



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 27-82

To amend By-law 25-79, (part of
Lot 1 and Lot 2, Plan BR-5)

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 25-79, as amended, is hereby further amended:

- (1) by changing the zoning classification of the lands shown outlined on Schedule A attached to this by-law from RESIDENTIAL SINGLE-FAMILY B (R1B) and SERVICE COMMERCIAL (SC) to SERVICE COMMERCIAL - SECTION 178 (SC-Section 178);
- (2) by adding Schedule B attached to this by-law to By-law 25-79, as Schedule C-178.
- (3) by adding the following thereto, as section 178:

"178 The lands designated SC-SECTION 178 on Schedule A hereto attached:

178.1 shall be used for only the following purposes:

- (a) a retail establishment having no outside storage
- (b) a service shop
- (c) a personal service shop
- (d) a bank, trust company, financial institution
- (e) an office
- (f) a dry cleaning and laundry distribution station

- (g) a day nursery
- (h) a multiple family dwelling
- (i) purposes accessory to the other permitted purposes.

178.2 shall be subject to the following requirements and restrictions:

(a) Yard Requirements

- (i) For Building Area A as shown on Schedule C-178, the minimum front yard depth and minimum side yard width shall be provided as shown on Schedule C-178.
- (ii) For Building Area B as shown on Schedule C-178, the minimum front yard depth and minimum side yard width shall be provided as shown on Schedule C-178.

(b) Building Requirements

- (i) The height of the building situated within Building Area A shown on Schedule C-178 shall not exceed 2 storeys.
- (ii) The height of the building situated within Building Area B shown on Schedule C-178 shall not exceed 1 storey.
- (iii) The gross commercial floor area of a building situated within Building Area A shown on Schedule C-178 shall not exceed 320 square metres.
- (iv) A multiple family dwelling located within Building Area B shown on Schedule C-178 shall not contain more than 3 dwelling units.

(c) Off-Street Parking

- (i) A minimum of 18 parking spaces shall be provided for uses located within a building occupying Building Area A

shown on Schedule C-178 and shall be located within the Parking Area shown on Schedule C-178.

(ii) A minimum of 2 parking spaces shall be provided for each dwelling unit.

(d) Loading Space

No loading space shall be required to be provided with respect to a building situated within Building Area A as shown on Schedule C-178.

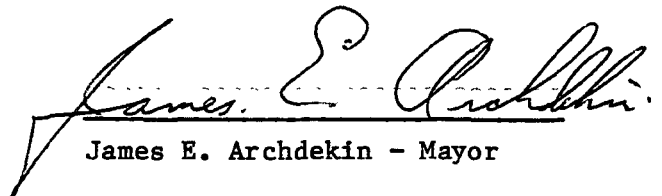
(e) Vehicular Access

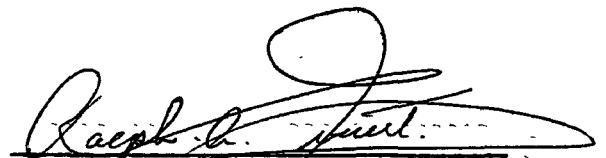
Vehicular access to the lands shown outlined on Schedule C-178 shall be limited to the entrances and driveways located and shown on Schedule C-178.

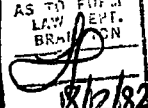
178.3 shall also be subject to the requirements and restrictions of the SC Zone which are not in conflict with the ones set out in section 178.2."

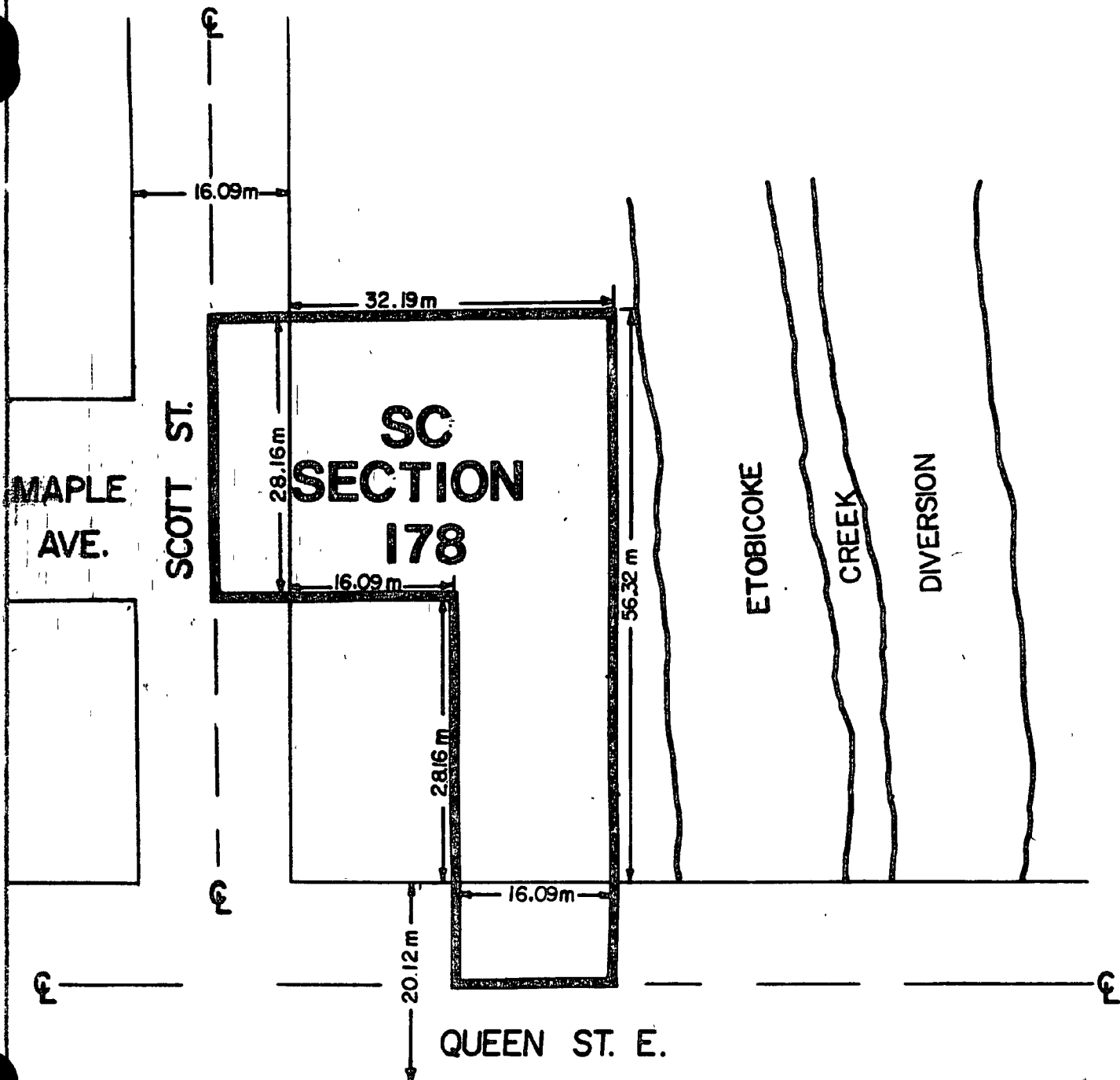
Read a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 8th day of February, 1982.


James E. Archdekin - Mayor


Ralph A. Everett - Clerk

APPROVED
AS TO FORM
LAW DEPT.
BRANDON

DATE 1/2/82



 Zone Boundary

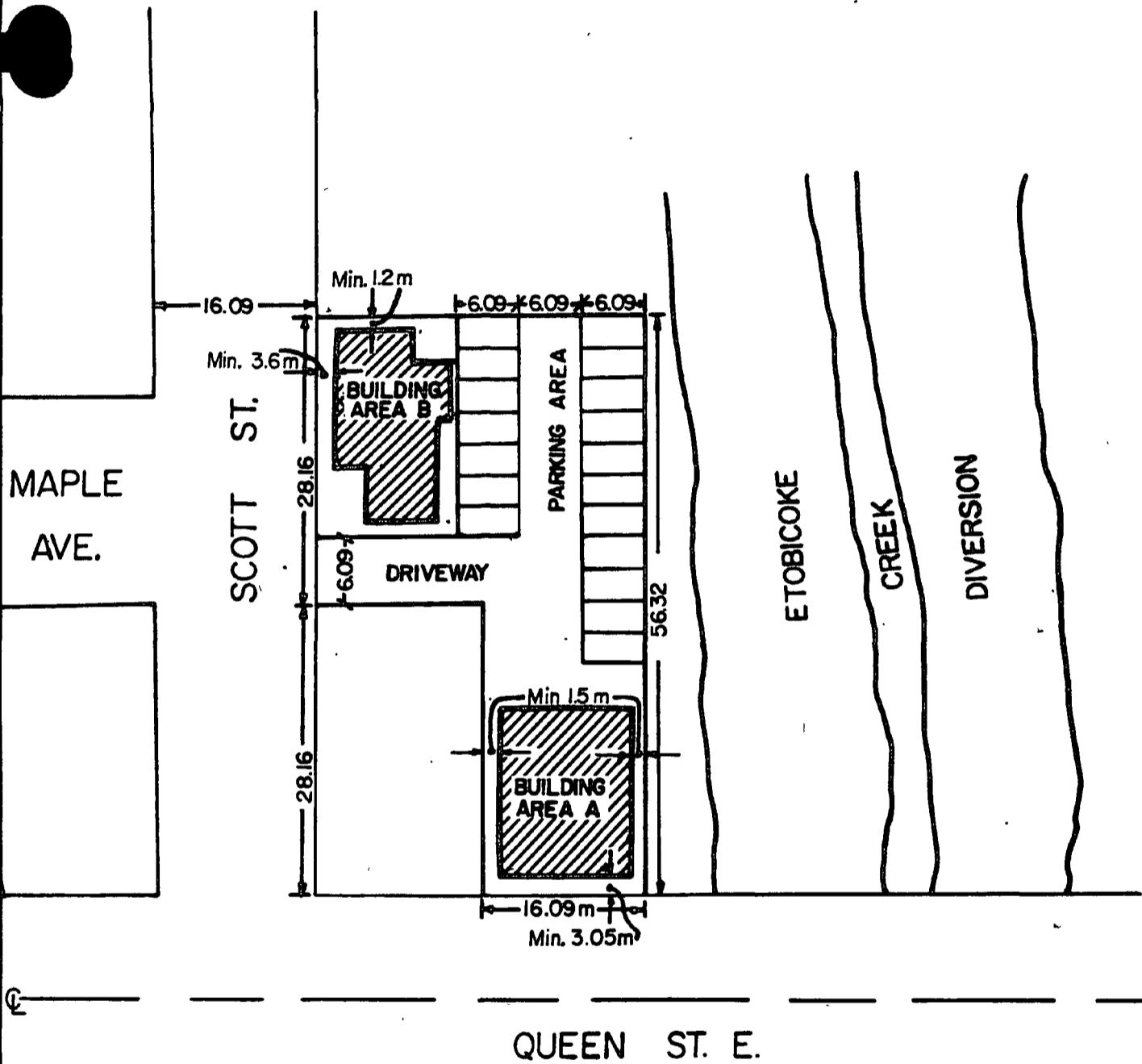
By-law 27-82, Schedule A



1:600

CITY OF BRAMPTON
 Planning and Development

Date: 82 02 05 Drawn by: RB
 File no. C/E6.21 Map no. 43-38D

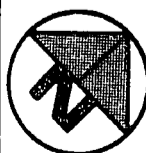


 BUILDING AREA

BY-LAW 25-79

SCHEDULE C-178

By-law 27-82, Schedule B



1:600

CITY OF BRAMPTON
Planning and Development

Date: 82 02 05
File no. CIE6.21

Drawn by: RB
Map no. 43-38E



BY-LAW

No. 27-82

To amend By-law 25-79, Part
Lot 1, and Lot 2, Plan BR-5
(DR. E. H. SCHROEDER)

1982 APR 26 PM 12 56

21-OP-0006-91

AMENDMENT NUMBER 91
to the Consolidated Official Plan
of the City of Brampton Planning Area

-3

PLANNING PLAN NO. 662

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1982 Apr 26 PM 12:56

Glenn J. Smuck

Asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 91
to the
Official Plan for the
Brampton Planning Area

This Amendment No. 91 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment No. 91 to the Official Plan for the City of Brampton Planning Area.

Date

April 7, 1971
.....



P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 26-82

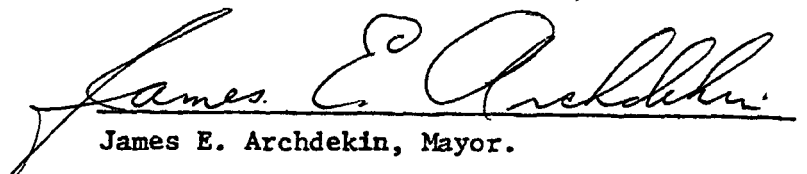
To adopt Amendment Number 91 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

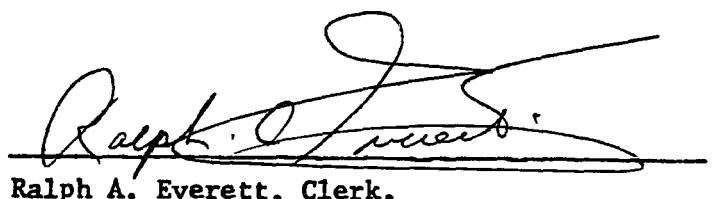
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 91 to the Consolidated Official Plan of the City of Brampton Planning Area is 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 and Housing for approval of Amendment Number 91 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 8th day of February, 1982


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

1.0 Purpose:

The purposes of this amendment are to change the land use designation of lands shown on the attached Schedules A and B and to amend the commercial development principles applicable to several parcels of land.

2.0 Location:

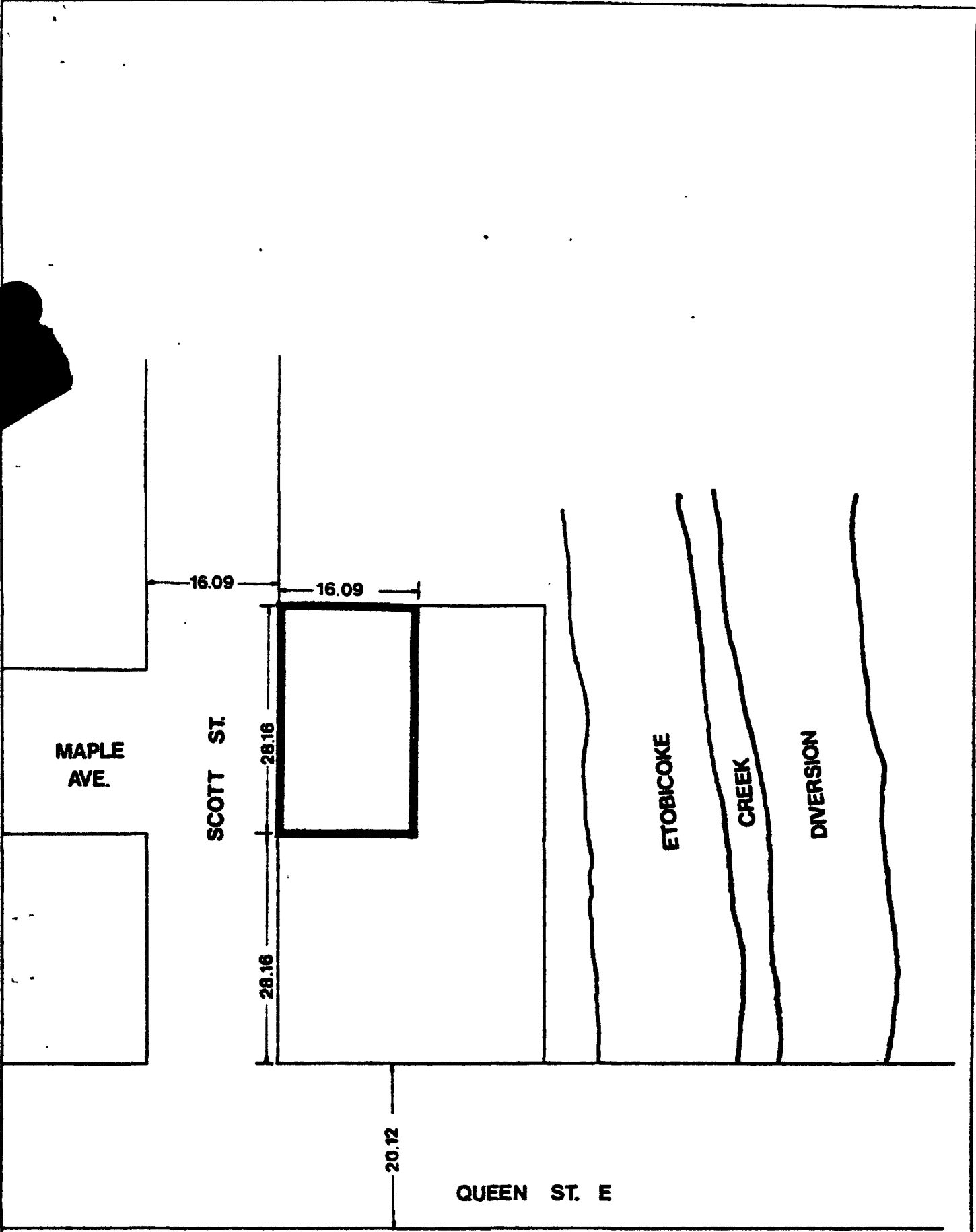
The lands subject to this amendment are located at the north-east corner of the intersection of Scott Street and Queen Street East, being part of Lot 6, Concession 1, E.H.S., in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Plate No. 3, the land use designation of the lands as shown on Schedule A hereto attached, from RESIDENTIAL to COMMERCIAL;
- (2) by changing, on Plate No. 10, the land use designation of the lands shown on Schedule B hereto attached from RESIDENTIAL LOW DENSITY and NEIGHBOURHOOD COMMERCIAL to SERVICE COMMERCIAL;
- (3) by deleting the word "Neighbourhood" in clause 4.3 of Part C, Section B, Chapter B1, Section B2.0, Subsection B2.6, Paragraph 4.0, and substituting therefor the word "Convenience", and
- (4) by adding the following clause after clause 4.6 of Part C, Section B, Chapter B1, Section B2.0, Subsection B2.6, Paragraph 4.0:

"4.7 Notwithstanding the Service Commercial designation of lands located at the north-east corner of the intersection of Scott Street and Queen Street East, an existing dwelling situated on Scott Street shall be allowed to remain as a permitted use."



— LIMIT OF LANDS AFFECTED

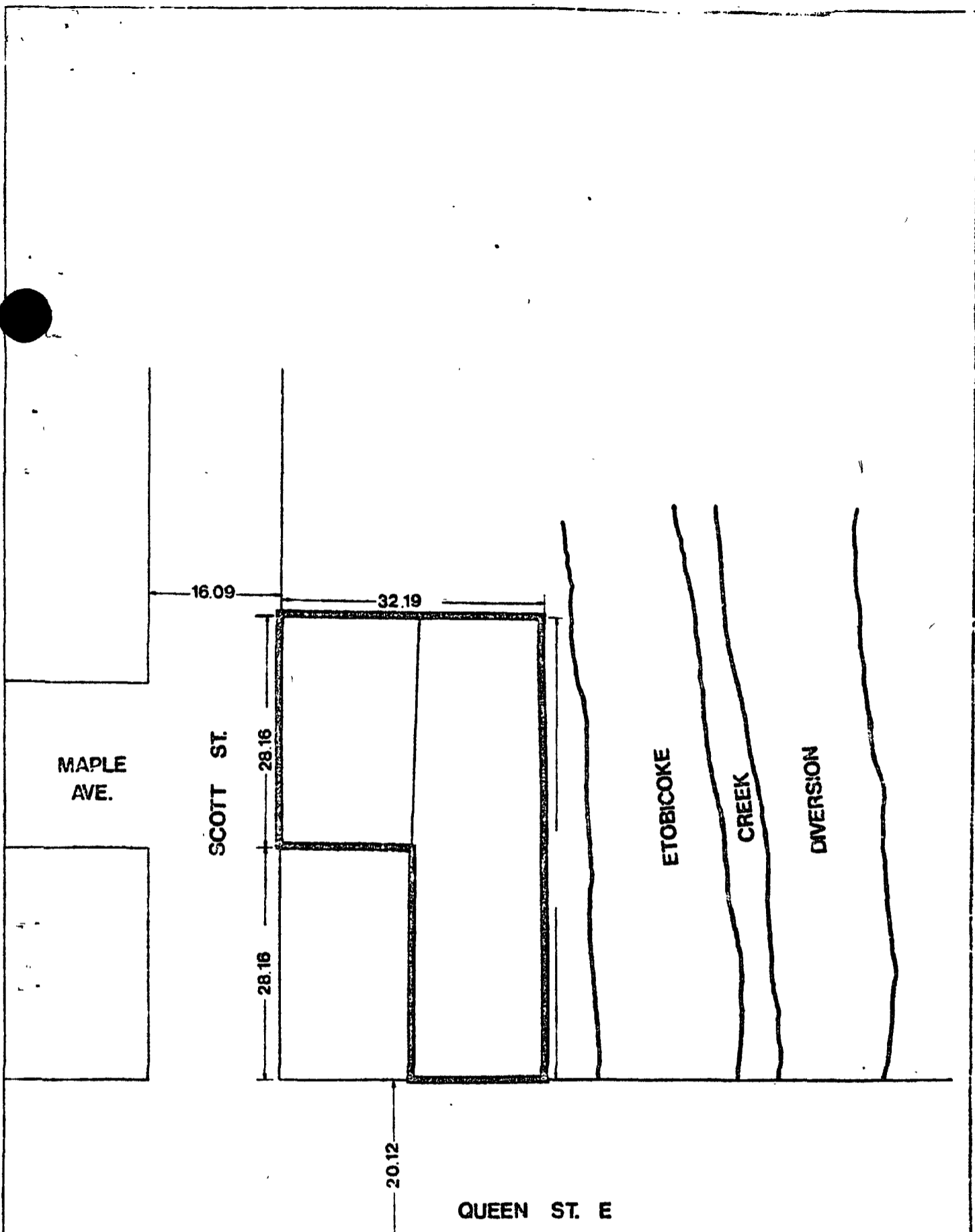
SCHEDULE A
 OFFICIAL PLAN AMENDMENT
 NUMBER 91



1:600

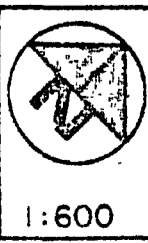
CITY OF BRAMPTON
 Planning and Development

Date: 81. 12 19 Drawn by: J.K.
 File no. CIE6 21 Map no. 43-388



 LIMIT OF LANDS AFFECTED

SCHEDULE B
 OFFICIAL PLAN AMENDMENT
 NUMBER 91



CITY OF BRAMPTON
 Planning and Development
 Date: 81 12 19 Drawn by: JK
 File no. CIE6 21 Map no. 43-38C

Background Material to Amendment

Number 91

Attached are a copy of reports prepared by the Director, Planning and Development Services Division dated 1981 03 20 and 1981 09 24 and notes of a special meeting of Planning Committee held on Wednesday, October 7, 1981.

E1-2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1981 03 20

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 1 Wellington Block Plan BR-5
6 Scott Street and 114 Queen Street East
DR. EDWARD H. SCHROEDER
Our File: C1E6.21

1.0 Background

The applicant appeared before Planning Committee on January 19, 1981, and made a submission respecting a proposal to use a portion of the premises known municipally as 6 Scott Street for automobile parking and driveway facilities. The facilities would be used to serve a renovated and enlarged residence located at 114 Queen Street East intended to be used for professional office purposes.

The applicant was directed by Planning Committee to file an application to amend the Official Plan and zoning by-law.

2.0 Property Characteristics

The land affected by the development proposal consists of 2 units or parcels with frontages on Queen Street East and Scott Street, but abutting each other thereby forming a single site with a inverted 'L' shape.

The parcel at 114 Queen Street East with a frontage of 16.09 metres (52.8 feet), a depth of 56.33 metres (184.8 feet) comprising an area of about 906.5 square metres (9757.44 square feet) is presently occupied by an older 2 storey and 1 storey insul brick

covered residence with a 1 storey enclosed front porch and a wood frame barn type structure with an attached equipment shed. The residence is presently occupied.

On the east property line is a row of shrubs, in the front yard are 3 deciduous trees, whilst near the north-east corner of the 1 storey portion is a multiple trunk cedar tree.

Abutting the east property line is the Etobicoke Creek Diversion Channel, whilst to the north is the rear yard of a residence and to the west is the rear yard of 6 Scott Street and an insurance agency office. Towards the south, on the opposite side of Queen Street East is the chiropractic clinic of Dr. Schroeder, and to the east of the clinic are commercial establishments occupying converted residences.

The parcel at 6 Scott Street has a frontage of 28.16 metres (92.4 feet), a depth of 16.09 metres (52.8 feet) and an area of about 453.09 square metres (4877 square feet). On the property is a dwelling with an attached 1 car garage that has been converted into 3 adult rental apartment units. Automobile parking occurs in front of the garage, usually obstructing the sidewalk, and on a small 2 car asphalt paved area in front of the dwelling.

Two deciduous trees are located on the south lot line and two deciduous trees on the rear lot line near the south-east corner of the parcel.

Three deciduous trees are located in the boulevard area.

3.0 Official Plan and Zoning Status

The Queen Street East property is designated Commercial by the Consolidated Official Plan of the City of Brampton Planning Area and has a functional commercial designation of Neighbourhood Commercial. The new Official Plan adopted by City Council on

August 11, 1980 designates the property as Highway and Service Commercial and as part of the Central Commercial Corridor. The specific functional designation of either Highway Commercial or Service Commercial may be determined at the Secondary Plan stage.

The Scott Street property is designated by the Consolidated Official Plan as Residential Low Density. The new Official Plan has designated the property as Central Commercial Corridor with a functional designation of Highway Commercial and Service Commercial.

Queen Street East is classified by the Consolidated Official Plan as an Arterial Road with a minimum right-of-way of 20.1168 metres (66 feet), whilst the new Official Plan categorizes Queen Street East also as an Arterial Road but with a right-of-way width of 30 metres (98.4 feet).

The property on Queen Street East is zoned by By-law Number 1827 as Residential (R) Zone and by By-law Number 25-79 as Service Commercial Zone SC.

The Scott Street site is zoned also as Residential (R) Zone by By-law Number 1827, but is zoned by By-law Number 25-79 as Residential Single Family "B" Zone R1B.

4.0 Proposal

The applicant proposes:

- (i) to renovate and enlarge the Queen Street East residence to contain approximately 321.9 square metres (3465 square feet) of office space on two floors with side yards of approximately 0.9 metres (3 feet) and 1.22 metres (4 feet) and front yard depth of 3.05 metres (10 feet);
- (ii) remove the barn structure and establish a 18 space parking lot in the rear yards of the Queen Street East and Scott Street properties;

- (iii) relocate the driveway from 114 Queen Street East to 6 Scott Street, and
- (iv) retain the residential building on Scott Street as a rental building.

Further the applicant desires that the entire Scott Street property be designated by the Official Plan as 'commercial' and zoned for commercial purposes in order that the entire holdings, at some future date, may be redeveloped for commercial purposes.

5.0 Comments

In the early 1970's several proposals for the redevelopment of 114 Queen Street East and 6 Scott Street were considered by Council and Planning Board of the former Town of Brampton. The proposals did not proceed as approval or favourable recommendations were not forthcoming.

The Region of Peel staff have advised that regional roads are not directly affected and that while the existing building presently may be on full services, sanitary sewer and watermains are available on Scott Street. Further, the Region staff has noted that the proposal to utilize an access from Scott Street (with removal of Queen Street driveway) would alleviate any hazardous condition which may be created from increased use of the existing entrance onto Queen Street.

The Metropolitan Toronto and Region Conservation Authority has advised that part of the subject property is situated within a portion of the flood plain of the Etobicoke Creek identified by the Authority as a "Damage Centre". Damage Centres are flood plain areas on which there is a concentration of development which forms an integral part of an existing community. In such areas infilling and redevelopment may be permitted by the Authority provided that flood damage reduction techniques are practical and flood flow, depths and/or velocities are not such that a hazard to life or property would occur as a result of a regional flood.

The Authority has no objections to the proposed Official Plan and Restricted Area By-law amendments, subject to review of site and grading plans prior to the issuance of a building permit and further, in accordance with Ontario Regulation 735/73, a permit will be required from the Authority to construct the proposed addition.

The regulations of the Service Commercial Zone as imposed by By-law Number 25-79, as amended, inhibit the redevelopment of the lands as proposed by Dr. Schroeder. The pertinent lot regulations are as follows:

Lot width:	38 metres (124.67 feet)
Interior side yard width:	3 metres (9.84 feet)
Exterior side yard width abutting Residential Zone:	5 metres (16.40 feet)
Rear yard depth:	6 metres (19.68 feet)
Rear yard depth abutting Residential Zone:	9 metres (29.53 feet)

The ownership of the properties is a further complication. The Queen Street East property, according to the assessment rolls, is owned by Hazel P. Schroeder whilst the Scott Street property is owned by Edward Henry Schroeder. Presumably, the two owners will be able to enter into an arrangement satisfactory from a development viewpoint that will ensure an integrated project. Dr. Schroeder has advised that he feels this obstacle can be overcome.

The parking standards of By-law Number 25-79 require 1 space for the following quantity of gross commercial floor area of office use:

Floor Area	Office Use
12 square metres (129.17 square feet)	physician, dentist or drugless practitioner
20 square metres (215.28 square feet)	real estate office
31 square metres (333.69 square feet)	other offices

The residential building which the applicant wishes to retain will require by the same By-law 2 spaces for each dwelling unit or a total of 6 spaces.

6.0 Discussion

There are several matters that require either resolution or further consideration.

6.1 The regulations of the Service Commercial zone as they are presently constituted, prevent the redevelopment of the applicant's property on Queen Street. The principal deterrent is the width of the property - 16.09 metres (52.8 feet) - which must be a minimum of 38 metres (124.67 feet). Even if the property to the west, at the corner of Scott and Queen Streets were combined with the applicant's property, the combined frontage of 32.19 metres (105.6 feet) still would be less than the by-law requirements. Thus the by-law regulations either would require amendment or approval of the Committee of Adjustment to vary the frontage requirement.

6.2 The development as proposed "isolates" the corner property at the intersection of Scott and Queen Streets. This property with a similar frontage of 16.09 metres (52.8 feet) on Queen Street East does not comply with several of the Service Commercial zone regulations and ideally should be combined with the abutting property to the east and redevelopment as one unit.

- 6.3 The planned right-of-way width of Queen Street East should be resolved. The presently approved Consolidated Official Plan proposes retention of the existing width of 20.117 metres (66 feet) whilst the new Official Plan proposes a width of 30 metres (98.4 feet).

A related issue is the front yard depth regulation of 5 metres (16.40 feet) of the Service Commercial zone which would permit the widening to be implemented as proposed by the new Official Plan. On the other hand the applicant is proposing to maintain a front yard depth of 3.05 feet (10 feet).

A second related issue is the setback distance requirement of 14.5 metres (47.57 feet) from the centre line of Queen Street East which would be contravened as well.

A second related issue is the setback distance requirement of 14.5 metres (47.57 feet) from the centre line of Queen Street East which would be contravened as well.

- 6.4 The impact of the applicant's proposal has both positive and negative effects. As noted by the Region of Peel staff the removal of vehicular access from Queen Street enhances the arterial function of that street. The additional traffic volume that would be introduced onto Scott Street would not have a significant effect upon its function as a local street. The effect of additional traffic on other local streets - notably Nelson Street and Scott Street north of the Etobicoke Creek with the Etobicoke Creek bridge reinstated - upon the amenity of the existing residential uses would be minimal. The bulk of the traffic generated by the commercial development is expected to be oriented towards Queen Street and not onto Scott or Nelson Streets.

The applicant has suggested that the ground floor of the renovated dwelling would be occupied by his chiropractic office and a dentist

and the second floor by an accountant or law firm. The proposed office use per se will not have a significant negative impact upon abutting uses. However, the location of the parking lot and access driveway without the provision of an adequate buffer area and fencing does not protect the amenity of existing residences. The regulations of By-law Number 25-79 do not require the specific provision of buffer areas at the interface areas of residential uses with non-residential uses. In the instances where a new building or significant expansion of facilities may be constructed the provisions of Section 35(a) of The Planning Act as enacted by By-law Number 275-79, may be employed to require the provision of some protection to nearby residences.

The establishment of the driveway access from Scott Street will require the removal of at least one tree on the boulevard of Scott Street, one or two trees within the property of 6 Scott Street and depending upon engineering considerations of drainage, grading and traffic safety, the removal or ultimate removal of a second tree on the boulevard and one or two more trees along the south property boundary of 6 Scott Street. The trees to be removed on the boulevard should be replaced with trees of an acceptable size and the on-site trees replaced to retain the treed character of the locality.

- 6.5 The provision and distribution of the off-street parking spaces has to be rationalized. The ground floor of the renovated dwelling with an estimated gross commercial floor area of 199.8 square metres (2150 square feet) will be occupied by offices uses that will require 17 spaces whilst the second floor office space comprising an estimated gross commercial floor area of 104.8 square metres (1128 square feet) if occupied by 'other offices' will require 4 spaces or a total of 21 spaces.

The 3-unit rental residential building has space to provide the equivalent of 3 off-street parking spaces. The available space remaining on the reduced site for parking purposes is at a minimum.

The aggregate parking requirement for the residential and commercial uses amounts to 27 spaces, whilst the quantity to be provided is 21 spaces comprising 18 commercial spaces and 3 residential spaces. Perhaps, the deficiency of 'residential' parking spaces might be overcome by the use of the 'commercial' parking facilities if no restrictions upon this dual use are imposed by the owner(s) or the occupants of the properties.

7.0 Conclusion

It would be highly desirable that the entire corner of Scott and Queen Street be considered as a single development unit with no vehicular access onto Queen Street East. The retention of 6 Scott Street as a converted 3 unit multiple residential building with decreased private open space and loss of the residential amenity by the introduction of a commercial use with its abutting parking lot is not supportable. The applicant has indicated that the considerable expense expended to convert the former single unit dwelling into 3 units with the approval of City staff prevents the early removal of the dwelling.

The shortage of off-street parking spaces can be resolved if:

- (a) the occupancy of the office space is limited to one-half of the proposed dentist or drugless practitioner office use with the balance of building occupied by 'other offices';
- (b) swing parking is permitted for residential use;
- (c) the ownership of the separate parcels is combined into one unit, and
- (d) the number of spaces is not reduced by the provision of buffer areas to protect the amenity of residential uses.

From the perspective of the Zoning By-law Number 25-79, the regulations should be amended to permit the reasonable redevelopment of property fronting onto Queen Street East lying between Scott Street and the Etobicoke Creek diversion channel.

The request by the applicant that the properties be designated and zoned for commercial purposes in anticipation of redevelopment is interesting if the residential uses are removed completely and appropriate regulations are enacted to protect the amenity of the nearby residential area.

It is planning staff's opinion that in spite of the potential beneficial aspects of the applicant's proposal the over intensive use of the two properties - 114 Queen Street East and 6 Scott Street - by two separate and distinctly different uses in an unplanned manner is not supportable.

It is recommended that the proposal by Dr. E. Schroeder to convert 114 Queen Street East to office use using a portion of 6 Scott Street not be endorsed and that the application to amend the Consolidated Official Plan for part of Lot 1 and to amend the restricted area by-law not be approved.

AGREED:



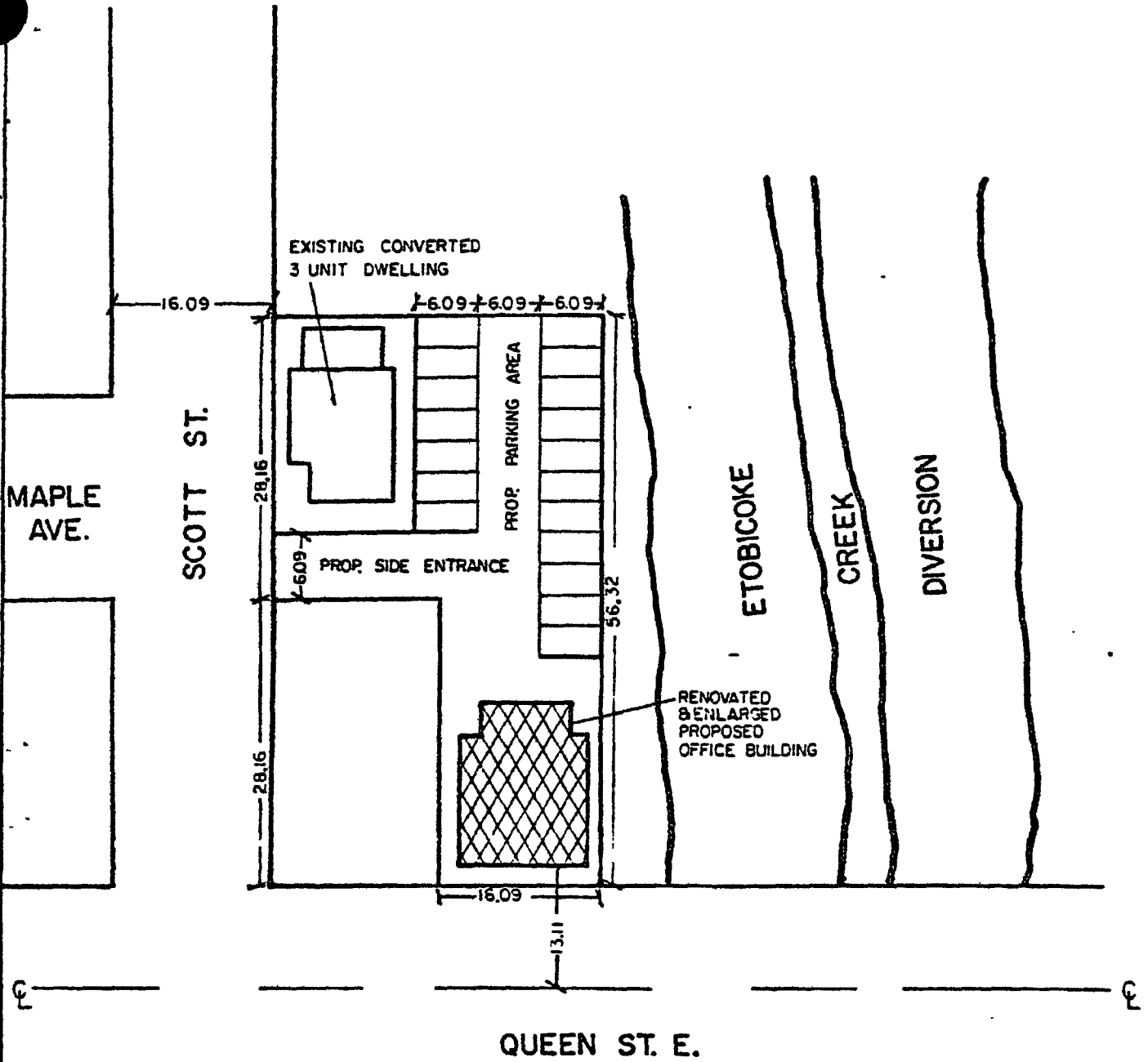
L.W.H. Laine
Director, Planning and
Development Services



F.R. Dalzell
Commissioner of Planning
and Development

LWHL/bt
encl: (2)

E-1-D



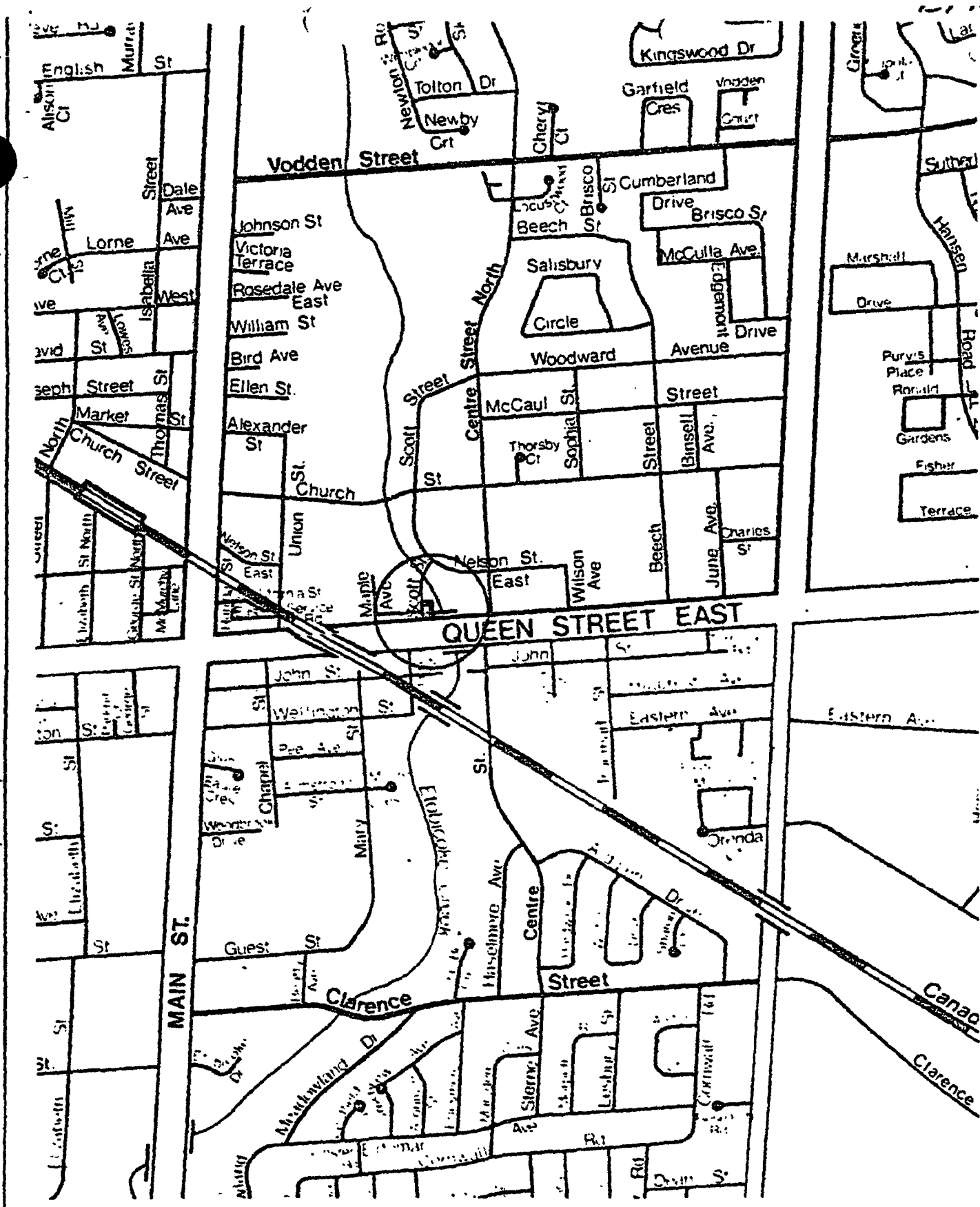
DEVELOPMENT PROPOSAL
E. SCHROEDER



1:600

CITY OF BRAMPTON
Planning and Development

Date: 8/03/11 Drawn by: J.K.



E. SCHROEDER

LOCATION MAP



CITY OF BRAMPTON
 Planning and Development

Date: 81. 03 05 Drawn by: J.K.
 File no. CIE6.21 Map no. 43-38A

E1-14

Schroeder Chiropractic Clinic

Doctor of Chiropractic
Edward H. Schroeder
Douglas M. Ball

107 Queen Street East
Brampton, Ontario L6W 2A9
Telephone 459-0685 Area Code 416

May 4, 1981

The Corporation of the City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

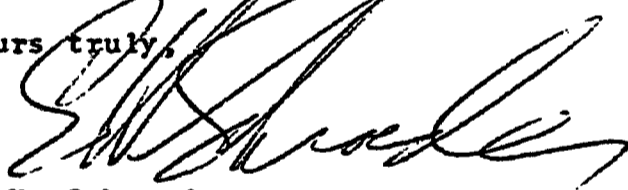
ATTENTION: MR. R. A. EVERETT

Dear Mr. Everett:

Re: Application to Amend the Official Plan
and Restricted Area By-Law,
Part Lot 1, Wellington Block, Plan BR-5
6 Scott Street and 114 Queen Street East
Your File: C1E6.21

This is to advise you that I wish to appear before the
Planning Committee at its next meeting on May 19, 1981.
Thanking you in advance.

Yours truly,



E. H. Schroeder

EHS/dc

RECEIVED
CLERK'S DEPT.

MAY 12 1981

REC. NO 2787
FILE NO C1E6 21

INTER-OFFICE MEMORANDUM

E1

Office of the Commissioner of Planning and Development

1981 09 24

To: J. Galway, Chief Administrator Officer
From: Planning and Development Department
Re: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 1, Wellington Block, Plan BR1-5
6 Scott Street and 114 Queen Street East
DOCTOR EDWARD H. SCHROEDER
Our File: C1E6.21

Background

City Council at its meeting held on June 22, 1981 passed the following resolution:

That approval in principle be given to the application of Dr. E.H. Schroeder, to amend the Official Plan and Restricted Area By-law - Part Lot 1, Wellington Block, Plan BR-5, 6 Scott Street and 114 Queen Street East, to a revised concept eliminating use by medical doctors and restricting the use to one dentist, but otherwise permitting certain uses allowed in Service Commercial zoning and subject to the applicant submitting a draft rendering a concept plan satisfactory to the Planning Committee.

The applicant has presented sketch drawings showing the proposed exterior changes to be made to the residence at 114 Queen Street East. A copy of the drawings are attached.

Since City Council has dealt with this matter on several occasions it seems appropriate that City Council, rather than Planning

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Committee, should determine the general acceptability of the concept plan. The disposition by City Council is particularly relevant in that the project would be subject to development control requirements (Section 35a of the Planning Act) of By-law 275-79.

Discussion

Council's resolution supports, in principle, the use of the subject lands for Service Commercial purposes subject to some limitations. The limitations identified would prohibit the use of the property for medical doctor purposes but would permit one dentist and other un-identified service commercial uses.

The applicant's proposal envisages a two phase redevelopment programme with commercial use on Queen Street and retention of the three unit converted residence on Scott Street as an interim use. The residual (residential) property will have a depth of almost 13.9 metres (45.6 feet), a frontage on Scott Street of about 22.07 metres (72.4 feet) comprising an area of 306.7 square metres (3301.4 square feet). Provided that an appropriate Official Plan amendment has been approved, phase two might be implemented by either a further rezoning by-law or in accordance with predetermined regulations. The first alternative would rezone the Queen Street and part of the Scott Street lands for commercial purposes using a site plan by-law and the remaining lands on Scott Street for residential purposes. At a future date when a specific proposal has been submitted that is acceptable to City Council a further by-law could be enacted. The second alternative would employ a combination of the site plan and numerical regulations consistent with the Service Commercial Zone to regulate the location and height of the phase two building. The pertinent regulations would be as follows:

Scott Street lot line set back 5 metres
north property line set back

(abutting residential zone)	- 5 metres
south interior lot line set back	- 6 metres
building height	- 2 storeys
parking	- By-law 25-79 Requirements

As noted previously, Council's resolution did not identify the other service commercial uses that are acceptable. It is assumed that since the planning report did not find serious objection to the use of the Queen Street East property for chiropractic, accounting or law office use, these uses are acceptable to City Council. However, the uses of the Service Commercial Zone as permitted by By-law 25-79, as amended, are extensive for the subject lands in recognition of:

restricted site size;
absence of significant amenity protection to nearby residences, and
vehicle access onto Scott Street.

The principal use permitted are as follows:

Commercial

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;

- (9) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop;
- (15) a tavern;

Non-Commercial

- (1) a religious institution including an associated place of public assembly; and
- (2) a day nursery;

The renovated and enlarged dwelling on Queen Street East to be used for commercial purposes will contain a gross floor area of 326.1 square metres (3510 square feet). Parking for the renovated building would comprise 18 spaces and may be adequate for the proposed office uses or some of the service commercial uses. Restaurants of any type and taverns should not be permitted because of the lack of adequate parking facilities and adverse impact upon residential uses. No outside storage of any type should be accepted and thus a garden centre sales establishment is not appropriate. A religious institution also is not appropriate because parking demand could not be accommodated. The remaining uses could be accommodated on the site either as phase one or phase two development subject to compliance with Council's requirements, suggested by-law standards and site plan review procedures of Section 35a of the Planning Act.

The submitted elevation sketches of the intended exterior changes to be made to the Queen Street East building propose a cedar board cladding for the one storey front addition and aluminium siding for the remainder of the building.

Conclusion

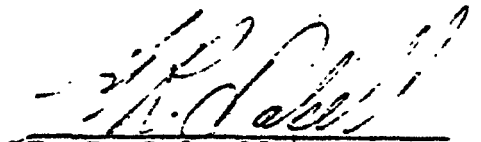
It is recommended that:

1. City Council indicate the uses to be permitted by a Service Commercial zoning;
2. City Council indicate its preference to the zoning by-law alternatives of either zoning the lands for residential and commercial or only commercial, and
3. Planning Committee be requested to hold a Public Meeting with respect to the Official Plan amendment and rezoning application.

AGREED:



L. W. H. Laine
Director, Planning and
Development Department




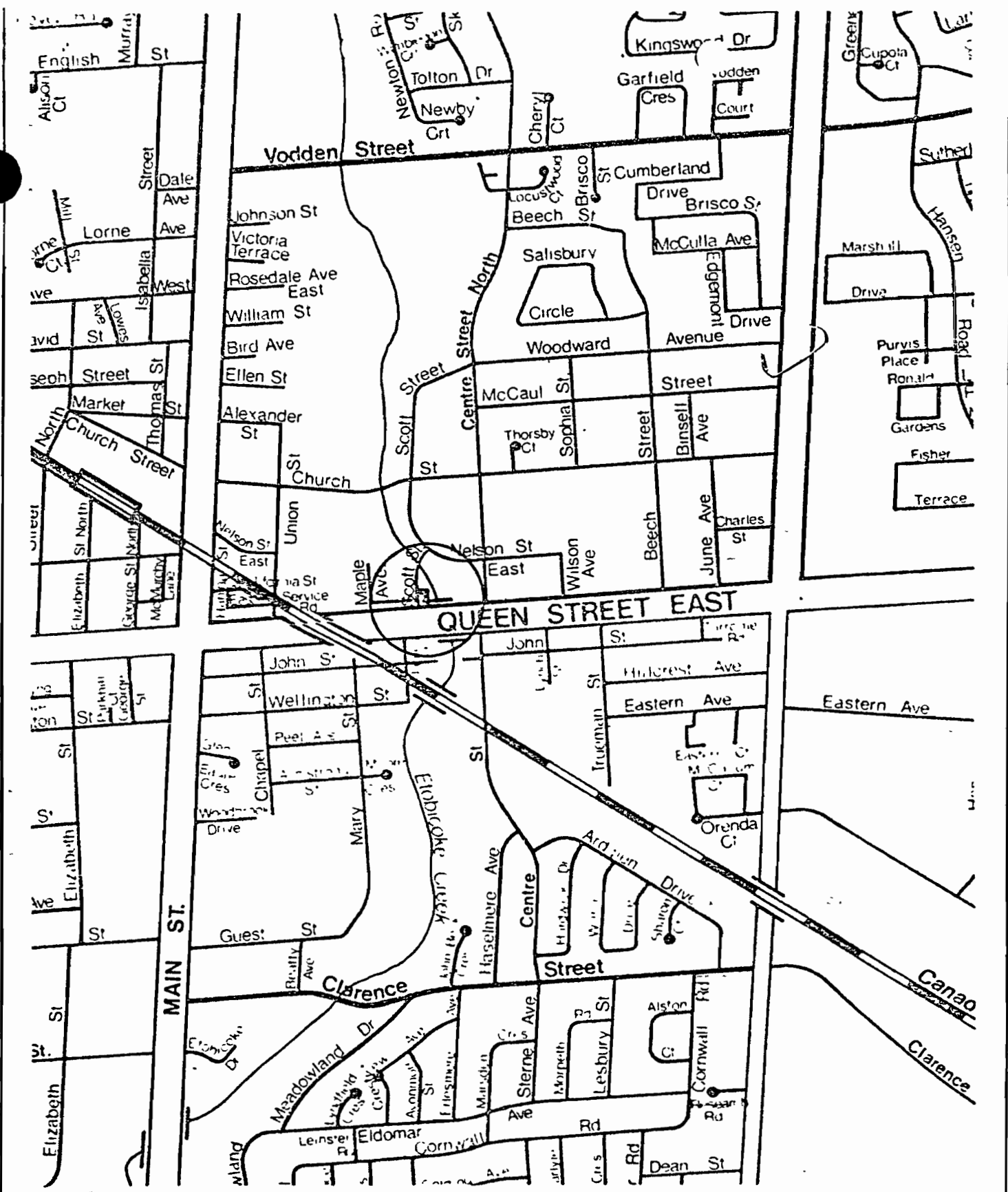
F. R. Dalzell
Commissioner of Planning
and Development Department

cc: R. Everett

Enclosures (4)

FRD/LWHL/th
c.c. R. Everett ✓





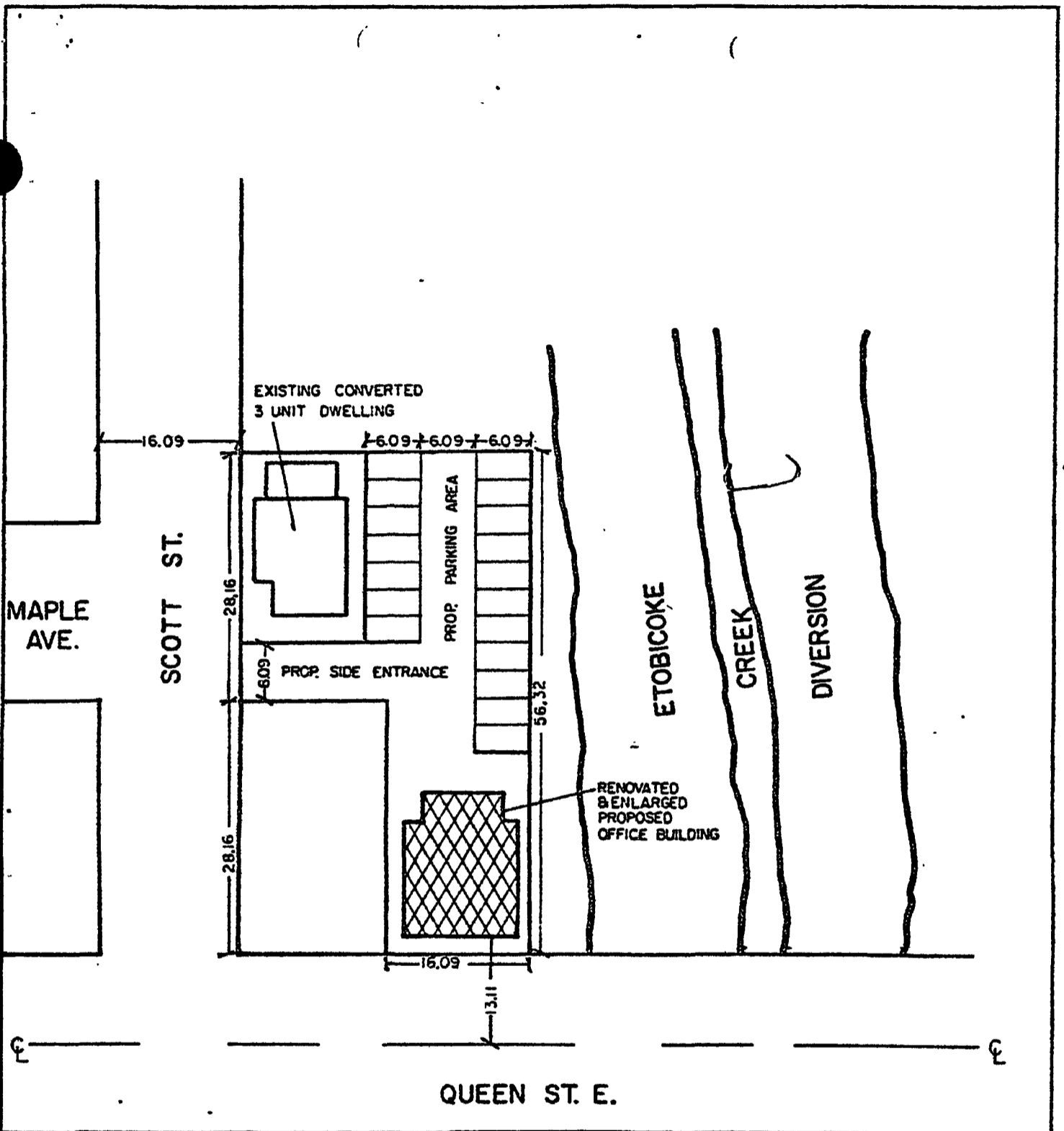
E. SCHROEDER

LOCATION MAP



CITY OF BRAMPTON
 Planning and Development

Date: 81. 03 05 Drawn by: J. K.
 File no. CIE6.21 Map no. 43-38A



DEVELOPMENT PROPOSAL
E. SCHROEDER



1:600

CITY OF BRAMPTON
Planning and Development

Date: 81.03 11 Drawn by: J. K.
File no. CIE6.21 Map no. 43-38B

DESCRIPTION: FRONT ELEVATION

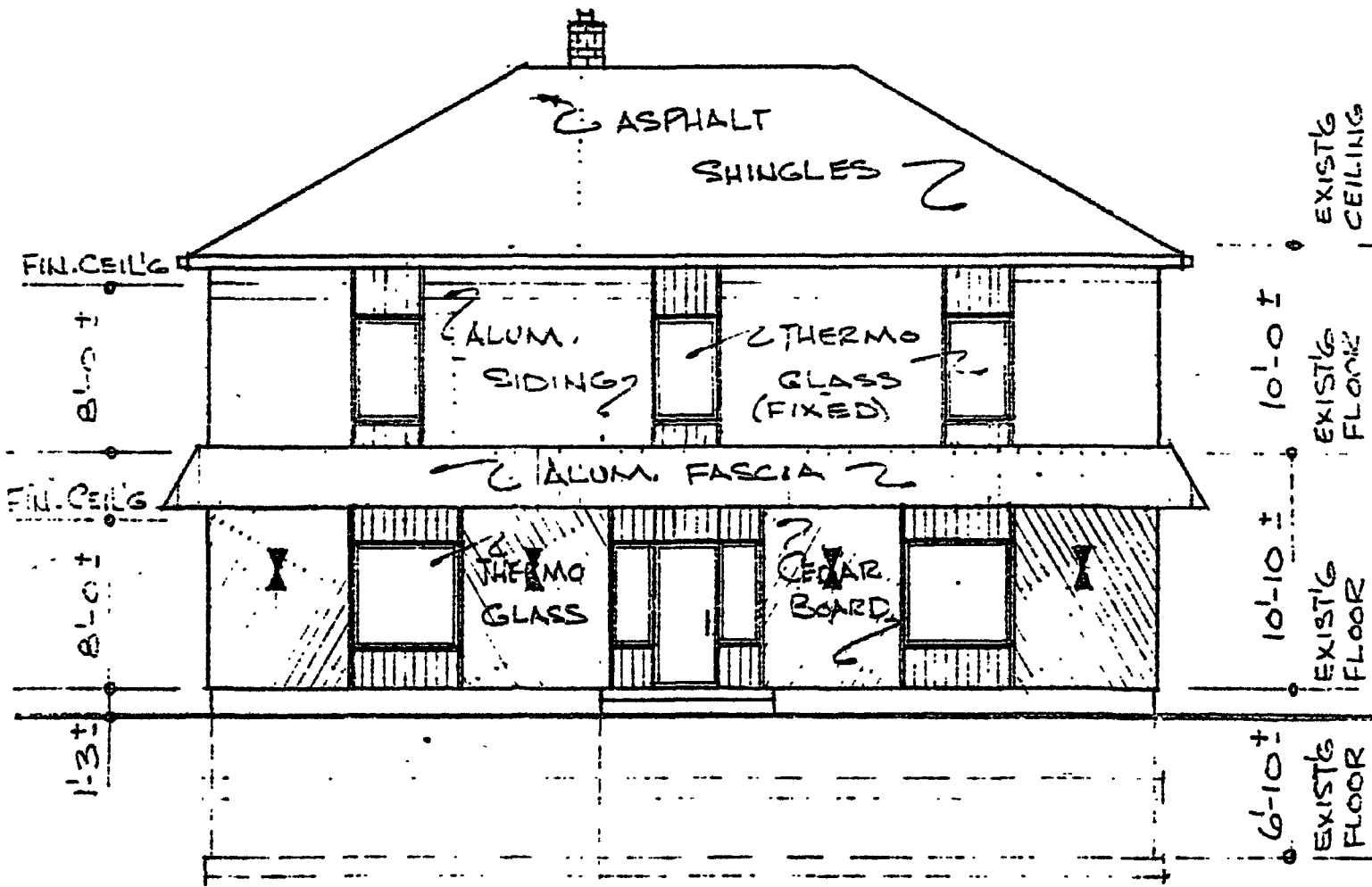
WITH EXISTING & ADDITIONS

SHEET NO 7

DRAWN BY: [Signature]

CHECKED BY:

DATE: JULY 4, 1931

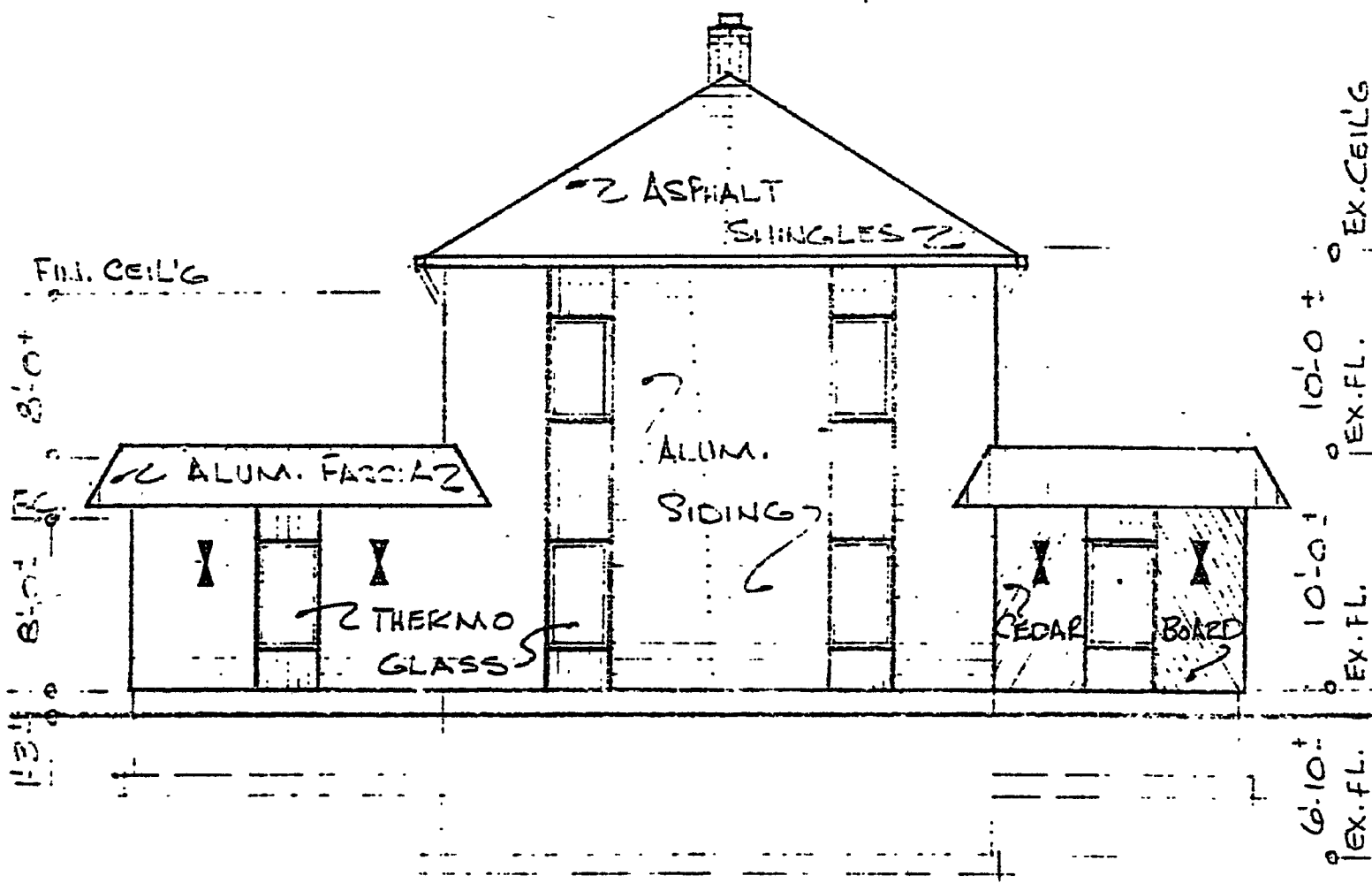


FRONT ELEVATION

1/8" = 1'-0"

(REAR ELEVATION SIMILAR)

DESCRIPTION: SOUTH ELEVATION	DRAWN BY: J. J. [unclear]
UNIT: EXISTING + ADDITIONAL	CHECKED BY: [unclear]
E. & L. [unclear]	DATE: JULY 4, 1951



SOUTH ELEVATION

1/8" = 1'-0"

(NORTH ELEVATION SIMILAR)

INTER-OFFICE MEMORANDUM

05

Office of the Commissioner of Planning and Development

1981 10 14


TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the
Restricted Area (Zoning) By-law
DR. E. SCHROEDER
Part of Lot 15, Concession 2, W.H.S.
(formerly Toronto Township)
Our File: C1E6.21

Attached are the notes of the Public Meeting held on Wednesday, October 7, 1981, with respect to the above noted application.

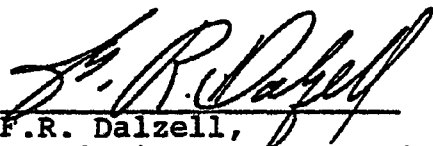
No objection was raised to the application. However, concern was raised concerning the present condition of the property at 6 Scott Street and the type of screen fencing to be provided along the north boundary of the parking facilities abutting the rectory property.

It is recommended that Planning Committee recommend to City Council that staff prepare the Official Plan amendment, development agreement and restricted area by-law for consideration of City Council.

AGREED:



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



F.R. Dalzell,
Commissioner of Planning
and Development

LWHL/kab

Encl. (1)

05-2

PUBLIC MEETING.

A Special Meeting of Planning Committee was held on Wednesday, October 7th, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:55 p.m., with respect to an application by Dr. E. Schroeder, to amend both the Official Plan and Restricted Area By-law to permit the applicant to:

- i) renovate and enlarge the Queen Street East residence to contain approximately 325 square metres (3500 square feet) of office space.
- ii) remove the barn structure and establish an 18 space parking lot in the rear yards of both sites.
- iii) relocate the driveway from Queen Street onto Scott Street, and
- iv) retain the residence on Scott Street as a rental building as an interim use pending the use of the property for future commercial purposes.

Members Present: Alderman H. Chadwick - Chairman
Mayor Archdekin
Alderman F. Kee
Alderman F. Andrews
Alderman C. Gibson
Councillor K. Whillans

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director of Planning and
Development Services
E. Coulson. Secretary

Approximately 5 members of the public and representatives for the applicant were in attendance.

The Chairman enquired if notices to the property owners within

- cont 'd. -

400 feet 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.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mrs. Pat Emmott, Warden of Christ Church, noted that there was no objection to the proposal, however, she wished to make some comments regarding the property at 6 Scott Street in connection with the Church Rectory at 8 Scott Street, the residence of the Priest, Mr. Hall, and maintained by the Church. Her concern was to have the maintenance of 6 Scott Street compatible with that of the rectory. She commented on the run-down condition of the building and noted that the church had endeavoured to maintain the rectory as an example of the older finer homes in Brampton.

Mrs. Emmott was also concerned about the type of fencing for the proposed parking lot, abutting the rectory property.

Mr. Laine responded that the City of Brampton has a minimum maintenance by-law in force, which will require the assistance of interested residents and the owner in expressing their concerns.

Also, he noted that there will be a requirement for screen type of fencing - the recommendation would be for timber type fencing to a minimum height of 6 feet - and bumper stops to minimize traffic concerns.

Mr. R. Webb, Solicitor for the applicant, commented that his client was prepared to provide appropriate fencing and is trying to rectify the maintenance problems at 6 Scott Street. He noted that until more extensive re-development occurs, Dr. Schroeder intends to keep the building but that areas of concern will be resolved.

The Priest of Christ Church, Mr. F. Hall, expressed concern regarding the term 'temporary use' as applied to the rental situation at 6 Scott Street, in that temporary could stretch into a long

DS-4

- 3 -

time. He expressed the opinion that the building should be torn down, however, proper up-grading should be initiated to bring the property up to maintenance standards comparable to the other residences on Scott Street, or the problems will continue.

There were no further questions or comments and the meeting adjourned at 9:20 p.m.

INTER-OFFICE MEMORANDUM

E1
05-5

Office of the Commissioner of Planning and Development

1981 09 24

To: J. Galway, Chief Administrator Officer
From: Planning and Development Department
Re: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 1, Wellington Block, Plan BR1-5
6 Scott Street and 114 Queen Street East
DOCTOR EDWARD H. SCHROEDER
Our File: C1E6.21

Background

City Council at its meeting held on June 22, 1981 passed the following resolution:

That approval in principle be given to the application of Dr. E.H. Schroeder, to amend the Official Plan and Restricted Area By-law - Part Lot 1, Wellington Block, Plan BR-5, 6 Scott Street and 114 Queen Street East, to a revised concept eliminating use by medical doctors and restricting the use to one dentist, but otherwise permitting certain uses allowed in Service Commercial zoning and subject to the applicant submitting a draft rendering a concept plan satisfactory to the Planning Committee.

The applicant has presented sketch drawings showing the proposed exterior changes to be made to the residence at 114 Queen Street East. A copy of the drawings are attached.

Since City Council has dealt with this matter on several occasions it seems appropriate that City Council, rather than Planning

. . . 2 /

E1-2
05-6

- 2 -

Committee, should determine the general acceptability of the concept plan. The disposition by City Council is particularly relevant in that the project would be subject to development control requirements (Section 35a of the Planning Act) of By-law 275-79.

Discussion

Council's resolution supports, in principle, the use of the subject lands for Service Commercial purposes subject to some limitations. The limitations identified would prohibit the use of the property for medical doctor purposes but would permit one dentist and other un-identified service commercial uses.

The applicant's proposal envisages a two phase redevelopment programme with commercial use on Queen Street and retention of the three unit converted residence on Scott Street as an interim use. The residual (residential) property will have a depth of almost 13.9 metres (45.6 feet), a frontage on Scott Street of about 22.07 metres (72.4 feet) comprising an area of 306.7 square metres (3301.4 square feet). Provided that an appropriate Official Plan amendment has been approved, phase two might be implemented by either a further rezoning by-law or in accordance with predetermined regulations. The first alternative would rezone the Queen Street and part of the Scott Street lands for commercial purposes using a site plan by-law and the remaining lands on Scott Street for residential purposes. At a future date when a specific proposal has been submitted that is acceptable to City Council a further by-law could be enacted. The second alternative would employ a combination of the site plan and numerical regulations consistent with the Service Commercial Zone to regulate the location and height of the phase two building. The pertinent regulations would be as follows:

Scott Street lot line set back - 5 metres
north property line set back

. . . 3 / (

- (abutting residential zone) - 5 metres
- south interior lot line set back - 6 metres
- building height - 2 storeys
- parking - By-law 25-79
Requirements

As noted previously, Council's resolution did not identify the other service commercial uses that are acceptable. It is assumed that since the planning report did not find serious objection to the use of the Queen Street East property for chiropractic, accounting or law office use, these uses are acceptable to City Council. However, the uses of the Service Commercial Zone as permitted by By-law 25-79, as amended, are extensive for the subject lands in recognition of:

- restricted site size;
- absence of significant amenity protection to nearby residences, and
- vehicle access onto Scott Street.

The principal use permitted are as follows:

Commercial

- (1) a retail establishment having no outside storage;
- (2) a service shop;
- (3) a personal service shop;
- (4) a bank, trust company, finance company;
- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a parking lot;

E1-4
05-8

- 4 -

- (9) a dining room restaurant, a drive-in restaurant, a mixed service restaurant, a take-out restaurant;
- (10) a printing or copying establishment;
- (11) a garden centre sales establishment;
- (12) a community club;
- (13) a health centre;
- (14) a custom workshop;
- (15) a tavern;

Non-Commercial

- (1) a religious institution including an associated place of public assembly; and
- (2) a day nursery;

The renovated and enlarged dwelling on Queen Street East to be used for commercial purposes will contain a gross floor area of 326.1 square metres (3510 square feet). Parking for the renovated building would comprise 18 spaces and may be adequate for the proposed office uses or some of the service commercial uses. Restaurants of any type and taverns should not be permitted because of the lack of adequate parking facilities and adverse impact upon residential uses. No outside storage of any type should be accepted and thus a garden centre sales establishment is not appropriate. A religious institution also is not appropriate because parking demand could not be accommodated. The remaining uses could be accommodated on the site either as phase one or phase two development subject to compliance with Council's requirements, suggested by-law standards and site plan review procedures of Section 35a of the Planning Act.

The submitted elevation sketches of the intended exterior changes to be made to the Queen Street East building propose a cedar board cladding for the one storey front addition and aluminium siding for the remainder of the building.

. . . 5 / (

E1-5
05-9

Conclusion

It is recommended that:

1. City Council indicate the uses to be permitted by a Service Commercial zoning;
2. City Council indicate its preference to the zoning by-law alternatives of either zoning the lands for residential and commercial or only commercial, and
3. Planning Committee be requested to hold a Public Meeting with respect to the Official Plan amendment and rezoning application.

AGREED:



L. W. H. Laine
Director, Planning and
Development Department



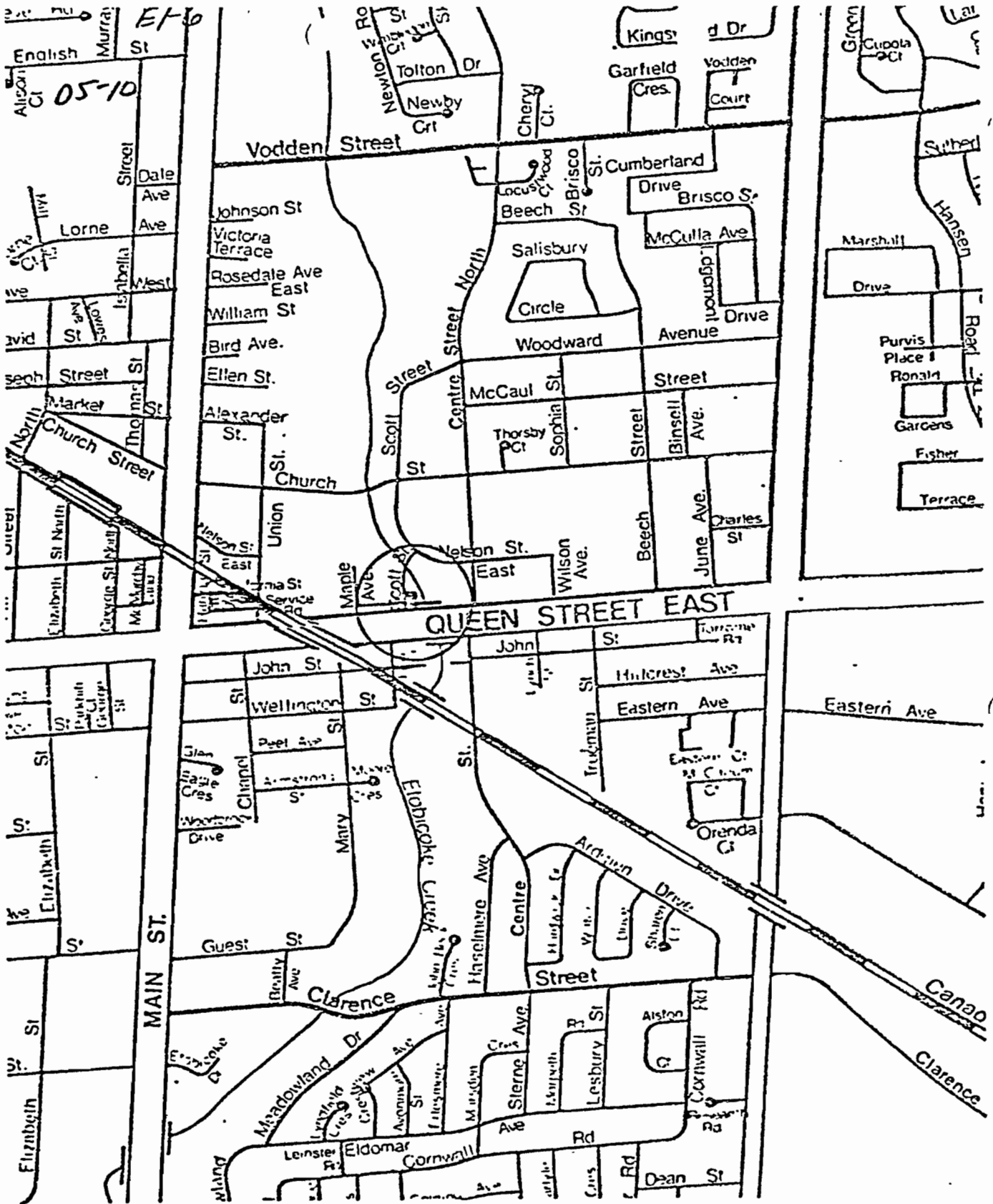
F. R. Dalzell
Commissioner of Planning
and Development Departmen.

cc: R. Everett

Enclosures (4)

FRD/LWHL/th
c.c. R. Everett ✓





E. SCHROEDER

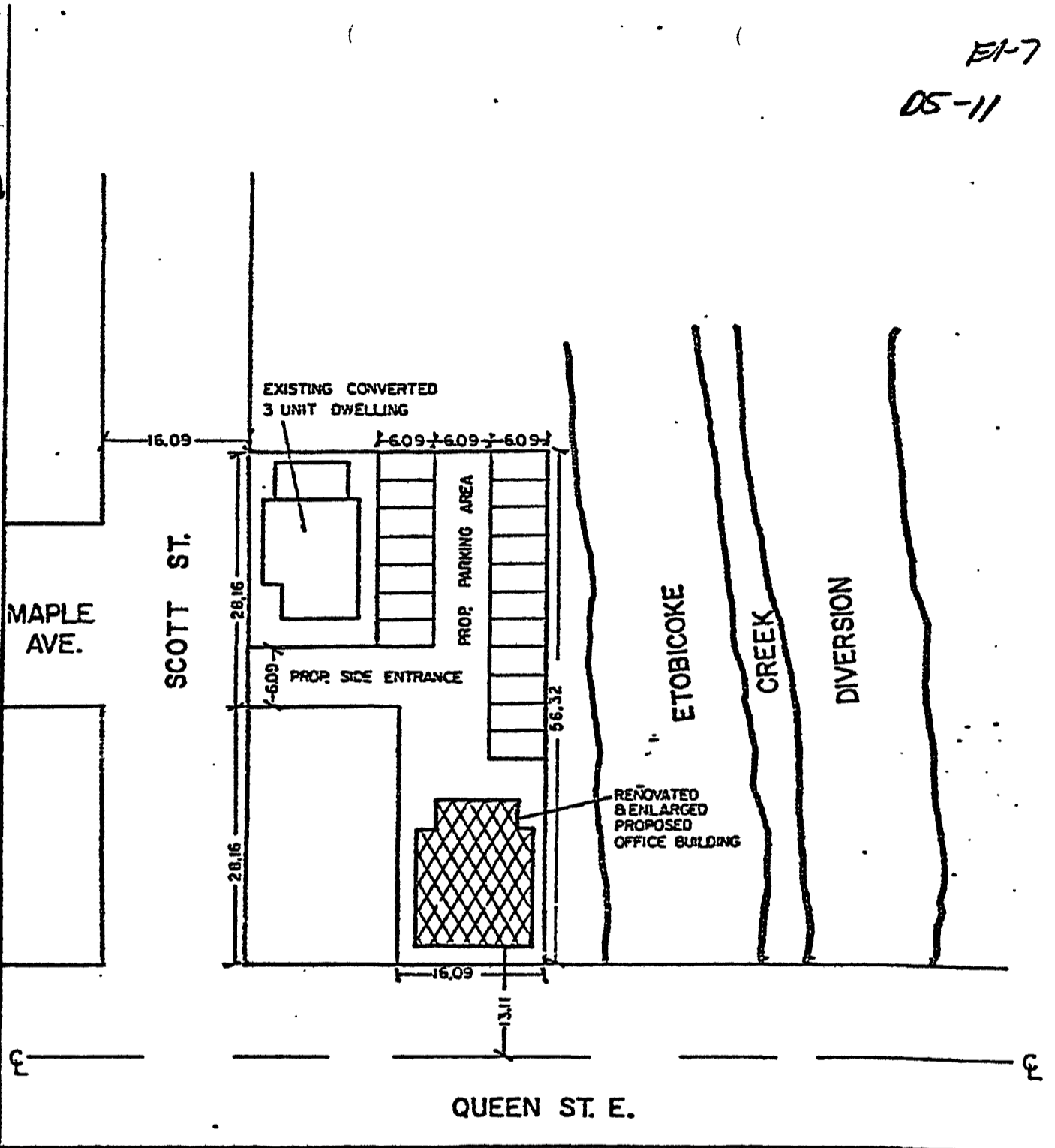
LOCATION MAP



CITY OF BRAMPTON
Planning and Development

Date: 8/20/05 Drawn by: J.K.
File no. CIE6.21 Map no. 43-38A

E1-7
05-11



DEVELOPMENT PROPOSAL
E. SCHROEDER



1:600

CITY OF BRAMPTON
Planning and Development

Date: 81.03.11 Drawn by: J.K.
File no. CIE6.21 Map no. 43-388

E-8. 05-12

DESCRIPTION: FRONT ELEVATION

DRAWN BY: C. Sch.

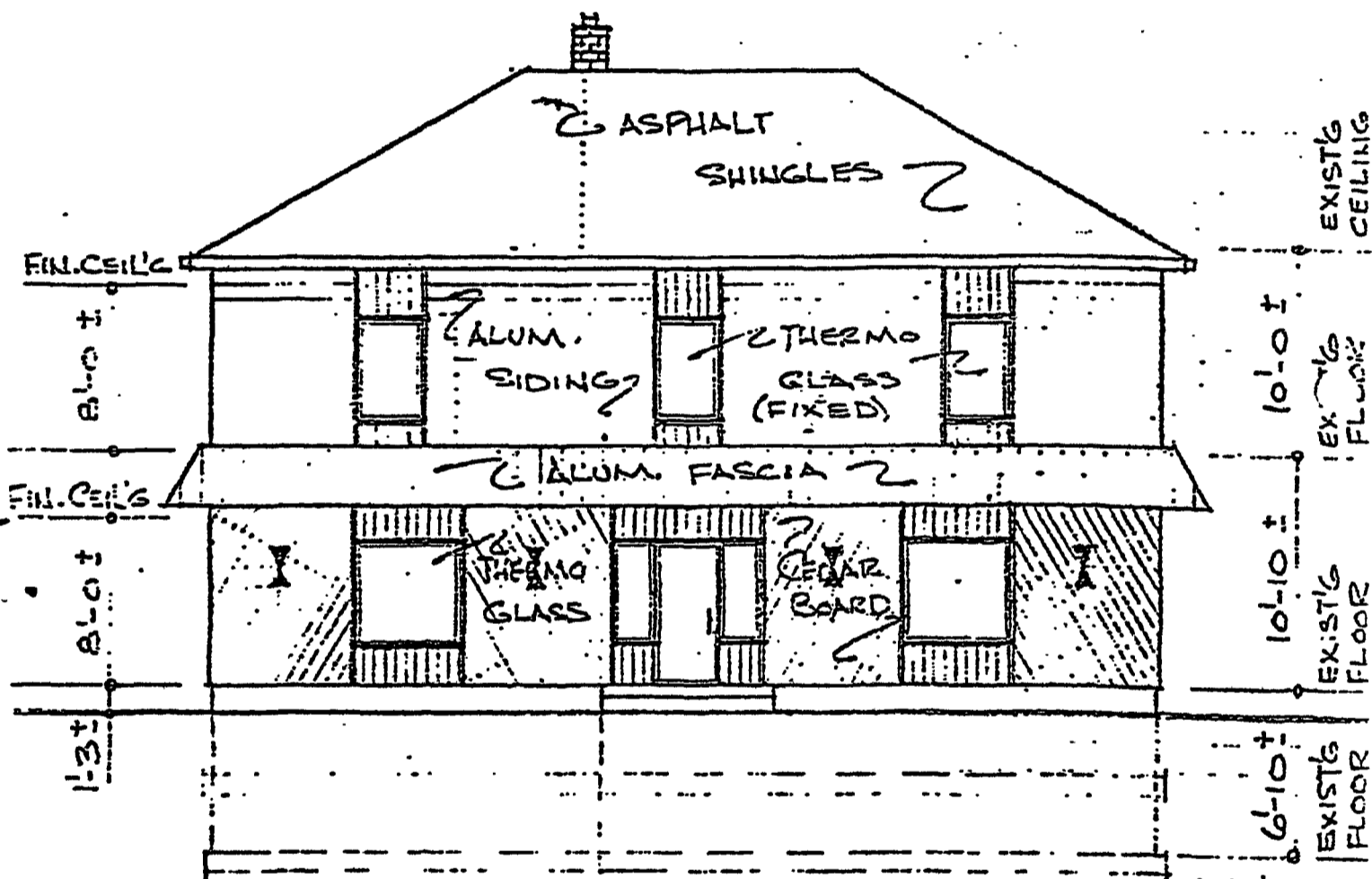
FRONT; EXISTING & ADDITIONS

CHECKED BY:

NO. 8027

SHEET NO 7

DATE: JULY 4, 1931



FRONT ELEVATION

1/8" = 1'-0"

(REAR ELEVATION SIMILAR)

DESCRIPTION: SOUTH ELEVATION

DRAWN BY: [Signature]

UNIT: EXISTING & ADDITIONAL

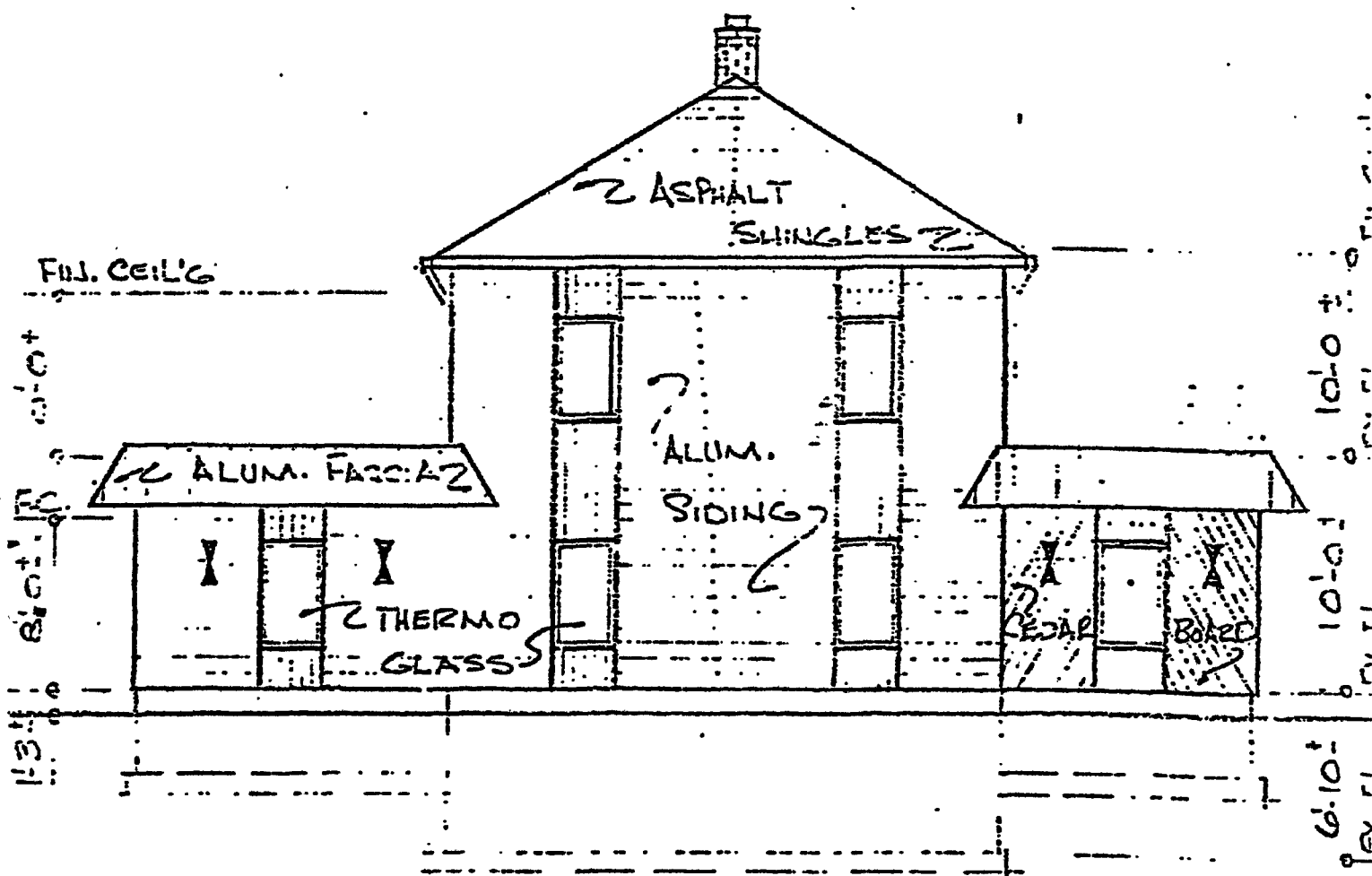
CHECKED BY: EF9

LINE & LAMP:

SHEET 1: 4

DATE: JULY 4, 1951

05-13



SOUTH ELEVATION

1/8" = 1'-0"

(NORTH ELEVATION SIMILAR)



R 820569

Ontario Municipal Board

**IN THE MATTER OF Section 39 of
The Planning Act (R.S.O. 1980,
c. 379),**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of
its Restricted Area By-law 27-82**

B E F O R E :

**H.E. STEWART
Chairman**

- and -

**D.H. McROBB
Vice-Chairman**

)
)
)
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**Friday, the 11th day
of February, 1983**

**No objections to approval having been received
as required;**

**THE BOARD ORDERS that By-law 27-82 is
hereby approved.**

SECRETARY



ENTERED
O. E. No. <i>A82-4</i>
File No. <i>288</i>
FEB 16 1983
SECRETARY ONTARIO MUNICIPAL BOARD