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C29
Item 4
Rpt. 30
CL - June 24/14

June 23, 2014

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L4L 1T4
Members of Council and Staff

RE: Zoning By-Law Amendment Application File Z.14.011

Dear Members of Council and Staff:

I am writing on behalf of Scannell Properties in response to a request made by The West Woodbridge Homeowner's Association Inc. in a letter to the City dated June 20, 2014. In the letter the resident's requested the following to be considered by the applicant:

1. Further building setback from Highway 27;
2. Landscaping of mature evergreens along Highway 27;
3. Fuel Station to be relocated farther away from Highway 27 and/or completely removed, if possible; and
4. Full cut-off lighting utilized throughout the subject lands.

Our team has met regarding these requests in an effort to accommodate as many items as feasible possible while maintaining the integrity of our internal project requirements and the safety of the employees at the site. The results of our findings and design flexibility are outlined below. Please consider this letter a written agreement to work through these design requests as follows:

1. Our building, parking and accessory facilities have been located as far from Highway 27 as physically possible. Although the zoning code only requires a 9 Meter setback from Highway 27, we have designed the site to accommodate over 40 Meters of setback, natural sound barrier, and landscaping. Had we started with 9 Meters, we would be in a position to meet this request, but rather our starting design considered the Residential community and therefore we need to keep the facility in its currently proposed location.
2. We will work with our Landscape design firm to increase the maturity and frequency of the evergreens in an effort to add additional visual screening to accommodate this request.
3. Our Fuel Island location can be relocated further from Highway 27. We will work with Staff to make this shift during the final site plan development phase.
4. We will use our best efforts to design our lighting using only Full cut-off fixtures throughout the proposed development.

On behalf of Scannell Properties and our proposed tenant, we would like to thank the West Woodbridge Homeowner's Association for the open communication and ability to discuss improvements to our development that will benefit the community. We appreciate the work by the City of Vaughan Staff and Council in order to facilitate this communication. Please let me know if any additional information is needed for this project.

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Sincerely,

A handwritten signature in black ink that reads "Courtney Lehman". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Courtney Lehman
Development Executive