

**COMMITTEE OF THE WHOLE JUNE 8, 2005**

**SITE DEVELOPMENT FILE DA.04.071  
IMPERIAL OIL LTD.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.04.071 (Imperial Oil Ltd.) BE APPROVED, to permit the redevelopment of the existing automotive gas bar and the construction of a 173.2m<sup>2</sup> convenience store/eating establishment with drive-through (Attachment #2), subject to the following conditions:

- a) that prior to registration of the site development agreement:
  - i) the final site plan, elevation plan and landscape plan shall be approved by the Development Planning Department;
  - ii) the final site servicing and grading plans and stormwater management report, shall be approved by the Engineering Department;
  - iii) the Region of York Transportation and Works Department shall approve all road widenings and access points;
  - iv) all hydro requirements of PowerStream Inc. shall be satisfied;
  - viii) the required variances for reduced landscaping width shall be approved by the Committee of Adjustment and shall be final and binding; and
- b) that the site development agreement contain the following provision:
  - i) If required, the Owner shall pay to the City of Vaughan by way of certified cheque, 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 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application to redevelop a 0.305 ha parcel of land for an Imperial Oil gas bar with an accessory 173.2m<sup>2</sup> convenience retail store/gas bar kiosk including a Tim Horton's drive-through, 5 fuelling stations and 10 parking spaces as shown on Attachment #2.

**Background – Analysis and Options**

The subject lands shown on Attachment #1 are located at the southwest corner of Regional Road #7 and Pine Valley Drive, being Lot 28, Registered Plan 9831 (4515 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The property is currently developed with a gas bar and car wash, which will be demolished. The site has 52.57m frontage on Regional Road #7 and approximately 58m flankage along Pine Valley Drive. The area of the site will be reduced from

0.305 ha to 0.2678 ha as a result of the dedication of land to the Region of York for the widening of Pine Valley Drive.

The subject lands are designated "Service Station" by OPA#240 (Woodbridge Community Plan) and zoned C6 Highway Commercial Zone, subject to Exception 9(459). The surrounding land uses are as follows:

- North - Regional Road #7; existing office buildings (C1 Restricted Commercial Zone)
- South - existing commercial plaza (C1 Restricted Commercial Zone)
- East - Pine Valley Drive; TD bank (C7 Service Commercial Zone)
- West - existing commercial plaza (C1 Restricted Commercial Zone)

#### Official Plan

The subject lands are designated "Service Station" by OPA #240 (Woodbridge Community Plan), which permits the proposed gas bar use. The proposed development conforms to the Official Plan.

#### Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(459), which permits an automobile gas bar facility, convenience retail store, and accessory eating establishment with drive-through uses. The following exceptions to the C6 Zone is required to facilitate the proposed site plan:

- a minimum landscape strip width of 3m, along Pine Valley Drive, whereas 6m is required.

The required zoning exception is considered to be minor in nature. The reduced 3m landscape strip is a result of the Region of York's request for a dedication of land to widen Pine Valley Drive. The Owner has applied for a minor variance application to the Committee of Adjustment for approval of the exception to facilitate the final site plan. Council shall approve the site plan, prior to the Committee of Adjustment considering the minor variance application.

#### Site Design

The site is to be served by two access driveways, one on Regional Road #7 having a width of 12m and one on Pine Valley Drive having a width of 11m, as shown on Attachment #2. The access points will each be restricted to right-in/right out movements only. The final location and design of the driveways will be subject to the approval of the Region of York Transportation and Works Department.

The fuelling station is centrally located on the property and consists of five self-service stations accommodating 2 vehicles at each station. The 173.2m<sup>2</sup> convenience store and gas bar kiosk is located south of the fuelling stations, with the main entrance facing north. A drive-through serving the proposed Tim Horton's located within the convenience store/kiosk wraps around the south side of the building. An enclosed garbage room (Attachment #5) is attached to the west side of the convenience store and includes one overhead door facing the fuelling station. Landscaping will be provided along the street frontages.

#### Parking

The minimum required parking for the site is as follows:

- Convenience Retail Store:  $173.2\text{m}^2 \times 5.5 \text{ spaces}/100\text{m}^2 = 10 \text{ spaces}$

The site plan provides a total of 10 parking spaces, including one handicapped space satisfying the minimum requirement of By-law 1-88.

#### Building Elevations

The convenience retail store/gas bar kiosk building elevations are shown on Attachment #4. The main front entrance of this building is located on the north elevation facing Regional Road #7 and incorporates a large glazed storefront comprised of a double door entrance. A large signage area is located on the west side of the main elevation incorporating the Tim Horton's logo. This building will be constructed with architectural split face stone. A pink coloured stone will be used along the base of the building. A crystal coloured stone will be used on the balance of the building. The east, west and south elevations utilize the same building materials. The east and west elevations each include a single man door, and the south elevation includes the drive-through window for the Tim Horton's.

The roof will be finished with charcoal grey shingles which will overhang the walkway located in front of the convenience retail store/gas bar kiosk building. The building will have a height of approximately 4.5m. The fuel pumps and weather canopy are typical of the Esso corporate design with respect to colour scheme, signage and lighting system, as shown on Attachment #6.

The elevations represent the current store model design typical of the Esso gas bar format, with respect to the convenience store, accessory eating establishment and drive-through. The final elevations will be approved to the satisfaction of the Development Planning Department.

#### Landscaping

The proposed landscape plan shown on Attachment #3 represents an improvement to the existing landscaping condition on the site, including additional planting around the entire site. The landscape plan includes a mix of deciduous and coniferous trees, shrubs and ground planting. A landscape feature along Regional Road #7 and the introduction of landscape islands enhance the overall appearance of the site. The rear of the site, although not landscaped by the applicant, abuts an existing heavily treed landscaped berm on the abutting lands to the south. The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

#### Servicing

Hydro, water and sanitary and storm sewers are available to service the site. The Engineering Department has reviewed the first submission engineering plans and has indicated that approval from the Region of York is required. Additional Engineering comments have been red-lined on the plans and forwarded to the applicant for review and revision. The final site servicing and grading plan and stormwater management report must be approved to the satisfaction of the Engineering Department, and address the requirements of the Region of York Transportation and Works Department.

A Phase 2 ESA Report, prepared by CPG-Franz Environmental Inc. on behalf of the Owner was reviewed by the Engineering Department and found to be acceptable. The report meets the Ministry of the Environment's Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act.

#### 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 proposed site plan application in accordance with the Official Plan, By-law 1-88, the comments of City departments and the Region of York, and the area context. Staff is satisfied that the proposed redevelopment of the site for a new gas bar with a convenience retail store/kiosk and accessory eating establishment and drive-through is an appropriate development of the site. For these reasons, Staff can support the approval of the site plan application and the required variance that is necessary to implement the proposal, subject to the conditions contained in this report.

## **Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations (Main Building)
5. Elevations (Attached Garbage Enclosure)
6. Elevations (Canopy)

## **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

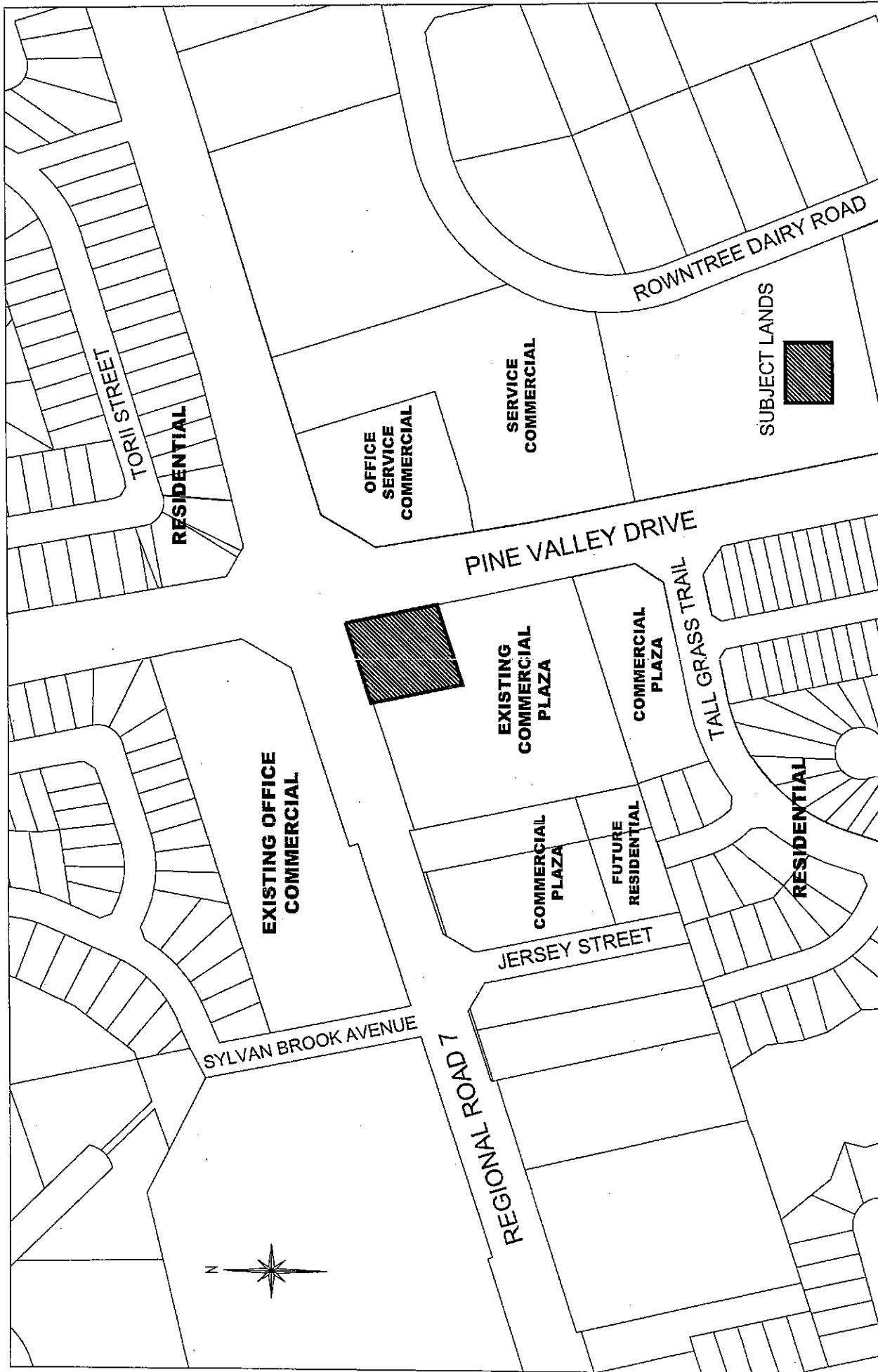
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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## Location Map

Part of Lot 5,  
Concession 7

APPLICANT:  
IMPERIAL OIL LTD.

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City of  
**Vaughan**

Development Planning Department

## Attachment

FILE No.:  
DA.04.071

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MAY 10, 2005

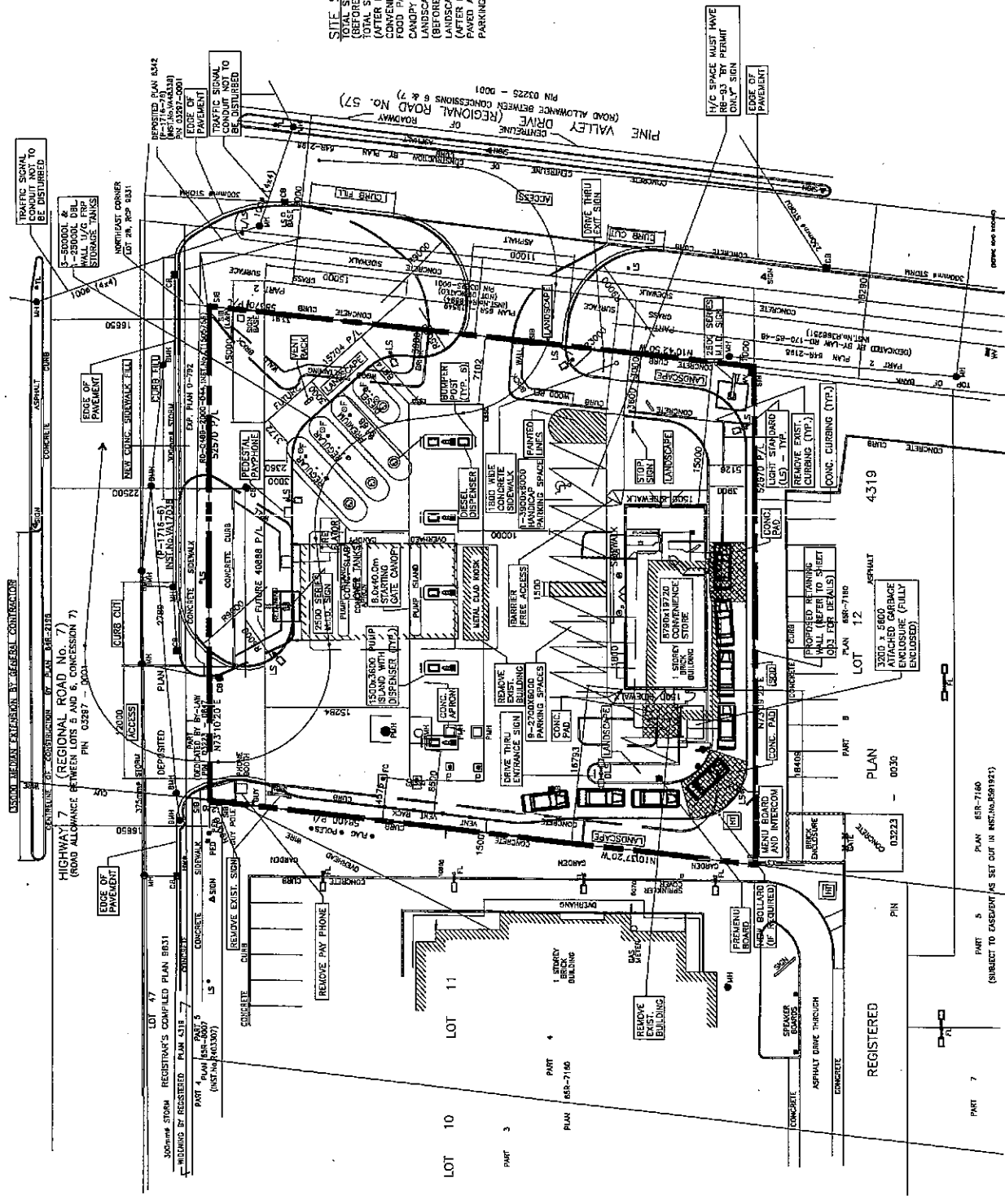
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**SITE STATISTICS:**

TOTAL SITE AREA	= 3054.2 sq.m.
(BEFORE ROAD WIDENING)	= 2678.4 sq.m.
TOTAL SITE AREA (INCLUDING)	= 1712.2 sq.m. (8.46%)
CONCRETE STORE AREA	= 15.0 sq.m.
FOOD PARTNER AREA	= 320.0 sq.m.
CANDY AREA	= 746.3 sq.m. (24.5%)
LANDSCAPED AREA	= 442.6 sq.m. (16.5%)
(BEFORE ROAD WIDENING)	= 1742.6 sq.m.
PAVED AREA	= 1742.6 sq.m.
PARKING SPACES PROVIDED	= 9 + 1 HANDICAP

SUBJECT LANDS



# Site Plan

Part of Lot 5,  
Concession 7

APPLICANT:  
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# City of Vaughan

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## Development Planning Department

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**Attachment 4**

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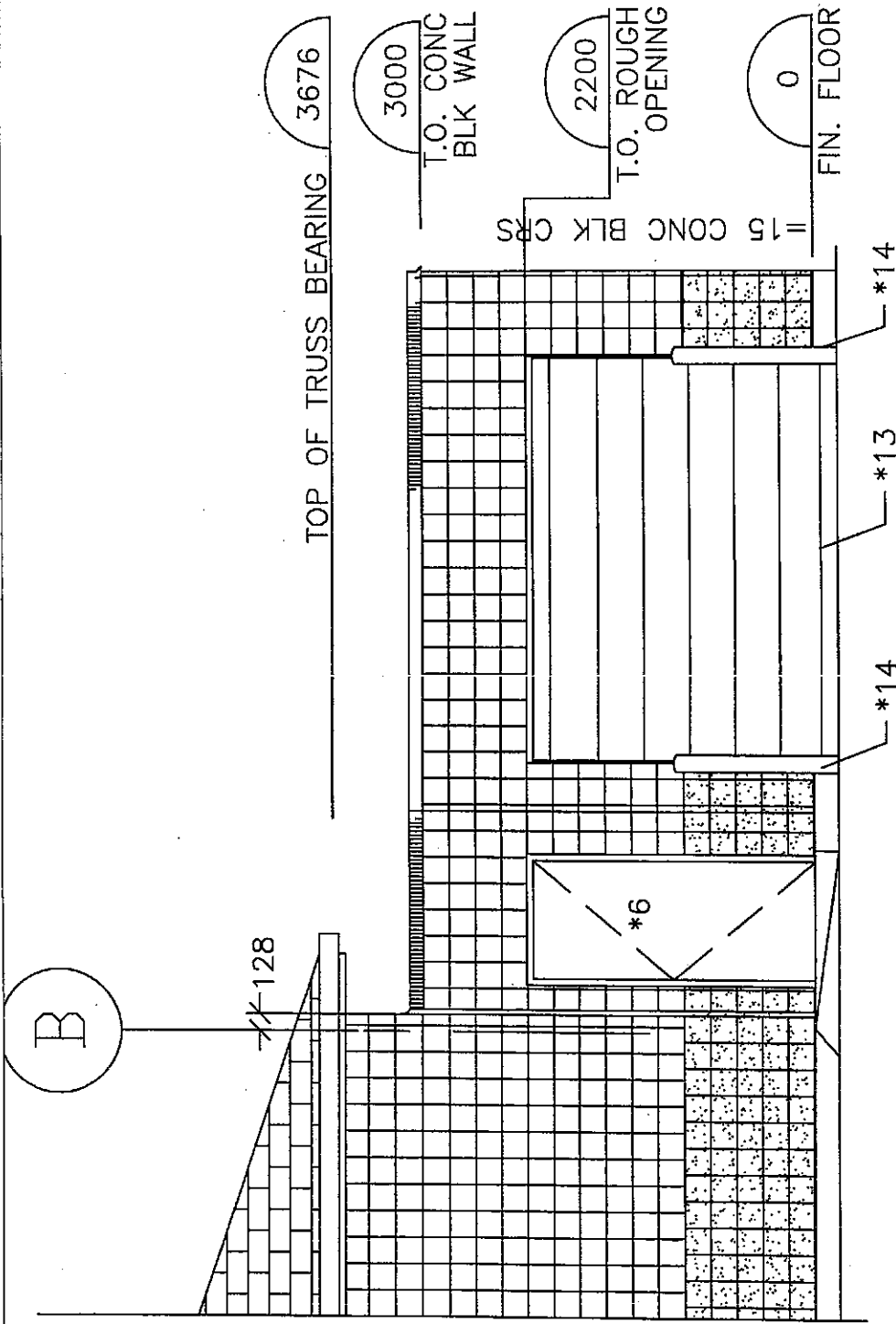
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## REFERENCE NOTES

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2 FRONT ELEVATION  
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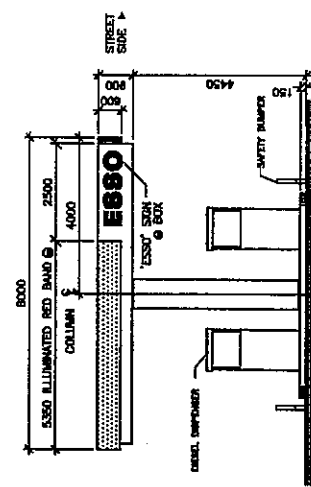
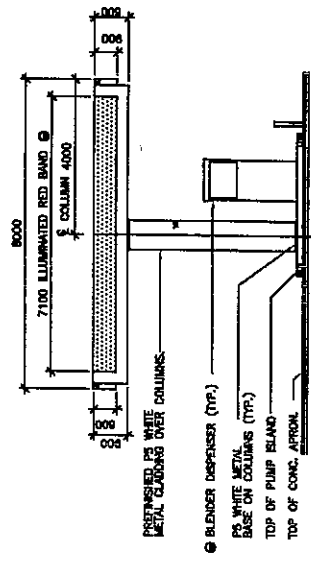
**Garbage Enclosure  
Elevation**

Part of Lot 5,  
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City of  
**Vaughan**  
Development Planning Department

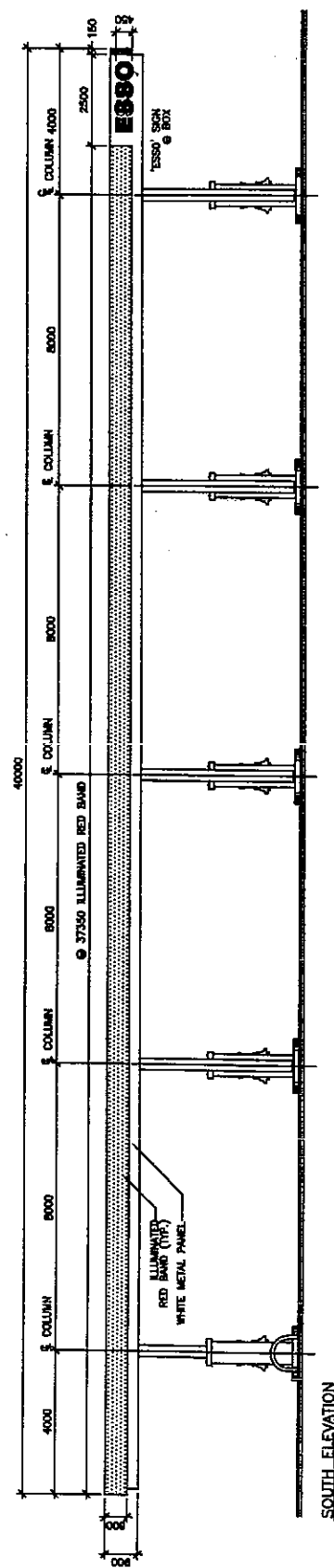
**Attachment 5**  
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DA.04.071  
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MAY 10, 2005

LEGEND: ● SUPPLIED BY I.O.L. AND INSTALLED BY CONTRACTOR.

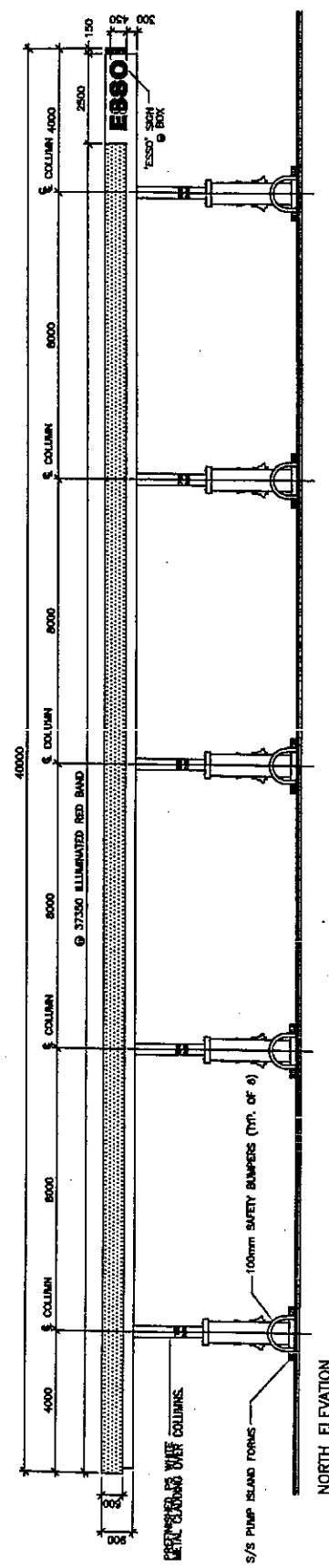


WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# Canopy Elevation

Part of Lot 5,  
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January 14, 2005

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