

# AIRD & BERLIS LLP

Barristers and Solicitors

N. Jane Pepino, C.M., Q.C., LL.D.

Direct: 416.865.7727

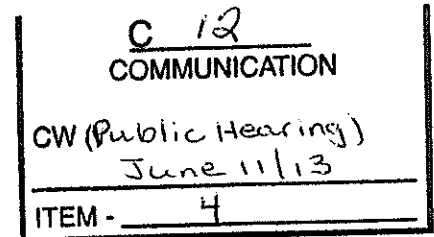
E-mail: [jpepino@airdberlis.com](mailto:jpepino@airdberlis.com)

June 10, 2013

Our File No. 113747

BY EMAIL

Jeffrey A. Abrams, City Clerk  
City of Vaughan  
City Hall, Level 100  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1



Dear Mr. Abrams:

**Re: Statutory Committee of the Whole Public Hearing (Meeting)  
June 11, 2013  
Draft Vaughan Mills Centre Secondary Plan  
File No. 26.1**

We act on behalf of the Canadian Fuels Association ("Cdn. Fuels"), formerly the Canadian Petroleum Products Institute, with respect to its interest in the new City of Vaughan Official Plan. Cdn. Fuels is an incorporated association of major Canadian companies involved in the refining, distribution, and/or marketing of petroleum products. Cdn. Fuels' member companies own a majority of automobile service stations ("Gas Stations") within the City of Vaughan, including those Gas Stations owned and operated by Imperial Oil Limited (Esso), Suncor Energy (Petro-Canada), Shell, Ultramar and Husky Energy (Husky).

The mission of Cdn. Fuels includes initiating discussions and dialogue in the development of public policy and regulation serving the long term interests of the Canadian consumer and the Canadian petroleum industry. Cdn. Fuels has a genuine interest in ensuring that its member stations are safe and viable while meeting customer needs, and also being compatible with the needs of the community. As such, Cdn. Fuels has significant concerns with some of the proposed policies of the new City of Vaughan Official Plan ("VOP 2010").

Cdn. Fuels' concerns with Volume 1 of the VOP 2010 were carefully outlined in Cdn. Fuels' Notice of Appeal, filed with the Region of York on August 24, 2012, and attached to this letter for your reference. We have reviewed the draft Vaughan Mills Centre Secondary Plan (the "VMC Secondary Plan") and the report regarding the Secondary Plan, to be considered by the Committee of the Whole on June 11, 2013.

There are currently two Cdn. Fuels member stations within the boundaries of the VMC Secondary Plan Area: a Husky Gas Station located at the southeast corner of Rutherford Road and Sweetriver Boulevard, and a Petro Canada Gas Station located at the northwest corner of Jane Street and Riverrock Gate. Both Gas Station sites are proposed to be designated High-Rise Mixed-Use in accordance with Schedule C: Land Use Designation, of the VMC Secondary Plan. At this time, Cdn. Fuels does not object to

the proposed designation of the Gas Station sites or the policies pertaining to the High-Rise Mixed-Use designation (Section 3.6.1) as the VMC Secondary Plan does not contain policies that further restrict permissions for gas stations.

However, Cdn. Fuels does take issue with several of the Built Form Policies of Section 3.8 of the VMC Secondary Plan. The policies of concern are as follows:

- **Section 3.8.1.i**

*"A wide variety of buildings shall be permitted in Vaughan Mills Centre including Low-rise, Mid-rise, and High-rise buildings, in accordance with Schedule B: Height & Density, including:*

- *Low-rise buildings (2-4 storeys) including townhouses, apartments and office, employment, institutional and mixed-use buildings. Low-rise buildings shall have a minimum height of 2 storeys, and a maximum height of 4 storeys. Low-rise buildings are appropriate for areas within the Vaughan Mills Primary Centre that do not front onto arterial streets (Jane Street, Rutherford Road, or Bas Pro Mills Drive). Low-rise buildings are generally located internal to the block fronting onto lower order streets, as identified on Schedule F: Transportation Framework."*

- **Section 3.8.2.i**

*"All building frontages must be oriented towards public streets and other public spaces in order to clearly define the public realm, create a consistent street wall, and to provide a safe and attractive street environment for pedestrians. Schedule D: Ground Floor Frontage Types, outlines the required setbacks for development throughout the Vaughan Mills Centre."*

- **Section 3.8.2.ii**

*"All new buildings along arterial roads...shall have a minimum height of 10.5 metres."*

- **Section 3.8.3.i**

*"Buildings shall be built to a consistent build-to line. Maximum and minimum setbacks and build-to lines shall be guided by Schedule D: Ground Floor Frontage Types and included in the Zoning By-law."*

- **Section 3.8.3.iv**

*"Buildings shall be built along a consistent setback line, as identified on Schedule D: Ground Floor Frontage Types."*

- **Schedule D: Ground Floor Frontage Types**

- Jane Street and Rutherford Road are shown as having "Primary Retail Frontage" which requires setbacks of 3 to 5 metres and 80 percent required retail frontage.
- Riverrock Gate and Sweetriver Boulevard are shown as having Secondary Commercial Frontage which requires setbacks of 3 to 5 metres and 60 percent required retail frontage.

While not opposed to the above-noted policies in principle, and when applied to "High-Rise Mixed-Use" developments, it is Cdn. Fuels' position that the built form policies of the VMC Secondary Plan should not apply to Gas Station sites. Gas Stations are different from other "High-Rise Mixed-Use" uses as their facilities are comprised of dispensing pumps, underground storage equipment, kiosks, canopies and other equipment that need to be replaced or rebuilt periodically to adhere to safety and environmental legislation and regulations. Typically, there are single-storey buildings, given that Gas Station operations are single use. Additionally, the gas pumps and canopy must be in front the retail building to allow access for motorist customers and to allow the Gas Station attendant to monitor the pump islands. For these reasons, the built form policies of the VMC Secondary Plan are not compatible with the design of modern gas stations and should not apply.

Further, the inclusion of the above-listed sections would result in the existing Gas Stations within the VMC Secondary Plan area becoming "Legal Non-conforming" (subject to the provisions of Section 10.2.1.4, of Volume 1 of the VOP). This is unacceptable, as Legal Non-conforming status would hinder the necessary redevelopment of Gas Stations, which includes replacement of equipment as necessary to ensure the safe operation of the stations, and continuing upgrades and changes to the offerings at Gas Stations, as market and customers demand.

We recognize that the VMC Secondary Plan has only been issued in draft form and will be subject to further modifications, including a further technical report to be considered by the Committee of the Whole at a later date. As such, Cdn. Fuels requests that the VMC Secondary Plan be revised to exempt Gas Stations from the built form policies of the Secondary Plan. Cdn. Fuels reserves the right to change its position, should further modifications that impact Gas Stations be made to the VMC Secondary Plan.

We have made numerous requests to meet with City representatives to discuss our client's concerns with the VOP 2010 in greater detail. Staff has assured us that such meeting will occur; however, to date it has not. We will continue to make ourselves available to meet with City staff to discuss our client's concerns in an attempt to settle some or all issues.

Should you require any further information or clarification respecting any aspects of this letter, please do not hesitate to contact the undersigned, or Emily Elliott, Land Use Planner, of this office at 416-865-3069. Please provide any further notices associated with the approval of the VMC Secondary Plan to the undersigned. Thank you very much.

Yours truly,

AIRD & BERLIS LLP



N. Jane Pepino, C.M., Q.C., LL.D.

NJP/ee

- c. J. Roy, Canadian Fuels Association
- M. Goldberg, Goldberg Group
- M. Rossi, Vaughan Policy Planning Department

14816333.1

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# AIRD & BERLIS LLP

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Barristers and Solicitors

N. Jane Pepino, C.M., Q.C., LL.D.

Direct: 416.865.7727

E-mail: [jpepino@airdberlis.com](mailto:jpepino@airdberlis.com)

August 24, 2012

Our File No. 113747

BY COURIER

Mr. Denis Kelly  
Regional Clerk  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly

**Re: Appeal of the new City of Vaughan Official Plan**

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We act on behalf of the Canadian Petroleum Products Institute ("CPPI") with respect to its interest in the new City of Vaughan Official Plan. CPPI is an incorporated association of major Canadian companies involved in the refining, distribution, and/or marketing of petroleum products. CPPI member companies own a majority of automobile service stations ("Gas Stations") within the City of Vaughan (the "City"), including those Gas Stations owned and operated by Imperial Oil Limited (Esso), Suncor Energy (Petro-Canada), Shell, Ultramar and Husky Energy (Husky).

The mission of CPPI includes initiating discussions and dialogue in the development of public policy and regulation serving the long term interests of the Canadian consumer and the Canadian petroleum industry. CPPI has a genuine interest in ensuring that its member stations are safe and viable while meeting customer needs and also being compatible with the needs of the community. As such, CPPI has a significant concerns with some of the proposed policies of the new City of Vaughan Official Plan. CPPI's areas of concern are as follows:

- Section 9.2 - Land Use Designation and Permitted Building Types - Gas Stations in areas designated Mid-Rise Mixed Use, High-Rise Mixed Use, Employment Commercial Mixed Use, Community Commercial Mixed Use and Prestige Employment are subject to the following criteria:
  - (A) *the use is located on an arterial street as indicated on Schedule 9;*
  - (B) *the use is limited to one Gas Station per intersection; and,*
  - (C) *no Gas Stations shall be permitted at the intersection of two arterial streets as indicated on Schedule 9.*

Many existing Gas Stations in the City are located at the intersection of two arterial streets in order to provide service to motorists passing in different directions without requiring a change in direction. Many of these high traffic intersections

currently have more than one Gas Station, as road medians or traffic conditions prevent motorists from accessing Gas Stations located across a street. A single Gas Station could not provide adequate and safe service for the total motor vehicle traffic at many intersections in the City or in the alternative, would require added traffic movements increasing congestion and delay. Further, requiring that Gas Stations locate at the intersection of only one arterial street would result in twice the number of Gas Stations in the City to serve the same amount of vehicle traffic, as well as forcing Gas Stations to intersections of collector streets, which are more likely to be close to Residential neighbourhoods.

Additionally, the inclusion of the above sections would result in those existing Gas Stations at an intersection where more than one Gas Station exists, or on an intersection of two arterial streets, to simply become "Legal Non-conforming". (Subject to the provisions of Section 10.2.1.4, see below). This is unacceptable as Legal Non-conforming status would hinder the redevelopment of these Gas Stations, which includes replacement of equipment as necessary to ensure the safe operation of the stations, and continuing upgrades and changes to the offerings at Gas Stations, as market and customers demand.

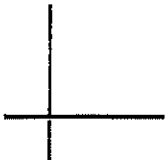
- Section 9.2.3.9 - Building Types and Development Criteria, Gas Stations imposes specific policies and development criteria on Gas Stations. Section 9.2.3.9.c. requires that:

*Where a Gas Station contains a retail building greater than 100 square metres, the retail building shall front onto at least one public street, with no driveways or parking spaces located between the building and the public street.*

The above section is too prescriptive for an Official Plan and rather, an Official Plan should call for Urban Design Guidelines, which set out detailed policies.

Section 9.2.3.9 is not compatible with the design of modern Gas Stations. Moreover, modern Gas Stations allow for the "one stop shopping" concept where the public can perform a multitude of daily tasks on one site thus avoiding otherwise separate small trips. Additionally, modern Gas Stations are equipped with public washrooms adapted for customers with disabilities. In order for modern Gas Stations to accommodate these services, a building in excess of 100 square metres is required.

The requirement that a retail building greater than 100 square metres be located facing the street, with no driveways or parking spaces located between the building and the street, makes it impossible for a modern Gas Station to function. The gas pumps and canopy must be fronting the retail building to allow access for motorist customers and to allow the Gas Station attendant to monitor the pump islands. Based on the above, this requirement of the Official Plan is unworkable. It should also be noted that Section 9.1.2.6.e. contains a contradictory exception permitting parking between a building and public sidewalks in the case of Gas Stations in *Intensification Areas*.



- Also in Section 9.2.3.9 - Building Types and Development Criteria, Gas Stations, Section 9.2.3.9.d, requires that:

*Where a Gas Station contains a car wash, the car wash shall generally be located to the rear of the site and setback a minimum of 30 metres from any Low-Rise Residential designation.*

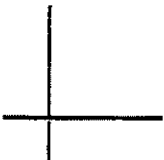
CPPI is opposed to this arbitrary minimum setback of 30 metres of a car wash from any Low-Rise Residential Designation. This type of detailed requirement is not warranted within the Official Plan but rather, if necessary, would be better suited in a zoning by-law or urban design guidelines.

- Section 10.2.1.4 – Interpretation states that it is the policy of Council:

*To recognize legally existing land uses as they exist at the time this Plan is approved. These land uses shall be deemed to conform to this Plan. Minor extensions, reductions or expansions of such uses shall be permitted without amendment to this Plan, provided that the intent of this Plan is not compromised...*

It is CPPI's position that the section above needs to be revised to allow for the redevelopment of legally existing uses for a similar use while remaining in compliance with the Official Plan without the uncertainty presented by the conditions attached to the above deeming provision. Gas Stations are somewhat different from typical uses as their facilities are comprised of dispensing pumps, underground storage equipment, kiosks, canopies and other equipment that need to be replaced or rebuilt periodically to adhere to safety and environmental legislation and regulations. They are also mainly outdoor areas which are subject to wear and tear as a result of weather, road salts and traffic. For these reasons, and in order to meet evolving customer demands, existing Gas Stations need to be redeveloped from time to time. The deletion of the words "*provided that the intent of this Plan is not compromised*" (which are themselves incapable of being clearly interpreted), would ensure that the routine and necessary redevelopment of Gas Stations currently existing throughout the City of Vaughan does not trigger an amendment to the Official Plan.

CPPI has actively participated in the process of the new City of Vaughan Official Plan. Specifically, CPPI and representatives from some member companies met with City Planning Staff on June 24, 2010 to discuss the issues outlined above and others. At that time, staff indicated these issues would be considered and that revisions to the Official Plan would be made as appropriate. Despite a Council direction to so, on September 27, 2011, staff has not contacted CPPI since the June 2010 meeting and the above-described issues remain outstanding. CPPI has continued to express concerns through deputations to the Committee of the Whole on June 14, 2010 and April 2, 2012 and to the York Region Planning and Economic Development Committee on June 13, 2012. Additionally letters to the City of Vaughan were filed on June 7, 2012, July 5, 2012, July 27, 2010, September 12, 2011 and April 2, 2012.



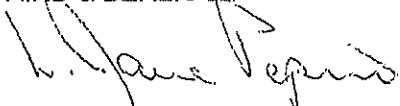
The purpose of this letter is to appeal to the Ontario Municipal Board Regional Council's failure to make a decision with respect to the new City of Vaughan Official Plan, pursuant to subsection 17(40) of the *Planning Act*. It has been in excess of 180 days since the new Vaughan Official Plan was received by the Region, and a decision has not been rendered. Please accept this letter, the attached form and enclosed cheque in the amount of \$125, payable to the Ministry of Finance, as CPPI's appeal of the of new City of Vaughan Official Plan in its entirety.

We would be pleased to meet with appropriate Regional and City Officials to discuss CPPI's concerns in greater detail.

Should you require any further information or clarification respecting any aspects of this appeal, please do not hesitate to contact the undersigned, or Emily Elliott, Land Use Planner, of this office at 416-865-3069. Acknowledgement of receipt of this appeal would be greatly appreciated. Please provide any further notices associated with this appeal to the undersigned. Thank you very much.

Yours truly,

AIRD & BERLIS LLP



N. Jane Pepino, C.M., Q.C., LL.D.

NJP/ee

cc. J. Roy, CPPI  
M. Goldberg, Goldberg Group  
J. Abrams, Clerk, City of Pickering

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Environment and Land Tribunals Ontario  
**Ontario Municipal Board**  
655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5  
TEL: (416) 212-6349 or Toll Free: 1-866-448-2248  
FAX: (416) 326-5370  
www.eltto.gov.on.ca

**APPELLANT FORM (A1)  
PLANNING ACT**

**SUBMIT COMPLETED FORM  
TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality

Receipt Number (OMB Office Use Only)

**Part 1: Appeal Type (Please check only one box)**

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input checked="" type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

**Part 2: Location Information**

All lands within municipality

Address and/or Legal Description of property subject to the appeal:

Municipality/Upper tier: City of Vaughan / Region of York

**Part 3: Appellant Information**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

The Canadian Petroleum Products Institute

Company Name or Association Name (Association must be incorporated – Include copy of letter of incorporation)

Professional Title (if applicable): \_\_\_\_\_

E-mail Address: jean.roy23@sympatico.ca

By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 416.222.5991 Alternate Telephone #: \_\_\_\_\_Fax #: 416.492.2514

Mailing Address: <u>20 Adelaide Street East</u>	<u>Suite 901</u>	<u>Toronto</u>
Street Address	Apt/Suite/Unit#	City/Town
<u>Ontario</u>		<u>M5C 2T6</u>
Province	Country (if not Canada)	Postal Code

Signature of Appellant: \_\_\_\_\_ Date: \_\_\_\_\_

(Signature not required if the appeal is submitted by a law office.)

*Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.*

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

**Part 4: Representative Information (if applicable)**

I hereby authorize the named company and/or individual(s) to represent me:

First Name: N. Jane Last Name: PepinoCompany Name: Aird & Berl's LLPProfessional Title: SolicitorE-mail Address: jpepino@airdberl's.com

By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 416.865.1500 Alternate Telephone #: \_\_\_\_\_Fax #: 416.863.1515

Mailing Address: <u>181 Bay Street</u>	<u>Suite 1800</u>	<u>Toronto</u>
Street Address	Apt/Suite/Unit#	City/Town
<u>Ontario</u>		<u>M5J 2T9</u>
Province	Country (if not Canada)	Postal Code

Signature of Appellant:  Date: Aug 24 / 12

*Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.*

☐ I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

**Part 5: Language and Accessibility**

Please choose preferred language: ☒ English ☐ French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

**Part 6: Appeal Specific Information**

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

Appeal of City of Vaughan's new Official Plan, City File No. OP.25.1.

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). \*\*If more space is required, please continue in Part 9 or attach a separate page.

Please see covering letter.

**THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE *PLANNING ACT*.**

- a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: \_\_\_\_\_  
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

- b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:  
\*\*If more space is required, please continue in Part 9 or attach a separate page.

**Part 7: Related Matters (if known)**

Are there other appeals not yet filed with the Municipality?

YES ☐

NO ☒

Are there other planning matters related to this appeal?

YES ☒

NO ☐

(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

The new City of Vaughan Official Plan has been appealed for Regional Council's failure to make a decision by various other parties. (File No. PL 111184)

**Part 8: Scheduling Information**

How many days do you estimate are needed for hearing this appeal? ☐ half day ☐ 1 day ☐ 2 days ☐ 3 days  
☐ 4 days ☐ 1 week ☒ More than 1 week – please specify number of days: 8 days

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?  
Various

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):  
Land Use Planner, urban designer, traffic expert, industry representative

Do you believe this matter would benefit from mediation? YES ☒ NO ☐  
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES ☒ NO ☐  
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? To determine the scope of the hearing, the various parties and the issues list.

**Part 9: Other Applicable Information. Attach a separate page if more space is required.**

Please see covering letter.

**Part 10: Required Fee**

Total Fee Submitted: \$ 125

Payment Method: ☐ Certified cheque ☐ Money Order ☒ Solicitor's general or trust account cheque

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.

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AIRD & BERLIS LLP - GENERAL ACCOUNT

33361

(0690-5221521) TD Canada Trust (TD) Date: 22-Aug-2012

(MIN0001) Minister of Finance Ref: F# 113747

\$125.00

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

AIRD & BERLIS LLP  
BARRISTERS & SOLICITORS  
BROOKFIELD PLACE, 181 BAY ST., SUITE 1800, BOX 754  
TORONTO, ONTARIO M5J 2T9  
(416) 863-1500

TD CANADA TRUST  
TORONTO DOMINION CENTRE BRANCH  
55 KING STREET WEST & BAY STREET  
TORONTO, ONTARIO M5K 1A2

33361

Date 22 08 2012  
DD MM YYYY

PAY\*THE\*SUM\*OF\*\*\*\*\*\$125.00

AMOUNT  
\*\*\*\*\$125.00

PAY  
TO THE  
ORDER  
OF

Minister of Finance

AIRD & BERLIS LLP  
GENERAL ACCOUNT



PER

PER

⑈033361⑈ ⑆40202⑈004⑆ 0690⑈5221521⑈