

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.03.066 **PETRO CANADA**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.066 (Petro Canada) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, elevations and landscape plan shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing, grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation, shall be approved by the Engineering Department and the Region of York;
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
 - v) the required variances shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

- b) That the site plan agreement include the following provisions:
 - i) The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Purpose

On October 27, 2003, Petro Canada submitted a site plan application for the redevelopment of an automobile service station consisting of 5 gas pump islands, a car wash and a 217m² convenience store.

Background - Analysis and Options

The site is located on the north side of Major Mackenzie Drive, west of Keele Street (2396 Major Mackenzie Drive), in Lot 21, Concession 4, City of Vaughan. The 0.77 hectare lot has 80 metres of frontage on Major Mackenzie Drive. The existing automobile service station and structures will be demolished. The surrounding land uses are as follows:

- North – residential (R3 Residential Zone)
- South – Major Mackenzie Drive; residential (R1V Old Village Residential Zone)
- West – commercial (C1 Restricted Commercial Zone)
- East – commercial (C1 Restricted Commercial Zone)

Official Plan

a) Land Use

The subject lands are designated “Maple Commercial Core Area”, with a “Service Station” overlay, by OPA 350 (Maple Community Plan), as amended by OPA 533 (Maple Community Plan Review), which permits a service station and other uses associated with the service station. The proposed development conforms to the Official Plan.

b) Development Criteria

OPA 350 and OPA 533, which implements the Maple Streetscape and Urban Design Guidelines, sets out policies and design criteria for development, including service stations, as addressed below:

i) *New service stations shall be sensitively designed to be compatible in architectural finish and form with adjacent areas (particularly residential neighbourhoods). e.g., sloped roofs, gables, etc.*

The proposed design is typical of most gas stations, however, the roof incorporates a decorative element that is in keeping with the surrounding residential/ commercial area.

ii) *New service stations shall incorporate fences, berms and landscaping to protect and mitigate the impacts of service stations to adjacent land uses.*

The landscape plan consists of trees and shrubs along the Major Mackenzie Drive frontage and a significant sodded area and new fencing at the rear of the property.

iii) *To redevelop existing, and provide new pedestrian linkages, which are to be finished with landscaping and amenities for pedestrian traffic and avoid conflicts with vehicular traffic.*

An interlocking stone pedestrian connection is located from the public sidewalk to the convenience store which will decrease the conflict between pedestrian and vehicular traffic. Where the pedestrian connection meets the public sidewalk, there are two seating amenity areas provided.

iv) *To develop a vehicular circulation system in a manner designed to minimize traffic impact on both Major Mackenzie Drive and Keele Street. In addition, as properties are redeveloped, driveways should be consolidated with the creation of rear lane ways and/or shared driveways/parking facilities to provide the opportunity for an integrated vehicular circulation system.*

The site plan includes two full movement access points to Major Mackenzie Drive. While the site plan does not incorporate a rear lane, the opportunity exists in the future to provide an integrated vehicular connection through the rear of the subject lands to the properties to the east and west.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, which permits an automobile gas bar, car wash and accessory convenience retail store having a maximum gross floor area of 280m². The proposed development complies with the zoning standards, with the exception of the following:

- 5.3m and 5.6m interior side yards, rather than the required 10m; and,
- a 45m setback from the car wash to a residential zone, rather than 60m.

The applicant will need to submit a variance application to the Committee of Adjustment, which will need to be approved and in full force and effect, prior to the finalization of the site plan agreement.

Site Design

The site plan includes a five-pump gas bar with an overhead canopy, a 217m² convenience commercial retail store on the west side and a car wash on the east side of the property. Two driveway entrances are proposed from Major Mackenzie Drive.

Fifteen parking spaces, including 1 handicap space, are provided along the front of the convenience store and seven parking spaces are to the north of the canopy.

A refuse area is located on the north side of the convenience store in a separate roofed and cladded structure, which is to be relocated internal to the building.

Elevations

The exterior finishing material for the convenience store is a dark beige stucco finish with darker brown edging and red accent striping to reflect the Petro Canada logo. The south elevation will be upgraded to include glass doors to break up the stucco. The entrance elevation to the convenience store will consist primarily of glass and corporate colours and logos. The highest point of the kiosk structure is 5.4m.

The west façade of the car wash building is constructed primarily of glass with a dark beige and dark brown surround. The north and south elevations are comprised of overhead doors, signage and man doors.

The gas bar canopy is a flat roof design covering five gas pumps and connected to the convenience store. The canopy is 4.4 metres in height to the underside, white and red in colour, and incorporates the company logo.

Access and Parking

The site is accessed by two, full movement driveways, which must be approved by the Region of York. There are 22 spaces, including one handicap space, provided on the site. The by-law requires 13 spaces, which meets the parking requirements, with a surplus of 9 spaces. Ten stacking spaces are provided for the car wash, which meets the minimum requirements.

Servicing

The subject lands have access to municipal services, including hydro, storm and sanitary and water. The final site grading and engineering plans and stormwater management report must be to the satisfaction of the Engineering Department and Hydro.

Landscaping

The site plan includes a 6 m wide landscape strip across the frontage, to be planted with ornamental trees and shrubs. Low metal fencing and pillars have been added to the frontage for an additional decorative feature.

Maple Streetscape Steering Committee

The Maple Streetscape Committee has suggested minor changes related to landscaping, building elevation and signage. The revisions will be subject to Staff approval.

Relationship to Vaughan Vision 2007

This report is consistent with Section 4.7.1 of The Vaughan Vision 2007 as it encourages the managed growth through the implementation of OPA 350, as amended by OPA 533.

Conclusion

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and Zoning By-law, and can support the approval of the proposed redevelopment of the existing service station on the site. Exceptions to the by-law are required and must be obtained and in full force and effect prior to entering into a site plan agreement.

Therefore, Staff can recommend approval of Site Development Application DA.03.066, 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. Coloured Ground Sign Plan (Councillors Only)

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

Part of Lot 21,
Concession 4
 APPLICANT:
 PETRO CANADA

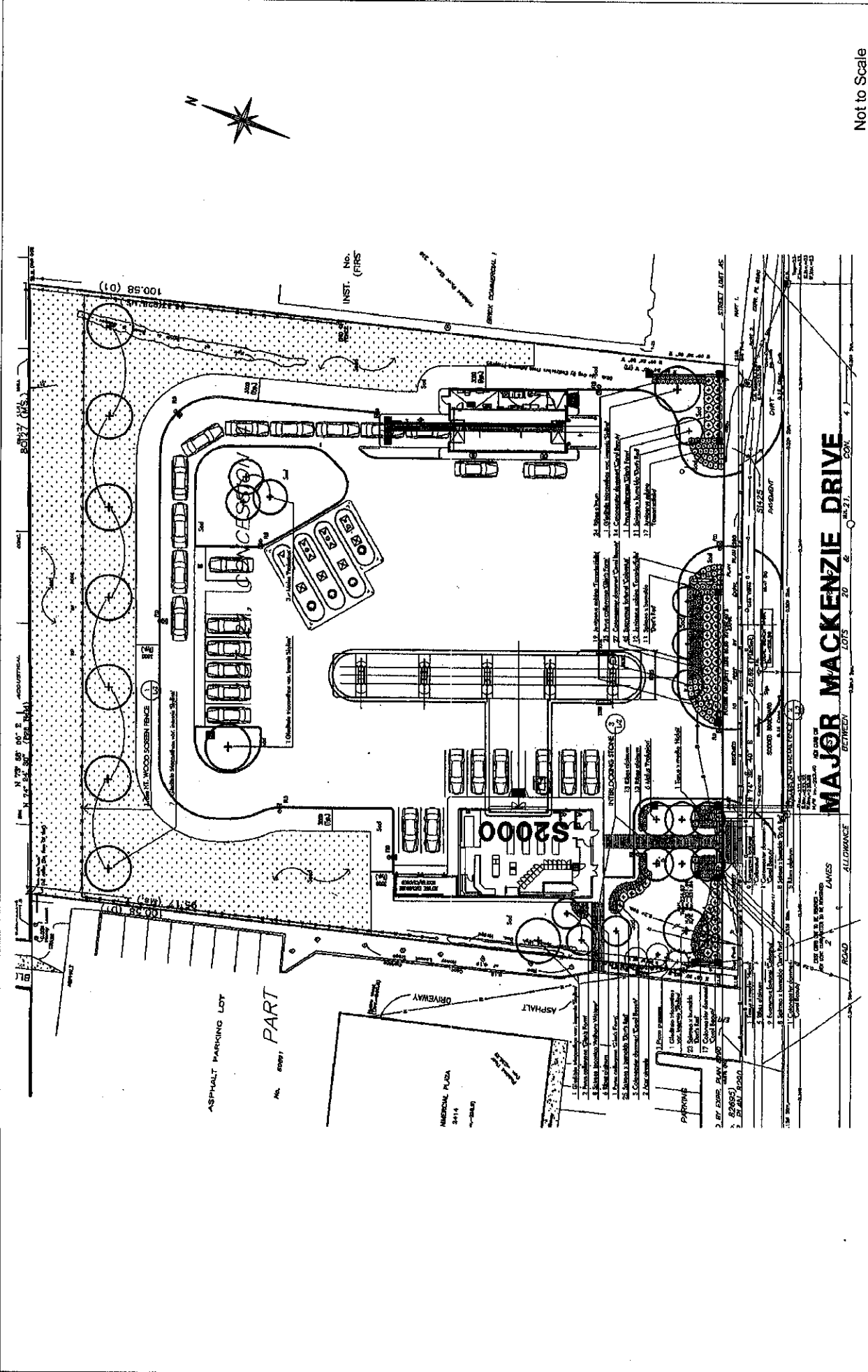


Community Planning Department

Attachment

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FILE No.:
 DA.03.066
 RELATED FILE:
 DA.33.90
 June 10, 2004



Not to Scale

Attachment 3

FILE NO.: DA.03.066
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 June 10, 2004

City of Vaughan
 Community Planning Department

Landscape Plan

Part of Lot 21,
 Concession 4

APPLICANT:
 PETRO CANADA

