

**2.    ZONING BY-LAW AMENDMENT FILE Z.03.074  
SUNCOR ENERGY PRODUCTS INC.  
PRELIMINARY REPORT**

**P.2004.30**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.074 (Suncor Energy Products Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On September 23, 2003, the Owner submitted an application to amend the Zoning By-law to permit an accessory retail commercial use in the C6 Highway Commercial Zone. Presently, the site-specific zoning restricts the use of the site to a gas bar/car wash only. Exceptions to the C6 zoning standards may be identified through review of the related site plan application (File DA.03.061).

**Background - Analysis and Options**

The 0.76ha site is located on the west side of Keele Street, north of Rutherford Road (9332 Keele Street), in Part of Lot 16, Concession 4, City of Vaughan.

The site is designated "Service Station" and "Local Convenience Commercial" by OPA 350 (Maple Community Plan) and zoned C6 Highway Commercial by By-law 1-88, subject to Exception 9(57). The surrounding land uses are:

- North - elementary school (R3 Residential Zone)
- South - vacant land (A Agricultural Zone)
- West - park (OS2 Open Space Park Zone)
- East - Keele Street; residential (R3 Residential Zone)

On January 9, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole Meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the "Local Convenience Commercial" and "Service Station" designation of OPA 350 permits the existing service station as well as the retail convenience store accessory to the automobile gas bar;
- the lands are zoned C6 Highway Commercial Zone, subject to Exception 9(57), which contains a site-specific Schedule that does not reflect the existing site plan, and does not permit an accessory convenience store to the existing gas bar;

- the proposed redevelopment is to add an accessory convenience store to the existing gas station and car wash;
- review will be given to the appropriateness, compatibility and impact of the added convenience retail use in light of the surrounding institutional and residential uses; and
- the site layout, parking, access, landscaping, elevations and engineering will be reviewed through the related site plan application process.

#### **Relationship to Vaughan Vision 2007**

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting, addressing both the Zoning By-law Amendment and Site Plan applications. In particular, the appropriateness and impact of adding the proposed convenience retail component to the site will be reviewed.

#### **Attachments**

1. Location Map
2. Site Plan

#### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



Not to Scale



SUBJECT LANDS

# Location Map

Part of Lot 16,  
Concession 4

APPLICANT:  
SUNCOR ENERGY PRODUCTS INC.

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Community Planning Department

# Attachment 1

FILE No.:  
Z.03.074 &  
DA.03.061

January 7, 2004

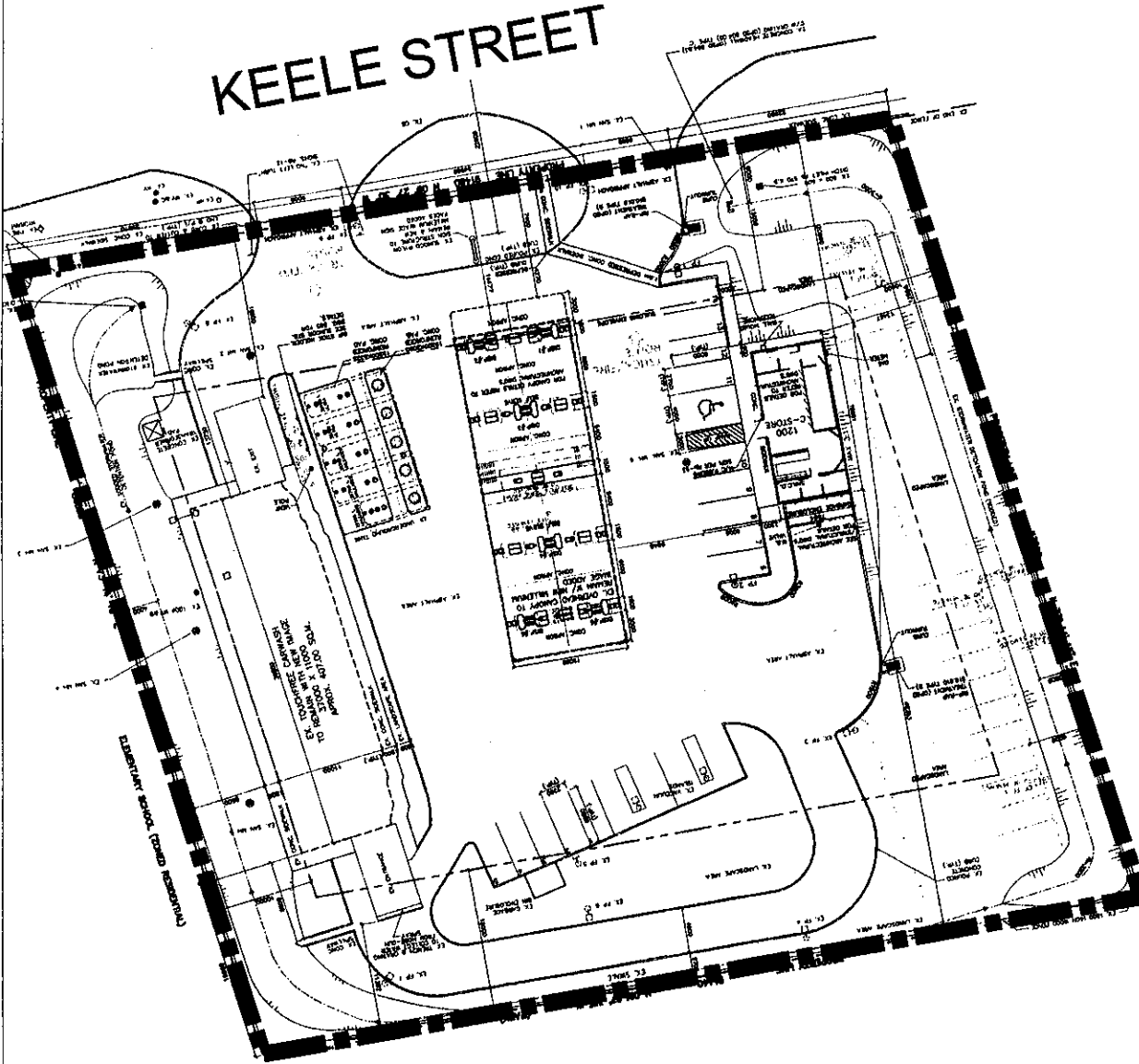
# Attachment 2

FILE No.:  
Z.03.074 &  
DA.03.061

January 7, 2004

City of  
**Vaughan**  
Community Planning Department

**Site Plan**  
Part of Lot 16,  
Concession 4  
APPLICANT:  
SUNCOR ENERGY PRODUCTS INC.  
N:\DPT\1 ATTACHMENTS\Z.03.074&03.061



Not to Scale



SUBJECT LANDS