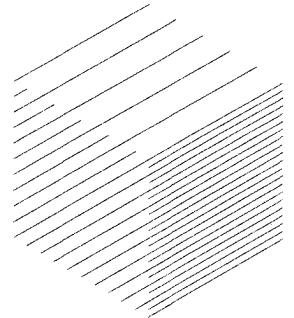


# PG21.1.217

March 5, 2013

**Walker, Nott, Dragicevic  
Associates Limited**  
Planning  
Urban Design

Planning and Growth Management Committee  
c/o Frances Pritchard, Committee Administrator  
City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2



Attention: Members of the Planning and Growth Committee

Dear Committee Members:

**Re: Proposed New Zoning By-law  
City of Toronto  
793 Spadina Road  
Imperial Oil  
Our File: 09.618**

90 Eglinton Avenue East  
Suite 701  
Toronto, Ontario  
M4P 2Y3  
Tel. 416/968-3511  
Fax. 416/960-0172  
e-mail: [admin@wndplan.com](mailto:admin@wndplan.com)  
web: [www.wndplan.com](http://www.wndplan.com)

On behalf of our client, Imperial Oil ('Esso'), we are submitting this letter in regard to the proposed new zoning bylaw for the City of Toronto as it would apply to the property known municipally as 793 Spadina Road ('subject site') in the former City of Toronto.

We have made submissions to city staff with respect to this matter and have not received any response.

We have identified a particular concern related to the application of the new proposed zoning by-law to the proposed development of the subject site for a new vehicle fuel station and retail store, both of which are currently permitted uses under former City of Toronto Zoning By-law 438-86, as amended. This proposal is currently subject of an application for Site Plan Approval and is under review by City staff.

The new proposed zoning by-law would now place the subject site in a Residential Zone category, subject to site specific exception 893. Exception 893 permits a vehicle fuel station only. There is no specific allowance for the retail store in the exception and it would therefore not be a permitted use in the zone. In our view it would be appropriate for the exception to be modified to provide for both uses of the subject site. Ideally this could be accomplished prior to passage by Council of the proposed new zoning bylaw.

**Peter R. Walker, FCIP, RPP  
Wendy Nott, FCIP, RPP  
Robert A. Dragicevic, MCIP, RPP**  
Senior Principals

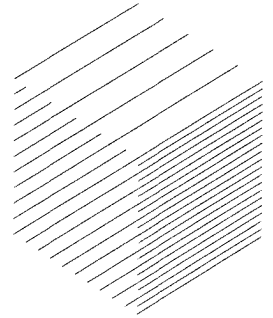
**Andrew Ferancik, MCIP, RPP**  
Senior Associate

**Martha Coffey**  
Controller

For ease of reference we have included a copy of our previous submission to city Staff and the current site plan drawing included with the owner's application for the site plan approval.

On behalf of our client we would request that we be provided with Notice of Passage of the Zoning By-law.

Should there be any questions or need for additional information please contact the undersigned.



Yours very truly,

**WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED**  
Planning · Urban Design

Wendy Nott, FCIP, RPP  
Senior Principal

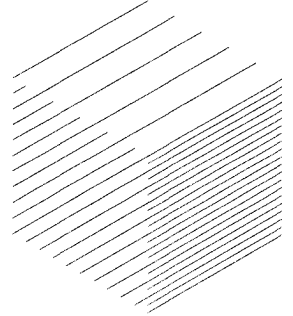
Encl. November 28<sup>th</sup>, 2012 submission including Site Plan

Cc. Arvydas J. Sestokas, Imperial Oil

November 28, 2012

**Walker, Nott, Dragicevic  
Associates Limited**  
Planning  
Urban Design

City of Toronto  
Zoning By-law and Environmental Planning  
Zoning By-law Project  
City Planning  
Metro Hall, 55 John Street, 22<sup>nd</sup> Fl  
Toronto, ON M5V 3C6



Attention: Joe D'Abramo  
Acting Director

Dear Mr. D'Abramo

**Re: Revised Draft City-Wide Zoning By-law  
Imperial Oil  
793 Spadina Road  
Our File No. 09.618**

90 Eglinton Avenue East  
Suite 701  
Toronto, Ontario  
M4P 2Y3  
Tel. 416/968-3511  
Fax. 416/960-0172  
e-mail: [admin@wndplan.com](mailto:admin@wndplan.com)  
web: [www.wndplan.com](http://www.wndplan.com)

On behalf of our client, Imperial Oil ('Esso'), we are submitting the enclosed materials in response to the June 18<sup>th</sup>, 2012 version of the revised draft zoning by-law as it relates to the Esso site located at 793 Spadina Road ('subject site') in the former City of Toronto.

### **1. Site Location and Description**

The subject site is located on the southeast quadrant of Spadina Road and Eglinton Avenue West.

The subject site is currently occupied by Mr. Lube service shop. An application for Site Plan Control has been submitted by Esso to construct a gasoline station and accessory convenience store.

Access to the site is via two full turn movement driveways: one from Spadina Road and one from Eglinton Avenue West.

For reference, we have included two site plans pertaining to the subject site. One reflects what is currently on the site and one reflects the proposed redevelopment of the site as per the open site plan control application (12 269022 STE 22 SA).

### **2. Adjacent Land Uses**

The following land uses are adjacent to the subject site as seen on the aerial photograph below:

North: Residential Uses and Open Space  
(designated Apartment Neighbourhoods and Parks)

Peter R. Walker, FCIP, RPP  
Wendy Nott, FCIP, RPP  
Robert A. Dragicevic, MCIP, RPP  
Senior Principals

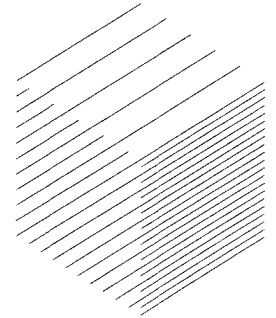
Andrew Ferancik, MCIP, RPP  
Senior Associate

Martha Coffey  
Controller



**Esso requests that the site specific exception be amended to include a convenience store as an accessory use.**

On behalf of Esso, we would like to thank you for the opportunity to provide feedback on the proposed zoning by-law and your attention to this matter. We trust the information provided is sufficient to allow for the appropriate revisions to be made to the proposed City of Toronto Zoning By-law prior to adoption by City Council. Should you have any questions or require additional information please do not hesitate to contact the undersigned.



Yours very truly,

**WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED**  
Planning · Urban Design

A handwritten signature in cursive script, reading "Wendy Nott".

Wendy Nott, FCIP, RPP  
Senior Principal

cc. Arvydas J Sestokas



