recommends approval of the Site Plan Application subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan
5. Canopy Elevations
6. Fueling Station Canopy Elevations

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lot 15,
Concession 2

APPLICANT:
HEATHERWOOD PROPERTIES INC.
(SUNCOR ENERGY PRODUCTS INC.)

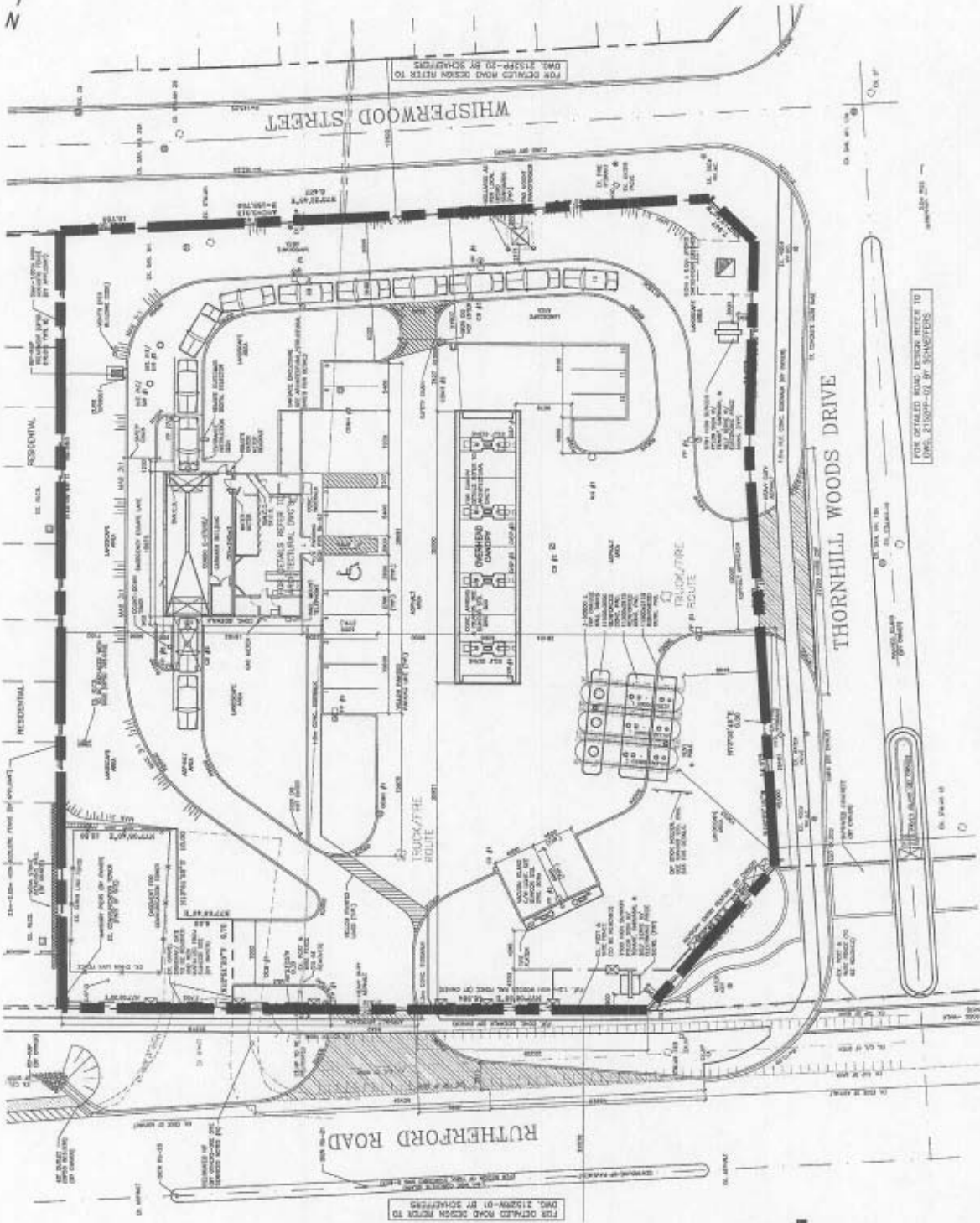


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Attachment 1

FILE No.:
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Not to Scale
July 2, 2003



SUBJECT LANDS



Site Plan

Part of Lot 15,
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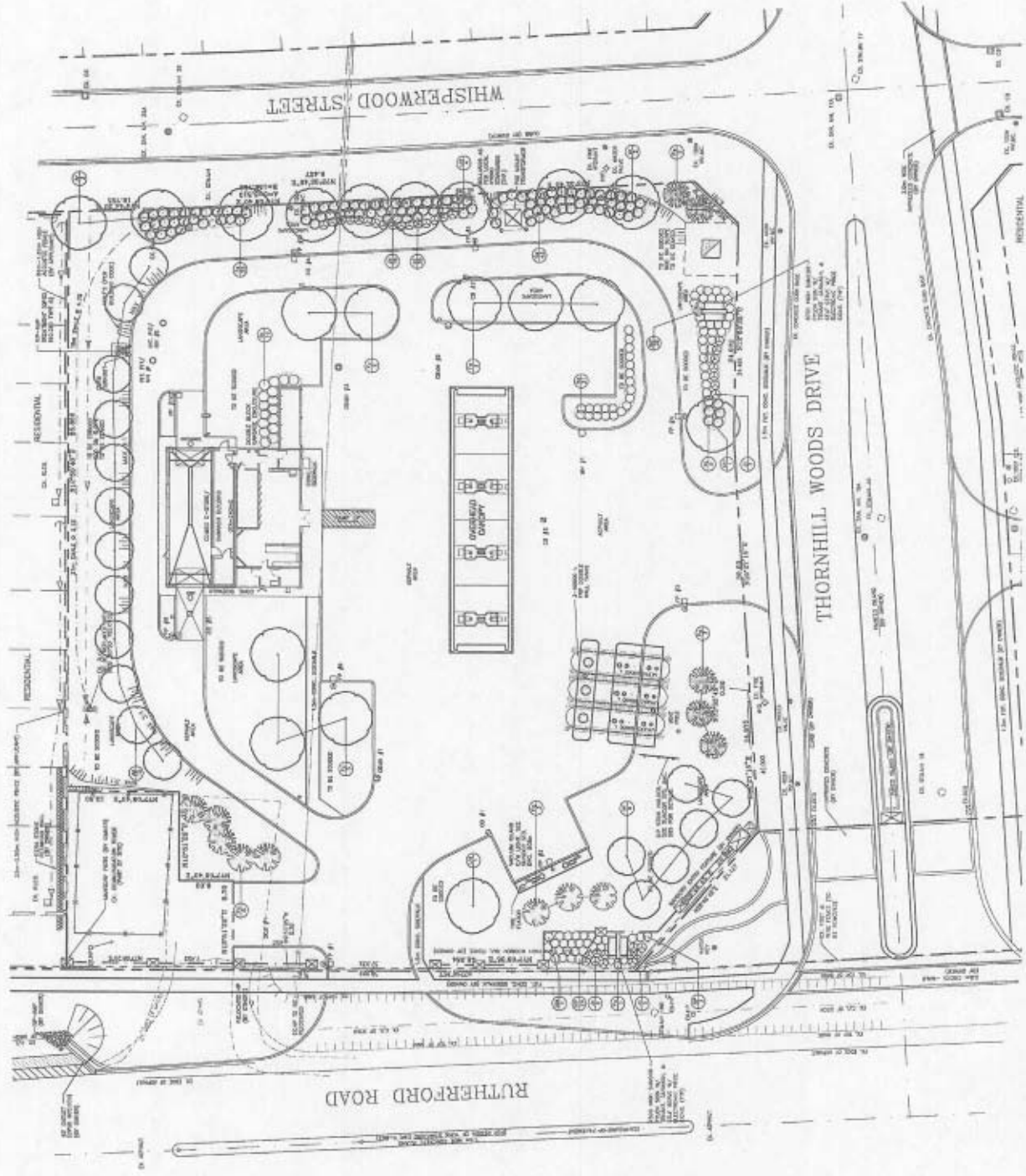


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Attachment 2

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Landscape Plan

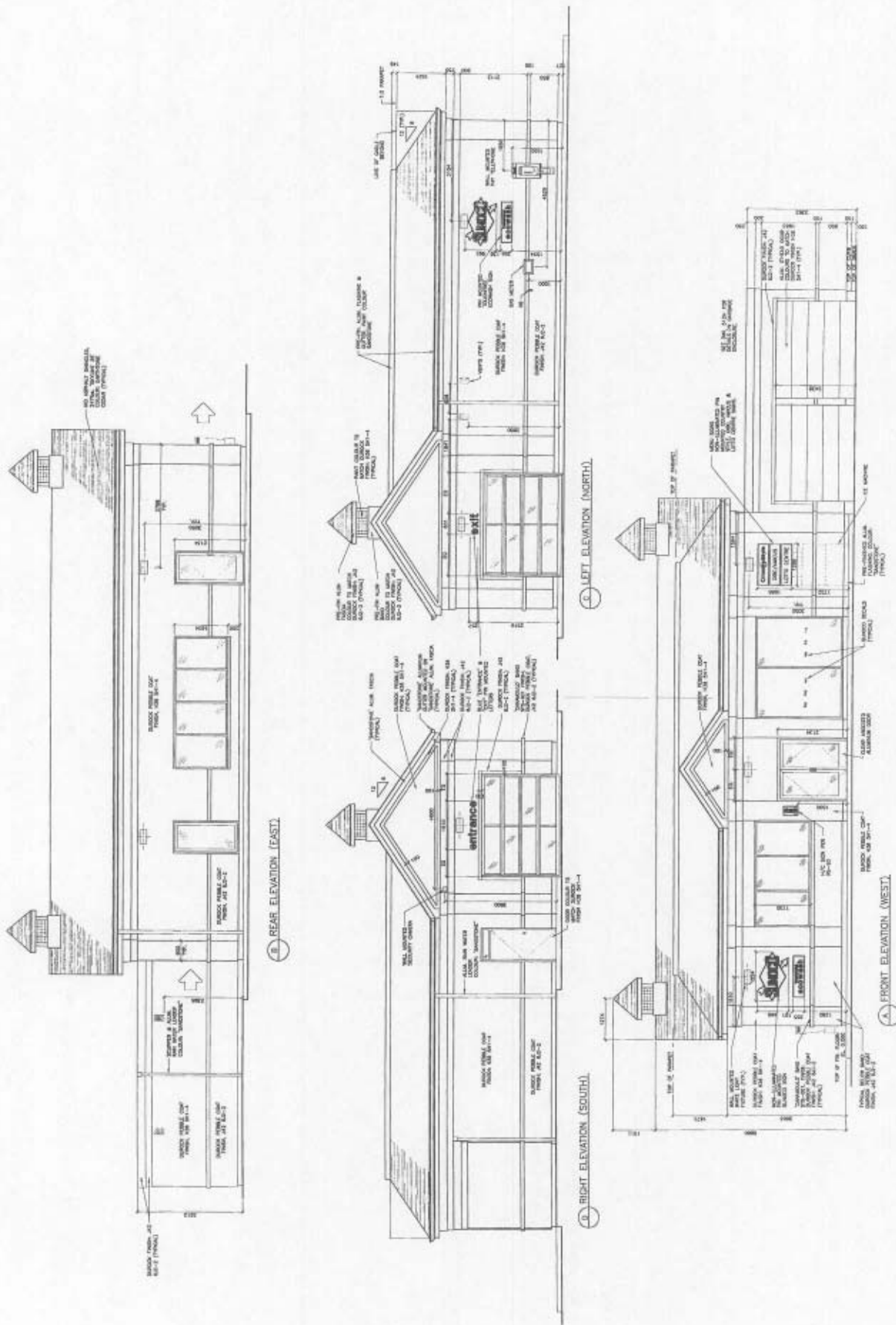
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Attachment 3

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Elevation Plan

Part of Lot 15,
Concession 2

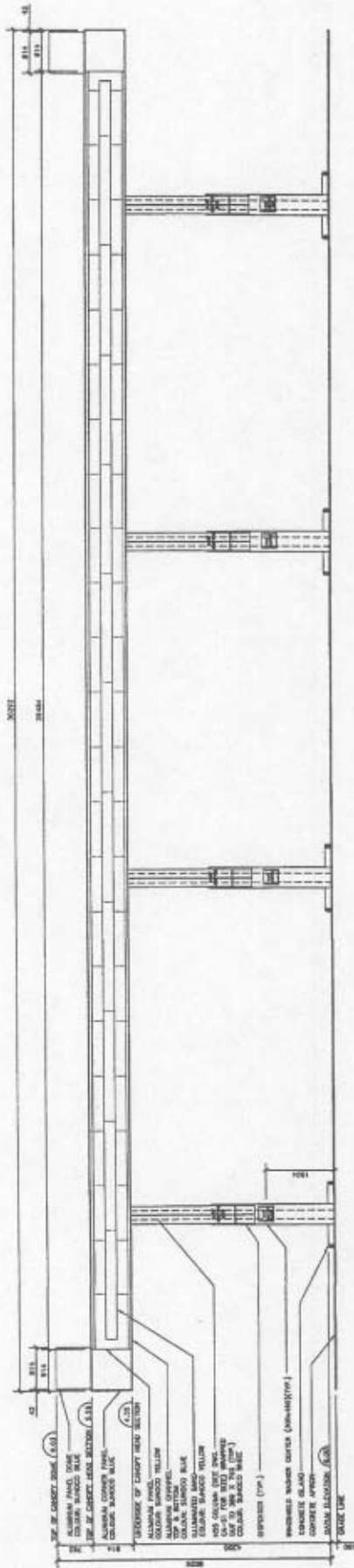
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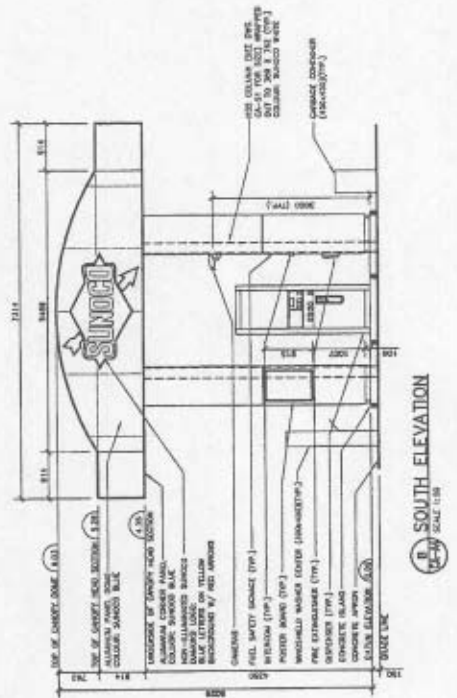
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Attachment 4

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WEST ELEVATION
SCALE 1/8"



SOUTH ELEVATION
SCALE 1/8"

Canopy Elevations

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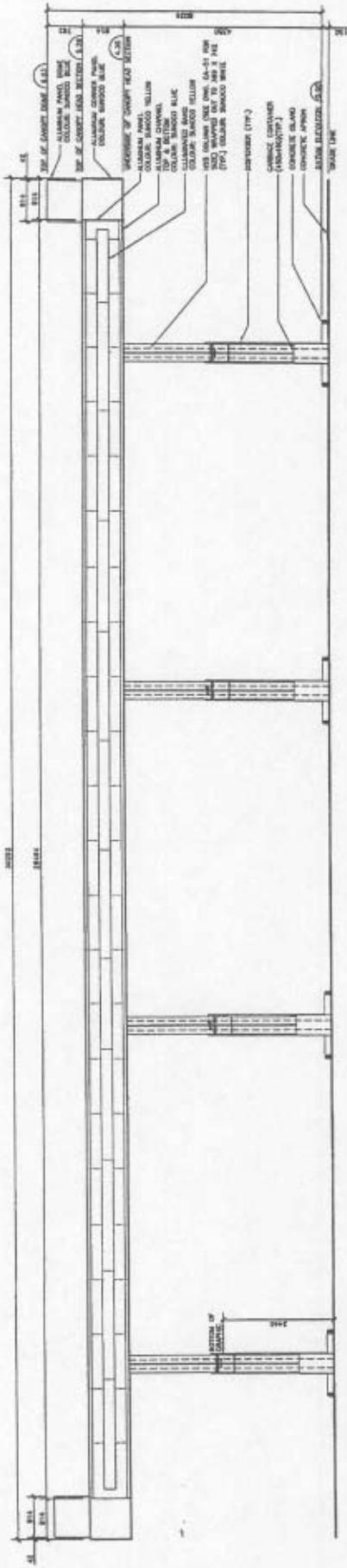


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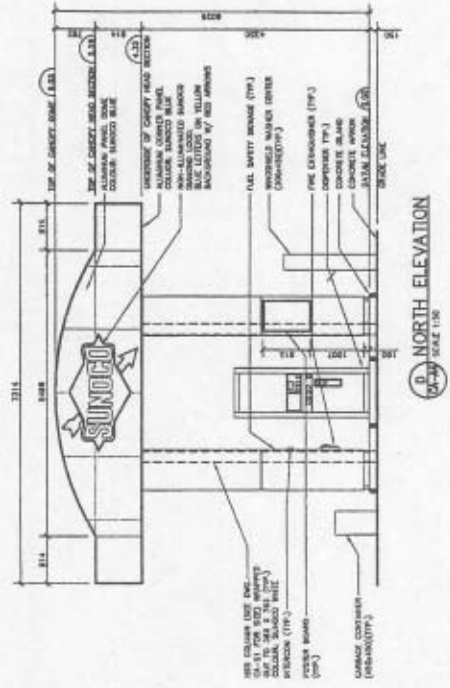
Attachment 5

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C EAST ELEVATION
SCALE 1/8" = 1'-0"



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

Canopy Elevations

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