



Planning and Building Department

November 19, 2010

**FILE: C of A. 'A' 395/10
(Ward 1 – 150 Lakeshore Road East)**

AGENDA: November 25, 2010

Takeback

1.0 RECOMMENDATION

The Planning and Building Department has no objection to the requested variances, subject to the propane storage tanks being removed.

2.0 BACKGROUND

Mississauga Plan

Planning District:
Designation:

Port Credit
Mainstreet Commercial, Special Site #10

Zoning By-law 0225-2007

Zoning: **"C4-4", Mainstreet Commercial**

3.0 OTHER APPLICATIONS

Site Plan File: SP 08/051 - Satisfactory

4.0 COMMENTS

We advise that Pioneer Petroleums Management Inc. appealed Zoning By-law 0225-2007 and a settlement was reached between the City and the appellant to allow the gas bar and motor vehicle wash facility-restricted to continue on this site as additional permitted uses. Further, flexibility in the location of these facilities on the site was also granted in support of the settlement. The settlement was imposed by the Ontario Municipal Board on May 8, 2008, under Case Number PL070625.

It should be noted that the applicant is proposing to renovate the existing one-storey car wash building as opposed to demolishing it. Staff have worked closely with the applicant over the last two years to enhance the appearance of the site given its prominent location and the need to provide an interface with Lakeshore Road. The considerable discussions and negotiations with the applicant have resulted in significant

improvements to the applicant's original submission. The applicant submitted revised site plan drawings on October 23, 2010, which satisfactorily addressed many of the issues related to the redevelopment of the gas bar. Further, we note that the applicant has indicated that the existing propane tanks will be removed as part of the redevelopment of the site. Given the location of the subject site, its proximity to residential development and a public park, as well as the introduction of a restaurant use, this Department is in agreement that the existing propane tanks should be removed.

This Department has no concerns with the requested variances associated with the adaptive reuse of the existing car wash building by converting it into a convenience retail and service building. We also have no concerns with the relocation of the car wash and gas bar. Staff are satisfied that the proposed improvements to the site, such as upgraded design and materials for both the car wash and convenience buildings, the provision of new landscaping and on-site bicycle racks, removal of the existing propane tanks, and the introduction of a take-out restaurant and associated outdoor patio to animate the streetscape, are appropriate given the nature of the use in a Mainstreet Commercial zone.

5.0 FOOTNOTES

For the Committees information, we advise that City Council adopted Planning and Development Committee (PDC) recommendation PDC-10-96 on February 1, 1996 that states the following: "That the report entitled "60 m (197 ft.)- Restaurant Setback" dated December 18, 1995 from the Commissioner of Planning and Building be received for information, it being noted that in Council's opinion, the 60 m (197 ft.) setback is appropriate and proper, given its successful application since its inception."