

**COMMITTEE OF THE WHOLE MARCH 3, 2009**

**SITE DEVELOPMENT FILE DA.08.063  
IMPERIAL OIL LIMITED  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.063 (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 Development Planning and Engineering Departments, the Regional Municipality of York and the City of Toronto; and,
  - b) the required variances to implement the approved site plan shall be obtained from the Committee of Adjustment (File A051/09), and shall be in full force and effect.

**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 #1 with a new site layout, a convenience retail store and a convenience eating establishment with a drive-through, as shown on Attachment #2.

**Background - Analysis and Options**

**Location**

The 0.485 ha subject lands are located at the northwest corner of Steels Avenue West and Islington Avenue municipally known as 7018 Islington Avenue, being Lot 24, Plan 9691, as shown on Attachment #1. The surrounding land uses are shown on Attachment #1.

**Official Plan and Zoning**

The subject lands are 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 the states that Zoning By-law shall establish the permitted uses. The proposed site development complies with the Official Plan.

The subject lands are zoned C6 Highway Commercial Zone by By-law 1-88, subject to Exception 9(228). The proposed site development for an automobile gas station, convenience retail store and take-out eating establishment use complies with By-law 1-88, however, variances to the interior side yard setback, minimum required parking, minimum landscape strip and location of access driveways are required to implement the proposed development, as discussed in this report.

### Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, landscaping plan, and building elevations, as shown on Attachments #2, #3, #4, and #5 respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

The subject lands were developed for an automobile service station site including a gas bar, convenience kiosk, a Mr. Lube establishment and a coin car wash. The Owners is proposing to maintain the Mr. Lube building in its current location and redevelop the balance of the site with a gas bar, a convenience retail store and a convenience establishment with a drive-through as shown on Attachment #2.

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

- i) a minimum interior side yard setback of 2.5 m to the existing Mr. Lube building, whereas 3 m is required;
- ii) permit a 12 parking spaces, whereas 20 parking spaces are required;
- iii) permit a 2.5 m wide minimum landscape strip abutting Steeles Avenue, whereas 6 m is required; and,
- iv) permit the proposed access driveways as shown on Attachment #2, whereas Schedule E-231 of Exception Paragraph 9(228) to By-law 1-88 provides for alternate driveway locations.

The Owner submitted a Minor Variance Application (File A051/09) on February 4, 2009 to address the above-noted zoning deficiencies. The Development Planning Department is satisfied that the proposed variances are appropriate for the development of the site. The reduced interior side yard setback recognizes the existing as-built condition for the Mr. Lube building, which is not affected by the proposed site redevelopment. The reduced landscape strip is the result of required road widenings along Steeles Avenue West and Islington Avenue by the City of Toronto and York Region, respectively. The proposed variance for the access driveways improves on-site circulation and safety of the site by reducing the number driveway access points to the site from four (4) to two (2). The reduced parking standards is considered to be minor in nature.

The northwest corner of the subject lands falls within the regulated area of the Toronto and Region Conservation Authority (TRCA) due to the location of the adjacent Humber River valley system. The Owner has worked with the TRCA and the City of Vaughan to address of site drainage and landscaping issues and the TRCA has advised it has no objections to the proposed development.

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.

### Sustainability

In accordance with policy direction of the City, certain sustainable design features have been incorporated into the proposed site development. Pedestrian access from the front of the convenience retail store to the sidewalk along Steeles Avenue West with connections to a new sidewalk and a bus pad on the Islington Avenue frontage are proposed. Additionally, three (3) bicycle racks are proposed close to the store front. These features will encourage alternative forms of transportation to the convenience retail store and eating establishment, notwithstanding the fact that this application is to facilitate the redevelopment of a gas station, a use associated

primarily with motor vehicles. The Owner has identified that efficient canopy lighting and heat reflective glazing on the retail store windows will be used, in addition to the use of an “Emerson Einstein E2” energy management system designed to automatically control the site equipment by reducing the overall energy consumption by 9%.

### **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 site is located on Islington Avenue, 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.

### **City of Toronto**

The subject lands abut Steeles Avenue West, which is under the jurisdiction of the City of Toronto. The City of Toronto have advised that they have no objections with the proposal, subject to a set of pre and post approval conditions to facilitate the proposed development. The Development Planning Department will continue to work with the City of Toronto and the Owner to deal with any outstanding issues pertaining to the conditions of approval issued by the City of Toronto.

### **Conclusion**

Site Development Application File DA.08.063 (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 area context. The Development Planning Department is satisfied that the proposed redevelopment for 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 uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Convenience Store Elevations
5. Gas Canopy Elevations

**Report prepared by:**

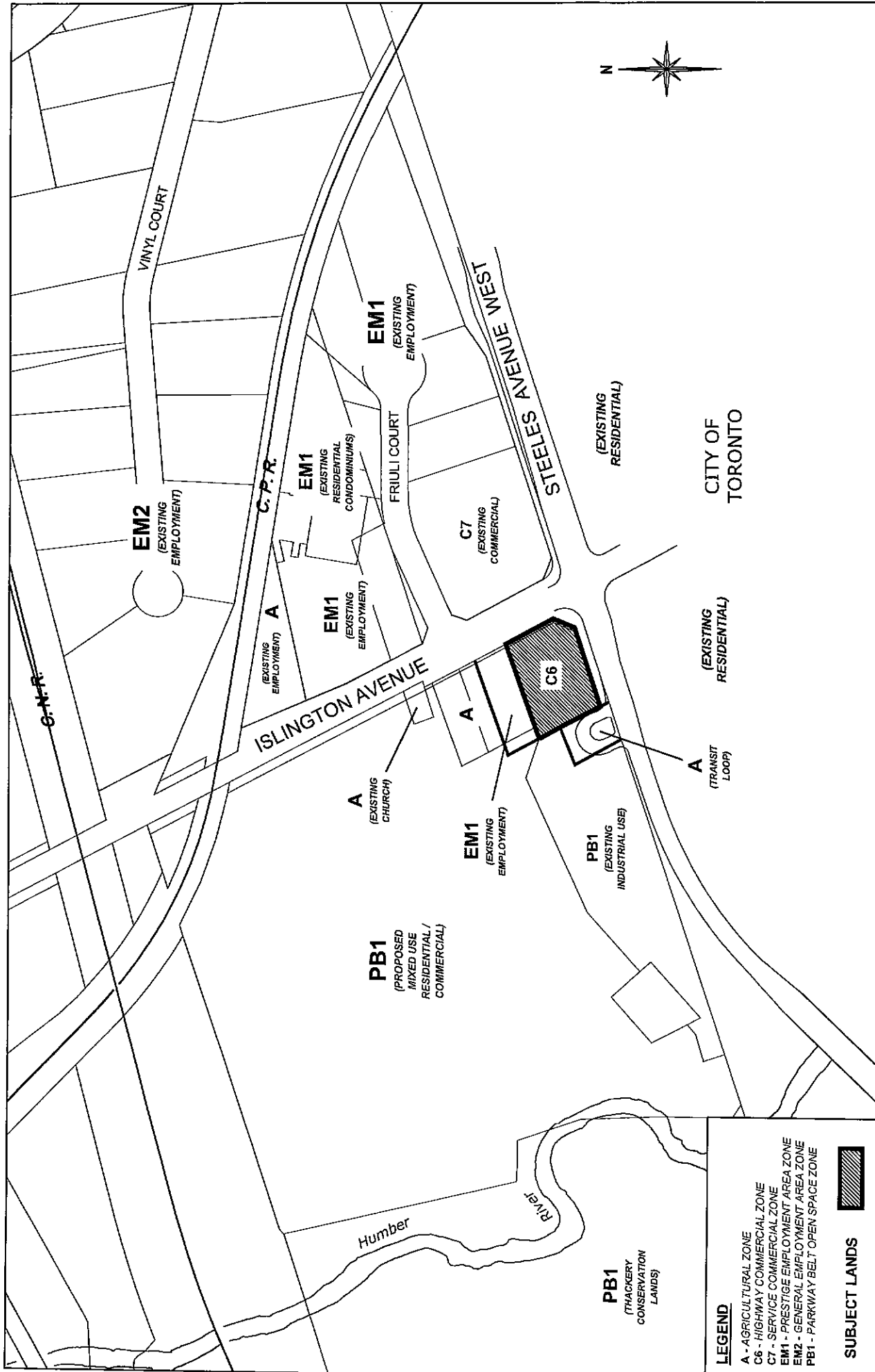
Ryan Mino, Planner, ext. 8213  
Mauro Peverini, Manager of Development Planning, ext 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Location Map

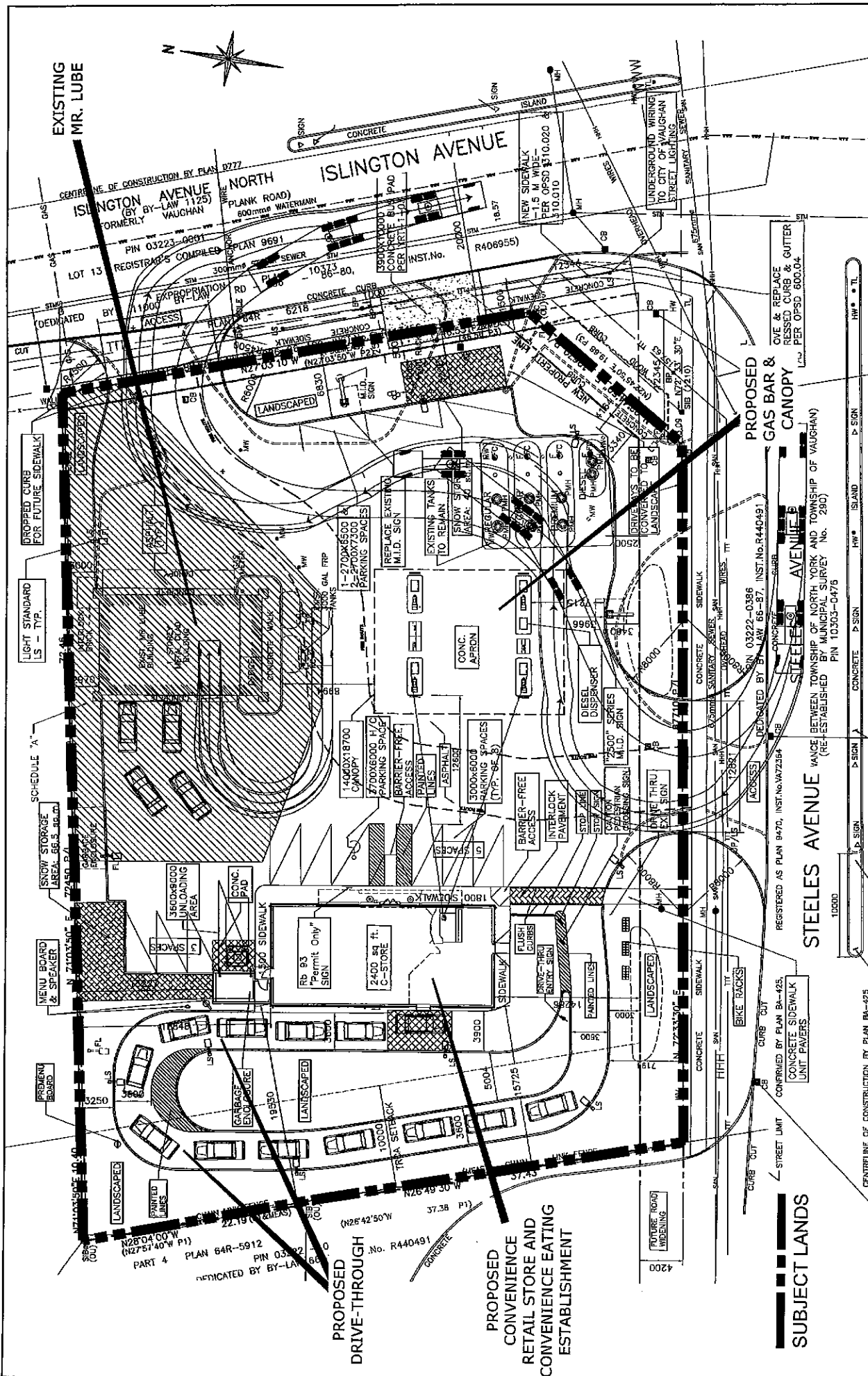
Part of Lot 1,  
Concession 7  
**APPLICANT:**  
**IMPERIAL OIL LIMITED**



Development Planning Department

**Attachment 1**  
 FILE No.:  
 DA.08.063  
 Not to Scale  
 February 11, 2009

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EXISTING MR. LUBE



ISLINGTON AVENUE  
(BY BY-LAW 1125)  
FORMERLY VAUGHAN

NORTH ISLINGTON AVENUE

PROPOSED GAS BAR & CANOPY

STEELES AVENUE

PROPOSED DRIVE-THROUGH CONVENIENCE RETAIL STORE AND CONVENIENCE EATING ESTABLISHMENT

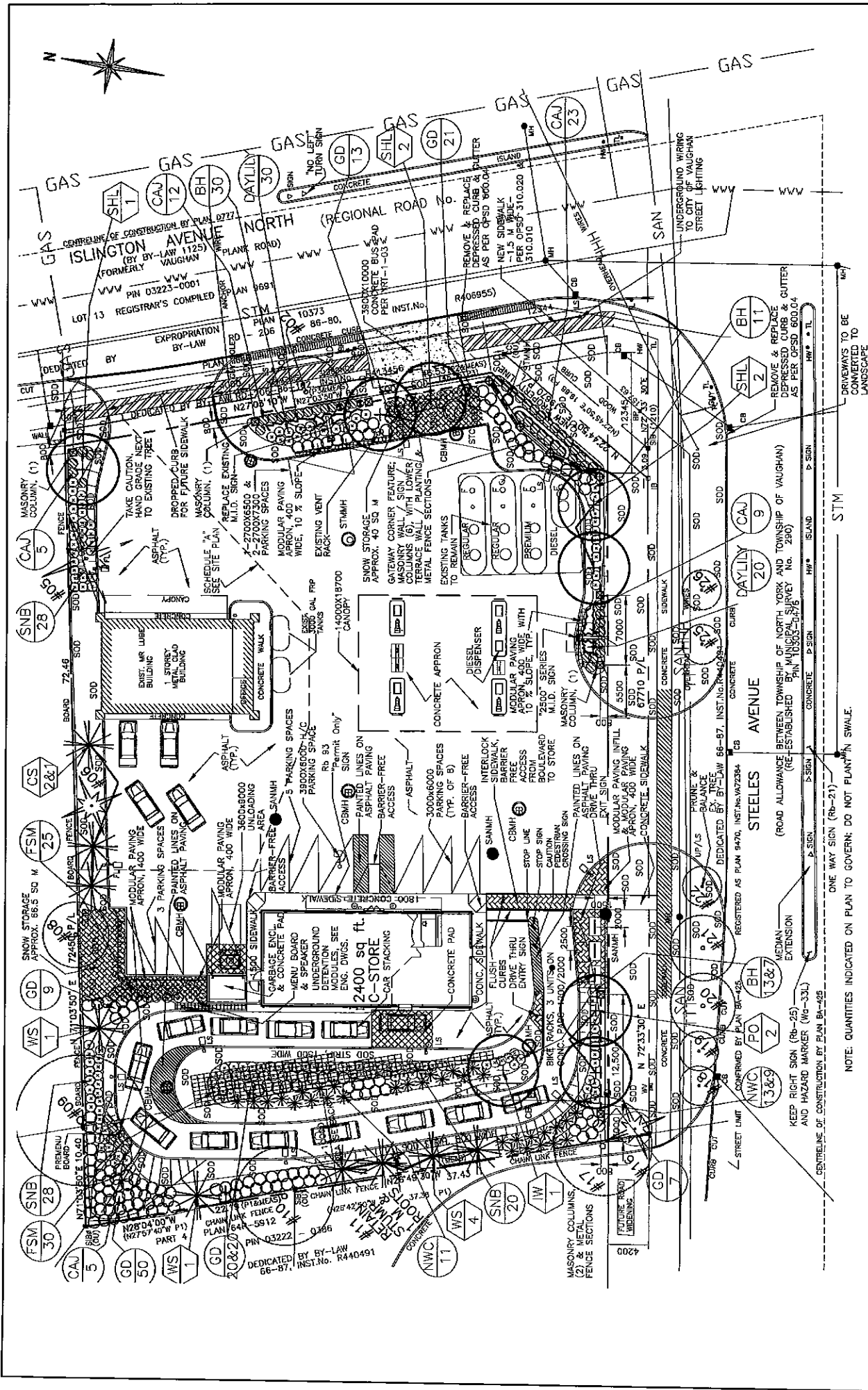
SUBJECT LANDS

**Attachment 2**  
FILE No.: DA.08.063  
Not to Scale  
February 11, 2009

**City of Vaughan**  
*The City Above Toronto*  
Development Planning Department

**Site Plan**  
Part of Lot 1,  
Concession 7  
APPLICANT:  
IMPERIAL OIL LIMITED

NA\DP\T\1 ATTACHMENTS\DA.08.063



NOTE: QUANTITIES INDICATED ON PLAN TO GOVERN; DO NOT PLANT IN SWALE.

# Landscape Plan

Part of Lot 1,  
Concession 7

APPLICANT:  
IMPERIAL OIL LIMITED



*The City Above Toronto*

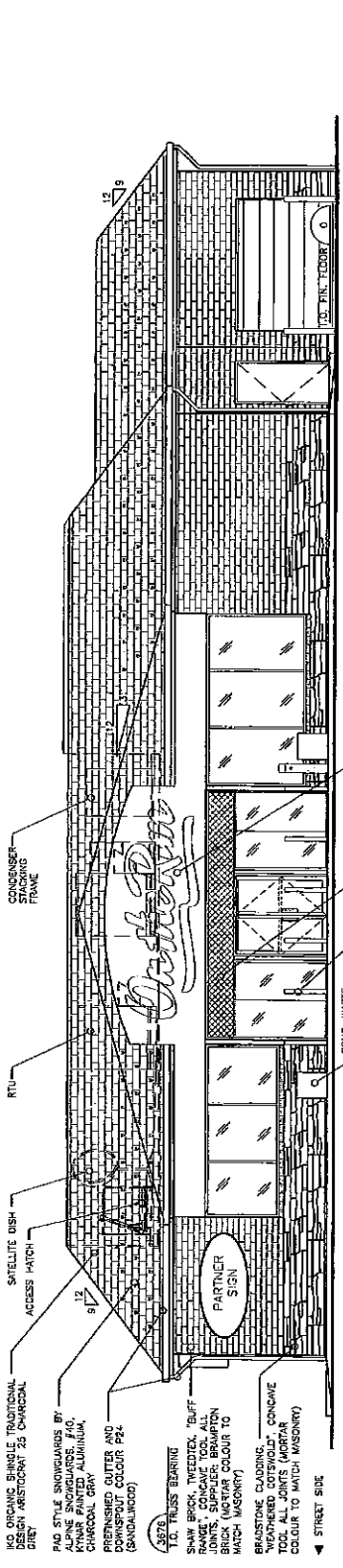
Development Planning Department

# Attachment 3

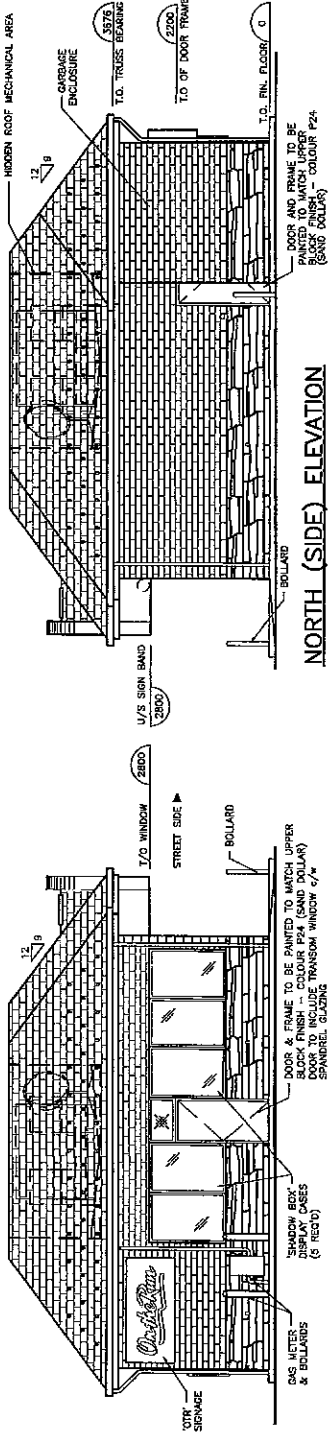
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DA.08.063

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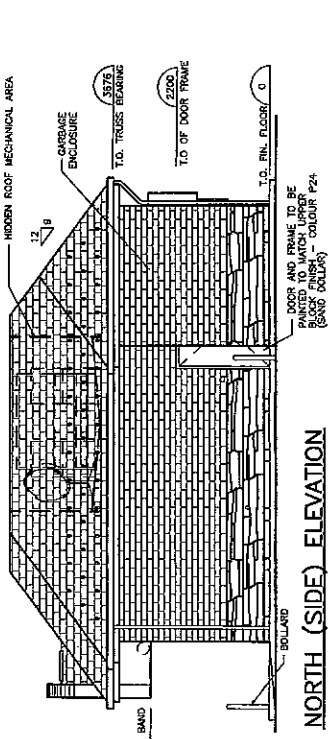
February 11, 2009



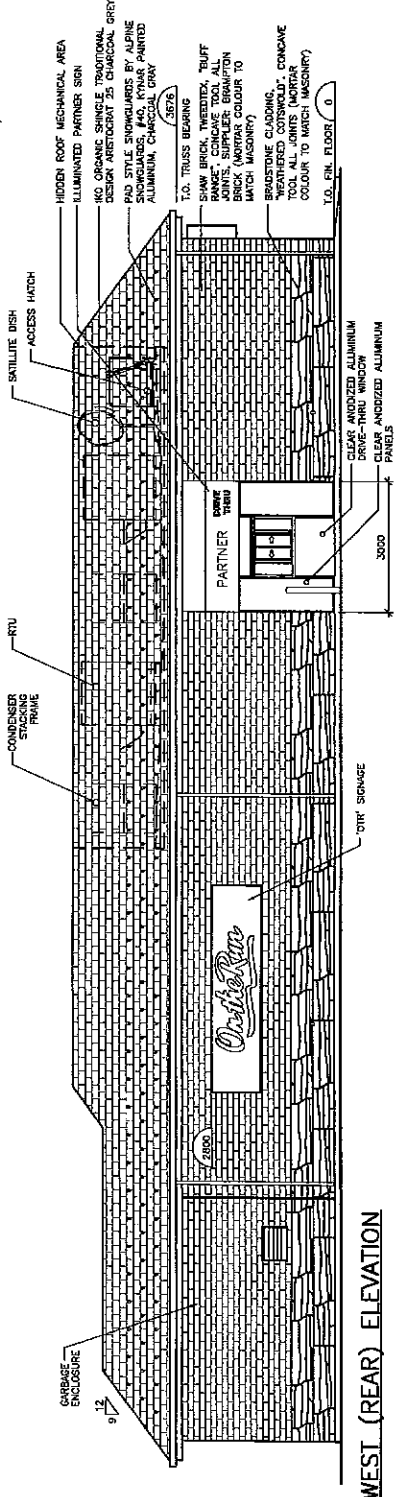
**EAST (FRONT) ELEVATION**



**SOUTH (SIDE) ELEVATION**



**NORTH (SIDE) ELEVATION**



**WEST (REAR) ELEVATION**

# Convenience Store Elevations

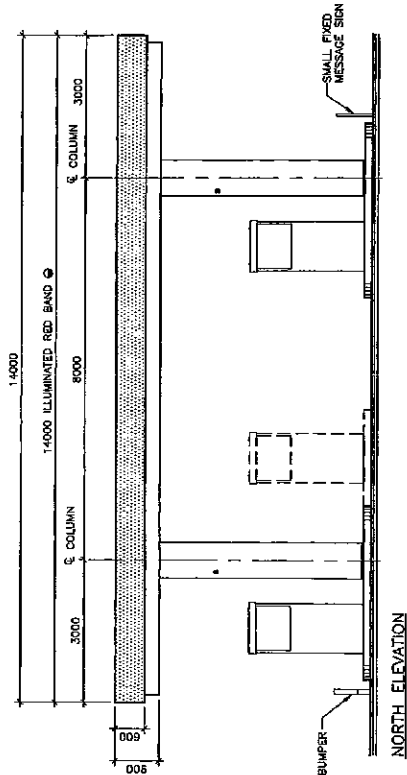
APPLICANT:  
IMPERIAL OIL LIMITED  
Part of Lot 1,  
Concession 7



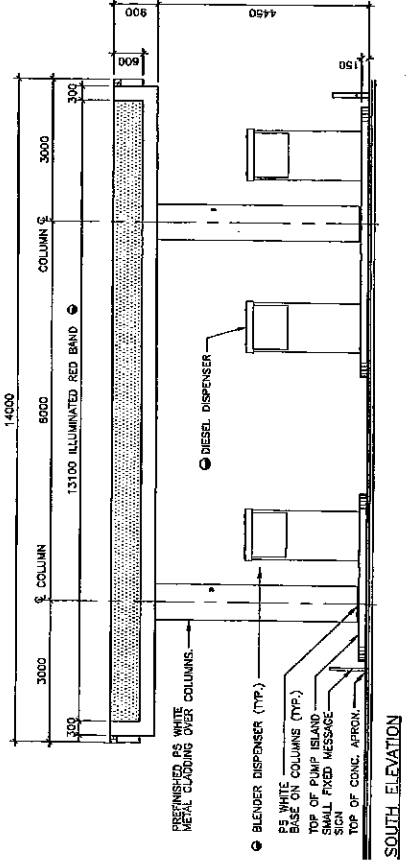
Development Planning Department

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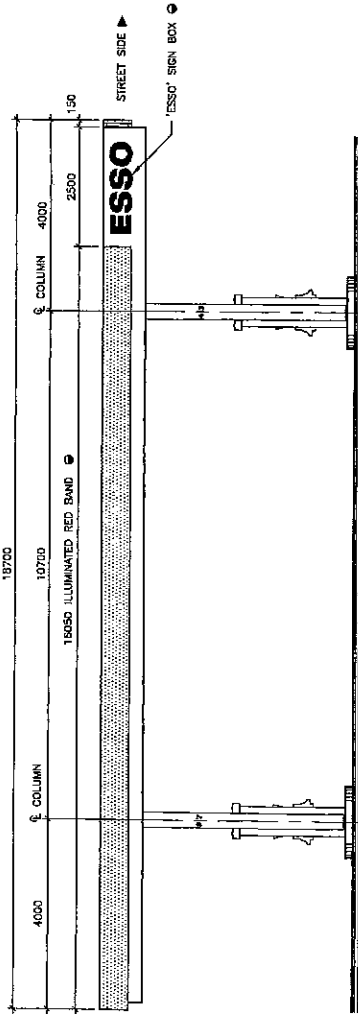




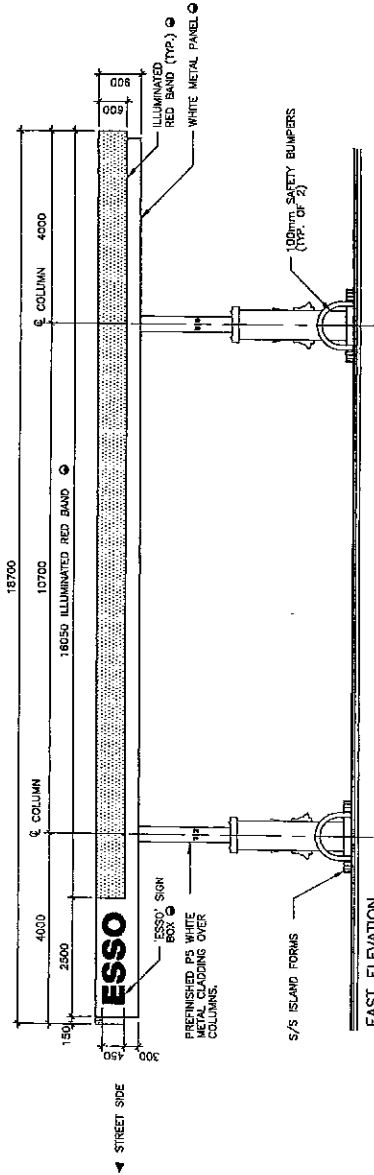
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

# Gas Canopy Elevations

APPLICANT:  
IMPERIAL OIL LIMITED

Part of Lot 1,  
Concession 7



The City Above Toronto

Development Planning Department

# Attachment 5

FILE No.:  
DA.08.063

Not to Scale

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