

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: MAY 7, 2013

SUBJECT: COMMUNICATION - COUNCIL MEETING – May 14, 2013

C	4
Item #	14
Report No.	19 (CW)
Council - May 14/13	

ITEM #14, COMMITTEE OF THE WHOLE – April 30, 2013
ZONING BY-LAW AMENDMENT FILE Z.12.029
SITE DEVELOPMENT FILE DA.12.065
IMPERIAL OIL LIMITED ET AL.
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Background

On April 30, 2013, the Committee of the Whole considered the above-noted Site Development application and resolved:

“That staff provide a report to the Council meeting of May 14, 2013, with respect to a proposed enclosure between the noise barrier and the property boundary wall and clarification on the height of the noise barrier.”

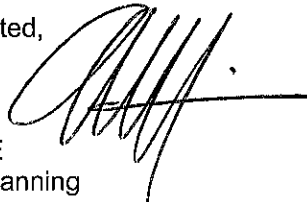
At the Committee of the Whole meeting, Members of Council expressed that a fence barrier should be added between the existing subdivision fence and the proposed sound barrier wall at both the east and north terminus to address security and safety concerns related to CEPTED (Crime Prevention Through Environmental Design).

Through discussions with Development Planning Staff, the applicant has agreed to revise the final site plan and landscape plan to address the concerns raised by the Committee of the Whole as shown on the red-lined site plan on Attachment #2, as follows:

1. to provide an iron rod fence and gate between the sound barrier wall and the existing subdivision fence at both the east and north terminus; and,
2. to clarify that the sound barrier wall to be located north of the car wash exit will be 3.0 m high, and 3.6 m high to the south of the car wash and along the south side of the subject lands.

The Development Planning Department is satisfied with the proposed revisions to be made to the final site plan and landscape plan, which the applicant will be required to submit detailed drawings for approval by City Staff. The staff recommendation in the Committee of the Whole report included a condition that the final site plan and landscape plan be approved by the Development Planning Department. Therefore, the above-noted revisions can be implemented through the finalization of these plans. Should Council concur, the staff recommendation in the Committee of the Whole report, can be adopted.

Respectfully submitted,

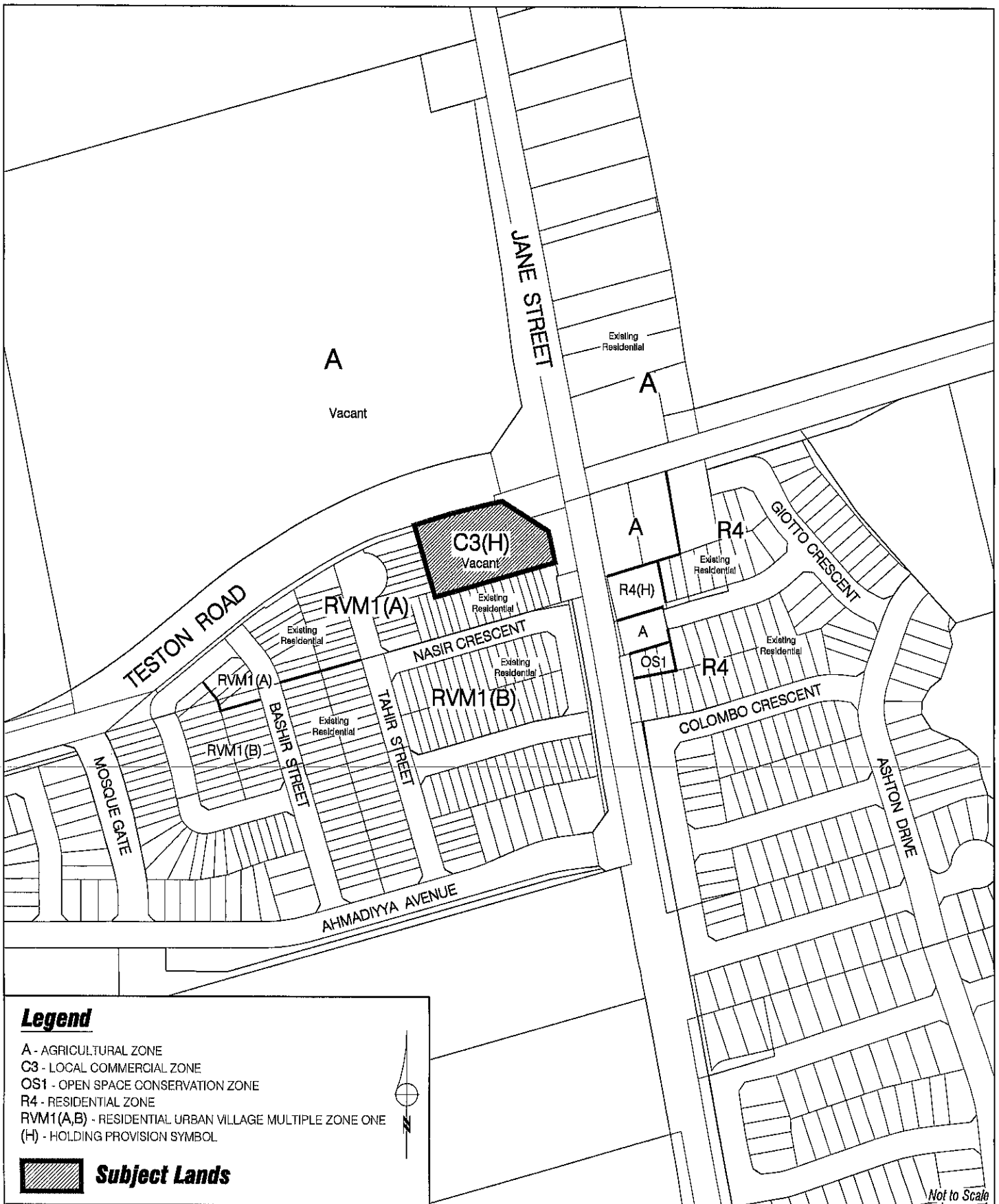


JOHN MACKENZIE
 Commissioner of Planning

Attachments

1. Location Map
2. Proposed revisions to Site Plan

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



Location Map

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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Attachment

FILES:
Z.12.029 & DA.12.065

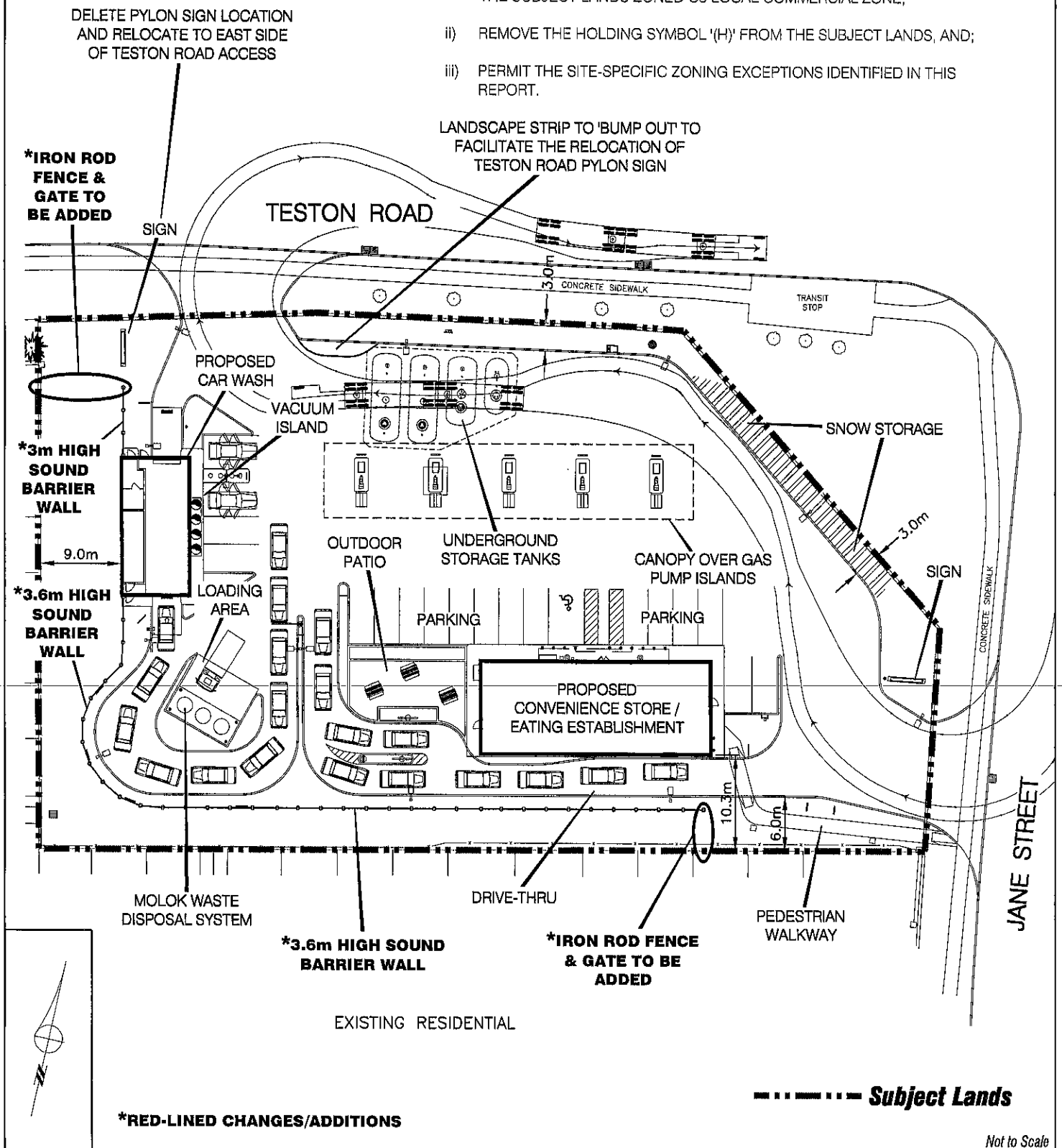
DATE:
March 14, 2013

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ZONING BY-LAW AMENDMENT FILE Z.12.029

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO:

- i) PERMIT A CAR WASH AS AN ADDITIONAL PERMITTED USE ON THE SUBJECT LANDS ZONED C3 LOCAL COMMERCIAL ZONE;
- ii) REMOVE THE HOLDING SYMBOL '(H)' FROM THE SUBJECT LANDS, AND;
- iii) PERMIT THE SITE-SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN THIS REPORT.



Revised Site Plan (As Red-Lined)

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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Attachment

FILES:
Z.12.029 & DA.12.065

DATE:
March 14, 2013

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