

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

By receiving Communication C9 from the City Clerk, dated January 29, 2013.

1

**ZONING BY-LAW AMENDMENT FILE Z.12.029
IMPERIAL OIL LIMITED AND FALVO HOLDINGS LIMITED
WARD 1 – VICINITY OF JANE STREET AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved;**
- 2) That a community meeting with the applicant, abutting residents, Local Councillor, interested Regional Councillors and staff be held at the call of the Local Councillor to address outstanding concerns with the car wash use;**
- 3) That the coloured elevation drawings submitted by the applicant, be received;**
- 4) That the following deputations be received:**
 - 1. Mr. Don Dussault, Imperial Oil, Elm Street, Port Colborne;**
 - 2. Mr. Deryck Bagg, Teston Road, Maple;**
 - 3. Mr. Mohammad Bhatti, Nasir Crescent, Maple;**
 - 4. Mr. Burhan Goraya, Tahir Street, Maple;**
 - 5. Mr. Usman Habib, Bashir Street, Vaughan;**
 - 6. Mr. Zubair Afzal, Teston Road, Maple;**
 - 7. Mr. Zakria Khan, Bashir Street, Maple;**
 - 8. Mr. Mubarak Ahmed, Nasir Crescent, Maple;**
 - 9. Mr. Rehman Masood Mohar, Bashir Street, Maple;**
 - 10. Ms Hibbat-ul-Qadeer Mirza, Nasir Crescent, Maple;**
 - 11. Mr. Burhan Ahmed, Nasir Crescent, Maple;**
 - 12. Mr. Azeem Cheema, Bashir Street, Vaughan;**
 - 13. Mr. Adnan Mirza, Nasir Crescent, Maple;**
 - 14. Mr. Syed Ahmed, Nasir Crescent, Maple; and**
 - 15. Mr. Luqman Goraya, Tahir Street, Maple; and**
- 5) That the following Communications be received:**
 - C1. Petition, dated December 15, 2012;**
 - C2. Rinki Haque, dated January 7, 2013;**
 - C3. Mubashar Cheema, dated January 8, 2013;**
 - C6. Rehman Masood Mohar, Bashir Street, Maple, dated January 11, 2013;**
 - C7. Usman Habib, dated January 15, 2013;**
 - C8. Dr. Hameed Mirza, Nasir Crescent, Maple, dated January 15, 2013; and**
 - C10. City Clerk, dated January 15, 2013.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.029 (Imperial Oil Limited and Falvo Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, CW(PH) Report No. 3 – Page 2

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: December 21, 2012
- b) Circulation Area: 150 m
- c) Comments received as of January 2, 2013, are as follows:

The Development Planning Department has received correspondence from the following residents in opposition to the development:

- i) Mubarak Ahmad, Nasir Crescent;
- ii) Rehman Mohar, Bashir Street.

The concerns identified in the correspondences are summarized as follows:

- i) a gas station should not be located behind residential homes;
- ii) the health issues related to locating a gas station close to residential uses; and,
- iii) high ozone emissions from a gas station.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.029 to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to:

- i) amend the C3 Local Commercial Zone, subject to Exception 9(1276) to permit the additional use of a Car Wash on the subject lands, which is to be developed with a permitted Automobile Gas Bar and Eating Establishment with Drive-through Use, in the manner shown on Attachments #3 to #7;
- ii) to remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands C3 Local Commercial Zone, subject to Exception 9(1276); and,
- iii) permit the following site-specific zoning exceptions to facilitate the development of a Car Wash, Automobile Gas Bar and Eating Establishment with Drive-through as shown on Attachments #3 to #7.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, CW(PH) Report No. 3 – Page 3

	By-law Standard	By-law 1-88 C3 Local Commercial Zone Requirements	Proposed Exceptions to C3 Local Commercial Zone subject to Exception 9(1276)
a.	Minimum Rear Yard Setback to the Car Wash Building	9.0 m	6.0 m (west)
b.	Minimum Setback from a Car Wash Building to a Residential Zone	9.0 m	6.0 m (west)
c.	Minimum Parking Requirement	28 parking spaces (Gas Bar: $187.5 \text{ m}^2 @ 5.5/100 \text{ m}^2 = 11 \text{ spaces}$ + Eating Establishment: $105 \text{ m}^2 @ 16/100 \text{ m}^2 = 17 \text{ spaces}$)	18 parking spaces
d.	Maximum Driveway Width (Teston Road and Jane Street)	9.0 m	10.0 m
e.	Minimum Landscape Strip Width (Teston Road)	6.0 m	5.0 m

Additional zoning exceptions maybe identified through the detailed review of the application.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, CW(PH) Report No. 3 – Page 4

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located at the southwest corner of Jane Street and Teston Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Medium Density Residential/Commercial” by in-effect OPA #600, as amended by site-specific OPA #643.▪ OPA #643 specifically permits an Automobile Gas Bar/Automobile Service Station and a convenience eating establishment with drive-through within the “Medium Density Residential/Commercial” designation. The Service Station and Gas Bar Policies (Section 4.2.2.7) of OPA #600 permits maintenance services for vehicles. In addition, the policies state that a noise study may be required for a car wash on lands that abut a residential area. The Owner has submitted a Noise Study in support of the application.▪ The subject lands are designated “Mid-Rise Mixed-Use” by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. An automobile gas bar use is permitted under this designation, provided that the use is located on an arterial street, is limited to one gas station per intersection, and that no gas stations shall be permitted at the intersection of two arterial streets. The proposal does not conform to the locational criteria for gas stations identified in VOP 2010. The current in-effect Official Plan policies are being applied to the subject application.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned C3(H) Local Commercial Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1276), which permits the Automobile Gas Bar use and associated drive-through for an eating establishment.▪ The proposed associated Car Wash use does not comply with Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.
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:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, CW(PH) Report No. 3 – Page 5

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with City Official Plan	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Use, and Removal of the Holding Symbol “(H)” and Development Proposal	<ul style="list-style-type: none">▪ The appropriateness of the proposed car wash use together with the proposed site-specific zoning exceptions for the entire subject lands, to facilitate the proposed automobile gas bar with an associated car wash and eating establishment with drive through will be reviewed in consideration of compatibility with the surrounding land uses.▪ The subject lands are zoned with the Holding Symbol “(H)” which may be removed from the site upon approval of a Site Development Application by Vaughan Council.
c.	Site Development Application	<ul style="list-style-type: none">▪ The Owners have submitted related Site Development File DA.12.065. The Zoning Amendment and Site Development applications will be reviewed to ensure the following matters, but not limited to, are addressed: appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; signage; lighting; landscaping and screening from the abutting residential; and, proposed landscaping within the Region of York right-of-way (sight triangle) at the intersection of Jane Street and Teston Road.
d.	Sustainable Development	<ul style="list-style-type: none">▪ 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, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process.
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 33 East.
f.	Noise Report	<ul style="list-style-type: none">▪ The Noise Report submitted in support of the application must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013

Item 1, CW(PH) Report No. 3 – Page 6

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 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.

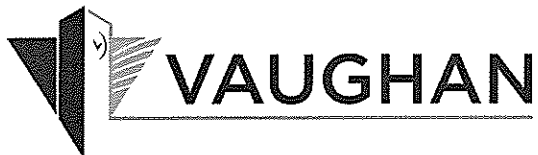
Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. Elevations – Convenience Store
6. Elevations – Car Wash
7. Elevations – Canopy and Pumps

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)



memorandum

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: JANUARY 29, 2013

SUBJECT: Communication - Council Meeting January 29, 2013
Committee of the Whole (Public Hearing), Report No. 3, Item No. 1
Zoning By-law Amendment File Z.12.029
Imperial Oil Limited and Falvo Holdings Limited
WARD 1 -Vicinity of Jane Street and Teston Road

C	9
Item #	1
Report No.	3 (PH)
Council - January 29/13	

Attached are the consolidated and updated Appendices 1 and 2 from my Communication C10 to Item 1 on the agenda of the January 15, 2013 meeting of the Committee of the Whole (Public Hearing). The consolidation includes submissions received by the City Clerk's Office up to 11:00 a.m. on January 29, 2013, which is the communication deadline for Council, being two hours prior to the commencement of the meeting.

Respectfully submitted,


JEFFREY A. ABRAMS
City Clerk

/ab

Attachments

1. Consolidated Appendix 1
2. Consolidated Appendix 2
3. Communication C10 from the Committee of the Whole (Public Hearing) meeting of January 15, 2013 from the City Clerk, dated January 15, 2013.

Sr. No.	Name	Online (change.org)
1	Luqman Goraya	Maple
2	Rehman Mohar	Vaughan
3	Junaid Ahmad	Maple
4	Hasnat Ahmad	Maple
5	Khursheed Bhatti	Maple
6	Basil Ahmad	Maple
7	Saad Hanan	Maple
8	Khan Gerany	Vaughan
9	Mazhar Hasham	Maple
10	Khawer Ahmad	Maple
11	Tahir Chaudhry	Maple
12	Ali Irfan	Maple
13	Mohammad Ahmad	Maple
14	Ghulam Ahmed	Vaughan
15	Kashif Ahmad	Maple
16	Naeem Chaudhary	Maple
17	Zaheer Ahmad	Vaughan
18	Luqman Ahmad	Maple
19	Salman Rehan	Vaughan
20	Nusrat Muzaffar	Maple
21	Muzaffar Ahmed	Maple
22	Mudassar Ahmed	Maple
23	Ahmed Luqman	Maple
24	Naila Chaudhry	Vaughan
25	Ibtsam Ahmed	Maple
26	Adnan Aleem	Maple
27	Mariam Siddiqui	Saskatoon
28	Furqan Bajwa	Maple
29	Faraz Qamar	Maple
30	Burhan Ahmed	Maple
31	Izaz Ahmed	Maple
32	Mobahil Ahmed	Mississauga
33	Afsham Neelum	Maple
34	Izaz Ahmed	Maple
35	Sheraz Khan	Vaughan
36	Salah Munadi	Maple
37	Mubarik Syed	Maple
38	Mohammad Bajwa	Maple
39	Saffir Goraya	Vaughan
40	Wasef Ahmad	Vaughan
41	Ali Bhatti	Maple
42	Akbar Mohammad	Maple
43	Waqar Ahmed	Maple
44	Adan Ahmed	Mississauga
45	Rizwan Ahmad	Maple
46	Shahid Asadullahkan	Vaughan
47	Burhan Pabla	Maple
48	Burhan Pabla	Maple
49	Fatima Cheema	Maple
50	Waqas Ahmad	Maple
51	Shah B.	Vaughan
52	Frederick Rancourt	Quinte West

Sr. No.	Name	Online (change.org)
53	Amna Noman	Toronto
54	Razi Noman	Toronto
55	Afefa Chaudhry	Maple
56	Peter Jabbar	Toronto
57	Behram Bashir	Maple
58	Mckenzie Brown	Upper Sackville
59	Kashuf Karim	Brampton
60	Adnan Bajwa	Maple
61	Amtul Ahmed	Saskatoon
62	Pooja Sharma	Toronto
63	Talha Farooq	Vaughan
64	Basil Afzal	Vaughan
65	Umer Farooq	Vaughan
66	Akshdeep Sharma	Toronto
67	Saeed Chohan	Vaughan
68	Yousaf Ahmed	Maple
69	Samina Saeed	Vaughan
70	Jari Mahmood	Maple
71	Bilal Habib	Maple
72	Marya Afzal	Vaughan
73	Isna Afzal	Vaughan
74	Adil Mansoor	Woodbridge
75	Saad Ahmed	Toronto
76	Amtul Afzal	Vaughan
77	Mohammad Afzal	Vaughan
78	Hadiqa Sheikh	Maple
79	Madiha Ahmad	Vaughan
80	Usman H. Bajwa	Vaughan
81	Labeed Ahmed	Maple
82	Fahad Sheikh	Woodbridge
83	Abrar Ahmad	Vaughan
84	Izhar Ahmad	Maple
85	Zaheer Ahmad	Maple
86	Ron Cwang	Toronto
87	Umar Sahi	Maple
88	Reema Patel	Brampton
89	Uzair Ahmed	Vaughan
90	Ribina Kausar	Maple
91	Ausaaf Chatta	Maple
92	Gamino Khobalakrishnan	Maple
93	Ather Ahmed	Maple
94	Zaafir Chaudhary	Maple
95	Anita Bidhesi	Maple
96	Abdul Aleem	Maple
97	Ahmed Zakaria	Maple
98	Nida Zakaria	Maple
99	Raza Dard	Vaughan
100	Kamran Bhatti	Maple
101	Momal Mansoor	Maple
102	Kashif Naseem	Vaughan
103	Sajid Kahloon	Maple
104	Mansoor Chughtai	Maple

Sr. No.	Name	Online (change.org)
105	Sajid Alvi	Maple
106	Fariyal Khan	Maple
107	Tanzeel Ahmed	Maple
108	Nayaab Chatta	Maple
109	Zeshan Mohammad	Maple
110	Mubariz Ahmed	Maple
111	Umar Mumtaz	Maple
112	Azeem Cheema	Maple
113	Faizan Arif	Maple
114	Shahzaib Ahmad	Maple
115	Shaharyar Ahmad	Maple
116	Jariullah Chaudhry	Vauahan
117	Zahid Naeem	Vaughan
118	Ashar Saleem	Maple
119	Farida Ahmad	Saskatoon
120	Joshua Melanson	Guelph
121	Ata Siddiqui	Richmond Hill
122	Ahmed Siddiqui	Newmarket
123	Fouzia Sultana	Maple
124	Mubarak Ahmed	Maple
125	Amad Ahmed	Maple
126	Saad Ahmed	Maple
127	Waheed Cheema	Woodbridge
128	Munawar Ahmad	Saskatoon
129	Farzana Ahmed	Saskatoon
130	Shibbrah Ahmed	Saskatoon
131	Ahsan Faraz Hadi	Maple
132	Aishnah Ahmad	Saskatoon
133	Ahsan Akhtar	Richmond Hill
134	Lyli Pham	Vaughan
135	Rachel Marianmi	Maple
136	Tahir Malik	Vaughan
137	Natasha Rehman	Saskatoon
138	Saeed Ahmed	Maple
139	Justin Falk	Maple
140	Mirza Qadeer Tahir	Maple
141	Asam Bajwa	Maple
142	Maryam H	Vaughan
143	Shahida Bajwa	Maple
144	Rehana Bajwa	Vaughan
145	Ataul Munim	Maple
146	Anam Iffat	ON
147	Mauood Ahmad	Vaughan
148	Waheed Ahmed	Vaughan
149	Rabeet Malik	Vaughan
150	Ausma Ahmad	Maple
151	Saleem Kashif	Maple
152	Ann Hu	Maple
153	Ammar Khan	Vaughan
154	Adeela Ahmed	Vaughan
155	Janel Pangilinan	Maple
156	Sonia Cheema	Vaughan

Sr. No.	Name	Online (change.org)
157	Touseef Ahmad	Maple
158	Muhammad Khawaja	Maple
159	Hubbatul Afzal	Maple
160	Iftikhar Shaikh	Woodbridge
161	Johny Tran	Maple
162	Hamid Hasan	Calgary
163	Basharat Ahmad	Maple
164	Labeed Ahmed	Vaughan
165	Vahid Barekzay	Vaughan
166	Umer Zahoor	Vaughan
167	Mubashar Cheema	Vaughan
168	Mubasher Ahmad	Maple
169	Nida Nasar	Maple
170	Adnan Mriza	Maple
171	Zishan Khalid	Maple
172	Qaisar Yaqub	Vaughan
173	FX MG	Quebec
174	Fateeha Muslim	Vaughan
175	Mohammad Asadullahkhan	Maple
176	Farwa Wajahat	Saskatoon
177	Natasha Qamar	Maple
178	Sultan Mubasher	Maple
179	Ahsan Suleman	Maple
180	Muzammil Ahmad	Vaughan
181	Harith Chaudhary	Vaughan
182	Huda Chaudhary	Vaughan
183	Syed Ahmed	Maple
184	Jari Qudrat	Toronto
185	Maham Ahmad	Maple
186	Mauood Ahmad	Maple
187	Samrha Mangla	Vaughan
188	Saadia Rajput	Brampton
189	Nabeel Rajput	Brampton
190	Daud Ahmed	Maple
191	Sadeea B.	Maple
192	Vinochan Paramanathan	Maple
193	Azhar Ahmad	Maple
194	Musawar Bajwa	Maple
195	Musawar Bajwa	Maple
196	Tooba Ahmad	Maple
197	Umar Riaz	Toronto
198	Maleha Awan	Maple
199	Tariq Awan	Maple
200	Hafsah Peer	Maple
201	Maqsoodah Khokhar	Maple
202	Zohaib Ahmad	Maple
203	Agha Khan	Maple
204	Abdul Khawaja	Vaughan
205	Khawaja Ahmad	Maple
206	Ayesha Hina	Toronto
207	Zahid Kahlon	Maple
208	Robina Majid	Vaughan

Sr. No.	Name	Online (change.org)
209	Abdul Majid	Vaughan
210	Shahid Saddique	Vaughan
211	Saddique Ahmad	Vaughan
212	Saima Saddique	Vaughan
213	Serjeel Ahmed	Maple
214	Zahid Khan	Maple
215	Ahmad Jamal Joiya	Maple
216	Hizqeel Ahmad	Vaughan
217	Luqman Rana	Maple
218	Mohammed Salam	Maple
219	Waqas Khurshid	Maple
220	Saqib Zafar	Maple
221	Luqman Ahmad	Maple
222	Qasid Warraich	Maple
223	Muhammad Saleh	Vaughan
224	Azmat Azmat	Vaughan
225	Aaqib Mahmood	Maple
226	Mubarak Ahmed	Maple
227	Fahd Peerzada	Surrey
228	Farhad Rana	Vaughan
229	Sabafat Ali Halaby	Vaughan
230	Sharjeel Ahmed	Stafford
231	Sajid Iqbal	Vaughan
232	Ferhad Ghaffar	Maple
233	Fatir Ahmad	Vaughan
234	Frasat Ahmad	Maple
235	Hizqeel Ahmed	Vaughan
236	Zahid Khan	Maple
237	Serjeel Ahmed	Maple
238	Abdun Baten	Maple
239	Sajid Baten	Maple
240	Sarmad Naveed	Maple
241	Musawar Ahmad	Maple
242	Zeeshan Khokhar	Maple
243	Shahid Sohail	Maple
244	Naumana Mahmood	Maple
245	Farhan Cheema	Maple
246	Kashmala Cheema	Maple
247	Mubarak Khan	Maple
248	Mubariz Ahmed	Vaughan
249	Ali Ahmed	Maple
250	Saeed Ch	Toronto
251	Mansoor Sabir	Maple
252	Nadia Butt	Maple
253	Kelly Huynh	Maple
254	Maaha Mahmood	Maple
255	Bushra Mahmood	Maple
256	Shakil Mirza	Mississauga
257	Saqib Ejaz	Maple
258	Qasid Sohail	Vaughan
259	Shakila Sadaf	Maple
260	Mudassir Ahamad	Maple

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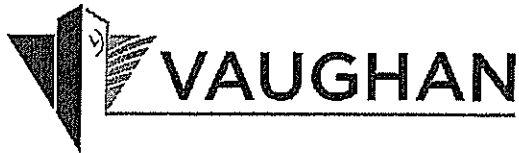
Sr. No.	Name	Online (change.org)	Comments
1	Mohammad Bhatti	Maple	This is a terrible idea to allow a gas station in my back yard. I have four little kids and this gas station will have devastating and detrimental effects on your health and on our life style and peace of mind. We say absolutely no to car wash and gas station.
2	Basharat Choudhary	Maple	It is not good to have it so close to my house.
3	Faraz Elahi	Maple	There will be high congestion and noise pollution. Not to mention children are around the area, hence the insertion of a gas station this close to housing is dangerous.
4	Dawood Akhtar	Richmond Hill	Because I feel a gas station beside a community with children is very dangerous.
5	Zeeshan Ahmed	Maple	"Healthy citizens are the greatest asset any country can have." – Winston S. Churchill
6	Ambreen Nawaz	North York	It is important b/c it's a health problem, we should protect our children's health they are future.
7	Burhan Goraya	Maple	Canada, many come to seek a better future, a better life and stable and peaceful society, were many come from barren lands seeking a life not for themselves but for their children. York Region an economical hub, were on a municipal level we are thriving as a community. Individuals are finding stability and comfort easily attainable. Then why is when a community who has helped this beloved land for many years thrive; even when Jane and Major Mackenzie was barren, this community always worked towards a better future, a better life and a better economy for York Region. A Gas bar is intersecting this community, who has helped York Region and Vaughan for many of years, this community is now seeking an understanding of why a gas bar is located even close to the vicinity of this community. Fathers, Mothers even the elderly are at admits because of health issues and many more factors that do not allow for this community to prosper. So for a "Better Future", as York Region slogan percent's, we must not allow the construction of this gas station to occur.
8	Usama Ahmed	Maple	I have never seen this kind of concept in Canada before. A Gas Station right next to a residential home. Absolutely ridiculous.
9	Naeem Sheikh	Maple	This is important to me because the safety of my community is on the line.
10	Blawal Aleem	Maple	Don't feel safe knowing that there will be gas fumes so close to my house, not good ethics on behalf of the builders as they haven't considered the all the possible health risks that pose a risk to all the nearby residents.
11	Sadaf Naz	Maple	This Gas Station is extremely harmful for my little kids. I'm totally against this plan. A Bio-Hazardous
12	Shah B.	Vaughan	Because the last thing I want is anyone in my community stepping out of their house and smelling gasoline.

Sr. No.	Name	Online (change.org)	Comments
13	Razi Noman	Toronto	Health Concerns
14	Behram Bashir	Maple	I live close by and my friends and family live even closer. I dont want them to live in such hazardous conditions.
15	Kashuf Karim	Brampton	As human we need to help each other, im not saying we dont need a gas station, but not near kid, that might get infected or something
16	Basil Afzal	Vaughan	I have a house adjacent to the property where this proposed land is and I feel the risks outweigh the benefits for this proposed development
17	Adil Mansoor	Woodbridge	I live very close to it.
18	Mohammad Afzal	Vaughan	My house is right behind this proposed development, I will not be happy with this.
19	Usman H. Bajwa	Vaughan	Why is this important to you? (Optional) Gas stations can pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leading into the ground, and exposure hazards & chemicals (hydrocarbon fumes & benzene) !! Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer causing chemical, according to the National Institutes of Health (NIH).
20	Abdul Aleem	Maple	I live right behind the proposed area and don't feel safe knowing that there will be gas fumes so close to my home.
21	Ahmed Zakaria	Maple	We want clean and worry free environment for our future generations.
22	Nida Zakaria	Maple	To live a healthy life
23	Raza Dard	Vaughan	I live near the proposed land
24	Kashif Naseem	Vaughan	this gas station is near my house. this is a very dumb idea
25	Sajd Kahloon	Maple	this is a dumb idea
26	Sajid Alvi	Maple	very bad idea. its to close to my community
27	Fariat Khan	Maple	pollution
28	Tanzeel Ahmed	Maple	very bad idea
29	Nayaab Chatta	Maple	i think this is a bad idea because it is to close to house and my community
30	Saad Ahmed	Maple	bad idea. this plan is right behind my house
31	Zeshan Mohammad	Maple	i feel that this gas station will disturb many people and be very harmful.
32	Mubariz Ahmed	Maple	noise pollution also very to close to my community
33	Umar Mumtaz	Maple	I feel that the construction of this gas station is a bad idea as it will disturb many people that live in this residential area. It is very harmful.
34	Faizan Arif	Maple	I feel that the construction of this gas station will have a negative impact on our environment. The noise that will be caused is to much.
35	Shahzaib Ahmad	Maple	Im allergic to pollution
36	Ashar Saleem	Maple	Due to health concerns, it is not a great idea to build a gas station near to the residential area.
37	Fouzia Sultana	Maple	it is harmful to my family
38	Mubarak Ahmed	Maple	harmful to my family

Sr. No.	Name	Online (change.org)	Comments
39	Amad Ahmed	Maple	it is harmful for my housebound considering it is directly behind my house
40	Saad Ahmed	Maple	too harmful to my community gas vapors
41	Tahir Malik	Vaughan	Please do not approve this as it will directly impact the community. We already have a gas station and car wash within 1.5 km. Therefore there is no need for another car wash in this area. Leave the community from further toxins and pollution
42	Saeed Ahmed	Maple	i have just moved to Canada, and what i don't understand is that how can a gas station be so near houses which is frightening because many families have children, and these children can get hurt because of this proposed gas bar. also i have never seen such a ridiculous idea anywhere else.
43	Naiela A.	Saskatoon	It affects many people.
44	Mirza Qadeer Tahir	Maple	my house is right behind this property it will cause a lot of disturbance,not only for us but a lot of other people
45	Maryam H	Vaughan	I personally do not understand what the problem is. Many communities in the GTA have gas stations directly near residential homes. Shocking. People survived. Everyone needs to relax, overreacting to everything
46	Ataul Munim	Maple	I don't want a gas station right at the back of my bedroom. A) its not safe and B) my neighborhood will be polluted with noise. Kindly don't approve this project and let us live peacefully.
47	Mauood Ahmad	Vaughan	..
48	Ann Hu	Maple	It is unnecessary to build at this location and the increase traffic will cause a decrease in the quality of life to all the residence around the proposed site.
49	Farhan Cheema	Vaughan	i have 2 small kids, 1yr 6months and 1 month old, my question is it safe for them to grow up 24/7 near gas station. please dont harm mt kinds. we already have gas station and car wash 1.5 km away from ur home.
50	Johny Tran	Maple	I also live near that area, and it just doesn't feel like a good idea to be putting gas stations that close to homes regardless (propane disaster X10000)
51	Adnan Mriza	Maple	creates traffic as-well as noise traffic. also causes health issues
52	Mohammad Asadullahkhan	Maple	It is important because it poses a health risks to me and my children who will grow up in this area.
53	Sultan Mubasher	Maple	Gas station should not be so near to residential area. It should be on the other side of the road instead of with residential area.
54	Harith Chaudhary	Vaughan	Noise pollution will be worrisome and will bother the entire community. The environmental issues should not be ignored either.
55	Syed Ahmed	Maple	I live less than 100 Meters away from this project. I believe that gas vapors are very harmful for myself and my family. This can cause serious health

Sr. No.	Name	Online (change.org)	Comments
			issues in future.
56	Huda Chaudhary	Vaughan	Not environmentally friendly and will attract gangs of youths to hang around the area
57	Shamaila Yousaf	Maple	I want to have safe and healthy environment for my family. This gas station can pose some serious risks to my family.
58	Azhar Ahmad	Maple	I live in this area. We don't want a gas pump in our backyard.
59	Agha Khan	Maple	live right next to gas station
60	Abdul Khawaja	Vaughan	Gas stations suck! we need a plaza close to home!
61	Khawaja Ahmad	Maple	Dangerous and hazardous for our health. Please stop from building this near residential area.
62	Musawar Ahmad	Maple	this is important to me and my family because i move to canada to live peaceful life. but now if there is a station of the gas then the issue of no peace. In conclusion my concern is that i dont want the station to build because my children will inhale the wrong things that they should not be inhaling ok thats fine enough if you want the more concern please do the contacting thanks
63	Sajid Baten	Maple	Would you like a gas station to be built right beside your house where your children play
64	Abdun Baten	Maple	It is near my house and i do not want children to breathe in harmful fumes! In a country like Canada we should not be wasting our time worrying about things like this.
65	Saqib Zafar	Maple	its unhealthy and unsafe for the community!
66	Waqas Khurshid	Maple	As a concerned member of this community this is not good.
67	Luqman Rana	Maple	This is bad for the environment and unhealthy for the residential area.
68	Hizqeel Ahmad	Vaughan	It is not healthy for residence to have Gas station nearby their house!!!
69	Zahid Khan	Maple	it is unhealthy and not good for a residential area
70	Serjeel Ahmed	Maple	Not beneficial from any perspective. Bad for the environment and negatively impact the residential structure of the community as a whole. It would be a nuisance for the people in the community and is not a profitable endeavour in any sense as there are 3 gas stations within the 3 km mark.
71	Ferhad Ghaffar	Maple	i think it is unhealthy and too close to the residential area.
72	Sajid Iqbal	Vaughan	It is very unhealthy for the environment.
73	Farhad Rana	Vaughan	brotherhood
74	Naumana Mahmood	Maple	It is important!!!!
75	Kashmala Cheema	Maple	Not good for our health
76	Mubarak Khan	Maple	It's right behind my house. There is a risk to our safety in case something happens.
77	Shakil Mirza	Mississauga	twitter maaaaayne!
78	Saqib Ejaz	Maple	What the hell is the city of Vaughan thinking
79	Vanessa Tarsi	Maple	how stupid can you get city of vaughan
80	Muhammad Zia	Maple	It will be more convient to fill up the tank as it is closer to my house
81	Hameed Mirza	Maple	Two of my family members have Asthma, I do not

Sr. No.	Name	Online (change.org)	Comments
			want a car wash associated with gas bar in my backyard. I moved from Toronto to Vaughan to live in a healthy and environmentally friendly atmosphere not in a polluted environment. Please No car wash and No gas station at Jane & Teston Road. Thank you.
82	Hibbat Mirza	Maple	I am against the construction of a gas station and car wash in my neighborhood. This does not benefit the community at all. There are serious health risks involved – for example airborne organic compounds like benzene increase the risk of cancer, central nervous system depression, and can cause other serious illnesses. There are also risks to the environment, as research has shown that gas stations pollute their immediate surroundings and are a source of air contamination; also some of the most common risks associated with gas stations are fires and explosions. The building of a gas station and car wash in our area will also make an already overcrowded intersection more congested, bringing with it more noise (at all times of day) and traffic accidents. It will also invite the wrong sort of people to a residential area.
83	Zaafir Mansoor	Vaughan	Major health concern and traffic in the area.Noise.
84	Saqib Mahmood	Maple	It's in my neighbourhood
85	Owen Oiffer	Stouffville	Traffice congestion as I travel this route
Council Meeting of January 29, 2013.			
86	Mubarak Ali	Vaughan	I am directly affected by this project , this is adjacent to my backyard
87	Majida Uzma	Vaughan	My house is across from this project. Gas station and car washes pose threat to children and elderly. Toxic fumes, noise and idling cars will only disturb our peace of mind.
88	Dan Iacobescu	Woodbridge	I believe we should be moving further and further away from oil and gas as fuel types or else the entire planet is going to continue on its downward spiral of a path that will eventually lead to the destruction of the human race and perhaps all life on the planet



memorandum

TO: MEMBERS OF COUNCIL
FROM: JEFFREY A. ABRAMS, CITY CLERK
DATE: JANUARY 15, 2013
SUBJECT: Committee of the Whole (Public Hearing) Item No. 1
Zoning By-law Amendment File Z.12.029
Imperial Oil Limited and Falvo Holdings Limited
WARD 1 – Vicinity of Jane Street and Teston Road

C 10
COMMUNICATION
CW (PH) - JAN 15/13
ITEM - 1

The Development Planning Department has received a number of submissions on this application generated by an on-line petition posted on the web site [change.org \[http://www.change.org/en-CA/petitions/city-of-vaughan\]](http://www.change.org/en-CA/petitions/city-of-vaughan). The purpose of this communication is to present those submissions which have been received by the Development Planning Department and forwarded to the City Clerk's Office up to the 5:00 p.m. communication deadline for Committee of the Whole (Public Hearing), being two hours prior to the commencement of the meeting at 7:00 p.m. on January 15, 2013. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the on-line petition is as follows:

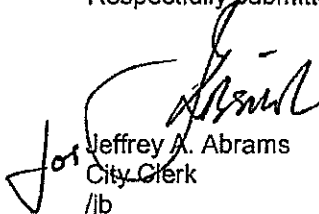
"We the residents of the area are directly affected with this proposed plan and would like to oppose any such effort by the city to approve such a risky facility near our residences. As a matter of fact, this gas bar is too close to the residential area, and our back yards are directly intersecting the land proposed. This is in contrary to the vision of city of Vaughan proposed in its document on "Vaughan Vision 2020" in which one of the Strategic Objective under Service Excellence Goal is to Enhance and Ensure Community Safety, Health and Wellness. How can we expect a healthy living when our children, stay at home moms and elderly family members will be inhaling gasoline vapors day and night? Who will be responsible for their suffering? Including the noise and sound pollution. Can we call this type of dwelling a healthy neighborhood? Please come forward and raise your voice and support your community to oppose this car wash and gas bar in our backyards. We need you and we need your voice to protest the city of Vaughan on January 15th at 7:00 pm at City Hall. Please come forward for a good cause and a healthy living for us and for your future generations.

File number: Z.12.029

Thank you."

Appendix 1 contains the names of persons identified as having 'signed' the on-line petition. The web site provides an option for individuals to submit further comments – those comments and the names of the persons identified as having submitted them appear in Appendix 2.

Respectfully submitted,


Jeffrey A. Abrams
City Clerk
/jb

Sr. No.	Name	Online (change.org)
1	Luqman Goraya	Maple
2	Rehman Mohar	Vaughan
3	Junaaid Ahmad	Maple
4	Hasnat Ahmad	Maple
5	Khursheed Bhatti	Maple
6	Basil Ahmad	Maple
7	Saad Hanan	Maple
8	Khan Gerany	Vaughan
9	Mazhar Hasham	Maple
10	Khawer Ahmad	Maple
11	Tahir Chaudhry	Maple
12	Ali Irfan	Maple
13	Mohammad Ahmad	Maple
14	Ghulam Ahmed	Vaughan
15	Kashif Ahmad	Maple
16	Naeem Chaudhary	Maple
17	Zaheer Ahmad	Vaughan
18	Luqman Ahmad	Maple
19	Salman Rehan	Vaughan
20	Nusrat Muzaffar	Maple
21	Muzaffar Ahmed	Maple
22	Mudassar Ahmed	Maple
23	Ahmed Luqman	Maple
24	Naila Chaudhry	Vaughan
25	Ibtsam Ahmed	Maple
26	Adnan Aleem	Maple
27	Mariam Siddiqui	Saskatoon
28	Furqan Bajwa	Maple
29	Faraz Qamar	Maple
30	Burhan Ahmed	Maple
31	Izaz Ahmed	Maple
32	Mobahil Ahmed	Mississauga
33	Afsham Neelum	Maple
34	Izaz Ahmed	Maple
35	Sheraz Khan	Vaughan
36	Salah Munadi	Maple
37	Mubarik Syed	Maple
38	Mohammad Bajwa	Maple
39	Saffir Goraya	Vaughan
40	Wasef Ahmad	Vaughan
41	Ali Bhatti	Maple
42	Akbar Mohammad	Maple
43	Waqar Ahmed	Maple
44	Adan Ahmed	Mississauga
45	Rizwan Ahmad	Maple
46	Shahid Asadullahkan	Vaughan
47	Burhan Pabla	Maple
48	Burhan Pabla	Maple
49	Fatima Cheema	Maple
50	Waqas Ahmad	Maple
51	Shah B.	Vaughan
52	Frederick Rancourt	Quinte West

Sr. No.	Name	Online (change.org)
53	Amna Noman	Toronto
54	Razi Noman	Toronto
55	Afeza Chaudhry	Maple
56	Peter Jabbar	Toronto
57	Behram Bashir	Maple
58	Mckenzie Brown	Upper Sackville
59	Kashuf Karim	Brampton
60	Adnan Bajwa	Maple
61	Amtul Ahmed	Saskatoon
62	Pooja Sharma	Toronto
63	Talha Farooq	Vaughan
64	Basil Afzal	Vaughan
65	Umer Farooq	Vaughan
66	Akshdeep Sharma	Toronto
67	Saeed Chohan	Vaughan
68	Yousaf Ahmed	Maple
69	Samina Saeed	Vaughan
70	Jari Mahmood	Maple
71	Bilal Habib	Maple
72	Marya Afzal	Vaughan
73	Isna Afzal	Vaughan
74	Adil Mansoor	Woodbridge
75	Saad Ahmed	Toronto
76	Amtul Afzal	Vaughan
77	Mohammad Afzal	Vaughan
78	Hadiqa Sheikh	Maple
79	Madiha Ahmad	Vaughan
80	Usman H. Bajwa	Vaughan
81	Labeed Ahmed	Maple
82	Fahad Sheikh	Woodbridge
83	Abrar Ahmad	Vaughan
84	Izhar Ahmad	Maple
85	Zaheer Ahmad	Maple
86	Ron Cwang	Toronto
87	Umar Sahi	Maple
88	Reema Patel	Brampton
89	Uzair Ahmed	Vaughan
90	Ribina Kausar	Maple
91	Ausaaf Chatta	Maple
92	Gamino Khobalakrishnan	Maple
93	Ather Ahmed	Maple
94	Zaafir Chaudhary	Maple
95	Anita Bidhesi	Maple
96	Abdul Aleem	Maple
97	Ahmed Zakaria	Maple
98	Nida Zakaria	Maple
99	Raza Dard	Vaughan
100	Kamran Bhatti	Maple
101	Momal Mansoor	Maple
102	Kashif Naseem	Vaughan
103	Sajid Kahloon	Maple
104	Mansoor Chughtai	Maple

Sr. No.	Name	Online (change.org)
105	Sajid Alvi	Maple
106	Fariat Khan	Maple
107	Tanzeel Ahmed	Maple
108	Nayaab Chattha	Maple
109	Zeshan Mohammad	Maple
110	Mubariz Ahmed	Maple
111	Umar Mumtaz	Maple
112	Azeem Cheema	Maple
113	Faizan Arif	Maple
114	Shahzaib Ahmad	Maple
115	Shaharyar Ahmad	Maple
116	Jariullah Chaudhry	Vauahan
117	Zahid Naeem	Vaughan
118	Ashar Saleem	Maple
119	Farida Ahmad	Saskatoon
120	Joshua Melanson	Guelph
121	Ata Siddiqui	Richmond Hill
122	Ahmed Siddiqui	Newmarket
123	Fouzia Sultana	Maple
124	Mubarak Ahmed	Maple
125	Amad Ahmed	Maple
126	Saad Ahmed	Maple
127	Waheed Cheema	Woodbridge
128	Munawar Ahmad	Saskatoon
129	Farzana Ahmed	Saskatoon
130	Shibbrah Ahmed	Saskatoon
131	Ahsan Faraz Hadi	Maple
132	Aishnah Ahmad	Saskatoon
133	Ahsan Akhtar	Richmond Hill
134	Lyli Pham	Vaughan
135	Rachel Marianmi	Maple
136	Tahir Malik	Vaughan
137	Natasha Rehman	Saskatoon
138	Saeed Ahmed	Maple
139	Justin Falk	Maple
140	Mirza Qadeer Tahir	Maple
141	Asam Bajwa	Maple
142	Maryam H	Vaughan
143	Shahida Bajwa	Maple
144	Rehana Bajwa	Vaughan
145	Ataul Munim	Maple
146	Anam Iffat	ON
147	Mauood Ahmad	Vaughan
148	Waheed Ahmed	Vaughan
149	Rabeet Malik	Vaughan
150	Ausma Ahmad	Maple
151	Saleem Kashif	Maple
152	Ann Hu	Maple
153	Ammar Khan	Vaughan
154	Adeela Ahmed	Vaughan
155	Janel Pangilinan	Maple
156	Sonia Cheema	Vaughan

Sr. No.	Name	Online (change.org)
157	Touseef Ahmad	Maple
158	Muhammad Khawaja	Maple
159	Hubbatul Afzal	Maple
160	Iftikhar Shaikh	Woodbridge
161	Johnny Tran	Maple
162	Hamid Hasan	Calgary
163	Basharat Ahmad	Maple
164	Labeed Ahmed	Vaughan
165	Vahid Barekzay	Vaughan
166	Umer Zahoor	Vaughan
167	Mubashar Cheema	Vaughan
168	Mubasher Ahmad	Maple
169	Nida Nasar	Maple
170	Adnan Mriza	Maple
171	Zishan Khalid	Maple
172	Qaisar Yaqub	Vaughan
173	FX MG	Quebec
174	Fateeha Muslim	Vaughan
175	Mohammad Asadullahkhan	Maple
176	Farwa Wajahat	Saskatoon
177	Natasha Qamar	Maple
178	Sultan Mubasher	Maple
179	Ahsan Suleman	Maple
180	Muzammil Ahmad	Vaughan
181	Harith Chaudhary	Vaughan
182	Huda Chaudhary	Vaughan
183	Syed Ahmed	Maple
184	Jari Qudrat	Toronto
185	Maham Ahmad	Maple
186	Mauood Ahmad	Maple
187	Samrha Mangla	Vaughan
188	Saadia Rajput	Brampton
189	Nabeel Rajput	Brampton
190	Daud Ahmed	Maple
191	Sadeea B.	Maple
192	Vinochan Paramanathan	Maple
193	Azhar Ahmad	Maple
194	Musawar Bajwa	Maple
195	Musawar Bajwa	Maple
196	Tooba Ahmad	Maple
197	Umar Riaz	Toronto
198	Maleha Awan	Maple
199	Tariq Awan	Maple
200	Hafsah Peer	Maple
201	Maqsoodah Khokhar	Maple
202	Zohaib Ahmad	Maple
203	Agha Khan	Maple
204	Abdul Khawaja	Vaughan
205	Khawaja Ahmad	Maple
206	Ayesha Hina	Toronto
207	Zahid Kahlon	Maple
208	Robina Majid	Vaughan

Sr. No.	Name	Online (change.org)
209	Abdul Majid	Vaughan
210	Shahid Saddique	Vaughan
211	Saddique Ahmad	Vaughan
212	Saima Saddique	Vaughan
213	Serjeel Ahmed	Maple
214	Zahid Khan	Maple
215	Ahmad Jamal Joiya	Maple
216	Hizqeel Ahmad	Vaughan
217	Lugman Rana	Maple
218	Mohammed Salam	Maple
219	Waqas Khurshid	Maple
220	Saqib Zafar	Maple
221	Lugman Ahmad	Maple
222	Qasid Warraich	Maple
223	Muhammad Saleh	Vaughan
224	Azmat Azmat	Vaughan
225	Aaqib Mahmood	Maple
226	Mubarak Ahmed	Maple
227	Fahd Peerzada	Surrey
228	Farhad Rana	Vaughan
229	Sabafat Ali Halaby	Vaughan
230	Sharjeel Ahmed	Stafford
231	Sajid Iqbal	Vaughan
232	Ferhad Ghaffar	Maple
233	Fatir Ahmad	Vaughan
234	Frasat Ahmad	Maple
235	Hizqeel Ahmed	Vaughan
236	Zahid Khan	Maple
237	Serjeel Ahmed	Maple
238	Abdun Baten	Maple
239	Sajid Baten	Maple
240	Sarmad Naveed	Maple
241	Musawar Ahmad	Maple
242	Zeeshan Khokhar	Maple
243	Shahid Sohail	Maple
244	Naumana Mahmood	Maple
245	Farhan Cheema	Maple
246	Kashmala Cheema	Maple
247	Mubarak Khan	Maple
248	Mubariz Ahmed	Vaughan
249	Ali Ahmed	Maple
250	Saeed Ch	Toronto
251	Mansoor Sabir	Maple
252	Nadia Butt	Maple
253	Kelly Huynh	Maple
254	Maaha Mahmood	Maple
255	Bushra Mahmood	Maple
256	Shakil Mirza	Mississauga
257	Saqib Ejaz	Maple
258	Qasid Sohail	Vaughan
259	Shakila Sadaf	Maple
260	Mudassir Ahamad	Maple

Sr. No.	Name	Online (change.org)
261	Shoaib Malik	Vaughan
262	Qasim Ghumman	Maple
263	Muhammad Zia	Maple
264	Rafay Khan	Vaughan
265	Ghulam Ahmad	Vaughan
266	Anwar Nasir	Maple
267	Zakria Khan	Maple
268	Khadijah Sultana	Maple
269	Susan Ahmed	Maple
270	Waqas Naveed	Maple
271	Musti Alidina	Vaughan
272	Ahmad Tariq	Maple
273	Hameed Mirza	Maple
274	Hibbat Mirza	Maple
275	Zaafir Mansoor	Vaughan
276	Saqib Mahmood	Maple
277	Anes Ahmed Bhatti	Maple

Appendix 2

Sr. No.	Name	Online (change.org)	Comments
1	Mohammad Bhatti	Maple	This is a terrible idea to allow a gas station in my back yard. I have four little kids and this gas station will have devastating and detrimental effects on your health and on our life style and peace of mind. We say absolutely no to car wash and gas station.
2	Basharat Choudhary	Maple	It is not good to have it so close to my house.
3	Faraz Elahi	Maple	There will be high congestion and noise pollution. Not to mention children are around the area, hence the insertion of a gas station this close to housing is dangerous.
4	Dawood Akhtar	Richmond Hill	Because I feel a gas station beside a community with children is very dangerous.
5	Zeeshan Ahmed	Maple	"Healthy citizens are the greatest asset any country can have." – Winston S. Churchill
6	Ambreen Nawaz	North York	It is important b/c it's a health problem, we should protect our children's health they are future.
7	Burhan Goraya	Maple	Canada, many come to seek a better future, a better life and stable and peaceful society, were many come from barren lands seeking a life not for themselves but for their children. York Region an economical hub, were on a municipal level we are thriving as a community. Individuals are finding stability and comfort easily attainable. Then why is when a community who has helped this beloved land for many years thrive; even when Jane and Major Mackenzie was barren, this community always worked towards a better future, a better life and a better economy for York Region. A Gas bar is intersecting this community, who has helped York Region and Vaughan for many of years, this community is now seeking an understanding of why a gas bar is located even close to the vicinity of this community. Fathers, Mothers even the elderly are at admits because of health issues and many more factors that do not allow for this community to prosper. So for a "Better Future", as York Region slogan percent's, we must not allow the construction of this gas station to occur.
8	Usama Ahmed	Maple	I have never seen this kind of concept in Canada before. A Gas Station right next to a residential home. Absolutely ridiculous.
9	Naeem Sheikh	Maple	This is important to me because the safety of my community is on the line.
10	Blawal Aleem	Maple	Don't feel safe knowing that there will be gas fumes so close to my house, not good ethics on behalf of the builders as they haven't considered all the possible health risks that pose a risk to all the nearby residents.
11	Sadaf Naz	Maple	This Gas Station is extremely harmful for my little kids. I'm totally against this plan. A Bio-Hazardous
12	Shah B.	Vaughan	Because the last thing I want is anyone in my community stepping out of their house and smelling gasoline.

Appendix 2

Sr. No.	Name	Online (change.org)	Comments
13	Razi Noman	Toronto	Health Concerns
14	Behram Bashir	Maple	I live close by and my friends and family live even closer. I dont want them to live in such hazardous conditions.
15	Kashuf Karim	Brampton	As human we need to help each other, im not saying we dont need a gas station, but not near kid, that might get infected or something
16	Basil Afzal	Vaughan	I have a house adjacent to the property where this proposed land is and I feel the risks outweigh the benefits for this proposed development
17	Adil Mansoor	Woodbridge	I live very close to it.
18	Mohammad Afzal	Vaughan	My house is right behind this proposed development, I will not be happy with this.
19	Usman H. Bajwa	Vaughan	Why is this important to you? (Optional) Gas stations can pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leading into the ground, and exposure hazards & chemicals (hydrocarbon fumes & benzene) !! Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer causing chemical, according to the National Institutes of Health (NIH).
20	Abdul Aleem	Maple	I live right behind the proposed area and don't feel safe knowing that there will be gas fumes so close to my home.
21	Ahmed Zakaria	Maple	We want clean and worry free environment for our future generations.
22	Nida Zakaria	Maple	To live a healthy life
23	Raza Dard	Vaughan	I live near the proposed land
24	Kashif Naseem	Vaughan	this gas station is near my house. this is a very dumb idea
25	Sajid Kahloon	Maple	this is a dumb idea
26	Sajid Alvi	Maple	very bad idea. its to close to my community
27	Fariat Khan	Maple	pollution
28	Tanzeel Ahmed	Maple	very bad idea
29	Nayaab Chatta	Maple	i think this is a bad idea because it is to close to house and my community
30	Saad Ahmed	Maple	bad idea. this plan is right behind my house
31	Zeshan Mohammad	Maple	i feel that this gas station will disturb many people and be very harmful.
32	Mubariz Ahmed	Maple	noise pollution also very to close to my community
33	Umar Mumtaz	Maple	I feel that the construction of this gas station is a bad idea as it will disturb many people that live in this residential area. It is very harmful.
34	Faizan Arif	Maple	I feel that the construction of this gas station will have a negative impact on our environment. The noise that will be caused is to much.
35	Shahzaib Ahmad	Maple	Im allergic to pollution
36	Ashar Saleem	Maple	Due to health concerns, it is not a great idea to build a gas station near to the residential area.
37	Fouzia Sultana	Maple	it is harmful to my family
38	Mubarak Ahmed	Maple	harmful to my family

Appendix 2

Sr. No.	Name	Online (change.org)	Comments
39	Amad Ahmed	Maple	it is harmful for my housebound considering it is directly behind my house
40	Saad Ahmed	Maple	too harmful to my community gas vapors
41	Tahir Malik	Vaughan	Please do not approve this as it will directly impact the community. We already have a gas station and car wash within 1.5 km. Therefore there is no need for another car wash in this area. Leave the community from further toxins and pollution
42	Saeed Ahmed	Maple	i have just moved to Canada, and what i don't understand is that how can a gas station be so near houses which is frightening because many families have children, and these children can get hurt because of this proposed gas bar. also i have never seen such a ridiculous idea anywhere else.
43	Naiela A.	Saskatoon	It affects many people.
44	Mirza Qadeer Tahir	Maple	my house is right behind this property it will cause a lot of disturbance, not only for us but a lot of other people
45	Maryam H	Vaughan	I personally do not understand what the problem is. Many communities in the GTA have gas stations directly near residential homes. Shocking. People survived. Everyone needs to relax, overreacting to everything
46	Ataul Munim	Maple	I don't want a gas station right at the back of my bedroom. A) its not safe and B) my neighborhood will be polluted with noise. Kindly don't approve this project and let us live peacefully.
47	Mauood Ahmad	Vaughan	..
48	Ann Hu	Maple	It is unnecessary to build at this location and the increase traffic will cause a decrease in the quality of life to all the residence around the proposed site.
49	Farhan Cheema	Vaughan	i have 2 small kids, 1yr 6months and 1 month old, my question is it safe for them to grow up 24/7 near gas station. please dont harm mt kinds. we already have gas station and car wash 1.5 km away from ur home.
50	Johny Tran	Maple	I also live near that area, and it just doesn't feel like a good idea to be putting gas stations that close to homes regardless (propane disaster X10000)
51	Adnan Mriza	Maple	creates traffic as-well as noise traffic. also causes health issues
52	Mohammad Asadullahkhan	Maple	It is important because it poses a health risks to me and my children who will grow up in this area.
53	Sultan Mubasher	Maple	Gas station should not be so near to residential area. It should be on the other side of the road instead of with residential area.
54	Harith Chaudhary	Vaughan	Noise pollution will be worrisome and will bother the entire community. The environmental issues should not be ignored either.
55	Syed Ahmed	Maple	I live less than 100 Meters away from this project. I believe that gas vapors are very harmful for myself and my family. This can cause serious health

Appendix 2

Sr. No.	Name	Online (change.org)	Comments
			issues in future.
56	Huda Chaudhary	Vaughan	Not environmentally friendly and will attract gangs of youths to hang around the area
57	Shamaila Yousaf	Maple	I want to have safe and healthy environment for my family. This gas station can pose some serious risks to my family.
58	Azhar Ahmad	Maple	I live in this area. We don't want a gas pump in our backyard.
59	Agha Khan	Maple	live right next to gas station
60	Abdul Khawaja	Vaughan	Gas stations suck! we need a plaza close to home!
61	Khawaja Ahmad	Maple	Dangerous and hazardous for our health. Please stop from building this near residential area.
62	Musawar Ahmad	Maple	this is important to me and my family because i move to canada to live peaceful life. but now if there is a station of the gas then the issue of no peace. In conclusion my concern is that i dont want the station to build because my children will inhale the wrong things that they should not be inhaling ok thats fine enough if you want the more concern please do the contacting thanks
63	Sajid Baten	Maple	Would you like a gas station to be built right beside your house where your children play
64	Abdun Baten	Maple	It is near my house and i do not want children to breathe in harmful fumes! In a country like Canada we should not be wasting our time worrying about things like this.
65	Saqib Zafar	Maple	its unhealthy and unsafe for the community!
66	Waqas Khurshid	Maple	As a concerned member of this community this is not good.
67	Luqman Rana	Maple	This is bad for the environment and unhealthy for the residential area.
68	Hizqeel Ahmad	Vaughan	It is not healthy for residence to have Gas station nearby their house!!!
69	Zahid Khan	Maple	it is unhealthy and not good for a residential area
70	Serjeel Ahmed	Maple	Not beneficial from any perspective. Bad for the environment and negatively impact the residential structure of the community as a whole. It would be a nuisance for the people in the community and is not a profitable endeavour in any sense as there are 3 gas stations within the 3 km mark.
71	Ferhad Ghaffar	Maple	i think it is unhealthy and too close to the residential area.
72	Sajid Iqbal	Vaughan	It is very unhealthy for the environment.
73	Farhad Rana	Vaughan	brotherhood
74	Naumana Mahmood	Maple	It is important!!!!
75	Kashmala Cheema	Maple	Not good for our health
76	Mubarak Khan	Maple	It's right behind my house. There is a risk to our safety in case something happens.
77	Shakil Mirza	Mississauga	twitter maaaaayne!
78	Saqib Ejaz	Maple	What the hell is the city of Vaughan thinking
79	Vanessa Tarsi	Maple	how stupid can you get city of vaughan
80	Muhammad Zia	Maple	It will be more convient to fill up the tank as it is closer to my house
81	Hameed Mirza	Maple	Two of my family members have Asthma, I do not

Appendix 2

Sr. No.	Name	Online (change.org)	Comments
			want a car wash associated with gas bar in my backyard. I moved from Toronto to Vaughan to live in a healthy and environmentally friendly atmosphere not in a polluted environment. Please No car wash and No gas station at Jane & Teston Road. Thank you.
82	Hibbat Mirza	Maple	I am against the construction of a gas station and car wash in my neighborhood. This does not benefit the community at all. There are serious health risks involved – for example airborne organic compounds like benzene increase the risk of cancer, central nervous system depression, and can cause other serious illnesses. There are also risks to the environment, as research has shown that gas stations pollute their immediate surroundings and are a source of air contamination; also some of the most common risks associated with gas stations are fires and explosions. The building of a gas station and car wash in our area will also make an already overcrowded intersection more congested, bringing with it more noise (at all times of day) and traffic accidents. It will also invite the wrong sort of people to a residential area.
83	Zaafir Mansoor	Vaughan	Major health concern and traffic in the area.Noise.
84	Saqib Mahmood	Maple	It's in my neighbourhood
85	Owen Oiffer	Stouffville	Traffice congestion as I travel this route



C	1
COMMUNICATION	
CW (PH)	JAN 15/13
ITEM -	1

Communication C1
Committee of the Whole (Public Hearing) – January 15, 2013
Item - 1

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 242

We urge you to seriously consider the implications of the proposed site of development. We strongly recommend that the city relocate the gas station to a suitable site, one that is at a safe distance from a residential area. We are hopeful that such a decision will be in accordance with the City of Vaughan's Vision 2020, in which one of the strategic objectives is to "enhance and ensure community safety, health and wellness". In this regard, we recommend that a park be built on the southwest corner of Jane Street and Teston Road instead of the proposed gas station.

A copy of the entire petition document containing a total of 17 pages is on file in the City Clerk's Office.

From: Rinki Haque [mailto:rinki@live.ca]
Sent: Monday, January 07, 2013 12:23 PM
To: Abrams, Jeffrey
Subject: File number: Z.12.029- Deputation

C	2
COMMUNICATION	
CW (PH)	JAN 15/13
ITEM -	1

To Whom it may Concern

We the residents of the area are directly affected with this proposed plan and would like to oppose any such effort by the city to approve such a risky facility near our residences. As a matter of fact, this gas bar is too close to the residential area, and our back yards are directly intersecting the land proposed. This is in contrary to the vision of city of Vaughan proposed in its document on "Vaughan Vision 2020" in which one of the Strategic Objective under Service Excellence Goal is to Enhance and Ensure Community Safety, Health and Wellness. How can we expect a healthy living when our children, stay at home moms and elderly family members will be inhaling gasoline vapors day and night? Who will be responsible for their suffering? Including the noise and sound pollution. Can we call this type of dwelling a healthy neighborhood? Please come forward and raise your voice and support your community to oppose this car wash and gas bar in our backyards. We need you and we need your voice to protest the city of Vaughan on January 15th at 7:00 pm at City Hall. Please come forward for a good cause and a healthy living for us and for your future generations.

File number: Z.12.029

Thank you.
Sincerely,

Rinki

Resident at Jane & Teston

From: mubashar cheema [mailto:mubashar2001c@hotmail.com]
Sent: Tuesday, January 08, 2013 8:32 PM
To: Abrams, Jeffrey
Subject: FW: file no: Z.12.029

<u>C 3</u>
COMMUNICATION
CW (PH) - JAN 15/13
ITEM - 1

To Whom it may Concern,

We the residents of the area are directly affected with this proposed plan and would like to oppose any such effort by the city to approve such a risky facility near our residences. As a matter of fact, this gas bar is too close to the residential area, and our back yards are directly intersecting the land proposed. Moreover, i have 2 small kids, 1 and hlaf yr and 1 month old kid is it safe for them to grow up near gas station 24/7. I beg u please stop this project for sake of my kids.

as we canadain we bring safety 1st in any case.

Is It Safe to Live Near a Gas Station? The health concerns for you or your family with living by the pump
<http://www.scientificamerican.com/article.cfm?id=is-it-safe-to-live-near-gas-station>

From: Rehman Masood Mohar [mailto:moharbrothers@yahoo.com]
Sent: Friday, January 11, 2013 9:39 PM
To: Abrams, Jeffrey
Subject: Against gas station at Jane and Teston

C 6	
COMMUNICATION	
CW (PH)	JAN 15/13
ITEM -	1

Hi Jeffrey,

I would like to enter the deputation for file number Z.12.029 (against gas station and car wash at Jane and Teston) to be presented in public gathering on January 15 @ 7:00pm @ Vaughan city hall.

I am strongly against this idea of making a gas station into our neighbourhood and not thinking about health of citizen over income and taxes.

Please confirm if you have my concern recorded.

Thanks

Rehman Mohar
73 Bashir Street,
Maple L6A 1Y8

647-782-2722

Love for All Hatred for None
<http://www.loveforall.ca/>

C 7
COMMUNICATION
CW (PH) - JAN 15/13
ITEM - 1

From: Usman Habib [<mailto:Usman.Habib@rci.rogers.com>]
Sent: Tuesday, January 15, 2013 03:29 AM
To: Abrams, Jeffrey
Subject: File number: Z.12.029

Hello Fellow Canadians,

People of Vaughan in particular around the Jane / Teston intersection **fail to understand how a Gas station** can be to any benefit, given we have three gas stations with 1.5 mile radius.

So for a "Better Future", as York Region slogan percent's, we must not allow the construction of this gas station to occur.

BCC: Rogers TV

Thank you

Usman Habib| Rogers Communications Inc.
BTS – Enterprise Assurance Analyst
855 York Mills Road
Toronto, Ontario M3B 1Z1
| www.rogers.com |
PH: 647.992.6979
TF 187 – Rogers (1) or 6979

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----- Original Message -----

From: hmirza@yorku.ca [mailto:hmirza@yorku.ca]

Sent: Tuesday, January 15, 2013 10:22 AM

To: Uyeyama, Grant; Abrams, Jeffrey

Cc: Ciafardoni, Joy

Subject: Gas station and car wash, south west corner of Jane St & Teston Road

C 8
COMMUNICATION
CW (PH) - JAN 15/13
ITEM - 1

Dear Sir.

I am very much concerned of the above proposed development, that is being considered by the city council. I am a resident of this area and would be directly affected by the proposed plan of gas station associated with car wash.

I moved from Toronto to Vaughan because my wife and son have Asthma. The vapors of gas would aggravate their health condition. My wife can not even put gas in her car due to acute Asthma condition. Moreover, the noise level, the lighting on the proposed development will completely disrupt our peace. This proposed facility is too close to our deviling. There are numerous scientific studies indicating serious health effects associated with the gas stations in residential areas. Leakages are quite common from underground gas tanks as well as spills during fillings. We have a gas station about 1.5 km from this area, why we need another gas station? There are large number of children and elderly people residing in this neighborhood, the proposed gas station would have detrimental effect on their well-being.

As such I strongly oppose any gas station and car wash in the proposed development plan. This proposed gas station associated with the car wash is against the very foundation of Vaughan Vision that city is promoting to attract people in Vaughan. Please scrape this plan and instead convert this piece of land into Park that is direly needed in the area. As these streets are perhaps most densely populated in the entire city of Vaughan and people in the area deserve to have safe play area for their young children.

Thank you,

Sincerely,

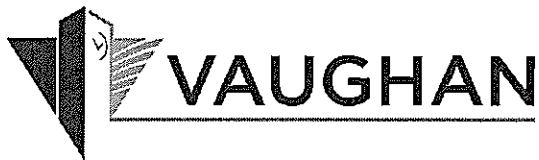
Dr. Hameed Mirza

Professor (CF)

York University,

Toronto, Canada.

(Resident of: 78 Nasir Cr. Maple, ON L6A 3B2)



memorandum

TO: MEMBERS OF COUNCIL
FROM: JEFFREY A. ABRAMS, CITY CLERK
DATE: JANUARY 15, 2013
SUBJECT: Committee of the Whole (Public Hearing) Item No. 1
Zoning By-law Amendment File Z.12.029
Imperial Oil Limited and Falvo Holdings Limited
WARD 1 – Vicinity of Jane Street and Teston Road

c 10
COMMUNICATION
CW (PH) - Jan 15/13
ITEM - 1

The Development Planning Department has received a number of submissions on this application generated by an on-line petition posted on the web site [change.org \[http://www.change.org/en-CA/petitions/city-of-vaughan\]](http://www.change.org/en-CA/petitions/city-of-vaughan). The purpose of this communication is to present those submissions which have been received by the Development Planning Department and forwarded to the City Clerk's Office up to the 5:00 p.m. communication deadline for Committee of the Whole (Public Hearing), being two hours prior to the commencement of the meeting at 7:00 p.m. on January 15, 2013. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the on-line petition is as follows:

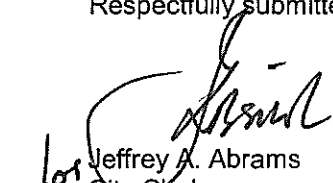
"We the residents of the area are directly affected with this proposed plan and would like to oppose any such effort by the city to approve such a risky facility near our residences. As a matter of fact, this gas bar is too close to the residential area, and our back yards are directly intersecting the land proposed. This is in contrary to the vision of city of Vaughan proposed in its document on "Vaughan Vision 2020" in which one of the Strategic Objective under Service Excellence Goal is to Enhance and Ensure Community Safety, Health and Wellness. How can we expect a healthy living when our children, stay at home moms and elderly family members will be inhaling gasoline vapors day and night? Who will be responsible for their suffering? Including the noise and sound pollution. Can we call this type of dwelling a healthy neighborhood? Please come forward and raise your voice and support your community to oppose this car wash and gas bar in our backyards. We need you and we need your voice to protest the city of Vaughan on January 15th at 7:00 pm at City Hall. Please come forward for a good cause and a healthy living for us and for your future generations.

File number: Z.12.029

Thank you."

Appendix 1 contains the names of persons identified as having 'signed' the on-line petition. The web site provides an option for individuals to submit further comments – those comments and the names of the persons identified as having submitted them appear in Appendix 2.

Respectfully submitted,


Jeffrey A. Abrams
City Clerk
/jb

Sr. No.	Name	Online (change.org)
1	Luqman Goraya	Maple
2	Rehman Mohar	Vaughan
3	Junaid Ahmad	Maple
4	Hasnat Ahmad	Maple
5	Khursheed Bhatti	Maple
6	Basil Ahmad	Maple
7	Saad Hanan	Maple
8	Khan Gerany	Vaughan
9	Mazhar Hasham	Maple
10	Khawer Ahmad	Maple
11	Tahir Chaudhry	Maple
12	Ali Irfan	Maple
13	Mohammad Ahmad	Maple
14	Ghulam Ahmed	Vaughan
15	Kashif Ahmad	Maple
16	Naeem Chaudhary	Maple
17	Zaheer Ahmad	Vaughan
18	Luqman Ahmad	Maple
19	Salman Rehan	Vaughan
20	Nusrat Muzaffar	Maple
21	Muzaffar Ahmed	Maple
22	Mudassar Ahmed	Maple
23	Ahmed Lugman	Maple
24	Naila Chaudhry	Vaughan
25	Ibtsam Ahmed	Maple
26	Adnan Aleem	Maple
27	Mariam Siddiqui	Saskatoon
28	Furqan Bajwa	Maple
29	Faraz Qamar	Maple
30	Burhan Ahmed	Maple
31	Izaz Ahmed	Maple
32	Mobahil Ahmed	Mississauga
33	Afsham Neelum	Maple
34	Izaz Ahmed	Maple
35	Sheraz Khan	Vaughan
36	Salah Munadi	Maple
37	Mubarik Syed	Maple
38	Mohammad Bajwa	Maple
39	Saffir Goraya	Vaughan
40	Wasef Ahmad	Vaughan
41	Ali Bhatti	Maple
42	Akbar Mohammad	Maple
43	Waqar Ahmed	Maple
44	Adan Ahmed	Mississauga
45	Rizwan Ahmad	Maple
46	Shahid Asadullahkan	Vaughan
47	Burhan Pabla	Maple
48	Burhan Pabla	Maple
49	Fatima Cheema	Maple
50	Waqas Ahmad	Maple
51	Shah B.	Vaughan
52	Frederick Rancourt	Quinte West

Sr. No.	Name	Online (change.org)
53	Amna Noman	Toronto
54	Razi Noman	Toronto
55	Afefa Chaudhry	Maple
56	Peter Jabbar	Toronto
57	Behram Bashir	Maple
58	Mckenzie Brown	Upper Sackville
59	Kashuf Karim	Brampton
60	Adnan Bajwa	Maple
61	Amtul Ahmed	Saskatoon
62	Pooja Sharma	Toronto
63	Talha Farooq	Vaughan
64	Basil Afzal	Vaughan
65	Umer Farooq	Vaughan
66	Akshdeep Sharma	Toronto
67	Saeed Chohan	Vaughan
68	Yousaf Ahmed	Maple
69	Samina Saeed	Vaughan
70	Jari Mahmood	Maple
71	Bilal Habib	Maple
72	Marya Afzal	Vaughan
73	Isna Afzal	Vaughan
74	Adil Mansoor	Woodbridge
75	Saad Ahmed	Toronto
76	Amtul Afzal	Vaughan
77	Mohammad Afzal	Vaughan
78	Hadiqa Sheikh	Maple
79	Madiha Ahmad	Vaughan
80	Usman H. Bajwa	Vaughan
81	Labeed Ahmed	Maple
82	Fahad Sheikh	Woodbridge
83	Abrar Ahmad	Vaughan
84	Izhar Ahmad	Maple
85	Zaheer Ahmad	Maple
86	Ron Cwang	Toronto
87	Umar Sahi	Maple
88	Reema Patel	Brampton
89	Uzair Ahmed	Vaughan
90	Ribina Kausar	Maple
91	Ausaaf Chatta	Maple
92	Gamino Khobalakrishnan	Maple
93	Ather Ahmed	Maple
94	Zaafir Chaudhary	Maple
95	Anita Bidhesi	Maple
96	Abdul Aleem	Maple
97	Ahmed Zakaria	Maple
98	Nida Zakaria	Maple
99	Raza Dard	Vaughan
100	Kamran Bhatti	Maple
101	Momal Mansoor	Maple
102	Kashif Naseem	Vaughan
103	Sajid Kahloon	Maple
104	Mansoor Chughtai	Maple

Sr. No.	Name	Online (change.org)
105	Sajid Alvi	Maple
106	Fariyal Khan	Maple
107	Tanzeel Ahmed	Maple
108	Nayaab Chattha	Maple
109	Zeshan Mohammad	Maple
110	Mubariz Ahmed	Maple
111	Umar Mumtaz	Maple
112	Azeem Cheema	Maple
113	Faizan Arif	Maple
114	Shahzaib Ahmad	Maple
115	Shaharyar Ahmad	Maple
116	Jariullah Chaudhry	Vauahan
117	Zahid Naeem	Vaughan
118	Ashar Saleem	Maple
119	Farida Ahmad	Saskatoon
120	Joshua Melanson	Guelph
121	Ata Siddiqui	Richmond Hill
122	Ahmed Siddiqui	Newmarket
123	Fouzia Sultana	Maple
124	Mubarak Ahmed	Maple
125	Amad Ahmed	Maple
126	Saad Ahmed	Maple
127	Waheed Cheema	Woodbridge
128	Munawar Ahmad	Saskatoon
129	Farzana Ahmed	Saskatoon
130	Shibbrah Ahmed	Saskatoon
131	Ahsan Faraz Hadi	Maple
132	Aishnah Ahmad	Saskatoon
133	Ahsan Akhtar	Richmond Hill
134	Lyli Pham	Vaughan
135	Rachel Marianmi	Maple
136	Tahir Malik	Vaughan
137	Natasha Rehman	Saskatoon
138	Saeed Ahmed	Maple
139	Justin Falk	Maple
140	Mirza Qadeer Tahir	Maple
141	Asam Bajwa	Maple
142	Maryam H	Vaughan
143	Shahida Bajwa	Maple
144	Rehana Bajwa	Vaughan
145	Ataul Munim	Maple
146	Anam Iffat	ON
147	Mauood Ahmad	Vaughan
148	Waheed Ahmed	Vaughan
149	Rabeet Malik	Vaughan
150	Ausma Ahmad	Maple
151	Saleem Kashif	Maple
152	Ann Hu	Maple
153	Ammar Khan	Vaughan
154	Adeela Ahmed	Vaughan
155	Janel Pangilinan	Maple
156	Sonia Cheema	Vaughan

Sr. No.	Name	Online (change.org)
157	Touseef Ahmad	Maple
158	Muhammad Khawaja	Maple
159	Hubbatul Afzal	Maple
160	Iftikhar Shaikh	Woodbridge
161	Johny Tran	Maple
162	Hamid Hasan	Calgary
163	Basharat Ahmad	Maple
164	Labeed Ahmed	Vaughan
165	Vahid Barekzay	Vauahan
166	Umer Zahoor	Vaughan
167	Mubashar Cheema	Vaughan
168	Mubasher Ahmad	Maple
169	Nida Nasar	Maple
170	Adnan Mriza	Maple
171	Zishan Khalid	Maple
172	Qaisar Yaqub	Vaughan
173	FX MG	Quebec
174	Fateeha Muslim	Vaughan
175	Mohammad Asadullahkhan	Maple
176	Farwa Wajahat	Saskatoon
177	Natasha Qamar	Maple
178	Sultan Mubasher	Maple
179	Ahsan Suleman	Maple
180	Muzammil Ahmad	Vaughan
181	Harith Chaudhary	Vaughan
182	Huda Chaudhary	Vaughan
183	Syed Ahmed	Maple
184	Jari Qudrat	Toronto
185	Maham Ahmad	Maple
186	Mauood Ahmad	Maple
187	Samrha Mangla	Vaughan
188	Saadia Rajput	Brampton
189	Nabeel Rajput	Brampton
190	Daud Ahmed	Maple
191	Sadeea B.	Maple
192	Vinochan Paramananthan	Maple
193	Azhar Ahmad	Maple
194	Musawar Bajwa	Maple
195	Musawar Bajwa	Maple
196	Tooba Ahmad	Maple
197	Umar Riaz	Toronto
198	Maleha Awan	Maple
199	Tariq Awan	Maple
200	Hafsah Peer	Maple
201	Maqsoodah Khokhar	Maple
202	Zohaib Ahmad	Maple
203	Agha Khan	Maple
204	Abdul Khawaja	Vaughan
205	Khawaja Ahmad	Maple
206	Ayesha Hina	Toronto
207	Zahid Kahlon	Maple
208	Robina Majid	Vaughan

Sr. No.	Name	Online (change.org)
209	Abdul Majid	Vaughan
210	Shahid Saddique	Vaughan
211	Saddique Ahmad	Vaughan
212	Saima Saddique	Vaughan
213	Serjeel Ahmed	Maple
214	Zahid Khan	Maple
215	Ahmad Jamal Joiya	Maple
216	Hizqeel Ahmad	Vaughan
217	Luqman Rana	Maple
218	Mohammed Salam	Maple
219	Waqas Khurshid	Maple
220	Saqib Zafar	Maple
221	Luqman Ahmad	Maple
222	Qasid Warraich	Maple
223	Muhammad Saleh	Vaughan
224	Azmat Azmat	Vaughan
225	Aaqib Mahmood	Maple
226	Mubarak Ahmed	Maple
227	Fahd Peerzada	Surrey
228	Farhad Rana	Vaughan
229	Sabafat Ali Halaby	Vaughan
230	Sharjeel Ahmed	Stafford
231	Sajid Iqbal	Vaughan
232	Ferhad Ghaffar	Maple
233	Fatir Ahmad	Vaughan
234	Frasat Ahmad	Maple
235	Hizqeel Ahmed	Vaughan
236	Zahid Khan	Maple
237	Serjeel Ahmed	Maple
238	Abdun Baten	Maple
239	Sajid Baten	Maple
240	Sarmad Naveed	Maple
241	Musawar Ahmad	Maple
242	Zeeshan Khokhar	Maple
243	Shahid Sohail	Maple
244	Naumana Mahmood	Maple
245	Farhan Cheema	Maple
246	Kashmala Cheema	Maple
247	Mubarak Khan	Maple
248	Mubariz Ahmed	Vaughan
249	Ali Ahmed	Maple
250	Saeed Ch	Toronto
251	Mansoor Sabir	Maple
252	Nadia Butt	Maple
253	Kelly Huynh	Maple
254	Maaha Mahmood	Maple
255	Bushra Mahmood	Maple
256	Shakil Mirza	Mississauga
257	Saqib Ejaz	Maple
258	Qasid Sohail	Vaughan
259	Shakila Sadaf	Maple
260	Mudassir Ahamad	Maple

Sr. No.	Name	Online (change.org)
261	Shoaib Malik	Vaughan
262	Qasim Ghumman	Maple
263	Muhammad Zia	Maple
264	Rafay Khan	Vaughan
265	Ghulam Ahmad	Vaughan
266	Anwar Nasir	Maple
267	Zakria Khan	Maple
268	Khadijah Sultana	Maple
269	Susan Ahmed	Maple
270	Waqas Naveed	Maple
271	Musti Alidina	Vaughan
272	Ahmad Tariq	Maple
273	Hameed Mirza	Maple
274	Hibbat Mirza	Maple
275	Zaafir Mansoor	Vaughan
276	Saqib Mahmood	Maple
277	Anes Ahmed Bhatti	Maple

Sr. No.	Name	Online (change.org)	Comments
1	Mohammad Bhatti	Maple	This is a terrible idea to allow a gas station in my back yard. I have four little kids and this gas station will have devastating and detrimental effects on your health and on our life style and peace of mind. We say absolutely no to car wash and gas station.
2	Basharat Choudhary	Maple	It is not good to have it so close to my house.
3	Faraz Elahi	Maple	There will be high congestion and noise pollution. Not to mention children are around the area, hence the insertion of a gas station this close to housing is dangerous.
4	Dawood Akhtar	Richmond Hill	Because I feel a gas station beside a community with children is very dangerous.
5	Zeeshan Ahmed	Maple	"Healthy citizens are the greatest asset any country can have." – Winston S. Churchill
6	Ambreen Nawaz	North York	It is important b/c it's a health problem, we should protect our children's health they are future.
7	Burhan Goraya	Maple	Canada, many come to seek a better future, a better life and stable and peaceful society, were many come from barren lands seeking a life not for themselves but for their children. York Region an economical hub, were on a municipal level we are thriving as a community. Individuals are finding stability and comfort easily attainable. Then why is when a community who has helped this beloved land for many years thrive; even when Jane and Major Mackenzie was barren, this community always worked towards a better future, a better life and a better economy for York Region. A Gas bar is intersecting this community, who has helped York Region and Vaughan for many of years, this community is now seeking an understanding of why a gas bar is located even close to the vicinity of this community. Fathers, Mothers even the elderly are at admits because of health issues and many more factors that do not allow for this community to prosper. So for a "Better Future", as York Region slogan percent's, we must not allow the construction of this gas station to occur.
8	Usama Ahmed	Maple	I have never seen this kind of concept in Canada before. A Gas Station right next to a residential home. Absolutely ridiculous.
9	Naeem Sheikh	Maple	This is important to me because the safety of my community is on the line.
10	Blawal Aleem	Maple	Don't feel safe knowing that there will be gas fumes so close to my house, not good ethics on behalf of the builders as they haven't considered all the possible health risks that pose a risk to all the nearby residents.
11	Sadaf Naz	Maple	This Gas Station is extremely harmful for my little kids. I'm totally against this plan. A Bio-Hazardous
12	Shah B.	Vaughan	Because the last thing I want is anyone in my community stepping out of their house and smelling gasoline.

Sr. No.	Name	Online (change.org)	Comments
13	Razi Noman	Toronto	Health Concerns
14	Behram Bashir	Maple	I live close by and my friends and family live even closer. I dont want them to live in such hazardous conditions.
15	Kashuf Karim	Brampton	As human we need to help each other, im not saying we dont need a gas station, but not near kid, that might get infected or something
16	Basil Afzal	Vaughan	I have a house adjacent to the property where this proposed land is and I feel the risks outweigh the benefits for this proposed development
17	Adil Mansoor	Woodbridge	I live very close to it.
18	Mohammad Afzal	Vaughan	My house is right behind this proposed development, I will not be happy with this.
19	Usman H. Bajwa	Vaughan	Why is this important to you? (Optional) Gas stations can pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leading into the ground, and exposure hazards & chemicals (hydrocarbon fumes & benzene) !! Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer causing chemical, according to the National Institutes of Health (NIH).
20	Abdul Aleem	Maple	I live right behind the proposed area and don't feel safe knowing that there will be gas fumes so close to my home.
21	Ahmed Zakaria	Maple	We want clean and worry free environment for our future generations.
22	Nida Zakaria	Maple	To live a healthy life
23	Raza Dard	Vaughan	I live near the proposed land
24	Kashif Naseem	Vaughan	this gas station is near my house. this is a very dumb idea
25	Sajd Kahloon	Maple	this is a dumb idea
26	Sajid Alvi	Maple	very bad idea. its to close to my community
27	Fariat Khan	Maple	pollution
28	Tanzeel Ahmed	Maple	very bad idea
29	Nayaab Chatta	Maple	i think this is a bad idea because it is to close to house and my community
30	Saad Ahmed	Maple	bad idea. this plan is right behind my house
31	Zeshan Mohammad	Maple	i feel that this gas station will disturb many people and be very harmful.
32	Mubariz Ahmed	Maple	noise pollution also very to close to my community
33	Umar Mumtaz	Maple	I feel that the construction of this gas station is a bad idea as it will disturb many people that live in this residential area. It is very harmful.
34	Faizan Arif	Maple	I feel that the construction of this gas station will have a negative impact on our environment. The noise that will be caused is to much.
35	Shahzaib Ahmad	Maple	Im allergic to pollution
36	Ashar Saleem	Maple	Due to health concerns, it is not a great idea to build a gas station near to the residential area.
37	Fouzia Sultana	Maple	it is harmful to my family
38	Mubarak Ahmed	Maple	harmful to my family

Sr. No.	Name	Online (change.org)	Comments
39	Amad Ahmed	Maple	it is harmful for my housebound considering it is directly behind my house
40	Saad Ahmed	Maple	too harmful to my community gas vapors
41	Tahir Malik	Vaughan	Please do not approve this as it will directly impact the community. We already have a gas station and car wash within 1.5 km. Therefore there is no need for another car wash in this area. Leave the community from further toxins and pollution
42	Saeed Ahmed	Maple	i have just moved to Canada, and what i don't understand is that how can a gas station be so near houses which is frightening because many families have children, and these children can get hurt because of this proposed gas bar. also i have never seen such a ridiculous idea anywhere else.
43	Naiela A.	Saskatoon	It affects many people.
44	Mirza Qadeer Tahir	Maple	my house is right behind this property it will cause a lot of disturbance, not only for us but a lot of other people
45	Maryam H	Vaughan	I personally do not understand what the problem is. Many communities in the GTA have gas stations directly near residential homes. Shocking. People survived. Everyone needs to relax, overreacting to everything
46	Ataul Munim	Maple	I don't want a gas station right at the back of my bedroom. A) its not safe and B) my neighborhood will be polluted with noise. Kindly don't approve this project and let us live peacefully.
47	Mauood Ahmad	Vaughan	..
48	Ann Hu	Maple	It is unnecessary to build at this location and the increase traffic will cause a decrease in the quality of life to all the residence around the proposed site.
49	Farhan Cheema	Vaughan	i have 2 small kids, 1yr 6months and 1 month old, my question is it safe for them to grow up 24/7 near gas station. please dont harm mt kinds. we already have gas station and car wash 1.5 km away from ur home.
50	Johnny Tran	Maple	I also live near that area, and it just doesn't feel like a good idea to be putting gas stations that close to homes regardless (propane disaster X10000)
51	Adnan Mriza	Maple	creates traffic as-well as noise traffic. also causes health issues
52	Mohammad Asadullahkhan	Maple	It is important because it poses a health risks to me and my children who will grow up in this area.
53	Sultan Mubasher	Maple	Gas station should not be so near to residential area. It should be on the other side of the road instead of with residential area.
54	Harith Chaudhary	Vaughan	Noise pollution will be worrisome and will bother the entire community. The environmental issues should not be ignored either.
55	Syed Ahmed	Maple	I live less than 100 Meters away from this project. I believe that gas vapors are very harmful for myself and my family. This can cause serious health

Sr. No.	Name	Online (change.org)	Comments
			issues in future.
56	Huda Chaudhary	Vaughan	Not environmentally friendly and will attract gangs of youths to hang around the area
57	Shamaila Yousaf	Maple	I want to have safe and healthy environment for my family. This gas station can pose some serious risks to my family.
58	Azhar Ahmad	Maple	I live in this area. We don't want a gas pump in our backyard.
59	Agha Khan	Maple	live right next to gas station
60	Abdul Khawaja	Vaughan	Gas stations suck! we need a plaza close to home!
61	Khawaja Ahmad	Maple	Dangerous and hazardous for our health. Please stop from building this near residential area.
62	Musawar Ahmad	Maple	this is important to me and my family because i move to canada to live peaceful life. but now if there is a station of the gas then the issue of no peace. In conclusion my concern is that i dont want the station to build because my children will inhale the wrong things that they should not be inhaling ok thats fine enough if you want the more concern please do the contacting thanks
63	Sajid Baten	Maple	Would you like a gas station to be built right beside your house where your children play
64	Abdun Baten	Maple	It is near my house and i do not want children to breathe in harmful fumes! In a country like Canada we should not be wasting our time worrying about things like this.
65	Saqib Zafar	Maple	its unhealthy and unsafe for the community!
66	Waqas Khurshid	Maple	As a concerned member of this community this is not good.
67	Luqman Rana	Maple	This is bad for the environment and unhealthy for the residential area.
68	Hizqeel Ahmad	Vaughan	It is not healthy for residence to have Gas station nearby their house!!!
69	Zahid Khan	Maple	it is unhealthy and not good for a residential area
70	Serjeel Ahmed	Maple	Not beneficial from any perspective. Bad for the environment and negatively impact the residential structure of the community as a whole. It would be a nuisance for the people in the community and is not a profitable endeavour in any sense as there are 3 gas stations within the 3 km mark.
71	Ferhad Ghaffar	Maple	i think it is unhealthy and too close to the residential area.
72	Sajid Iqbal	Vaughan	It is very unhealthy for the environment.
73	Farhad Rana	Vaughan	brotherhood
74	Naumana Mahmood	Maple	It is important!!!!
75	Kashmala Cheema	Maple	Not good for our health
76	Mubarak Khan	Maple	It's right behind my house. There is a risk to our safety in case something happens.
77	Shakil Mirza	Mississauga	twitter maaaaayne!
78	Saqib Ejaz	Maple	What the hell is the city of Vaughan thinking
79	Vanessa Tarsi	Maple	how stupid can you get city of vaughan
80	Muhammad Zia	Maple	It will be more convient to fill up the tank as it is closer to my house
81	Hameed Mirza	Maple	Two of my family members have Asthma, I do not

Sr. No.	Name	Online (change.org)	Comments
			want a car wash associated with gas bar in my backyard. I moved from Toronto to Vaughan to live in a healthy and environmentally friendly atmosphere not in a polluted environment. Please No car wash and No gas station at Jane & Teston Road. Thank you.
82	Hibbat Mirza	Maple	I am against the construction of a gas station and car wash in my neighborhood. This does not benefit the community at all. There are serious health risks involved – for example airborne organic compounds like benzene increase the risk of cancer, central nervous system depression, and can cause other serious illnesses. There are also risks to the environment, as research has shown that gas stations pollute their immediate surroundings and are a source of air contamination; also some of the most common risks associated with gas stations are fires and explosions. The building of a gas station and car wash in our area will also make an already overcrowded intersection more congested, bringing with it more noise (at all times of day) and traffic accidents. It will also invite the wrong sort of people to a residential area.
83	Zaafir Mansoor	Vaughan	Major health concern and traffic in the area.Noise.
84	Saqib Mahmood	Maple	It's in my neighbourhood
85	Owen Oiffer	Stouffville	Traffice congestion as I travel this route

**1. ZONING BY-LAW AMENDMENT FILE Z.12.029
IMPERIAL OIL LIMITED AND FALVO HOLDINGS LIMITED
WARD 1 – VICINITY OF JANE STREET AND TESTON ROAD**

P.2013.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.029 (Imperial Oil Limited and Falvo Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: December 21, 2012
- b) Circulation Area: 150 m
- c) Comments received as of January 2, 2013, are as follows:

The Development Planning Department has received correspondence from the following residents in opposition to the development:

- i) Mubarak Ahmad, Nasir Crescent;
- ii) Rehman Mohar, Bashir Street.

The concerns identified in the correspondences are summarized as follows:

- i) a gas station should not be located behind residential homes;
- ii) the health issues related to locating a gas station close to residential uses; and,
- iii) high ozone emissions from a gas station.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.029 to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to:

- i) amend the C3 Local Commercial Zone, subject to Exception 9(1276) to permit the additional use of a Car Wash on the subject lands, which is to be developed with a permitted Automobile Gas Bar and Eating Establishment with Drive-through Use, in the manner shown on Attachments #3 to #7;
- ii) to remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands C3 Local Commercial Zone, subject to Exception 9(1276); and,

- iii) permit the following site-specific zoning exceptions to facilitate the development of a Car Wash, Automobile Gas Bar and Eating Establishment with Drive-through as shown on Attachments #3 to #7.

	By-law Standard	By-law 1-88 C3 Local Commercial Zone Requirements	Proposed Exceptions to C3 Local Commercial Zone subject to Exception 9(1276)
a.	Minimum Rear Yard Setback to the Car Wash Building	9.0 m	6.0 m (west)
b.	Minimum Setback from a Car Wash Building to a Residential Zone	9.0 m	6.0 m (west)
c.	Minimum Parking Requirement	28 parking spaces (Gas Bar: $187.5 \text{ m}^2 @ 5.5/100 \text{ m}^2 = 11 \text{ spaces}$ + Eating Establishment: $105 \text{ m}^2 @ 16/100 \text{ m}^2 = 17 \text{ spaces}$)	18 parking spaces
d.	Maximum Driveway Width (Teston Road and Jane Street)	9.0 m	10.0 m
e.	Minimum Landscape Strip Width (Teston Road)	6.0 m	5.0 m

Additional zoning exceptions maybe identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located at the southwest corner of Jane Street and Teston Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Medium Density Residential/Commercial" by in-effect OPA #600, as amended by site-specific OPA #643. OPA #643 specifically permits an Automobile Gas Bar/Automobile Service Station and a convenience eating establishment with drive-through within the "Medium Density

	<p>Residential/Commercial" designation. The Service Station and Gas Bar Policies (Section 4.2.2.7) of OPA #600 permits maintenance services for vehicles. In addition, the policies state that a noise study may be required for a car wash on lands that abut a residential area. The Owner has submitted a Noise Study in support of the application.</p> <ul style="list-style-type: none"> ▪ The subject lands are designated "Mid-Rise Mixed-Use" by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. An automobile gas bar use is permitted under this designation, provided that the use is located on an arterial street, is limited to one gas station per intersection, and that no gas stations shall be permitted at the intersection of two arterial streets. The proposal does not conform to the locational criteria for gas stations identified in VOP 2010. The current in-effect Official Plan policies are being applied to the subject application.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned C3(H) Local Commercial Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1276), which permits the Automobile Gas Bar use and associated drive-through for an eating establishment. ▪ The proposed associated Car Wash use does not comply with Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.
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	COMMENTS
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Use, and Removal of the Holding Symbol "(H)" and Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed car wash use together with the proposed site-specific zoning exceptions for the entire subject lands, to facilitate the proposed automobile gas bar with an associated car wash and eating establishment with drive through will be reviewed in consideration of compatibility with the surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> The subject lands are zoned with the Holding Symbol "(H)" which may be removed from the site upon approval of a Site Development Application by Vaughan Council.
c.	Site Development Application	<ul style="list-style-type: none"> The Owners have submitted related Site Development File DA.12.065. The Zoning Amendment and Site Development applications will be reviewed to ensure the following matters, but not limited to, are addressed: appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; signage; lighting; landscaping and screening from the abutting residential; and, proposed landscaping within the Region of York right-of-way (sight triangle) at the intersection of Jane Street and Teston Road.
d.	Sustainable Development	<ul style="list-style-type: none"> 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, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process.
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 33 East.
f.	Noise Report	<ul style="list-style-type: none"> The Noise Report submitted in support of the application must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 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. Proposed Site Plan
4. Landscape Plan
5. Elevations – Convenience Store
6. Elevations – Car Wash
7. Elevations – Canopy and Pumps

Report prepared by:

Mary Caputo, Planner, ext. 8215

Christina Napoli, Senior Planner, ext. 8483

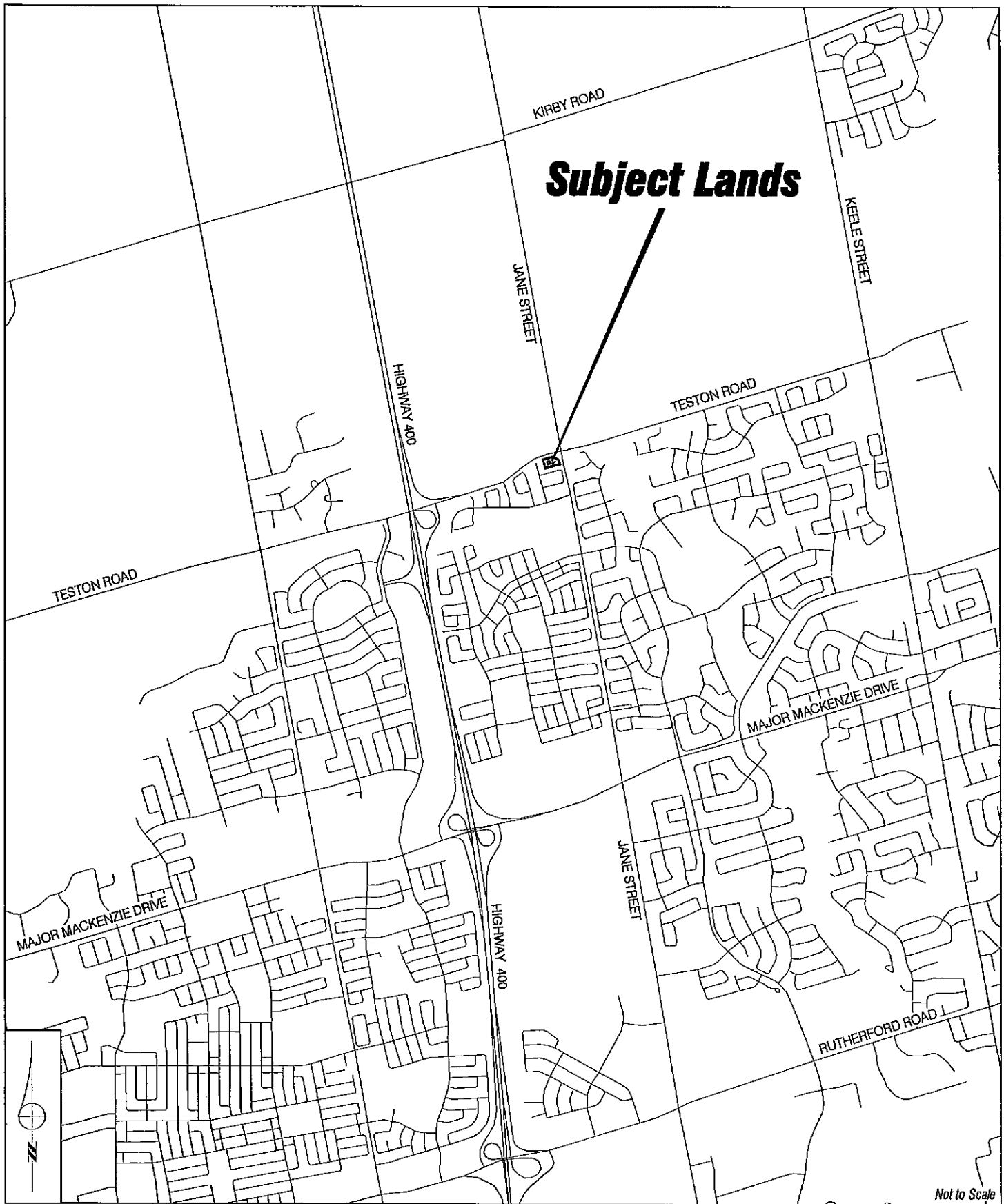
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYHEYAMA
Director of Development Planning



Not to Scale

Context Location Map

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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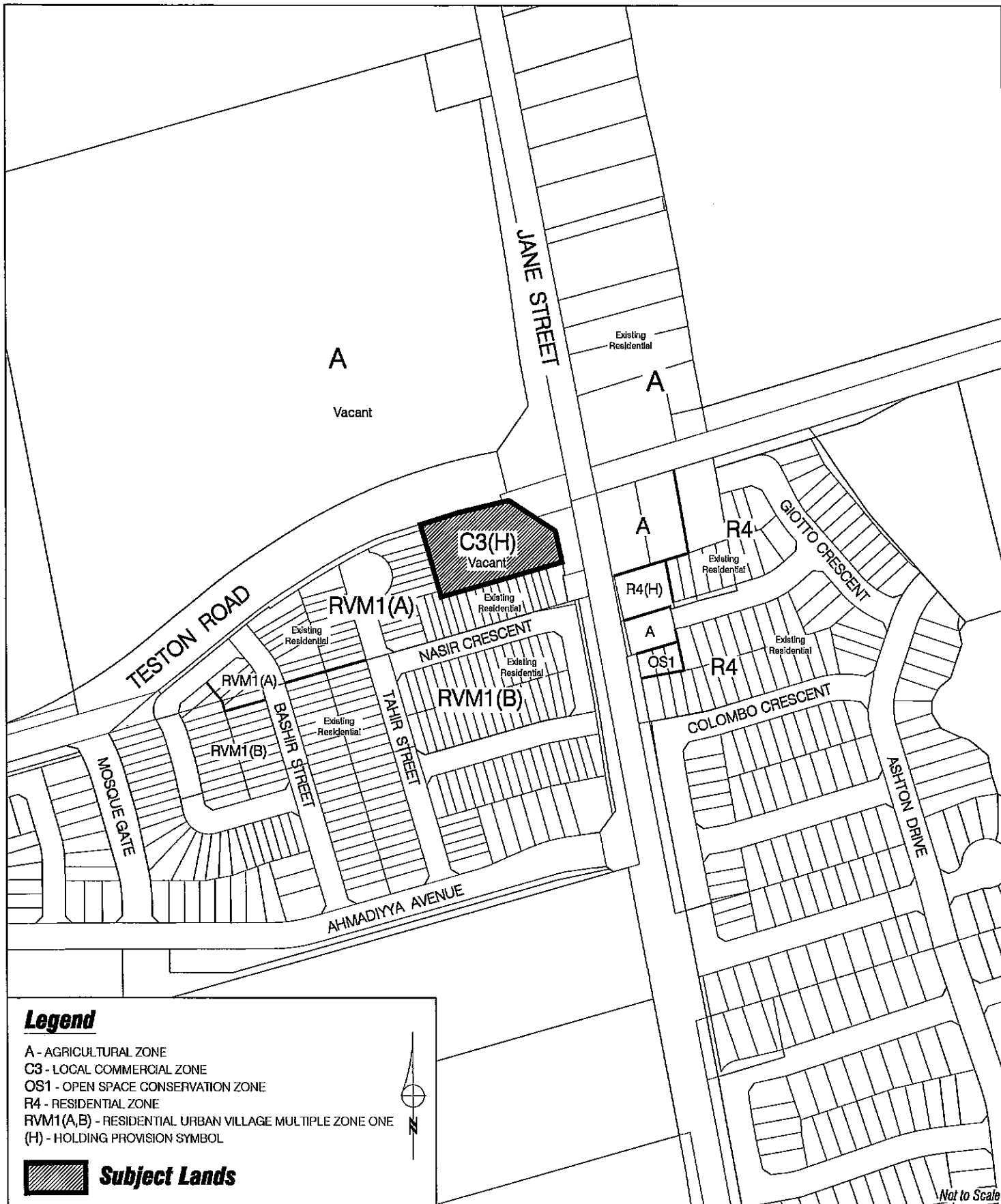


Attachment

FILES:
DA.12.065, Z.12.029

DATE:
December 06, 2012

1



Location Map

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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Attachment

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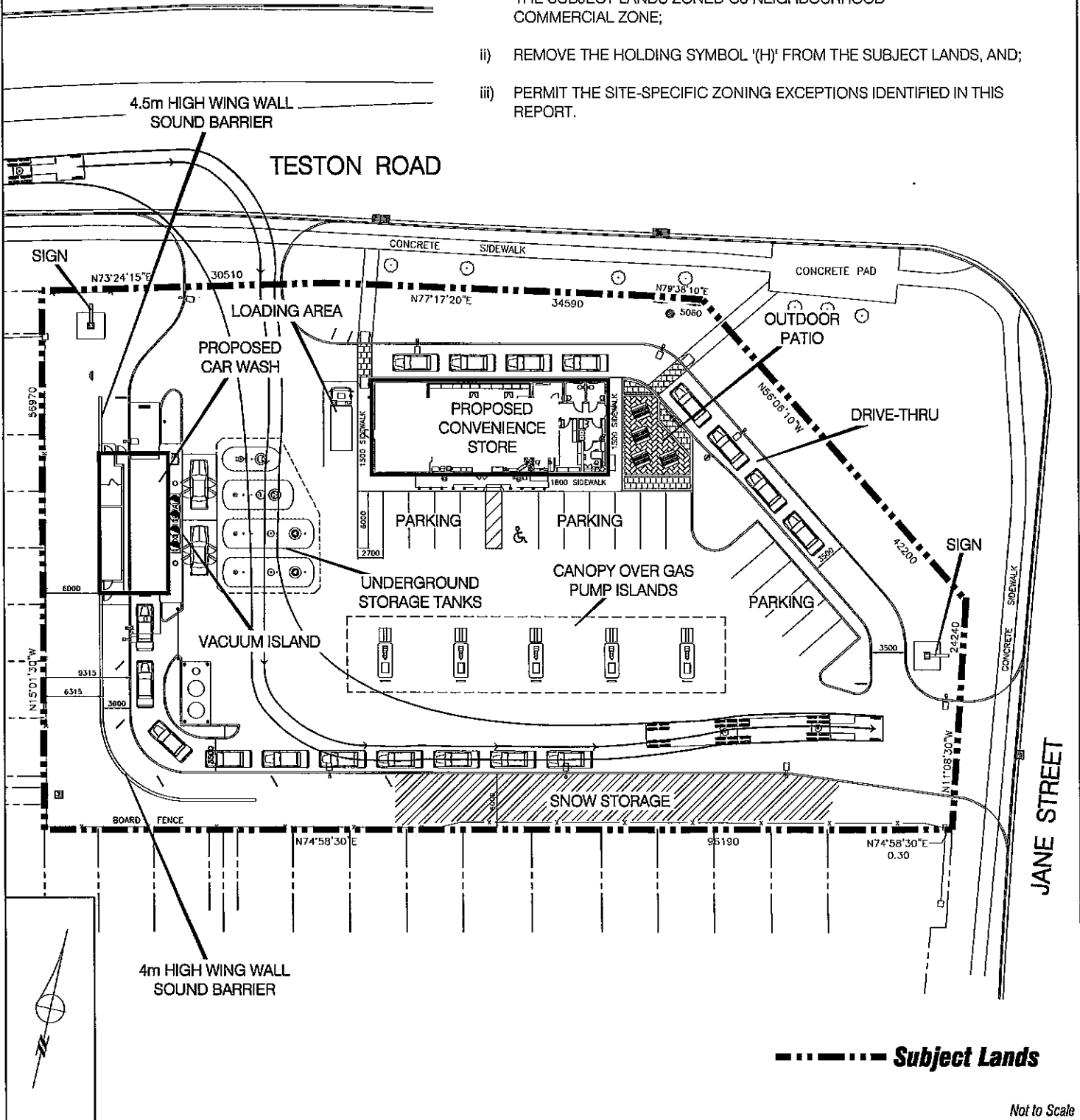
DATE:
December 06, 2012

2

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 NEIGHBOURHOOD COMMERCIAL ZONE;
- ii) REMOVE THE HOLDING SYMBOL '(H)' FROM THE SUBJECT LANDS, AND;
- iii) PERMIT THE SITE-SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN THIS REPORT.



Proposed Site Plan

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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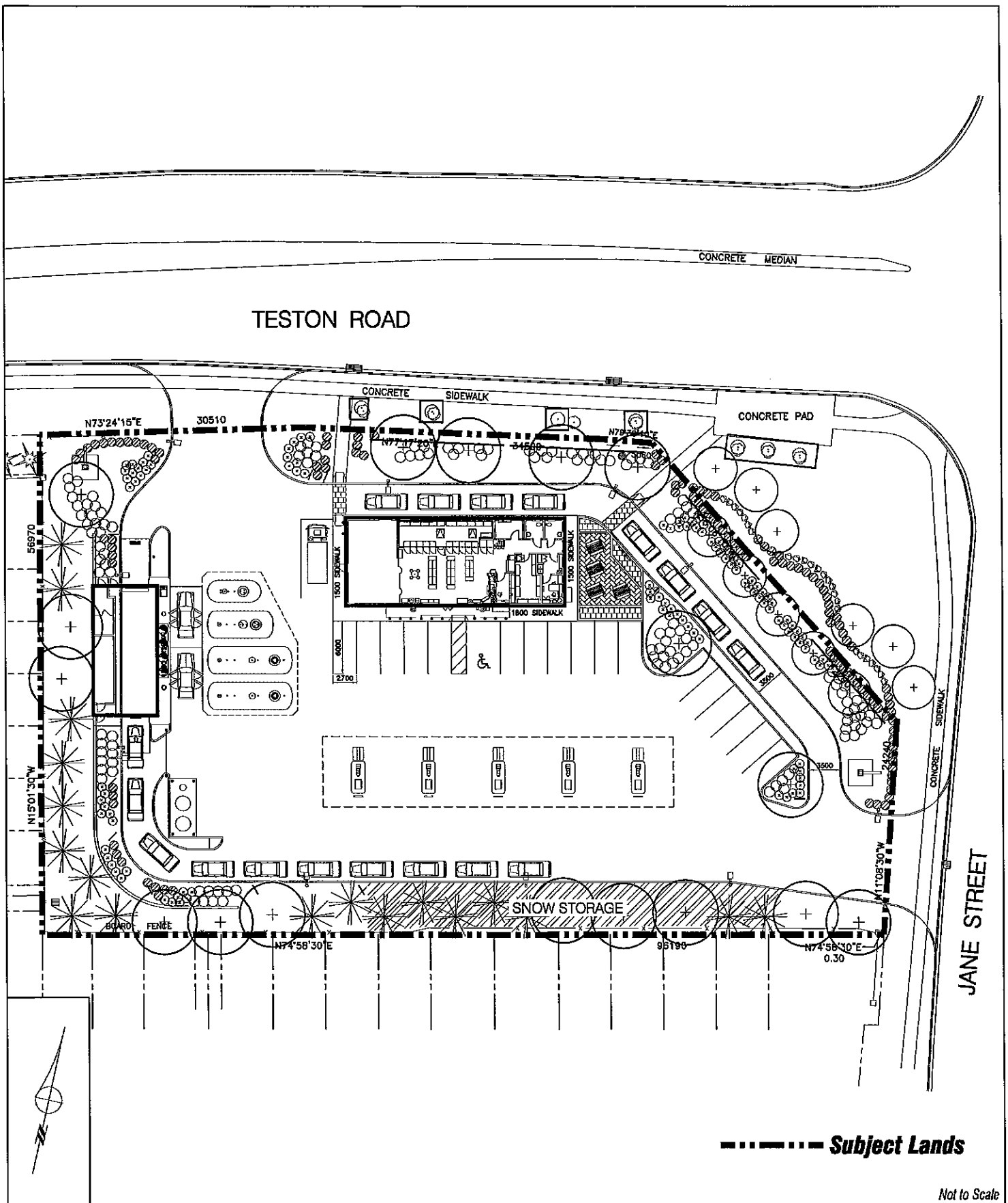


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FILES:
DA.12.065, Z.12.029

DATE:
December 06, 2012

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Landscape Plan

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

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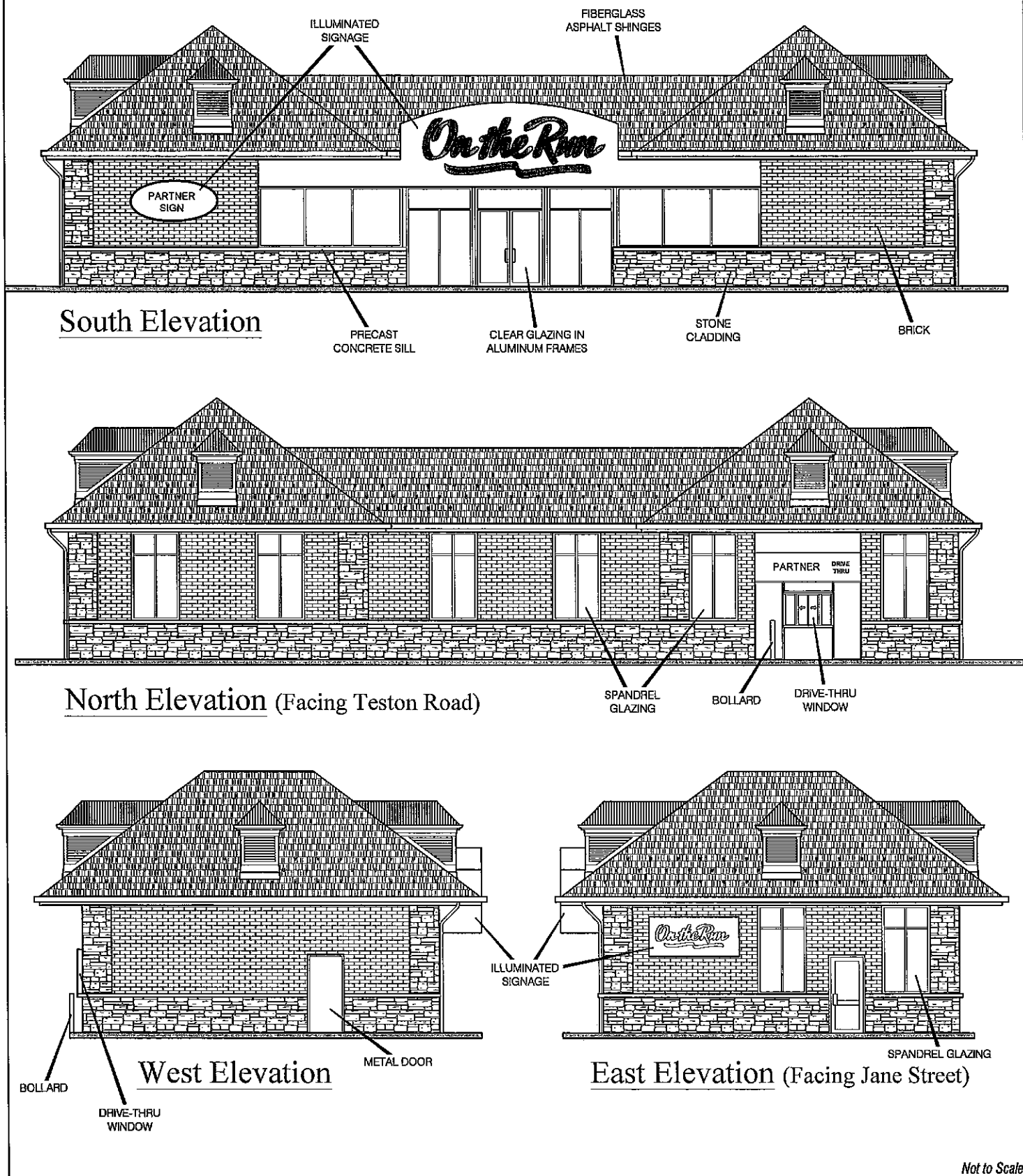


Attachment

FILES:
DA.12.065, Z.12.029

DATE:
December 06, 2012

4



Elevations - Convenience Store

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

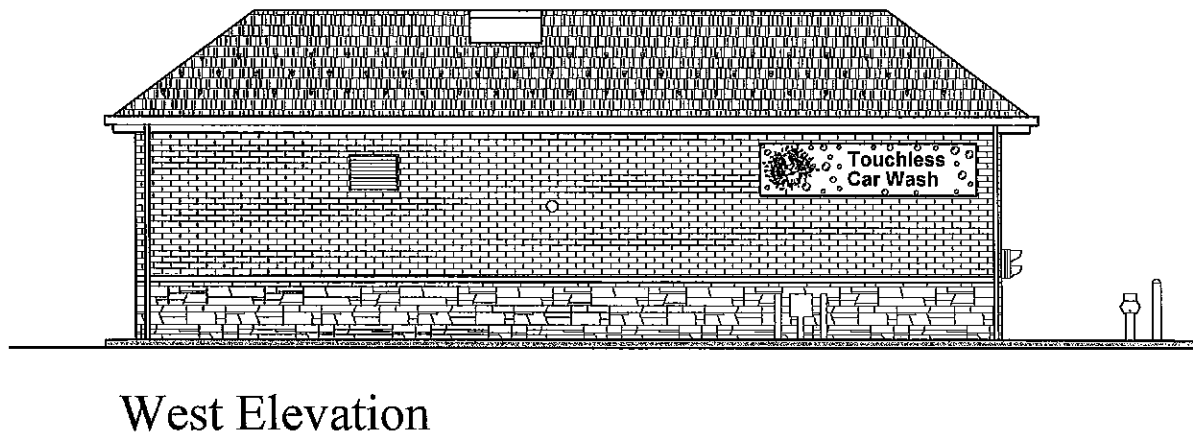
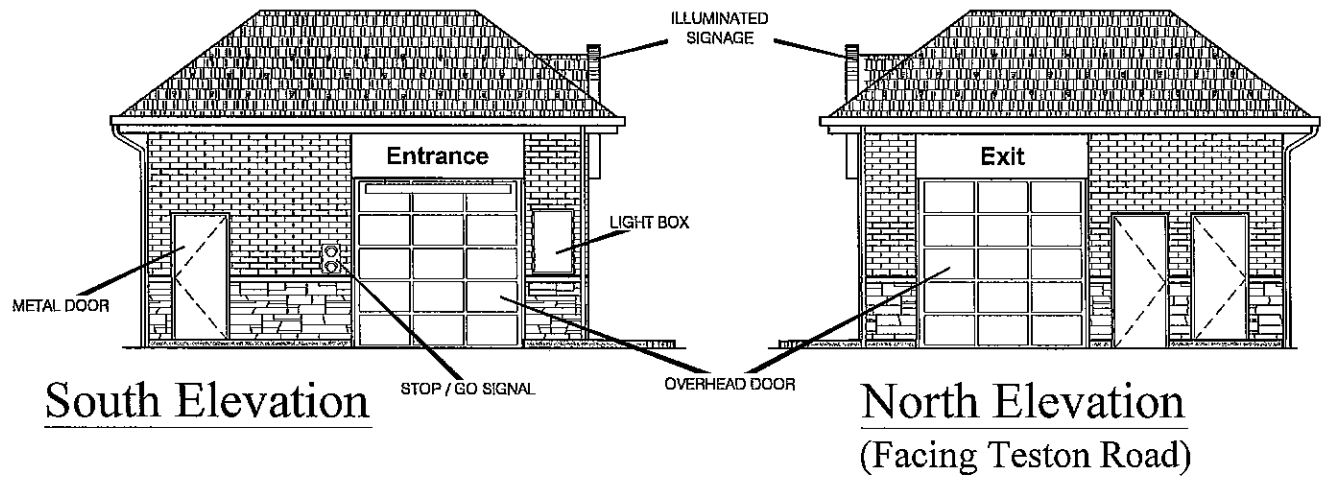
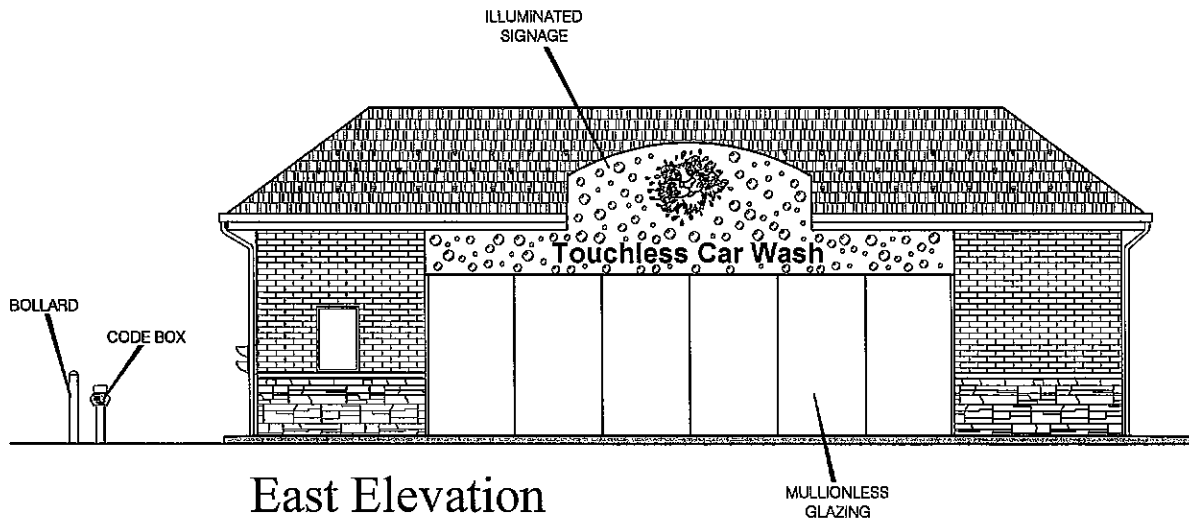


Attachment

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DA.12.065, Z.12.029

DATE:
December 06, 2012

5



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Elevations - Carwash

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al

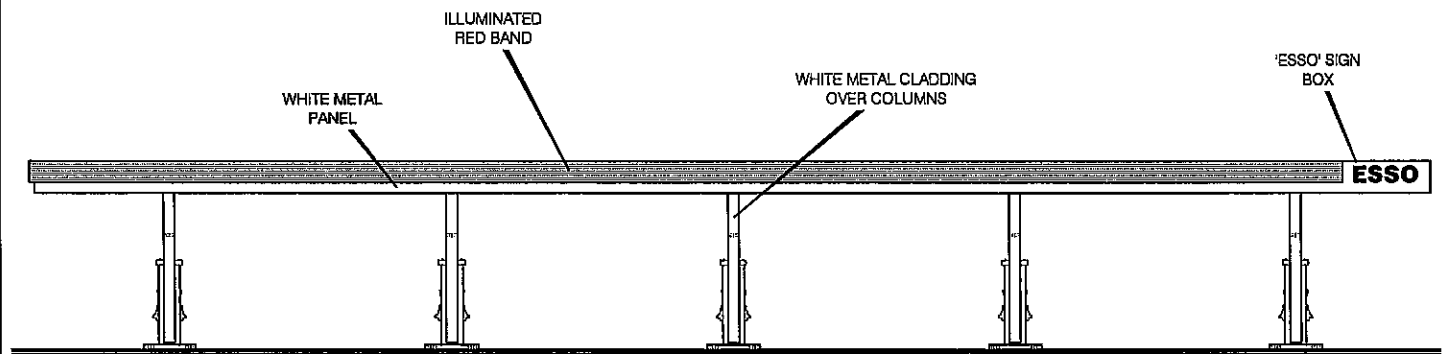


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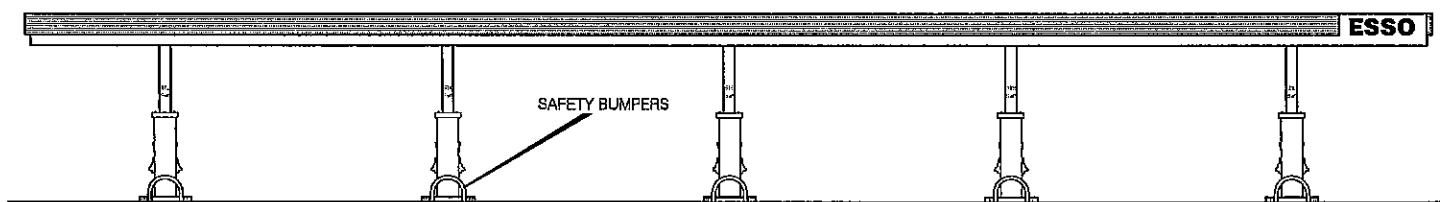
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December 06, 2012

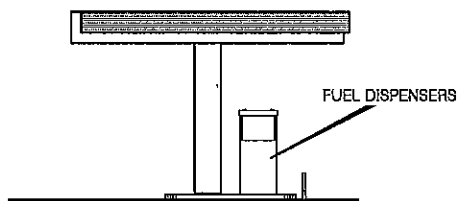
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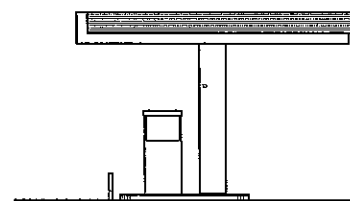
NORTH ELEVATION (FACING STORE)



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

Elevations - Canopy & Pumps

LOCATION:
Part Lot 25, Concession 5

APPLICANT:
Imperial Oil Limited et al



Attachment

FILES:
DA.12.065, Z.12.029

DATE:
December 06, 2012

7