

COMMITTEE OF THE WHOLE SEPTEMBER 7, 2004

ZONING BY-LAW AMENDMENT FILE Z.03.074 SITE DEVELOPMENT FILE DA.03.061 SUNCOR ENERGY PRODUCTS INC. REPORT #P.2004.30

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.074 (Suncor Energy Products Inc.) BE APPROVED to permit an accessory retail commercial use in the C6 Highway Commercial Zone, and exceptions to the setback requirements.
2. THAT Site Development Application DA.03.061 (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, 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; and,
 - iv) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

Purpose

On September 23, 2003, the Owner submitted an application to amend the Zoning By-law to permit an accessory retail commercial use in the C6 Highway Commercial Zone. The current site-specific zoning restricts the use of the site to a gas bar/ car wash only with a defined building envelope.

Background - Analysis and Options

The 0.76ha site is located on the west side of Keele Street, north of Rutherford Road (9332 Keele Street), in Part of Lot 16, Concession 4, City of Vaughan.

The site is designated "Local Convenience Commercial" with a "Service Station" overlay by OPA 350 (Maple Community Plan) and zoned C6 Highway Commercial by By-law 1-88, subject to Exception 9(57). The surrounding land uses are:

- North – elementary school (R3 Residential Zone)
- South – vacant land (A Agricultural Zone)
- West – park (OS2 Open Space Park Zone)
- East – Keele Street; residential (R3 Residential Zone)

On January 9, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. The recommendation of the Committee of the Whole on February 2, 2004, to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on February 9, 2004.

Official Plan

a) Land Use

The subject lands are designated "Local Convenience Commercial", with a "Service Station" overlay, by OPA 350 (Maple Community Plan), which permits a service station and other uses associated with the service station. The proposed development conforms to the Official Plan.

b) Development Criteria

- i) *OPA 350 sets out policies stating that new service stations shall be sensitively designed to be compatible in architectural finish and form with adjacent areas (particularly residential neighbourhoods). The scale and form of service stations shall be modified to suit the neighbourhood, e.g. sloped roofs, gables, etc.*

The proposed design is typical of most gas stations, however, the mansard roof incorporates a decorative element and gables 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 Keele Street frontage and a significant sodded area and a new concrete sidewalk from Keele Street to the proposed retail store.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(57) which permits an automobile service station including an oil and lube building and a car wash. The site-specific by-law includes building envelopes and specific setbacks that no longer reflect the site and the proposal.

The proposed development consisting of an automobile gas bar, car wash and an accessory convenience retail store would comply with the current C6 Highway Commercial Zone standards under By-law 1-88, with the exception of the following:

- 14.47m front yard setback, rather than the required 15m;
- 11.39m rear yard setback, rather than the required 15m; and,
- a 10.0m setback from the car wash to a residential zone, rather than 13.5m.

Site Design

The site plan includes a five-pump gas bar with an overhead canopy, a 120m² convenience commercial retail store on the south side and a car wash on the north side of the property. Two existing driveway entrances are to remain from Keele Street.

Fifteen parking spaces, including 1 handicap space, are provided along the front of the convenience store and five parking spaces are to the west of the canopy along with two vacuum islands and four spaces for their use.

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

Elevations

The exterior finishing material for the convenience store is beige stucco finish with darker beige edging at the bottom and the top of the building. The building has been upgraded to a heritage style building with sloped and peak roof forms, columns, buff and cream coloured exterior finishes and signage. The entrance elevation to the convenience store will consist primarily of glass and beige stucco finish with corporate logos. The highest point of the kiosk structure is 5.31m.

The existing car wash building is located on the north side of the property and has its entrance from the west side. No new changes are proposed to the existing building.

The gas bar canopy is a flat roof design covering five gas pumps. The canopy is 4.265 metres in height to the underside, yellow and blue in colour, and incorporates the company logo.

Access and Parking

Two existing full movement driveways with widths of 9m access the site. There are 15 spaces, including one handicap space, provided on the site. The existing site-specific by-law written in 1988 requires a minimum of 26 parking spaces, whereas today's standards require a minimum of 8 parking spaces. The proposal submitted provides 15 parking spaces, which meets the parking requirements, with a surplus of 7 spaces. Four parking spaces are provided for the two vacuum islands. In addition, ten car storage spaces are required for the car wash the site plan will be changed to reflect that requirement.

Servicing

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

Landscaping

The site plan includes a 7.4 m wide landscape strip across the frontage, to be planted with ornamental trees and shrubs. In addition, ornamental trees and shrubs will be significantly added to all of the surrounding property lines and on the south side of the existing car wash.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which it encourages managed growth through the implementation of Official Plan.

Conclusion

Staff have reviewed the zoning by-law amendment and site plan application and can support the proposed redevelopment of the existing service station on the site. Therefore, Staff recommends approval of Zoning By-law Amendment and Site Development Applications, subject to conditions. Should the Committee concur, the Recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Canopy Elevations
4. Store Elevations

Report prepared by

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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SUBJECT LANDS



Not to Scale

Location Map

Part of Lot 16,
Concession 4

APPLICANT:
SUNCOR ENERGY PRODUCTS INC.

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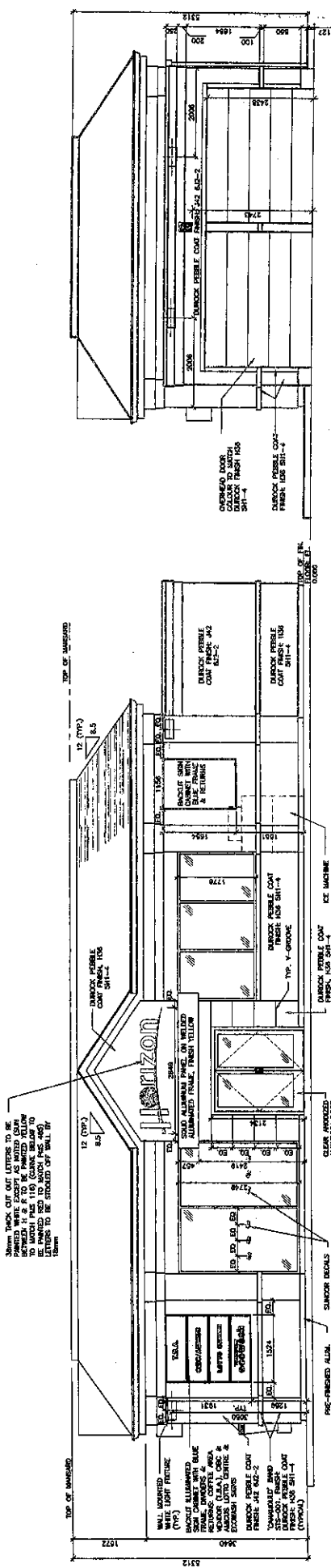


Community Planning Department

Attachment 1

FILE No.:
Z.03.074 &
DA.03.061

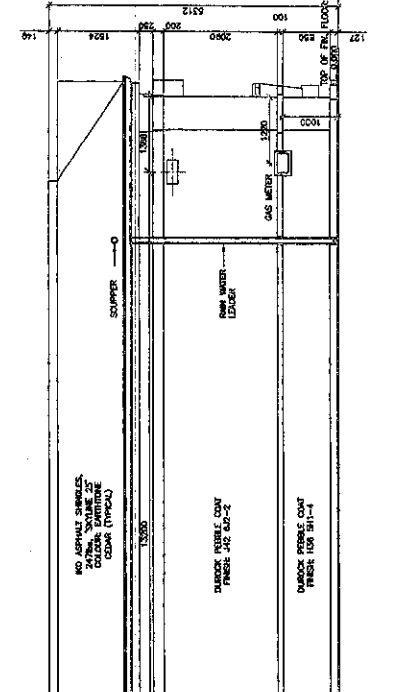
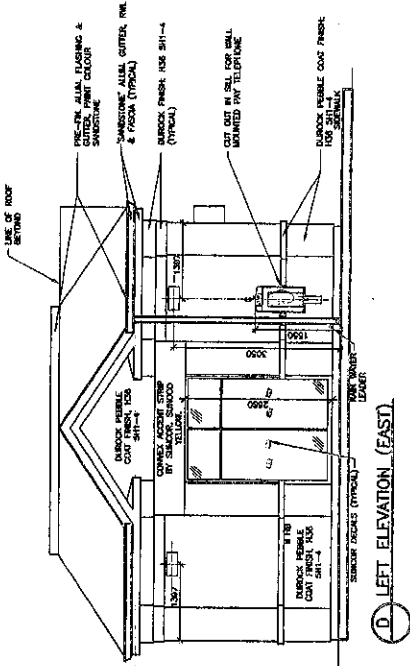
July 15, 2004



A FRONT ELEVATION (NORTH)

C RIGHT ELEVATION (WEST)

B REAR ELEVATION (SOUTH)



Not to Scale

Attachment 4

FILE No.: Z.03.074 & DA.03.061
 July 15, 2004

City of **Vaughan**
 Community Planning Department

Store Elevations
 Part of Lot 16, Concession 4
 APPLICANT: SUNCOR ENERGY PRODUCTS INC.
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