

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

**8 ZONING BY-LAW AMENDMENT FILES Z.07.058 AND Z.13.032
 SITE DEVELOPMENT FILE DA.07.090
 SUNCOR ENERGY PRODUCTS INC.
 WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Interim Director of Planning/Director of Development Planning, and the Manager of Development Planning, dated June 3, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

1. THAT Zoning By-law Amendment File Z.07.058 (Suncor Energy Products Inc.) BE APPROVED, to remove the Holding Symbol “(H)” from the subject lands shown on Attachments #1 and #2, thereby effectively zoning these lands C5 Community Commercial Zone.
2. THAT Zoning By-law Amendment File Z.13.032 (Suncor Energy Products Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically the C5 Community Commercial Zone and subject to Exception 9(1238), to permit a drive-through accessory to a permitted automobile gas bar on the subject lands shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Site Development File DA.07.090 (Suncor Energy Products Inc.) BE APPROVED, to permit the development of an automobile gas bar, with an accessory convenience retail store and convenience eating establishment with a drive-through and a car wash as shown on Attachments #3 to #8 inclusive, subject to the following conditions:

- i. the final site plan, building elevations, signage, and landscaping plans shall be approved to the satisfaction of the Vaughan Planning Department;
- ii. the final site grading, servicing, stormwater management, transportation and lighting plans and reports shall be approved, and the owner shall enter into a Development/Site Servicing Agreement for servicing works respecting the storm sewer external to the subject lands and future works and ultimate design for the sanitary sewer and watermain connection to the satisfaction of the Vaughan Development/Transportation Engineering Department;
- iii. the final waste management plan shall be approved to the satisfaction of the Vaughan Public Works Department;

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- iv. the owner shall satisfy all requirements, including the conveyance of lands for the widening of Major Mackenzie Drive, of the York Region Transportation Services and Community Planning Department;
 - v. the owner or Major Weston Centres Limited (MWCL) shall provide a copy of the executed and registered agreement(s) and legal description of the lands subject to the agreement(s) between the owner and MWCL respecting driveway ingress/egress access and easements across MWCL lands to the Vaughan Planning Department and Vaughan Development/Transportation Engineering Department;
 - vi. the Trustee for the Block 33 West Landowners Group shall provide written clearance that the owner has fulfilled the required cost sharing obligations to the Block 33 West Developers Group to the Vaughan Planning Department and Vaughan Development/Transportation Engineering Department;
 - vii. the Owner and Major Weston Centres Limited (MWCL) must submit Consent Applications to the Committee of Adjustment to permit shared vehicular and pedestrian access and a storm sewer across MWCL lands to benefit the subject lands, and the easement respecting the shared access and storm sewer shall be registered on title on both the subject lands and the MWCL lands;
 - viii. Major Weston Centres Limited (MWCL) shall submit a Minor Variance Application to the Committee of Adjustment in order to permit vehicular and pedestrian access across their lands for the benefit of the subject lands;
- b) that the Site Plan Letter of Undertaking include the following conditions:
- i. prior to the issuance of any conditional, partial and/or final Building Permit:
 - 1. the owner shall 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 the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment, and the Vaughan Real Estate Division shall be advised by the Trustee for the Block 33 West Landowners Group if the cash-in-lieu of the dedication of parkland has been addressed as part of the owner's cost sharing obligations to the Block 33 West Landowners Group;
 - 2. the owner shall convey to the City of Vaughan, free of all costs and encumbrances, the necessary lands for the extension of the public road (Vellore Park Avenue), including all necessary intersection widenings and turn around lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department;

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3. York Region approval shall be sought and obtained, if necessary;
- ii. the owner shall agree to notify both the Ministry of Tourism and Culture and the Vaughan Planning Department (Cultural Heritage Division) immediately in the event that:
 1. archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and,
 2. human remains are encountered during grading or construction activities, to which the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

a) Transportation/Pedestrian Network:

- i. short term bicycle parking on-site
- ii. sidewalk connections to transit

b) Energy Efficiencies:

- i. locally sourced building materials, where available
- ii. pylon street sign, gas bar canopy fascia, gas bar canopy underside lights and all exterior light standards are LED (light-emitting diode), which have a lower energy consumption
- iii. exterior building signs and interior store lighting have elements of LED lighting

c) Water Efficiencies:

- i. low flow fixtures (faucets, toilets)
- ii. partial use of recycled water in the car wash

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- d) Waste Efficiencies:
 - i. two stream waste disposal system.

Economic Impact

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

Communications Plan

On November 1, 2013, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Vellore Woods Ratepayers' Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property. To date, the following correspondence and comments have been received:

- i. Bratty's Barristers and Solicitors, letter dated November 18, 2013, advising that the Block 33 West Landowners Group has provided, constructed and/or financed certain community lands and infrastructure in the Block 33 West Planning Area, and requires, as a condition of the development, that the owner enter into arrangements with respect to the sharing of the costs related to community lands and infrastructure in the Block 33 West Planning Area.
- ii. SmartCentres, letter dated November 13, 2013, advising that Major Weston Centres Limited (MWCL), the adjacent landowner was limited to one drive-through facility on their lands and should the drive-through facility be approved for the subject land, that drive-through facilities, be permitted on the MWCL in accordance with similar urban design and location policies. An e-mail dated December 6, 2013, was received, advising that the MWCL lands should be treated in a similar fashion with respect to urban design standards for uses on their lands as on the subject lands and that access across the MWCL lands shall require the owner to enter into legal agreements with MWCL.

The concerns noted above will be discussed in the report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 26, 2013, and to forward a comprehensive technical report to a future Committee of the Whole meeting, was ratified by Vaughan Council on December 10, 2013.

Purpose

To seek approval from the Committee of the Whole for:

1. Zoning By-law Amendment File Z.07.058 to remove the Holding Symbol "(H)" from the subject lands shown on Attachments #1 and #2, thereby effectively zoning these lands C5 Community Commercial Zone;
2. Zoning By-law Amendment File Z.13.032 to amend Zoning By-law 1-88, specifically the C5(H) Community Commercial Zone with the Holding Symbol "(H)" and subject to Exception 9(1238), to permit a drive-through use accessory to a permitted automobile gas bar on the subject lands shown on Attachment #3, together with the zoning exceptions identified in Table 1 of this report; and,
3. Site Development File DA.07.090 to permit the development of an automobile gas bar, with an accessory convenience retail store and convenience eating establishment with a drive-through and a car wash shown on Attachments #3 to #8 inclusive. The proposed development statistics are as follows:

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Site and Building Statistics	
Lot Area For Floor Space Index & Density Calculations	6,027.54 m ² / 0.602 ha
Lot Frontage	70 m along Major Mackenzie Drive 65 m along Vellore Park Avenue
Floor Space Index	0.079
Lot Coverage	7.9% (480.08 m ²)
Building Gross Floor Area (GFA)	286.45 m ² Convenience Retail Store 167.72 m ² Car Wash 25.91 m ² Refuse/Recycling Structure 480.08 m ² Total GFA
Patio Area / Percentage	41.12 m ² / 0.68%
Exterior Display Area	2.6 m ² / 0.04%
Landscaped Area / Percentage	1,622.11 m ² / 26.92%
Paved Area / Percentage	3,873.99 m ² / 64.28%
Building Height	5.79 m
Proposed Parking	19 spaces

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at the northwest corner of Major Mackenzie Drive and Vellore Park Avenue.

Official Plan - Land Use Designation/Uses

OPA #600

The subject lands are designated "Village Core" by Official Plan Amendment (OPA) #600, as amended by OPA #650 (Vellore Village District Centre), which permits a service station and gas bar at the intersection of Major Mackenzie Drive with a primary road (Vellore Park Avenue) at the outer edges of the Village Core in accordance with Subsection 4.2.2.7, Service Stations and Gas Bars of OPA #600. This specific policy incorporates the policies of OPA #424, the Official Plan Amendment that established City-wide policies and criteria for evaluating development applications for automobile gas bar and service stations. The proposal conforms to OPA #600.

VOP 2010

The subject lands are designated "Mid-Rise Mixed-Use" with a maximum building height of 6-storeys and a maximum Floor Space Index (FSI) of 2.0 by Vaughan Official Plan 2010 (VOP 2010). The subject lands are located within a Local Centre Intensification Area, on a Major Arterial and within a Regional Rapid Transit Corridor. The gas station policies of VOP 2010 are under appeal at the Ontario Municipal Board (OMB) and not in-effect at this time. Accordingly, the applications are being considered under the policies of in-effect OPA #600, as amended. However, VOP 2010 permits a gas station under the following criteria:

- i. the use is located on an arterial street;
- ii. the use is limited to one gas station per intersection; and,
- iii. no gas station shall be permitted at the intersection of two arterial streets.

The proposed gas station satisfies these criteria of VOP 2010.

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Zoning

The subject lands are zoned C5(H) Community Commercial Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1238), which permits the proposed automobile gas bar, with an accessory convenience retail store and convenience eating establishment and a car wash as shown on Attachments #3 to #8 inclusive. The proposed drive-through use is not permitted, and therefore, an amendment to Zoning By-law 1-88 is required.

A drive-through use is typical of most new service stations built in recent years. In addition, the drive-through will be screened as described in this report and is permitted under the in-effect Official Plan and VOP 2010, as adopted by Vaughan Council. Therefore, the Planning Department can support the proposed drive-through use on the site.

The following site-specific exceptions to Zoning By-law 1-88 are required to facilitate the proposed development as shown on Attachments #3 to #8:

Table 1: Proposed Zoning Exceptions

	By-law Standard	C5 Community Commercial Zone By-law 1-88 & Exception 9(1238) Requirements	Proposed Exceptions to C5 Community Commercial Zone By-law 1-88 & Exception 9(1238) Requirements
a.	Definition of Automobile Gas Bar (Maximum Gross Floor Area - GFA)	i. Maximum 280 m ² Convenience Retail Store ii. Maximum 25% GFA for Eating Establishment, Convenience with Drive-Through = 70 m ²	i. Maximum 286.45 m ² Convenience Retail Store ii. Maximum 36.23% GFA for Eating Establishment, Convenience with Drive-Through = 103.77 m ²
b.	Parking Spaces - i. Retail Store, Convenience (182.68 m ² of GFA) ii. Eating Establishment, Convenience with Drive-Through (144.89 m ² of GFA)	i. 5.5 spaces/100 m ² of GFA = 10 spaces ii. 16 spaces/100 m ² of GFA = 24 spaces Total = 34 spaces	i. 3 spaces/100 m ² of GFA = 6 spaces ii. 8 spaces/100 m ² of GFA = 12 spaces Total = 19 spaces
c.	Minimum Width of Landscaped Strip	6 m	i. 3 m adjacent to the Site Triangle ii. 3 m to 5 m east and west of the Site Triangle

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d.	Pump Location	Shall be located in the Front Yard, Interior and Exterior Side Yards	Permit the pump to be located in the Rear Yard
e.	Minimum Interior Side Yard (North Lot Line)	11 m	3 m
f.	Minimum Exterior Side Yard (Major Mackenzie Drive)	11 m	10 m
g.	Parking Requirements - Access	Access to the property and to parking areas shall be direct to the site.	Access to the property and to parking areas shall be direct to the site and can be from the Major Weston Centres Limited (MWCL) lands along the west limits of the subject site.

The Vaughan Planning Department has reviewed the proposed site-specific exceptions to Zoning By-law 1-88 and provides the following comments:

i) Definition of Automobile Gas Bar

Zoning By-law 1-88 permits a maximum gross floor area of 280 m² for the automobile gas bar building, including the accessory convenience retail store and convenience eating establishment with a drive-through and the eating establishment component is limited to a maximum of 25% of the gross floor area of the building. The proposed 286.45 m² convenience retail store slightly exceeds maximum gross floor area requirement of the Zoning By-law, which is considered to be minor.

The new corporate Petro Canada service station retail format includes the A&W eating establishment and the Neighbours coffee chains, as accessory uses to the retail component. This results in a larger portion of the gross floor area of the building being devoted to the eating establishment use. The eating establishment component occupies 36.23% (103.77 m²) of the gross floor area (286.45 m²) of the building, rather than 25%. The increased size of the eating establishment component also provides service for the drive-through use and outdoor patio. The retail sales component, which occupies 63.77% (182.68 m²) of the building gross floor area will remain as the prominent use in the building. As the larger eating establishment format is becoming the normal format for the Petro Canada service station, which provides a more intensified use of the subject lands, the proposed size increase can be supported.

ii) Parking Spaces

The owner submitted a *Transportation Assessment Update*, dated July 2013, by Cole Engineering respecting the required parking spaces for the subject lands and states that, "given the anticipated site synergies at the subject site created by the different land uses, the proposed parking supply can sufficiently accommodate the parking demanded from the subject site development." The parking space reduction is due to providing sufficient on-site circulation for the vehicles to use the pump bays, car wash, and convenience retail store and convenience eating establishment, with drive-through uses.

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iii) Landscaped Area

The proposed landscaped area abutting the street line is 6 m in width for the majority of the subject lands as shown on Attachment #8, except for the area abutting and on either side of the site triangle, which ranges in width from 3 m to 5 m. The landscaping buffer area is heavily landscaped with a mix of coniferous and deciduous trees and coniferous shrubs, as well as incorporating 1.27 m high screening walls within the buffer area. The reduction to the landscaping buffer is due to providing a 4 m wide drive-through right-of-way, a 2 to 2.5 m wide sidewalk area for bike parking and an entrance to the outdoor patio.

iv) Pump Bay Location

The Vaughan Planning Department, through the review of the proposal worked with the owner to relocate the convenience retail building close to the intersection of Major Mackenzie Drive and Vellore Park Avenue to establish a better interface with the street and to facilitate pedestrian connections with minimal impact to the operation of the automobile gas bar use. Zoning By-law 1-88 defines the shortest street line to be the front lot line and in the case of the subject lands, Vellore Park Avenue has the shortest lot line resulting in the location of the pump bay being in the rear yard.

v) Interior and Exterior Side Yards

The reduction to the interior side yard from 11 m to 3 m is only for the portion of the yard abutting the car wash building. The 3 m wide landscaping area will provide coniferous trees to screen the use. The exterior side yard is reduced from 11 m to 10 m for the portion of the building near the site triangle in order to provide a 4 m wide drive-through right-of-way, a 2 to 2.5 m wide sidewalk area to provide bike parking, and an entrance to the outdoor patio.

vi) Access

The subject lands will have direct access from Vellore Park Avenue. In order for the subject lands to function adequately an additional access is required. The Region denied access to Major Mackenzie Drive resulting in the owner seeking access along the west limits of the subject lands through the Major Weston Centres Limited (MWCL) lands in order to access Major Mackenzie Drive.

The Owner and Major Weston Centres Limited (MWCL) must submit Consent Applications to the Committee of Adjustment to permit shared vehicular and pedestrian access across MWCL lands to benefit the subject lands, and the easement respecting the shared access must be registered on title on both the subject lands and the MWCL lands. In addition, MWCL must also submit a Minor Variance Application to the Committee of Adjustment in order to permit vehicular and pedestrian access across their lands for the benefit of the subject lands. Conditions to this effect are included in the recommendation of this report.

vii) Summary of Zoning Exceptions

In summary, the site-specific zoning exceptions are required due to the detailed design work by the owner and the Planning Department being finalized after the original implementing Zoning By-law was approved by Vaughan Council. The proposed changes provide a better interface with the street and facilitate pedestrian connections with minimal impact to the operation of the automobile gas bar use with the convenience retail building being located near the intersection of Major Mackenzie Drive and Vellore Park Avenue. These modifications are considered appropriate and minor in nature, in order to achieve the desired site design. For the reasons discussed above, the Vaughan Planning Department can support the proposed zoning exceptions.

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viii) Holding Symbol

The subject lands are zoned C5(H) Community Commercial Zone with the addition of the Holding Symbol “(H)” as shown on Attachment #2. The condition for the removal of the Holding Symbol “(H)” is the approval of a Site Development Application. The Planning Department is recommending approval of the subject site plan application through this report. Should Vaughan Council approve Site Development File DA.07.090, the Holding Symbol “(H)” can be removed, thereby zoning the subject lands C5 Community Commercial Zone.

Site Plan Review

The Vaughan Planning Department is satisfied with the proposed site plan, building elevations, and landscape plan as shown on Attachments #3 to #8 inclusive, subject to any required modifications through the review by internal departments and external agencies. The landscape buffer must co-ordinate with Regional landscaping for a seamless transition along Major Mackenzie Drive. The owner is also required to submit final signage details in support of the application, including the pylon signs. The final site plan, landscape plan, landscaping cost estimate, and building elevations must be approved to the satisfaction of the Vaughan Planning Department.

The Cultural Heritage Division of the Planning Department has no objection to the approval of the development, subject to the inclusion of the standard archaeological resources conditions being included in the Site Plan Letter of Undertaking. A condition of approval is included in this respect.

Access and Easement Agreements (MWCL)

The owner is requesting access across Major Weston Centres Limited (MWCL) lands along its west lot line, as shown on Attachments #2 and #3. The owner and MWCL are in discussions respecting the driveway ingress/egress access and easement agreements across MWCL lands. The owner and/or MWCL is required to provide a copy of the executed and registered agreement(s) and legal description of the lands subject to the agreement(s) respecting driveway ingress/egress access and easements across MWCL lands to the Vaughan Planning Department and Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Block 33 West Landowners Group

The subject lands are located within the Block 33 West Plan. The Block 33 West Landowners Group was responsible for front-end financing and providing, among other matters, the infrastructure for services and roads. Prior to the issuance of a Building Permit, the owner will be required to enter into an agreement respecting the sharing of the costs related to community lands and infrastructure with the Block 33 West Landowners Group. The Trustee for the Block 33 West Landowners Group shall provide written clearance that the owner has fulfilled the required cost sharing obligations to the Block 33 West Developers Group to the Vaughan Planning Department and Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has no objections to the proposal and requires that the final site grading, servicing, stormwater management and lighting plans, and supporting reports including the Functional Servicing Report and Traffic Assessment, be addressed to their satisfaction and provides the following comments:

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a) Environmental Site Assessment

The site screening questionnaire was reviewed and there are no items of environmental concern based on the city's policy on contaminated or potentially contaminated sites.

b) Storm Sewers

The owner is proposing to manage the storm drainage from the subject lands by installing a private storm sewer that is to extend from the subject lands westerly parallel to Major Mackenzie Drive within a 6 m private easement and connect to the existing large diameter storm sewer on Weston Road. This storm sewer shall be designed to accommodate other tributary lands in the immediate area to the satisfaction of the City. This servicing scheme is consistent with the Block 33 West Master Environmental Servicing Plan (MESP). The private easement will need to be established between the owner and the abutting land owner(s), Major Weston Centres Limited, in order for the storm sewer connection to be made. A site plan agreement with the Region of York may also be required as the outlet storm sewer is located on a regional road. The owner is also proposing to install on-site quality and quantity control measures.

c) Sanitary and Water Servicing

The subject lands will be serviced by the existing sanitary and water service connections located at the northeast corner of the subject lands from the mainline services on Vellore Park Avenue.

d) Conveyance of Vellore Park Avenue

The owner shall convey to the City, free of all costs and encumbrances, the necessary lands for the extension of the public road (Vellore Park Avenue), including all necessary intersection widenings and turn around lands, to the limit of the owner's lands to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition is included in the recommendation of this report that the conveyance occurs prior to the issuance of a Building Permit.

Vaughan Public Works Department - Solid Waste Management

The Public Works Department has no objections to the proposed exterior refuse/recycling building, provided the requirements of the City's Waste Collection Design Standards are met to the satisfaction of the Public Works Department.

Vaughan Legal Department, Real Estate Division

The Vaughan Real Estate Division has advised that the owner shall 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 the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an appraisal report prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The Vaughan Real Estate Division shall be advised, by the Trustee for the Block 33 West Landowners Group, if the cash-in-lieu of the dedication of parkland has been addressed as part of the owner's cost sharing obligations to the Block 33 West Landowners Group. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

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i. **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

Regional Implications

York Region has no objections to the applications in principle. Prior to receiving final site plan approval from the Region and prior to the issuance of any conditional, partial and/or final Building Permit(s) by the City, the owner must satisfy the requirements of the Region and be in receipt of an executed Site Plan Agreement between the owner and the Region, unless otherwise agreed to in writing by York Region.

York Region shall require a road widening along the subject lands lot line where it abuts Major Mackenzie Drive of sufficient width to provide 22.5 m from the centreline of Major Mackenzie Drive and 15 m by 15 m site triangles at the intersection of Major Mackenzie Drive and Vellore Park Avenue, to be conveyed to the Region free of all costs and encumbrances. The required road widening is incorporated into the proposed site plan as shown on Attachment #3.

The final site grading, servicing, stormwater management, and landscaping plans and traffic reports shall also be approved to the satisfaction of the York Region. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

Zoning By-law Amendment File Z.13.032 (Suncor Energy Products Inc.) and Site Development File DA.07.090 (Suncor Energy Products Inc.) have been reviewed in accordance with the policies of the in-effect official plan, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed automobile gas bar, with an accessory convenience retail store with a drive-through and a car wash as shown on Attachments #3 to #8 inclusive, is appropriate and compatible with the existing and permitted uses in the surrounding area.

The Vaughan Planning Department also recommends the approval of related Zoning By-law Amendment File Z.07.058 to remove the Holding Symbol “(H)” from the subject lands, thereby effectively zoning the subject lands C5 Community Commercial Zone. Accordingly, the Vaughan Planning Department can support the approval of the Zoning By-law and Site Development Applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - Convenience Retail Building
5. Elevations - Canopy
6. Elevations - Car Wash
7. Elevations - Refuse /Recycling Enclosure
8. Landscape Plan

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)