

ZONING BY-LAW AMENDMENT – 3500 HAWTHORNE ROAD

ACS2018-PIE-PS-0081

GLOUCESTER-SOUTHGATE (10)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3500 Hawthorne Road to permit a fast food and drive-through facility, as detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 11 July 2018", subject to submissions received between the publication of this report and the time of Council's decision.**
- 3. That Planning Committee recommend Council consider this report at its meeting on 11 July 2018, pursuant to Sub-Section 35. (5) of Procedure By law 2016-377.**

Planning Committee heard the following two delegations:

- Jarod Cook raised concerns about: the impact of noise, light and pollution on the quality of life in his family-oriented neighbourhood; negative impact on existing property values; whether a fast-food premise is needed for this area; extra congestion at an already busy intersection; lack of consideration of community concerns. Mr Cook left additional written comments for the committee's consideration.

- Nancy Meloshe, Stantec Consulting (applicant) and Sahil Behal (owner) spoke of the current as of right permitted uses on the property, including car wash and convenience store, of their efforts to consult with the most affected residents and mitigate concerns, and of the decision to allow a drive-through coffee shop.

Sean Moore, Planner, Planning, Infrastructure and Economic Development department responded to questions.

Ward Councillor Diane Deans was also present and took part in discussion.

Planning Committee considered the report recommendations, as follows:

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- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 11 July 2018", subject to submissions received between the publication of this report and the time of Council's decision.**
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CARRIED with Councillors J. Leiper and T. Nussbaum dissenting