

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

8 ZONING BY-LAW AMENDMENT FILE Z.13.032
SUNCOR ENERGY
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;
- 2) That the proponent meet with the Vellore Woods Ratepayers Association and the local Ward Councillor to discuss design in the site plan process;
- 3) That the deputation by Mr. Claudio Brutto, Brutto Consulting Limited, Highway 7, Concord, on behalf of the applicant, be received; and
- 4) That the following communications be received:

C11. Ms. Paula Bustard, Senior Director, Land Development, Smart!Centres, Applewood Crescent, Vaughan, dated November 25, 2013.

1. THAT the Public Hearing report for File Z.13.032 (Suncor Energy) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- Date the Notice of a Public Meeting was circulated: November 1, 2013
- Circulation Area: 150 m and to the Vellore Woods Ratepayers' Association
- Comments Received as of November 12, 2013: None

The Owner has submitted Zoning By-law Amendment File Z.13.032 on the subject lands shown on Attachments #1 and #2, 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 facility accessory to a permitted automobile gas bar on the subject lands, whereas a drive-through is not permitted. Zoning By-law 1-88 permits an automobile gas bar, convenience eating establishment, convenience retail store and car wash uses on the subject lands.

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Background - Analysis and Options

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Zoning	<ul style="list-style-type: none"> The subject lands are zoned C5(H) Community Commercial Zone with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1238), which does not permit the proposed drive-through use only, and therefore an amendment to Zoning By-law 1-88 is required. The Holding Symbol “(H)” cannot be removed until Vaughan Council approves a Site Development application for the subject lands. The Owner has submitted Zoning By-law Amendment File Z.07.058 to remove the Holding Symbol “(H)”.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> The application will be reviewed in consideration of applicable City Official Plan policies.
b.	Appropriateness of the Proposed Drive-Through Use	<ul style="list-style-type: none"> The appropriateness of permitting the proposed drive-through use on the subject lands will be reviewed with respect to compatibility with other uses proposed as-of-right on the site, and the surrounding land use context.
c.	Related Site Development File DA.07.090	<ul style="list-style-type: none"> Related Site Development File DA.07.090 will be reviewed to ensure appropriate internal traffic circulation as a result of the drive-through component, as well as, building and site design, pedestrian connectivity, access, universal accessibility, parking, landscaping, signage, stormwater management, servicing and grading. Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved. All issues identified through the review of Site Development File DA.07.090 will be addressed together with the subject Zoning By-law Amendment Application in a comprehensive technical report to a future Committee of the Whole meeting.

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d.	Traffic Impact Study	<ul style="list-style-type: none">▪ The Traffic Impact Study submitted in support of the application must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ York Region shall require sufficient property to provide 18 m from the centreline of Major Mackenzie Drive, and an additional 2 m widening, 40 m in length, together with a 60 m taper for the purpose of a westbound right-turn lane at the intersection of Major Mackenzie Drive and Vellore Park Avenue. The Owner must satisfy all requirements of the Region of York.
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Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. South and East Elevations
5. West and North Elevations
6. Car Wash Elevations
7. Canopy Elevations
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.)