

**COMMITTEE OF THE WHOLE SEPTEMBER 8, 2009**

**SITE DEVELOPMENT FILE DA.09.016  
IMPERIAL OIL LIMITED  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.016 (Imperial Oil Limited) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning and Engineering Departments and the Regional Municipality of York; and,
  - b) the required variances to implement the approved site plan shall be obtained from the Committee of Adjustment (File A194/09) and shall be in full force and effect.

**Contributions to Sustainability**

The sustainable design features that have been incorporated into the proposed site development include a pedestrian connection from the front of the proposed convenience retail store to a new sidewalk along Keele Street to encourage alternative forms of transportation to the convenience retail store and the take-out eating establishment; motion activated water fixtures and drought resistant landscaping are proposed to reduce water consumption on the site; energy efficient canopy lighting and heat reflective glazing on the retail store windows will be used; and, an "Emerson Einstein E2" energy management system will be implemented designed to automatically control a site equipment to reduce the overall energy consumption by 9%.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

**Purpose**

To permit the redevelopment of the existing gas station on the subject lands shown on Attachment #2 with a new site layout, including an automobile gas bar, a convenience retail store and a take-out eating establishment with a drive-through, as shown on Attachment #3.

**Background - Analysis and Options**

**Location**

The 0.472 site is located at the northeast corner of Keele Street and Langstaff Road, municipally known as 8555 Keele Street, being Part of Lot 11, Concession 3, City of Vaughan, as shown on Attachments #1 and 2. The surrounding land uses are shown on Attachment #2.

**Official Plan and Zoning**

The property is designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan). The Prestige Area designation permits a wide range of industrial, office and business uses and states that the Zoning By-law shall establish the permitted uses. The proposed site development conforms with the Official Plan.

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88. The proposed uses including an automobile gas bar, convenience retail store and take-out eating establishment comply with By-law 1-88. However, variances to the minimum required rear yard setback, required parking, and landscape strip and the provision of a shared access are required to implement the proposed development. These variances are as discussed later in this report.

#### Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, landscaping plan, building elevations, pump island elevations and the pylon signage elevations as shown on Attachments #3, #4, #5, #6 and #7 respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The subject lands are currently developed with a gas bar, convenience kiosk, and a car wash. The Owner is proposing to redevelop the site with a new gas bar including a larger pump island, a larger convenience retail store and a take-out eating establishment with a drive through. A car wash is not proposed under the new development scheme.

#### Zoning Exceptions

The following zoning exceptions to minimum requirements of the C6 Highway Commercial Zone of By-law 1-88, are required to facilitate the proposed plan:

Standard	By-law 1-88 Minimum Requirement (C6 Highway Commercial Zone)	Proposed Standard
Minimum Rear Yard Setback	15 m	11.59 m
Minimum Parking Required	16 spaces	14 spaces
Minimum Landscape Strip abutting a Site Triangle	6 m	2.3 m
Shared Access Driveway	Driveway access and parking for the sole use of owners and occupants	Permit a shared driveway access for the subject lands and the existing "Mr. Lube" located on the abutting lands to the east

The Owner submitted a Minor Variance Application (File A194/09) on August 7, 2009 to address these variances. The Development Planning Department is satisfied that the proposed variances are appropriate for the development of the site. The reduced rear yard setbacks would not impact on the surroundings land uses and the Owner has proposed an enhanced landscape strip between the proposed building and drive-through lane and the property to the north. The proposed reduced landscape strip abutting the Regional site triangle will also be landscaped to compliment the enhanced landscaping along the frontage of the property. The reduced parking standard is considered to be minor in nature. The variance to allow shared access is requested to recognize a mutual access agreement between the owner of the subject lands and the property owner to the east that has existed for over 20 years. The Minor Variance Application is scheduled to be considered by the Committee of Adjustment on October 1, 2009.

#### Engineering Department

The Vaughan Engineering Department is generally satisfied with the overall site development. The final site servicing and grading plans must be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of Powerstream Inc.

### Parkland Dedication

The Owner is required to pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit in accordance with Section 41 of the Planning Act, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

### Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### Regional Implications

The property has frontage onto Keele Street, which is under the jurisdiction of the Regional Municipality of York. The Region of York has indicated that it has no objection in principle to the proposed site development, subject to the Owner satisfying all requirements of the Region of York. The Owner will be required to enter into a Regional Site Plan Agreement. Final approval of the proposed development is required from the Region of York.

### Conclusion

Site Development Application File DA.09.016 (Imperial Oil Limited) has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land use context. The Development Planning Department is satisfied that the proposed redevelopment of the existing gas station with a new site layout, a convenience retail store and convenience eating establishment with a drive-through, as shown on Attachment #2, is appropriate and compatible with the existing and permitted and uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

### Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Convenience Store Elevations
6. Gas Canopy Elevations
7. Pylon Signage Elevations

### Report prepared by:

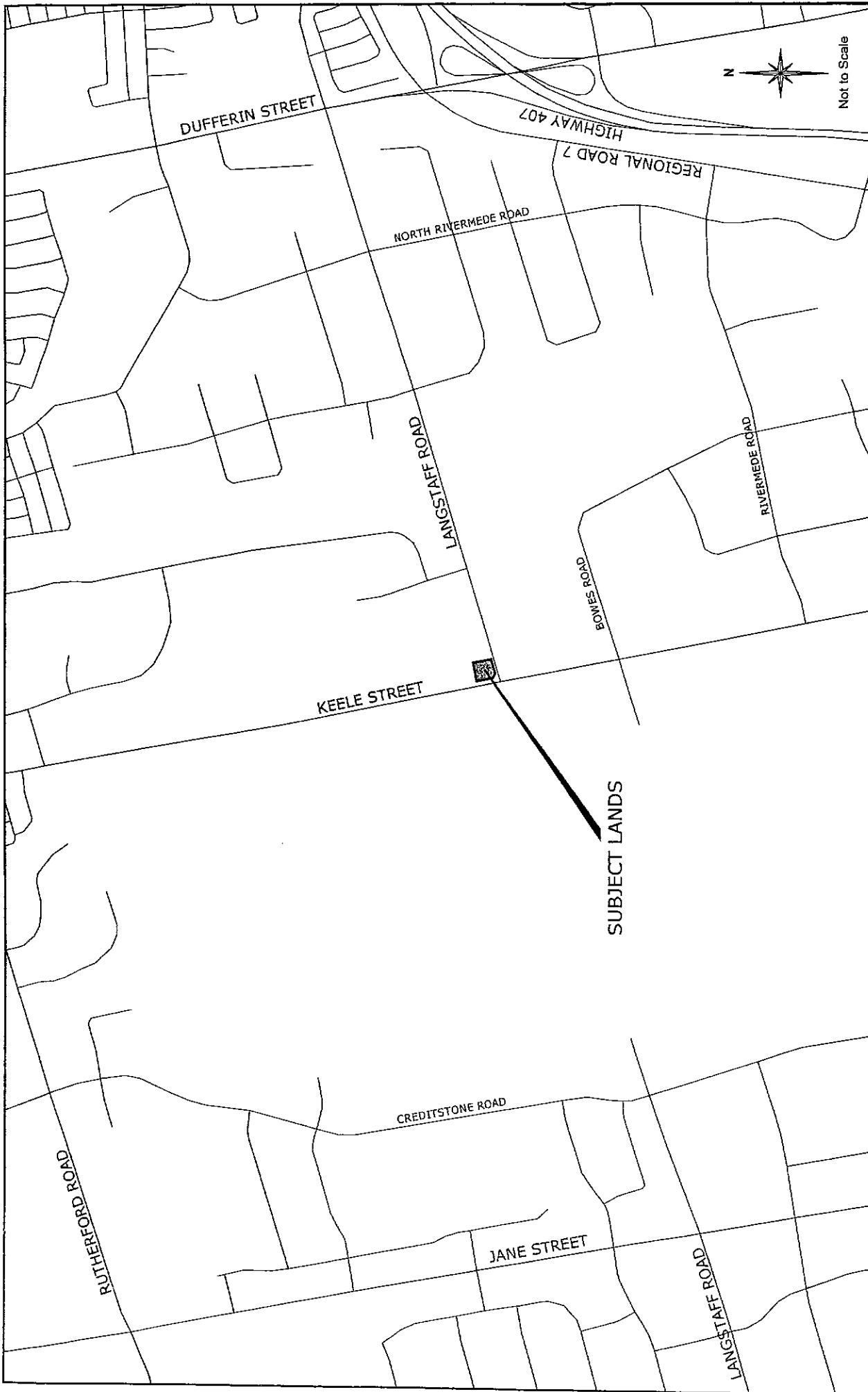
Ryan Mino, Planner, ext. 8213  
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Mauro Peverini, Manager of Development Planning, ext 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



# Context Location Map

Location:  
Part of Lot 11, Concession 4

Applicant:  
Imperial Oil Limited

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*The City Above Toronto*

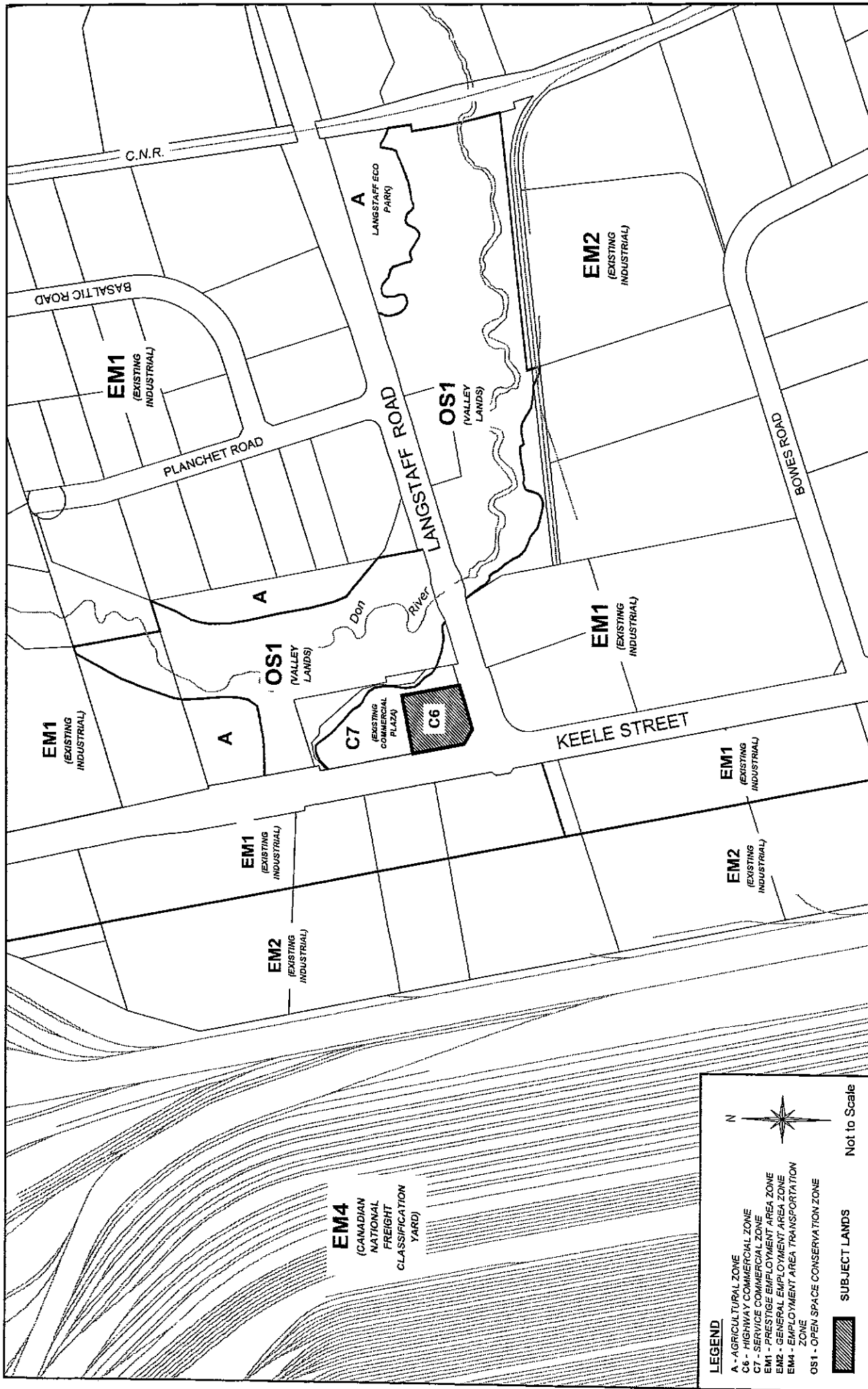
Development Planning Department

# Attachment

File: DA.09.016

Date:  
August 14, 2009

1



# Location Map

Location:  
Part of Lot 11, Concession 3

Applicant:  
Imperial Oil Limited

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The City Above Toronto

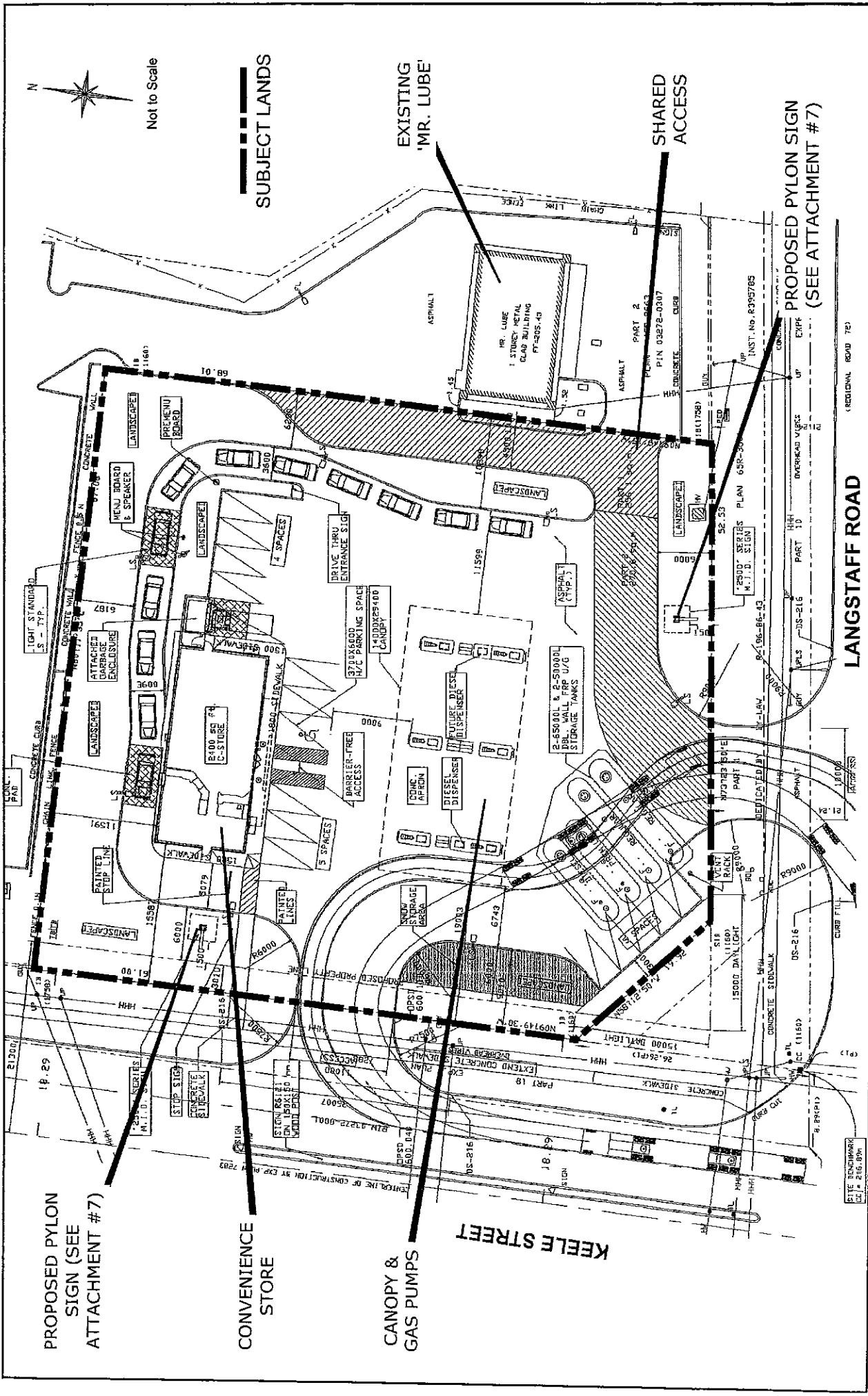
Development Planning Department

# Attachment

File: DA.09.016

Date:  
August 14, 2009

# 2



Not to Scale

SUBJECT LANDS

EXISTING 'MR. LUBE'

SHARED ACCESS

PROPOSED PYLON SIGN (SEE ATTACHMENT #7)

LANGSTAFF ROAD

KEELE STREET

PROPOSED PYLON SIGN (SEE ATTACHMENT #7)

CONVENIENCE STORE

CANOPY & GAS PUMPS

# Site Plan

Location:  
Part of Lot 11, Concession 3

Applicant:  
Imperial Oil Limited

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# Attachment

File: DA.09.016

Date:  
August 14, 2009

# 3

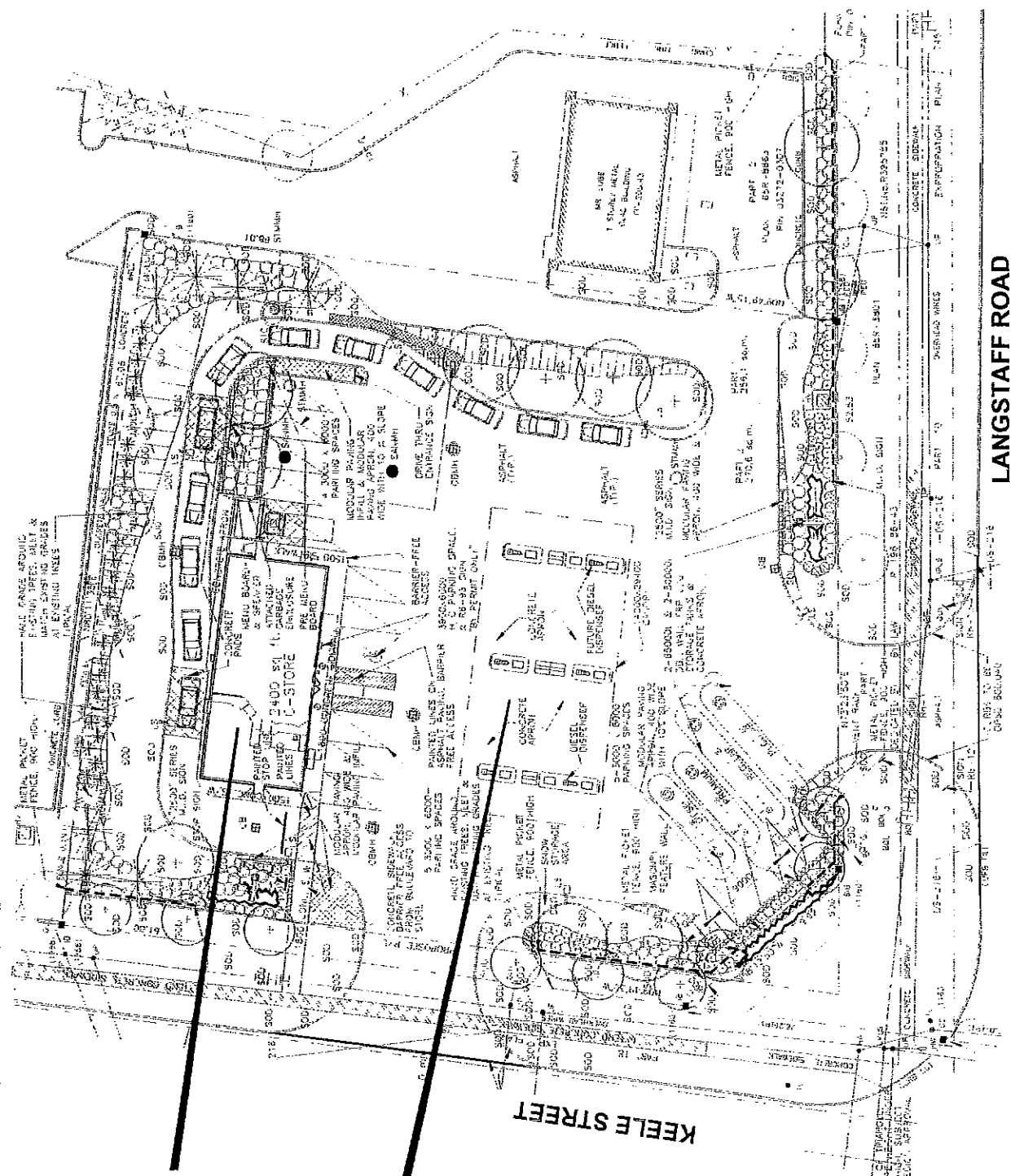


The City Above Toronto

Development Planning Department



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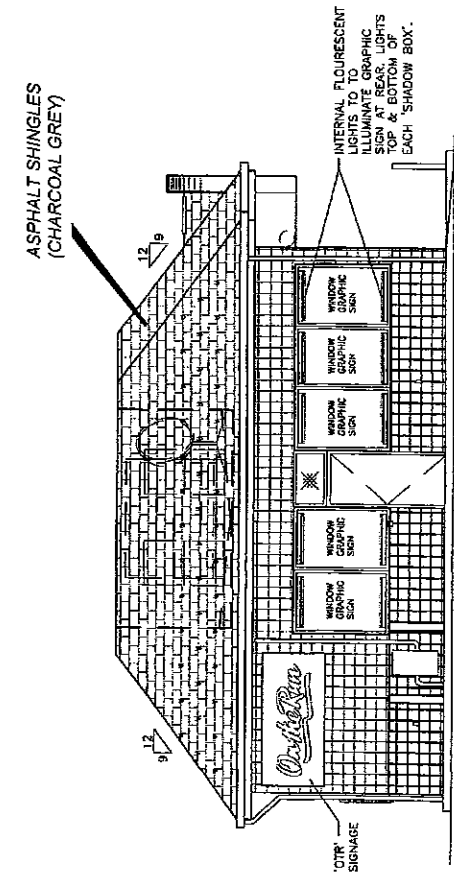


CONVENIENCE STORE

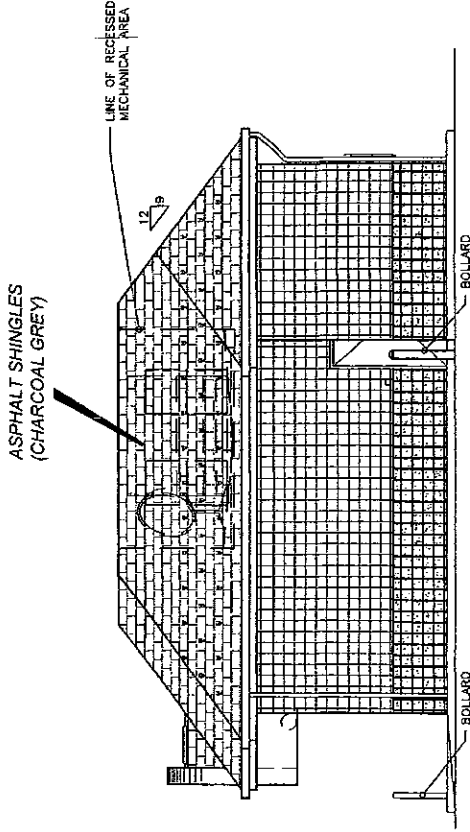
CANOPY & GAS PUMPS

KEELE STREET

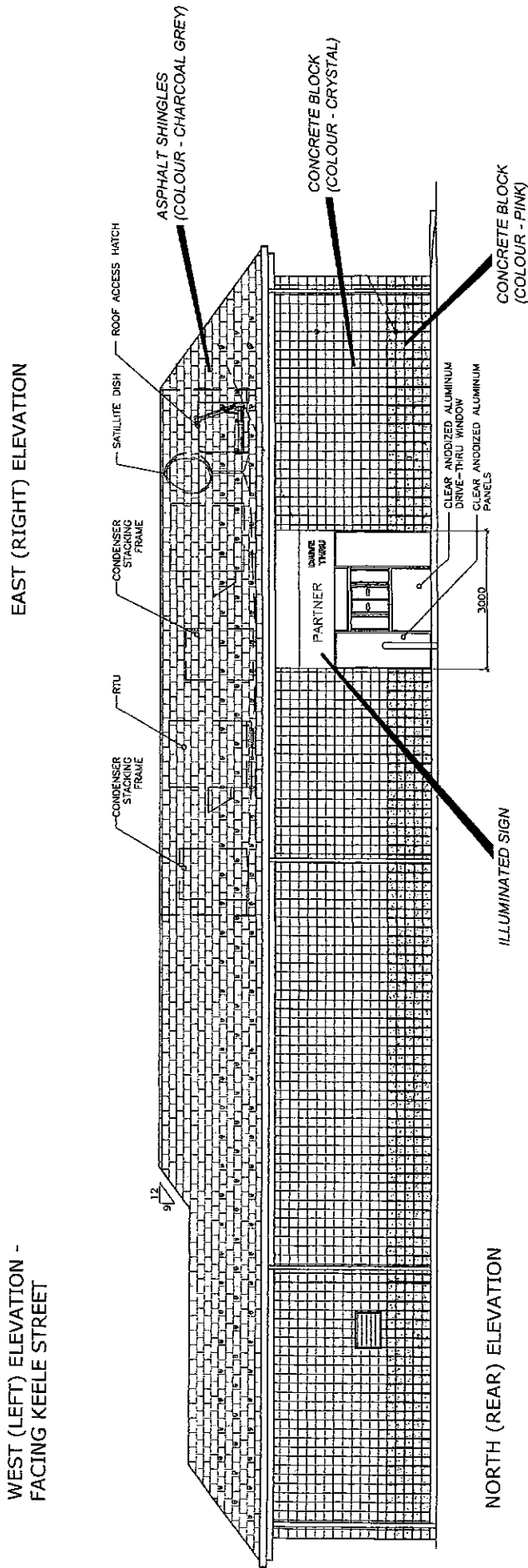
LANGSTAFF ROAD



WEST (LEFT) ELEVATION - FACING KEELE STREET



EAST (RIGHT) ELEVATION



NORTH (REAR) ELEVATION

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# Convenience Store Elevations

Location:  
Part of Lot 11, Concession 3

Applicant:  
Imperial Oil Limited

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Development Planning Department

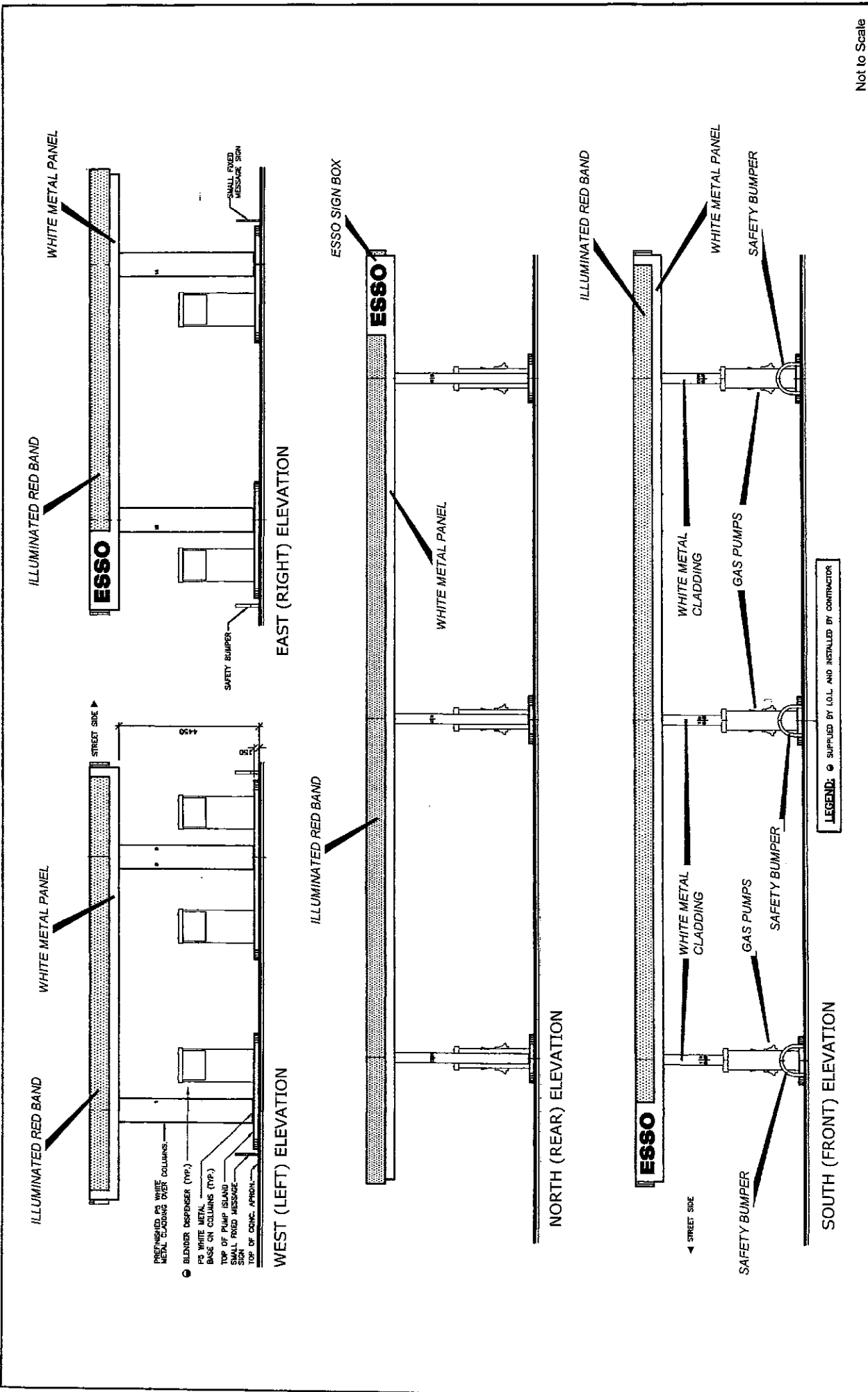
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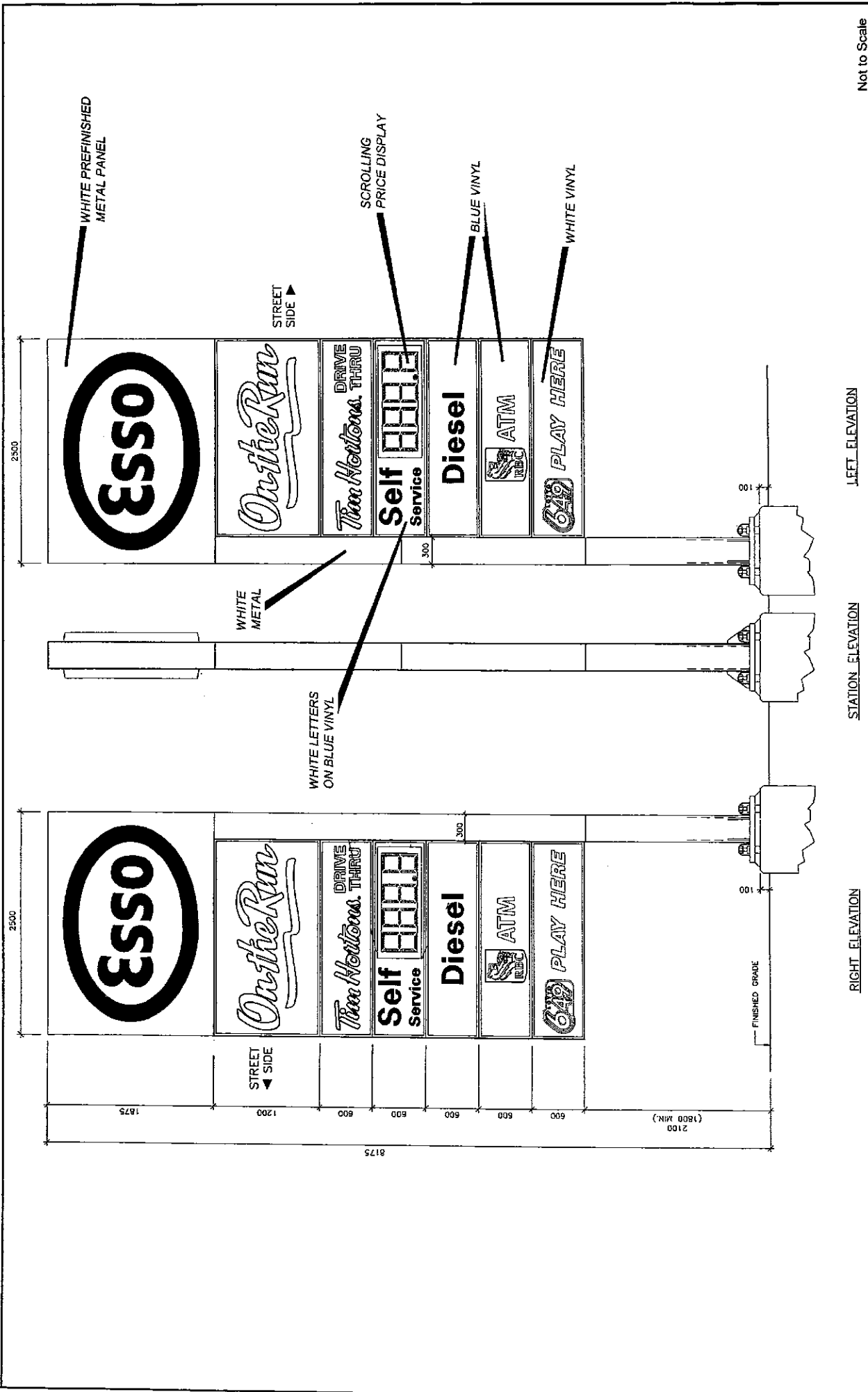
Date:  
August 14, 2009

# 5





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# Attachment

File: DA.09.016

# 7

Date:  
August 14, 2009



The City Above Toronto

Development Planning Department

# Pylon Sign Elevations

Location:  
Part of Lot 11, Concession 3

Applicant:  
Imperial Oil Limited

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