

Good evening Councillor Pickles,

As requested, the purpose of this email is to provide you with a brief update regarding the restaurant and gas station in Claremont. The restaurant at 1716 Central Street is undergoing internal renovations, which does not require site plan approval. However, the owner has recently met with City staff to discuss requirements for a future site plan application in order to formalize parking, upgrade landscaping, and improve on-site grading and drainage. The owner has indicated that an application will be submitted shortly.

Regarding the gas station property, in November 2017, the City issued site plan approval to permit the construction of a new canopy and provide landscaping at the corner of Central Street and Brock Road. The owner has advised us that in order to install the canopy and new pumps, the existing underground tanks are required to be removed and the site is to be remediated before new tanks can be installed. The existing asphalt has been removed and the soil is currently being remediated in order to obtain a license from the Technical Standards and Safety Authority (TSSA) to operate a gas station. In addition to installing new underground tanks and remediating the soil, the owner is also proposing to modernize the gas station operation and upgrade the façade of the existing building.

The owner is proposing to renovate the interior of the existing building to accommodate a 1,350 sq. feet retail store, an enclosed service bay with one hydraulic hoist and a sales office. A retail store is a permitted use under the current "ORM-C2" zone category. The building will be re-clad with brick and fibre cement siding, which will help improve the aesthetic character of the property. In order to facilitate these changes, the owner has submitted a site plan application and a minor variance application. On June 12, 2018, the Site Plan Advisory Committee considered the proposal and had no concerns with respect to the proposed changes. On July 11, 2018, the Committee of Adjustment is to consider the following minor variances:

- \* to permit an "automobile service station" that includes a gas bar having minimum facilities to include a sales office, one enclosed service bay, and one hydraulic hoist; whereas the by-law requires "automobile service stations" to include a gas bar or any gasoline outlet having, as an integral part thereof and contained within an enclosed building, minimum facilities to include a sales office, two enclosed service bays, and one hydraulic hoist
  - \* to permit a one-way aisle used to gain access to a parking stall to have a minimum width of 3.0 metres; whereas the by-law requires the minimum width of a one-way aisle used to gain access to a parking stall to be 3.8 metres
  - \* to permit a minimum landscaped open space of 32 percent; whereas the by-law requires a minimum landscaped open space of 50 percent
  - \* to permit a minimum of 9 parking spaces; whereas the by-law requires a minimum of 12 parking spaces
  - \* to recognize a combined entrance and exit for an automobile service station having a width of 29.1 metres; whereas the by-law requires the width of any entrance or exit or combined entrance and exit for automobile service stations measured at the lot line to not be greater than 10.7 metres
- Should you have any questions please do not hesitate to contact me or Isabelle Janton.

Regards,

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