

**8. OFFICIAL PLAN AMENDMENT FILE OP.03.019
ZONING BY-LAW AMENDMENT FILE Z.03.039
SHELL CANADA PRODUCTS
PRELIMINARY REPORT**

P.2003.63

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.019 and Z.03.039 (Shell Canada Products) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 18, 2003, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to a commercial category to permit a gas bar, car wash and convenience retail store.

Background - Analysis and Options

The site is located on the northwest corner of Keele Street and Teston Road, in Lot 26, Concession 4, City of Vaughan.

The subject lands are designated "Agricultural Area" by OPA #600, and zoned A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- West - vacant (A Agricultural Zone)
- East - Keele Street; vacant (A Agricultural Zone) and employment (M1 Restricted Industrial Zone)

On August 8, 2003, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and the Maplewood Ravines Community Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the lands are designated "Agricultural Area" and located outside the urban service boundaries defined by OPA 600;
- the appropriateness of the proposed service station uses on lands designated and zoned for Agricultural purposes;
- the applicant must submit documented justification prepared by qualified professionals to justify this proposal for a "non-farm" land use in an agricultural area, as prescribed by OPA 600;

- conformity with the Regional of York Official Plan and the requirement for a Regional amendment will be determined;
- the impact of possible Regional road widening requirements on the proposed site plan;
- conformity with the City's service station Official Plan policies and Zoning by-law standards; and
- the proposed urban design treatment and site plan layout.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of compatibility with the existing and potential future surrounding land uses.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (Convenience Kiosk)
5. Elevations (Car Wash)
6. Elevations (Gas Bar Canopy)

Report prepared by:

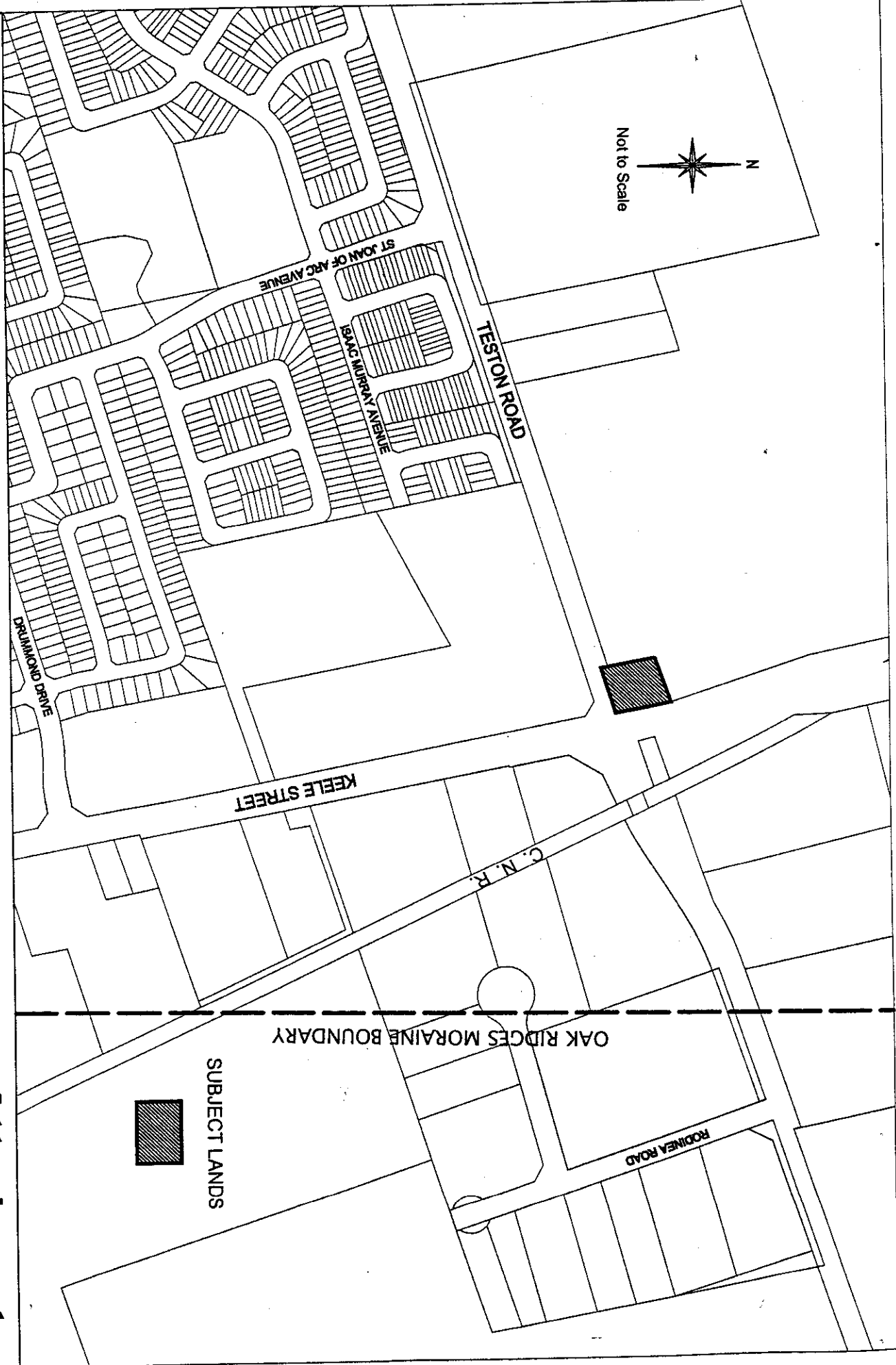
Mauro Peverini, Planner, ext. 8407
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part Lot 26,
Concession 4
APPLICANT:
SHELL CANADA PRODUCTS

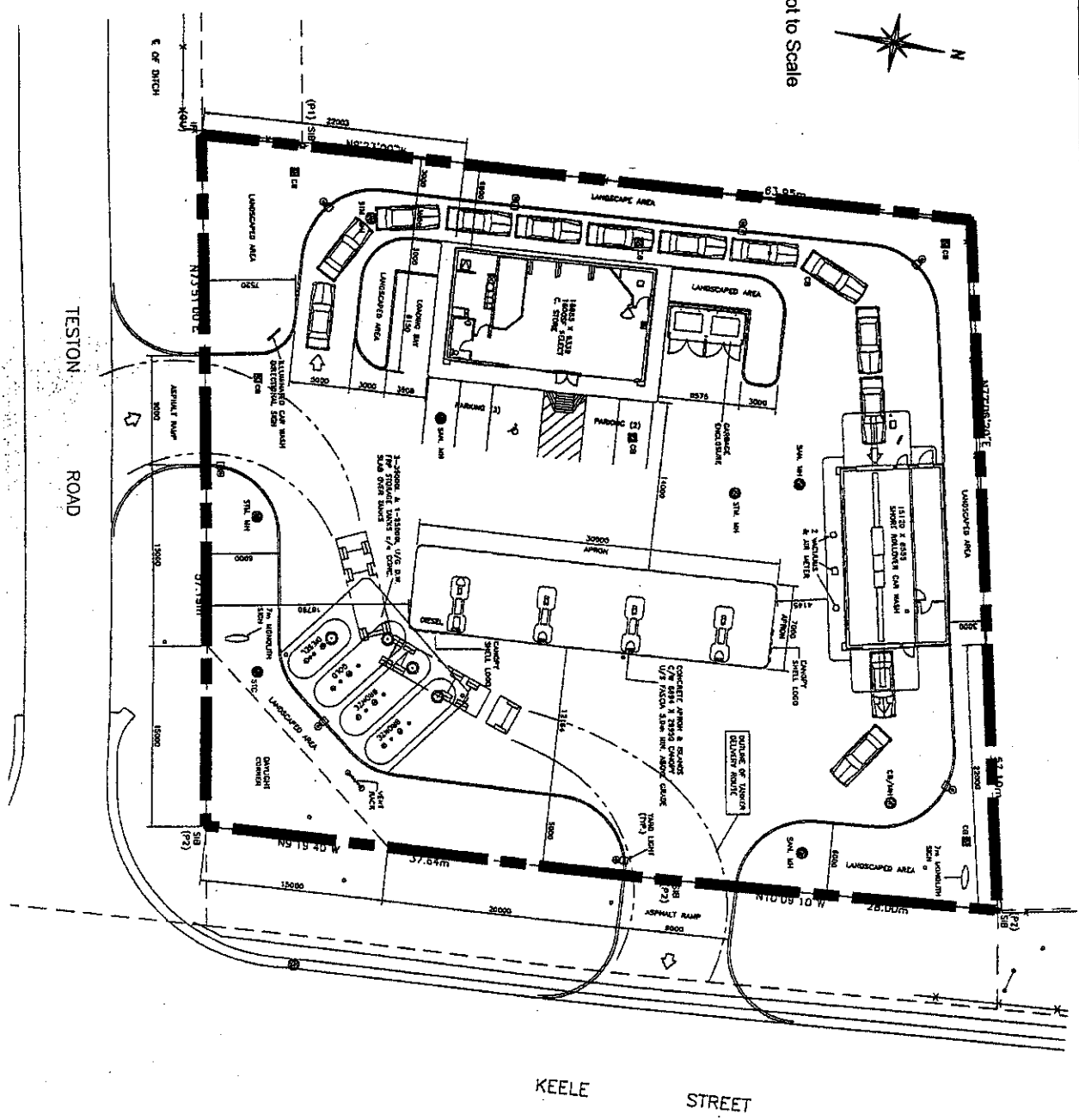


Community Planning Department

Attachment

FILE No.:
OP.03.019, Z.03.045
& DA.03.039
July 2, 2003





Site Plan
 Part Lot 26,
 Concession 4
 APPLICANT:
 SHELL CANADA PRODUCTS

City of Vaughan
 Community Planning Department

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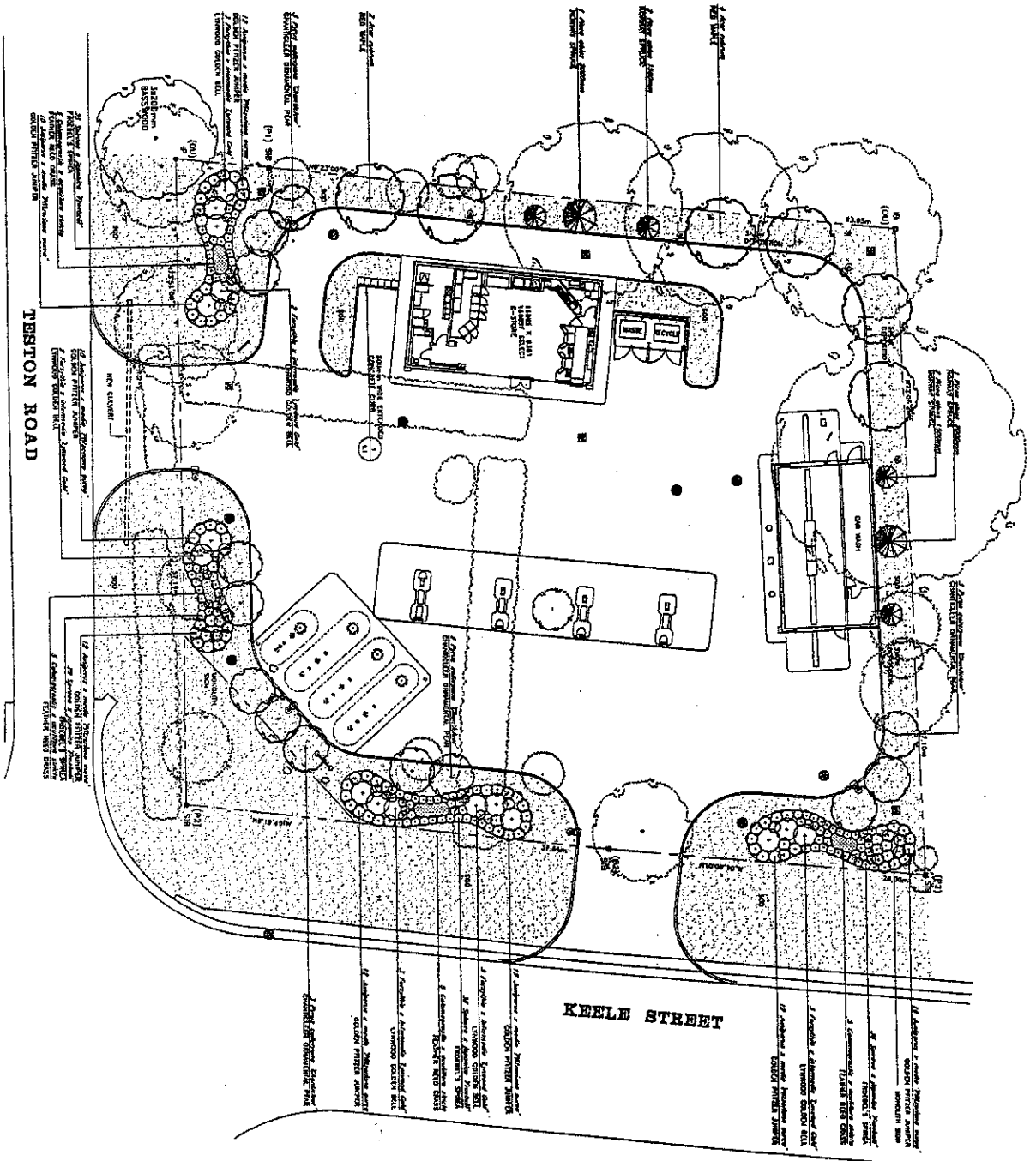
SITE STATISTICS

GROSS SITE AREA	3879m ²
C. STORE AREA	15789m ²
RETAIL SALES AREA	11870m ²
CAR WASH AREA	13011m ²
CANOPY AREA	20848m ²
LOT COVERAGE (BUILDINGS & CANOPY)	48438m ² (12.48%)
LOT COVERAGE (ASPHALT PAVED AREA)	122011m ²
LANDSCAPE AREA	102108m ²
PARKING PROVIDED:	5 INCL. 1 H/C

SUBJECT LANDS



Not to Scale



Landscape Plan

Part Lot 26,
Concession 4
APPLICANT:
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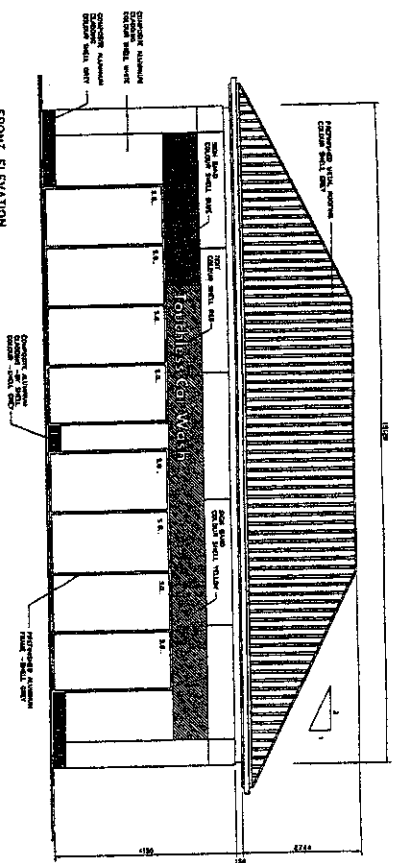


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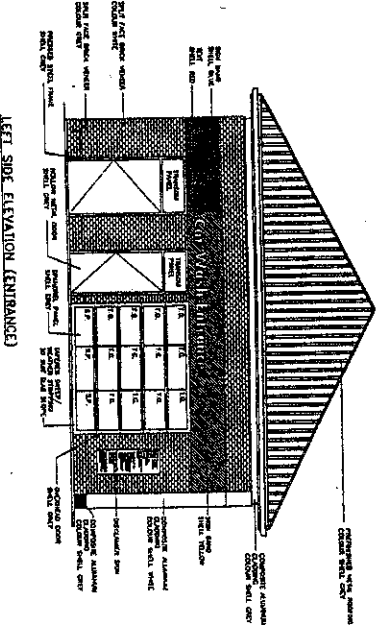
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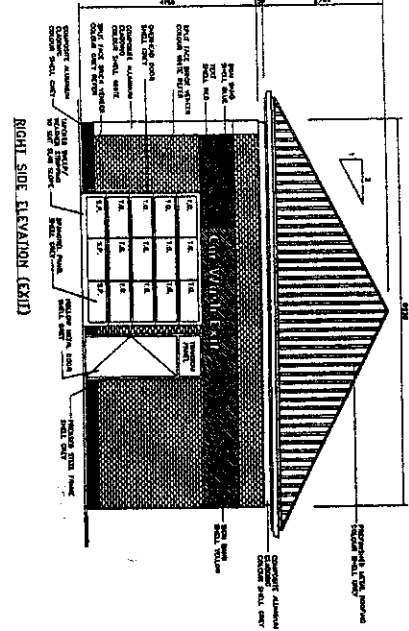
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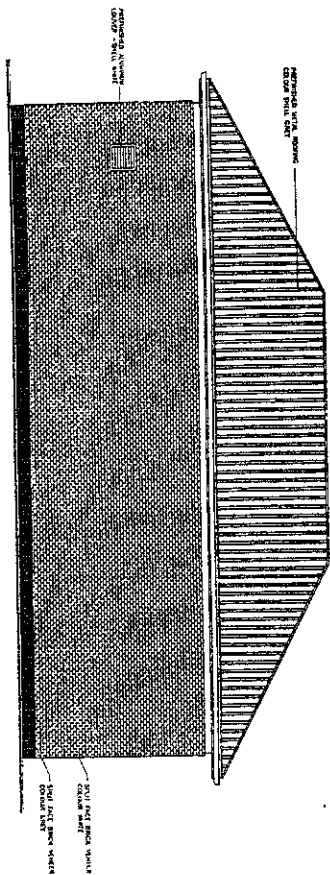
FRONT ELEVATION



LEFT SIDE ELEVATION (ENTRANCE)



RIGHT SIDE ELEVATION (EXIT)



REAR ELEVATION

Not to Scale

Elevations - Car Wash

Part Lot 26,
Concession 4

APPLICANT:
SHELL CANADA PRODUCTS



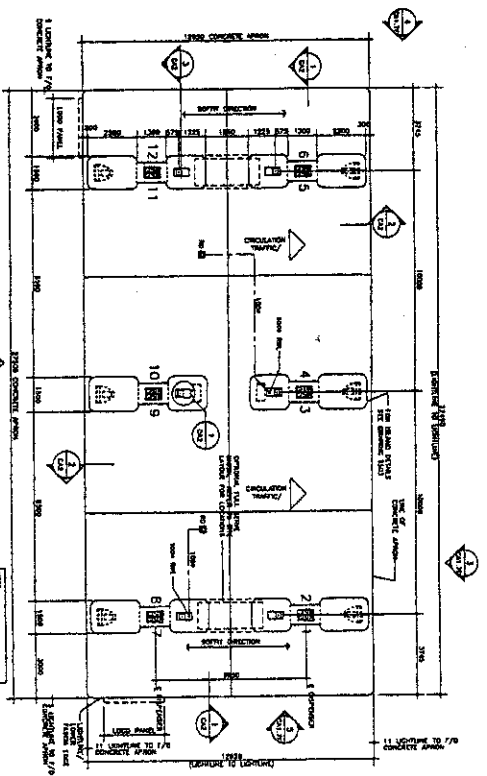
Community Planning Department

Attachment

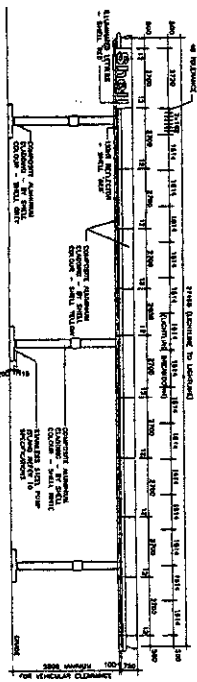
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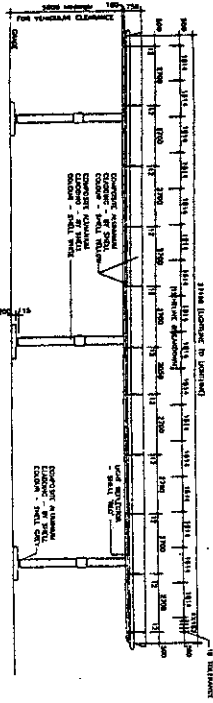
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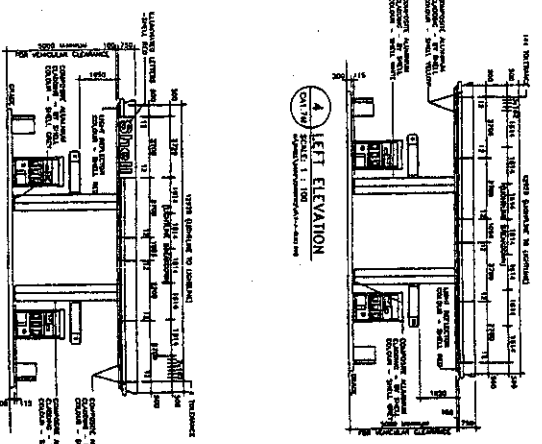
1 CANOPY LAYOUT
SCALE 1:100
CITY OF VAUGHAN



2 FRONT ELEVATION
SCALE 1:100
CITY OF VAUGHAN

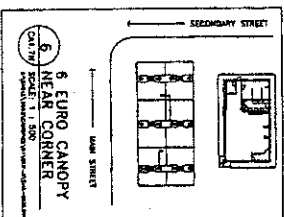


3 BACK ELEVATION
SCALE 1:100
CITY OF VAUGHAN



4 LEFT ELEVATION
SCALE 1:100
CITY OF VAUGHAN

5 RIGHT ELEVATION
SCALE 1:100
CITY OF VAUGHAN



ROOF ASSEMBLIES

<p>1 STEEL ROOFING 2 INSULATION 3 SHEET METAL CLADDING 4 GUTTERING 5 DOWNSPOUTS 6 FLASHING 7 DRAINAGE</p>	<p>8 CONCRETE SLAB 9 REINFORCING BARS 10 CURB WALL 11 FINISH FLOOR 12 FINISH CEILING</p>
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Elevations - Canopy Layout

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Not to Scale