



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 234-88

To adopt Amendment Number 148  
and Amendment Number 148 A to  
the 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, 1983, hereby ENACTS as follows:

1. Amendment Number 148 and Amendment Number 148 A to the 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 148 and Amendment Number 148 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 12th day of October, 1988.

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE 10/12/88

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

B. W. 234-88

AMENDMENT NUMBER 148  
TO THE OFFICIAL PLAN OF THE  
THE CITY OF BRAMPTON PLANNING AREA  
and  
Amendment Number 148 A  
to the Official Plan of the  
City of Brampton Planning Area

21-OP-0031-148

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Amendment No. 148  
and Amendment No. 148A  
to the  
Official Plan for the  
City of Brampton

Amendment No. 148 and No. 148A to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 148 and No. 148A to the Official Plan for the Brampton Planning Area.

Date:

1989.04.07

Drana Jardine



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 234-88

To adopt Amendment Number 148  
and Amendment Number 148 A to  
the 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, 1983, hereby ENACTS as follows:

1. Amendment Number 148 and Amendment Number 148 A to the 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 148 and Amendment Number 148 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 12th day of October, 1988.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

DATE 10/12/88

AMENDMENT NUMBER 148 AND  
AMENDMENT NUMBER 148 A  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of these amendments is to change the land use designation of property from Industrial to Commercial and specifically to Highway Commercial, to permit expansion of an existing restaurant.

2. Location:

The land subject to these amendments is located on the south side of Steeles Avenue, in part of the east half of Lot 15, Concession 3, E.H.S., of the geography Township of Toronto. The subject land is situated 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 148 :

The document known as the 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 A 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 148 A.

3.2 Amendment Number 148 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 A 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 a dining room restaurant and banquet hall, outdoor patio and accessory purposes."

ORIGINAL 20.12m  
ROAD ALLOWANCE

STEELES AVENUE

NORTHERLY ANGLE  
ANGLE LOT 15,  
CON. 3 E.H.S.  
TOR. TWP.

91.0m

111.8m

91.0m

113.4m

DIXIE ROAD

— BOUNDARY OF PROPERTY  
SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT NO. 148  
OFFICIAL PLAN AMENDMENT NO. 148 A  
SCHEDULE A BYLAW 234-88



1:1000

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 04 03 Drawn by: K. L.  
File no. T3E15.6 Map no. 78-16E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 148  
AND  
AMENDMENT 148 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated March 12, 1986, and a copy of a report from the Director, Planning and Development Services Division, forwarding notes of a public meeting held on April 9, 1986.



CS

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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March 12, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law  
Part of Lot 15, Concession 3, E.H.S.  
and Part of Block A, Registered Plan M-269  
Ward Number 8  
VESTA LUNCH AND RESTAURANT INCORPORATED  
Our File Number: T3E15.6

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### 1.0 Background

An application submitted to amend the zoning by-law to permit an expansion of an existing restaurant facility has been referred to staff for a report.

### 2.0 Property Characteristics

The property is located on the south side of Steeles Avenue approximately 54 metres (177.2 feet) west of Dixie Road.

The irregularly shaped parcel has a frontage of 111.8 metres (366.8 feet) on Steeles Avenue, a depth of 159 metres and comprises an area of 2.29 hectares (5.66 acres).

The land to the east is occupied by a service station; on the south and the west, the land is vacant and to the north, on the opposite side of Steeles Avenue is an industrial warehouse facility.

### 3.0 Official Plan and Zoning Status

The site of the existing restaurant is designated Industrial on Schedule "A", General Land Use Designations of the Official Plan. The vacant land which is to accommodate the expanded facilities is

also designated Industrial.

By-law 139-84 zones the existing restaurant facility as Highway Commercial One-Section 556 (HC1-Section 556) and the expansion property as Industrial One (M1).

4.0 Proposal

The applicant proposes to expand the existing restaurant use through the addition of an outdoor patio, and to have an existing basement banquet hall included as a specific permitted use in the zoning by-law.

The number of off-street parking spaces is intended to be increased from 62 spaces to 222 spaces to accommodate the restaurant facility with an outdoor patio and a banquet hall. The existing building floor area will be 648 square metres (6975.2 square feet).

The property to be devoted to eating facilities comprises an area of about 1.118 hectares (2.763 acres).

5.0 Comments

The City Public Works Division - Development Section notes the requirement of a grading and drainage plan showing existing and proposed grades and the proposed drainage pattern and outlets, and cash-in-lieu for a sidewalk on Steeles Avenue.

The Traffic Section of the City Public Works Division has noted that access requires Region approval, the lifting of a 0.3 metre reserve and that the Region may require additional road works. If the westerly access is permitted, inside radius of the entrance must be approved by the City.

The Community Design Section of the Planning and Development Department has noted the following items:

- i) Region of Peel shall comment on access.
- ii) The landscaped area south-east of the building does not have much public impact and consideration should be given to enhancing the landscaping adjacent to Steeles Avenue.
- iii) The concrete islands at the ends of the parking aisles should be combined to create islands that can be planted with trees.
- iv) Two to three handicapped parking spaces should be provided and ramps and barrier free accessibility to the building provided.
- v) The new driveway, if approved by the Region, should have a minimum width of 7.6 metres.
- vi) A 0.3 metre reserve should be conveyed to the Region.
- vii) Usual site plan requirements regarding landscaping, engineering and other matters will apply.

The Community Services Department - Parks and Recreation has noted the following requirements:

- i) A landscaped/snow storage area of a minimum width of 3 metres should be provided along the easterly and southerly boundary lines.
- ii) Fencing on the side and rear property lines should be provided.

The Community Services Department - Transit, and Fire, Law Department and Public Works and Building Department - Zoning and By-law Enforcement either have no objection or no comment.

The Region of Peel Public Works Department has advised that full municipal services are available on Steeles Avenue. The Traffic Section, upon the completion of a study of traffic at the location, advises that it is unable to support full access to Steeles Avenue as proposed on the site plan. Further the Traffic Section advises that:

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1. access will be restricted to right-turns-in and right-turns-out at the existing entrance;
2. as the recent severance provides frontage on Wilkinson Road, a secondary access shall be provided to the internal street system;
3. storm sewer systems on Steeles Avenue and Dixie Road were not designed to accommodate the additional commercial runoff, alternate arrangements will be required to direct storm water drainage to the internal industrial system, and
4. a revised site plan along with grading and drainage plans shall be submitted for Regional approval.

#### 6.0 Discussion

The current development has proceeded through several stages during a period of 5 to 6 years. In 1979, the Ontario Municipal Board approved By-law 84-79, which permitted a restaurant and accessory uses on a site with an area of about 0.2242 hectares (0.5639 acres). The site area was increased subsequently to .305 hectares (0.7548 acres) and By-law 210-80 accommodated this increased site area. Site plan approval, subject to the fulfillment of certain conditions, was given to allow the construction of a building with a gross floor area of 324.04 square metres (3488 square feet) and the provision of 62 parking spaces.

During the consideration of the initial rezoning application and the subsequent application to increase the site area, the restaurant was considered acceptable within an area designated Industrial on the premise of being a service to the adjacent industrial areas, and thus did not require an amendment to the Official Plan. However, it is intended that the proposed eating facility will have twice the floor area, be provided with three times the number of parking spaces and occupy a site area more than three times the current site area. Consequently, the addition of a banquet hall and the intended more intensive use of the enlarged site indicates that the function of the facilities has expanded beyond that of "service to industry",

C5-5

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and an official plan designation of Commercial and secondary plan designation of Highway Commercial would be more appropriate if the enlarged proposal were to proceed.

A major issue is road access and traffic impact. Staff of the Traffic Section of the Region of Peel Public Works Department has advised that it is unable to support full access to Steeles Avenue and requires that access be restricted to right-turns-in and right-turns-out at the existing entrance. Planning staff note that the existing raised median which extends a short distance beyond the existing entrance has not been successful in prohibiting left turns into the restaurant site. The median should be extended a further 15 to 20 metres or a greater distance to discourage left turn movements.

The Region's Traffic Section suggestion that a secondary access be provided from Wilkinson Road is not endorsed. A second(ary) access from Wilkinson Road most likely will lead to:

- (a) development of through traffic movements between Steeles Avenue and Wilkinson Road unrelated to the restaurant/banquet hall facilities;
- (b) pressure for further commercial development in an industrial area unrelated to industry to utilize the dual access and double frontage, and
- (c) continuous request for full access to Steeles Avenue to provide a high(er) level of accessibility to sustain the additional commercial development.

Therefore, it is recommended that a 0.3 metre reserve be conveyed to the City along the south boundary of the lands to be rezoned for the expanded restaurant use and banquet hall facility.

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The Region staff also noted that storm drainage facilities for the enlarged development must obtain an outlet to the internal system on Wilkinson Road. Since the applicant has obtained property with access to Wilkinson Road as a result of a severance application, an acceptable solution is available, provided City standards are satisfied.

Several changes to the site plan have been suggested which should be incorporated in a revised plan as follows:

- i) the space used for concrete islands at the end of parking lot aisles should be combined to provide landscaped areas of a size sufficient to accommodate trees;
- ii) handicapped parking spaces should be provided in accordance with City standards, and barrier free handicapped facilities provided;
- iii) parking and landscaped facilities along the easterly limit should be revised to provide landscaping and snow storage not previously provided. No landscaping on the east property limit was accepted because of the existence of a service station and as a concession to the applicant because of a limited site area. No restriction on site size now exists and adequate space is available to provide adequate landscaping and parking facilities;
- iv) a 0.3 metre reserve along the frontage of the original site is to be conveyed to the Region in accordance with the existing development agreement; and
- v) a chain link fence is to be erected along the east, south and west boundaries.

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Other changes to the site plan should include screening of the service area from the patio area and from the extensive parking area provided at the rear of the restaurant building. The treatment and maintenance of the existing service area is unattractive and cannot be acceptable for a larger and improved facility.

The applicant has submitted that parking facilities are required on the following basis:

- a) 1 space for each 6 square metres of building gross floor area used for restaurant purposes or 50 parking spaces;
- b) 1 space for each 6 square metres of gross floor area used for patio area purposes or 18 parking spaces, and
- c) 1 space for each 2.9 square metres of building gross floor area used for banquet hall purposes or 112 parking spaces.

A total of 180 parking spaces would be required, while 222 parking spaces are proposed to be provided.

According to the parking standard of By-law 139-84, section 20.3, a banquet hall is required to be provided with parking facilities on the basis of 1 space for each 9 square metres of gross commercial floor area or portion thereof. This standard is considerably less severe than that presented by the applicant.

The purpose of the application is to recognize the existing use(s) on the property and to permit their expansion as a result of the acquisition of additional lands. One of the existing uses, a banquet hall, is not permitted by the existing by-law and thus is a further use to be permitted.

The proposal raises several negative factors. Firstly, the outdoor patio area is likely to be exposed to the adverse effects of vehicle

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noise from Steeles Avenue and perhaps from industrial pollution. Industrial users would normally not be a hindrance to the use of the outdoor patio area, though it is recalled that representatives of American Motors Corporation did invoke considerable concern with respect to paint odours. Secondly, the applicant's submission appears to be dependent upon full access onto Steeles Avenue. Region staff has recommended against full access and has recommended that access be restricted to right-turns-out and right-turns-in only, at the existing entrance. Planning staff did not support full access onto Steeles Avenue for the existing facility and does not support full access for the larger facility.

7.0 Conclusion

If the applicant wishes to proceed with an expansion of the development without full vehicle turning movements onto Steeles Avenue, an amendment to the application is required to include an Official Plan amendment and payment of the additional fee.

It is recommended that Planning Committee recommend to City Council that:

- A. a Public Meeting be held in accordance with City Council's procedures to amend the Official Plan and the zoning by-law;
- B. subject to the results of the Public Meeting, an Official Plan, Zoning By-law and development agreement be prepared for the consideration of City Council, and
- C. the conditions of development be as follows:
  - 1) access be subject to the approval of the Region of Peel with access to Steeles Avenue restricted to right-turns-out and right-turns-in only to be located at the existing driveway;




C5-9

- 9 -

- 2) convey a 0.3 metre reserve to the Region along the unprotected frontage except for the approved access;
- 3) convey a 0.3 metre reserve to the City along the south limit of the expanded restaurant/banquet hall site;
- 4) pay cash-in-lieu of a sidewalk along Steeles Avenue not included in the previous agreement;
- 5) site plan approval process will apply and the revised site plan will incorporate the following features:
  - i) removal of the westerly driveway;
  - ii) provision of a landscaped area along the east property line with a minimum width of 3 metres;
  - iii) provision of a fence along the east, south and west property boundaries;
  - iv) provision of a storm drainage easement to direct storm water to the internal industrial system;
  - v) screening of the service area acceptable to the City;
  - vi) redesign of the parking facilities to include larger landscaped islands to accommodate trees, and
  - vii) provision of handicapped parking spaces and barrier free access for handicapped persons.

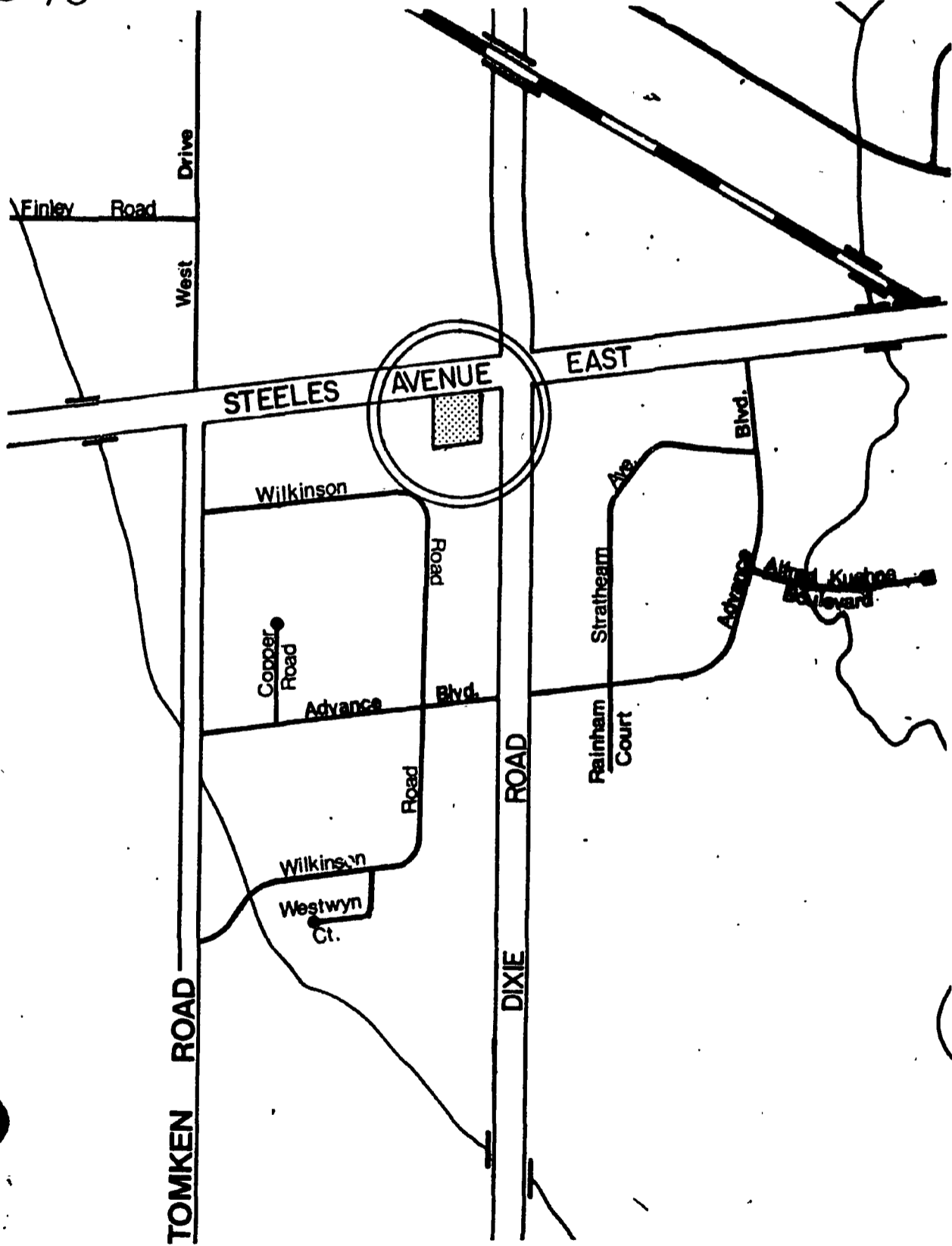
AGREED:

  
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F. R. Dalzell  
Commissioner of Planning  
and Development

  
\_\_\_\_\_  
L. W. H. Laine  
Director, Planning and  
Development Services Div.

LWHL/thk/9

C5-10



VESTA LUNCH & RESTAURANT  
INCORPORATED - Rezoning Application

Location Map



1:12000

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 03 05 Drawn by: RB  
File no. T3E15.6 Map no. 78-16A

C5-11

INDUSTRIAL  
(FORD MOTORS)

**STEELES AVENUE**

N 38°45' 50" E 111.8

INDUSTRIAL  
(VACANT)

N 44° 08' 40" W 147.2

**SITE**

COMMERCIAL  
(SERVICE STATION)

N 45° 11' 00" W 100.0

LIMIT OF PROPOSED DEVELOPMENT

N 38°41' 10" E 54.8

N 38°45' 50" E 125.7

INDUSTRIAL  
(VACANT)

**DIXIE ROAD**

N 44° 08' 40" W 59.4

± 50.0  
± 30.5

± 78.0

VESTA LUNCH & RESTAURANT  
INCORPORATED - Rezoning Application



**CITY OF BRAMPTON**  
Planning and Development

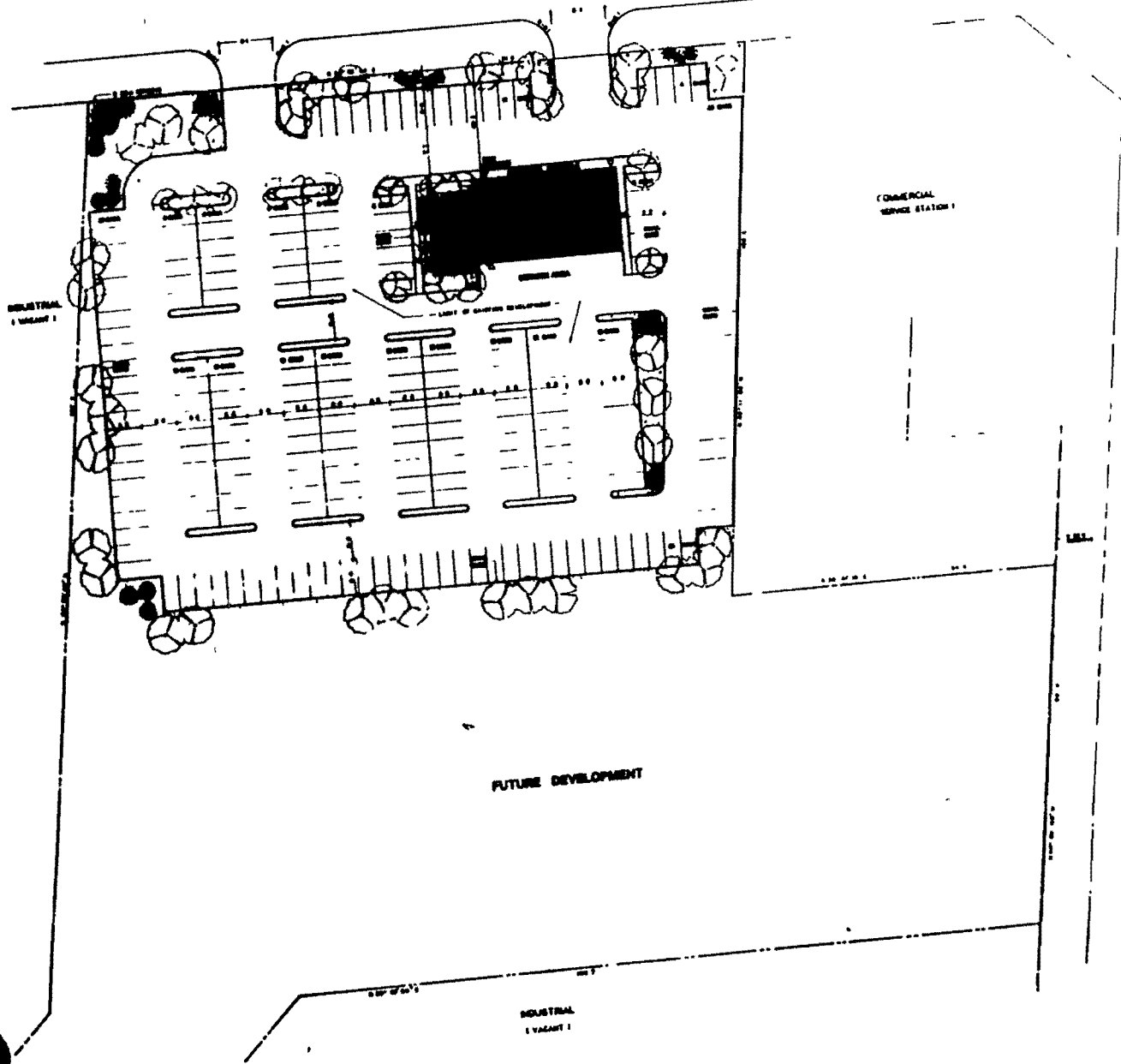
Property Plan

1:2100

Date: 86 03 05 Drawn by: RB  
File no. T3E15.6 Map no. 78-16B

C 5-12

STEELES AVENUE



VESTA LUNCH & RESTAURANT  
INCORPORATED - Rezoning Applicant

Site Plan



1:1100

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 03 05  
File no. T3E156

Drawn by: RB  
Map no. 78-16C

E3

## INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1986 04 16

To: The Chairman and Members of Planning Committee

From: Planning and Development Services Division

Re: Application to Amend the Zoning By-law  
Part of Lot 15, Concession 3, E.H.S.  
and Part of Block A, Registered Plan M-269  
Ward 8  
VESTA LUNCH AND RESTAURANT INCORPORATED  
Our File: T3E15.6

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The notes of the Public Meeting held on Wednesday, April 9, 1986 with respect to the above noted application are attached.

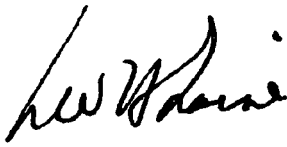
There were no members of the public present. To date, no objections from the public have been received.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council:

- A) that the notes of the Public Meeting be received, and
- B) that City staff be directed to prepare the appropriate documents for consideration of City Council, incorporating the conditions of development contained in the Planning Committee report approved by City Council on 1986 03 24.

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

  
L.W.H. Laine,  
Director, Planning and  
Development Services Division

LWHL/ec  
attachment

E3-2

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, April 9, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:41 p.m. with respect to an application by VESTA LUNCH AND RESTAURANT INCORPORATED (File: T3E15.6 - Ward 8) to amend both the Official Plan and the Zoning By-law to permit the expansion of the existing restaurant.

Members Present: Councillor F. Russell - Chairman  
Councillor N. Porteous  
Alderman J. Hutton  
Alderman H. Chadwick  
Alderman A. Gibson  
Alderman J. Shadrach  
Alderman L. Bissell  
Alderman S. DiMarco

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J. Robinson, Development Planner  
D. Ross, Development Planner  
J. Corbett, Policy Planner  
C. Brawley, Development Planner  
E. Coulson, Secretary

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The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:42 p.m.