

From: CCote@smartcentres.com

Sent: Monday, November 25, 2013 2:51 PM

To: DevelopmentPlanning@vaughan.ca

Cc: pbustard@smartcentres.com; CATkins@smartcentres.com; Abrams, Jeffrey; Mackenzie, John

Subject: Comments re: Application Z.13.032 Committee of the Whole Nov. 26th

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COMMUNICATION
CW (PH) - Nov. 26/13
ITEM - 8

Please see the attached letter regarding the above noted application that will be presented at the COW on November 26th.

Please do not hesitate to contact either Paula Bustard or myself if you have any questions or would like to discuss further.

Thank you,

SmartCentres

Christine Cote | Senior Land Development Manager | Phone: 905-760-6200 ext. 7862 | Fax: 905-760-6220 | Cell: 416-709-8770
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November 25, 2013

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attn: Judy Jeffers, Development Planning

Re: Suncor Energy Zoning Application Z.13.032

We, Major Weston Centres Limited, are the owners of the lands situated at the northeast corner of Major Mackenzie and Weston Road, which surround the above noted application.

We have recently been circulated on the Notice of Public Meeting relating to Suncor Energy's application to amend the City's Zoning By-law 1-88. Specifically, the application seeks permission for the additional use of a drive-thru to a permitted automobile gas bar, convenience retail store, convenience eating establishment and car wash use on the subject lands.

While we typically would not intervene in such applications, we felt that it was important to remind staff of the process that has already taken place with respect to our zoning approvals on the surrounding lands. When our surrounding lands were initially zoned for commercial use, the City mandated to us that drive-thru facilities were not desired at this location. Thus, drive-thru facilities were specifically prohibited in the zoning by-law for our surrounding lands.

We strongly believe that drive-thru facilities can be appropriate for this location if properly screened. As such we would ask that if staff support this application, that they consider the impact on the surrounding lands and extend the same permission to our lands. As retailers consider where they choose to locate, sites that have restrictions (such as drive-thru restrictions) are at a competitive disadvantage to sites that have such permissions. We are supportive of the applicants request for a drive-thru as long as the City is consistent with their policy and permits the same on the adjacent lands. Through our approval process, one exception was permitted for a drive-thru on our lands for a CIBC bank. However at that time, the City advised they would not extend that permission for any food use (or any other use for that matter). As such it is firmly restricted in our by-law.

We ask that staff evaluate this application, in a larger sense, and give consideration to permitting drive-thru facilities for the surrounding lands subject to proper functionality and urban design controls.

Thank you for your consideration. Please do not hesitate to call if you have any questions at all with respect to the above.

Best regards,

Paula Bustard
Senior Director Land Development

Cc: John Mackenzie, Commissioner of Planning