

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA - MAY 7, 2001

**5. NEW FORMAT GAS BAR/SERVICE STATION
AMENDMENT TO ZONING BY-LAW 1-88
CITY OF VAUGHAN
FILE Z.01.006
PRELIMINARY REPORT**

P.2001.39

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT the Public Hearing for File Z.01.006 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Background

On January 15, 2001, Council adopted the following recommendation:

“THAT a Public Hearing be scheduled to consider amendments to the Zoning By-law regarding New Format Gas Bar Kiosks.”

For the past five years, there has been a significant increase in the number of applications to amend the Zoning By-law to permit service stations that also include fast-food restaurant and convenience store uses. This type of use is a response by the petroleum companies to an increasingly competitive gasoline sales market and a growing demand for convenience retail services.

Neighbourhood Circulation

On April 12, 2001, a notice of public hearing was published in The Vaughan Liberal. To date, Staff has received comments from the Canadian Petroleum Products Institute (CPPI). CPPI is a non-profit organization composed of a number of Canadian corporations directly involved in the oil and gas industry.

CPPI is in support of the review undertaken by the City, and their issues reflect their willingness to work with the City “to develop a framework of appropriate zoning regulations (for new format gas bars) that will:

- ensure the appropriate scale and form of development on each site;
- provide for the appropriate relationship of these uses with other adjacent land uses;
- accommodate the emerging trends in the gasoline marketing and delivery sector; and
- minimize numerous site-specific, variance and/ or zoning applications.”

The issues raised by CPPI, along with any other responses received, will be addressed in the technical review and included in a comprehensive Staff report to Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed zoning by-law amendment, Staff has identified the following matters to be reviewed in greater detail:

- when reviewing applications for new format gas bars, Staff attempt to balance the requirements of the drive-through operation, short-term parking and circulation within the site, and to minimize conflict between pedestrians, vehicles and

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surrounding land uses, all without the benefit of any clearly-defined regulations for this combination of uses;

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- new format gas bars are being recognized as legitimate uses within OPA #600, however, implementing standards or requirements have not yet been updated and incorporated into the Zoning By-law;
- the Zoning By-law does not provide for accessory uses such as car washes, drive-through food and banking services and convenience retail uses, which are becoming integral to the new format gas bar; therefore, by-law amendments are often required for each new redeveloped site;
- a comprehensive set of standards are required to meet the challenges of developing efficient and aesthetically acceptable service station sites that balance the variety of uses on the site;
- specific guidelines should address situations where service stations abut residential or other sensitive uses and where they are in highly visible locations; and
- according to CPPI, the current technology associated with car washes allows for a faster “turnover” of operations, with lower noise levels than in the past; as such, stacking and parking requirements, setbacks, and the necessity of including noise studies for site plan approval should all be examined.

Conclusion

It is evident, through Staff's preliminary review, that consistent regulations are required to ensure that development of new format gas bars occur in a responsible and aesthetically-pleasing manner, and in the best interest of the City. Therefore, the above noted issues, but not limited to, will be considered in the technical review of the report, together with the 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.

Respectfully submitted,

MIKE DeANGELIS
Commissioner of Planning & Urban Design

JOANNE ARBOUR
Director of Community Planning

Report prepared by: Mark H. Kluge, Planner, ext. 8216
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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