

COMMITTEE OF THE WHOLE FEBRUARY 2, 2004

SITE DEVELOPMENT FILE DA.01.082 **ROCCO DI CARLO**

Recommendation

The Commissioner of Planning recommends:

THAT the canopy elevations for Site Development Application DA.01.082 (Rocco DiCarlo) BE APPROVED.

Purpose

On October 29, 2001 the Owner submitted application to amend a site plan agreement (DA.42.88) to recognize an existing service station canopy and overhead door at the rear of the building. The application was held in abeyance until the required plans were submitted on November 13, 2003.

Background - Analysis and Options

The lands are located at the southwest corner of Gamble Street and Islington Avenue, being Lots 24, 25 and part of Lot 26, Plan 65M-1106, designated as Parts 1 and 2 on Plan 65R-11347 (8354 Islington Avenue), in Lot 9, Concession 7, City of Vaughan. The subject lands are designated "Local Commercial Convenience" by OPA #240, as amended by site-specific OPA #371, and zoned C3 Local Convenience Commercial Zone by By-law 1-88, subject to Exception 9(231). The development conforms to the Official Plan and Zoning By-law.

Site Plan

On August 29, 1990, the Ontario Municipal Board approved OPA #371, the implementing zoning by-law and a preliminary site plan for the subject lands. On April 20, 1999, a site plan agreement was registered on title as Instrument #LT-1352004.

A station canopy and an overhead door in the rear of the building which were not shown on the site plan were constructed on the site. Therefore, an amendment to the existing agreement is required to add these structures to the site plan schedules.

The canopy resembles a typical service station canopy providing protection and shelter to the service pumps. The canopy stands approximately 4.8m high, 1m of which comprises fascia. The canopy is supported by 4 columns, white in colour with a grey base. The top flat-face fascia is yellow in colour and displays the company banner, "Shell", in red lettering. A smaller red band trims the entire fascia and a white soffit ceiling completes the underside of the canopy. The structure has been designed with the standard Shell Canada colour scheme.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff is satisfied with the existing canopy. The structure complies to the requirement of the zoning by-law and resembles a typical service station canopy. The overhead door is located at

the rear of the building and is accessed sparingly for storage. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations (Canopy)

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Location Map

Part Lot 9,
Concession 7

APPLICANT:
ROCCO DICARLO

SUBJECT LANDS



City of
Vaughan

Community Planning Department

Attachment

1

FILE No.:
DA.01.082

Not to Scale

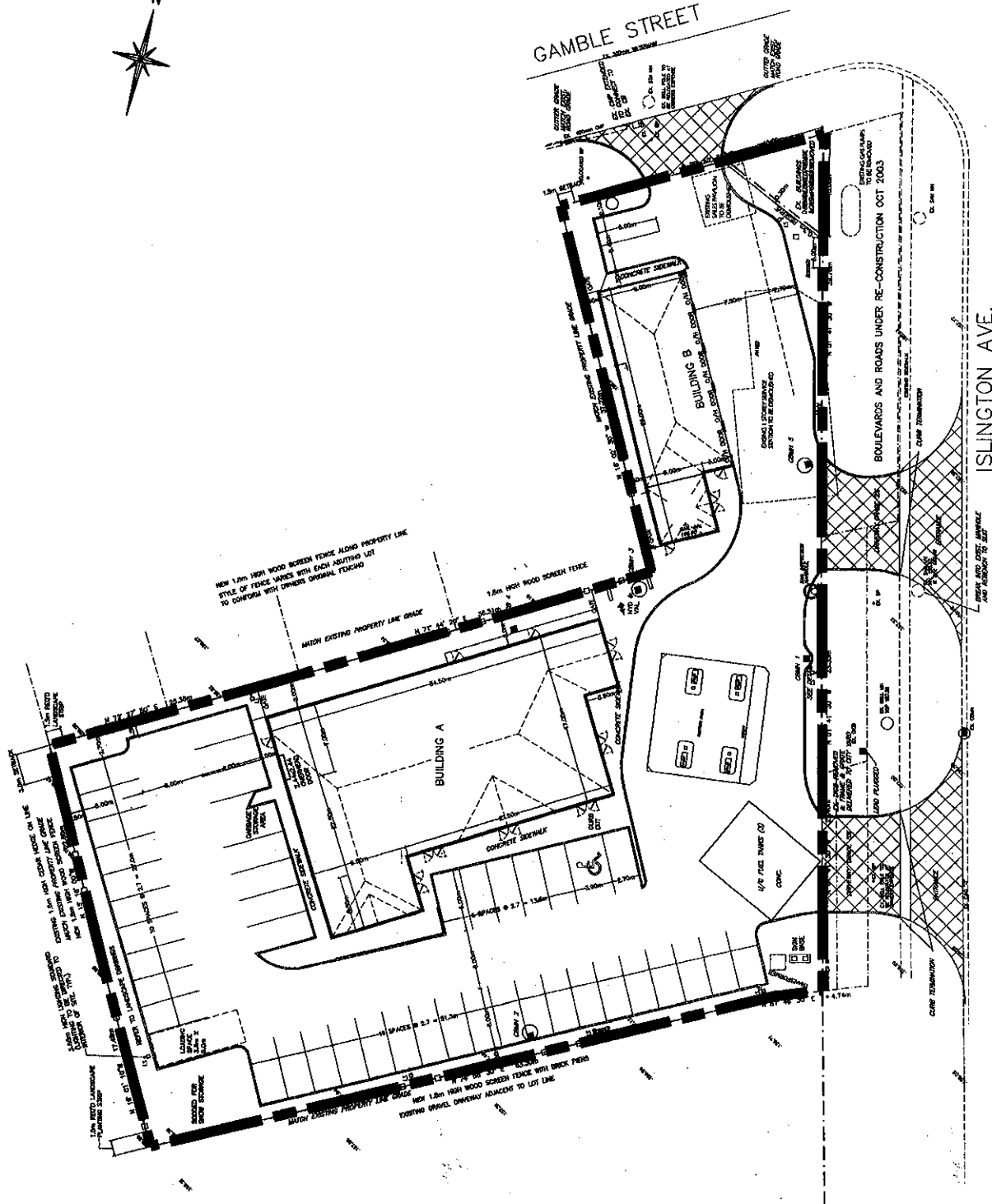
November 17, 2003



SUBJECT LANDS



GAMBLE STREET



Attachment 2

FILE No.: DA.01.082
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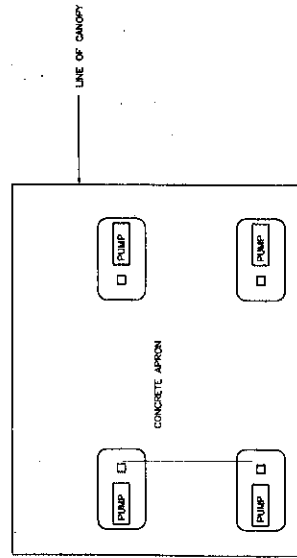
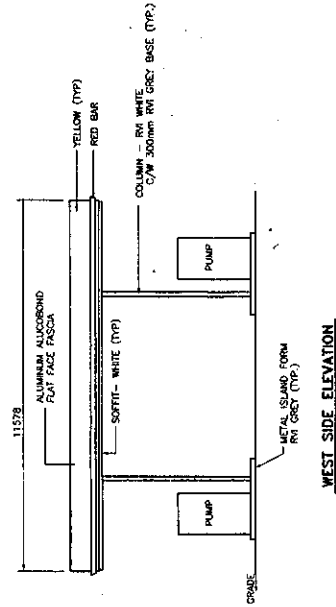
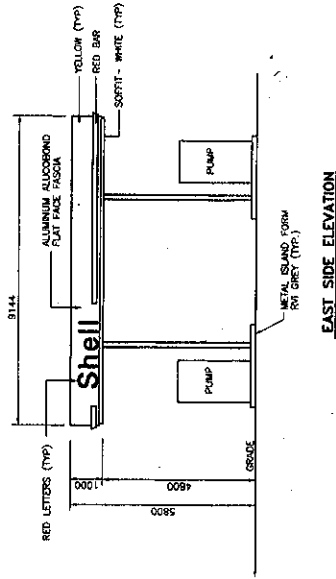
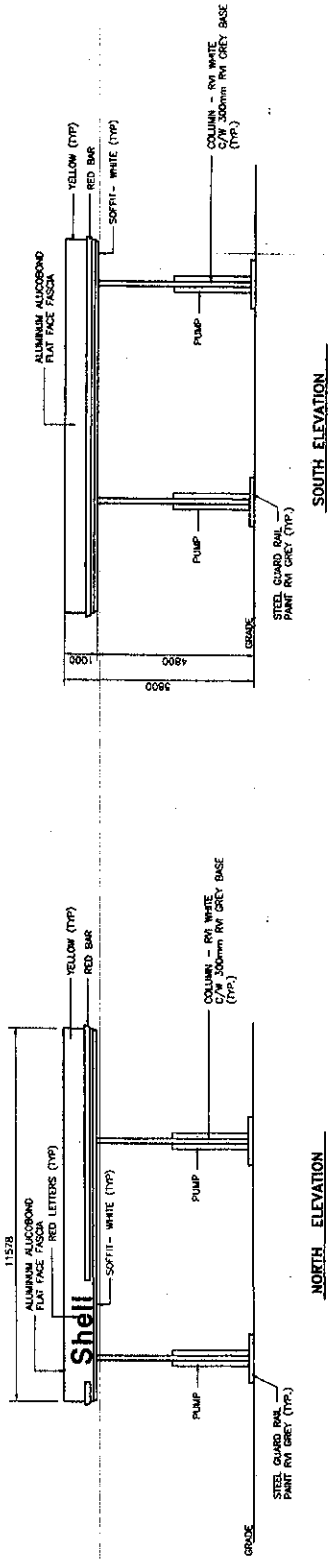
City of
Vaughan

Community Planning Department

Site Plan

Part Lot 9,
Concession 7

APPLICANT:
ROCCO DICARLO



PLAN VIEW

Elevation Plan

Part Lot 9,
Concession 7

APPLICANT:
ROCCO DICARLO



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Attachment 3

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