

memorandum

DATE: MARCH 13, 2014
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION
COUNCIL MEETING – MARCH 18, 2014

C	2
Item #	7
Report No.	10 (CW)
Council - March 18/14	

ITEM #7 - COMMITTEE OF THE WHOLE – FEBRUARY 25, 2014

**ZONING BY-LAW AMENDMENT FILE Z.13.023
SITE DEVELOPMENT FILE DA.13.051
ULTRAMAR LTD., ET AL
WARD 1 - VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

Recommendation

The Commissioner of Planning recommends:

1. THAT Attachments #4 and #7 of the Report of the Commissioner of Planning and the Director of Development Planning, dated February 25, 2014, with respect to Zoning By-law Amendment File Z.13.023 and Site Development File DA.13.051 (Ultramar Ltd., Et Al) be deleted, and replaced with the revised landscape plan shown on Attachment #4 and revised pylon sign shown on Attachment #7, attached hereto.

Background

On February 25, 2014, the Committee of the Whole considered Item #7 respecting Zoning By-law Amendment File Z.13.023 and Site Development File DA.13.051 (Ultramar Ltd., Et Al.), and resolved the following:

“That consideration of this matter be deferred to the Council meeting of March 18, 2014, for a report addressing comments from Members of Council regarding the height of the wood sound barrier fence and the proposed landscaping”.

Sound Barrier Fence

The owner submitted a noise feasibility study prepared by HGC Engineering, dated December 19, 2013, in support of the applications. The noise study concludes that only an acoustic screen measuring 1.8 m is required for the roof top mechanical unit. However, as an additional mitigation measure, the owner added a 1.8 m high solid wood sound barrier fence along the west property line to further mitigate any noise impacts resulting from the proposed drive-through. On March 4, 2014, the owner submitted a revised landscape plan showing an increase in the height of the wood sound barrier fence from 1.8 m to 2.4 m, as shown on revised Attachment #4 to this Communication. The Planning Department is satisfied with the increase in height of the sound barrier fence from 1.8 m to 2.4m.

memorandum

Existing Vegetation and Proposed Landscaping

The existing vegetation on the subject lands that is planned to be removed consists primarily of Norway and Manitoba Maple trees. The Norway Maple provides a dense shade and canopy, which prevents the success of surrounding vegetation at the base of the tree. The Manitoba Maple is a native species to Ontario, but is comprised of weak and brittle wood. This multi-stemmed tree also requires frequent maintenance to mitigate their irregular crown shape and sustain good form. Notwithstanding, the owner will be maintaining two of the existing deciduous trees located on the southwest portion of the subject lands.

The revised landscape plan, shown on revised Attachment #4 to this Communication, proposes additional coniferous and deciduous planting with year round screening as a buffer to the existing residential properties to the west of the subject lands. The proposed landscaping has been reconfigured to provide a denser canopy, and consists of White Spruce and Red Oak trees along the western property line. The White Spruce tree is a large native coniferous tree that can thrive in a variety of conditions and will provide year round dense screening. The Red Oak tree is a hardy native deciduous tree that is used in urban conditions due to its adaptability. Often, this tree retains its dead leaves through the winter, also allowing this species to provide year round screening.

Accordingly, the Planning Department is satisfied that the revised landscape plan will provide an appropriate buffer from the proposed automobile gas bar and associated drive-through.

Pylon Sign

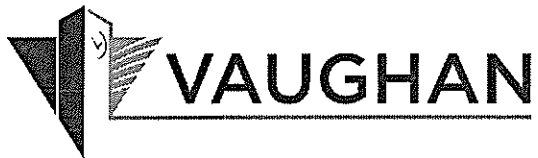
On February 27, 2014, the owner submitted a revised pylon sign elevation, as shown on revised Attachment #7 to this Communication. The owner is proposing a 0.3 m (12 inch) increase in height of the stone base for the two proposed pylon signs located on the northeast and south portions of the subject lands. The Planning Department is satisfied with the additional height of the stone base.

Keele Street Access

The Region of York Transportation and Community Planning Department has indicated that a full moves access from the Keele Street entrance to the subject lands and the abutting property to the north would create a safety issue, and would not meet the Region's guideline for traffic flow separation. The Region of York has also indicated that once given the opportunity, the Region will likely restrict adjacent properties north of the subject lands to a right-in, right-out access through future redevelopment applications. The Region has advised that they will be providing written correspondence to the City confirming the above.

Conclusion

The Development Planning Department has consulted with the owner, who has agreed to provide additional landscaping within the westerly landscape strip and to provide a 2.4 m high wood sound barrier fence along the westerly property line. The owner has also increased the height of the stone base of the proposed pylon signs by 0.3 m. Finally, the Region of York Transportation and Community Planning Department has advised that a full moves access from the existing Keele Street entrance is not a feasible option due to safety concerns and traffic flow separation. Accordingly, should Vaughan Council concur, Attachments #4 and #7 of the Report of the Commissioner of Planning and Director of Development Planning, dated February 25, 2014, can be deleted and replaced with Attachments #4 and #7, attached hereto, and the Zoning By-law Amendment and Site Development applications can be approved.



memorandum

Respectfully submitted,

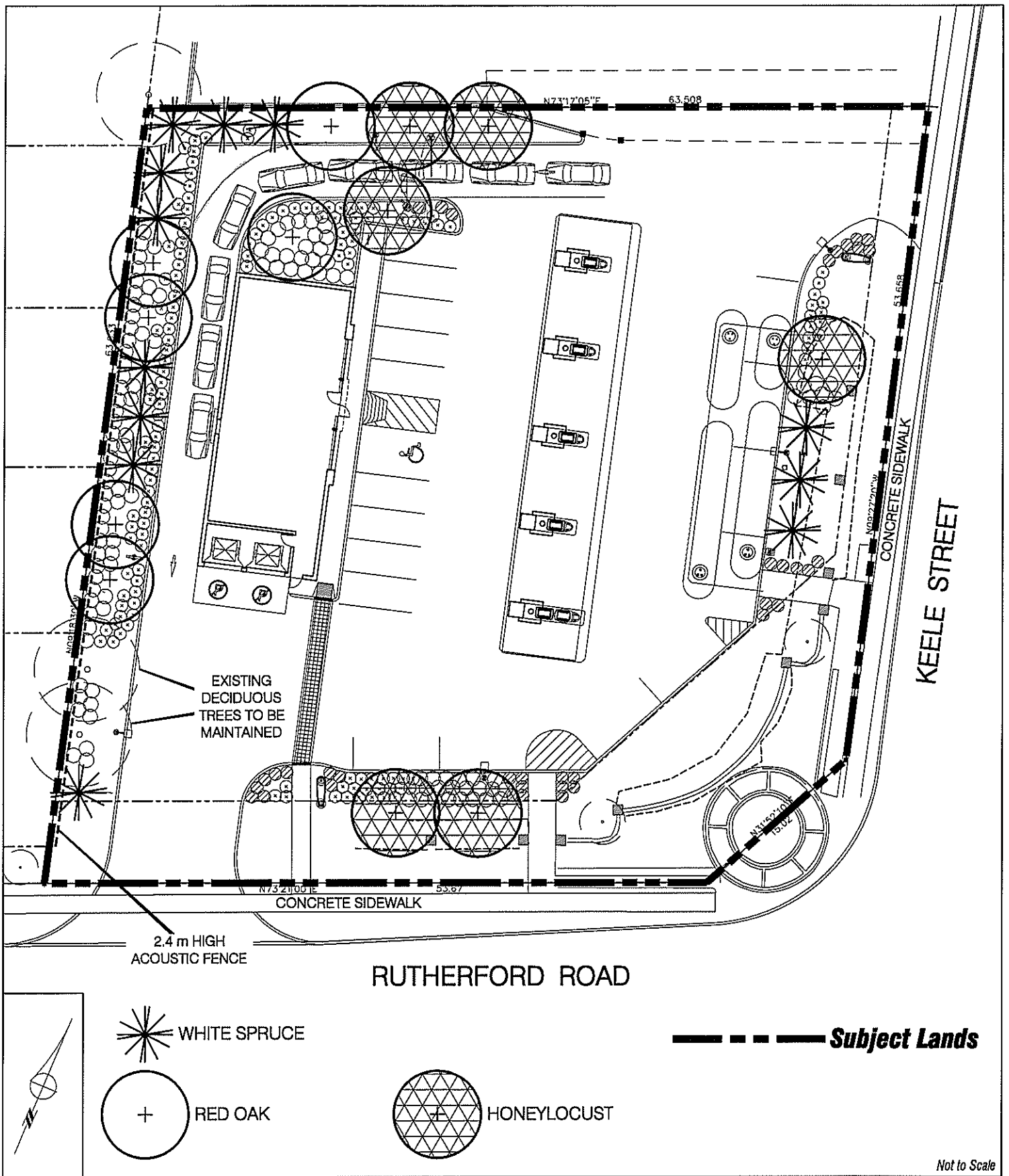
A handwritten signature in black ink, appearing to read 'John MacKenzie'.

JOHN MACKENZIE
Commissioner of Planning

Attachment: Revised Attachment #4 – Landscape Plan
Revised Attachment #7 – Pylon Sign

MA/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Interim Director of Planning, and Director of Development Planning



Landscape Plan

LOCATION:
Part of Lot 16, Concession 4

APPLICANT:
Ultramar Ltd., et al

N:\OFF\1 ATTACHMENTS\Z\z.13.023da.13.051.dwg



Attachment
FILE: Z.13.023
RELATED FILE: DA.13.051

DATE:
September 03, 2013

4



Not to Scale

Pylon Sign Details

LOCATION:
Part of Lot 16, Concession 4

APPLICANT:
Ultramar Ltd., et al

N:\OFT\1 ATTACHMENTS\Z\z.13.023da.13.051.dwg



Attachment
FILE: Z.13.023
RELATED FILE: DA.13.051

DATE:
September 03, 2013

7