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Communication
COUNCIL: <u>Sept 26/17</u>
<u>CW</u> Rpt. No. <u>31</u> Item <u>10</u>

DATE: SEPTEMBER 26, 2017

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT

RE: COMMUNICATION - COUNCIL MEETING, SEPTEMBER 26, 2017
ITEM NO. 10, REPORT NO. 31
COMMITTEE OF THE WHOLE – SEPTEMBER 19, 2017

**SITE DEVELOPMENT FILE DA.17.021
SEVENPLEX DEVELOPMENTS INC.
WARD 4 - VICINITY OF REGIONAL ROAD 27 AND ZENWAY BOULEVARD**

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT the proposed Exceptions to the C7 Service Commercial Zone Requirements identified in Table 1 of the Technical Report dated September 19, 2017 (Item 10 of Report 31) from the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, be amended as follows:
 - a) deleting the number "5,513.42 m²" in Item a) and replacing it with "5,500 m²";
 - b) deleting the number "44.47 m" in Item b) and replacing it with "59 m";
 - c) deleting the number "342.2 m²" in Item d) and replacing it with "345 m²";
 - d) deleting the numbers and words "35.3% (120.7 m² GFA) of the convenience eating establishment @ 342.25 m²" in Item e) and replacing it with "36% (124.2 m² GFA) of the convenience eating establishment @ 345 m²"; and
 - e) deleting Items h) and i) in their entirety.

Background

The Committee of the Whole on September 19, 2017, considered a Technical Report (Item 10 of Report 31) regarding Site Development File DA.17.021 (Sevenplex Developments Inc.) to permit the development of an automobile gas bar (Pioneer) that includes fueling stations, a convenience retail store, a drive-through eating establishment and a car wash.

Table 1 within the report identified the proposed variances from Zoning By-law 1-88 required to implement the proposal. Through the submission and review of the related Minor Variance File A267/17, the variances required to implement the development proposal have been refined and differ in some instances to the variances identified in Table 1 of the Technical Report. The following refinements to the Proposed Variances to the C7 Service Commercial Zone Requirements, subject to Site-Specific Exceptions 9(1134) and 9(1137) in Table 1 are proposed:

- a) Amend the Minimum Lot Area (Item a) from "5,513.42 m²" to "5,500 m²";
- b) Amend the Minimum Lot Frontage (Item b) from "44.47 m" to "59 m";
- c) Amend the Maximum Gross Floor Area (GFA) of Convenience Retail Store (Item d) from "342.2 m²" to "345 m²";
- d) Amend the Maximum Gross Floor Area (GFA) of Convenience Eating Establishment and Drive-through (Item e) from "35.3% (120.7 m² GFA) of the convenience eating establishment @ 342.25 m²" to "36% (124.2 m² GFA) of the convenience eating establishment @ 345 m²"; and
- e) Delete the Maximum Driveway Widths (Items h and i) in their entirety.

The amendments to the minimum lot area and lot frontage have been verified by a Surveyor's Certificate as submitted by the Owner and reflect the existing lot configuration. The amendments to the maximum size of the convenience retail store, and convenience eating establishment represent an increase of 2.8 m² and 0.7%, respectively, which in the opinion of staff is a minor increase that would not impact the site. The staff report identified variances for maximum driveway widths that are not required as the Building Standards Department has advised that the proposed driveway widths comply with Zoning By-law 1-88 and are not required.

Conclusion

The Development Planning Department supports the amendments to the Proposed Variances listed in Table 1 of the Technical Report (Item 10 of Report 31) as they either reflect the existing conditions of the site, are minor in nature, or are no longer required exceptions to Zoning By-law 1-88. It is recommended that Table 1 of Technical Report respecting Site Development File DA.17.021 considered by Committee of the Whole on September 19, 2017, be amended as identified in this Communication to modify the information presented in the original Technical Report.

Respectfully submitted,



JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

Copy to: Barbara A. McEwan, City Clerk
Daniel Kostopoulos, City Manager
Mauro Peverini, Director of Development Planning

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