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March 5, 2013

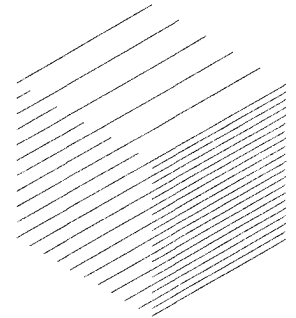
**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

Planning and Growth Management Committee
c/o Frances Pritchard, Committee Administrator
City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Members of the Planning and Growth Committee

Dear Committee Members:

**Re: Proposed New Zoning By-law
City of Toronto
3100 Ellesmere Road
2800 Kennedy Road
8 Thorncliffe Park Drive
Suncor Energy Products Inc.
Our File: 09.618**



90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

On behalf of our client, Suncor Energy Products Inc ('Suncor'), we are submitting this letter in regard to the proposed new zoning bylaw for the City of Toronto as it would apply to the above noted properties within the former City of Scarborough and the former borough of East York.

We have made submissions dated October 4, 2013 to city staff with respect to this matter and have not received any response.

3100 Ellesmere Road

With regard to the site known municipally as 3100 Ellesmere Road, we have identified a particular concern related to the application of the new proposed zoning by-law as it relates to the existing drive-through facility on the site. The new proposed zoning by-law would now place the subject site in a Commercial Residential Zone category, subject to site specific exception 664 (CR 0.4 c0.4; r0.0 SS3, x664). Exception 664 permits only a vehicle fuel station, vehicle service shop, retail store and eating establishment. While the CR zone generally permits a drive-through facility, the existing drive-through facility at this location has not been recognized despite being otherwise permitted based on the underlying zone category. In our view it would be appropriate for the exception to be modified to provide for the drive-through use.

**Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP**
Senior Principals

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

2800 Kennedy Road

With regard to the site known municipally as 2800 Kennedy Road, the new proposed zoning by-law places the site within a Local Commercial zone, subject to site specific exception 83 (CL0.4 x 83). A vehicle washing establishment is not listed as a permitted use within this zone. There is no reason for the car wash to be rendered legal non-conforming and we would therefore request that the existing car wash use be recognized on the subject site.

8 Thorncliffe Park Drive

With regard to the site known municipally as 8 Thorncliffe Park Drive, the new proposed zoning by-law, the site is placed within a Commercial Residential zone and subject to site specific exception 1163 (CR 2.2 c2.2; r1.5 SS3 x1163). This zone permits residential uses which would preclude use of this site for a drive through facility. In discussions with City staff in respect to the previous comprehensive zoning by-law it was agreed that this restriction would be removed on gas station sites. We are of the opinion that this same resolution to the issue would be appropriate.

For ease of reference we have included a copy of our previous submissions and site plan drawings to city Staff.

On behalf of our client we would request that we be provided with Notice of Passage of the Zoning By-law.

Should there be any questions or need for additional information please contact the undersigned.

Yours very truly,

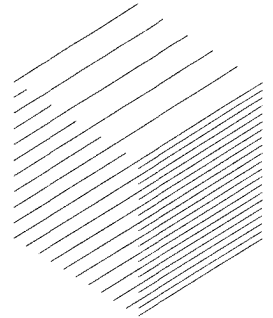
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

Encl. October 4, 2012 submissions including Site Plans

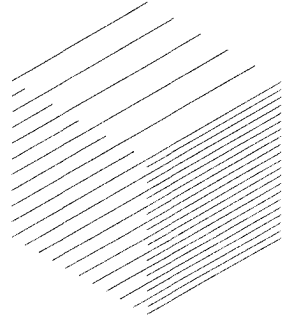
Cc. Vince Serratore, Suncor
 Paul Park, Suncor
 Steve Ethier, Suncor



October 4, 2012

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

City of Toronto
Zoning By-law and Environmental Planning
Zoning By-law Project
City Planning
Metro Hall, 55 John Street, 22nd Fl
Toronto, ON M5V 3C6



Attention: Joe D'Abramo, Acting Director,

Dear Mr. D'Abramo

**Re: Revised Draft City-Wide Zoning By-law
Suncor Energy Products Inc.
3100 Ellesmere Road
Our File No. 09.622**

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

On behalf of our client, Suncor Energy Products Partnership ('Suncor'), we are submitting the enclosed materials in response to the June 18th, 2012 version of the revised draft zoning by-law as it relates to the Petro-Canada site located at 3100 Ellesmere Road ('subject site') in the former City of Scarborough.

1. Site Location and Description

The subject site is located on the northwest quadrant of Ellesmere Road and Morningside Avenue.

The subject site is currently occupied by a Petro-Canada gas bar, convenience store and drive-through and a car wash facility which is housed in a separate building. The canopy is oriented toward the southeast corner of the subject site, addressing the intersection. The convenience store is located west of the canopy. The drive-through facility is located in the western portion of the subject site with the stacking lane running along the west property line. The pickup window for the drive-through facility is located on the southern wall of the convenience store wall. The car wash facility is located parallel to the north property line.

Access to the site is via three driveways: a full turn movement access from Ellesmere Road, a full turn movement access from Morningside Avenue and a right-in/right-out access from Morningside Avenue, in proximity to the intersection.

For reference, we have included a site plan of the subject site.

**Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP**
Senior Principals

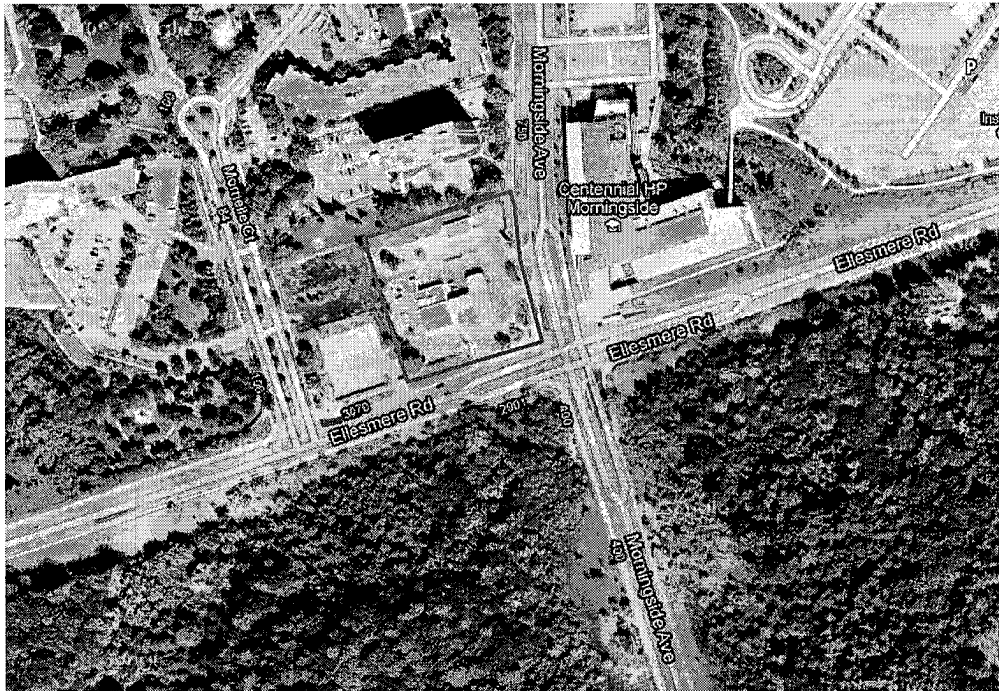
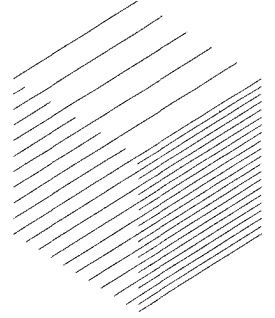
Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

2. Adjacent Land Uses

The following land uses are adjacent to the subject site as seen on the aerial photograph below:

- North: Residential apartment building (designated Apartment Neighbourhood)
- East: Centennial College, Morningside Campus (designated Institutional Area)
- South: Morningside Park (designated Natural Areas)
- West: Vacant land (designated Mixed Use Area)



3. Official Plan

The subject site is located within a Mixed-Use Area designation as indicated on Map 22 of the Official Plan (OP) which provides for a wide range of commercial uses. Neither Ellesmere Road nor Morningside Avenue is identified as Avenues on Map 2 of the OP; however, both Ellesmere Road and Morningside Avenue are identified as Major Streets on Map 3 of the OP (suburban arterials with right-of-way widths of 36 metres).

4. Zoning

The subject site is placed within a Highway Commercial (HC-30-35-51-68) zone in By-law No. 11883, Morningside Community Zoning By-law. This zone category permits Automobile Service Stations and drive-in restaurants.

Additional uses including a retail store, service station and restaurant are permitted through a site specific exception.

The revised draft zoning by-law places the subject site in a Commercial Residential zone (CR 0.4 c 0.4; r 0.0 SS3, x664). The site specific exception restricts the permitted uses on the subject site to only a vehicle fuel station, vehicle service shop, retail store and eating establishment. Therefore the existing drive-through facility use has not been carried forward to the current draft zoning by-law.

5. Comments

The current draft zoning by-law removes permissions for the existing drive-through facility, rendering the use legal non-conforming. Legal non-conforming status carries a significant burden to owners in terms of limitations on future replacement and financial requirements (i.e. mortgaging).

The existing drive-through facility appears to provide for a 30 metre setback from the residential uses to the north and therefore, would comply with the city's regulation in this regard.

This issue was raised in previous discussions with City Staff as part of the development of zoning by-law 1156-2010. This continues to be an issue at this time.

Suncor requests that the existing drive-through use be recognized on the subject site prior to Council adoption of the by-law.

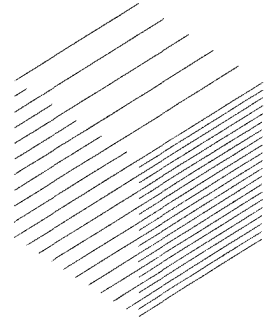
On behalf of Suncor, we would like to thank you for the opportunity to provide feedback on the proposed zoning by-law and your attention to this matter. We trust the information provided is sufficient to allow for the appropriate revisions to be made to the proposed City of Toronto Zoning By-law prior to adoption by City Council. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours very truly,

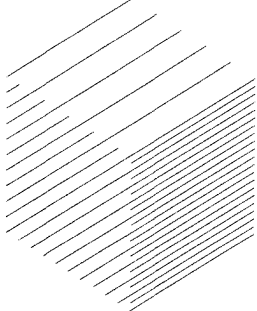
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

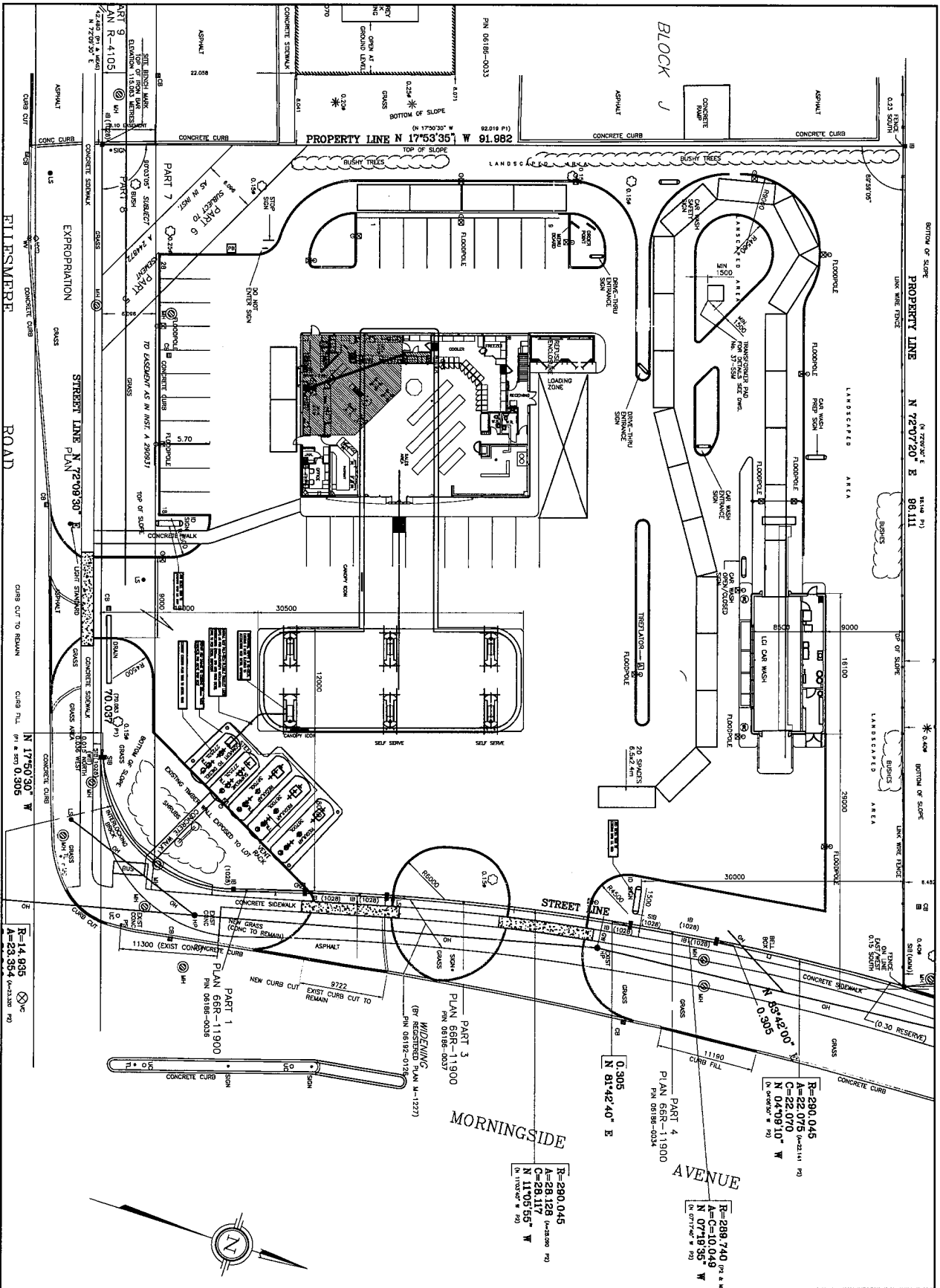


Wendy Nott, FCIP, RPP
Senior Principal



cc. Vince Serratore, Suncor
Paul Park, Suncor
Steve Ethier, Suncor





Metric		
* ALL DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.		
Revisions		
NO.	DESCRIPTION	
DATE	DATE	
Issue Table		
TD	ISSUE	DATE
DD	CLIENT REVIEW	11/14/20
CD	PREPARED BY	
PROJECT: 3100 ELLESMERE ROAD @ MORNINGSIDE REGIONAL OFFICE DRAWING TITLE: PROPOSED DIESEL UPGRADE DRAWING NO.: 59222 DATE: 2021-08-14 DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name] SHEET NO.: TPL		

October 4, 2012

City of Toronto
Zoning By-law and Environmental Planning
Zoning By-law Project
City Planning
Metro Hall, 55 John Street, 22nd Fl
Toronto, ON M5V 3C6

Attention: Joe D'Abramo, Acting Director,

Dear Mr. D'Abramo

**Re: Revised Draft City-Wide Zoning By-law
Suncor Energy Products Inc.
2800 Kennedy Road
Our File No. 09.622**

On behalf of our client, Suncor Energy Products Partnership ('Suncor'), we are submitting the enclosed materials in response to the June 18th, 2012 version of the revised draft zoning by-law as it relates to the Petro Canada site located at 2800 Kennedy Road ('subject site') in the former City of East York.

1. Site Location and Description

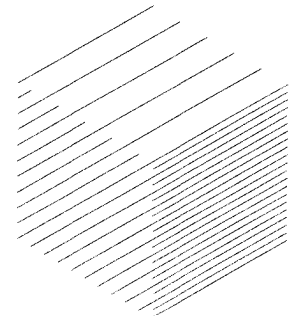
The subject site is located in the southeast quadrant of the intersection of Kennedy Road and Finch Avenue East.

The subject site is currently occupied by a Petro-Canada gas bar, convenience store and car wash facility. The car wash is housed in a separate building located in the west portion of the subject site. The convenience store is located in the northeast corner of the subject site, in proximity to the intersection. The canopy is located south of the convenience store and is oriented toward Kennedy Road.

Access to the site is via three driveways: a full turn movement access from Finch Avenue East, one full turn movement access from Kennedy Road and a right in only access from Kennedy Road.

For reference, we have included a site plan of the subject site.

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design



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Suite 701
Toronto, Ontario
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Robert A. Dragicevic, MCIP, RPP
Senior Principals

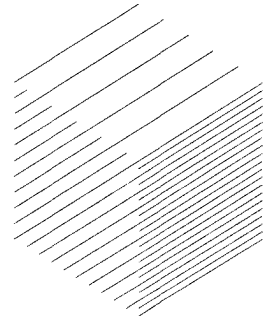
Andrew Ferancik, MCIP, RPP
Senior Associate


Martha Coffey
Controller

2. Adjacent Land Uses

The following land uses are adjacent to the subject site as seen on the aerial photograph below:

- North: Residential Uses (designated Neighbourhood Area)
- East: Park and Residential Uses (designated Parks and Neighbourhood Area)
- South: Local commercial Uses (designated Neighbourhood Area)
- West: Residential Uses (designated Neighbourhood Area)



 Subject Site

3. Official Plan

The subject site is located within a Neighbourhoods designation as indicated on Map 19 of the Official Plan (OP) which provides for small scale neighbourhood commercial and service uses. Neither Kennedy Road nor Finch Avenue East is identified as an Avenue on Map 2 of the OP; however, both Kennedy Road and Finch Avenue East are identified as Major Streets (with right-of-way widths of 36 metres).

4. Zoning

The subject site is placed within a Neighbourhood Commercial (NC-219-229) zone in the City of Scarborough L'Amoreaux Community By-law No. 12466. This zone category permits Automobile Service Stations, retail stores and eating

establishments. Manual car wash facilities are included as permitted uses within the definition of an automobile service station.

The revised draft zoning by-law places the subject site in a Local Commercial zone (CL 0.4 x 83). The site specific exception establishes setbacks for buildings on the subject site in relation to the centre lines of Kennedy Road and Finch Avenue East. A vehicle washing establishment is not listed as a permitted use within this proposed zone. Therefore the permissions for the existing car wash facility have not been carried forward in the revised by-law.

5. Comments

The current draft zoning by-law removes permissions for the existing car wash facility, rendering the use legal non-conforming. Legal non-conforming status carries a significant burden to owners in terms of imitations on future replacement and financial requirements (i.e. mortgaging).

This issue was raised in previous discussions with City Staff as part of the development of zoning by-law 1156-2010. This continues to be an issue at this time.

Suncor requests that the existing car wash use be recognized on the subject site prior to Council adoption of the by-law.

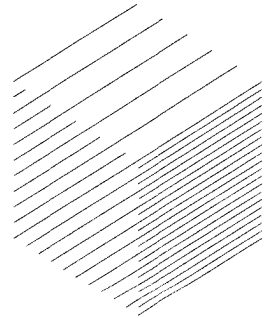
On behalf of Suncor, we would like to thank you for the opportunity to provide feedback on the proposed zoning by-law and your attention to this matter. We trust the information provided is sufficient to allow for the appropriate revisions to be made to the proposed City of Toronto Zoning By-law prior to adoption by City Council. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours very truly,

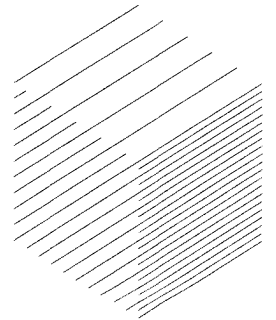
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

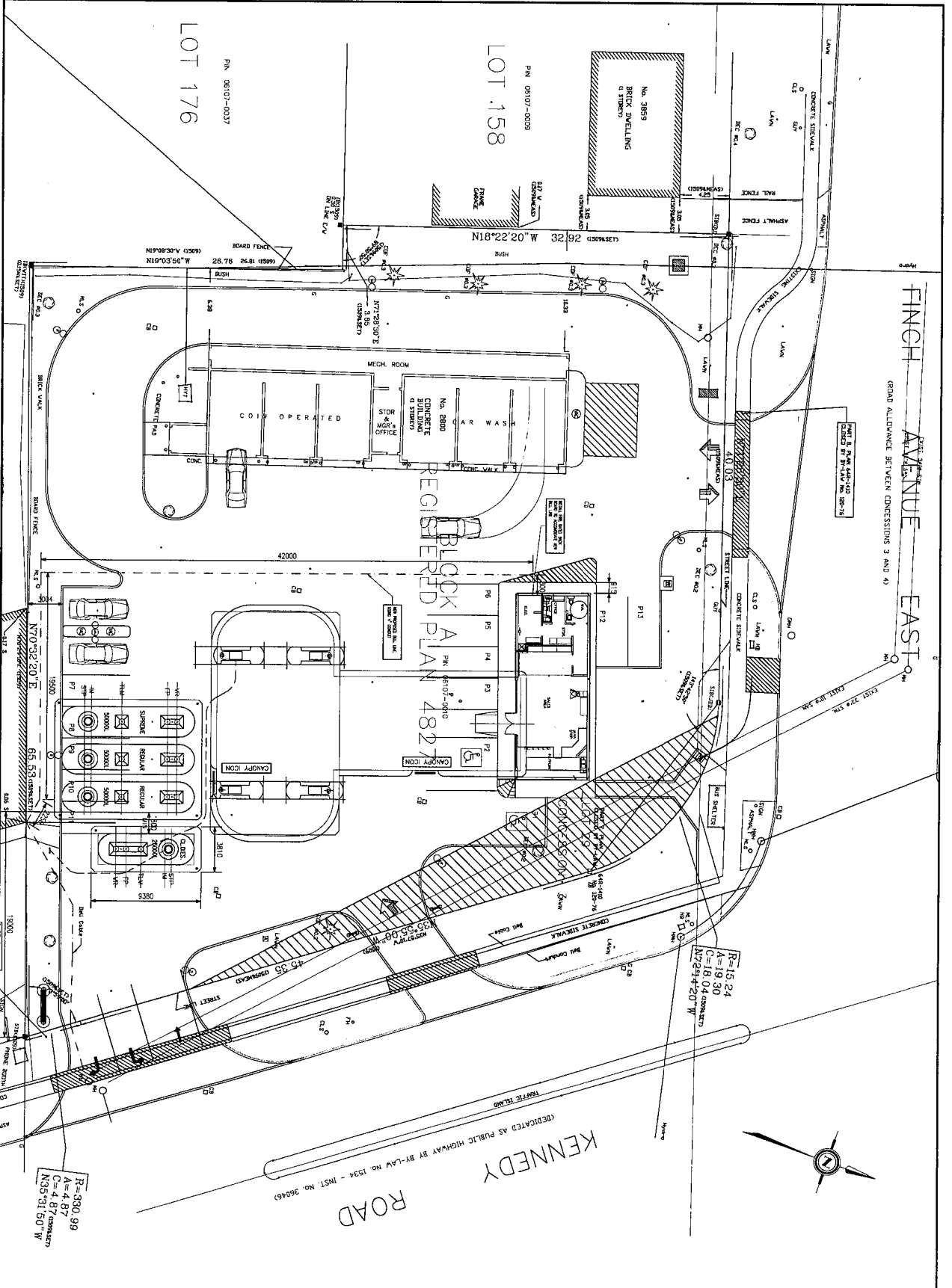


Wendy Nott, FCIP, RPP
Senior Principal

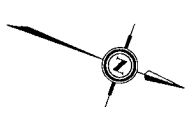


cc. Vince Serratore, Suncor
Paul Park, Suncor
Steve Ethier, Suncor





FINCH AVENUE EAST
 GRADE ALLOWANCE BETWEEN CONCESSIONS 3 AND 4)



Metric

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS OF WALLS AND FOUNDATIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS OF ROADS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

Revisions

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	2007-10-02
2	ISSUE FOR PERMITTING	2007-10-02
3	ISSUE FOR PERMITTING	2007-10-02
4	ISSUE FOR PERMITTING	2007-10-02
5	ISSUE FOR PERMITTING	2007-10-02
6	ISSUE FOR PERMITTING	2007-10-02
7	ISSUE FOR PERMITTING	2007-10-02
8	ISSUE FOR PERMITTING	2007-10-02
9	ISSUE FOR PERMITTING	2007-10-02
10	ISSUE FOR PERMITTING	2007-10-02

Issue Table

ID	ISSUE	DATE
01	CLIENT REVIEW	11/04/07
02	PROPOSED BY	

CONSULTANT

PETRO-CANADA

CENTRAL REGION

PROJECT TITLE: PROPOSED DIESEL UPGRADE SITE PLAN

PROJECT: 2800 KENNEDY RD. @ FINCH AVE SCARBOROUGH, ONTARIO

DESIGNED BY: JDO

CHECKED BY: JDO

DATE DRAWN: 2007-07-08

SCALE: 1:1

DATE: 2007

PROJECT NO: 01405

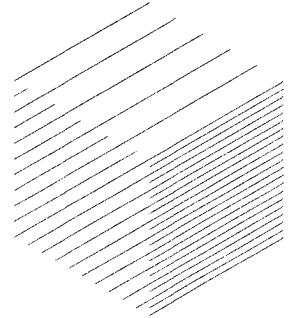
SHEET NO: SP1

NO	DATE	DESCRIPTION
1	2007-10-02	ISSUE FOR PERMITTING
2	2007-10-02	ISSUE FOR PERMITTING
3	2007-10-02	ISSUE FOR PERMITTING
4	2007-10-02	ISSUE FOR PERMITTING
5	2007-10-02	ISSUE FOR PERMITTING
6	2007-10-02	ISSUE FOR PERMITTING
7	2007-10-02	ISSUE FOR PERMITTING
8	2007-10-02	ISSUE FOR PERMITTING
9	2007-10-02	ISSUE FOR PERMITTING
10	2007-10-02	ISSUE FOR PERMITTING

October 4, 2012

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

City of Toronto
Zoning By-law and Environmental Planning
Zoning By-law Project
City Planning
Metro Hall, 55 John Street, 22nd Fl
Toronto, ON M5V 3C6



Attention: Joe D'Abramo, Acting Director,

Dear Mr. D'Abramo

**Re: Revised Draft City-Wide Zoning By-law
Suncor Energy Products Inc.
8 Thorncliffe Park Drive
Our File No. 09.622**

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

On behalf of our client, Suncor Energy Products Partnership ('Suncor'), we are submitting the enclosed materials in response to the June 18th, 2012 version of the revised draft zoning by-law as it relates to the Petro-Canada site located at 8 Thorncliffe Park Drive ('subject site') in the former City of East York.

1. Site Location and Description

The subject site is located in the east quadrant of the intersection of Thorncliffe Park Drive and Overlea Boulevard.

The subject site is currently occupied by a Petro-Canada gas bar, convenience store and drive-through facility. The canopy is oriented parallel to Overlea Boulevard and the convenience store building is located east of the canopy. The drive-through facility is located east of the convenience store with the pickup window at the rear of the convenience store building.

Access to the site is via four driveways: two full turn movement accesses from Thorncliffe Park Drive and two right in-right out accesses from Overlea Boulevard. An additional access to the subject site is from the driveway to the nearby shopping mall from Thorncliffe Park Drive.

For reference, we have included a site plan of the subject site.

**Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP**
Senior Principals

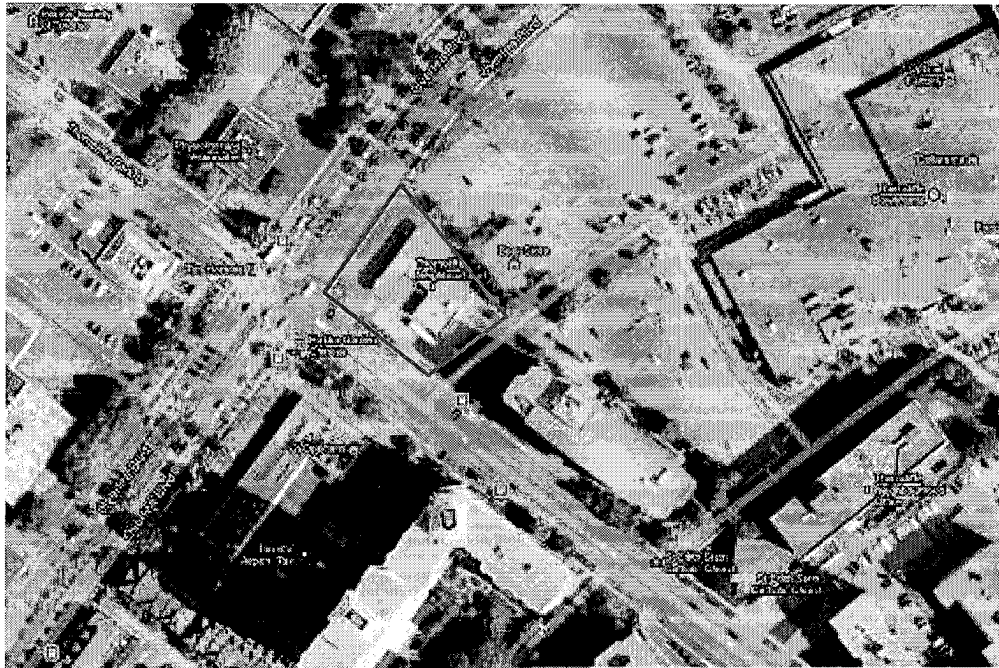
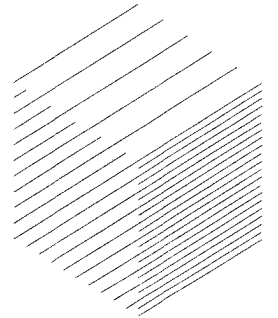
Andrew Ferancik, MCIP, RPP
Senior Associate


Martha Coffey
Controller

2. Adjacent Land Uses

The following land uses are adjacent to the subject site as seen on the aerial photograph below:

- North: Industrial Uses (designated Employment Areas)
- East: East York Town Centre Shopping Mall (designated Mixed Use Areas)
- South: Residential apartment buildings and local commercial uses (designated Mixed Use Areas and Apartment Neighbourhoods)
- West: Commercial and Industrial uses (designated Mixed Use Areas and Employment Areas)



 Subject Site

3. Official Plan

The subject site is located within a Mixed-Use designation as indicated on Map 22 of the Official Plan (OP) which provides for a wide range of commercial uses. Neither Thorncliffe Park Drive nor Overlea Boulevard is identified as an Avenue on Map 20 of the OP; however, Overlea Boulevard is identified as a Major Street on Map 3 (with a right-of-way width of 33 metres).

4. Zoning

The subject site is placed within a General Commercial (C1) zone in the former Borough of East York By-law No. 1916. This zone category permits Automobile Service Stations, retail stores and eating establishments.

The revised draft zoning by-law places the subject site in a Commercial Residential zone (CR 2.2 c 2.2; r 1.5 SS3 x1163). The site specific exception permits dwelling units only above the first floor. Drive-through facilities are permitted within a CR zone provided that there is no "r" value, or residential density permitted on the site. A 30 metre separation between the components of the drive-through facility and a residential lot must also be maintained.

Therefore the existing drive-through facility use has not been carried forward to the current draft zoning by-law.

5. Comments

The current draft zoning by-law removes permissions for the existing drive-through facility, rendering the use legal non-conforming. Legal non-conforming status carries a significant burden to owners in terms of limitations on future replacement and financial requirements (i.e. mortgaging).

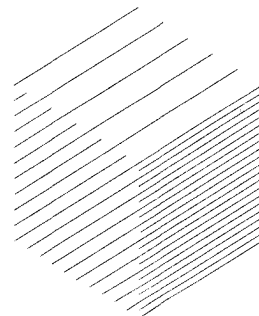
Based on the site plan, the location of the existing drive-through facility appears to provide for a 30 metre setback from the residential uses to the south and therefore, would comply with the city's regulation in this regard. Any long-term redevelopment of the abutting East York Town Centre lands with future residential uses would respond to the existing drive-through and other on-site uses.

In discussions on the earlier comprehensive by-law, the City responded to our submissions to delete "r" values on sites presently containing service stations, drive-through facilities, etc located within CR zones. The addition of an "r" value to this particular site is therefore inconsistent with this earlier agreement.

The current draft zoning by-law has now added an "r" value to the zoning on the subject site (which was not proposed in By-law 1156-2010); therefore a drive-through facility is no longer permitted.

Suncor requests that the existing drive-through use be recognized on the subject site prior to Council adoption of the by-law.

On behalf of Suncor, we would like to thank you for the opportunity to provide feedback on the proposed zoning by-law and your attention to this matter.



We trust the information provided is sufficient to allow for the appropriate revisions to be made to the proposed City of Toronto Zoning By-law prior to adoption by City Council. Should you have any questions or require additional information please do not hesitate to contact the undersigned.

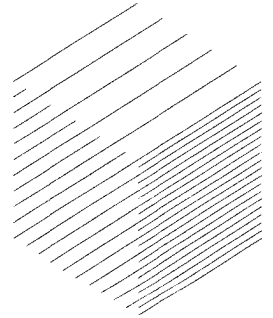
Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

cc. Vince Serratore, Suncor
Paul Park, Suncor
Steve Ethier, Suncor

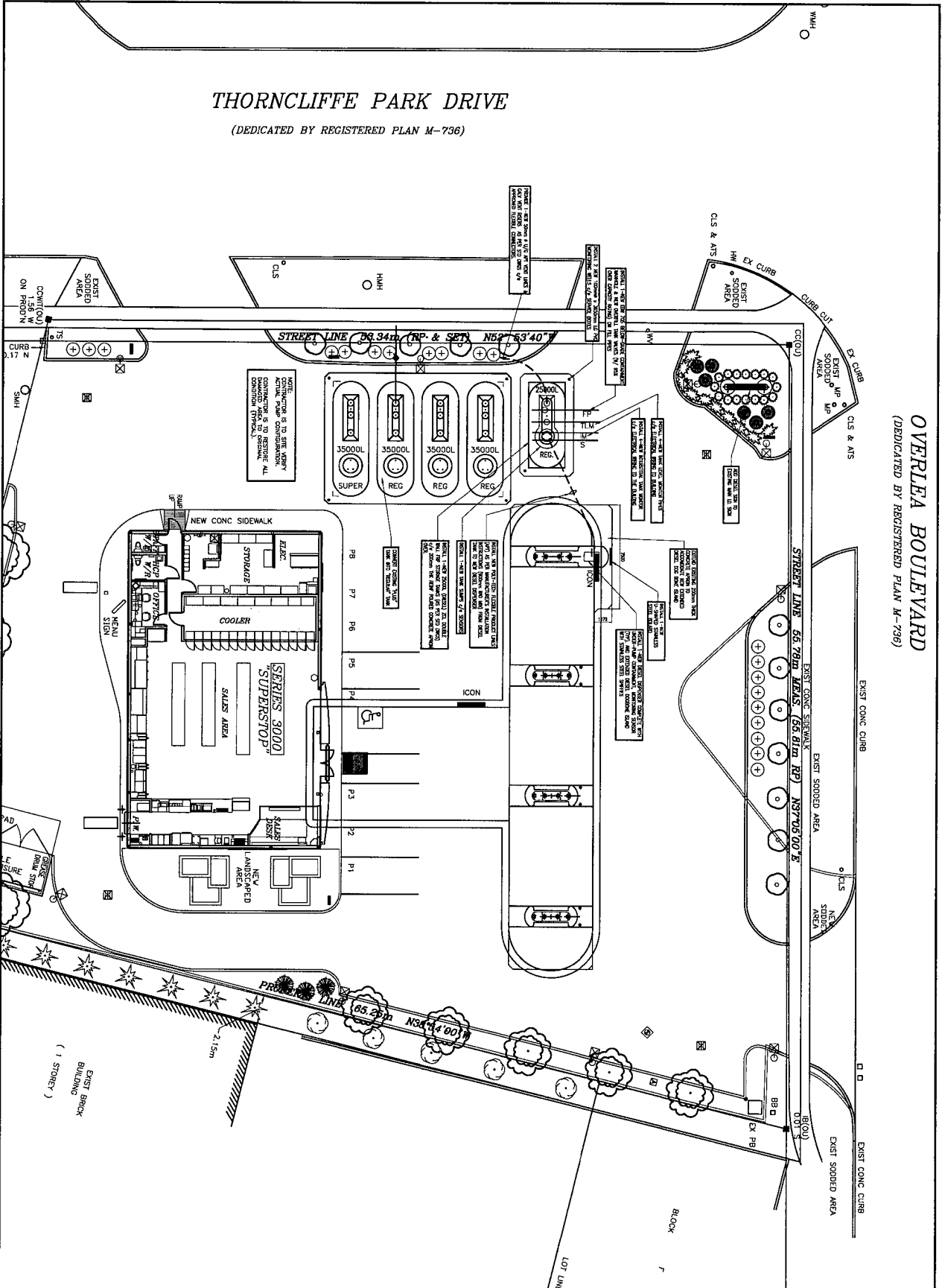


THORNCLIFFE PARK DRIVE

(DEDICATED BY REGISTERED PLAN M-736)

OVERLEA BOULEVARD

(DEDICATED BY REGISTERED PLAN M-736)



Metric
 THIS DOCUMENT IS A MEASUREMENT IN METERS AND MILLIMETERS. THE MILLIMETER SHALL BE THE BASIC UNIT OF MEASUREMENT AND ALL DIMENSIONS SHALL BE GIVEN IN MILLIMETERS OR METERS AND SCALE DIMENSIONS SHALL BE IN MILLIMETERS.


REVISIONS		DATE	BY

Issue Table		DATE	BY

TO	DATE	BY

CONSULTANT

CENTRAL REGION



PROPOSED DIESEL CONVERSION AND UPGRADE

**8 THORNCLIFFE PK DR
 OVERLEA BLVD
 EAST YORK, ONTARIO**

OWNER	
DESIGNED BY	
DATE EXAMINED	
DATE DRAWN	
DESIGNED BY	
DATE EXAMINED	
DATE DRAWN	
PROJECT NO./CLIENT NO.	59192
SHEET NO.	TPL