

**3. ZONING BY-LAW AMENDMENT FILE Z.09.042
SUNCOR ENERGY INC.
WARD 4**

P.2010.15

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.042 (Suncor Energy Inc.) 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: February 26, 2010
- b) Circulation Area: 150 m and the Concord West Ratepayers Association
- c) Comments Received as of March 9, 2010: None

Purpose

The Owner has submitted an application to amend the City's Zoning By-law 1-88, to permit convenience retail uses including packaged and prepared foods, limited truck related products (e.g. washer fluid), and tobacco products within an existing 214.7 m² customer service building, accessory to a permitted truck refueling station.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 120 MacIntosh Boulevard, located on the northwest corner of Creditstone Road and MacIntosh Boulevard, being Part of Block 19, Registered Plan M-2696, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Employment Area General" by OPA #450 (Employment Area Growth and Management Plan).▪ The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(995).▪ Exception 9(995) currently permits a truck refueling station with a customer service building, which includes change rooms, showers, restroom facilities and vending machines, but does not permit convenience retail uses (i.e. packaged and

	<p>prepared food and drink, tobacco products and limited truck related products such as windshield wiper blades and washer fluid, etc.).</p> <ul style="list-style-type: none"> ▪ The application to permit convenience retail uses within the existing customer service building does not comply to the By-law, 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	COMMENT(S)
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting convenience retail uses including packaged and prepared foods, limited truck related products (e.g. washer fluid), and tobacco products within an existing 214.7 m² customer service building on the subject lands will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this 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. Site Plan – Existing Truck Refueling Station

Report prepared by:

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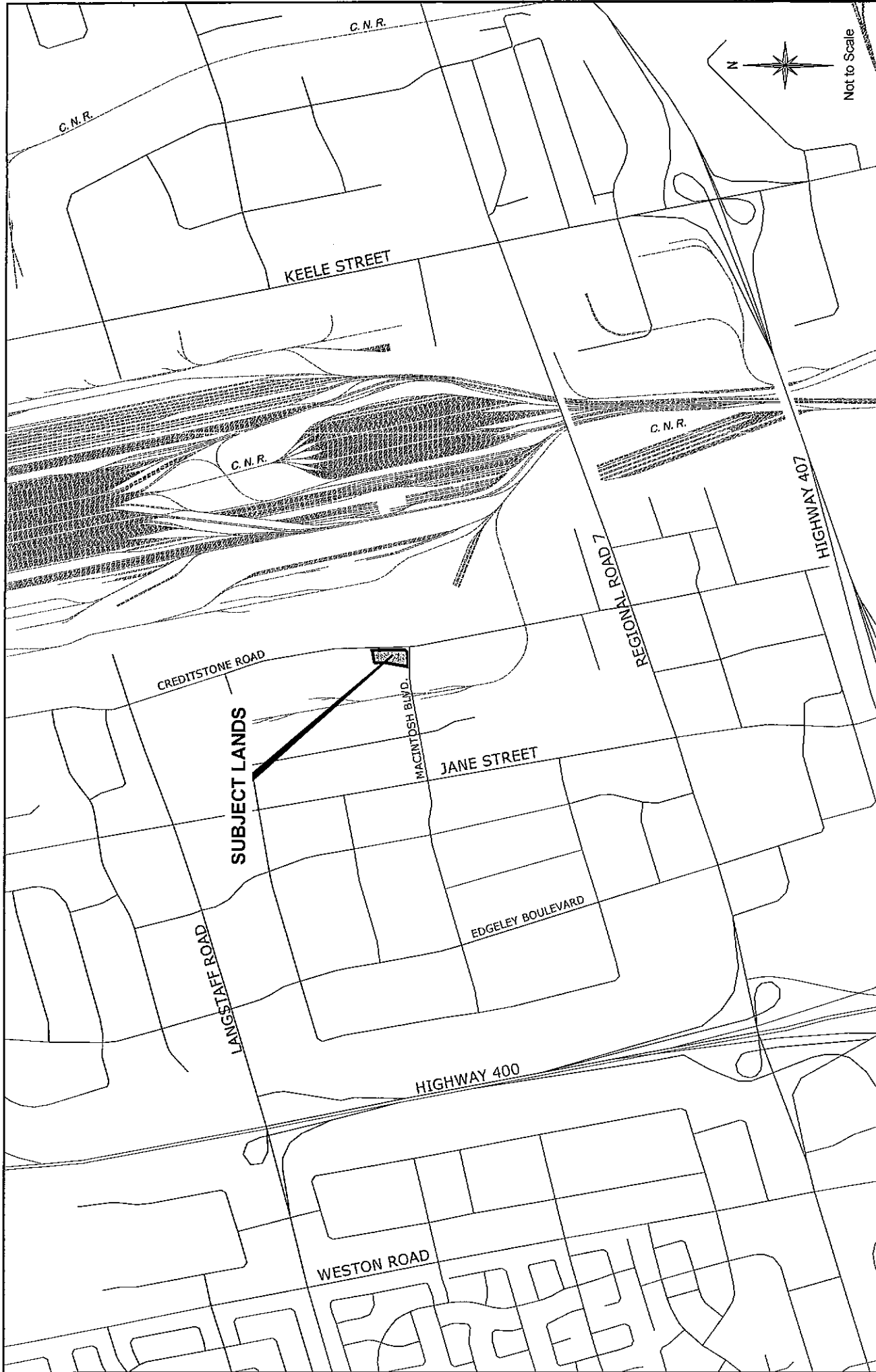
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 8,
Concession 4

Applicant:
Suncor Energy Inc.

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The City Above Toronto

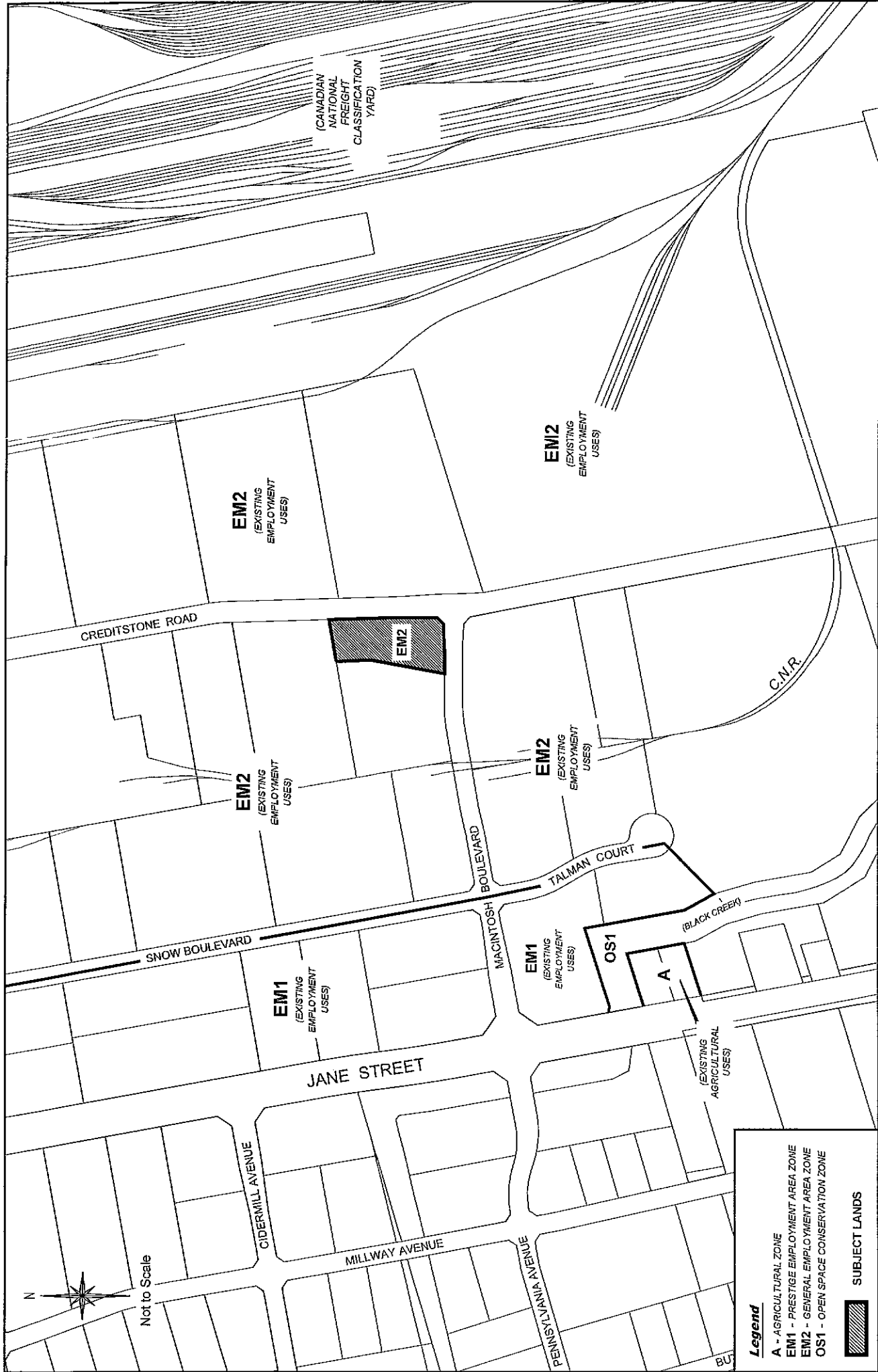
Development Planning Department

Attachment

File:
Z.09.042

Date:
January 12, 2010

1



Location Map

Location: Part of Lot 8,
Concession 4

Applicant:
Sunco Energy Inc.

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The City Above Toronto

Development Planning Department

Attachment

File: Z.09.042

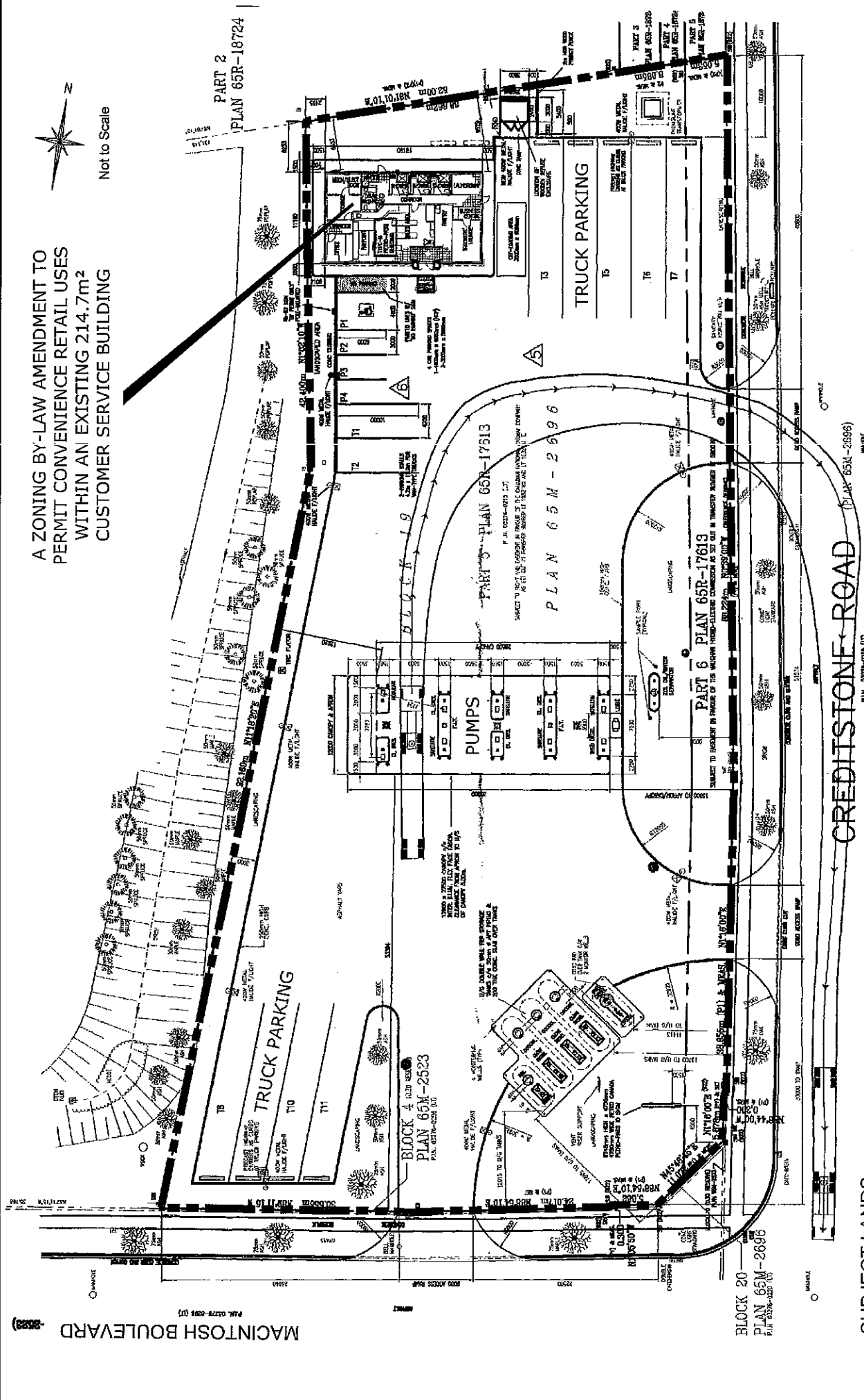
Date: January 12, 2010

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A ZONING BY-LAW AMENDMENT TO PERMIT CONVENIENCE RETAIL USES WITHIN AN EXISTING 214.7m² CUSTOMER SERVICE BUILDING



Not to Scale



Attachment
 File: Z09.042
 Date: January 12, 2010

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Development Planning Department

Site Plan-Existing Truck Refueling Station

Applicant: Suncor Energy Inc.
 Location: Part of Lot 8, Concession 4