

**515 Drewry Ave - Rezoning and Site Plan Applications - Preliminary Report**

<b>Date:</b>	December 11, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	07 264632 NNY 23 OZ

**SUMMARY**

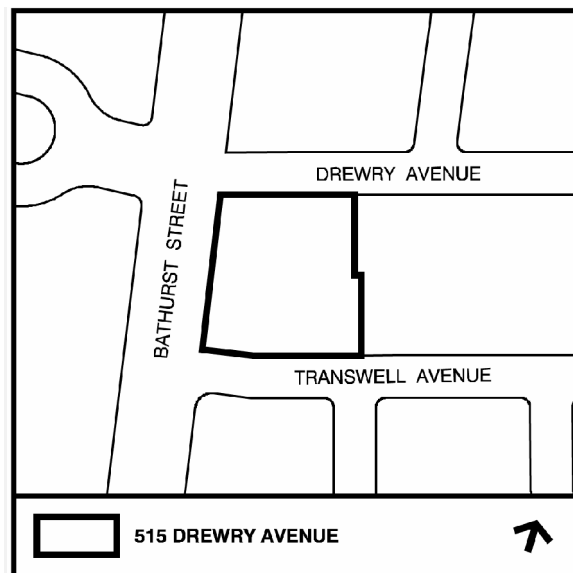
This application was made on September 25, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing gas station and convenience store and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Staff will continue to process the Re-zoning and Site Plan Control applications and together with the local Councillor will proceed to schedule a community consultation meeting with area residents.

A final report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2008 provided that any additional information is submitted in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to demolish the existing gas station, convenience store and auto service building, and to construct a new convenience store, gas pump island and stationary car wash. The proposed convenience store is located on the north side of the site and includes a drive-through which runs along the Bathurst Street frontage. The proposed carwash includes a queue for 10 vehicles and is located along the south property line adjacent to Transwell Avenue. The proposal will have a total gross floor area of 407 m<sup>2</sup>.

The site currently provides four vehicular access points, two from Bathurst Street and one each on Drewry Avenue and Transwell Avenue. The applicant is proposing to close the driveways on Transwell Avenue and the northerly access on Bathurst Street. Vehicular access is proposed via Bathurst Street and Drewry Avenue. A total of 19 parking spaces have been proposed. Additional site statistics are outlined on the Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The 5266 m<sup>2</sup> site is located at the south-east corner of Bathurst Street and Drewry Avenue. The property is currently developed with a gas pump island and kiosk, a convenience store and a service building.

Abutting uses are as follows:

North: 2-storey medical building;

South: 2-storey auto-service building fronting on Bathurst Street and small strip plaza fronting onto Transwell Avenue;

East: single detached dwellings;

West: 26-storey apartment building on the west side of Bathurst Street.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS. Staff will review the proposed development for consistency with the PPS.

## **Official Plan**

The site is designated *Apartment Neighbourhoods* under the Official Plan. *Apartment Neighbourhoods* consist of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the area residents. *Apartment Neighbourhoods* are generally considered to be stable areas where major growth is not anticipated.

The Official Plan sets out development criteria for new development in *Apartment Neighbourhoods* to guide review of applications to amend the zoning by-law. Section 4.2 outlines policies that are intended to contribute to the quality of life of local residents. The development criteria includes: The development criteria pertain to: providing a transition towards lower-scale *Neighbourhoods*; minimizing shadow impacts; locating and massing new buildings to frame the edge of streets and parks and to maintain sunlight and comfortable wind conditions; and providing adequate off-street parking; locating and screening service areas and garbage storage

## **Zoning**

The lands are zoned C2(3), which is a site specific zoning permitting all general commercial uses with the exception of a car wash establishment.

## **Site Plan Control**

The applicant has submitted a concurrent application for Site Plan Approval, which must be obtained prior to the enactment of the zoning by-law.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law and a tree inventory and preservation plan have been submitted.

## **Reasons for the Application**

An amendment to Zoning By-law 7625 is required, as the C2(3) zoning that applies to the site does not permit the proposed car wash.

## **COMMENTS**

### **Issues to be Resolved**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

On a preliminary basis, the following issues have been identified:

1. Built form, building orientation and massing as it relates to both the Bathurst Street and Drewry Avenue frontages;
2. Streetscape, public and private landscaped open space and pedestrian amenity;
3. Issues related to the configuration and location of the proposed drive-through and car wash queue;
4. Vehicular and pedestrian access and site circulation.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

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### **SIGNATURE**

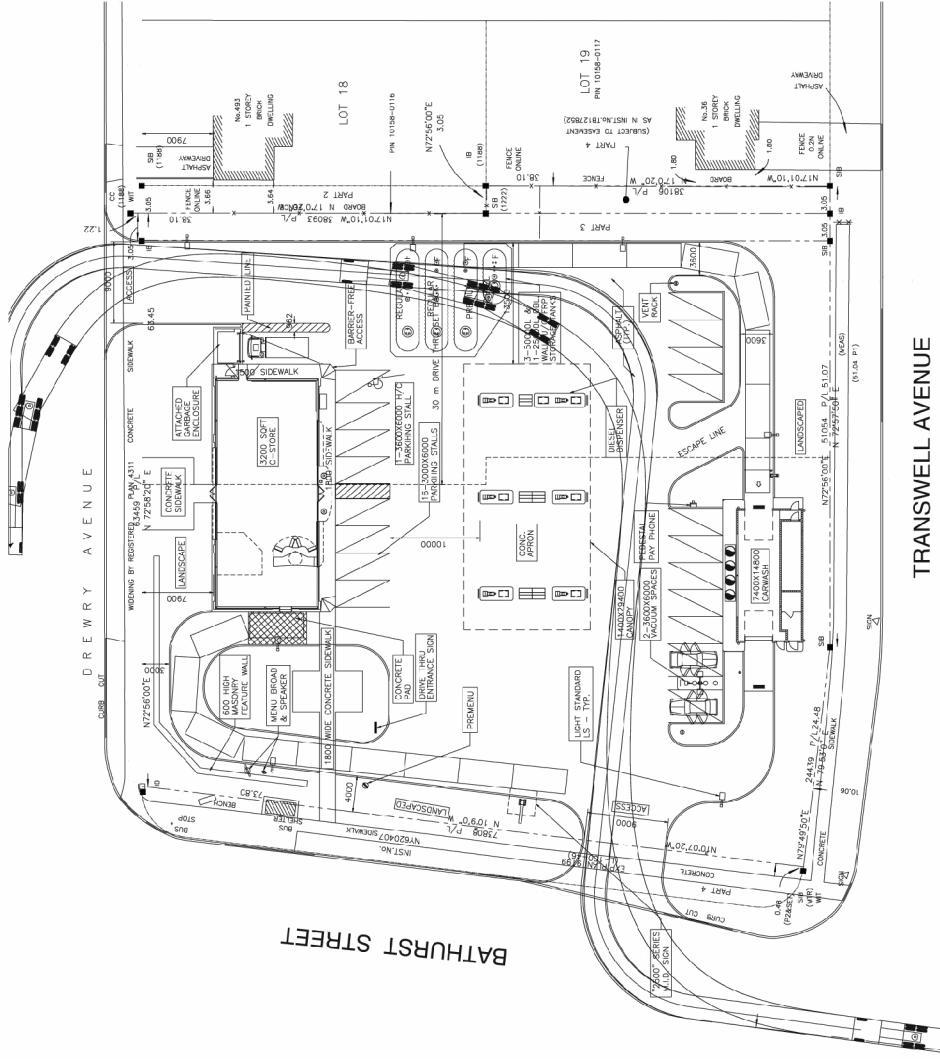
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Thomas C. Keefe, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan

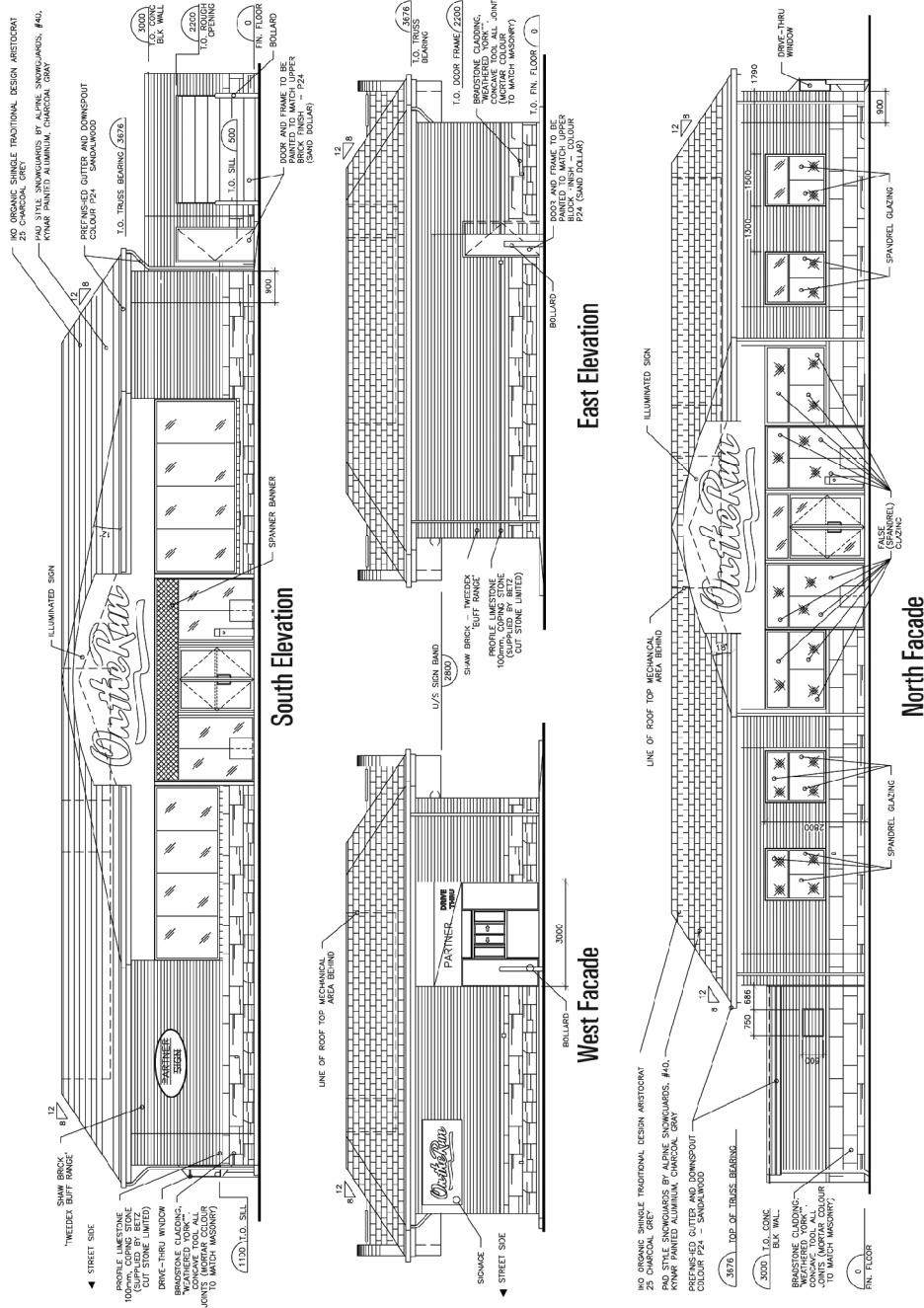


515 Drewry Avenue

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/08/07

File # 07\_264632

# Attachment 2: Elevations



**Convenience Store Elevations**  
 Applicant's Submitted Drawing

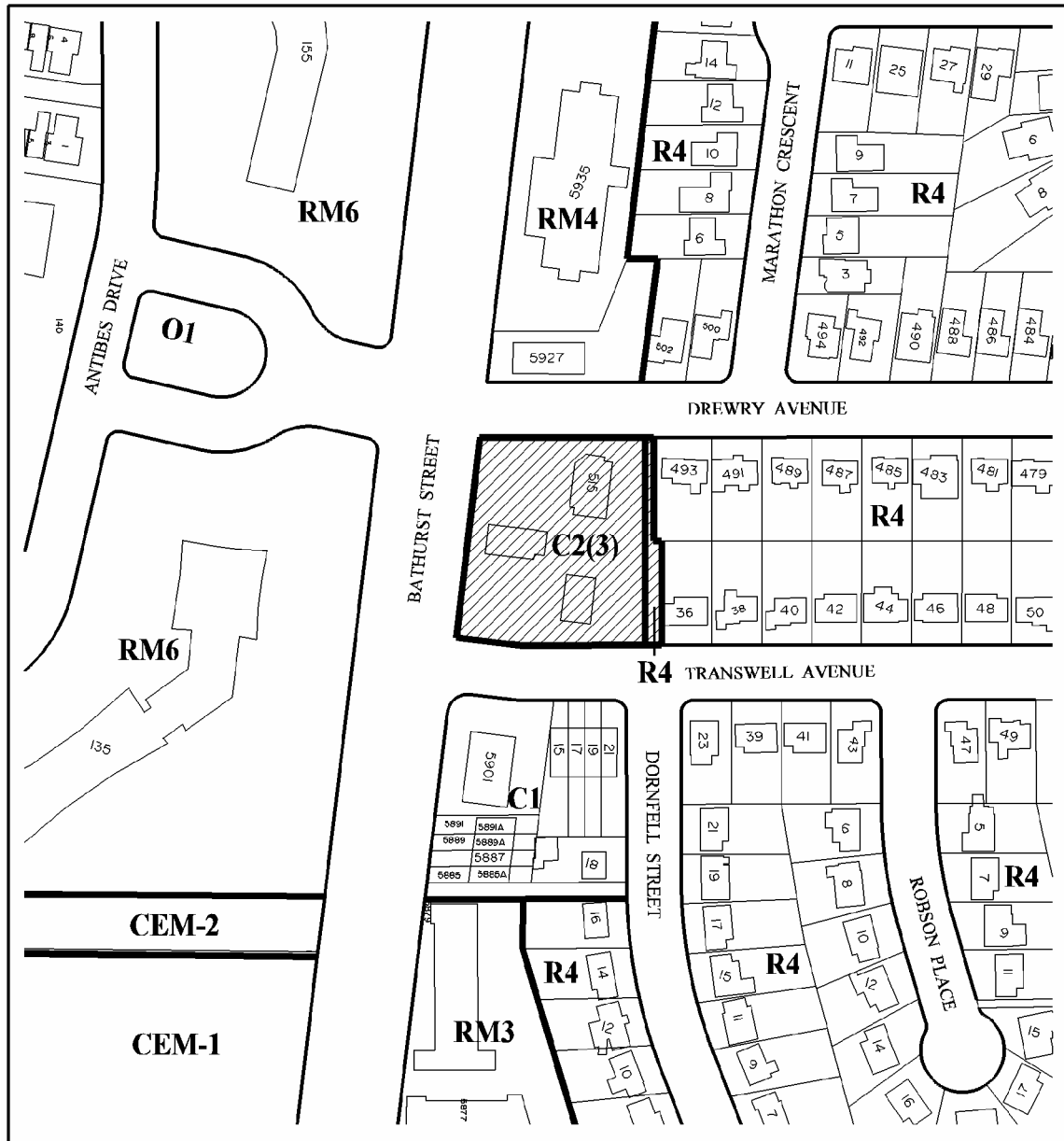
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**515 Drewry Avenue**

File # 07\_264632




## Attachment 4: Zoning



**515 Drewry Avenue**

File # 07\_264632

- |  |                                |
|--|--------------------------------|
| R4 One-Family Detached Dwelling Fourth Density Zone                | C1 General Commercial Zone     |
| RM3 Multiple-Family Dwellings Third Density Zone                   | C2 Local Shopping Centre Zone  |
| RM4 Multiple-Family Dwellings Fourth Density Zone                  | O1 Open Space Zone             |
| RM6 Multiple-Family Dwellings Sixth Density Zone                   | CEM-1 General Cemetery Zone    |
| NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category | CEM-2 Restricted Cemetery Zone |

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 10/10/07



## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 264632 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	September 25, 2007

Municipal Address: 515 DREWRY AVE  
 Location Description: PLAN 4311 PT BLK A RP64R 9197 PARTS 1 3 4 \*\*GRID N2301  
 Project Description: Proposed demolition of existing Imperial Oil Station and construction of a new service station with convenience store, Tim Horton's drive-thru and car wash

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TODD TRUELLE			IMPERIAL OIL LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	AN	Site Specific Provision:
Zoning:	C2(3)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	5265.7	Height:	Storeys:	1
Frontage (m):	75.49		Metres:	0
Depth (m):	76.2			
Total Ground Floor Area (sq. m):	406.5			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	19
Total Non-Residential GFA (sq. m):	406.5		Loading Docks	1
Total GFA (sq. m):	406.5			
Lot Coverage Ratio (%):	7.7			
Floor Space Index:	0.08			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	406.5	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

**CONTACT:**      **PLANNER NAME:**      **Kelly Jones, Planner**