



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 292-93

To adopt Amendment Number 241
and Amendment Number 241 A
to the 1984 Official Plan of the City of
Brampton Planning Area

The Council of The Corporation of the City of Brampton,
in accordance with the provisions of the Planning Act,
R.S.O. 1990, c.P 13 hereby ENACTS as follows:

1. Amendment Number 241 and Amendment Number 241 A to the 1984 Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 241 and Amendment Number 241 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of December, 1993.

PETER ROBERTSON, MAYOR

LEONARD J. MIKULICH,
CLERK

APPROVED	
AS TO FORM	
LAW DEPT	
BRAMPTON	
DATE	12/10/93

AMENDMENT NUMBER 241 AND
AMENDMENT NUMBER 241 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of these amendments is to change the land use designations of property located on the south side of Steeles Avenue, west of Dixie Road, from Industrial to Commercial and specifically to Highway Commercial, to permit the development of a mix of retail, office and gas bar uses.

2. Location:

The land subject to these amendments is located on the south side of Steeles Avenue, approximately 55 metres (180 feet) west of Dixie Road, as widened, and is outlined on Schedule A to these amendments.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 241 :

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from INDUSTRIAL to COMMERCIAL.
- (2) by adding to Schedule F thereto, the land use designation of HIGHWAY and SERVICE COMMERCIAL, for the lands shown outlined on Schedule B to this amendment.
- (3) by adding, to the list of amendments pertaining to Secondary Plan Area Number 25 set out in subsection 7.2.7.25, Amendment Number 241 A.

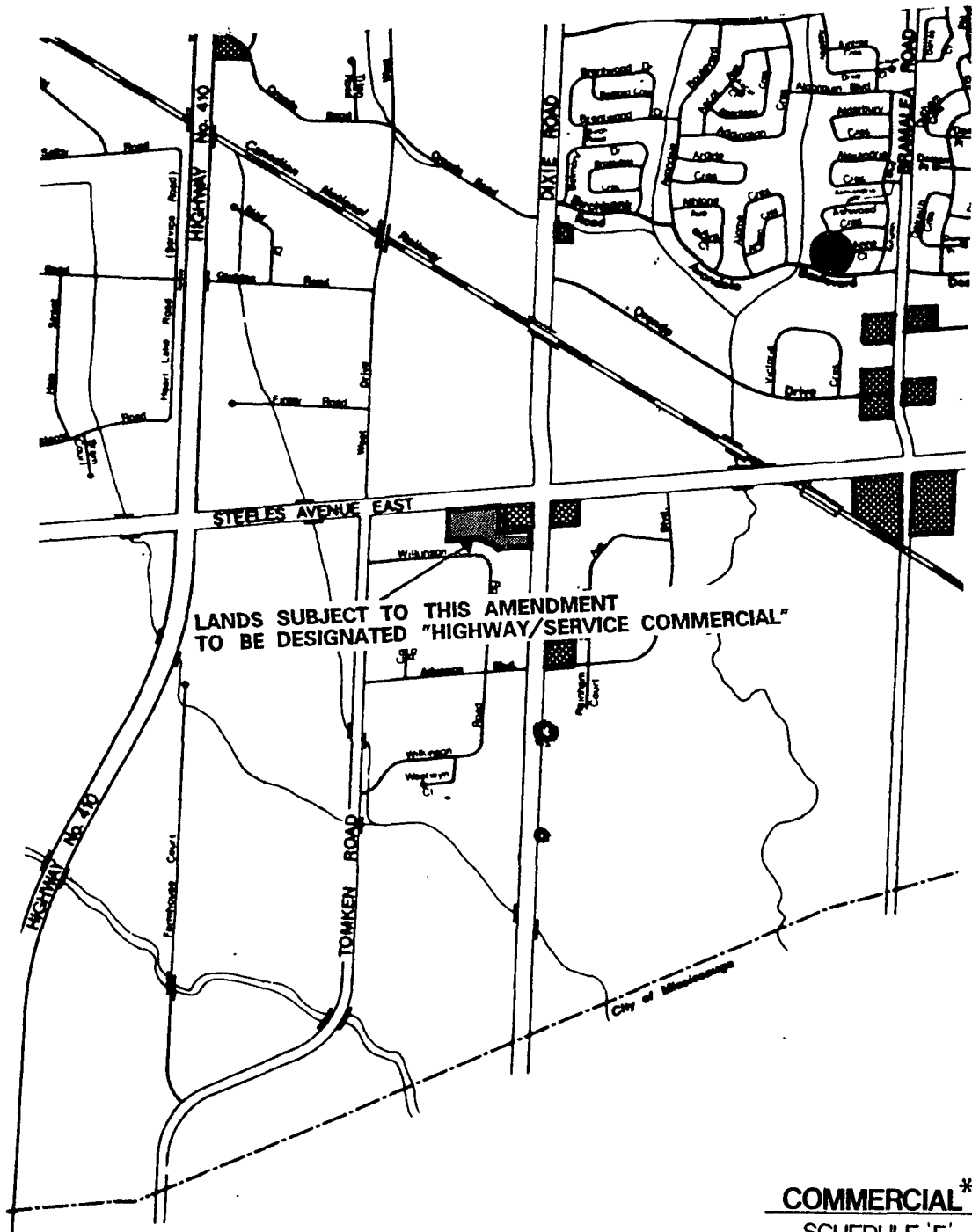
3.2 Amendment Number 241 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Steeles Industrial Secondary Plan, is hereby further amended:

(1) by changing, on Schedule A of Amendment Number 1, the land use designation of the lands shown outlined on Schedule C to this amendment from INDUSTRIAL to HIGHWAY COMMERCIAL.











(2) by adding, to section 3.6 of Amendment Number 1, the following sentence:

"In addition, the Highway Commercial designation on the south side of Steeles Avenue, west of an existing service station situated at the southwest corner of the intersection of Dixie Road and Steeles Avenue, will permit the land to be used for commercial uses, including retail establishments having no outside storage, a motel, offices, a dining room restaurant, a standard restaurant and banquet hall, outdoor patio and a gas bar."



LANDS SUBJECT TO THIS AMENDMENT
TO BE DESIGNATED "HIGHWAY/SERVICE COMMERCIAL"

COMMERCIAL*
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL



Date MAY 1987

City of Brampton
Planning and Development Department

OFFICIAL PLAN AMENDMENT No. 241
OFFICIAL PLAN AMENDMENT No. 241 A



CITY OF BRAMPTON
Planning and Development

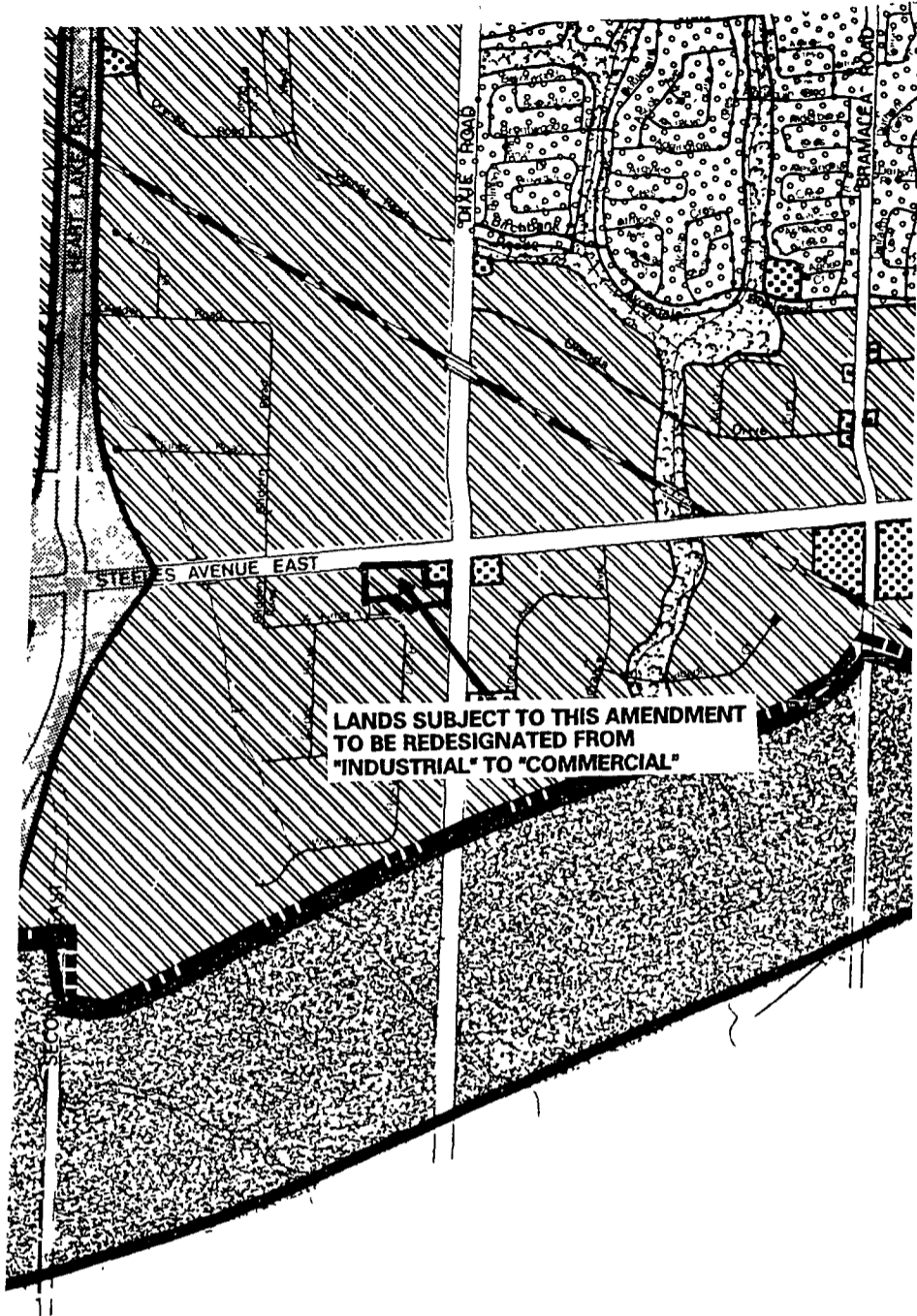
Date: 1993 02 23

Drawn by: CJK

File no. T3E15.11




















Map no. 78-27J

Schedule B to By-law 292-93



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A'

-  URBAN BOUNDARY
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  RURAL SETTLEMENTS (EXPANSION)
-  RURAL SETTLEMENTS (INFILLING)
-  RURAL SETTLEMENTS (MAINTENANCE)
-  PARKWAY BELT WEST
-  PROVINCIAL FREEWAY (HWY. 410)
-  RURAL ESTATE
-  RURAL ESTATE EXPANSION
-  RURAL-COMMERCIAL
-  OPEN SPACE - CEMETERIES
-  SPECIAL STUDY AREA
-  SPECIALTY AGRICULTURAL

MAY 1987

1:25000 City Of Brampton Planning & Development Department

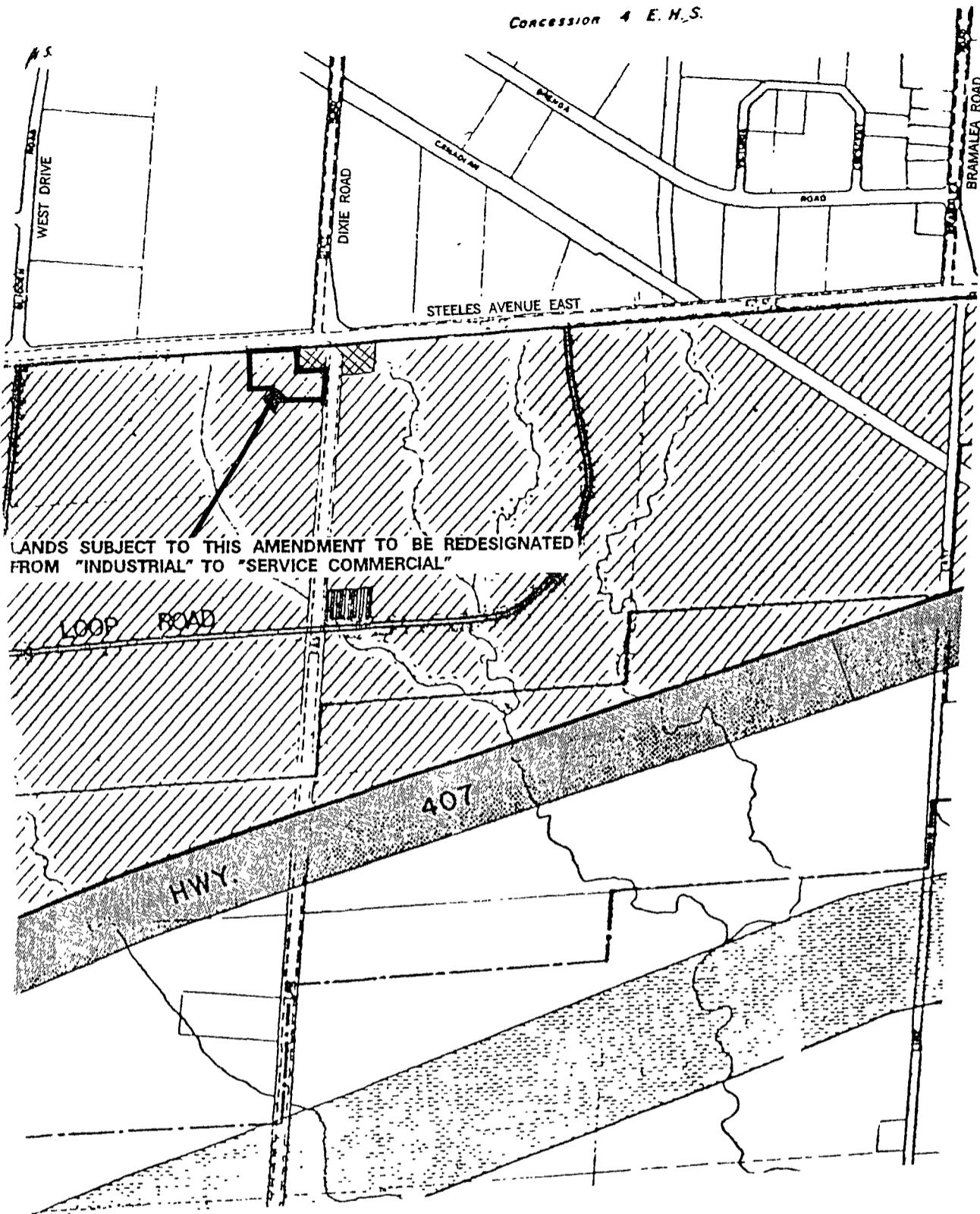
OFFICIAL PLAN AMENDMENT No. 241
 OFFICIAL PLAN AMENDMENT No. 241 A



CITY OF BRAMPTON
 Planning and Development

Date: 1993 02 23 Drawn by: CJK
 File no. T3E15.11 Map no. 78-27H

Schedule A to By-law 292-93

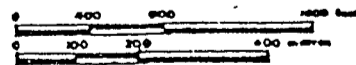


LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "INDUSTRIAL" TO "SERVICE COMMERCIAL"

LEGEND

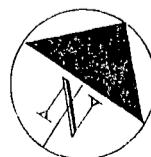
- Boundary of Amendment
- - - City Limits
- - - Parkway Belt Regulation Area
- Industrial
- Highway Commercial

- Commercial
- Open Space - Flood and Hazard Land
- Institutional
- Proposed Highway
- Hydro Corridor



OFFICIAL PLAN AMENDMENT No. 241
 OFFICIAL PLAN AMENDMENT No. 241 A

Schedule C to By-law k292-93



CITY OF BRAMPTON
 Planning and Development

Date: 1994 04 05

Drawn by: CJK

File no. T3E15.11

Map no 78-27K

I, LEONARD J. MIKULICH, City Clerk of the City of Brampton do hereby certify that Amendment Number 241 and 241A to the 1984 Official Plan for the City of Brampton Planning Area was approved by the Ministry of Municipal Affairs on February 4, 1994.

Dated at the City of Brampton this 10th day of February, 1994.



Leonard J. Mikulich - City Clerk

ORIGINAL

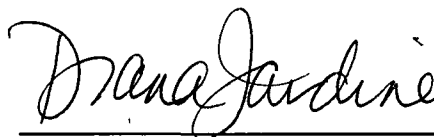
21-OP-0031-241

Amendment Number 241 and
Amendment Number 241 A
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NO. 241
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

This Amendment No. 241 to the Official Plan for the City of Brampton, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-02-04



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 292-93

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and Amendment Number 241 A
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2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 241 and Amendment Number 241 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of December, 1993.

PETER ROBERTSON, MAYOR

LEONARD J. MIKULICH,
CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>[Signature]</i>
DATE 12.16.93

CERTIFIED A TRUE COPY

Deputy Clerk
City of Brampton
Dec 21 19 93

AMENDMENT NUMBER 241 AND
AMENDMENT NUMBER 241 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

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2. Location:

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3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 241 :

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from INDUSTRIAL to COMMERCIAL.
- (2) by adding to Schedule F thereto, the land use designation of HIGHWAY and SERVICE COMMERCIAL, for the lands shown outlined on Schedule B to this amendment.
- (3) by adding, to the list of amendments pertaining to Secondary Plan Area Number 25 set out in subsection 7.2.7.25, Amendment Number 241 A.

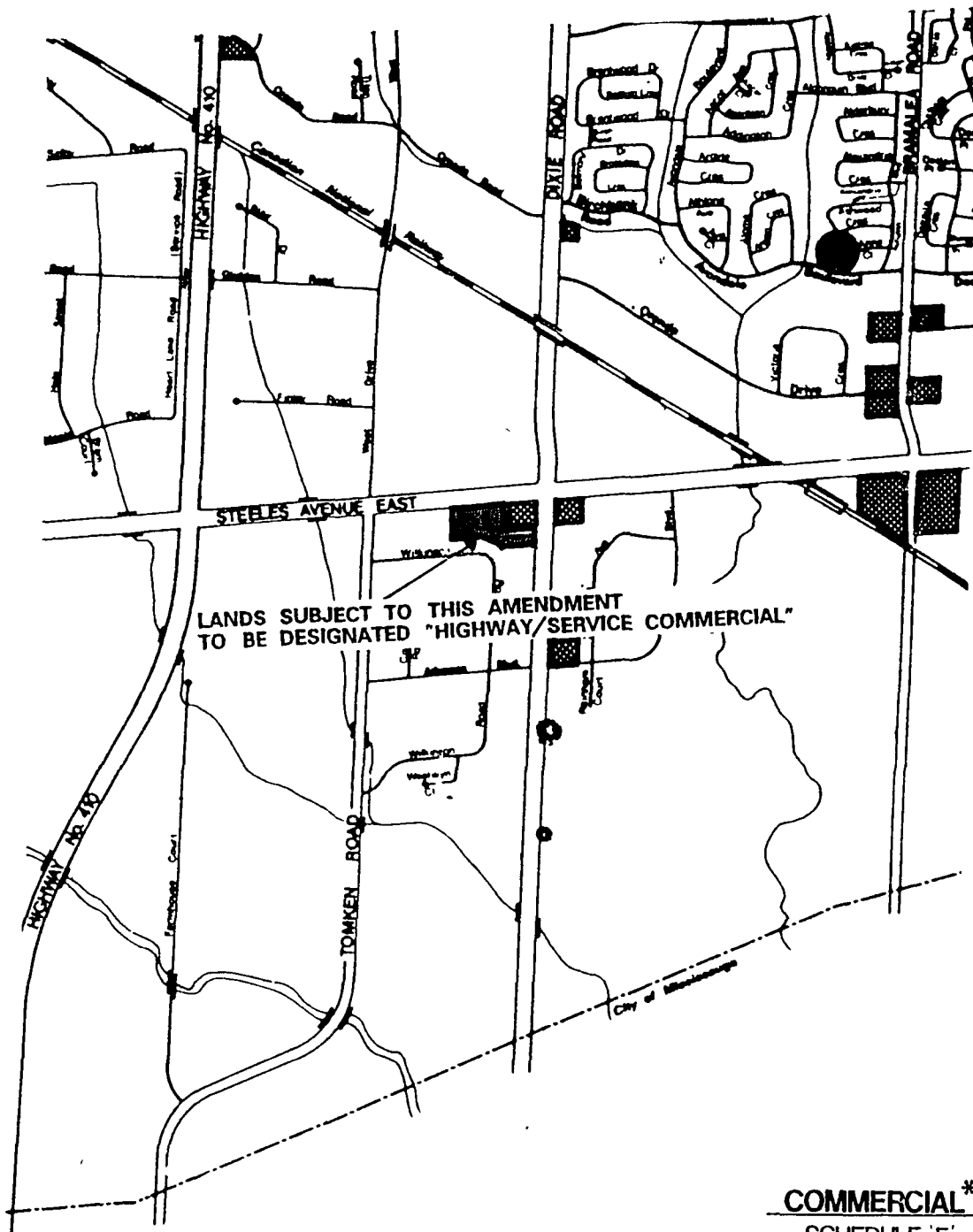
3.2 Amendment Number 241 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Steeles Industrial Secondary Plan, is hereby further amended:











(1) by changing, on Schedule A of Amendment Number 1, the land use designation of the lands shown outlined on Schedule C to this amendment from INDUSTRIAL to HIGHWAY COMMERCIAL.

(2) by adding, to section 3.6 of Amendment Number 1, the following sentence:

"In addition, the Highway Commercial designation on the south side of Steeles Avenue, west of an existing service station situated at the southwest corner of the intersection of Dixie Road and Steeles Avenue, will permit the land to be used for commercial uses, including retail establishments having no outside storage, a motel, offices, a dining room restaurant, a standard restaurant and banquet hall, outdoor patio and a gas bar."



COMMERCIAL*
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
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-  RURAL COMMERCIAL

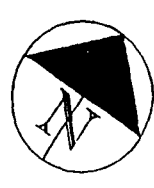


Date MAY 1987

City of Brampton
Planning and Development Department

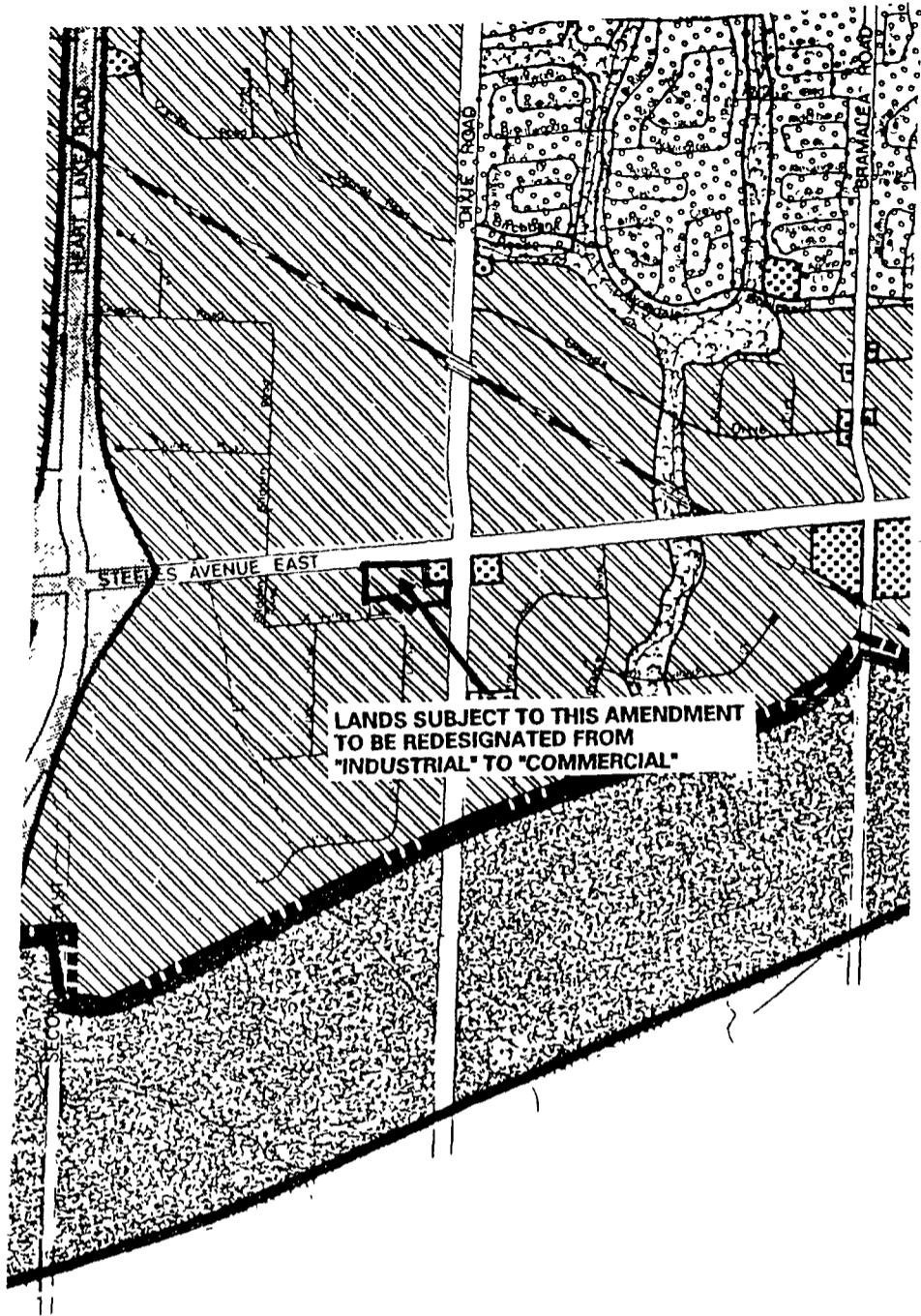
OFFICIAL PLAN AMENDMENT No. 241
OFFICIAL PLAN AMENDMENT No. 241 A

Schedule B to By-law 292-93



CITY OF BRAMPTON
Planning and Development

Date: 1993 02 23 Drawn by: CJK
File no. T3E15.11 Map no. 78-27J



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A'

- | | |
|---|---|
| <ul style="list-style-type: none"> URBAN BOUNDARY RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL INSTITUTIONAL PRIVATE COMMERCIAL RECREATION AGRICULTURAL RURAL SETTLEMENTS (EXPANSION) RURAL SETTLEMENTS (INFILLING) | <ul style="list-style-type: none"> RURAL SETTLEMENTS (MAINTENANCE) PARKWAY BELT WEST PROVINCIAL FREEWAY (HWY. 410) RURAL ESTATE RURAL ESTATE EXPANSION RURAL-COMMERCIAL OPEN SPACE - CEMETERIES SPECIAL STUDY AREA SPECIALTY AGRICULTURAL |
|---|---|

MAY 1987

1:25000 City Of Brampton Planning & Development Department

OFFICIAL PLAN AMENDMENT No. 241
 OFFICIAL PLAN AMENDMENT No. 241 A



CITY OF BRAMPTON
 Planning and Development

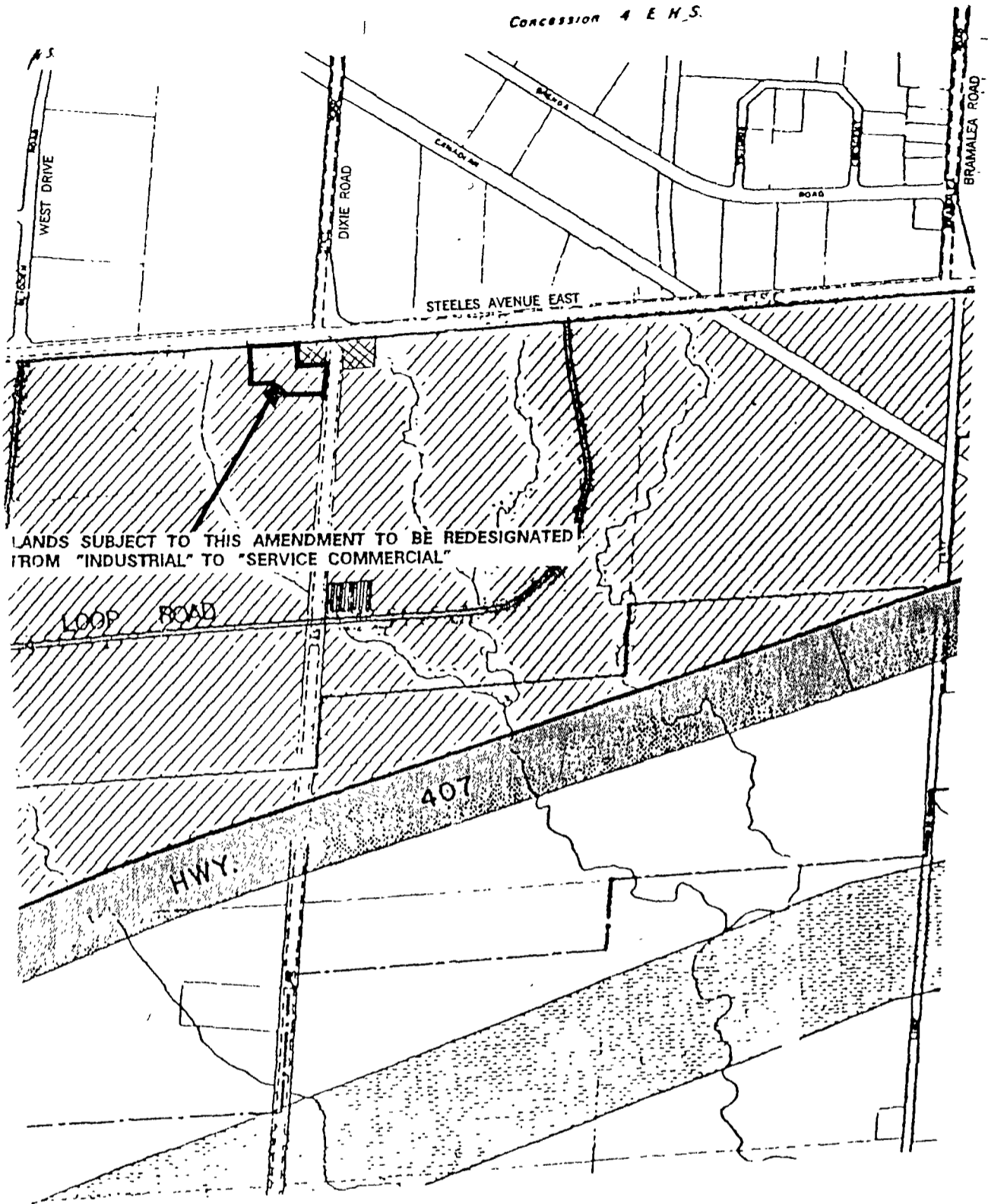
Date: 1993 02 23

Drawn by: CJK

File no T3E15 11



Map no 78-27H


Schedule A to By-law 292-93

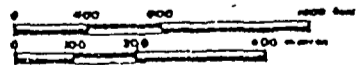


LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "INDUSTRIAL" TO "SERVICE COMMERCIAL"

LEGEND

- Boundary of Amendment
- - - City Limits
- - - Parkway Belt Regulation Area
-  Industrial
-  Highway Commercial

-  Commercial
-  Open Space - Flood and Hazard Land
-  Institutional
-  Proposed Highway
-  Hydro Corridor



OFFICIAL PLAN AMENDMENT No. 241
 OFFICIAL PLAN AMENDMENT No. 241 A



CITY OF BRAMPTON
 Planning and Development

Date: 1994 04 05

Drawn by CJK

File no T3E15.11

Map no 78-27K

Schedule C to By-law 292-93

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 241
AND
AMENDMENT NUMBER 241 A

Attached are copies of the planning reports, dated December 2, 1992, and the notes of the public meeting held on January 6, 1993, after notification in the local newspapers and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

Region of Peel

July 3, 1991
August 19, 1991
November 8, 1991
May 6, 1992
October 23, 1992

Ford Canada

June 12, 1992
July 13, 1992

Metropolitan Toronto and Area
Conservation Authority

August 20, 1991

62-6
APPROVED BY CITY COUNCIL - DEC 14/92

PLANNING COMMITTEE - 1992 12 07

-6-

E2. VESTA FAMILY RESTAURANT - Part of Lot 15,
Concession 3, E.H.S. - 1315 Steeles Avenue East -
Ward 8. File: T3E15.11

Reports dated December 2, 1992 re: Application to
Amend the official Plan and Zoning by-law.

Mr. Ronald K. Webb, Davis, Webb & Schulze appeared
before Committee and asked that the report be
approved with the following two exceptions: that a
gas bar be a permitted use; and that the reference
to an alternate concept site plan be deleted.

RECOMMENDATION NUMBER P127-92

RECOMMENDATION "A":

THAT the delegation of Mr. Ronald K. Webb, Davis,
Webb & Schulze to the Planning Committee meeting of
December 7, 1992 VESTA FAMILY RESTAURANT - Part of
Lot 15, Concession 3, E.H.S. - 1315 Steeles Avenue
East - Ward 8 - Application to Amend the Official
Plan and Zoning By-law, T3E15.11, be received.

CARRIED

*
RECOMMENDATION "B":

THAT the reports dated December 2, 1992 to the
Planning Committee meeting of December 7, 1992
VESTA FAMILY RESTAURANT - Part of Lot 15,
Concession 3, E.H.S. - 1315 Steeles Avenue East -
Ward 8 - Application to Amend the Official Plan and
Zoning By-law, T3E15.11, be received, and that:

- A. A Public Meeting be held in accordance with
City Council procedures, and;
- B. Subject to the results of the Public Meeting,
the application be approved, based on the
alternative Concept Site Plan contained in
this report subject to the following
conditions:
 - 1. That the site specific amending by-law
shall contain the following provisions:
 - a. the subject property shall be used
only for the following purposes:
 - 1. an office;
 - 2. retail establishment, having
no outside storage, but
excluding a supermarket,
garden centre sales
establishment, and department
store;
 - 3. a take out restaurant;
 - 4. personal service shops;
 - 5. a dry cleaning establishment;

PLANNING COMMITTEE - 1992 12 07

-7-

6. a community club;
7. recreation facilities, and
8. a dining room restaurant;
9. a banquet hall;
10. a motel;
11. an outdoor patio, in conjunction with, or accessory to a dining room restaurant;
12. a bank, trust company or other financial institution;
13. a convenience store;
14. an office, excluding medical, dental or other drugless practitioners;
15. purposes accessory to the other permitted purposes;
16. a gas bar subject to normal site plan approval considerations.
- b. Industrial uses are to be retained in the Industrial One (M1) Zoning category.
- c. Shall be subject to the following requirements and restrictions, with respect to the commercial component of the site:
1. for office uses, a maximum total gross floor area of 3,695 square metres;
 2. for office uses, a maximum floor space index of 0.2;
 3. the total gross commercial floor area for all dining room restaurants and banquet halls shall not exceed 648 square metres;
 4. an outdoor patio shall not exceed 103 square metres in gross floor area;
 5. no drive through windows shall be permitted in association with take out restaurants;
 6. minimum lot area: 4.61 hectares;

G2-7

62-8

PLANNING COMMITTEE - 1992 12 07

-8-

7. landscaped open space shall be provided and maintained in the locations identified as landscape open space on a schedule to the amending by-law;
 8. all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;
 9. the total maximum gross floor area of industrial uses:
4,280 square metres;
 10. Parking for the commercial component of this site shall be provided in accordance with section 20.3 of By-law 139-84 as amended;
 11. Parking for industrial uses shall be provided in accordance with section 30.5 of By-law 139-84 as amended; and
 12. shall also be subject to the requirements and restrictions of the SC zone, and the general requirements of this by-law, not in conflict with those set out above;
 13. such conditions as appropriate for a gas bar.
2. This development shall be subject to a development agreement, and that agreement shall contain the following provisions:
- a) Prior to the issuance of a building permit, a site plan, an access plan, landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.
 - b) The applicant shall convey to the City, or apply to lift, 0.3 metre reserves as required to restrict, or gain, access to the property.

PLANNING COMMITTEE - 1992 12 07

-9-

62-9

- c) The applicant shall show on the engineering plans the locations of bus stop pads satisfactory to the Commissioner of Community Services.
- d) All lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
- e) Prior to the issuance of a building permit, the applicant shall agree to pay cash-in-lieu of parkland.
- f) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.
- g) The applicant shall agree to pay all applicable Regional, City and Hydro development charges in accordance with their respective Development Charges By-law.
- h) The applicant shall agree that there shall be no vehicular access between the industrial and commercial portions of the property.
- i) The applicant shall agree that access to the commercial component of the site shall be restricted to the following:
 - (i) a joint access at the most westerly end of the site, in association with the property owner to the west, to the satisfaction of the Region and City, including the transfer of all necessary easements to the satisfaction of the City of Brampton Law Department and,
 - (ii) one right-in/right-out only access to Steeles Avenue at the location of the existing access and one right-in/right-out only access to Dixie Road to the satisfaction of the Region of Peel and the City.
- j) All references to "Alternate Concept Site Plan" contained in the report be removed.

CARRIED

INTER-OFFICE MEMORANDUM

PC Dec 7

Office of the Commissioner of Planning and Development

December 2, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Executive Summary
Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 3, E.H.S.
1315 Steeles Avenue East
Ward Number 8
VESTA FAMILY RESTAURANT
Our File Number: T3E15.11

The above noted application to amend the Official Plan and zoning by-law was referred to staff by Council May 14, 1991, for review and recommendation. On going negotiations between the Region of Peel and the applicant with respect to access have now been concluded, which permits the processing of this application to proceed.

The application proposes to develop a parcel of land located on the south side of Steeles Avenue, just west of Dixie Road, comprising approximately 11.39 acres, with a mixed commercial and industrial development.

The application represents an intensification of an existing and underutilized commercial site, and the development of abutting vacant lands on Wilkinson Boulevard.

This proposal has been evaluated with respect to a number of factors and the impacts are summarized in the following Summary Impact Table:

SUMMARY IMPACT TABLE

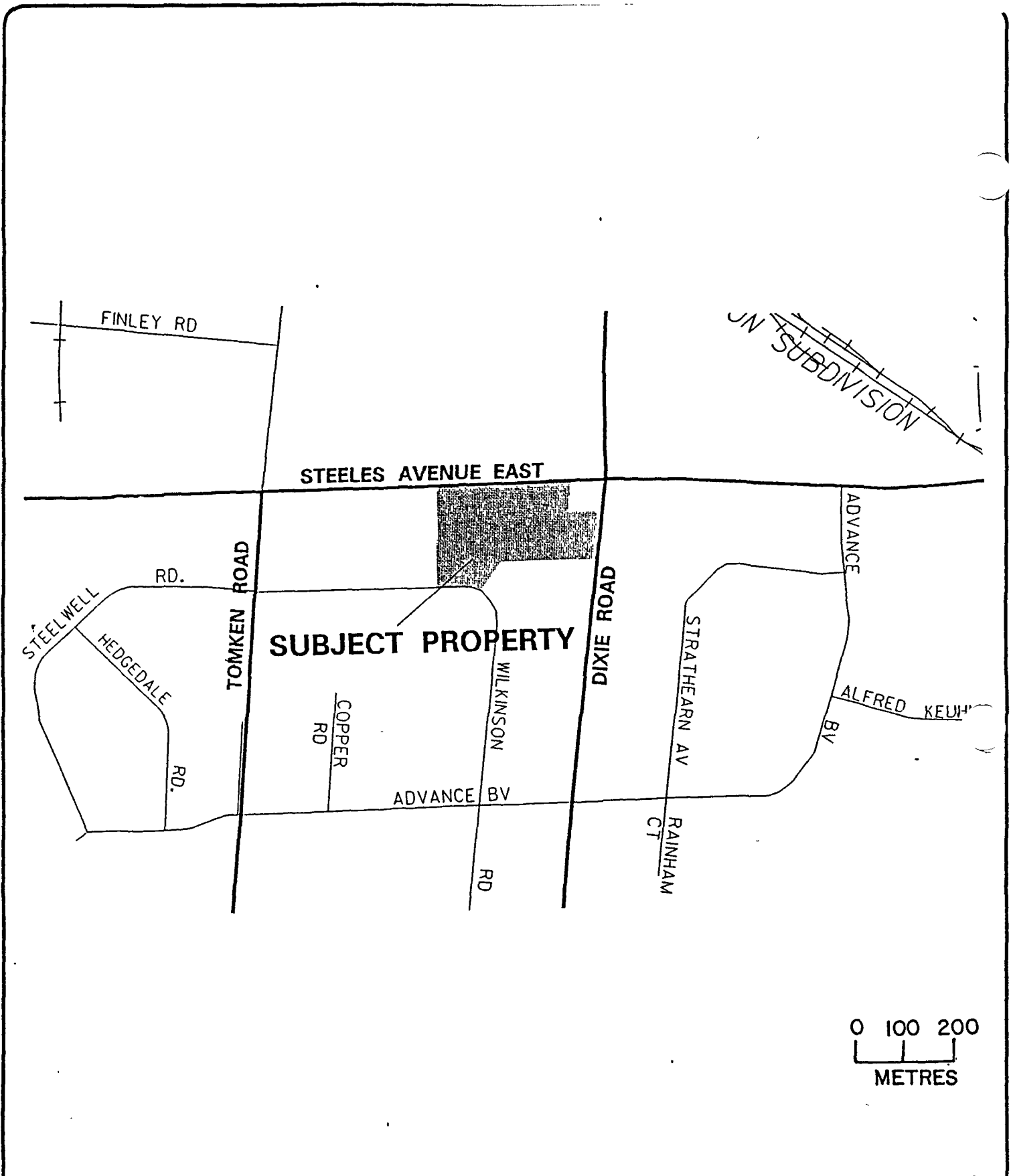
ISSUE	SUMMARY
OFFICIAL PLAN	o amendment required for proposed commercial portion of property.
ZONING BY-LAW	o amendment required for proposed Commercial portion of the property o industrial uses remain in Industrial One (M1) zoning category

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.

- STRATEGIC PLAN** o in keeping with "Prosperous Economy" and "Vibrant and Attractive Place" and streams;
- o opportunity for improved assessment ratio;
 - o providing attractive prestige development.
- LAND USE**
- o commercial development proposed is supportable;
 - o industrial development proposed is supportable;
 - o gas bar use proposed is not supportable;
 - o represents intensification of on existing Commercial/Industrial site.
- URBAN DESIGN**
- o opportunity to provide high quality prestigious development;
 - o site layout recommended as shown on alternate Concept Site Plan.
- ACCESS**
- o one full turn access to Steeles Avenue East at westerly end of the property;
 - o one right-in/right-out only access to Steeles Avenue East in location of existing access;
 - o one right-in/right-out only access to Dixie Road;
 - o two accesses to Wilkinson Road;
 - o no impact to Ford Motor Company's existing access.
- PARKING**
- o located predominantly behind buildings;
 - o provided in accordance with the requirements of the zoning by-law for commercial and industrial developments.
- FINANCIAL IMPLICATIONS**
- o positive \$40,400 (approximately) annually benefit;
- SERVICING**
- o grading and drainage plans required.
- PHASING**
- o no residential component, so not subject to phasing policy.

OVERALL IMPACT

The proposed commercial and industrial land uses are appropriate, with the noted exception of the gas bar. The development will provide a positive net financial benefit to the City on an annual basis. The proposal supports the objectives of the Strategic Plan: Staff support the proposal based on the Alternate Concept Site Plan attached to this report and recommend that the application be approved based on the Alternate Concept Site Plan, and subject to a public meeting and appropriate conditions.



CITY OF BRAMPTON

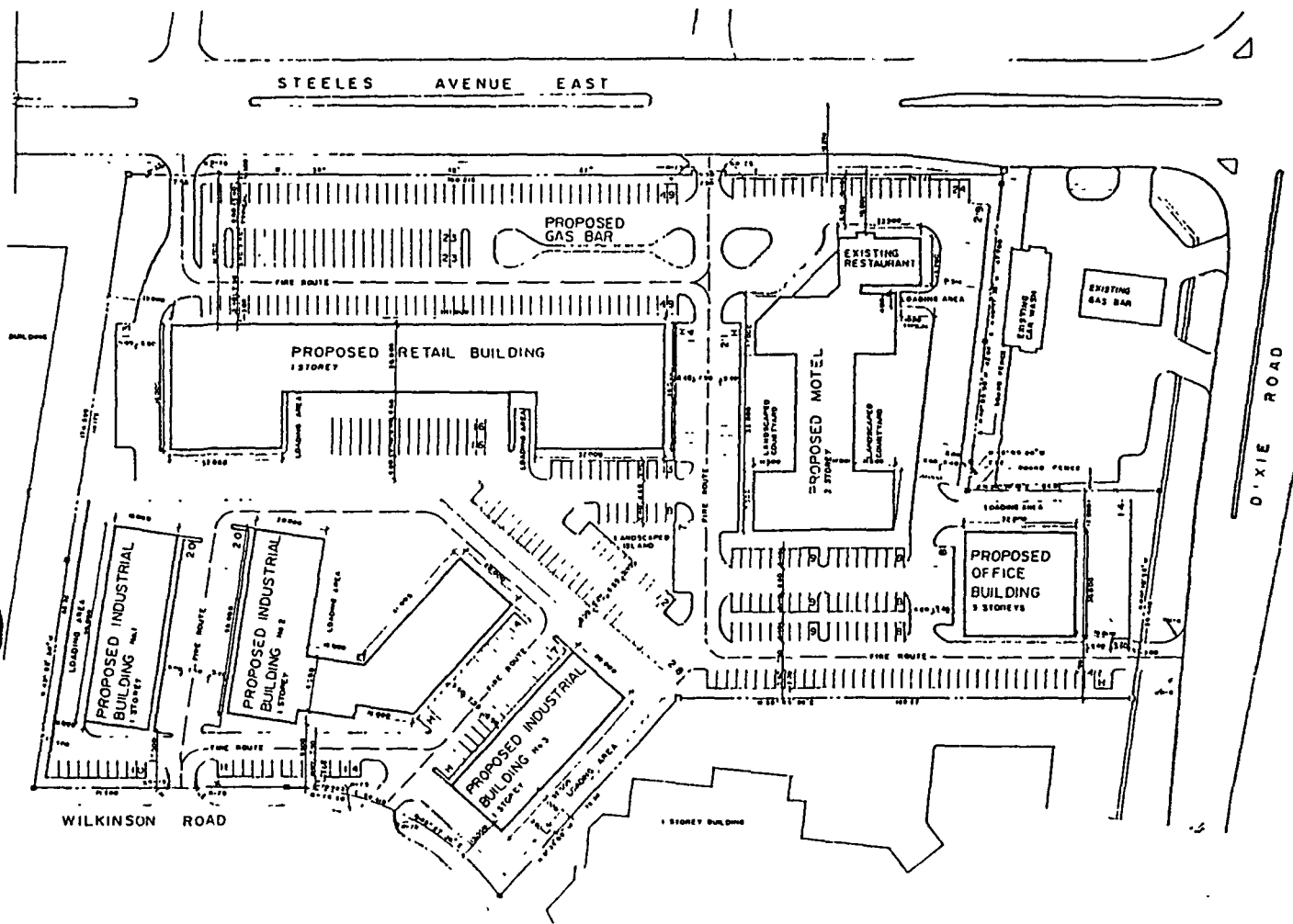
Date: 1992 05 04 Drawn by: C.J.K.

File no. T3E15.11 Map no. 78-27A



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.

LOCATION MAP



0m 20m 40m
SCALE

CITY OF BRAMPTON

Date: 1992 07 10
File no. T3E15.11

Drawn by: C.J.K.
Map no. 78-27C



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANT INC.

CONCEPT SITE PLAN -
APPLICANT'S PROPOSAL

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

December 2, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 3, E.H.S.
1315 Steeles Avenue East
Ward Number 8
VESTA FAMILY RESTAURANT
Our File Number : T3E15.11

1.0 INTRODUCTION

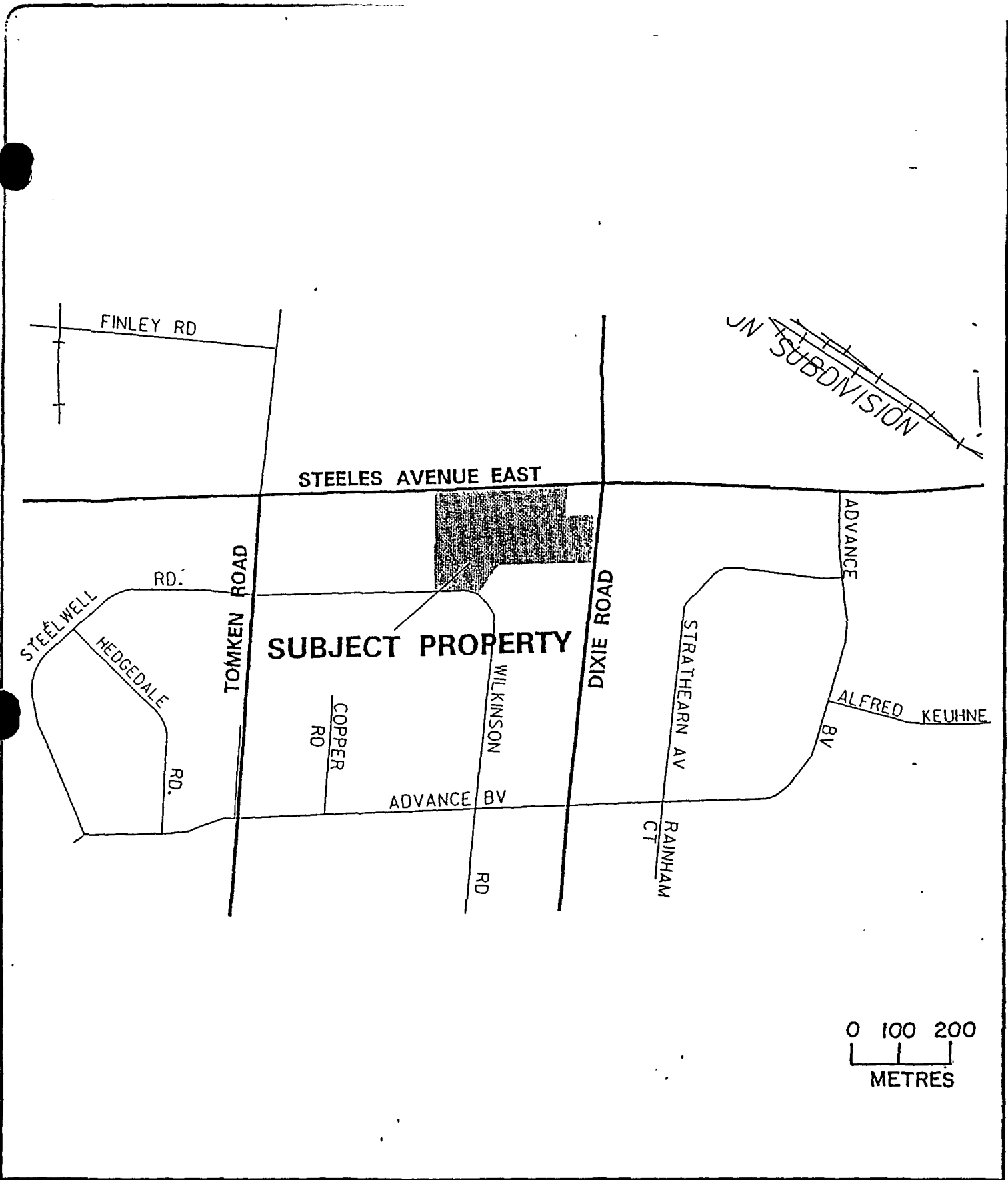
The above noted application to amend the Official Plan and Zoning By-law to permit the development of the subject property with a mixed commercial/industrial development, was received April 15, 1991, and referred to staff May 14, 1991 for review and recommendation.

Problems regarding access to Steeles Avenue, which resulted in numerous delays to the processing of this application, have now been resolved to the satisfaction of City and Region staff.

The applicant is proposing to develop the property as follows:

- o 2,880 square metres (31,000 square feet) of office space located in a freestanding building fronting on to Dixie Road;
- o 3,924 square metres (42,239 square feet) of retail space located in a strip plaza building fronting Steeles Avenue East;
- o a motel consisting of 78 rooms which will also incorporate the existing restaurant;
- o industrial development (multi unit buildings) to a total of 4,280 square metres (46,071 square feet) divided between 3 buildings, and fronting onto Wilkinson Road;
- o 553 parking spaces provided on site;
- o a gas bar located in front of the retail building;
- o a full turn signalized access to Steeles Avenue East at the most westerly end of the property;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.



CITY OF BRAMPTON

Date: 1992 05 04

Drawn by: C.J.K.

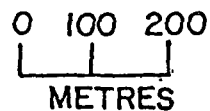
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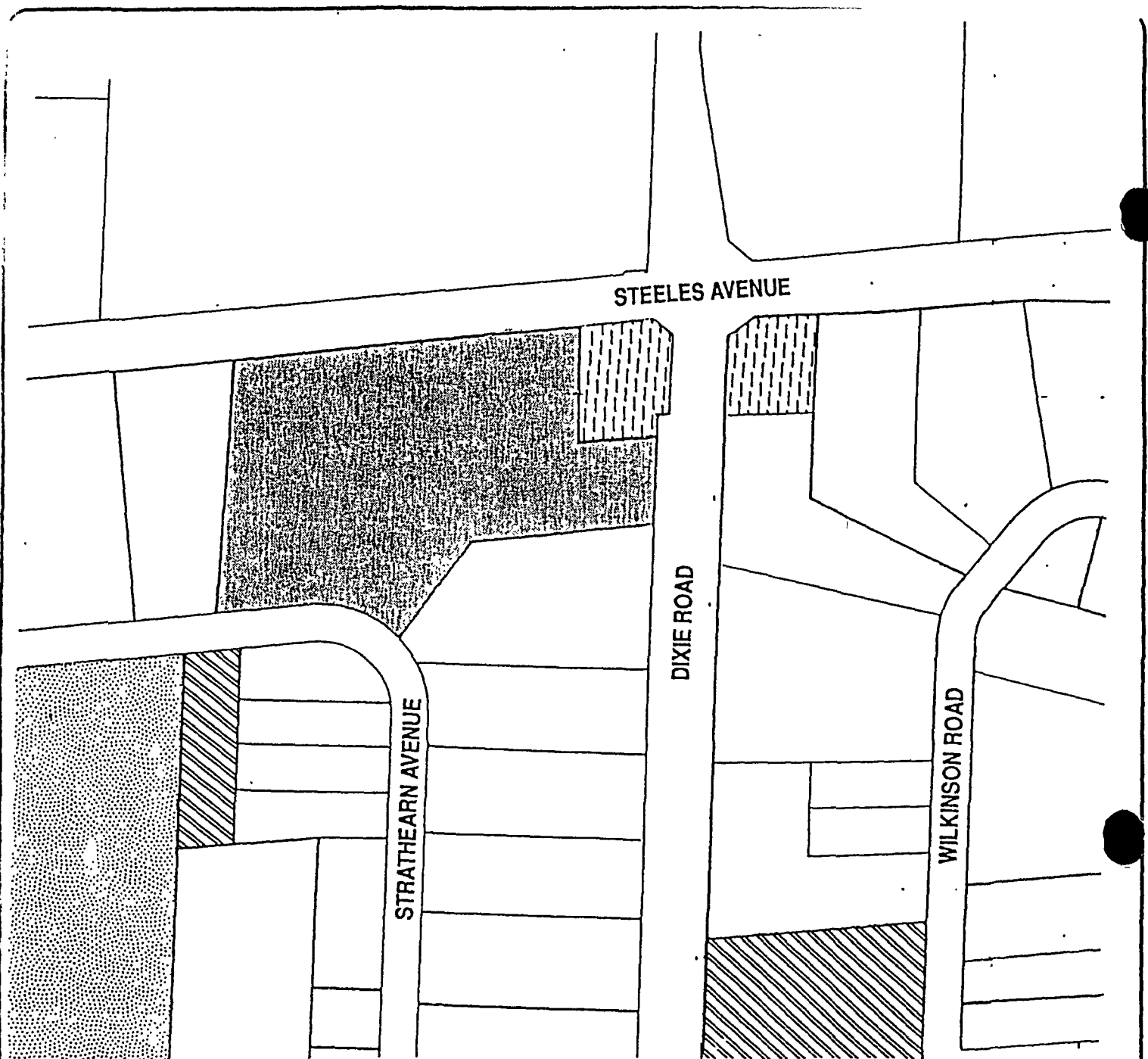
Map no. 78-27A



**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.**

LOCATION MAP





LEGEND

-  SUBJECT PROPERTY
-  INDUSTRIAL
-  HIGHWAY COMMERCIAL
-  COMMERCIAL
-  MUNICIPAL STORAGE YARD

CITY OF BRAMPTON

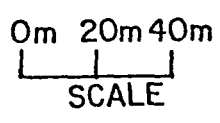
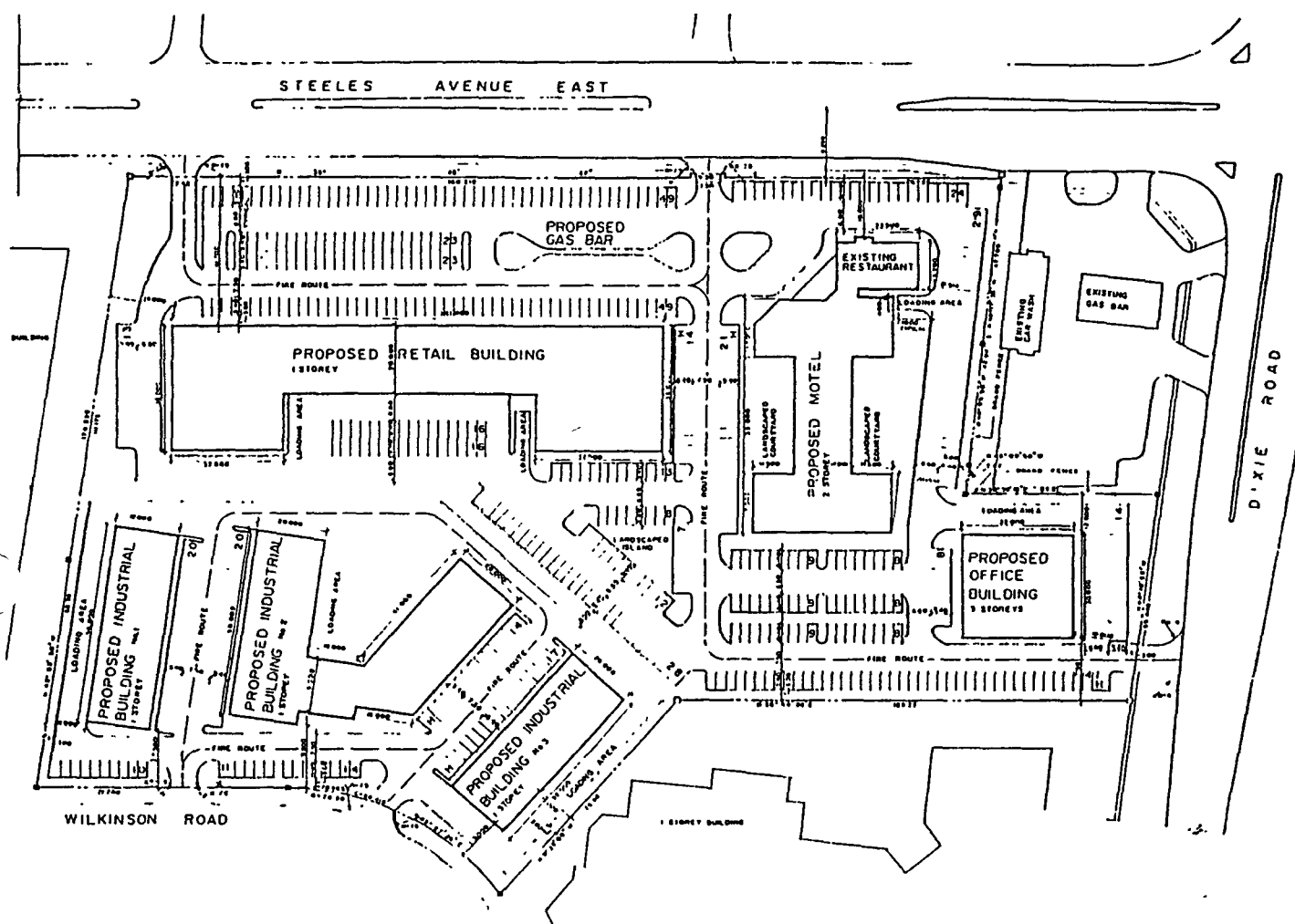
Date: 1992 05 04
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Drawn by: C.J.K.
Map no. 78-27B



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.

LAND USE MAP



CITY OF BRAMPTON

Date: 1992 07 10 Drawn by: C.J.K.
 File no. T3E15.11 Map no. 78-27C



**CONCEPT SITE PLAN -
 APPLICANT'S PROPOSAL**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 VESTA LUNCH & RESTAURANT INC.

- o a right-in/right-out only access in the location of the existing access;
- o a right-in/right-out only access on to Dixie Road;
- o two full turn accesses proposed to Wilkinson Road; and
- o a 3.0 metre landscaped strip along Steeles Avenue East, Dixie Road and Wilkinson Road frontages of this property.

Staff have prepared an alternative concept plan, which excludes the gas bar component of the applicant's plan, and proposes a different parking configuration.

2.0 PROPERTY DESCRIPTION

The subject property is located on the south side of Steeles Avenue, west of Dixie Road. The property has frontage on Steeles Avenue of approximately 249.5 metres (818.6 feet), and is irregular in shape, with an average depth of 176.5 metres (579 feet). The site comprises an area of 4.61 hectares (11.39 acres).

A single access to the site exists on Steeles Avenue, and the applicant is proposing an additional access to Steeles Avenue, an access to Dixie Road and two accesses for the industrial development from Wilkinson Road.

The property currently contains an existing dining room restaurant, banquet hall, and associated parking. There is no significant vegetation on the site.

Surrounding land uses include:

North: Steeles Avenue, and beyond Steeles Avenue, the Ford Motor Company parts warehouse and office facilities;

South: Wilkinson Road, and beyond Wilkinson Road, industrial developments;

East: An automobile service station, Dixie Road, and beyond Dixie Road, a gas bar and industrial developments;

West: industrial developments.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The Official Plan, Schedule 'A', General Land Use Designations designates the property "Commercial", and "Industrial" while Schedule 'F', Commercial, designates the property Highway and Service Commercial. These designations were implemented through Official Plan

OFFICIAL PLAN DESIGNATIONS:
Commercial - Schedule A
Highway and Service Commercial - Schedule F

ZONING: C1-Section 556

AREA: 0.75 Acres

STEELES AVENUE

OFFICIAL PLAN DESIGNATIONS:
Industrial - Schedule A

ZONING: M1

AREA: 10.66 Acres

DIXIE ROAD

WILKINSON ROAD

0 50
Metres

CITY OF BRAMPTON

Date: 1992 07 15
File no. T3E15.11

Drawn by: C.J.K.
Map no. 78-27E



CURRENT OFFICIAL PLAN AND
ZONING DESIGNATIONS

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANT INC.

Amendment 148 and 148A adopted by Council on April 7, 1989.

By-law 139-84 as amended, zones the property Industrial One, and Highway Commercial One - Section 556.

The proposal is in keeping with the overall intent of the Official Plan and zoning by-law, however amendments to both documents are required.

4.0 STRATEGIC PLAN AND FINANCIAL IMPLICATIONS

4.1 Strategic Plan

The City's Strategic Plan identifies a series of goal streams, objectives and strategic initiatives. This application is most in keeping with the "Prosperous Economy" goal stream, which strives to "...encourage desirable and sustainable economic growth in order to build a firm foundation for long term community prosperity."

Specifically, this application will assist in achieving an increase in the commercial/industrial assessment ratio, which is outlined as an objective of the prosperous economy goal stream. In addition, this application also assists in achieving the "Vibrant and Attractive Place" goal stream, in that it provides an opportunity for a prestige mixed use development at a high profile location. The alternate concept site plan prepared by staff, illustrates one possible prestige development concept, which would take advantage of this highly visible site.

4.2 Financial Implications

Each of the proposals (Applicant's Concept Site Plan and Alternate Concept Site Plan) have been evaluated with respect to the financial implications of the development, in terms of the City's net operating revenue. The results of that evaluation are contained in Table 2 - Comparison of Financial Implications - which follows.

Table 2
Comparison of Financial Implications

	<u>Applicant's Plan</u>	<u>Alternate Plan</u>
Development in Sq. Feet		
Retail and Restaurant	49,236	43,595
Office	31,000	41,012
Motel	42,605	48,622
Industrial	46,070	46,070
Site coverage	34.0391%	36.1324%
Assessment	\$4,644,072	\$4,768,890
NET ANNUAL FINANCIAL GAIN	\$40,441	\$41,415

Note: Tax \$/sq.ft. retail/restaurant = \$4.50 & 30% business assessment; tax \$/sq.ft. office = \$3.00 & 40% business assessment; tax \$/sq.ft. prestige industrial = \$1.20 & 60% business assessment; retail uses and restaurant were combined for purposes of evaluation.

As is illustrated in Table 2, the alternate plan yields approximately \$974 per annum more, for the City's Revenue Fund, than the applicant's proposal. However, both proposals contribute positively to the operating Revenue Fund, and either would result in an improved assessment ratio.

5.0 Discussion

A complete circulation of this application was undertaken, and the comments received are contained in Appendices A and B to this report. This proposal was evaluated with respect to the following factors:

- o Official Plan and Zoning By-law Status;
- o land use;
- o access considerations; and

- o site design issues.

5.1 Official Plan and Zoning By-law Status

5.1.1 Official Plan

As noted in Section 3.0 of this report, the subject property is designated for commercial purposes in part, and for industrial purposes on the remainder of the property. See attached Current Official Plan and Zoning Designation map for details.

Official Plan Amendment Number 148/148A (approved April 7, 1989), permitted a portion of this property to be developed with the existing restaurant, banquet hall and outdoor patio facilities. The present application would serve to expand that Highway and Service Commercial designation to include the entire front portion of the property, (total area: approximately 3.4 hectares), and to permit an expanded range of commercial uses, including office, a motel and retail establishments.

Given the visibility of this portion of the subject property, and its proximity to the intersection of two major arterial roads, intensification of the commercial purposes is appropriate.

The remaining 1.24 hectares of the property, which fronts onto Wilkinson Road, will retain its industrial designation, and is proposed to be developed with Prestige Industrial uses. These uses are in keeping with the nature of adjacent and surrounding uses on Wilkinson Road, and therefore, are supportable from a planning perspective.

5.1.2 Zoning By-law

As with the Official Plan, the current zoning of the property is partially Highway Commercial One Section 566, (HC - Section 566), and partially Industrial One (M1). (Refer to Current Official Plan and Zoning Designation map, attached for details). The applicant is proposing a Service Commercial Zoning for the front portion of the property, to implement the proposed commercial intensification.

The industrial portion of the property would retain the existing Industrial One (M1) Zoning.

The proposed changes to the Official Plan and Zoning By-law are acceptable as they represent an intensification of an existing commercial site and development of the industrial lands in accordance with the Official Plan. These developments are in keeping with the surrounding land uses in this area.

5.2 Land Use

5.2.1 Industrial Component

The applicant is proposing to develop the rear portion of the property with industrial uses. As noted on the attached Applicant's Concept Site Plan, three buildings are being proposed. The total gross floor area is intended to be 4,280 square metres (46,070 square feet), representing a lot coverage of 38% which is typical of industrial development of this nature.

The two accesses proposed onto Wilkinson Road are acceptable, with design details and specific locations being determined at site plan approval stage. Staff have no objection to the uses proposed for this portion of the property.

5.2.2 Commercial Component

The portion of the property fronting onto Steeles Avenue and Dixie Road is intended to be developed with a mix of commercial and office uses, including a motel complex and a gas bar.

The applicant is proposing a total of 3,924 metres (42,239 square feet) of retail gross floor area, along with 2,880 square metres (31,000 square feet) of office development and 3,958 square metres (42,604 square feet) of motel development. The existing restaurant will be incorporated into the motel development, and consists of a gross floor area of 624 square metres (6,716 square feet), which includes the existing banquet hall.

In addition to developing the motel complex in conjunction with the existing restaurant, the applicant proposes to develop two new buildings, as shown on the attached Applicant's Concept Site Plan. The permitted purposes in each building area are allocated as outlined below.

.. Office/Retail Plaza

Office uses - maximum gross floor area of 3,695 square metres (39,774 square feet), maximum floor space index of 0.2;

retail uses, having no outside storage, but excluding a supermarket, garden centre sales establishment, department store;

a take out restaurant;

personal service shops;

a dry cleaning establishment;

*community club, and
recreation facilities.*

Motel/Restaurant

*the existing dining room restaurant;
existing banquet hall facilities, no expansion proposed;
motel/hotel complex, to a maximum of 78 rooms;
outdoor patio, and
take out restaurant.*

Office/Service Commercial Building

*office uses, provided that the total gross floor area of office
uses on the property does not exceed 3,695 square metres (39,774
square feet);*

*Bank, trust company or other financial institution, including an
automated teller machine;*

*retail uses, having no outside storage, but excluding supermarket,
garden centre sales establishment and department stores; provided
that the maximum gross floor area does not exceed 20% of the total
gross floor area of the building;*

personal service shops;

dry cleaning establishment;

*convenience store, with a maximum gross floor area of 600 square
metres (6,459 square feet);*

community club;

recreation facility;

*banquet hall, provided that the total gross floor area for all
banquet halls does not exceed that which currently exists on the
property at present.*

*No drive through windows are proposed in association with take out
restaurants.*

*The nature of the uses proposed for this portion of the property are
acceptable with the exception of the gas bar facility.*

At present, there are gas stations located on the south-west and south-east corner of Dixie Road and Steeles Avenue. Staff feel that an additional gas bar, such as proposed by the applicant, is not an acceptable use. The Region of Peel will permit only one full turn movement access and one right-in/right-out only access to Steeles Avenue. Traffic using the gas bar would have to enter the site from the westerly end only and, in order to exit the site and proceed westbound, would have to exit by the same access point. This will severely disrupt the flow of traffic on site, and cause congestion with vehicles attempting to access the rear portion of the commercial development.

In addition, the gas bar facility will detract from the urban design potential for this development. As the site is located at the intersection of two major arterial roads, a development of attractive design is desirable. The inclusion of a gas bar canopy and associated advertising is not acceptable for a prestige development, and would detract from the ability of this site to be developed as a prestige mixed use development.

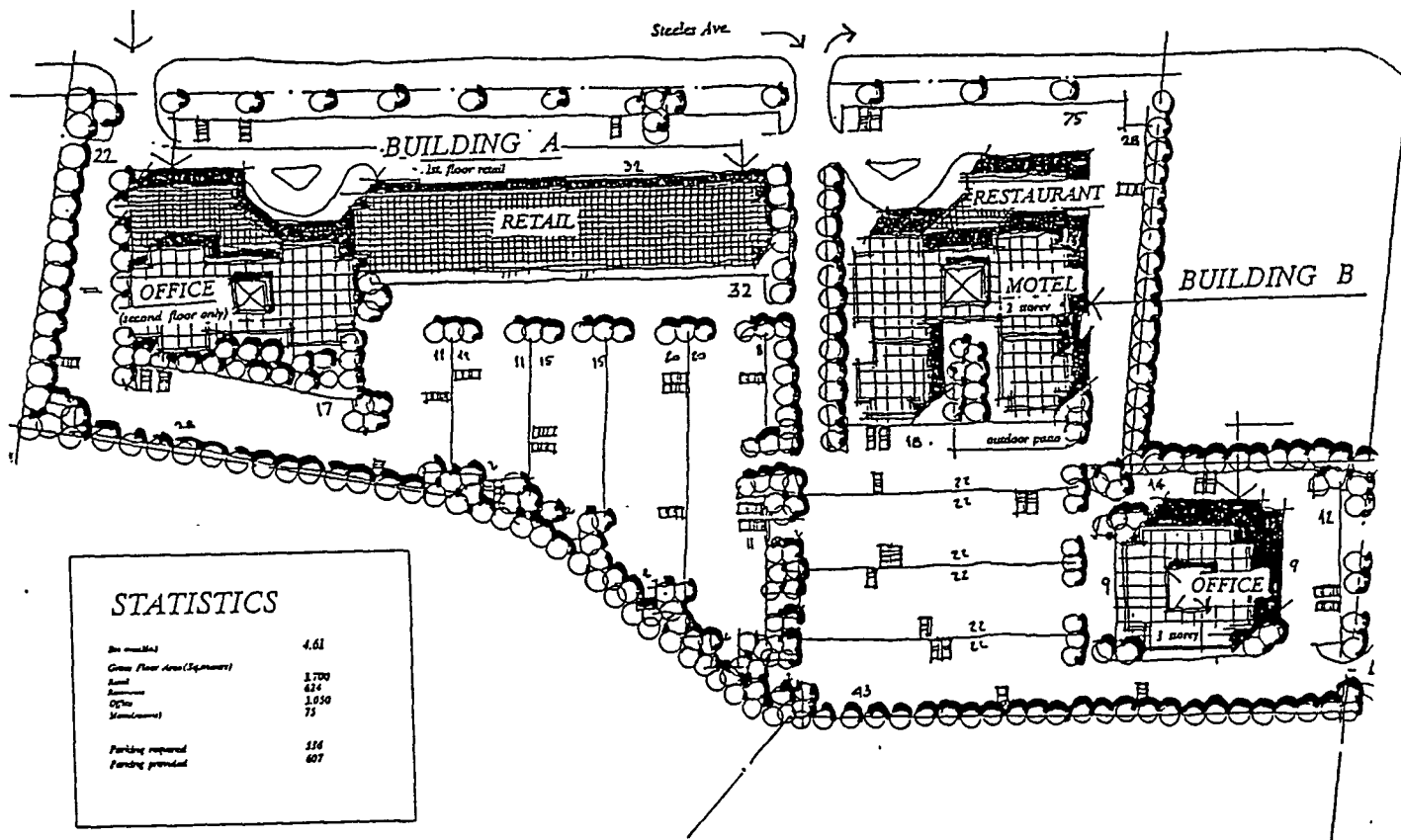
As a result, staff do not support the inclusion of the gas bar, and recommend that it should not be permitted.

5.2.3 Alternate Concept Site Plan

As noted previously in this report, Urban Design and Zoning staff have prepared an alternative concept site plan, which excludes the gas bar use, and relocates the majority of the parking area to the rear of the proposed buildings. (Refer to Alternate Concept Site Plan, attached, for more details).

Table 1 provides a synopsis of the differences between the applicant's site plan, as submitted, and the alternative concept site plan. It should be noted that the gross floor areas included in the alternate concept site plan are approximate, and should be used for comparison purposes only (they are not intended to be precise).

As is evident from Table 1, the two concept site plans are essentially the same in terms of land use and building areas. The alternate plan presents a higher degree of architectural detail, in keeping with the prestigious development desired at this location, as well as removing the gas bar component. In addition, the parking distribution is slightly different, with the majority of the parking facilities being relocated to the rear of the buildings on the commercial portion of the property. This reallocation of parking improves visual amenity from Steeles Avenue East and maintains a convenient supply of spaces in proximity to the retail uses. The alternate concept plan does not significantly differ from the applicant's original proposal, with the exception of the gas bar being removed.



CITY OF BRAMPTON



ALTERNATE CONCEPT SITE PLAN

Date: 1992 07 10
File no. T3E15.11

Drawn by: C.J.K.
Map no. 78-27D

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANT INC.

TABLE 1
Comparison of Applicant's Concept Site Plan
and Alternate Concept Site Plan

	<u>Applicant's Plan</u>	<u>Alternate</u>
	<i>(gfa's approximate for purposes of comparison)</i>	
Office gfa	2,880 sq.m.	3,050 sq.m.
Retail gfa	3,924 sq.m.	3,700 sq.m.
Restaurant	624 sq.m.	624 sq.m.
Hotel (#rooms)	78	75
Industrial gfa	4,280 sq.m.	4,280 sq.m.
Parking Provided	553	702
Parking Required	553	540
Parking Location	predominantly in front of bldgs. fronting Steeles	predominantly in rear of bldg. screened from Steeles and Dixie.
Gas Bar	included	excluded

In summary, the alternate concept site plan provides an appropriate level of development for this site, excluding the gas bar, and would permit an attractive intensification of the subject property. It should be noted that the alternate concept site plan does not illustrate the industrial portion of this property, as the applicant's proposal for this area is satisfactory, and has remained unchanged. It is recommended that the alternate design be implemented through the amending zoning by-law and the site plan approval process.

5.3 Access Considerations

5.3.1 Steeles Avenue

On April 27, 1992, Council passed the following resolution with respect to access to this property in response to a request by the applicant:

"That it be recommended to the Region of Peel that, with respect to application T3E15.11, Vesta Lunch and Restaurant Inc., access to the site off Steeles Avenue be granted as follows:

- a. Full turn movements at the westerly limit of the property, and;
- b. Right in and right out movements only at a point approximately in the centre of the development plan; and;

That staff be directed to proceed with this plan."

In response to this resolution, staff met with the Region of Peel Public Works staff, in an attempt to reconcile access concerns. As a result, the Region has agreed to an access, with full turn movements and signalization at the westerly end of the property, to be developed as a joint access with the land owner abutting to the west. Additional access will also be permitted, and will consist of a right-in/right-out only access onto Steeles Avenue at the location of the existing access on Steeles Avenue.

As noted previously, these changes will not impact on the access arrangements now enjoyed by the Ford Motor Company on the north side of Steeles Avenue East.

5.3.2 Dixie Road and Wilkinson Road

Access to Dixie Road will be permitted as shown on the concept site plans attached, but will be restricted to right-in/right-out only traffic movement. Access location and design will be determined through the site plan review process.

As indicated previously, two accesses are proposed onto Wilkinson Road, for the industrial component of this plan. Staff of the City's Traffic Engineering Services Division have indicated that these accesses are acceptable. Specific location and design will be determined through site plan approval. As a condition of approval it is recommended that vehicular access between the industrial and commercial use areas will be restricted, to avoid a direct traffic route between Steeles Avenue and Wilkinson Road.

5.4 Site Specific Requirements

As a result of the circulation of this application, a number of site specific requirements have been identified. These requirements will be addressed through the inclusions of conditions in any site plan/rezoning agreement, and implementing zoning by-law.

The applicant has requested that a convenience store be a permitted use within the area designated for commercial development. By-law 139-84, the comprehensive area zoning by-law, defines a convenience store as follows:

"CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres."

Therefore, any amending by-law will limit the gross commercial floor area of the convenience store use to a maximum of 600 square metres. Supermarkets, garden centre sales establishments, and department stores are proposed not to be permitted uses.

A site plan agreement, outlining grading and drainage for the new development is required. In addition, a new site plan indicating landscaping provisions, loading and service area, garbage enclosures and fencing provisions will be required.

The applicant will be required to provide street trees along the Steeles Avenue, Dixie Road and Wilkinson Road frontages, to the satisfaction of the City. The applicant will also be required to pay cash in lieu of parkland, in accordance with the City's Capital Contribution requirements, as well as all applicable development charges of both the City and the Region of Peel.

A concrete bus stop pad, of a size and design acceptable to the City's Transit Department, is required to be shown on the engineering drawing, on the south side of Steeles Avenue, at, and west of the east property boundary.

6.0 CONCLUSION AND RECOMMENDATION

To summarize, this application represents an acceptable intensification of an existing underutilized commercial site, and the further development of the industrial portion is in keeping with the surrounding land uses.

The application conforms with the Strategic Plan "Prosperous Economy" goal stream, and particularly with the objective of improving the commercial/industrial assessment ratio. This application also conforms with the "Vibrant and Attractive Place" goal stream, in that it will provide for a prestigious mixed use development at a high profile site. As a result, this proposal supports the objectives of the Strategic Plan.

The proposed commercial and industrial land uses are appropriate, with the noted exception of the gas bar component. A gas bar at this location is not acceptable, due to traffic and on site circulation problems caused by having only one access to Steeles Avenue. Therefore, it is recommended that the gas bar be deleted from the application. Due to the high profile location of this site, it is

recommended that the architectural and urban design aspects of this plan be of very high quality. The Alternate Concept Site Plan attempts to achieve this objective. Staff recommend that the application be approved on the basis of the alternate concept site plan.

Access to Steeles Avenue has been agreed to by Region of Peel Public Works staff, provided that a single full access is created at the westerly end of the property, and the existing access restricted to a right-in/right-out only access. An additional access is to be permitted as a right in/right out only access onto Dixie Road, as indicated on the concept site plan.

Each of the two alternative plans were evaluated for financial implications, and were found to yield positive results for the City's operating revenue fund. The Alternate Concept Site Plan produced a positive benefit of some \$974 per year more than the applicant's proposal, and both were deemed to be beneficial in improving the City's assessment ratio.

In conclusion, staff support this application, with the recommendation that the gas bar component not be permitted.

Accordingly, it is recommended that:

- A) the application be amended to delete the gas bar component from the proposal;
- B) a public meeting be held in accordance with City Council procedures, and
- C) subject to the results of the public meeting, the application be approved, based on the alternative Concept Site Plan contained in this report subject to the following conditions:
 - 1. That the site specific amending by-law shall contain the following provisions:
 - a. the subject property shall be used only for the following purposes:
 - 1. an office;
 - 2. retail establishment, having no outside storage, but excluding a supermarket, garden centre sales establishment, and department store;
 - 3. a take out restaurant;


4. *personal service shops;*
 5. *a dry cleaning establishment;*
 6. *a community club;*
 7. *recreation facilities, and*
 8. *a dining room restaurant;*
 9. *a banquet hall;*
 10. *a motel;*
 11. *an outdoor patio, in conjunction with, or accessory to a dining room restaurant;*
 12. *a bank, trust company or other financial institution;*
 13. *a convenience store;*
 14. *an office, excluding medical, dental or other drugless practitioners;*
 15. *purposes accessory to the other permitted purposes.*
- b. *Industrial uses are to be retained in the Industrial One (M1) Zoning category:*
- c. *shall be subject to the following requirements and restrictions, with respect to the commercial component of the site:*
1. *for office uses, a maximum total gross floor area of 3, 695 square metres;*
 2. *for office uses, a maximum floor space index of 0.2;*
 3. *the total gross commercial floor area for all dining room restaurants and banquet halls shall not exceed 648 square metres;*
 4. *an outdoor patio shall not exceed 103 square metres in gross floor area;*

5. *no drive through windows shall be permitted in association with take out restaurants;*
 6. *minimum lot area: 4.61 hectares;*
 7. *landscaped open space shall be provided and maintained in the locations identified as landscape open space on a schedule to the amending by-law;*
 8. *all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building;*
 9. *the total maximum gross floor area of industrial uses: 4,280 square metres;*
 10. *Parking for the commercial component of this site shall be provided in accordance with section 20.3 of By-law 139-84 as amended;*
 11. *Parking for industrial uses shall be provided in accordance with section 30.5 of By-law 139-84 as amended; and*
 12. *shall also be subject to the requirements and restrictions of the SC zone, and the general requirements of this by-law, not in conflict with those set out above.*
2. *This development shall be subject to a development agreement, and that agreement shall contain the following provisions:*
- a) *prior to the issuance of a building permit, a site plan, an access plan, landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.*
 - b) *The applicant shall convey to the City, or apply to lift, 0.3 metre reserves as required to restrict, or gain, access to the property.*

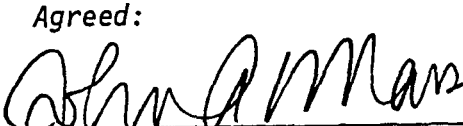
- c) *The applicant shall show on the engineering plans the locations of bus stop pads satisfactory to the Commissioner of Community Services.*
- d) *All lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.*
- e) *Prior to the issuance of a building permit, the applicant shall agree to pay cash-in-lieu of parkland.*
- f) *The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.*
- g) *The applicant shall agree to pay all applicable Regional, City and Hydro development charges in accordance with their respective Development Charges By-law.*
- h) *The applicant shall agree that there shall be no vehicular access between the industrial and commercial portions of the property.*
- i) *The applicant shall agree that access to the commercial component of the site shall be restricted to the following:*
 - (i) a joint access at the most westerly end of the site, in association with the property owner to the west, to the satisfaction of the Region and City, including the transfer of all necessary easements to the satisfaction of the City of Brampton Law Department: and,*
 - (ii) one right-in/right-out only access to Steeles Avenue at the location of the existing access and one right-in/right-out only access to Dixie Road to the satisfaction of the Region of Peel and the City.*


- (j) The applicant shall agree that the development shall be in substantial conformance with the Alternate Concept Site Plan attached to this report.

Respectfully submitted,


Cheryl Logan, B.E.S.
Development Planner

Agreed:


John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development


John B. Corbett, M.C.I.P.
Director, Development
Services Division

Appendix A
Comments from Internal Departments

The following departments have indicated no comment or concern:

Law Department; Community Services Department, Fire.

The Public Works Department, Development and Engineering Services Division, has the following comments:

"1. The main issue is access off Steeles Ave. Steeles Ave. is a Regional road.

2. As there is a service station at the corner we should not permit a gas bar here. If this proposal is to proceed, hopefully it can be done in an aesthetically pleasing way. A gas bar out front would make that pretty well impossible.

3. We require a site plan agreement addressing grading, drainage and access prior to the issuance of any building permits."

The Planning and Development Department, Urban Design and Zoning Division, has the following comments:

"The plan prepared by staff is superior. Nevertheless, there are certain site plan issues to be resolved, such as accessibility from the rear parking area to the retail uses, waste disposal and loading facilities, depth of landscaping provisions, etc. The developer shall re-submit the proposal with a proper site plan.

In the zoning by-law, a convenience store is defined the same as a grocery store. Therefore, there appears to be a conflict of what is permitted for Block C."

The Public Works Department, Traffic Engineering Services Division, has the following comments:

"The site abuts two Regional Roads, namely Steeles Ave. and Dixie Rd. All traffic issues pertaining to these roadways shall be addressed by the Region of Peel. In this regard, should the Region's comment remain as stated earlier, that no additional access will be permitted to Steeles Ave. or Dixie Rd., the proposed retail/office designations on site would be difficult to handle from a traffic accessibility standpoint.

The proposed industrial frontage indicating access to Wilkinson Rd. is satisfactory in this Department's view. It should be kept in mind that a direct route from Steeles Ave. through to Wilkinson Rd. would not be permissible, to ensure there is no cut-through traffic."

The Community Services Department has the following comments:

Parks and Recreation:

- a) that the applicant pay cash in lieu of parkland in accordance with City policy.*

Transit:

A concrete bus stop pad is required to be shown on the engineering drawings on the south side of Steeles Ave., at and west of the east property boundary.

The Treasury Services Department has the following comments:

"This application was evaluated to determine its impact on the City's annual net financial position and long-term goal to improve its assessment ratio.

The results of the appraisal indicate that "Staff's Plan" yields about \$124,000 more in assessment and \$1000 more annually in positive operating impact upon the City's Revenue Fund versus the results calculated for the "Applicant's Plan". The staff plan is, therefore, found to be the more favourable. Both plans contribute to an improved City assessment ratio."

*Appendix B
Comments from External Agencies*

The Regional Municipality of Peel, Public Works Department, has the following comments:

"That a full access be granted to Vesta Restaurant Inc./Debjaun Construction Limited/C.S.T. Corporation on Steeles Avenue, approximately mid-way between Tomken Road and Dixie Road, City of Brampton, subject to conditions outlined in the report of the Commissioner of Public Works date October 9, 1992 titled "Access to Steeles Avenue between Dixie road and West Drive/Tomken Road, Ward 8 - City of Brampton";

And further, that a right-in and right-out only access at the present location of the full access, be granted to Vesta Restaurant Inc., subject to conditions outlined in the subject report;

And further, that any access on Steeles Avenue is conditional upon the applicant paying all costs for works required on Steeles Avenue, in accordance with Regional standards on specifications and to all other requirements of the Commissioner of Public Works.

F2. VESTA FAMILY RESTAURANTS - Part of Lot 15, Concession
3, E.H.S. - Ward 8. File # [REDACTED]

Report dated January 11, 1993 re: Application to Amend the
Official Plan and Zoning By-law.

RECOMMENDATION NUMBER P011-93

THAT the report dated January 11, 1993 to the Planning
Committee meeting of January 18, 1993 re: VESTA FAMILY
RESTAURANTS - Part of Lot 15, Concession 3, E.H.S. - Ward 8
- Application to Amend the Official Plan and Zoning By-law,
T3E15.11, be received, and that:

- A. The notes of the Public Meeting held January 6, 1993 be received.
- B. The application to amend the Official Plan and Zoning By-law be approved, subject to the conditions approved by City Council at its meeting of December 14, 1992, P127-92.
- C. Staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law for consideration by City Council.
- D. No adult entertainment or adult video store be allowed.

CARRIED

PLANNING COMMITTEE - 1993 01 18
EXTRACTS - COUNCIL, JANUARY 25, 1993

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

January 11, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Public Meeting Notes
Application to Amend the Official Plan and
Zoning By-law
Part of Lot 15, Concession 3, E.H.S.
VESTA FAMILY RESTAURANTS
Our File Number: T3E15.11

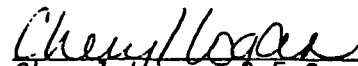
The notes of the public meeting held Wednesday, January 6, 1993 are attached for the information of Council.

No members of the public were present, and staff received no telephone or written enquiries or objections to this proposal.

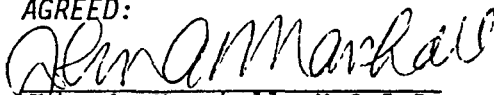
Accordingly, it is recommended that Planning Committee recommend to City Council that:

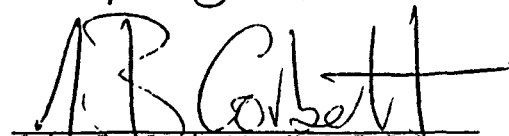
- A) the notes of the public meeting be received;
- B) that the application to amend the official plan and zoning by-law be approved, subject to the conditions approved by City Council at its meeting of December 14, 1992, and attached hereto for reference, and;
- C) that staff be directed to prepare the appropriate amendments to the official plan and zoning by-law for consideration by City Council.

Respectfully submitted,


Cheryl Logan, B.E.S.
Development Planner

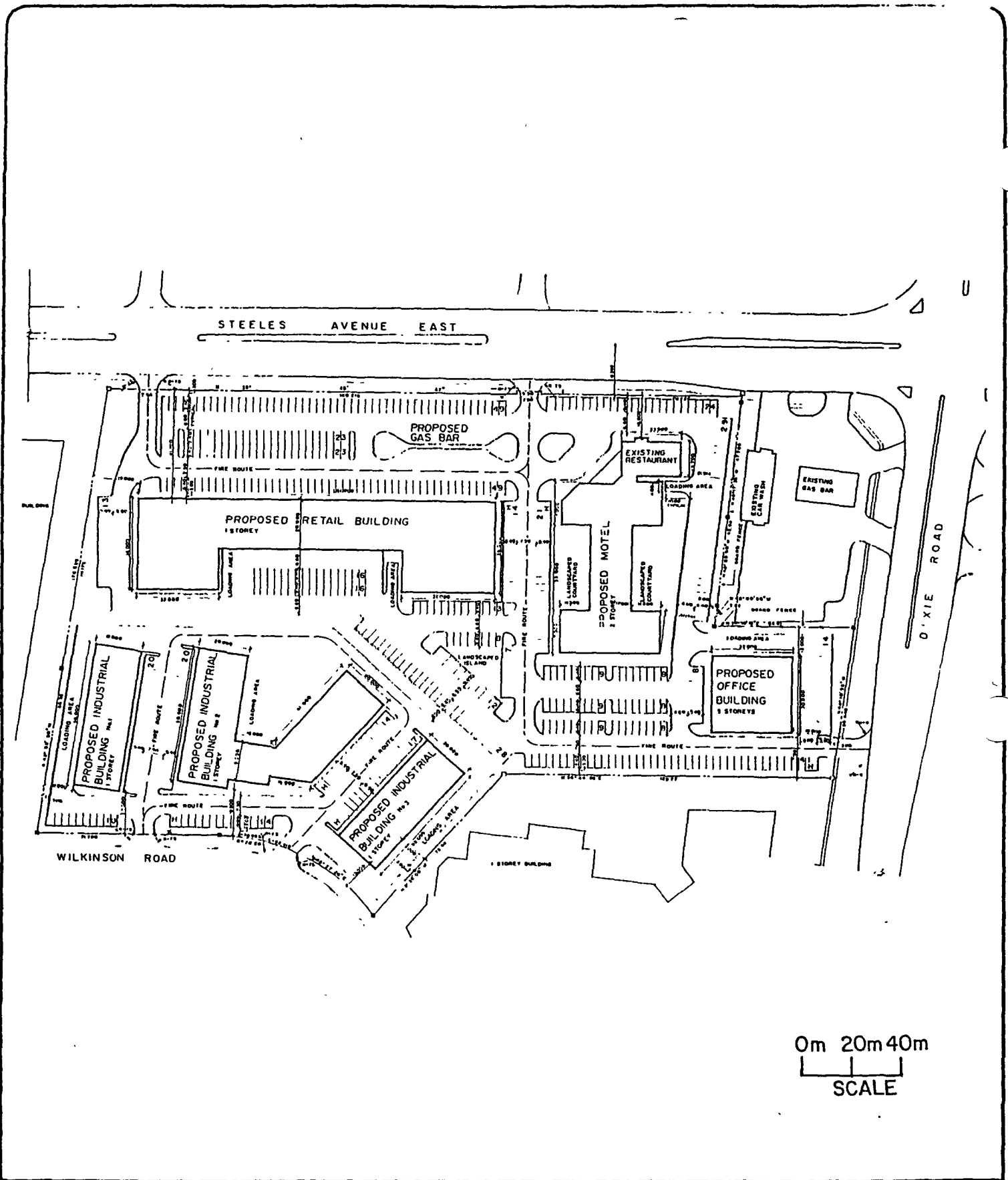
AGREED:


John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development


John B. Corbett, M.C.I.P.
Director, Development Services
Division

c1/pmnotesvesta

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANTS INC.



CITY OF BRAMPTON

Date: 1992 07 10
File no. T3E15.11

Drawn by: C.J.K.
Map no. 78-27C



**CONCEPT SITE PLAN -
APPLICANT'S PROPOSAL**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
VESTA LUNCH & RESTAURANT INC.

PUBLIC MEETING

A Special Meeting of the Planning Committee was held on Wednesday, January 6, 1993, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:37 p.m., with respect to an application by VESTA FAMILY RESTAURANTS (File: T3E15.11 - Ward 8) to amend the Official Plan and Zoning By-law to permit the redevelopment of a parcel of land located on the south side of Steeles Avenue, just west of Dixie Road, comprising approximately 11.39 acres, with a mixed commercial and industrial development, including office space, retail space, a motel, parking spaces and a gas bar located in front of the retail building.

Members Present: City Councillor Don McMullen - Chairman
 City Councillor Grant Gibson
 City Councillor Sandra Hames
 City Councillor Bob Hunter
 City Councillor Valerie Orr
 Regional Councillor Lorna Bissell
 Regional Councillor Susan Fennell

Staff Present: J. Corbett - Director, Planning and Development
 Services Division
 N. Grady - Development Planner
 C. Logan - Development Planner
 R. Woods - Secretary

The Chairman inquired if notices to property owners within 120 metres of the subject site were sent, and whether notifications of the public meeting were placed in the local newspaper.

Mr. Corbett replied in the affirmative.

There were no interested members of the public present and the meeting adjourned at 7:39.

The Regional Municipality of Peel

Planning Department

July 3, 1991

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Cheryl Logan
Development Planner

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT

DATE JUL 08 1991 Rec'd

File No. T3E15.11

Re: Official Plan Amendment
and Rezoning Application
Vesta Lunch and Restaurant
Your File: T3E15.11
Our File: R42 3E30B

Dear Sir:

In response to your request for comment dated June 25, 1991, concerning the above noted applications our Public Works Department and the Transportation Policy Division have examined the concept plans and are opposed to the proposal as per the following comments:

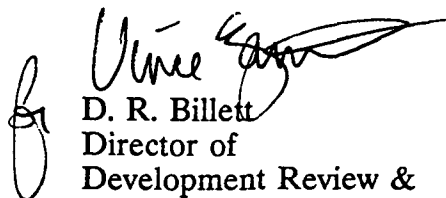
Steeles Avenue is a major arterial road (six lanes). In order to protect this function, direct access must be discouraged. Vesta Restaurant obtained an access since the property is land-landed. The access is interfering with the turning and storage lanes of the Dixie Road intersection.

Generally the south side of Steeles Avenue in this area has few direct access points. Lands south of Steeles Avenue are developed with adequate internal road networks to meet the transportation needs. Allowing additional lands to be severed/added to the Vesta Restaurant parcel, with additional direct access points, will set a dangerous precedent for the area. Note a similar request had been received for the southeast corner of Steeles Avenue and Dixie Road. It was turned down by Public Works (see attached).

In conclusion the Region Public Works Department is not in favour of this proposal and would not allow additional access from Steeles Avenue or Dixie Road. Further, if Vesta Restaurant lands are merged/developed with the adjacent industrial lands, staff would recommend that the existing access to Steeles Avenue be closed.

We trust that the above comments are of assistance.

Yours truly,


D. R. Billett
Director of
Development Review &
Transportation Policy

910708

VZ:nb

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 - (416) 791-9400

The Regional Municipality of Peel

Planning Department

August 19, 1991

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

DATE AUG 21 1991

T3E15.11

Attention: Ms. Cheryl Logan
Development Planner

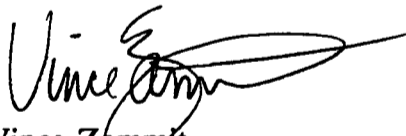
Re: Official Plan Amendment
and Rezoning Application
Vesta Lunch and Restaurant
Your File: T3E15.11
Our File: R42 3E30B

Dear Ms. Logan:

In response to your request for comments dated July 29, 1991 concerning the most recent development concepts, our Public Works Department and Transportation Policy Division reiterate that their previous comments still apply, copy dated July 3, 1991 attached for your convenience. In summary Regional staff is not in favour of this proposal and recommends that the lands be developed with access from the internal local road network as originally intended. If this precludes development of the lands for commercial purposes as proposed by the applicant, then we suggest that the current industrial land use designation remain.

We trust that this information is satisfactory.

Yours truly



Vince Zammitt
Senior Planner
Development Review

VZ:nb
Encl.

910821

The Regional Municipality of Peel ✓

Planning Department

November 8, 1991

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

file
CITY OF BRAMPTON
PLANNING AND DEVELOPMENT DEPARTMENT

DATE NOV 12 1991 Rec'd

File No. T3E15.11

Attention: Ms. Cheryl Logan
Development Planner

Re: Official Plan Amendment & Rezoning Application
Vesta Restaurant
Your File: T3E15.11
Our File: R42 3E30B
City of Brampton

Dear Ms. Logan:

Further to your recent telephone inquiry, please find attached a copy of correspondence dated October 25, 1991 outlining the Regional Public Works comments with respect to access.

If the consolidation of access points is to be pursued it will be necessary for the applicant to secure such matters by agreement between Ford, Vesta and the Region before further consideration is given to the proposed commercial redesignation of the subject lands.

Yours truly

Vince Zammit
Vince Zammit
Senior Planner
Development Review

JL:nb

cc: J. Amodeo, Regional Public Works
F. Dalzell

How progress?
9.11.13



**Regional
Municipality
of Peel**

RECEIVED
DATE MAY 08 1992
FILE NO. 13E15.11
May 6, 1992
File: D-04171W

City of Brampton
2 Wellington Street West
Brampton, Ontario

Attention: C. Logan
Planning Department

**Re: Vesta Site
Steeles Avenue/Dixie Road
City of Brampton**

Further to our meeting of April 29, 1992, this is to confirm Regional staff's position with regards to future access to the Vesta property.

We are not in support of direct access from Steeles Avenue to the Vesta site as adequate access is available from Wilkinson Boulevard. However, we would consider a signalized access on Steeles Avenue provided that it was in conjunction with a consolidation of existing access points to Ford and the Vesta property, as per the attached marked-up plan. Such restrictions would require the co-operation of Ford Canada Limited.

We attended a meeting on November 19, 1991 with Messrs Paul Irwin and Mike O'Neil of Ford Canada, and Mr Fred Dalzell, at which time we outlined the Region's position concerning access on Steeles Avenue. We were not party to any subsequent discussions between Ford Canada and Vesta Restaurants, but it is our understanding that agreement could not be reached regarding financial issues relating to the proposed consolidation of access on Steeles Avenue.

Access on Dixie Road would be restricted to right-in/right-out by means of extending the raised centre median on Dixie Road. We anticipate that all costs necessary to accommodate the proposed access, including costs on Steeles Avenue and Dixie Road, would be borne by the applicant.

We trust this is satisfactory, but if you have any questions please contact me.

Yours truly

J.P. Amodeo, P.Eng.
Planning & Development Engineer
Engineering & Construction Division

JPA/tc
Att.

c.c. V. Zammit - Region of Peel
P. Crockett - Region of Peel



October 23, 1992

R. K. Webb, Q.C.
Davis, Webb & Schulze
Barristers & Solicitors
Brampton Executive Centre
78 Nelson Street West, Suite 600
Brampton, Ontario
L6X 4J2



Our Reference: PW-114-92

Subject: Access to Steeles Avenue from Dixie Road to
West Drive/Tomken Road - City of Brampton, Ward 8

In response to your delegation of October 13, 1992 to the Public Works Committee, this is to advise that the following recommendation was approved by Regional Council at its meeting held on October 22, 1992:

* "That a full access be granted to Vesta Restaurant Inc./Debjaun Construction Limited/C.S.T. Corporation on Steeles Avenue, approximately mid-way between Tomken Road and Dixie Road, City of Brampton, subject to conditions outlined in the report of the Commissioner of Public Works dated October 9, 1992, titled "Access to Steeles Avenue between Dixie Road and West Drive/Tomken Road, Ward 8 - City of Brampton";

And further, that a permanent right-in only and a temporary right-out only access be granted to Debjaun Construction Limited/C.S.T. Corporation, subject to conditions outlined in the subject report;

* And further, that a right-in and right-out only access at the present location of the full access, be granted to Vesta Restaurant Inc. subject to conditions outlined in the subject report;

And further, that any access on Steeles Avenue is conditional upon the applicant paying all costs for works required on Steeles Avenue, in accordance with Regional standards and specifications and to all other requirements of the Commissioner of Public Works."

The above recommendation is provided for your information.

Arlene Appleton
Legislative Co-ordinator

:lb

cc: D. J. Markle, Commissioner of Public Works

REGION OF PEEL
PUBLIC WORKS DEPT.
10 PEEL CENTRE DRIVE
BRAMPTON, ONT. L6T 4B9

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT

DATE JUN 15 1992 Rec'd

File No.

June 12, 1992
File: D-04171W

Ford Canada Limited
8000 Dixie Road
Bramalea, Ontario
L6T 2J7

Attention: Paul J. Irwin

Re: Ford Canada
Access to Steeles Avenue Plant
City of Brampton

ABC

DEVELOPMENT SERVICES	
J.B.S.	June 16, 1992
D.A.	
<input type="checkbox"/> K.A.	
<input type="checkbox"/> N.G.	
<input checked="" type="checkbox"/> C.L.	
<input type="checkbox"/> P.N.	
<input type="checkbox"/> M.L.R.	
<input type="checkbox"/> A.R.	
<input type="checkbox"/> A.W.	
<input type="checkbox"/> FILE	

A site plan for the development of lands on the south side of Steeles Avenue, west of Dixie Road, has been submitted to the Region for review. In conjunction with development of these lands, the Region has an interest in a consolidation of existing access on both the north and south side of Steeles Avenue. More particularly, our proposal would restrict your most easterly and westerly entrances to right-in right-out turning movements. Your central entrance would coincide with a new entrance accessing lands on the south side of Steeles Avenue at a signalized intersection.

We would appreciate receiving your comments as to whether you concur with the proposed access provisions as they affect your property. In your deliberations we ask you to consider that such revisions would, in our opinion, result in overall improvements to the operation of Steeles Avenue.

We trust this is satisfactory, but if you have any questions or would like to meet to further discuss the matter, please do not hesitate to contact me.

Yours truly

ORIGINAL SIGNED
BY

J.P. Amodeo, P.Eng.
Planning & Development Engineer
Engineering & Construction Division

JPA/tc

c.c. C. Logan - City of Brampton



Ford Motor Land Services Corporation

One Parklane Boulevard
Dearborn, Michigan 48126
July 13, 1992

Mr. J. P. Amodeo
Planning & Development Engineer
Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario L6T 4B9

Subject: Ford of Canada
Access to Steeles Avenue Plant
City of Brampton

Dear Mr. Amodeo:

Your letter addressed to Mr. Paul J. Irwin concerning the potential consolidation of access routes to Steele Avenue has been forwarded to me.

Ford Motor Company is very concerned and strongly objects to the proposed revisions to Ford's access to Steele Avenue. The revisions will restrict our most easterly and westerly entrances to right in, right out turning movements.

These revisions will severely effect traffic in and out of our facility and will cause unnecessary delays to our customers.

We are very concerned that the developer's proposal is being considered without its effects on existing facilities being carefully considered.

We request an opportunity to discuss this matter with the appropriate authorities prior to submission of these plans to the appropriate approval body.

Ford Motor Company has enjoyed our relationship with the City of Brampton and the Regional Municipality and we are hopeful an agreement considering everyone's benefit can be reached.

We look forward to hearing from you to discuss this further. I can be reached at the above address or at 313/323-0880.

Sincerely,

S. B. McCourt, Manager
Corporate Real Estate



the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

AUG 23 1991

August 20, 1991

T3E15.11

City of Brampton
Planning Department
2 Wellington Street West
BRAMPTON, Ontario
L6Y 4R2

CFN:21173
CFN:21035

Attention: Cheryl Logan

Dear Ms. Logan:

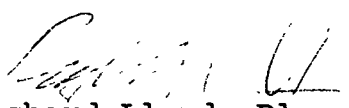
Re: Application to Amend the Official Plan
and Zoning By-law
File No. T3E15.11
Part of Lot 15, Concession 3 EHS
City of Brampton
(Vesta Family Restaurant)

This will acknowledge receipt of the above-noted amendment application.

Our staff has reviewed the proposal and since it would not appear to conflict with the plans, policies or programs of this Authority, we have no objections.

We trust this is satisfactory.

Yours truly,


Richard Lloyd, Plans Analyst
Plan Review Section,
Water Resource Division

LP/jgf

910823