

COMMITTEE OF THE WHOLE JUNE 18, 2007

**SITE DEVELOPMENT FILE DA.04.062
SHELL CANADA LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.062 (Shell Canada Limited) BE APPROVED, to permit redevelopment of a Shell Canada automobile gas bar with a convenience store and a car wash, totaling 436.0 m² GFA as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and such variances shall be final and binding; and,
 - b) that the site plan agreement contain the following provision:
 - i) the Owner shall pay to 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 the Planning Act. The Owner shall submit an appraisal 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1 to permit the redevelopment of a Shell Canada automobile gas bar with a convenience store and the addition of a car wash, totaling 436.0 m² GFA, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1, totals 0.49 ha and is located at the southwest corner of Regional Road 7 and Keele Street, municipally known as 2267 Regional Road 7, in Part of Lot 6, Concession 7, City of Vaughan.

The subject lands are designated "Prestige Area" under OPA #450 and zoned C6 Highway Commercial Zone under By-law 1-88, subject to Exception 9(784). The surrounding land uses are:

- North - Regional Road 7; vacant employment lands (EM3(H) Retail Warehouse Employment Area Zone with a Holding Provision)
- South - employment uses (EM1 Prestige Employment Area Zone)
- East - Keele Street; commercial (C1 Restricted Commercial Zone)
- West - employment uses (EM1 Prestige Employment Area Zone)

Official Plan

The subject lands are designated "Prestige Area" under OPA #450 (Employment Area Plan), which permits a wide range of industrial, business and civic uses, and further identified as a "Service Node", which permits service commercial uses that cater to the business community. The proposed gas bar and car wash redevelopment conforms to the Official Plan.

Zoning

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to exception 9(784). The proposed development complies with the Zoning By-law, however, minor variances are required to address the following exceptions:

	<u>By-law Requirement</u>	<u>Proposed Variance</u>
(i)	a minimum 14.0 m exterior side yard setback (north)	a minimum 10.649 m exterior side yard setback to the car wash and a minimum 10.523 m exterior side yard setback to the convenience store
(ii)	minimum 11 parking spaces for retail store	10 parking spaces for retail store
(iii)	minimum 6.0 m landscape buffer adjacent to a street line	1.65 m – 6.15 m landscape buffer provided along a street line

In a memo dated June 5, 2007, the Building Standards Department also indicated that a floor layout was required for the convenience store to ensure a maximum 25% of the store is to be used for eating establishment uses (i.e. coffee shop). In addition, the maximum ramp widths along a street line is 9.0m; the current widths proposed exceed 9.0 m and are subject to York Region (YR) approval. The Building Standards Department will need to receive a copy of YR approval confirming the access dimensions or an additional variance will be required through the Committee of Adjustment.

Due to the site configuration and the ultimate lot lines as a result of the Regional road widenings and sidewalks, the Development Planning Department has no objection to the proposed variances.

Site Design

The Owner is proposing the redevelopment of a Shell Canada automobile gas bar with a convenience store and a car wash facility. The site plan shows the convenience store located on the corner of Regional Road 7 and Keele Street. The 6 gas pump areas are generally located in the middle of the site with an overhead canopy that is separate to the convenience store. The car wash is located on the far west side of the property. A fully enclosed garbage storage room is attached to the east side of the convenience store and constructed with the same materials and colours as the main building. The site is served by two, 9.0 m wide right-in/right-out access driveways, which flare out at the street line, consisting one each on Regional Road 7 and Keele Street. There is appropriate vehicular parking throughout the site. The final location and design of each driveway access is subject to the approval of the Region of York Transportation and Works Department and the Vaughan Engineering Department.

The vacuum stations with the associated parking (3 spaces) are located on the east of the proposed car wash along the south property line. The 10 car-stacking lane for the car wash will be clearly identified to separate it from the on-site traffic that is accessory to the gas bar, and directional signage will be provided throughout the site.

Parking

Based on a parking ratio of 5.5 spaces/100m² gross floor area for a convenience retail store, the required parking is as follows:

Use	Required Parking
Convenience Retail Store (186.44m ²)	11
Total Parking Proposed	10

The proposed parking for Site Development Application File DA.04.062 is deficient by 1 parking space. Additionally, the By-law requires a minimum 10 car-stacking lane to the car wash and 1 parking space per vacuum island (3 proposed), which the Owner has provided.

Services

The final site servicing and grading plan and stormwater management report must be approved to the satisfaction of the City Engineering Department and the Region of York Transportation and Works Department.

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

Garbage and recycling will be picked up privately, and stored internal to all buildings. Snow plowing and snow removal will also be undertaken privately.

Region of York

The site plan application drawings will require final approval to the satisfaction of the Region of York Transportation and Works Department with respect to Regional matters pertaining to access and engineering, and other requirements, which will become part of the conditions of site plan approval/agreement.

Landscaping

The proposed Landscape Plan as shown on Attachment #4 provides a variety of deciduous and coniferous trees and shrubs. The plans identify the landscape treatments along Regional Road #7 and Keele Street. The by-law requires minimum 9.0 m wide landscape strips to be provided

abutting major arterial roads, however, due to the configuration of the site and the future Regional right-of-way (i.e as a result of widenings), the Owner is providing a landscape strip width of between 1.65 m – 6.15 m along Regional Road #7 and Keele Street. A landscaped island is also provided in the vicinity of the car wash stacking lane.

The Development Planning Department has advised the Owner to contact York Region directly to explore the possibility of entering into a maintenance agreement to allow for additional landscaping within the Regional right-of-way. York Region is currently reviewing the landscaping details. The final landscape plan, detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department and if required, the Region of York Transportation and Works Department.

Elevations

The proposed convenience store as shown as Attachment #3a and car wash facility as shown on Attachment #3b are one-storey to a height of 5.46 m and finished in a split-face brown brick veneer on the bottom half and split face tan brick veneer on the upper half. The building roofs will have grey asphalt shingles, accented with prefinished white metal flashing. The main entrance to the convenience store is fitted with clear tempered glass. Red banding surrounds the main entrance, and white signage with green lettering is located directly above the entry door. The convenience store will house several non-illuminated posted boards on the front, rear and side elevations.

The north elevation of the car wash facility facing Regional Road #7 is predominately clear sealed glass. Vehicular access through the facility will be through roll-up doors located at the east and west ends of the building.

All rooftop mechanical equipment will be screened from street view. The aluminum cladded canopy as shown on Attachment #3c over the gas pumps will be to a height of 5.75 m and will be yellow and red in colour to reflect the Shell Canada corporate colours.

The Development Planning Department is generally satisfied with the elevations and the architectural design, however, is requesting the Owner to diversify the use of the finishing materials on the convenience store and car wash by including natural stone that will replicate other Shell Canada buildings within the City of Vaughan (most recent being DA.07.016 for the northwest corner of Bathurst Street and Teston Road).

The final elevation plans will be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Regional Implications

The Owner may be required to enter into a maintenance agreement with York Region for enhanced landscaping within the Regional right-of-way.

Conclusion

The Development Planning Department has reviewed Site Development Application DA.04.062 (Shell Canada Limited) in accordance with the applicable policies of OPA #450 (Employment Area Plan) and finds that the proposal conforms to the policies of the Official Plan. The Development Planning Department has also reviewed the proposal in accordance with the Zoning

By-law, and finds that the proposed uses are considered to be appropriate for the subject lands. The proposed variances as noted in this report are acceptable, and will require approval by the Committee of Adjustment.

In light of the above, the Development Planning Department can support the approval of the Site Development Application for the subject lands, shown on Attachment #2, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
- 3a. Elevations (Convenience Store)
- 3b. Elevations (Car Wash)
- 3c. Elevations (Canopy)
4. Landscape Plan

Report prepared by:

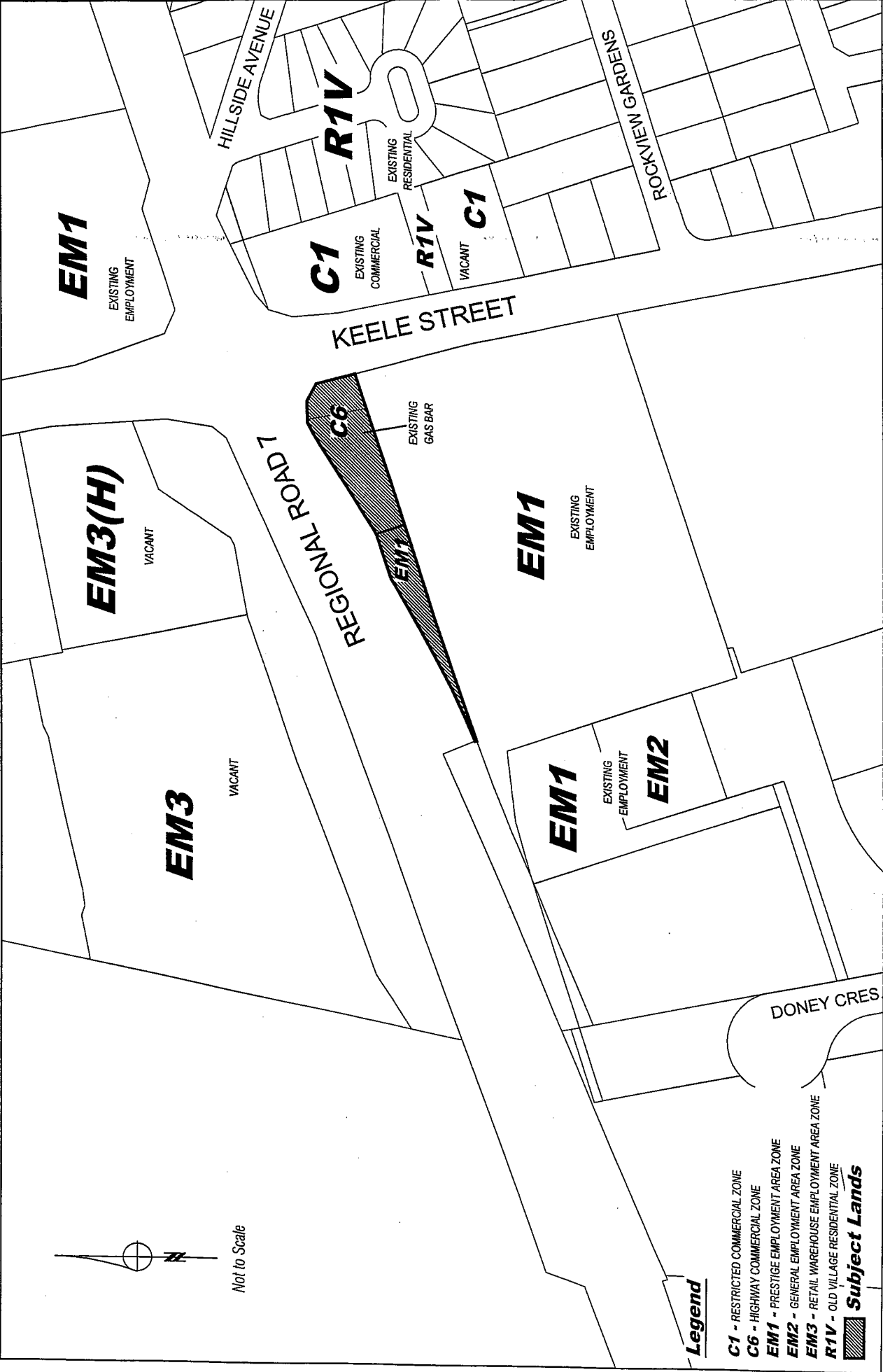
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Not to Scale

Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE



Subject Lands

Location Map

Part of Lot 6,
Concession 4

APPLICANT:
SHELL CANADA LIMITED

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Development Planning Department

Attachment



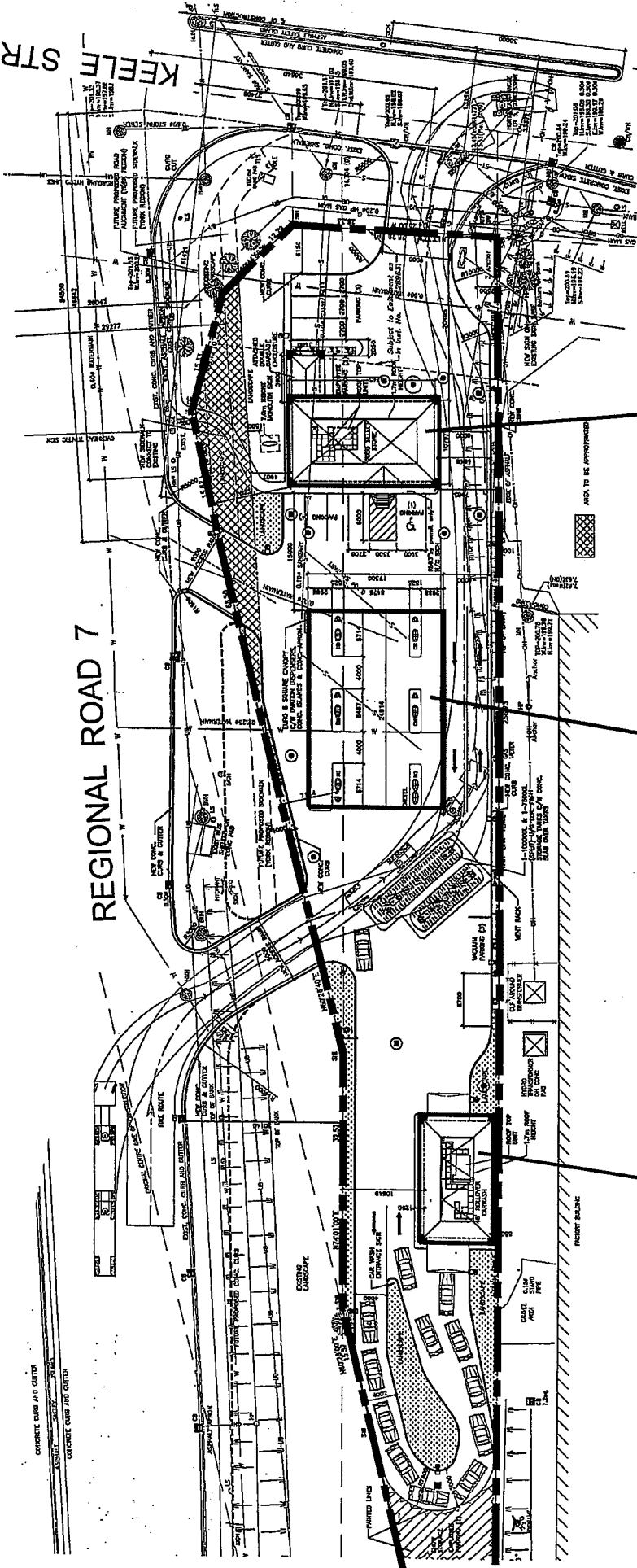
FILE No.:
DA.04.062

May 25, 2007



KEELE STREET

REGIONAL ROAD 7



Convenience Store

Canopy

Car Wash

SUBJECT LANDS - - - - -

Site Plan

Part of Lot 6,
Concession 4

APPLICANT:
SHELL CANADA LIMITED

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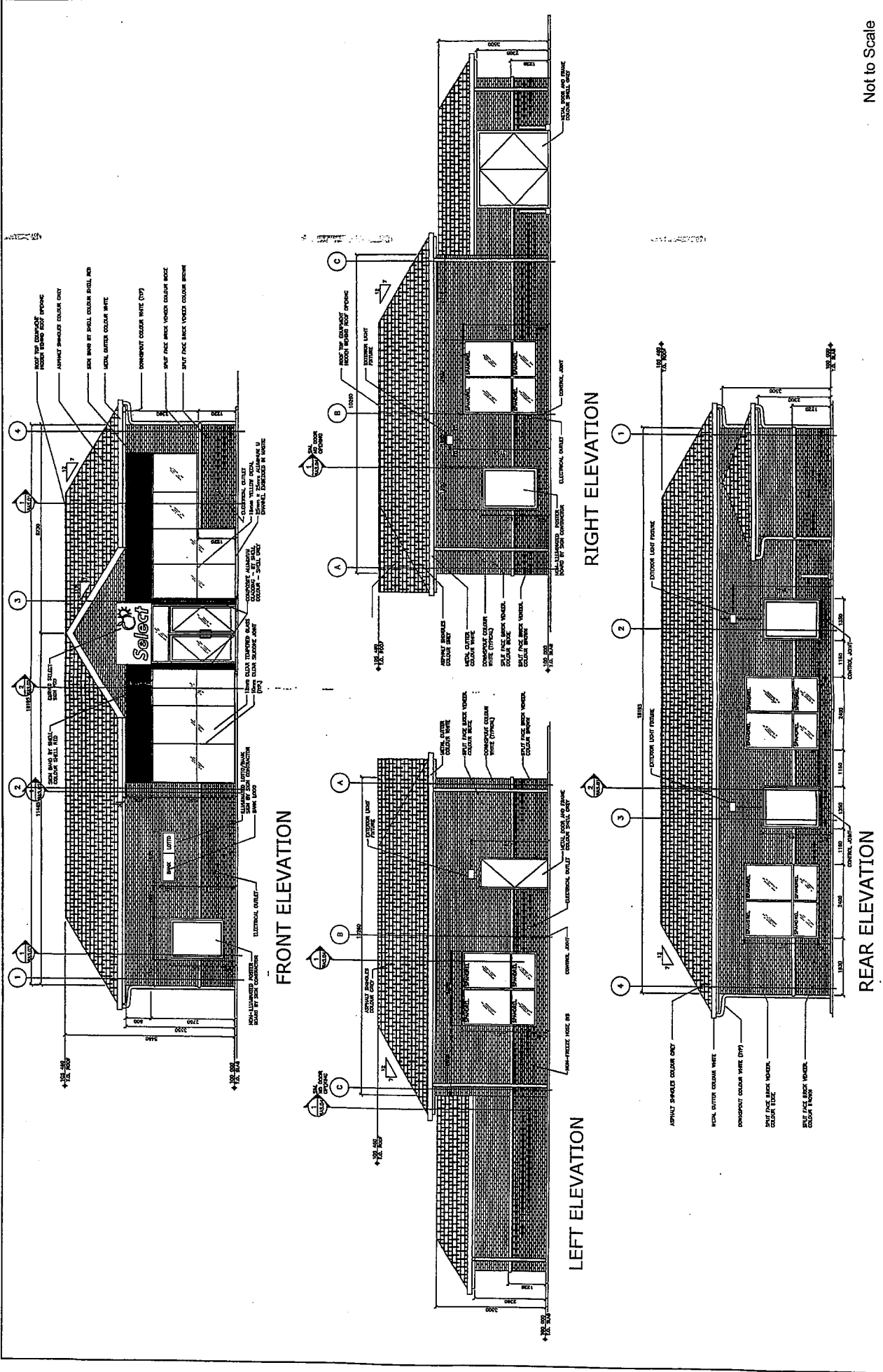
The City Above Toronto

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Attachment 2

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Attachment 3a

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 May 25, 2007



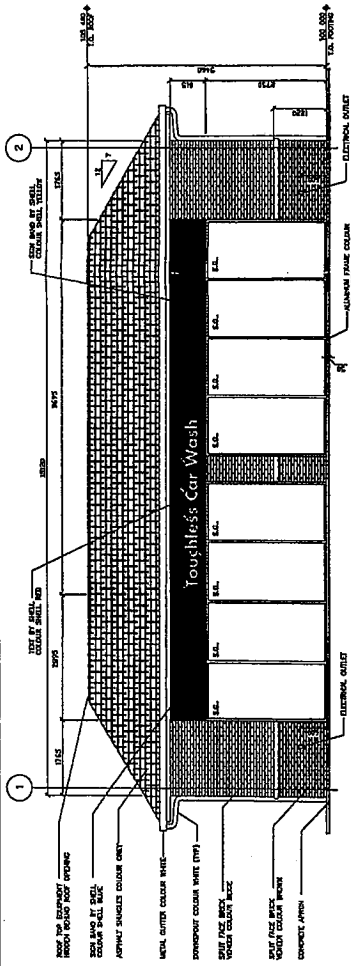
Development Planning Department

Elevations (Convenience Store)

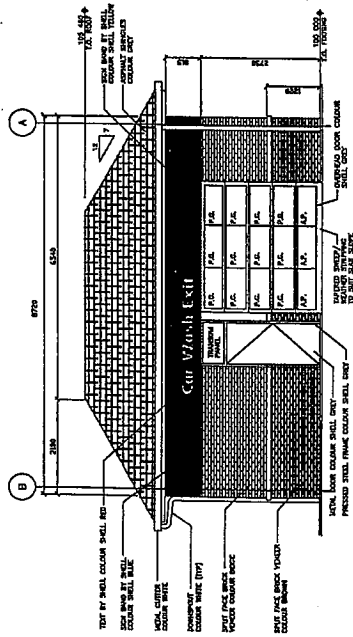
Part of Lot 6,
 Concession 4

APPLICANT:
 SHELL CANADA LIMITED

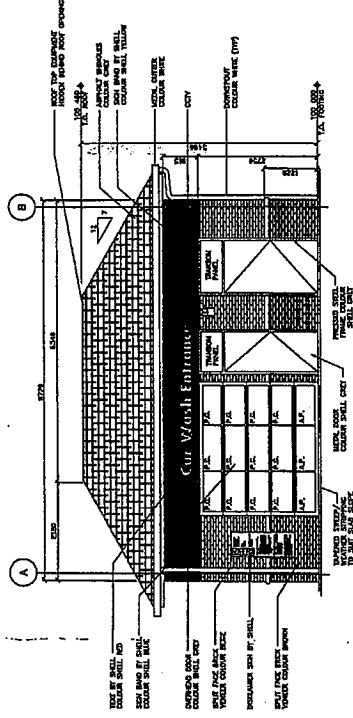
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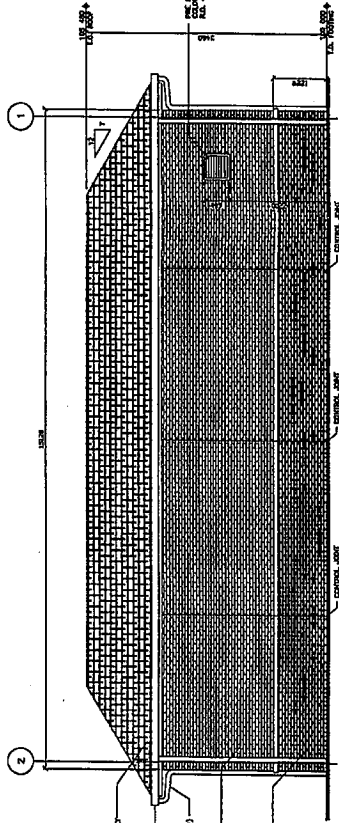
FRONT ELEVATION



LEFT ELEVATION - EXIT



RIGHT ELEVATION - ENTRANCE



REAR ELEVATION

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Elevations (Car Wash)

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SHELL CANADA LIMITED

Part of Lot 6,
Concession 4

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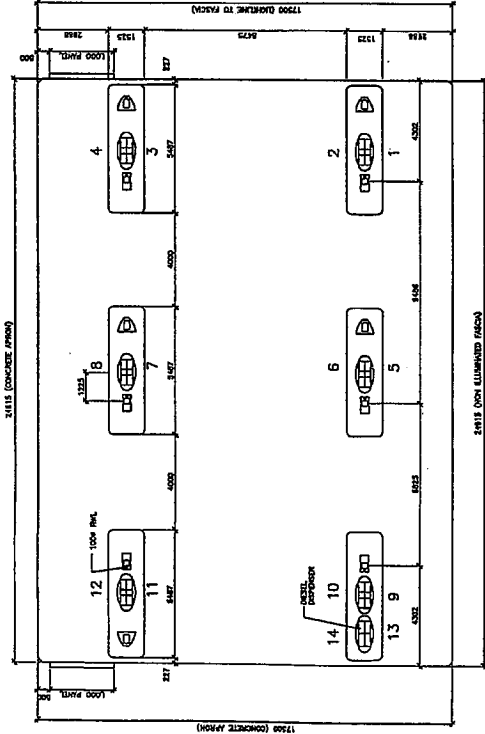


Development Planning Department

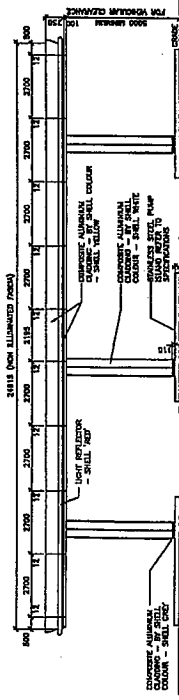
Attachment 3b

FILE NO.:
DA.04.062

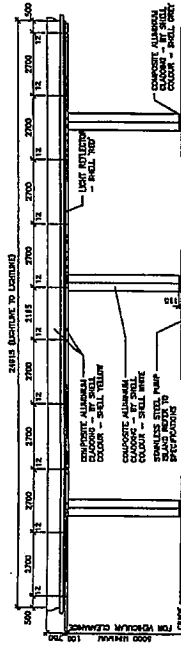
May 25, 2007



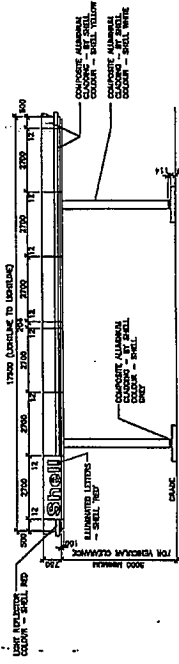
PLAN LAYOUT



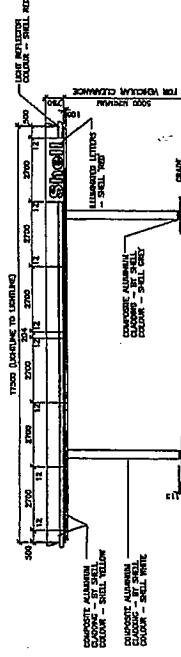
RIGHT ELEVATION (SOUTH)



LEFT ELEVATION (NORTH)



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

Not to Scale

Elevations (Canopy)
 APPLICANT:
 SHELL CANADA LIMITED

Part of Lot 6,
 Concession 4

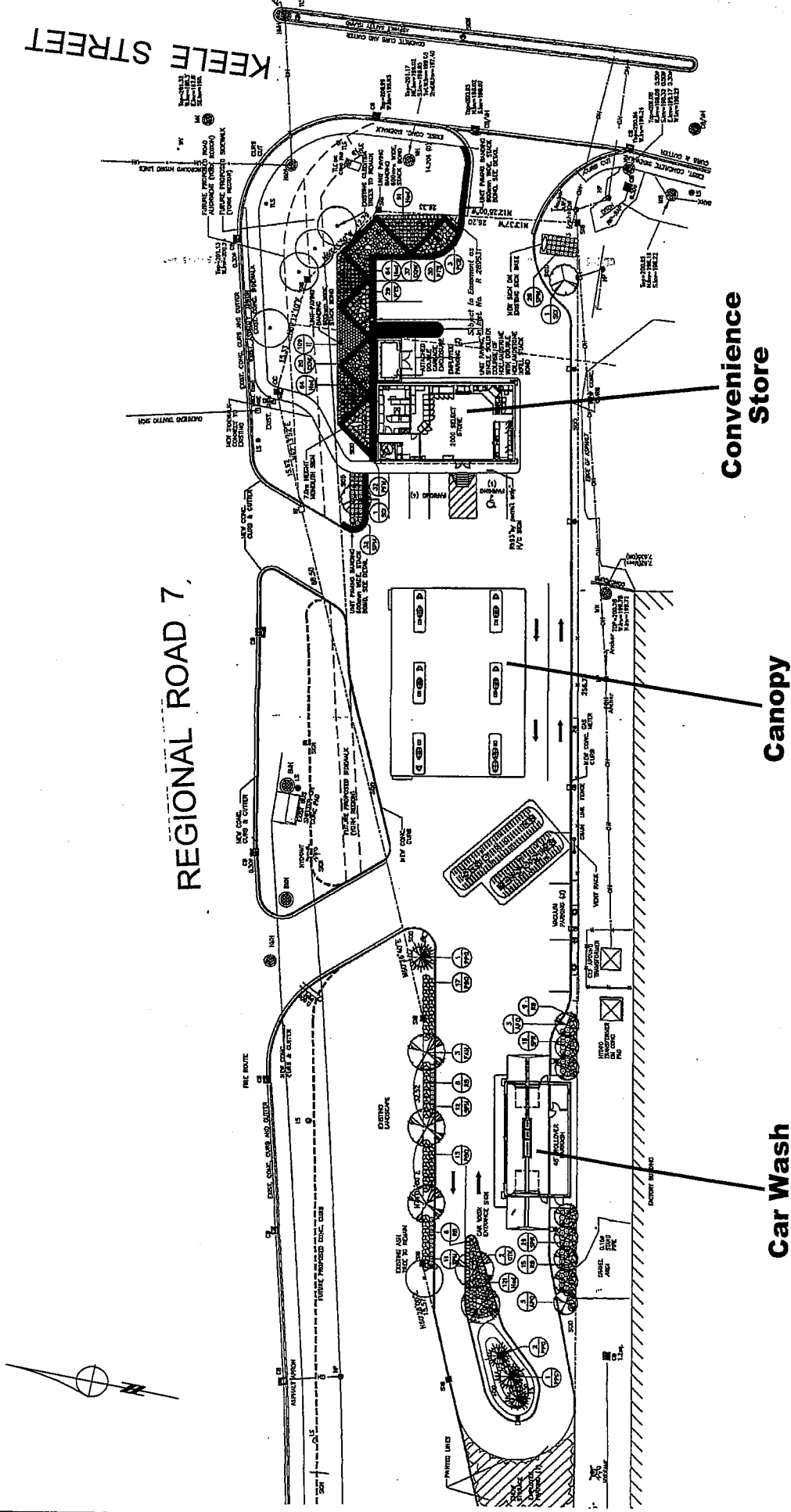
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Attachment 3C
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May 25, 2007



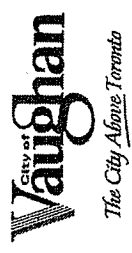
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Landscape Plan

Attachment 4

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Part of Lot 6,
Concession 4
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SHELL CANADA LIMITED
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