



Corporate Report

Clerk's Files

Originator's
Files OZ 09/015 W7

PDC APR 19 2010

DATE: March 30, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 19, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit the redevelopment of the existing gas bar, Mr. Lube and Country Style Restaurant with a gas bar including an accessory convenience store take-out restaurant with a drive-through, a motor vehicle service station and a motor vehicle car wash
630 & 632 Burnhamthorpe Road West
Southeast corner of Burnhamthorpe Road West and Mavis Road
Owner: Imperial Oil Ltd.
Applicant: Greg Dell and Associates
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 30, 2010, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Motor Vehicle Commercial" and to change the Zoning from "C5" (Motor Vehicle Commercial) and "C3" (General Commercial) to "C5 - Exception" (Motor Vehicle Commercial) to permit a gas bar including an accessory convenience store take-out restaurant with a drive-through, a motor vehicle service station and a motor vehicle car

wash under file OZ 09/015 W7, Imperial Oil Ltd., 630 & 632 Burnhamthorpe Road West, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

The applicant is proposing the redevelopment of the site, replacing the gas bar and motor vehicle service station (Mr. Lube). An accessory convenience retail store ("On the Run"), including a take-out restaurant and drive-through window (Tim Hortons) will be incorporated into the gas bar.

The Mr. Lube facility will be rebuilt on the easterly portion of the site. A car wash will also be introduced to the site.

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	November 20, 2009
Applications revised:	February 25, 2010
Landscaped Area:	25.7 %
Gross Floor Area:	519.6 m ² (5,593.1 sq. ft.)
Parking Required:	25 spaces (calculated at a rate of 5.4 spaces per 100 m ² [1076 sq. ft.] of gross leasable area for retail, 6.0 spaces per 100 m ² [1076 sq. ft.] of gross leasable area for take-out restaurant, 4.3 spaces per 100 m ² [1076 sq. ft.] of gross leasable area for motor vehicle service and 4 spaces per car wash bay)

Development Proposal	
Parking Provided:	22 spaces
Supporting Documents:	Planning Rationale Report Functional Storm Drainage Report Phase I Environmental Assessment Parking Justification Memorandum Restrictions on Title Survey Site Plan

Site Characteristics	
Frontage:	112 m (367.5 ft.) on Burnhamthorpe Road West 50 m (164 ft.) on Mavis Road
Depth:	58 m (190.3 ft.)
Lot Area:	0.675 ha (1.67 ac.)
Existing Use:	A gas bar, a motor vehicle service station and a restaurant

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is located at the southeast corner of Burnhamthorpe Road West and Mavis Road. An Esso gas station, Mr. Lube automotive service station and Country Style restaurant currently occupies the site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: across Burnhamthorpe Road West, detached dwellings
East: two-storey, multi-unit commercial building
South: single storey multi-unit commercial building
West: across Mavis Road, a single storey multi-unit commercial building

Current Mississauga Plan Designation and Policies for Fairview (May 5, 2003)

"Motor Vehicle Commercial" which permits gas bars and motor vehicle service stations; motor vehicle washes; establishments for minor motor vehicle repairs; and commercial uses of a convenience nature, including an accessory take-out restaurant which may include a drive-through facility, in conjunction with other Motor Vehicle Commercial uses. For the western portion of the site that is designated "Motor Vehicle Commercial", the application is in conformity with the land use designation and no official plan amendments are proposed.

"General Commercial" which permits a range of establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. For the eastern portion of the site, the application is not in conformity with the land use designation and an official plan amendment is required.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Other Policies

On January 30, 2008, Council adopted recommendation PDC-0002-2008 which approved the Drive-thru Stacking Lanes Design Reference Note for use by staff in the evaluation of development applications. With consideration for individual site conditions and context, the Design Reference Note provides guidance regarding access, obstructions, lane width and turning movements, location and setbacks to residential zones.

Proposed Official Plan Designation and Policies

"Motor Vehicle Commercial" to permit gas bars and motor vehicle service stations; motor vehicle washes; establishments for minor motor vehicle repairs; and commercial uses of a convenience nature, including an accessory take-out restaurant with a drive-through facility.

Existing Zoning

"C5" (Motor Vehicle Commercial), which permits gas bars, motor vehicle service stations, motor vehicle wash facilities and motor vehicle repair facilities. A gas bar may include an accessory convenience retail and service kiosk, including a take-out restaurant and drive-through window.

"C3" (General Commercial), which permits a range of retail, service, hospitality, entertainment and recreation uses.

Proposed Zoning By-law Amendment

"C5 - Exception" (Motor Vehicle Commercial), to permit a gas bar including an accessory take out restaurant with a drive-through, a motor vehicle service station and a motor vehicle car wash.

The rezoning application proposes that the accessory take-out restaurant without seating be permitted, with a maximum gross floor area of 60 m² (646 sq. ft.), whereas a maximum gross floor area of 30 m² (323 sq. ft.) would otherwise be permitted.

As part of the rezoning, the applicant is proposing a reduction in the parking standard to allow the redevelopment of the site, providing 22 parking spaces whereas 25 spaces would otherwise be required.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the identification of any sustainable green technology to be used in the proposed development;
- the dedication of a road widening of approximately 1.2 m (3.9 ft.) depth along the Burnhamthorpe Road West frontage;
- supplemental subsurface investigation;
- confirmation that the site is in compliance with the TSSA Environmental Management Protocol for Fuel Handling Sites in Ontario;
- matters related to site servicing.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to storm water management, construction activities and underground storage tanks which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of

the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION:

All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Fairview District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Imperial Oil Ltd.

File: OZ 09/015 W7

Site History

- June 22, 1984 – Site Plan application SP 82/116 W7 is approved, allowing for the construction of a gas bar on the subject site.
- August 6, 1987 – Site Plan application SP 86/370 W7 is approved, allowing for the construction of the "Mr. Lube" automotive service station on the subject site.
- July 12, 1995 – Council approves rezoning application OZ 93/030 W7, permitting a donut shop in the subject site. The site is zoned "AC-2122" (Automotive Commercial Special Site).
- November 23, 1995 – Site Plan application SP 93/239 W7 is approved, allowing for the construction of the "Country Style Donuts" restaurant on the subject site.
- May 5, 2003 – The Region of Peel partially approves with modifications the Fairview District Policies and District Land Use Map of Mississauga Plan.
- March 29, 2004 – The Ontario Municipal Board issues Order 0662, dismissing the outstanding appeal and approving the Fairview District Policies and District Land Use Map of Mississauga Plan.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "C5" (Motor Vehicle Commercial) and "C3" (General Commercial).



LEGEND:

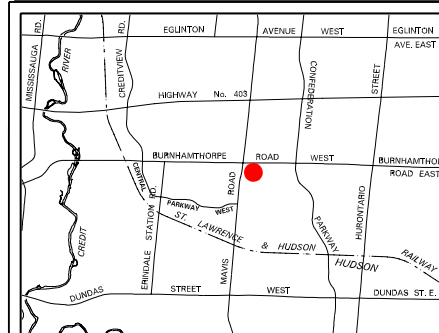


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: GREG DELL & ASSOCIATES
IMPERIAL OIL LTD.**



FILE NO:
OZ 09015 W7

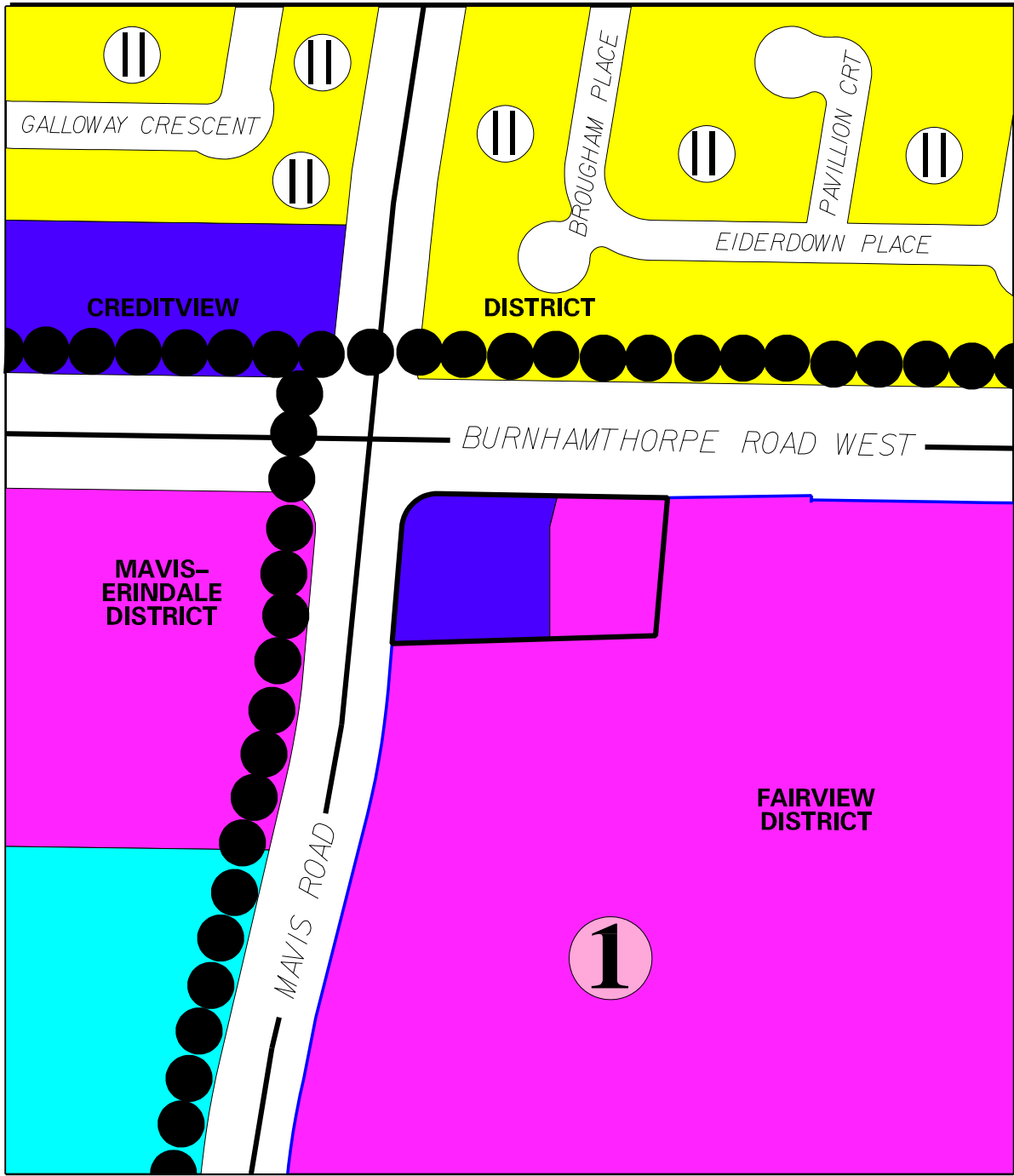
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SCALE:
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PDC DATE:
2010 04 19

DRAWN BY:
B. KRUGER

APPENDIX I-2



**PART OF FAIRVIEW DISTRICT LAND USE MAP
FAIRVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- Residential – High Density I
- Residential – High Density II
- General Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Greenbelt
- Utility
- Business Employment

TRANSPORTATION LEGEND

- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Major Transit Corridor

LAND USE LEGEND

- Planning District

Special Site Areas
(See Special Site Policies)

SUBJECT LANDS

**SUBJECT: GREG DELL & ASSOCIATES
IMPERIAL OIL LTD.**

MISSISSAUGA
Planning and Building

FILE NO:
OZ 09015 W7

DWG. NO:
09015L

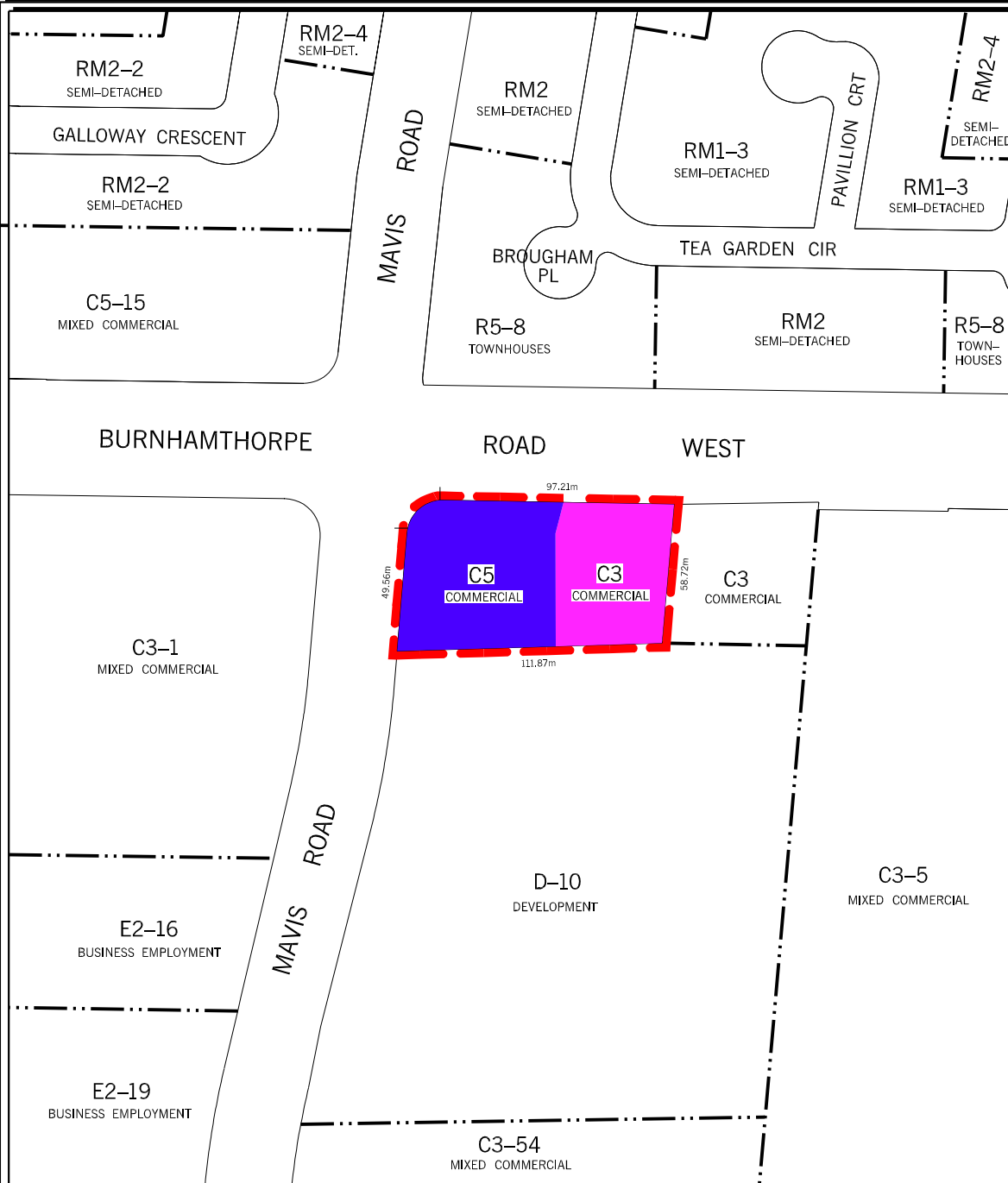
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2010 04 19

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B. KRUGER

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APPENDIX I-3



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'C5' (MOTOR VEHICLE COMMERCIAL) TO 'C5 - EXCEPTION' (MOTOR VEHICLE COMMERCIAL) TO PERMIT THE REDEVELOPMENT OF THE EXISTING GAS BAR, MR. LUBE AND COUNTRY STYLE RESTAURANT FOR A GAS BAR INCLUDING ACCESSORY CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT WITH A DRIVE THROUGH, A MOTOR VEHICLE SERVICE STATION AND MOTOR VEHICLE CAR WASH.

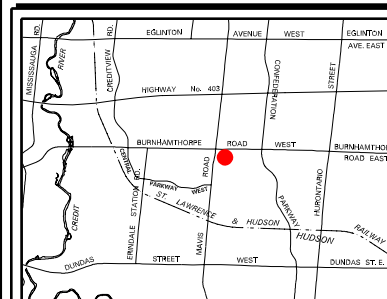


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'GENERAL COMMERCIAL' TO 'MOTOR VEHICLE COMMERCIAL' AND PROPOSED REZONING FROM 'C3' (GENERAL COMMERCIAL) TO 'C5-EXCEPTION' (MOTOR VEHICLE COMMERCIAL) TO PERMIT THE REDEVELOPMENT OF THE EXISTING GAS BAR, MR. LUBE AND COUNTRY STYLE RESTAURANT FOR A GAS BAR INCLUDING ACCESSORY CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT WITH A DRIVE THROUGH, A MOTOR VEHICLE SERVICE STATION AND MOTOR VEHICLE CAR WASH.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.



SUBJECT: **GREG DELL & ASSOCIATES
IMPERIAL OIL LTD.**

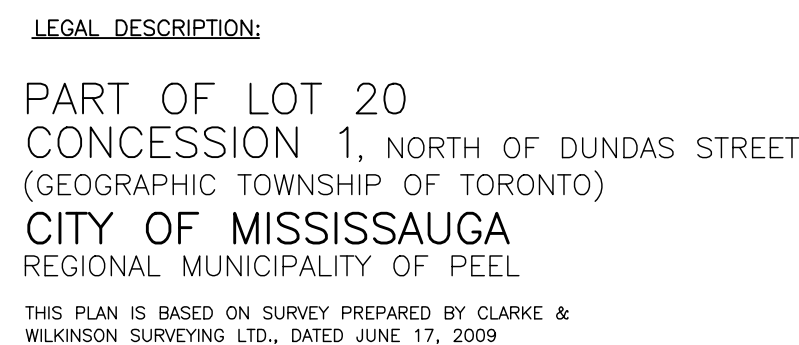


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OZ 09015 W7
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PDC DATE:
2010 04 19
DRAWN BY:
B. KRUGER

APPENDIX I-4


MISSISSAUGA
Planning and Building


Produced by
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LEGEND:

- "A" - DENOTES STD PARKING SPACE (2.6mx5.2m)
- "B" - DENOTES HANDICAP PARKING SPACE (4.6mx5.2m)
- "C" - DENOTES VACUUM SPACES (3.6mx6.0m)
- "D" - DENOTES UNLOADING SPACE (3.6mx9.0m)
- "E" - DENOTES DRIVE-THRU STACKING SPACES (3.0mx6.0m)
- "F" - DENOTES CAR WASH STACKING SPACES (3.0mx6.0m)
- "G" - DENOTES LUBE SHOP STACKING SPACES (2.6mx5.2m)
- "X" - DENOTES NUMBER OF PARKING/STACKING SPACES

 - DENOTES EXISTING TREE TO BE REMOVED

 - DENOTES EXISTING TREE TO REMAIN

x 158.90 - DENOTES PROPOSED ELEVATION

<u>SITE STATISTICS:</u>			TOTAL %
LOT AREA	=	6606.4 sq.m	100.00 %
GROSS FLOOR AREA (C+STORE)	=	220.0 sq.m	3.33 %
GROSS FLOOR AREA (CARWASH)	=	109.5 sq.m	1.66 %
GROSS FLOOR AREA (LUBE SHOP)	=	190.1 sq.m	2.88 %
TOTAL BUILDING COVERAGE PROPOSED	=	519.6 sq.m	7.87 %
CANOPY AREA PROPOSED	=	320.0 sq.m	4.84 %
LANDSCAPED AREA PROPOSED	=	1533.1 sq.m	23.20 %
PAVED AREA PROPOSED	=	4233.7 sq.m	64.07 %

PARKING SPACES REQUIRED: (@ 5.4 SPACES PER 100sq.m. GFA FOR C-STORE PLUS 4 SPACES FOR CAR WASH)	=	15 + 1 H/C SPACE
PARKING SPACES PROPOSED	=	12 + 1 H/C SPACE + 1 LOADING SPACE + 2 VACUUM SPACES
PARKING SPACES PROPOSED (LUBE SHOP)	=	7 + 1 H/C SPACE
CAR WASH STACKING SPACES REQUIRED	=	10
CAR WASH STACKING SPACES PROVIDED	=	10
C-STORE STACKING SPACES REQUIRED	=	12
C-STORE STACKING SPACES PROVIDED	=	12

ASSET MANAGEMENT - ENGINEERING SERVICES MARKETING DES CARBURANTS GESTION DES ACTIFS - SERVICE D'INGENIERIE	50 WINSTON DRIVE TORONTO, ONTARIO M6C 1K5
PM: BRETT MANES PHONE: 905 636 805 FAX: 905 636 8531 brett.manes@esso.co	

PM: BRETT MANES
PHONE: 905 636 805
FAX: 905 636 8531
brett.t.manes@esso.ca

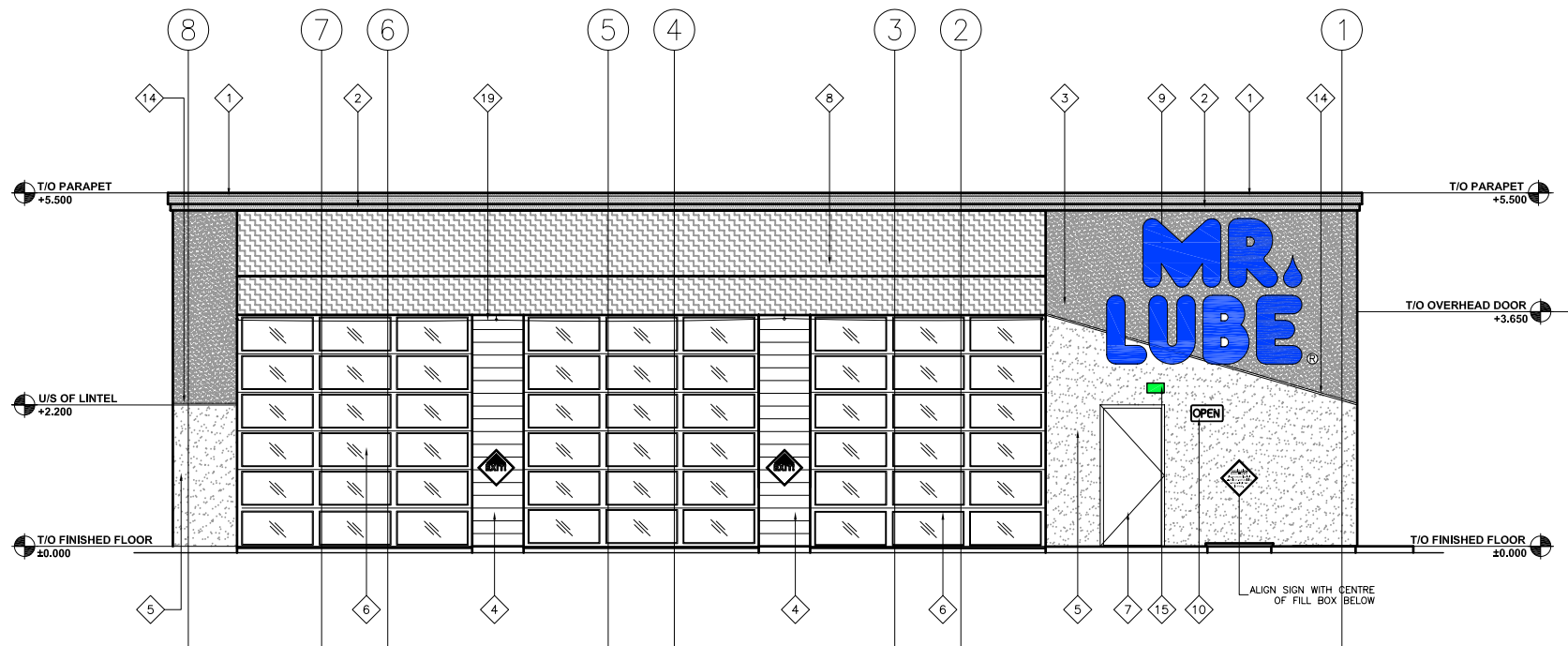
Imperial Oil **L'Impériale**

Date	# Revision
	Pd

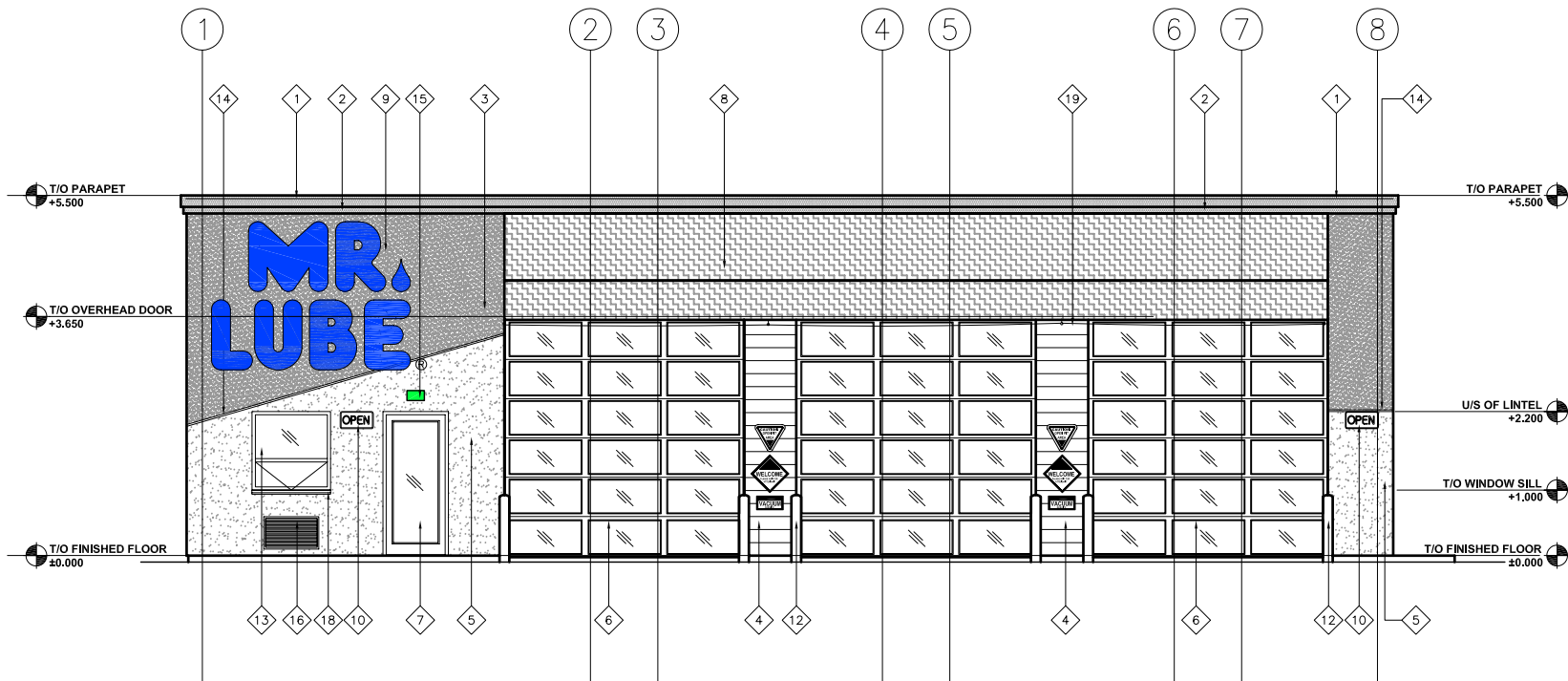
Project/Project Name 632 BURNHAMTHORPE RD. W. & MAVIS RD. MISSISSAUGA, ONTARIO		SAP No. SAP 88001723-02P	
Title/Title PROPOSED SITE PLAN		Revision: 55A0502-02P	
Scheme Proposition: Sheet/Feuille: 000		07	
Scale (22"x34") Echelle 1:200	Scale (11"x17") Echelle 1:400	Date 10 03 11	By/Par AG
P.M./G.P. BM		Rev.No./R 00	

NOTE: ALL NOTES SHOWN THUS ARE NEW AND/OR PART OF CONTRACTORS SCOPE OF WORK UNLESS NOTED OTHERWISE.

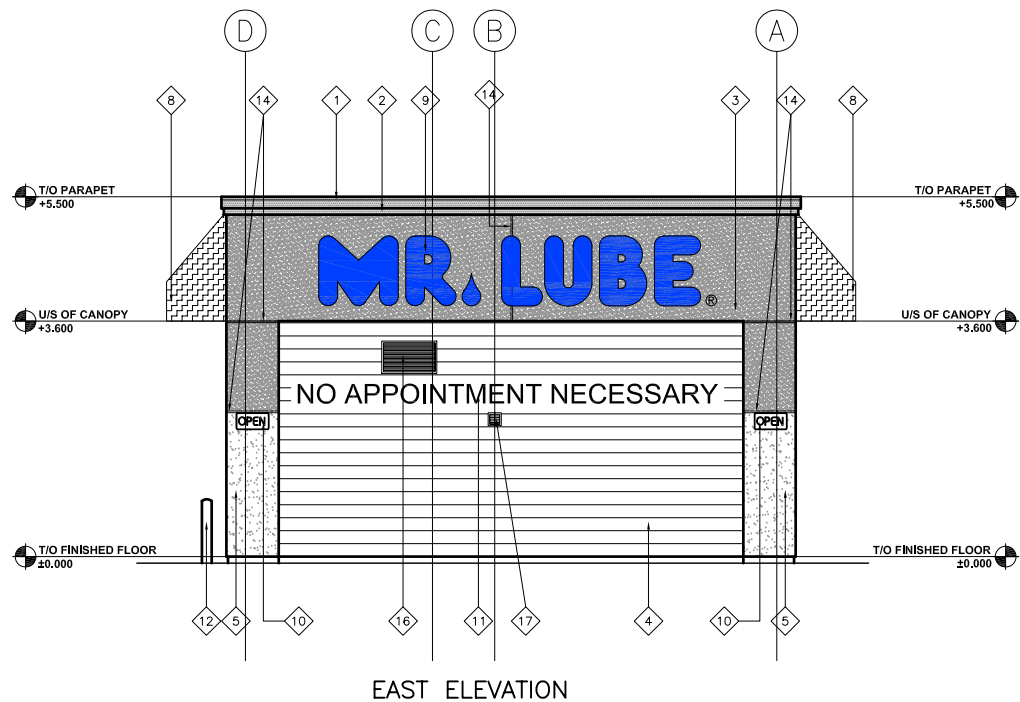
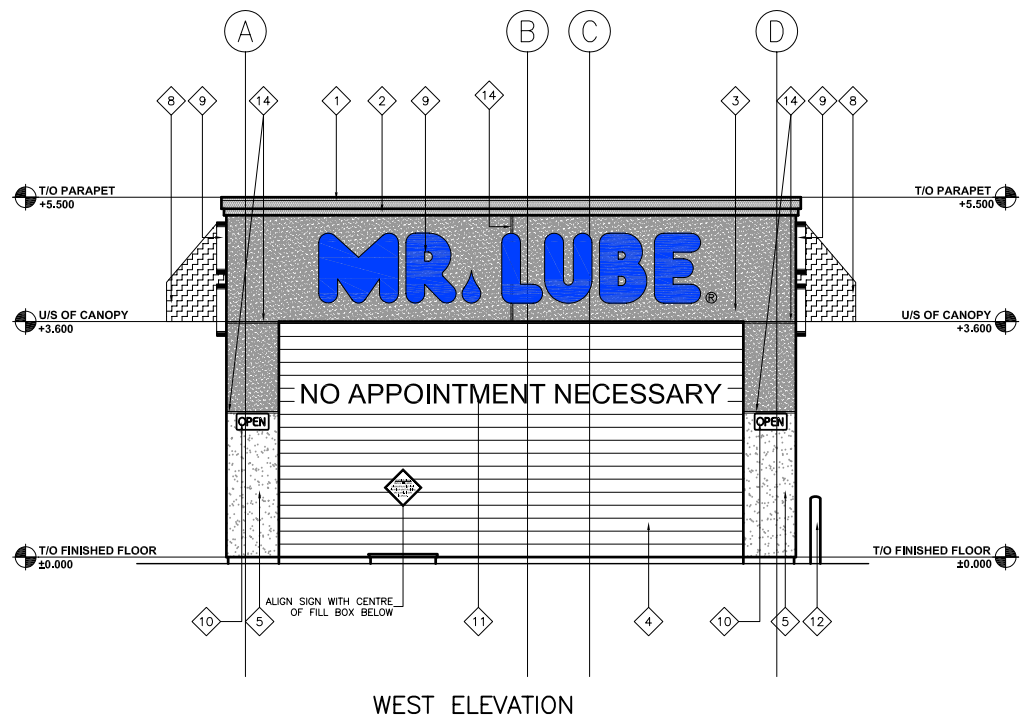
APPENDIX I-5

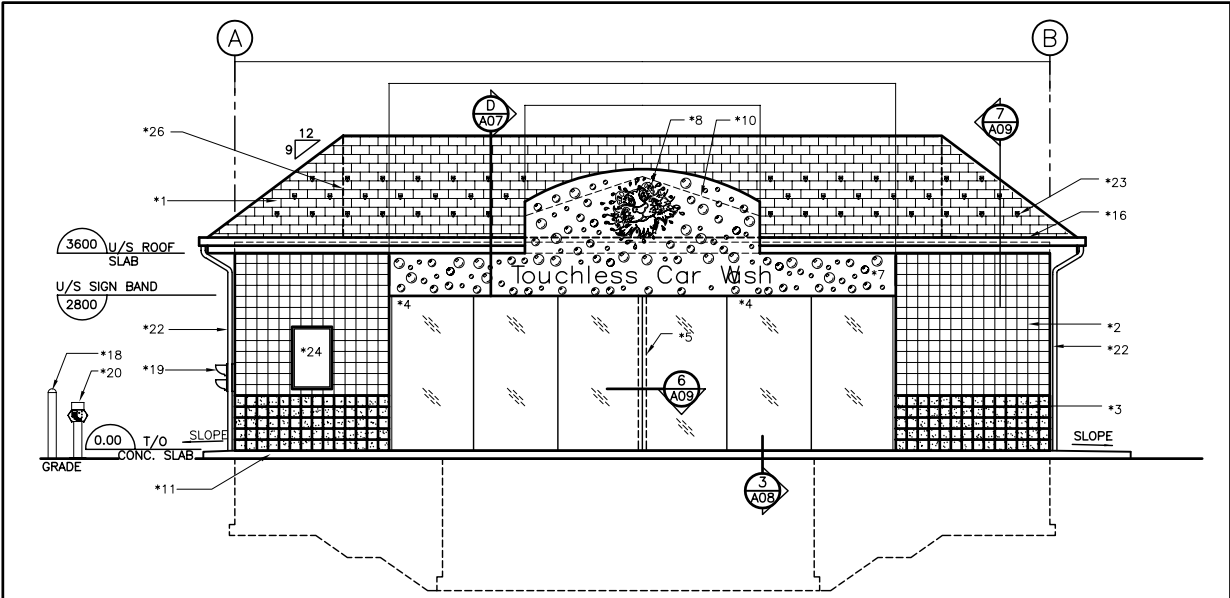


NORTH ELEVATION

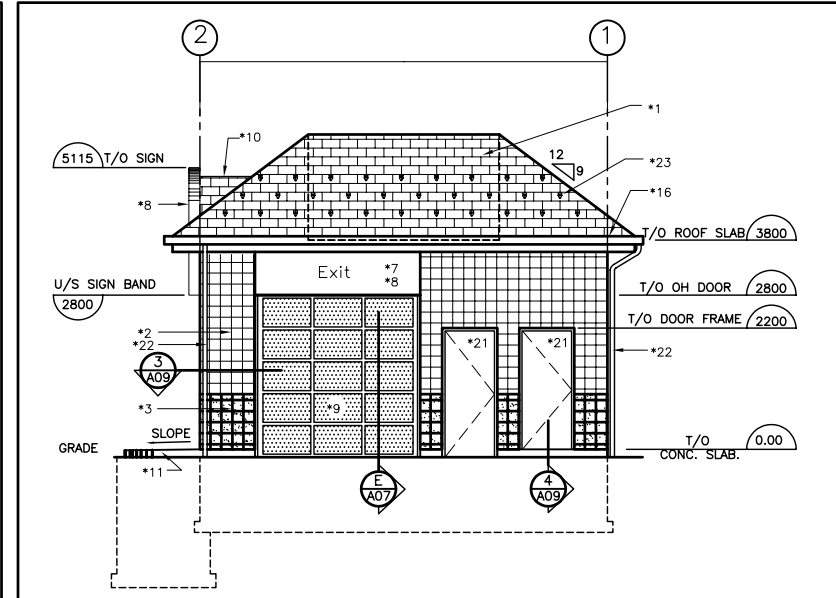


SOUTH ELEVATION

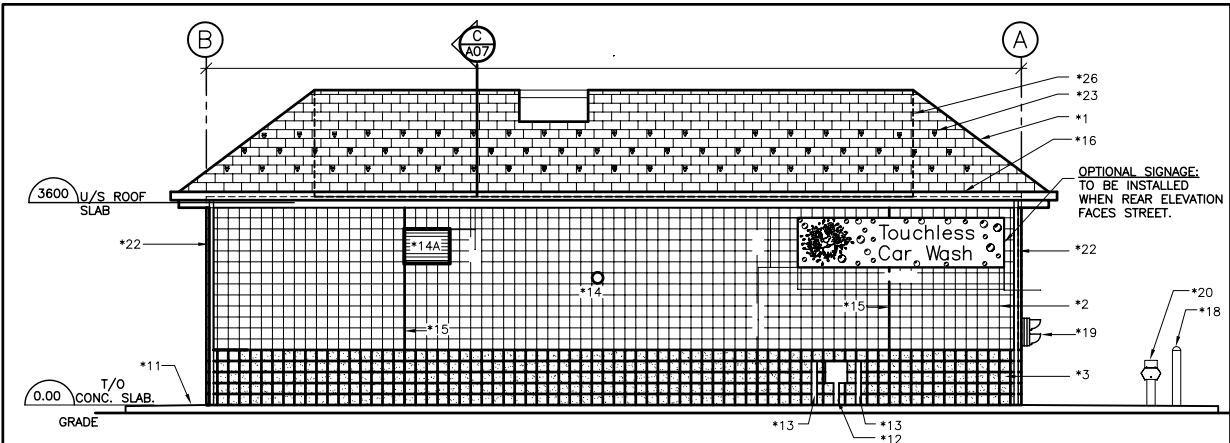




FRONT ELEVATION



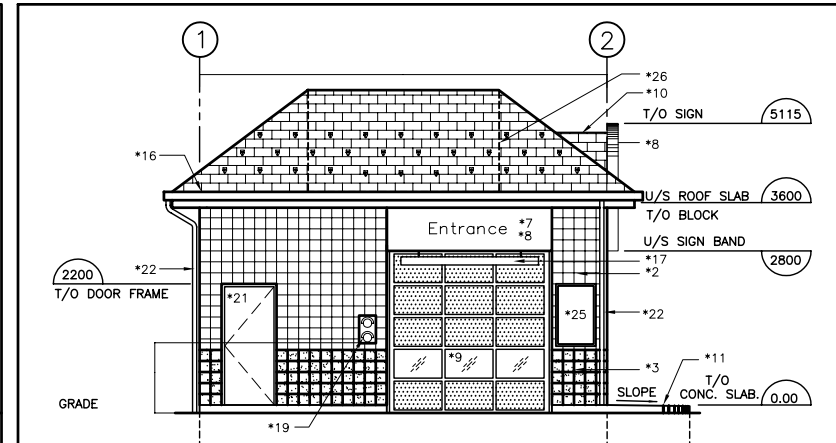
RIGHT (EXIT) ELEVATION

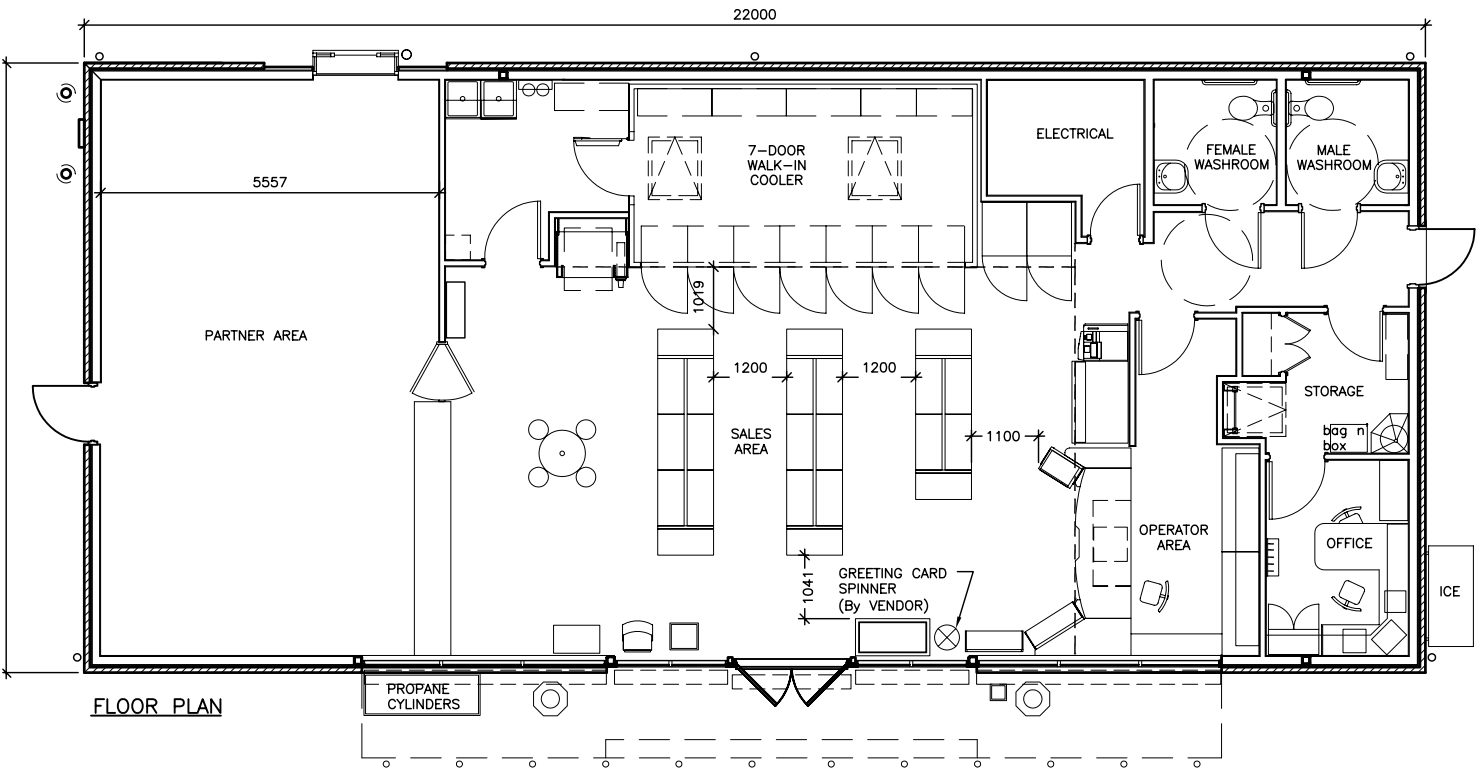


REAR ELEVATION

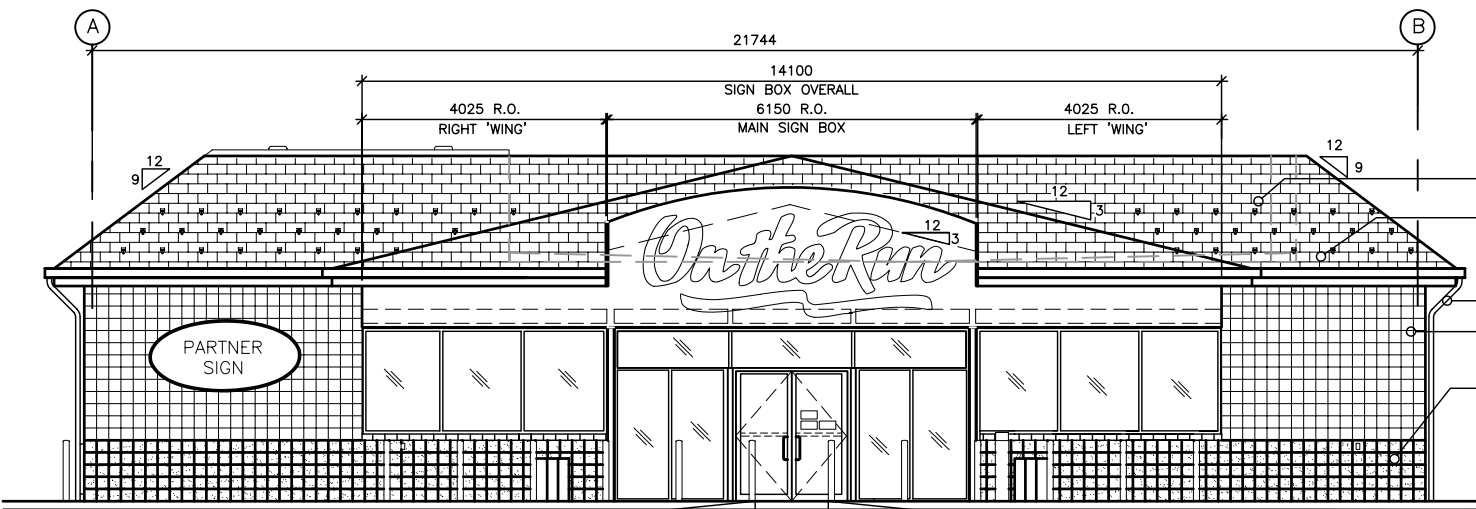
REFERENCE NOTES

- *4. 13mm TEMPERED BUTT GLAZING WITH SILICONE CAULKING AT JOINTS
- *13. 100 Ø CONCRETE FILLED METAL BOLLARDS
- *19. ENTRANCE SIGN/TRAFFIC LIGHT
- *20. CODE BOX



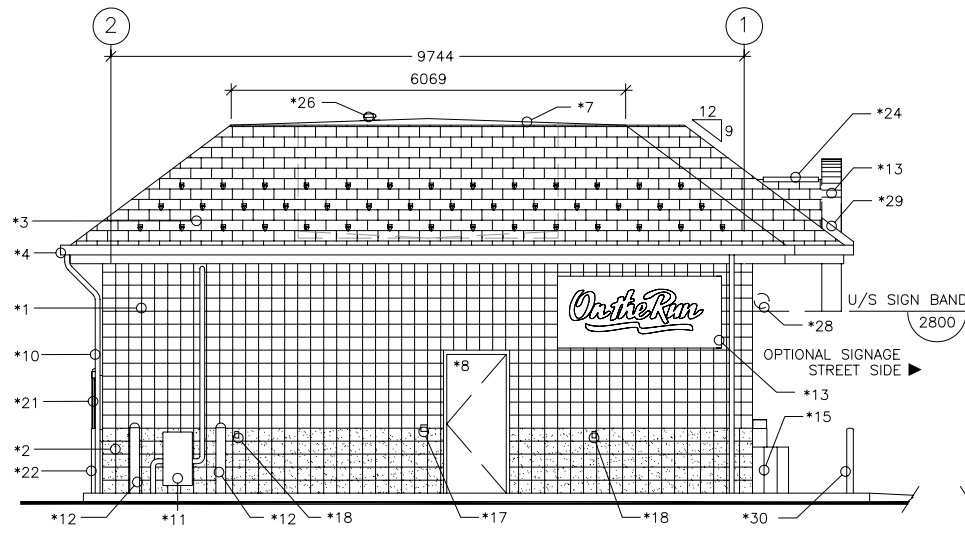


AREAS	
BUILDING AREA	220 sq.m. (2368.2 sq.ft.)
SALES AREA	128.8 sq.m. (1386.8 sq.ft.)
OFFICE AREA	9.5 sq.m. (102.26 sq.ft.)
STORAGE & SERVICES	24.3 sq.m. (261.89 sq.ft.)
PARTNER AREA	50.7 sq.m. (546.07 sq.ft.)

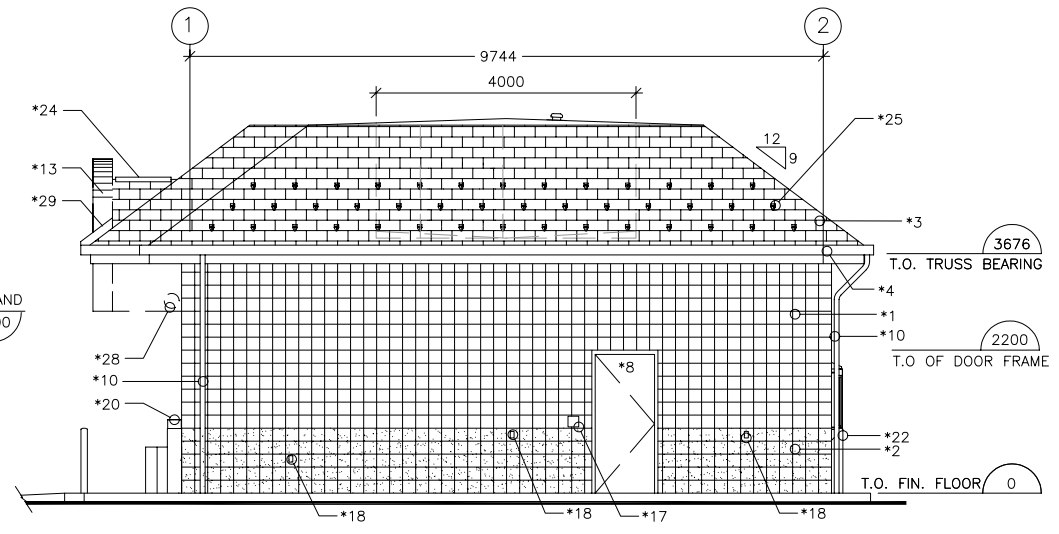


- T.O. MANSARD /5663±
- IKO FIBERGLASS ASPHALT SHINGLES MARATHON 25 CHARCOAL GREY
- PAD STYLE SNOWGUARDS BY ALPINE SNOWGUARDS, #40, KYNAR PAINTED ALUMINUM, CHARCOAL GRAY
- 3676
- T.O. TRUSS BEARING
- PREFINISHED GUTTER AND DOWNSPOUT COLOUR P24 (SANDALWOOD)
- DAY & CAMPBELL - #801 ALGONQUIN CRYSTAL OR BASALITE CONCRETE PRODUCTS, COLOUR CRYSTAL (390x90x190) 2 RIB SPLIT-FACE CONCRETE BLOCK
- DAY & CAMPBELL - #802 GEORGIAN CRYSTAL OR BASALITE CONCRETE PRODUCTS, COLOUR PINK. (390x90x190) 2 RIB SPLIT-FACE CONCRETE BLOCK

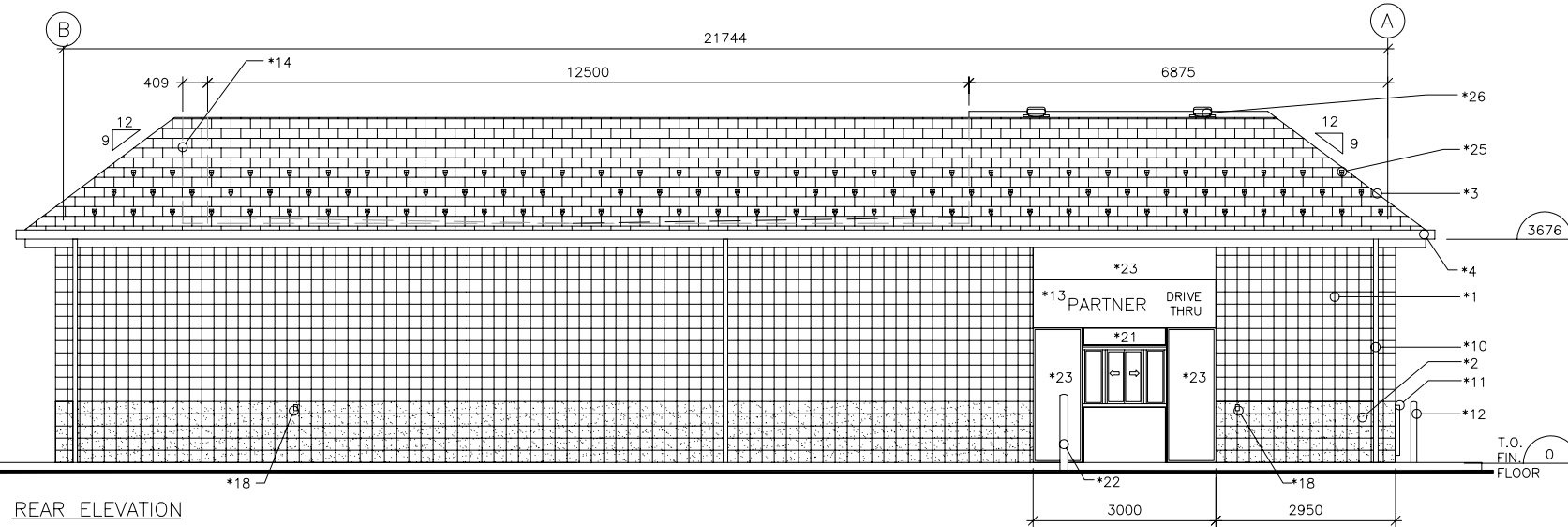
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

- *26 J-VENT FOR LOW SLOPE ROOF AREA
- *27 N/A
- *28 SECURITY SHUTTER BEYOND - CONFIRM IF REQUIRED WITH P.M.
- *29 DEFLECTOR FLASHING - SEE DETAIL 1 ON 08P-A20
- *30 Ø100mm BOLLARD (12 REQ'D). SEE DETAIL 1 ON 08P-A03.
- *31 "ROBBERY PREVENTION PROGRAM" DECAL & "SHOPLIFTER'S WILL BE PROSECUTED" DECAL SHOULD BE AFFIXED SIDE BY SIDE ON ALL CUSTOMER ENTRANCE DOORS AS SHOWN. "NO SMOKING" DECAL SHOULD BE PLACED ABOVE AS NOTED. SEE DWG A16 FOR DETAILS.

Imperial Oil Ltd.**File: OZ 09/015 W7****Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (December 22, 2009)	<p>Site servicing drawings are required to be submitted to the Region's Connections Division for review. The applicant is required to submit to the Region of Peel copies of all registered easements, and PIN abstracts affecting the subject land.</p> <p>Due to the increased intensification in the city centre area, we require the flows for the proposed car wash. This must be submitted for review and comment prior to approval.</p>
City Community Services Department – Planning, Development and Business Services Division (January 12, 2010)	The Park Planning Section notes that it does not have any conditions or concerns regarding the subject applications.
City Community Services Department – Fire and Emergency Services Division (January 21, 2010)	No concerns with the application from an emergency response perspective; response time to the site and water supply availability are acceptable.
City Transportation and Works Department (February 1, 2010)	<p>The functional Storm Drainage Report dated August, 2009 prepared by R.V. Anderson is currently under review.</p> <p>The applicant has been requested to provide supplemental sub-surface investigations to address a number of potential significant environmental issues as disclosed in the Phase I Environmental Assessment submitted with the application.</p> <p>Detailed comments/conditions on the above matters will be addressed within the Supplementary Report.</p>

Imperial Oil Ltd.**File: OZ 09/015 W7**

Agency / Comment Date	Comment
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: Economic Development Office; Enersource Hydro Mississauga; Mississauga Transit; Rogers Cable.
	The following City Departments and external agencies were circulated the applications but provided no comments: Bell Canada; Canada Post Corporation; Hydro One Networks Inc.

APPENDIX I-8

