

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

SITE DEVELOPMENT FILE DA.18.85 ALEGRIA AND SAMUEL TOBY

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.18.85 (Alegria and Samuel Toby) 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 site servicing and grading plans and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) the final landscape plan shall be approved by the Urban Design Department;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc; and
 - v) the required variances from the Committee of Adjustment shall be final and binding.

Purpose

On July 22, 2003, the Owner submitted a Site Plan Application for a 2-storey, 186.66m² southerly addition to the vehicle repair and car wash building. The ground floor of the addition would facilitate a carwash detailing area, with staff lunch/locker rooms and storage to be provided on the second floor.

Background - Analysis and Options

The subject lands are located on the northeast corner of Crestwood Road and Bathurst Street (7121 Bathurst Street), being Part of Lot 44 on Plan 3205, in Part of Lot 26, Concession 1, City of Vaughan. The rectangular-shaped, 0.3ha site has 44.79m frontage on Crestwood Road and 58.22m flankage on Bathurst Street. The surrounding land uses are:

- North - commercial (C1 Zone)
- South - Crestwood Road; commercial (C1 Zone)
- East - commercial (C1 Zone)
- West - Bathurst Street; Open Space (OS2 Zone)

Official Plan

The subject lands are designated "Service Station" by OPA #210 (Thornhill-Vaughan Community Plan). The Official Plan permits the sale of petrol, oil and lubricants and other related products, and may include the repair and servicing of vehicles. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(279), which permits the service station and car wash uses. The following variances are required to the zone standards:

- 7.43m front yard and 11.11m exterior side yard, whereas 15m is required;
- 0m landscape strip width along the east lot line, whereas 2.4m is required;
- 24 parking spaces, whereas 28 are required; and
- 7 car wash stacking spaces, whereas 10 are required.

Staff is satisfied that the above-noted variances are minor in nature, and that the proposed exceptions to the by-law can proceed to the Committee of the Adjustment.

Site Design

The 2-storey, 186.66m² addition will be connected to the south side of the commercial building, adjacent to Crestwood Road. A 6m wide driveway aisle provides vehicle access around the site, as well as to the 24 parking spaces (including 1 barrier-free parking space), the 7 stacking spaces for the car wash, and the automobile service doors along the east and west sides of the building.

The external staircase along the south side of the existing building, which leads to the basement, will be internalized with the construction of the new addition.

The by-law requires a 2.4m wide landscape strip along the east lot line. However, with the brick wall and a driveway aisle on the opposite side that serves the commercial property to the north, a buffer is not necessary. Staff has no objection to a variance for a 0m wide landscape strip along the east lot line.

Access/ Parking

Full vehicle access to the site is from the existing ingress/egress points on Bathurst Street and Crestwood Road.

The total required parking for the site is 28 spaces + 10 stacking spaces for the car wash, whereas 24 parking spaces and 7 stacking spaces have been provided. Staff can support the variances to facilitate the deficiency of 4 parking spaces and 3 stacking spaces. The required parking is based on the following:

- $675.29\text{m}^2 @ 4.5 \text{ spaces}/100\text{m}^2 \text{ G.F.A.} = 28 \text{ spaces}$
(including 1 barrier-free space)

The necessary line painting, directional arrows and signage detail to identify the parking spaces, ingress/egress lanes, and the stacking lane for the existing car wash, must be provided to the satisfaction of the Community Planning and Engineering Departments.

Building Elevations

The 2-storey addition is to be constructed to match the materials of the existing commercial building, and includes a beige architectural block façade with a red aluminum paneled roofline, and a prominence of blue glazed windows.

All rooftop mechanical equipment will be screened from Bathurst Street and Crestwood Road, and all service doors, including the doorframes, will be painted to match the architectural block façade.

The final elevations shall be to the satisfaction of the Commissioner of Planning.

Landscaping

The existing landscaping and fencing will be maintained, with additional landscaping being provided along Crestwood Road, Bathurst Street, and the related site triangle.

Staff has requested the Owner to explore the possibility of providing pedestrian walkway connections from Bathurst Street and Crestwood Road to the main entrance of the building.

The final landscape plan is to be approved by the Urban Design Department.

Servicing

The site has access to hydro, water, and sanitary and storm sewers. The engineering drawings, including site servicing and grading, shall be approved by the Engineering Department.

The garbage storage area has been internalized as a result of the proposed addition.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Cash-in-lieu of parkland dedication in accordance with the Planning Act was satisfied through the registration of the original site plan agreement for the development of the overall property.

Conclusion

Staff have reviewed the Site Plan Application in the context of the Official Plan and Zoning By-law and have no objections to the proposed site plan to permit the construction of a 2-storey, 186.66m² addition to the commercial building. Exceptions to the by-law are required and must be approved by the Committee of Adjustment, prior to entering into a site plan agreement.

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. Elevations

Report prepared by:

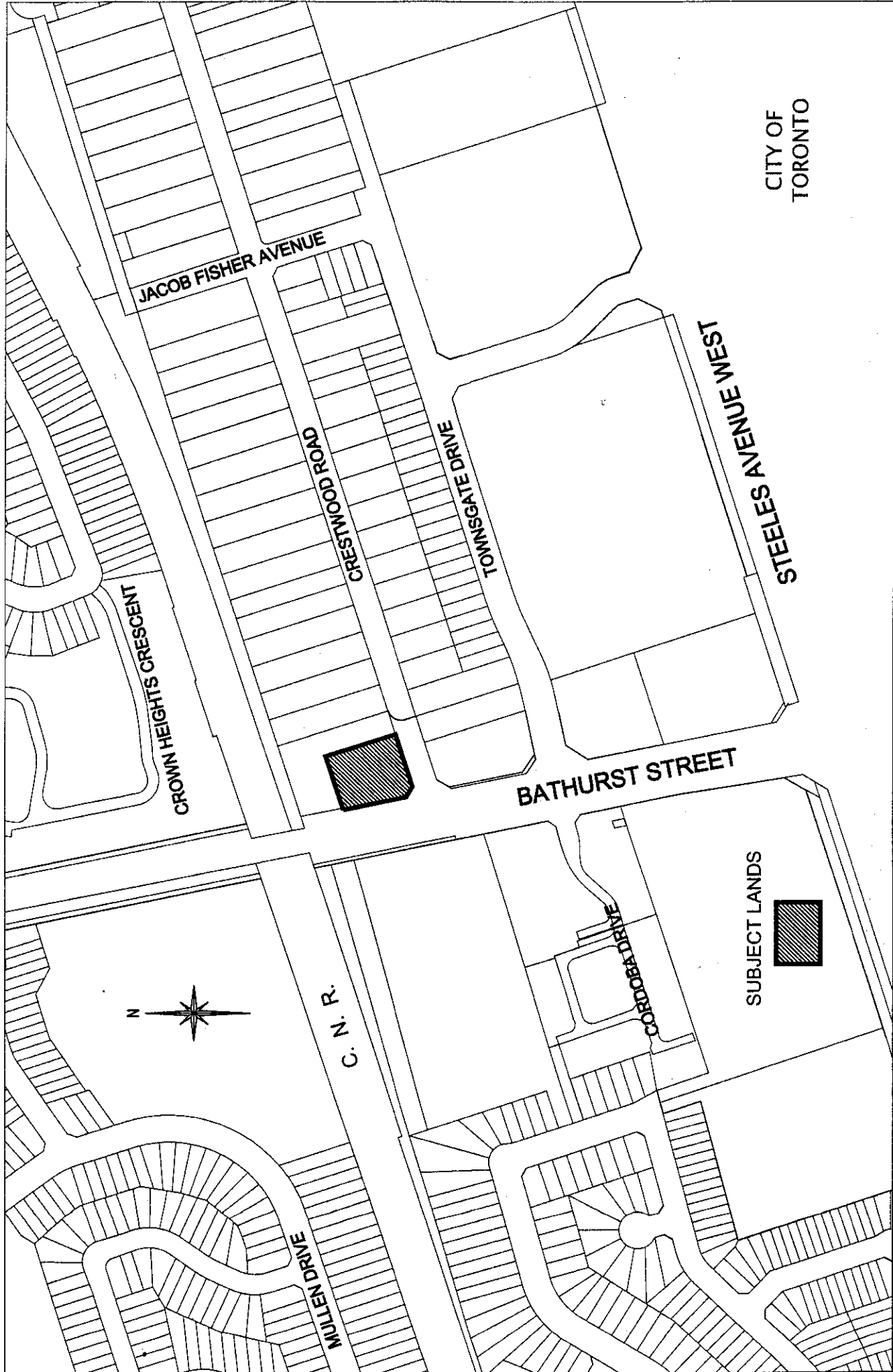
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 26,
Concession 1

APPLICANT:
ALGERIA & SAMUEL TOBY



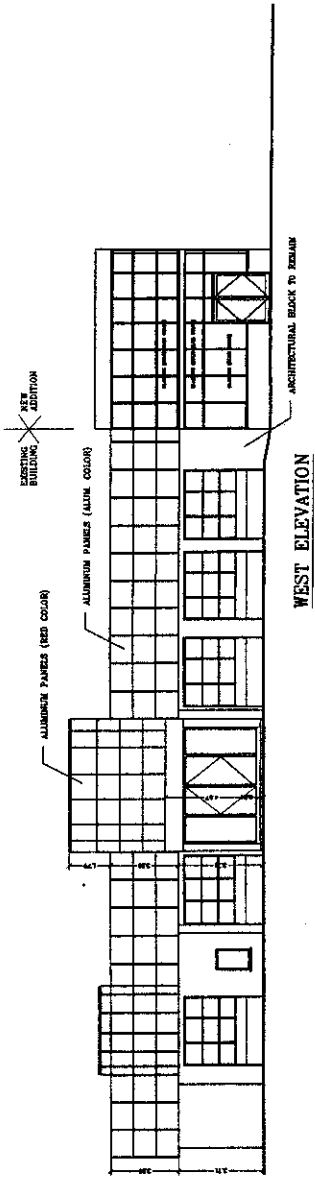
Community Planning Department

Attachment **1**

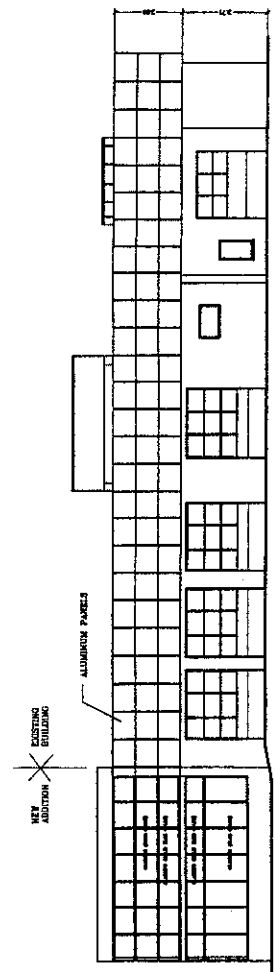
FILE No.:
DA.18.85

Not to Scale
September 2, 2003

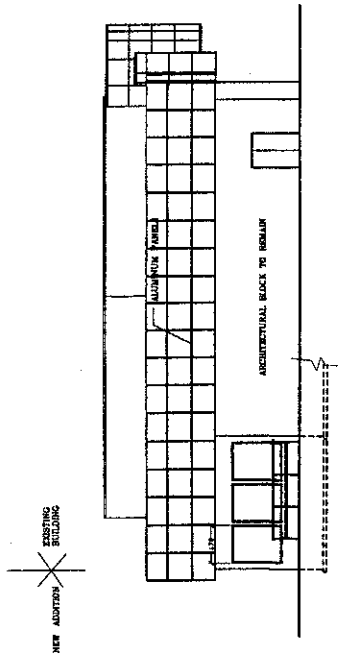
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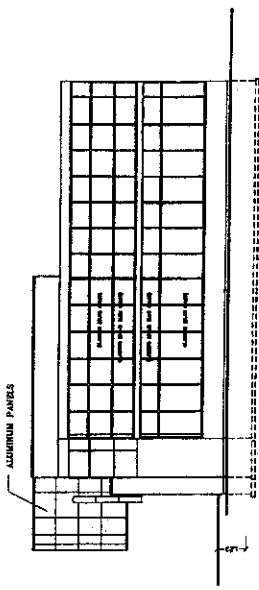
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Elevations

Part of Lot 26,
Concession 1

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ALEGRIA & SAMUEL TOBY

City of
Vaughan

Community Planning Department