

4002 Dundas Street West, Site Plan Approval Ward 27, York Humber

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The York Community Council recommends the adoption of the report (November 25, 1999) from the Executive Director and Chief Planner:

The York Community reports for the information of Council, having requested the applicant to meet with the local Councillors and area residents, to address any issues of concern relevant to the site plan application.

The York Community Council submits the following report (November 25, 1999) from the Executive Director and Chief Planner:

Purpose:

To report on a site plan application which has been requested by Councillor Nunziata to be referred to City Council.

Financial Implications and Impact Statement:

There are no financial implications associated with the application.

Recommendations:

It is recommended that:

- (1) site plan approval of plans and drawings be granted for a self service coin operated car wash at 4002 Dundas Street West subject to conditions, as outlined in the attached Statement of Approval (Attachment 1); and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

A site plan application was received on May 12, 1999 for an eight bay self service coin operated car wash at 4002 Dundas Street West on the north side of Dundas Street West, west of Scarlett Road. Upon completion of the circulation process, certain minor modifications and minor zoning variances were required. On September 21, 1999, the Committee of Adjustment granted minor variances to rear and side yard setbacks, as well as parking requirements, subject to the installation of a retaining wall and the applicant filing a site plan application. These conditions have been satisfied and the variances are now in effect.

Comments:

All departments have submitted comments indicating that they have no further objections to the proposed development at 4002 Dundas Street West. Through minor revisions to the proposed plans, all outstanding concerns have been addressed and satisfied.

Conclusions:

The proposed site plan application addresses all department concerns as a result of the site plan circulation process. As all technical and substantive issues have been satisfied, it is recommended that the site plan be approved subject to the conditions outlined in the attached Statement of Approval, which includes posting of financial securities to guarantee completion of the landscaped works and cash payment in lieu of parkland dedication.

Contact:

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SITE PLAN CONTROL REPORT

File No: SPA99-004

Date of Application: May 12, 1999

Applicant: Vito Cosentino, Warden Construction Co. Ltd.

Job Location: 4002 Dundas Street West

Existing Uses: Vacant

Project Description: To construct a one storey self-service coin operated car wash building, with eight washing bays and four vacuum kiosks.

Zoning Application: The property is zoned Commercial Employment (CE) which permits the proposed self-service car wash use.

Committee of Adjustment Approval: Committee of Adjustment approved minor variances to the parking requirements, side, and rear yard setbacks, subject to the conditions that the owner enter into a Site Plan Agreement, and install a retaining wall.

Site Statistics:

Official Plan	Employment
Zoning	CE
Gross Site Area	1794.77m2 (19319.35 S.F.)
Gross Floor Area	422.17m2 (4544.38 S.F.)
Floor Space Index	0.235
Landscaped Area	358.95m2 (3463.89 S.F.)
Paved Area	1013.65m2 (10911.16 S.F.)
Height	1 storey
Parking Proposed	16 Tandem Parking Spaces

SUMMARY OF COMMENTS

Urban Design

This department's concerns have been satisfied in the revised Landscape Plan submission.

Building Division

The required variances were granted by the Committee of Adjustment on September 21, 1999. The proposed development complies with the provisions of By-law 1-83.

Economic Development Division

Has no concerns regarding this application.

Fire Prevention

This department has reviewed the proposal and has no comments to submit.

Works and Emergency Services

The revised plans dated November 18, 1999, have satisfied this department's conditions.

Toronto Hydro

The applicant has submitted satisfactory electrical plans and in the process of estimating servicing costs to finalize an agreement.

Parks and Recreation

This department requests that applicant confirm that the appropriate setback has been proposed for the amou stones in proximity to the sidewalk, with respect to snow removal.

Recommendation:

It is recommended that the application be approved, subject to the conditions outlined in the attached Statement of Approval and that the owner enter into a Site Plan Agreement.

Conditions of Approval:

1. The development be built in accordance with the approved plans and drawings.
2. Prior to the issuance of an above-grade Building Permit:
 - (i) The applicant shall confirm with the Manager of Parks and Recreation, West District, that an appropriate setback exists for the newly constructed retaining wall from the public sidewalk for plow clearance purposes; and,
 - (ii) The owner be required to fulfil the parkland dedication requirements of the Planning Act by means of a cash-in-lieu payment as permitted by City of York By-law 13-83.
3. Prior to the issuance of an above-grade Building Permit provide the City with an Undertaking, the content and working to be subject to the approval of the City Solicitor, to provide for the following:
 - (i) that the owner will landscape the lands for the proposed development in accordance with the approved that the landscaping plans noted herein.
 - (ii) that the landscaping work be completed within one year of the completion of the building; and,
 - (iii) that the owners provide an Irrevocable Letter of Credit, in a form satisfactory to the City Solicitor, in the amount of \$5,000.00 to guarantee that the Landscaping work will be completed with the prescribed period.
4. The Director of Community Planning, West District, or their designate and the Chief Building Official for the City, or their designate, in case of amendments necessary to satisfy the requirements of the Ontario Building Code, be authorised to consent to minor variations to the approved plans and drawings, and conditions of approval, provided that the general intent of the plans and drawings maintained.
5. The applicant be required to pay any Development Charges in effect at the time of issuance of the building permit.

6. The applicant is hereby advised to submit an application and receive approval from the City's Building Department for the two (2) proposed pylon signs, under City By-law 3369-79.

(The abovementioned Statement of Approval is on file in the Clerk's Division, York Civic Centre.)

Insert Table/Map No. 1
Site Plan

Insert Table/Map No. 2
Ground Floor Plan

Insert Table/Map No. 3
Elevations

Insert Table/Map No. 4
Elevation – Cross Section

Insert Table/Map No. 5
Landscape Plan

