

COMMITTEE OF THE WHOLE MARCH 7, 2005

**ZONING BY-LAW AMENDMENT FILE Z.05.001
SITE DEVELOPMENT FILE DA.05.002
AMORINO RIDGE DEVELOPMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.001 (Amorino Ridge Developments Inc.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, shown on Attachment #1.
2. THAT Site Development Application File DA.05.002 (Amorino Ridge Developments Inc.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, and signage plan;
 - ii) the Engineering Department shall approve the final site servicing and grading plans and stormwater management report;
 - iii) the Holding Zone shall be lifted from the subject lands;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied; and,
 - v) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.

Purpose

The Owner has submitted a Site Development Application to develop a 0.48ha parcel of land for a Sunoco gas bar, with an accessory 138.2m² convenience retail store, a 121.8m² mechanical car wash, and 11 parking spaces, as shown on Attachment #2. In addition, the Owner has submitted an application to amend the Zoning By-law to lift the "H" Holding Zone from the subject property.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Jane Street, south of Rutherford Road, and east of Vaughan Mills Circle, being Part of Block 1 on Registered Plan 65M-3696, in Lot 15, Concession 5, City of Vaughan. The vacant property has 50m of frontage on Jane Street, a depth of 108m, and is located within one of the six out-parcel sites around the Vaughan Mills Shopping Centre.

The surrounding land uses are:

- North - approved Audi dealership; (C1 Restricted Commercial Zone)
- South - east access road to Vaughan Mills Circle; vacant land (C1(H) Restricted Commercial Zone with Holding Symbol "H")
- West - Vaughan Mills Circle; Vaughan Mills Mall (SCD Vaughan Centre Shopping Centre District Zone)
- East - Jane Street; vacant land (C7 Service Commercial Zone)

Official Plan

The subject property is designated "General Commercial (Special Policy)" by OPA #600. The Official Plan permits one automobile gas station on Jane Street in association with the Vaughan Mills development, provided it is not located at the intersection of Jane Street and Rutherford Road. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1030), which permits an automobile gas bar provided that a maximum of one site is located on Jane Street and not within 150m of the intersection of Rutherford Road and Jane Street. The proposed site development complies with the requirements of C1 Zone.

The site was zoned with a Holding "H" symbol to ensure that it did not develop without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Upon site plan approval, these conditions will be satisfied and the Holding provision can be lifted from the site. The Owner has made application to lift the Holding Zone, and the implementing by-law will be forwarded to Council prior to the execution of a site plan agreement.

Site Design

The site is to be served by three access driveways, one each from Jane Street, Vaughan Mills Circle, and the east road to Vaughan Mills Circle. Each driveway has a minimum width of 9m, as shown on Attachment #2. The accesses on Jane Street and the east entry road will be restricted to right-in/right-out movements only, whereas the Vaughan Mills ring road driveway will accommodate full movements. The final location and design of the driveway accesses will be subject to the approval of the City and the Region of York Transportation and Works Department.

The fueling station is centrally located on the property, and consists of 4 self-service stations accommodating 2 vehicles at each station. The 280m² gas bar/convenience retail store and car wash is located north of the fueling station, with the main entrance to the convenience retail store facing south towards the fueling station. The enclosed garbage room is attached to the west side of the building and includes two overhead doors that face the fueling station. The car wash is located behind the convenience retail store and has a stacking lane to the west of the building, leading eastward into the car wash building.

There are 8 parking spaces provided west of the convenience retail store building, and 2 spaces for vehicles using the tire inflator and vacuum. Two additional parking spaces (including one handicapped space) are provided east of the building, for a total of 10 spaces on the site. Landscaping will be provided along all the street frontages, between the stacking lane and the parking spaces provided for the convenience store, and along the north property line.

Parking

The required parking for the proposed convenience retail store (136.2m² GFA @ 5.5 spaces/100 m²) is 8 spaces plus 2 spaces for the vacuums. The site plan proposes a total of 10 parking spaces, including 1 handicapped space; 2 spaces for the vacuums; and 10 stacking spaces for the car wash, in compliance with the minimum by-law requirements.

Building Elevations

The convenience retail store and car wash building elevations are shown on Attachment #4. This building will be constructed with a pitched roof to a maximum height of 5.6m, with 1.4m high

decorative cupolas at each end of the convenience retail store and at the east end of the car wash resulting in a total building height of 7m. The material used for the roof consists of cedar coloured asphalt shingles. Clear windows have been provided on the south elevation along with double garage doors for the enclosed garbage room that face the fueling stations, and the main entrance is comprised of clear anodized aluminum double doors. Clear windows have also been provided for the car wash at the rear (north elevation) of the building. 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 the building is a combination of light and dark beige coloured durock with a pebble coated finish.

The fueling station canopy is shown in Sunoco's corporate colours of blue and gold, as shown on Attachment #5. The canopy has been designed to a height of 6.03m and incorporates the company logo on both sides 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 between the car wash stacking lane and parking spaces as shown on Attachment #3. Specific attention has been given to the planting at the east and southeast corners of the site surrounding the entrance feature and the 7.5m high pylon sign (Attachment #6) abutting Jane Street. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Vaughan Mills Urban Design Guidelines

The site is subject to the Vaughan Mills Urban Design Guidelines (VMUDG'S), approved by Council on April 26, 1999, as amended. These guidelines outline peripheral parcel development standards, including but not limited to, building setbacks and orientation, architecture and site plan design. Staff is satisfied that subject to the recommendations and comments in this report, the proposal meets the general intent of the Guidelines.

On November 16, 2004, the Vaughan Mills Design Review Committee approved the proposed plans, as required by the VMUDG's.

Parkland Dedication

Cash-in-lieu of parkland dedication is not required as it was paid as part of the Vaughan Mills approvals.

Servicing

The site has access to hydro, water and sanitary and storm sewer services. The Owner 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.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has 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 building, 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 lift the "H" Holding provision, which will facilitate the proposed site development. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Store Elevations
5. Canopy Elevations
6. Pylon Sign

Report prepared by:

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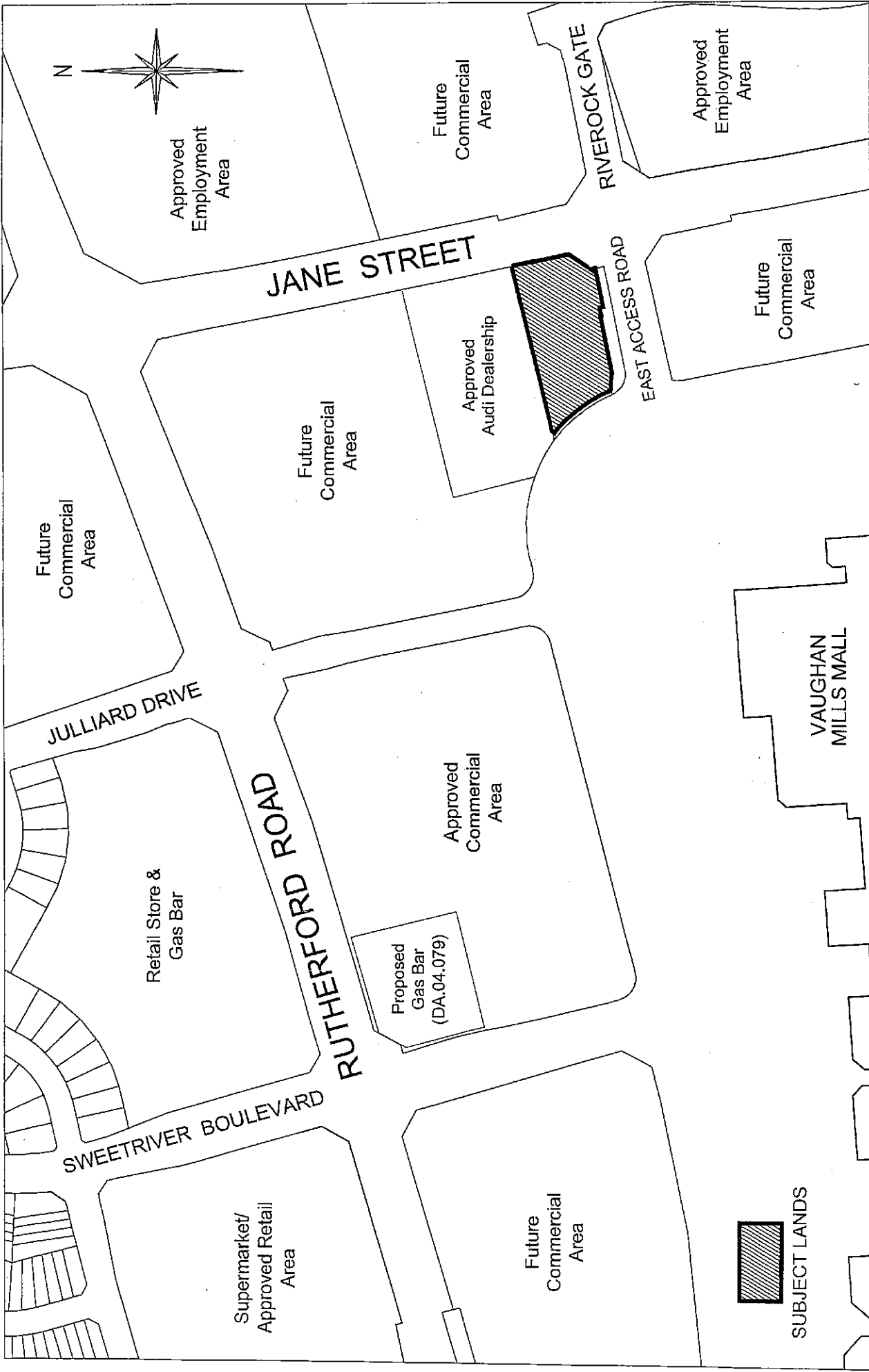
Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning

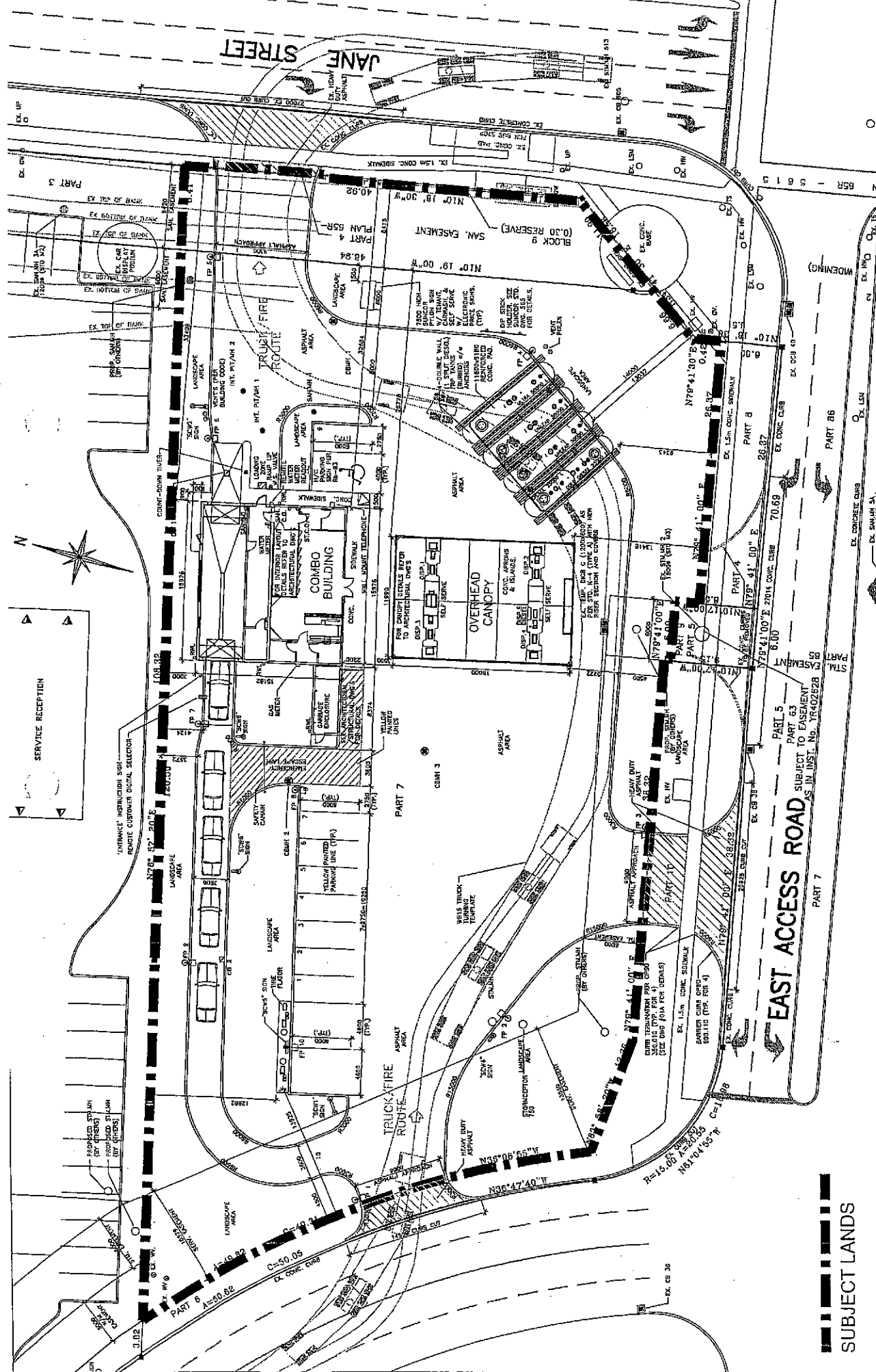
MARCO RAMUNNO
Director of Development Planning

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 SUBJECT LANDS



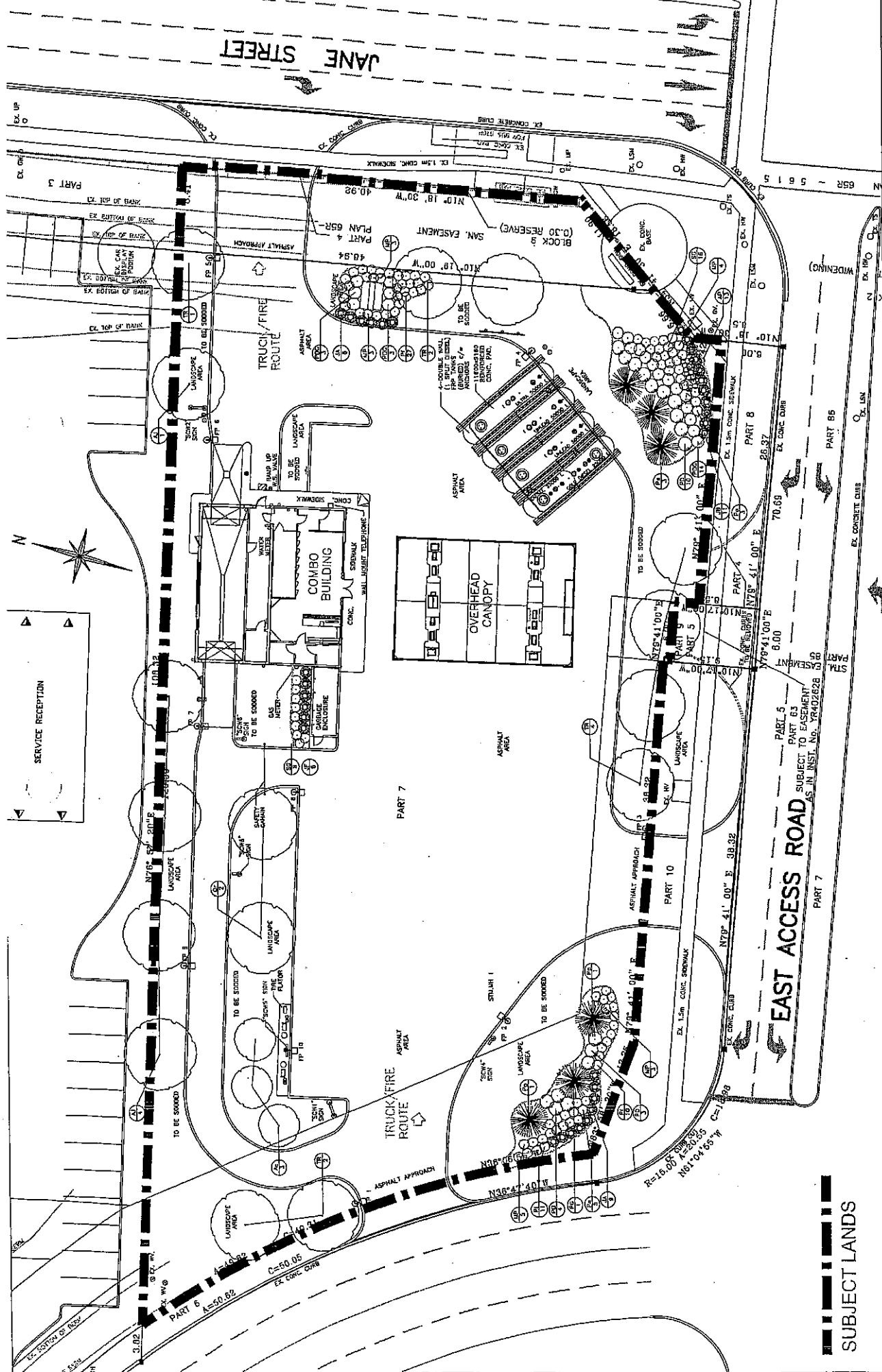
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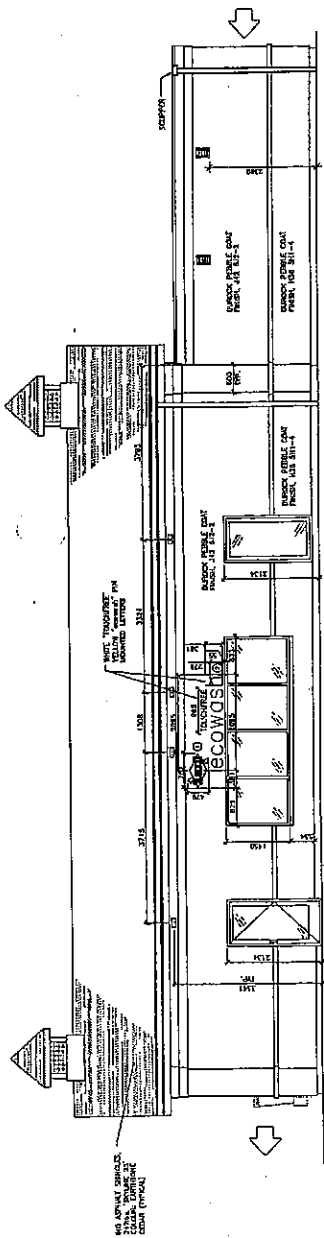
Attachment
 FILE No.: DA.05.002 & Z.05.001
 Not to Scale
 January 25, 2005

City of **Vaughan**

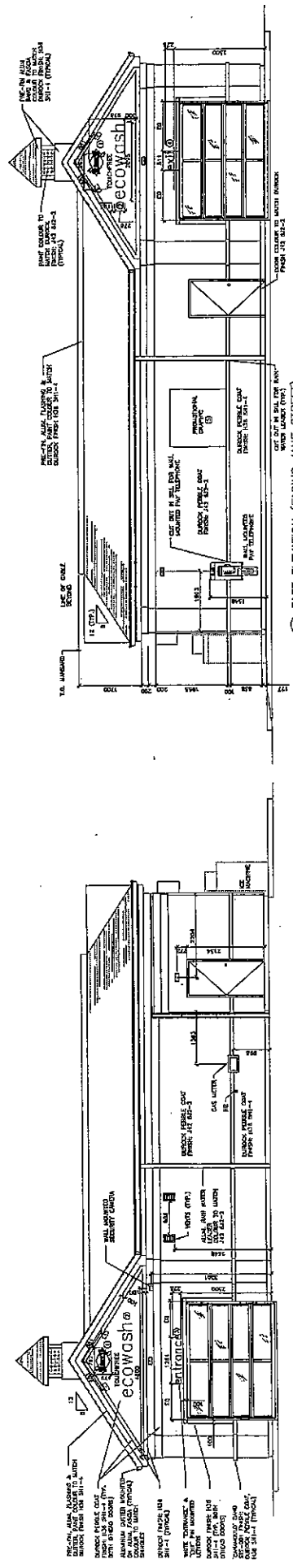
Development Planning Department

Site Plan
 Part of Lot 15,
 Concession 5
 APPLICANT:
 AMARINO RIDGE DEVELOPMENTS INC.
 N.A.(P/T) | ATTACHMENTS\DA\05.05.002

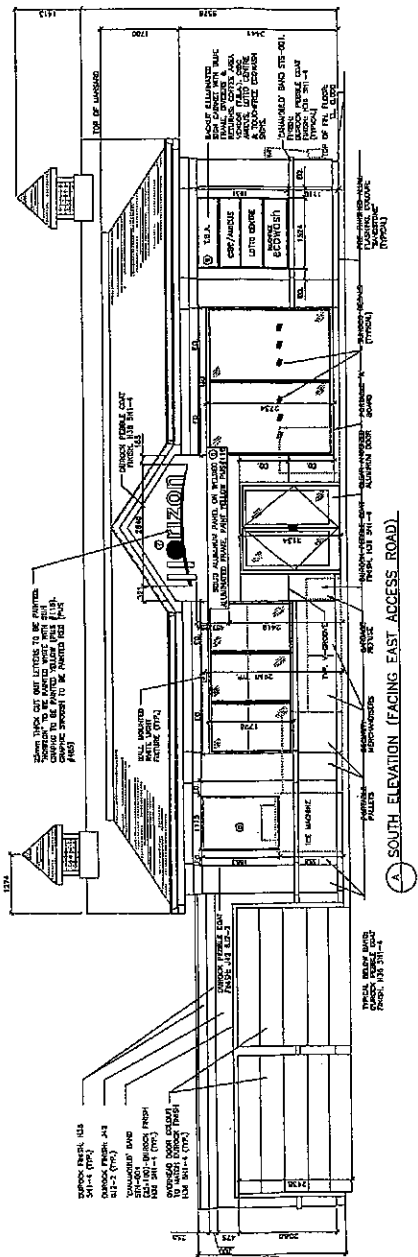




B NORTH ELEVATION (REAR OF BUILDING)



C WEST ELEVATION (FACING VAUGHAN MILLS MALL)



A SOUTH ELEVATION (FACING EAST ACCESS ROAD)

D EAST ELEVATION (FACING JANE STREET)

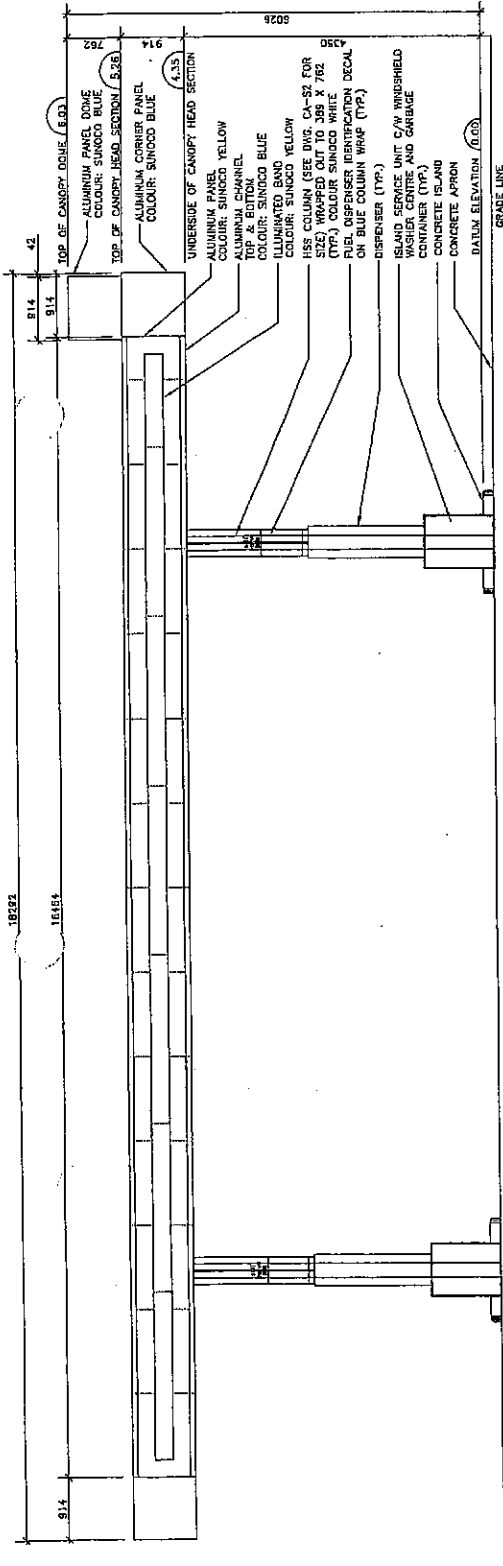


Development Planning Department

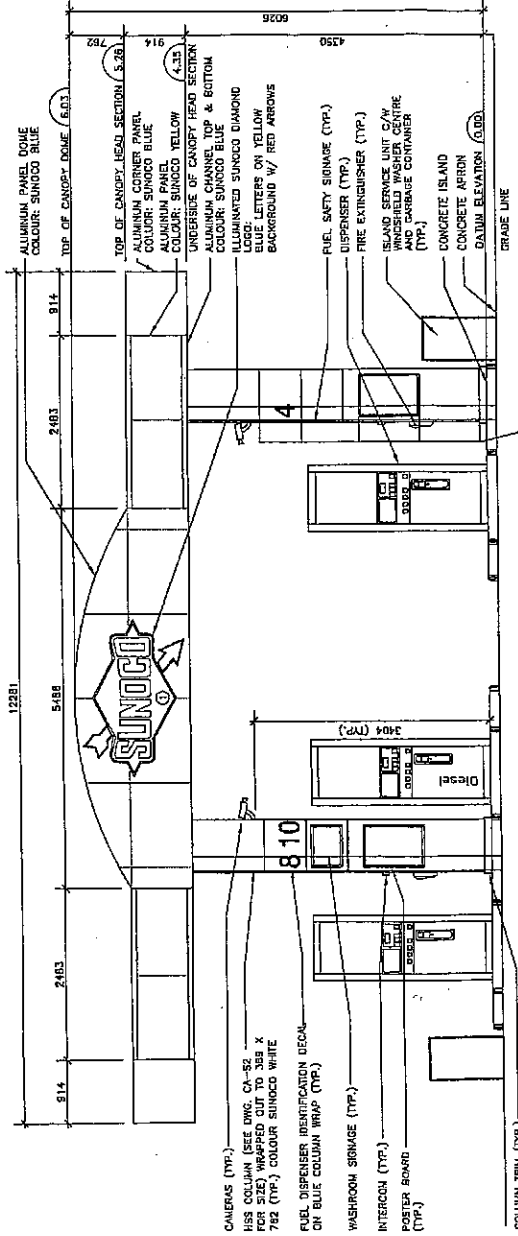
Store/Car Wash Elevations

Part of Lot 15,
 Concession 5

APPLICANT:
 AMARINO RIDGE DEVELOPMENTS INC.



C WEST ELEVATION (FACING VAUGHAN MILLS MALL)
SCALE 1:50



D SOUTH ELEVATION (FACING EAST ACCESS ROAD)
SCALE 1:50



Development Planning Department

Canopy Elevations

Part of Lot 15,
Concession 5
APPLICANT:
AMARINO RIDGE DEVELOPMENTS INC.
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