

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Mauro Peverini, Director of Development Planning
Date: September 13, 2018
Name of Owner: Suncor Energy Inc.
Location: 8480 Highway 27
File No.(s): B016/18, A152/18 and A154/18

ADDENDUM
AGENDA ITEM
5, 6 & 7
COMMITTEE OF ADJUSTMENT

Proposal:B016/18

The Owner has submitted Consent Application File B016/18 to sever and convey a 3,385 m² portion of the subject lands for the purpose of creating a new commercial lot, and to retain a 7,686 m² portion of the subject lands for the continued use as a gas station and convenience eating establishment. Blanket reciprocal easements are proposed over the severed and conveyed lands for access and circulation.

A152/18 (Severed Lands)

Proposed Variance(s):

1. To permit a minimum Lot Area of 3385 m².
2. To permit a minimum Lot Frontage of 22.61 m.
3. To permit a minimum Interior Side Yard setback of 1.50 m to a building.
4. To permit a minimum Rear Yard setback of 19.359 m to a building.
5. To permit a minimum of 62 parking spaces.
6. To permit a maximum of 6% Landscaped Area.

By-Law Requirements:

1. A minimum Lot Area of 8000 m² is required.
2. A minimum Lot Frontage of 65.0 m is required.
3. A minimum Interior Side Yard setback of 6.0 m is required.
4. A minimum Rear Yard setback of 22.0 m is required.
5. A minimum of 83 parking spaces is required.
6. A minimum Landscaped Area of 10% is required.

A154/18 (Retained Lands)

Proposed Variance(s):

1. To permit a minimum Lot Area of 7686.0 m².

By-Law Requirements:

1. A minimum Lot Area of 8000 m² is required.

Official Plan:

VOP 2010: "Employment-Commercial Mixed-Use" with a maximum permitted height of 10 stories and density of 3 FSI

Comments:

The Owner is proposing to sever the subject lands to create a new lot that will facilitate the development of a 1-storey commercial plaza. A Petro-Canada gas bar exists on the retained lands and will remain. Blanket reciprocal easements are also proposed over the severed and retained lands to permit a shared access from Highway 27 and to recognize that the site will function as one property.

The Owner has submitted Site Development Application DA.18.045 to permit the above noted development, to which the Development Planning Department is the delegated approval authority.

The severed and retained lands do not comply with the required minimum lot area, and the severed lands do not comply with the minimum lot frontage of Zoning By-law 1-88; however, the overall site is being considered through one Site Development Application and will function as one property. The severed and retained lands combined have a lot area of 11,071 m² and a frontage of approximately 85 m, which complies with the minimum lot area and frontage requirements of Zoning By-law 1-88.

The total landscaped area on the severed lands is deficient by 4%; however, the retained portion of the property maintains the required amount of landscaping. As the site will function as one property, the Development Planning Department has no objection to the reduced total landscaping on the severed lands.

The Development Planning Department has no objection to the proposed interior side yard and rear yard setbacks as they will not have adverse impacts on adjacent properties and are adequate for the proposed commercial building.

Transportation Engineering staff have reviewed the submitted Parking Study and do not object to the proposed parking supply for the development. Accordingly, the Development Planning Department has no objection to the proposed parking supply as it will meet the demands of the development.

The Development Planning Department is of the opinion that the proposed variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the subject lands.

The Development Planning Department has no objection to the requested severance and is of the opinion that the proposal maintains the intent of VOP 2010 and the consent criteria stipulated in Section 51(24) of the *Planning Act, R.S.O. 1990, c P.13*.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the condition below:

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended:

1. That the Owner addresses all remaining comments of Site Development Application DA.18.045 to the satisfaction of the Development Planning Department.

Comments Prepared by:

Chris Cosentino, Planner I
Mary Caputo, Senior Planner