

COMMITTEE OF THE WHOLE FEBRUARY 7, 2005

**ZONING BY-LAW AMENDMENT FILE Z.04.52
SITE DEVELOPMENT FILE DA.04.060
RED BIRCH DEVELOPMENTS INC.
REPORT #P.2004.100**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.052 (Red Birch Developments Inc.) BE APPROVED, to reduce the minimum landscape strip width along Dufferin Street, from 6m to 3m; and to lift the Holding "H" provision on the subject lands shown on Attachment #1.
2. THAT Site Development File DA.04.060 (Red Birch Developments Inc.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and elevation plan be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and noise 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 Transportation and Works Department; and
 - iv) all requirements of PowerStream Inc. shall be satisfied.
 - b) That the site plan agreement include the following provision:
 - i) the Owner shall pay to Vaughan 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 Section 42 of the Planning Act prior to the issuance of a building permit.

Purpose

The Owner has submitted a Site Plan Application to develop a 0.53 ha parcel of land for a Sunoco gas bar, with an accessory 142.3m² convenience retail store, and a 302.1m² mechanical car wash, and 11 parking spaces, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Dufferin Street and Summeridge Drive, being Block 391 on Registered Plan 65M-3757, in Part of Lot 12, Concession 2, City of Vaughan. The 0.53 ha site has 73m frontage on both Dufferin Street and Summeridge Drive. The site is designated "Medium Density Residential/Commercial" by OPA #600, and zoned C4 (H) Neighbourhood Commercial Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1063). The surrounding land uses are:

North - Summeridge Drive; vacant/future residential (RVM2 Residential Zone)
South - approved commercial (C4 Neighbourhood Commercial Zone)
East - approved commercial (C4 Neighbourhood Commercial Zone)
West - Dufferin Street; commercial (C7 Service Commercial Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600. This designation provides opportunities for a broad range of neighbourhood commercial uses, including automobile gas bar, car wash, and convenience retail stores. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned C4(H) Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1063). The C4 Zone permits a variety of commercial uses, including automobile gas bar, car wash, and convenience retail stores, with no open storage. The proposed site development complies with the requirements of the C4 Zone, except for the proposed reduction to the landscape strip width along Dufferin Street, from 6m to 3m, to match the 3m wide landscape strip width approved by Council on December 6, 2004, to facilitate the commercial plaza to the south and east, on lands also owned by the applicant. Upon Council's approval of the site plan application, the Holding "H" provision will be removed on the subject lands.

Site Design

The site is to be served by two driveway accesses, both 10m wide, as shown on Attachment #3. The access on Dufferin Street will be restricted to right-in/right-out movements; whereas the access on Summeridge Drive is intended for full movement purposes. The final location and design of the driveway accesses will be subject to the approval of the Region of York Transportation and Works Department.

The fueling station is centrally located on the square-shaped property, and consists of 6 self-service stations accommodating 2 vehicles at each station. The 142.3m² gas bar/convenience retail store is located east of the fueling station, with the main entrance facing the fueling station. The 302.1m² tunnel car wash is located south of the fueling station, with the car wash stacking lane forming a U-shape behind the building, eventually leading westward into the car wash building.

Parking is provided in front of the convenience retail store, along the north side of the car wash, and adjacent to the landscape strip on Dufferin Street. The parking spaces are proposed at 5.8m depth, whereas the by-law requires a minimum stall depth of 6m. There is sufficient opportunity on the site plan to increase the minimum parking space depth to 6m, and this should be reflected on the final site plan. A vacuum island for 2 vehicles is provided south of the convenience retail store building. Landscaping will be provided along the street frontages of Dufferin Street and Summeridge Drive, as well as, within the U-shaped area created by the stacking lane.

Parking

The required parking for the proposed convenience store and vacuum island is 10 spaces. 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 (142.3m² 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 11 parking spaces, including 1 handicapped space and 2 spaces for the vacuum islands, and 20 stacking spaces for the car wash, in compliance with the minimum by-law requirements.

Building Elevations

The convenience retail store and car wash elevations are shown on Attachments #5 and #6, respectively. The gas bar/convenience retail store building will be constructed with a pitched roof to a maximum height of 5.3m. The material used for the roof consists of cedar coloured asphalt shingles. Clear windows have been provided on the west elevation facing the fuel stations, and the main entrance is comprised of clear anodized aluminum double doors. Clear windows have also been provided on the north elevation of the tunnel car wash, facing the fuel pumps. Both the drive-in overhead entrance and exit doors to the car wash are also comprised of clear windows and aluminum framing. The materials used on the remainder of both buildings is a combination of light and dark beige coloured durock pebble coated finish.

The fueling station canopy is shown in Sunoco's corporate colours of blue and gold, as shown on Attachment #7. The canopy has been designed to a height of 6.03 m 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, ground planting and sodded areas around the perimeter of the site and within the car wash stacking lane, as shown on Attachment #4. Specific attention has been given to the planting at the northeast corner of the site, to screen the stacking lane from Summeridge Drive.

Two 7.5 m high pylon signs have been proposed for the site. One sign is located within the landscaped area at the northern end of Dufferin Street. The second sign is located at the northeast of the site along Summeridge Drive. The pylon sign elevation is shown on Attachment #8.

Staff are reviewing the landscaping plan to ensure coordination in landscaping treatments and fencing between the Sunoco site and the other lands owned by Red Birch Developments, specifically, the continuation of the black metal fencing along Dufferin Street and Summeridge Drive, and Summeridge Drive, and the provision of the required entry feature wall at the northwest corner of the site, in accordance with the Thornhill Woods (Block 10) Urban Design Guidelines. The final landscape plan and detailed cost estimate must be approved to the satisfaction of the Development Planning Department.

Parkland Dedication

The Owner will be required to pay to Vaughan cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act, prior to the issuance of a building permit.

Servicing

The site has access to hydro, water and sanitary and storm sewer 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. All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

In addition, the Engineering Department requires an environmental noise impact report to be submitted for review and approval, as the lands are in close proximity to residential uses. Any

required revisions to the site plan to address the recommendations in the noise report will be satisfied on the final plans.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff have reviewed the Site Plan application in accordance with the Official Plan policies and requirements of the Zoning By-law. The proposed site plan would facilitate the construction of an automobile gas bar convenience retail store and car wash, which is considered to be an appropriate development at this location. For these reasons, Staff can recommend approval of the Site Plan application, subject to conditions. Staff can also recommend approval of the Zoning By-law Amendment application to permit the reduction to the landscape strip along Dufferin Street from 6m to 3m, and to lift the Holding "H" provision, which will facilitate the proposed site development and the requirements of the C4 Zone. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Location Map
2. Conceptual Plan
3. Site Plan
4. Landscape Plan
5. Retail Store
6. Car wash Elevations
7. Canopy Elevations
8. Building Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext.8368
Arto Tikiryan, Senior Planner, ext.8212
Grant A. Uyeyama, Manager, Development Planning, ext.8635

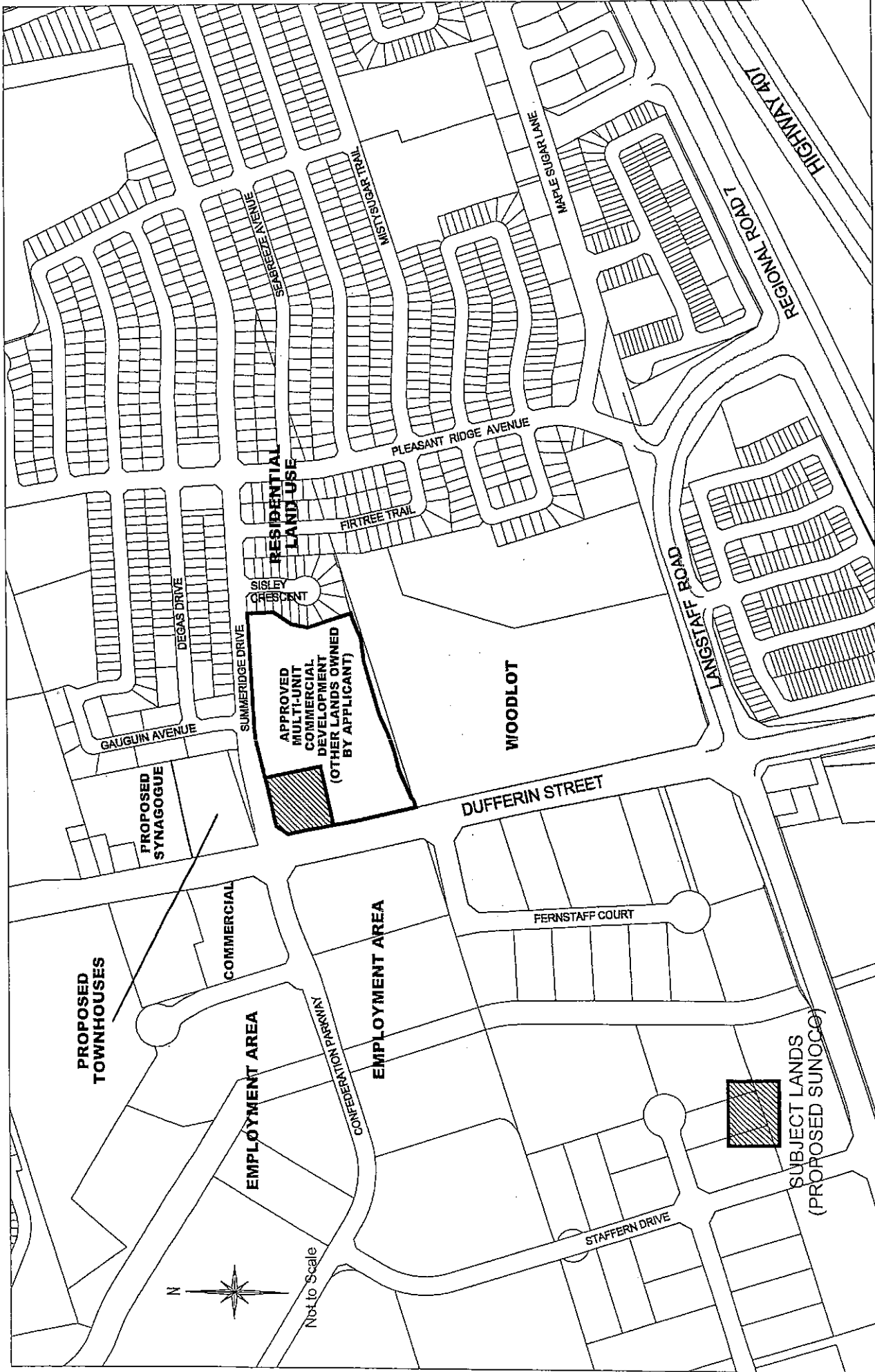
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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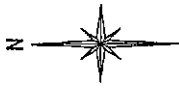


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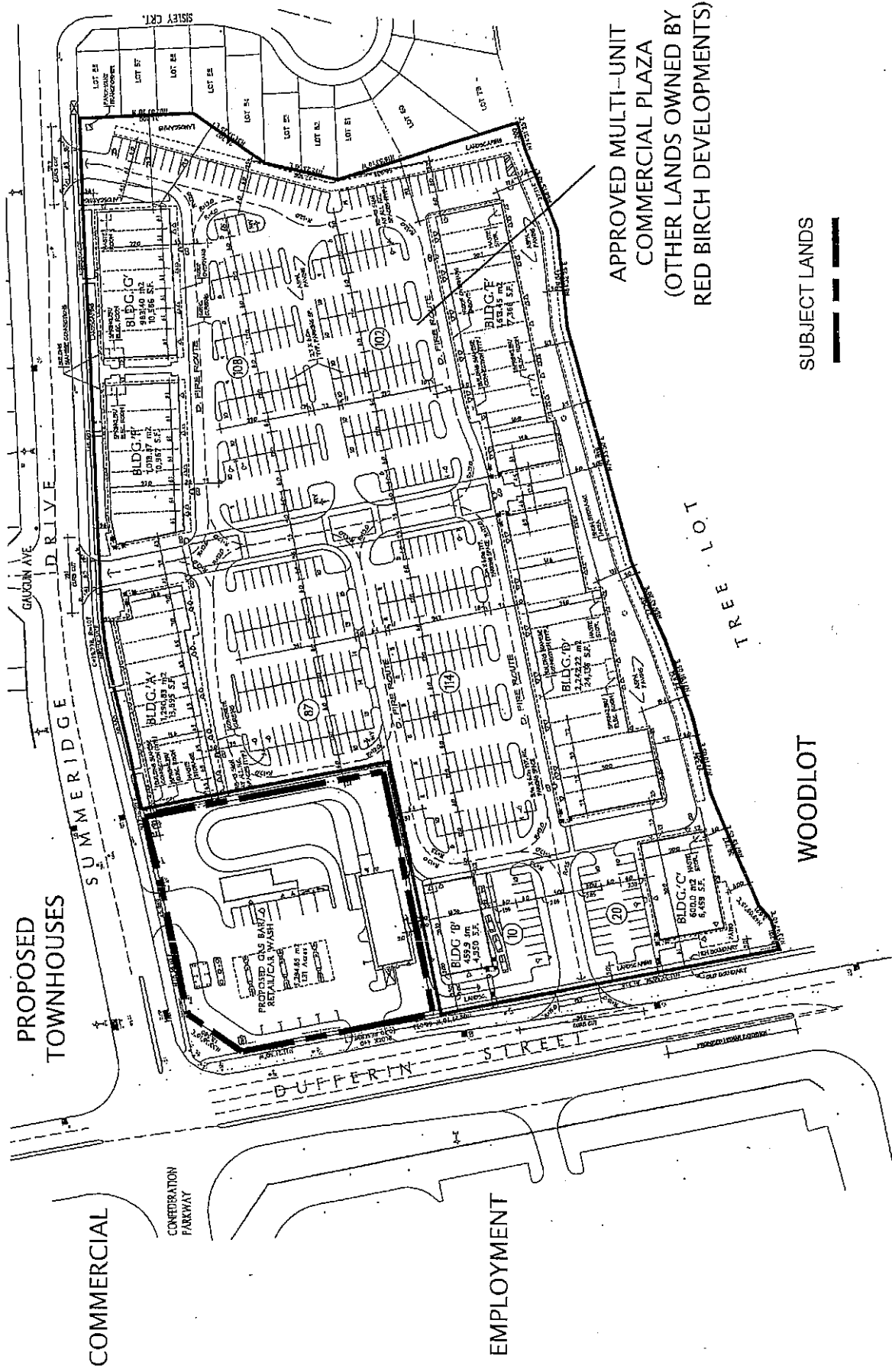
Development Planning Department

Location Map

Part of Lot 12,
Concession 2
APPLICANT:
RED BIRCH DEVELOPMENTS
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Not to Scale



PROPOSED TOWNHOUSES

COMMERCIAL

CONEDERATION PARKWAY

EMPLOYMENT

WOODLOT

TREE LOT

FERNSTAFF DRIVE

APPROVED MULTI-UNIT
COMMERCIAL PLAZA
(OTHER LANDS OWNED BY
RED BIRCH DEVELOPMENTS)

SUBJECT LANDS

Contextual Plan

Part of Lot 12,
Concession 2

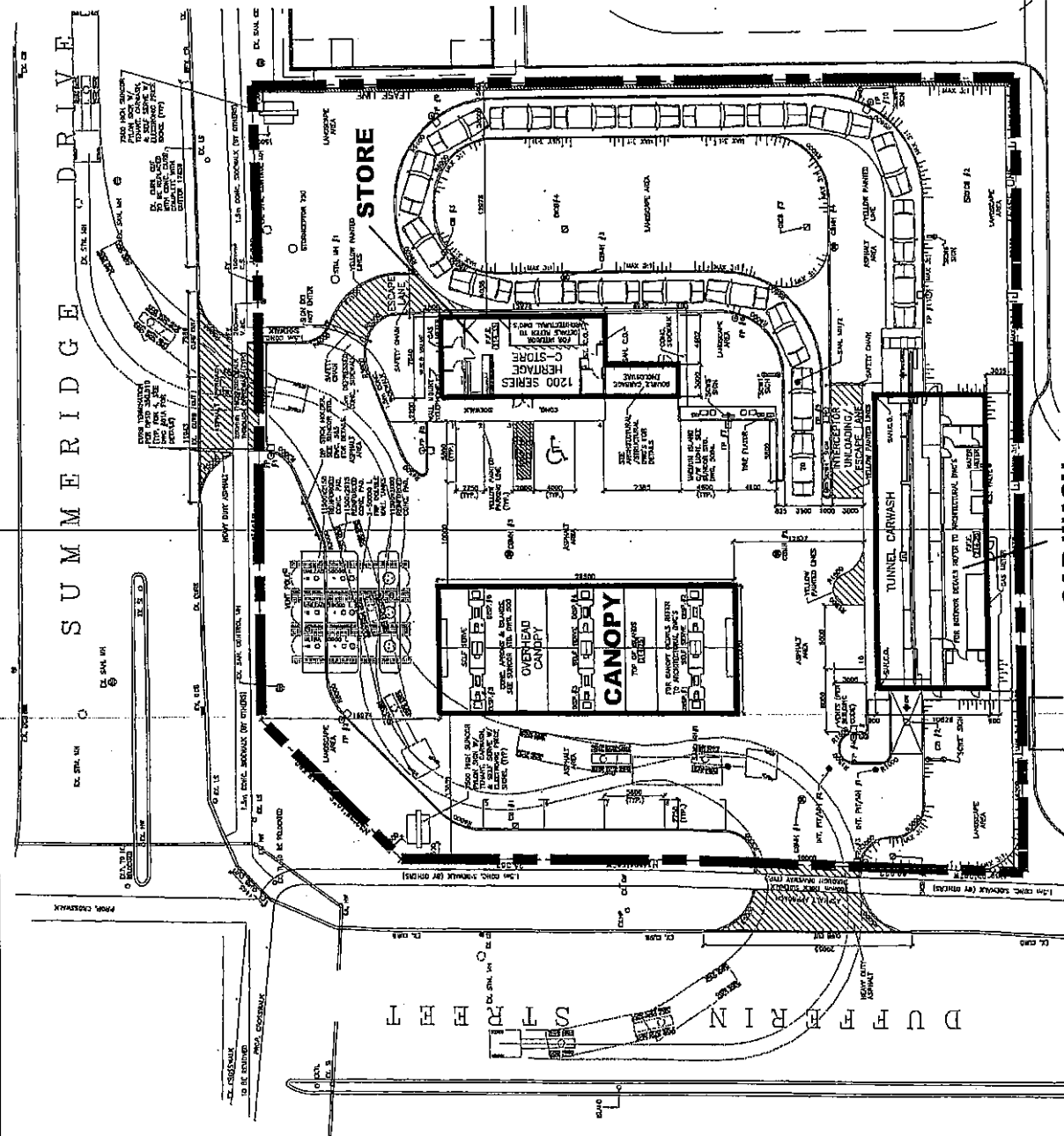
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RED BIRCH DEVELOPMENTS
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Development Planning Department

Attachment 2

FILE No.:
DA.04.060
RELATED FILES:
Z.04.052 & DA.03.065
January 21, 2005



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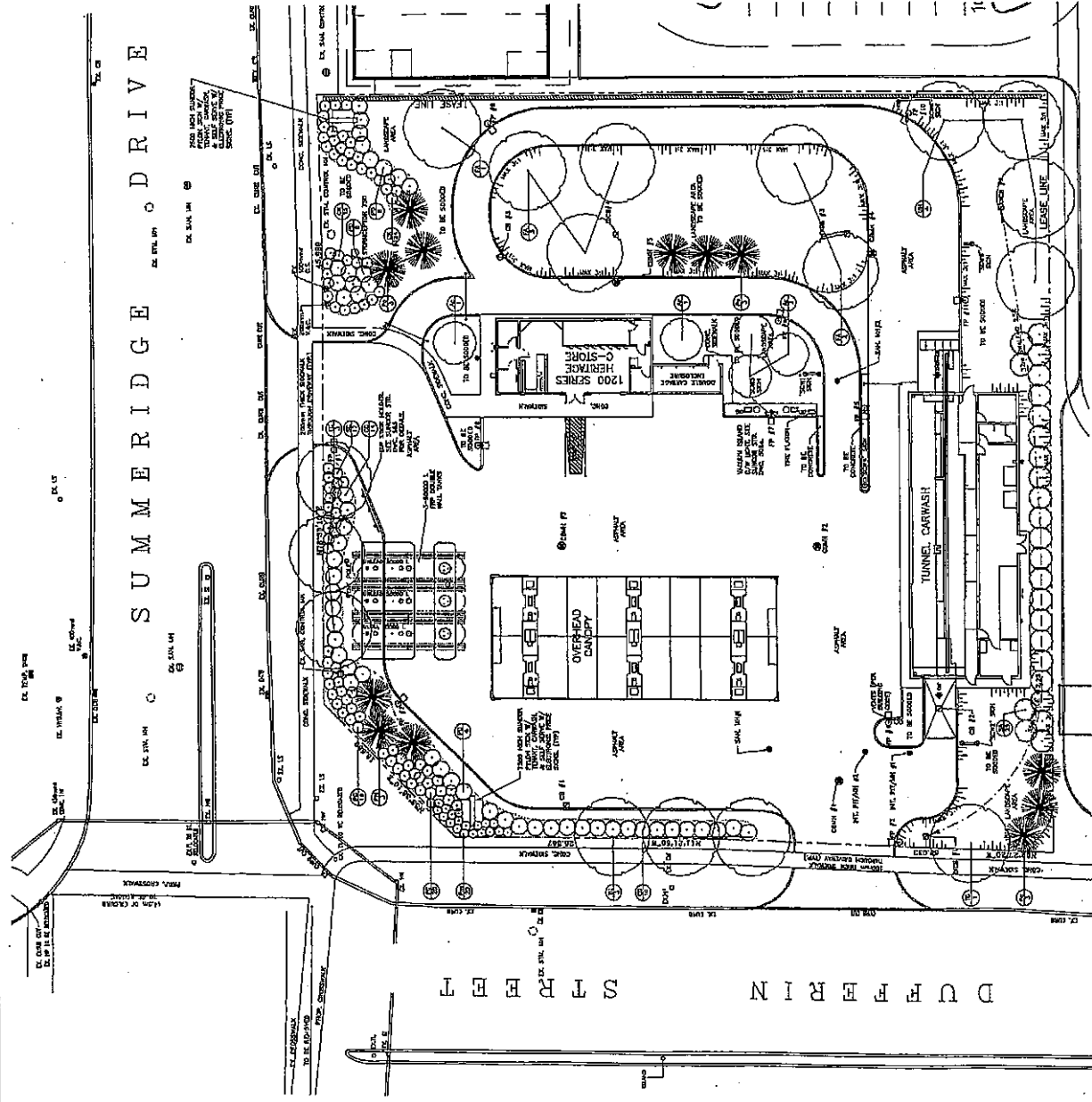
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SUBJECT LANDS

Attachment 3
 FILE No.: DA.04.060
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 January 21, 2005



Development Planning Department

Site Plan
 Part of Lot 12,
 Concession 2
 APPLICANT: RED BIRCH DEVELOPMENTS



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Attachment 4

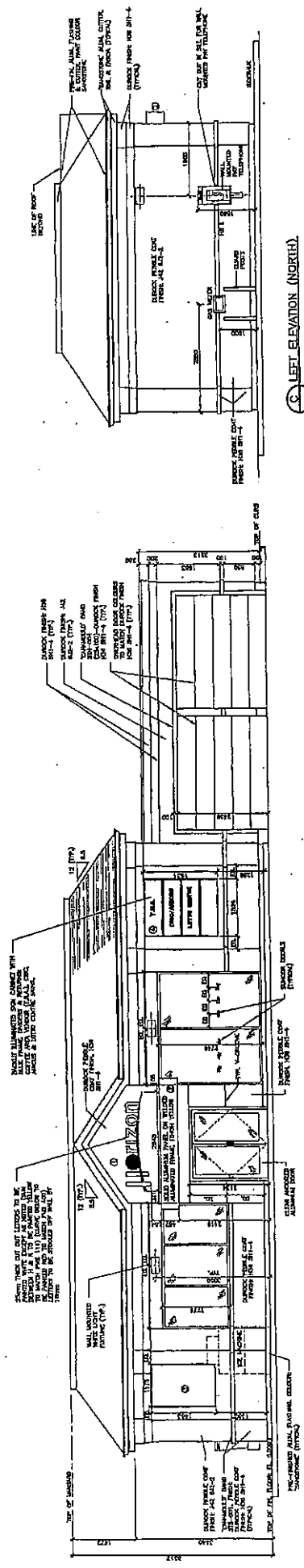
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City of Vaughan

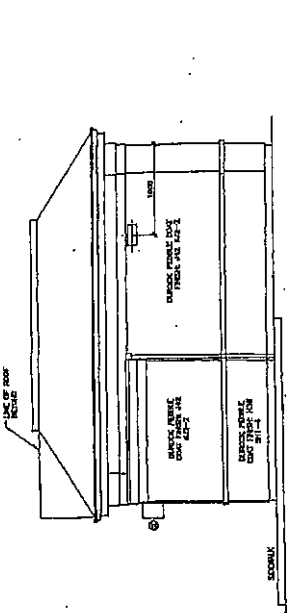
Development Planning Department

Landscape Plan

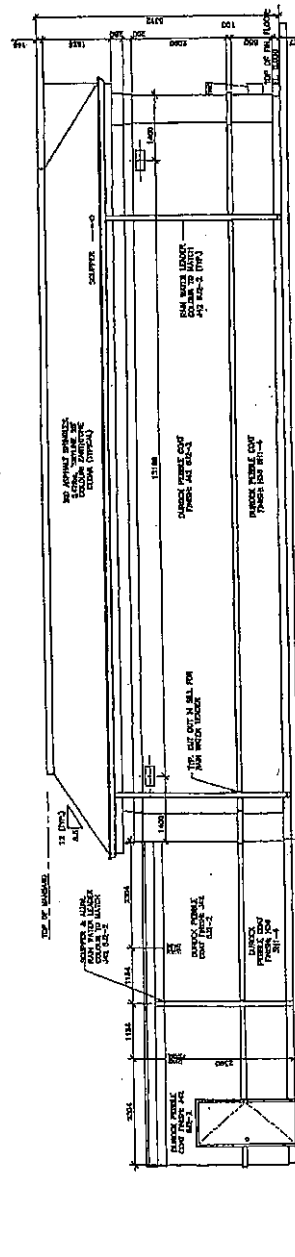
Part of Lot 12,
 Concession 2
 APPLICANT:
 RED BIRCH DEVELOPMENTS
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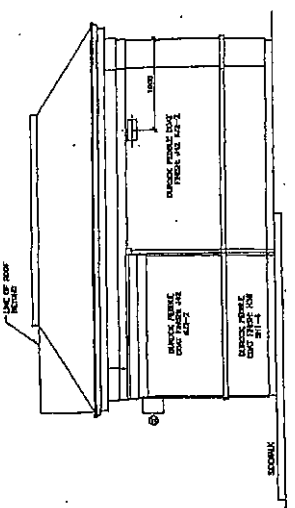
A FRONT ELEVATION (WEST)



C LEFT ELEVATION (NORTH)



B REAR ELEVATION (EAST)



D RIGHT ELEVATION (SOUTH)

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Attachment 5

FILE No.: DA.04.060
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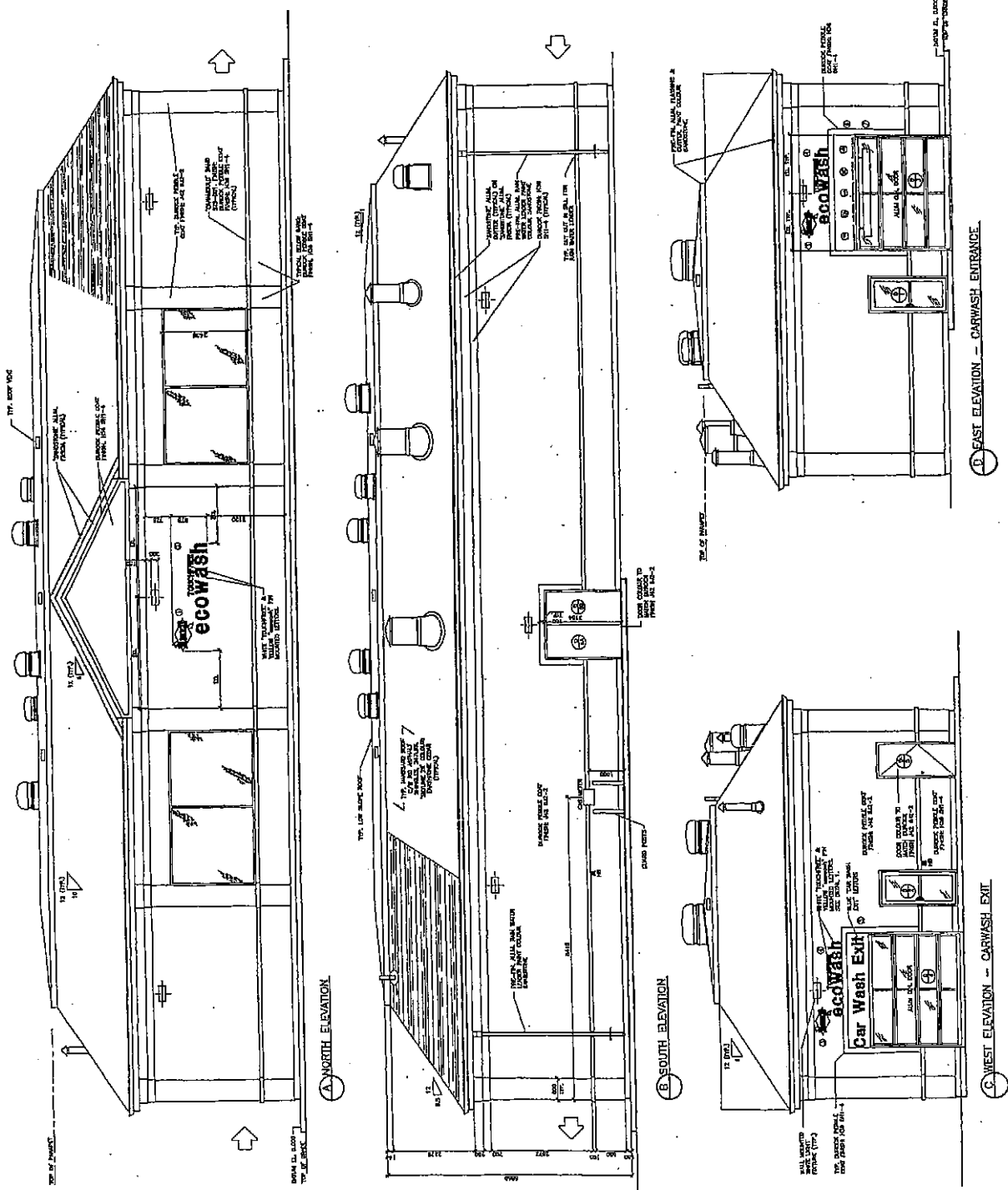
Development Planning Department

Building Elevations

Part of Lot 12,
 Concession 2

APPLICANT:
 RED BIRCH DEVELOPMENTS

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Attachment 6

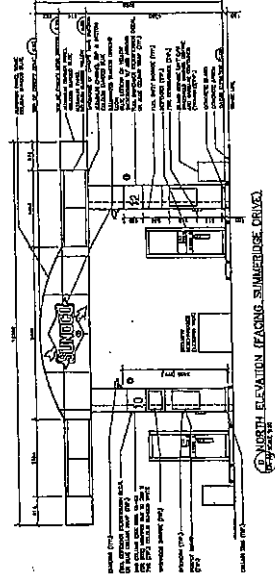
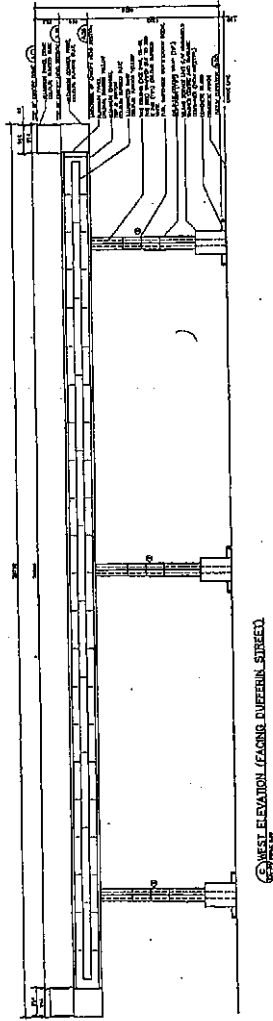
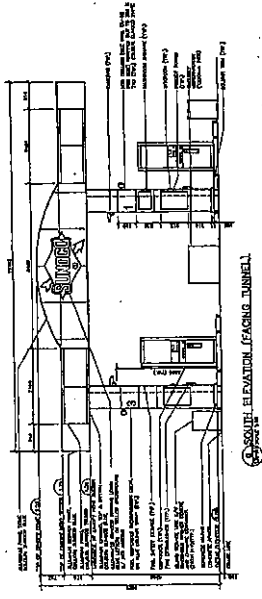
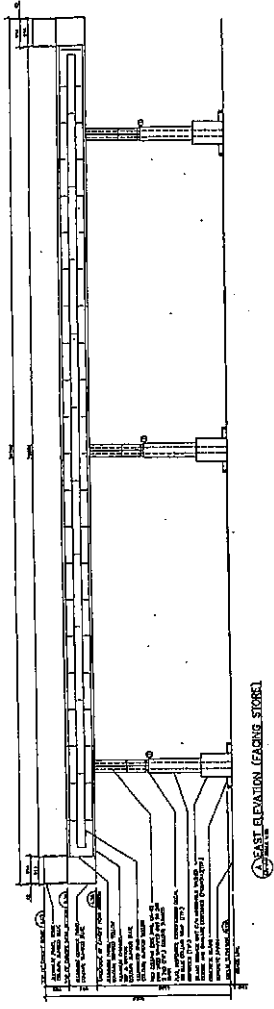
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Car Wash Elevations

Part of Lot 12,
 Concession 2
 APPLICANT:
 RED BIRCH DEVELOPMENTS



Not to Scale

Attachment 7

FILE No.: DA.04.060
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 January 21, 2005



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Canopy Elevations

Part of Lot 12,
 Concession 2
 APPLICANT:
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