



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 49-93

To adopt Amendment Number 227
and Amendment Number 227 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, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number 227 and Amendment Number 227 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 227 and Amendment Number 227 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 29th day of March, 1993.

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u> </u>

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH -
CITY CLERK

AMENDMENT NUMBER 227

and

AMENDMENT NUMBER 227 A
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 227
and
AMENDMENT NUMBER 227 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

Amendment Number 110 and Amendment Number 110A to the Official Plan of the City of Brampton Planning Area was approved by the Ministry of Municipal Affairs on March 13, 1987.

Official Plan Amendment Number 110 had the effect of redesignating the subject lands from "Specialty Office-Service Commercial" to "Convenience Commercial and Specialty Office-Service Commercial".

O.P.A. 110 specified the following limits on floor areas for the subject lands:

- o 4,090 square metres of retail commercial floor area;
and
- o 11,620 square metres of Office Commercial floor area.

The purpose of this amendment is to facilitate the redevelopment of the subject lands for retail commercial purposes by increasing the retail commercial purposes currently permitted under O.P.A. 110 from 4,090 square metres to 5,686 square metres.

2.0 Location

The lands subject to this amendment are known municipally as 200 and 300 County Court Boulevard, and are located on the south side of County Court Boulevard between Highway Number 10 and Havelock Drive. In particular, the subject lands are described as Part of Lot 14, Concession 1, East of Hurontario Street, in the geographic Township of Toronto, and is also identified as Block 96, Registered Plan 43M-523. The property has an area of approximately 2.18 hectares (5.4 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number : 227

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 24 set out in subsection 7.2.7.24, Amendment Number 227 A.

3.2 Amendment Number 227 A:

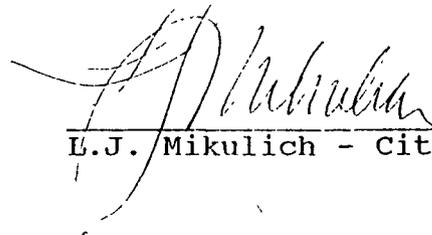
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by deleting therefrom subsection 6.2.1 of Chapter A21 of Section A of Part C, and substituting therefor the following:

"6.2.1 The Convenience Commercial and Specialty Office - Service Commercial use designated at the southeast corner of Highway Number 10 and the south leg of the ring road shall also serve some highway commercial function. The development shall not exceed 5,686 square metres of retail commercial floor area and 11,620 square metres of office commercial floor area."

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 227 and 227A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on May 14, 1993.

Dated at the City of Brampton this 20th day of May, 1993.


L.J. Mikulich - City Clerk

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 227 and 227A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on May 14, 1993.

Dated at the City of Brampton this 20th day of May, 1993.



L.J. Mikulich - City Clerk

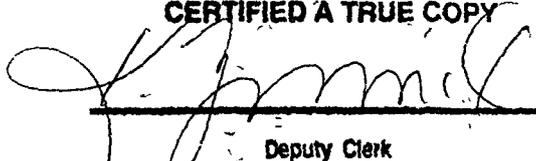
ORIGINAL

AMENDMENT NUMBER 227

and

AMENDMENT NUMBER 227 A
to the Official Plan of the
City of Brampton Planning Area

CERTIFIED A TRUE COPY



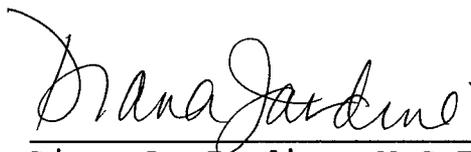
Deputy Clerk
City of Brampton
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AMENDMENT NO. 227 and 227A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 227 and 227A to the Official Plan for the City of Brampton Planning Area, which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1993-05-14



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

AMENDMENT NUMBER 227

and

AMENDMENT NUMBER 227 A
to the Official Plan of the
City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 49-93

To adopt Amendment Number 227
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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 29th day of March, 1993.

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u> </u>

Peter Robertson

 PETER ROBERTSON - MAYOR

Leonard J. Mikulich

 LEONARD J. MIKULICH -
 CITY CLERK

AMENDMENT NUMBER 227
and
AMENDMENT NUMBER 227 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

Amendment Number 110 and Amendment Number 110A to the Official Plan of the City of Brampton Planning Area was approved by the Ministry of Municipal Affairs on March 13, 1987.

Official Plan Amendment Number 110 had the effect of redesignating the subject lands from "Specialty Office-Service Commercial" to "Convenience Commercial and Specialty Office-Service Commercial".

O.P.A. 110 specified the following limits on floor areas for the subject lands:

- o 4,090 square metres of retail commercial floor area;
and
- o 11,620 square metres of Office Commercial floor area.

The purpose of this amendment is to facilitate the redevelopment of the subject lands for retail commercial purposes by increasing the retail commercial purposes currently permitted under O.P.A. 110 from 4,090 square metres to 5,686 square metres.

2.0 Location

The lands subject to this amendment are known municipally as 200 and 300 County Court Boulevard, and are located on the south side of County Court Boulevard between Highway Number 10 and Havelock Drive. In particular, the subject lands are described as Part of Lot 14, Concession 1, East of Hurontario Street, in the geographic Township of Toronto, and is also identified as Block 96, Registered Plan 43M-523. The property has an area of approximately 2.18 hectares (5.4 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number : 227

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 24 set out in subsection 7.2.7.24, Amendment Number 227 A.

3.2 Amendment Number 227 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by deleting therefrom subsection 6.2.1 of Chapter A21 of Section A of Part C, and substituting therefor the following:

"6.2.1 The Convenience Commercial and Specialty Office - Service Commercial use designated at the southeast corner of Highway Number 10 and the south leg of the ring road shall also serve some highway commercial function. The development shall not exceed 5,686 square metres of retail commercial floor area and 11,620 square metres of office commercial floor area."

Background Material to
Amendment Number 227
and
Amendment Number 227 A.

Attached is a copy of a planning report dated November 12, 1992 as well as a report dated December 3, 1992 forwarding the notes of a public meeting held after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the subject Official Plan Amendment the Regional Municipality of Peel November 5, 1992.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: November 12, 1992

To: The Chairman and Members of the Planning Committee

From: Planning and Development Department

Re: **Executive Summary**

Application to Amend the Official Plan and Zoning By-law

Whitehouse Family Holdings Limited

Part of Lot 14, Concession 1, W.H.S.

Block 96, Registered Plan 43M-523

Courtwood Centre Plaza - 200 County Court Boulevard

Ward Number 3

Our File: T1E14.16

The attached staff report examines a proposal to amend the official plan and zoning by-law to permit the redevelopment of an existing commercial plaza located at the south-east corner of Hurontario Street and County Court Boulevard.

The 2.183 hectare (5.4 acre) site contains two single storey buildings having a total retail/commercial floor area of 3,160 square metres (34,000 square feet). The westerly portion of the subject property (having an area of approximately 0.72 hectares (1.79 acres) is currently vacant.

The key aspects of this proposal involve:

- two freestanding fast food restaurants with drive-through facilities, having a total gross floor area of 317 square metres (3,400 square feet) and 280 square metres (3,000 square feet);
- 165 square metres (1,776 square feet) of retail/commercial floor area to be added to a portion of the existing plaza;
- 3,716 square metres (40,000 square feet) of floor area linking the two existing freestanding buildings to be developed either as a 1,114 square metre (12,000 square feet) single storey "specialty food store", a 3,716 square metre (40,000 square feet) four storey office building, or a combination of ground floor retail/commercial with three storeys of offices;
- an existing driveway from Havelock Drive is proposed to be closed to accommodate the additional building area;
- a new "right in / right out" driveway from Hurontario Street; and

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
WHITEHOUSE FAMILY HOLDINGS LTD.

- depending upon the phasing of the development, a minimum of 223 surface parking spaces and 94 to 147 underground parking spaces.

The Concept Site Plan also shows a commercial-recreation use adjacent to the north-west corner of the subject property consisting of:

- a 54 hole mini-putt golf course; and,
- a two storey building (labelled "Building D") having a total gross floor area of 745 square metres (8,000 square feet), containing offices and commercial facilities devoted exclusively to the mini-putt golf course.

The commercial-recreation development was permitted by a decision of the Brampton Committee of Adjustment (Application A4/92; Our File Number: G31 A004 92) on January 28, 1992.

In summary, the current application is intended to both implement the decision of the Committee of Adjustment respecting the mini-putt golf course development, and intensify the plaza as outlined above.

The summary of the impacts of the proposed development are contained in the following Summary Impact Table.

SUMMARY IMPACT TABLE

ISSUE

SUMMARY

LAND USE

- the proposal conforms to the Official Plan designation of "Commercial" and the Secondary Plan designation of "Convenience Commercial-Specialty Office Service Commercial"
- an amendment is required to the Secondary Plan to permit an increase in the gross leasable floor area for retail commercial purposes;
- an amendment is required to the Zoning By-law to permit additional freestanding buildings and an attendant increase in floor area.

ZONING/PROPOSED USES

- the amending zoning by-law should restrict the maximum gross leasable commercial floor area for a supermarket to 1,114 square metres.

URBAN DESIGN

- an architectural guideline shall be submitted, and implemented by the applicant, showing all buildings having an integrated style and design;
- service and waste disposal areas shall not be visible from Hurontario Street.

ACCESS

- a new right-in / right-out driveway from Hurontario Street;
- proposed closure of the Havelock Drive driveway to be addressed subject to the results of the public meeting.

PARKING

- both surface and below grade parking shall be provided in accordance with a shared parking formula to be incorporated in the zoning by-law.
- no difference between by-law and proposal.

PROPOSED FAST FOOD RESTAURANT WITH DRIVE-THROUGH (BUILDING C)

- prior to the enactment of the zoning by-law, a revised site plan shall be approved by the Public Works and Building Department and the Planning and Development Department showing an alternative location.

STRATEGIC PLAN

- the proposal is in keeping with the "Prosperous Economy" goal stream; and,

FINANCIAL

- the proposal would result in an annual positive net financial benefit to the City.

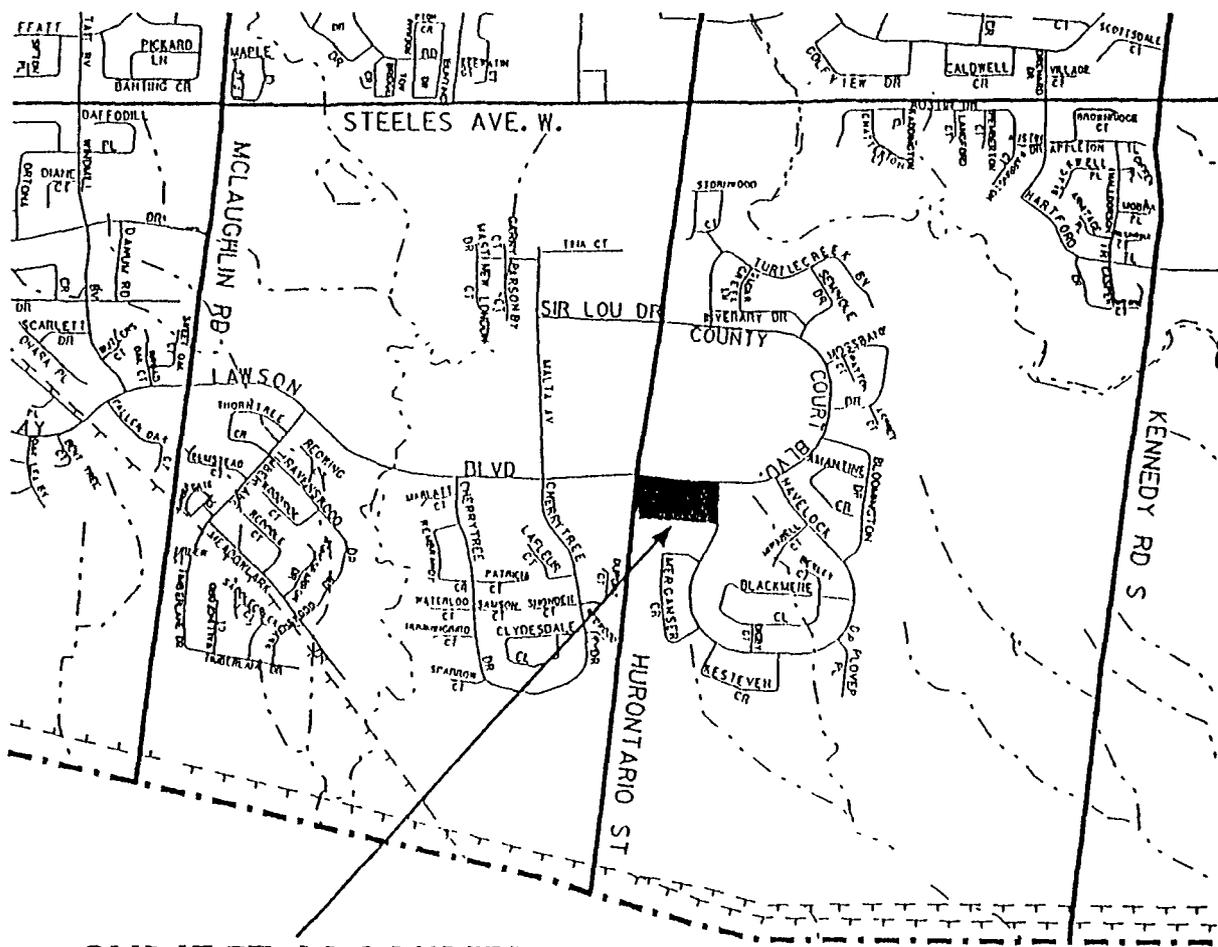
OVERALL SUMMARY

- the proposal to amend the Official Plan and Zoning By-law is supportable subject to specific conditions including:

- prior to the enactment of the implementing zoning by-law, submission of a revised concept site plan to be approved by the Public Works and Building Department and the Planning and Development Department showing an acceptable alternative location for the fast food restaurant with drive-through facility (Building 'C'); and,

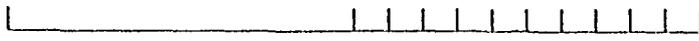
- *prior to the enactment of the implementing zoning by-law, submission of an architectural guideline to be approved by the Commissioner of the Planning and Development Department, which shows that all buildings on the site will have an integrated style and design.*

NG/rw/whiteexecsum



SUBJECT PROPERTY

2000M



CITY OF BRAMPTON

Date : 1992 06 18 Prepared by : K.M.H.
 File no. T1E14.16 Map no. 76-36A



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
WHITEHOUSE FAMILY HOLDINGS LTD.

LOCATION MAP

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: November 12, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
Whitehouse Family Holdings Limited
Part of Lot 14, Concession 1, W.H.S.
Block 96, Registered Plan 43M-523
Courtwood Centre Plaza- 200 County Court Boulevard
Ward Number 3
Our File: T1E14.16

1.0 PROPOSAL

The above noted application involves the re-development of an existing commercial plaza, and was referred to staff by City Council on July 8, 1992 for a report and recommendation.

The original submission has undergone a number of minor revisions. A "Parking Utilization Study" has also been submitted and reviewed by City Staff.

The attached Concept Site Plan shows the nature of the proposed development and concomitant changes to the existing plaza, namely:

- two freestanding fast food restaurants with drive-through facilities labelled "Building C and Building E", having a total gross floor area of 317 square metres (3,400 square feet) and 280 square metres (3,000 square feet) respectively;
- 165 square metres (1,776 square feet) of retail/commercial floor area to be added to a portion of the existing plaza (labelled "Building A");
- 3,716 square metres (40,000 square feet) of floor area linking the two existing freestanding buildings (labelled "Building F") to be developed either as a 1,114 square metre (12,000 square feet) single storey "specialty food store", a 3,716 square metre (40,000 square feet) four storey office building, or a combination of ground floor retail/commercial with three storeys of offices;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
WHITEHOUSE FAMILY HOLDINGS LTD.

- the existing driveway from Havelock Drive is proposed to be closed to accommodate proposed Building Area "F"; and,
- a new "right-in/right-out" driveway from Hurontario Street.

It should be noted that the supply and distribution of parking spaces is based upon a study submitted by the applicant, and elaborated upon in section 5.3.2 of this report. The applicant is proposing a minimum of 223 surface parking spaces. Depending upon how Building Area "F" is developed (i.e. a four storey office, a single storey of specialty food use, or a combination single storey specialty food and three storeys of office), and additional 94 to 147 parking spaces would be accommodated in an underground parking structure. The Concept Site Plan indicates that the ramp into the underground parking structure would be accessed from the most easterly driveway from County Court Boulevard.

In addition to the purposes mentioned above, and the purposes currently permitted under existing zoning provisions applicable to the subject property (see Appendix 'D' to this report), the applicant is proposing the following:

- a printing establishment;
- a commercial school;
- a swimming pool sales and service establishment;
- a home furnishings and improvement retail outlet;
- a fast-food restaurant without drive-through facility in the existing plaza buildings; and,
- a social organization.

The Concept Site Plan also shows a commercial-recreation use adjacent to the north-west corner of the subject property consisting of:

- a 54 hole mini-putt golf course; and,
- a two storey building (labelled "Building D") having a total gross floor area of 745 square metres (8,000 square feet), containing offices and commercial facilities devoted exclusively to the mini-putt golf course.

This commercial-recreation development was permitted by a decision of the Brampton Committee of Adjustment (Application A4/92; Our File Number: G31 A004 92) on January 28, 1992. Schedule "B", condition 2), to the Committee of Adjustment's decision states that:

"Upon the final approval of Application A4/92, the Owner shall agree to file an application to amend the Zoning By-Law incorporating the development proposed under A4/92 and including any further changes to Section 651 of By-Law 19-87."

In addition, a site plan application for the mini-putt component has been submitted (Our File: SP92-16).

In summary, the current application is intended to both implement the decision of the Committee of Adjustment respecting the mini-putt golf course development, and intensify the plaza as outlined above.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

The subject property is located at the south-east corner of the intersection of Hurontario Street and County Court Boulevard (Refer to attached Location Map), with a frontage of approximately 90 metres (295.27 feet) along the east side of Hurontario Street, and a flankage dimension of approximately 181 metres (593.83 feet) along the south side of County Court Boulevard.

The 2.183 hectare (5.4 acre) site contains two single storey buildings (refer to Buildings "A" and "B" on the attached Concept Site Plan) having a total retail/commercial floor area of 3,160 square metres (34,000 square feet). The westerly portion of the subject property having an area of approximately 0.72 hectares (1.79 acres), is currently vacant.

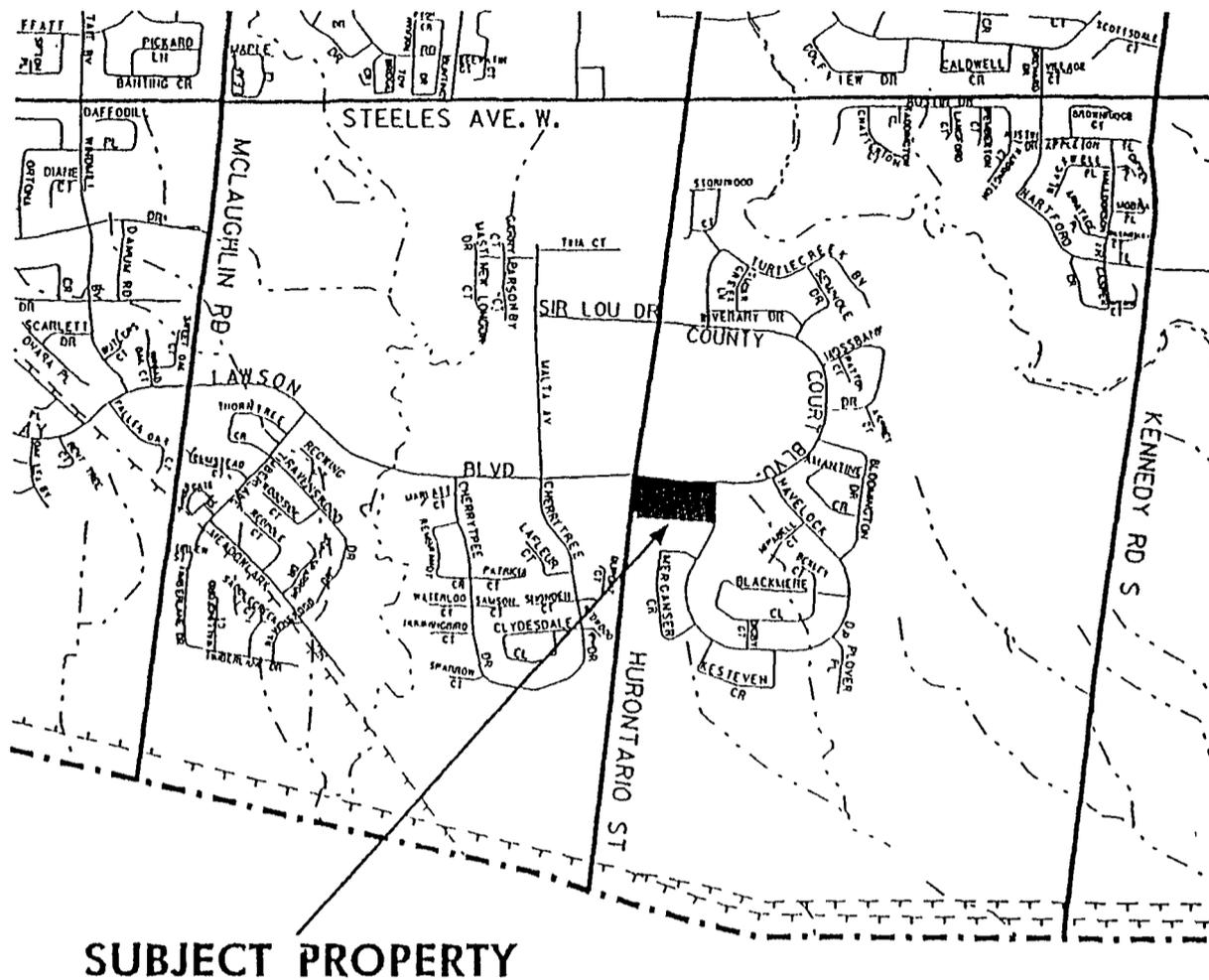
Surrounding land uses are as follows:

North: County Court Boulevard, and beyond, a mix of office and commercial development;

South: vacant land and a cemetery (The Cheyne Pioneer Cemetery);

West: Hurontario Street, and beyond, a shopping centre (the City South Plaza), vacant land, and high density residential development (note: the south-west corner of Hurontario Street and Ray Lawson Boulevard has been approved (by City Council) for office, hotel, and retail/commercial purposes); and,

East: Havelock Drive, and beyond, high density residential development, open space, and single-family residential development.



SUBJECT PROPERTY

2000M

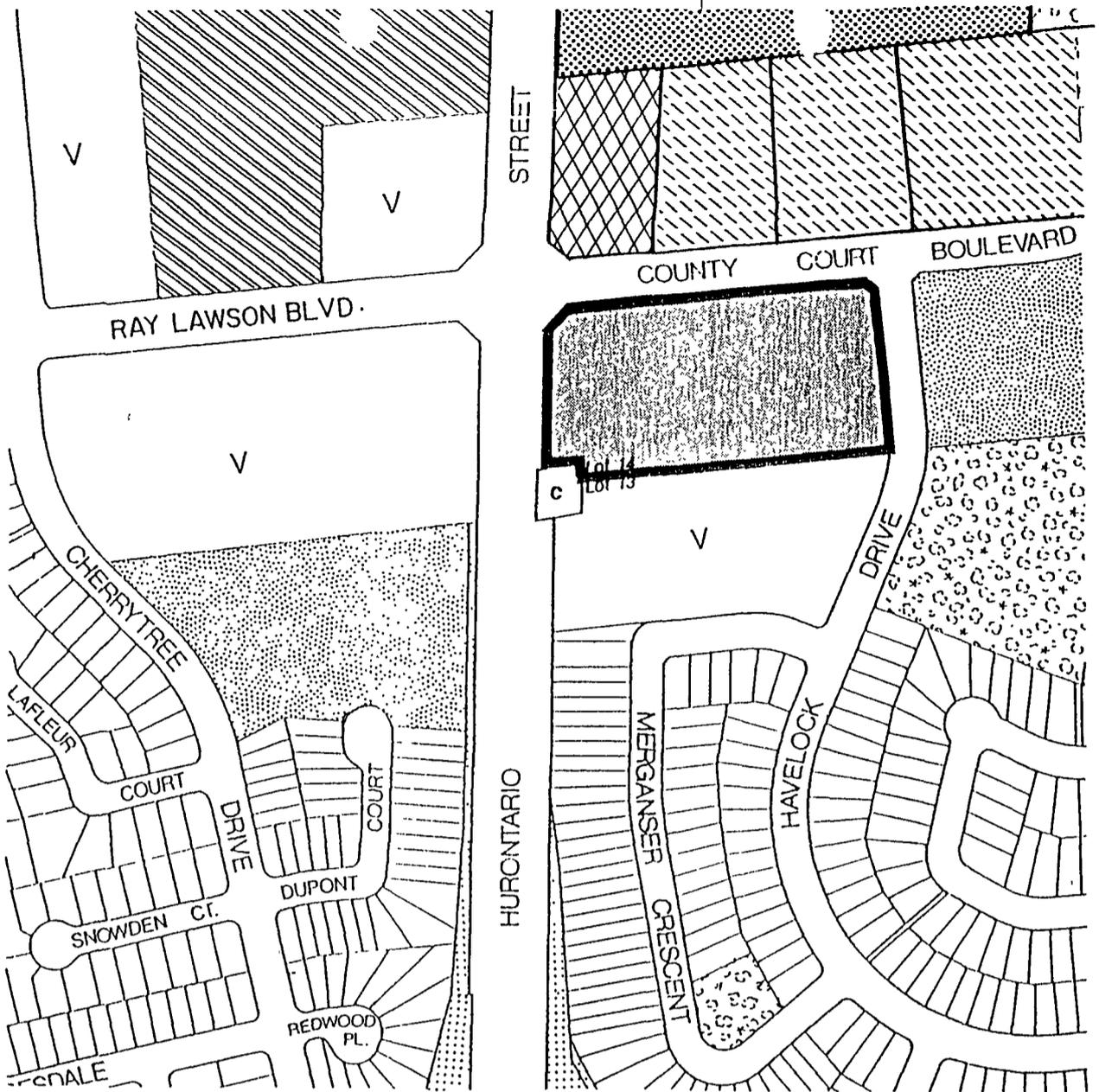
CITY OF BRAMPTON

Date: 1992 06 18 Prepared by: K.M.H.
 File no. T1E14.16 Map no. 76-36A



LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 WHITEHOUSE FAMILY HOLDINGS LTD.



LEGEND

- | | | | |
|---|--------------------|---|---------------------------|
|  | SUBJECT PROPERTY |  | SINGLE FAMILY RESIDENTIAL |
|  | SERVICE COMMERCIAL |  | HIGH DENSITY RESIDENTIAL |
|  | HIGHWAY COMMERCIAL |  | OPEN SPACE |
|  | COMMERCIAL |  | ROAD WIDENINGS |
|  | INSTITUTIONAL |  | VACANT |
|  | CEMETERY |  | OFFICE |



CITY OF BRAMPTON

Date : 1992 06 18 Prepared by : K.M.H.
 File no. T1E14.16 Map no. 76-36B



EXISTING LAND USE

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 WHITEHOUSE FAMILY HOLDINGS LTD.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The Official Plan, Schedule 'A', General Land Use Designations, designates the property "Commercial".

The Official Plan, Schedule 'F', Commercial, designates the subject property "Specialty Office-Service Commercial".

Official Plan Amendment Number 61, as amended by O.P.A. 110, Fletchers Creek South Secondary Plan, designates the subject property "Convenience Commercial and Specialty Office - Service Commercial".

Zoning By-Law 139-84, as amended, zones the subject property "Service Commercial One - Section 651 (SC1-Section 651)".

The proposal is generally consistent with the land use designations in both the Official Plan and the Fletchers Creek South Secondary Plan. An amendment to the Official Plan/Secondary Plan is required to enable development in excess of the 4,090 square metres (44,025 square feet) of retail commercial floor area permitted by the Secondary Plan. In this respect, a new total of 5,497 square metres (59,176 square feet) is being proposed.

4.0 STRATEGIC PLANNING IMPLICATIONS

4.1 Strategic Plan

The City's Strategic Plan identifies a number of goal streams, objectives and strategic initiatives. This application is consistent with the "Prosperous Economy" goal stream which strives to:

"...encourage desirable and sustainable economic growth in order to build a firm foundation for long term community prosperity..."

It should be noted that the Secondary Plan permits a maximum of 11,620 square metres (125,080 square feet) of office commercial floor area to develop on the subject lands. If approved, the proposal will have the effect of developing 3,996 square metres (43,013 square feet), or 34%, of this total. Further, the applicant has indicated that upon the expiry of the lease for the mini-putt golf development, there is the intent to redevelop this portion of the site for additional office space. Therefore, from a long term perspective, the redevelopment of this commercial plaza should assist the City in implementing the objectives underlying the prosperous economy goal stream.

4.2 Financial Impact

Clearly, it would be useful to compare the ultimate development of the subject property (i.e. the 11,620 square metres of office commercial floor area noted above) with the proposed development, in order to fully assess financial impact. However, the Treasury Services Division advises that in order to undertake a comprehensive and accurate analysis of this nature, the applicant would have to provide information regarding site coverage and use in terms of long term future development. In light of the fact that this information is not available, the application was evaluated to determine its impact on the City's annual net financial position, and long term goal to improve its assessment ratio. As a result, of this analysis it was found that:

- with Building 'F' on the concept site plan being developed for a four storey office, the total assessment for this commercial complex would be about \$ 2.2 million, with no residential offset: with Building 'F' on the concept site plan being developed for single storey retail/commercial/specialty food store purposes, the total assessment for this commercial complex would be about \$930,000, with no residential offset; and,
- with Building 'F' on the concept site plan being developed for a four storey office, an annual net gain to the City's operating fund of approximately \$13,000 would be realized: with Building 'F' on the concept site plan being developed for single storey retail/commercial/ specialty food store purposes, an annual net gain to the City's operating fund of approximately \$5,500 would be realized.

In accordance with the applicant's request to phase the development of Building 'F', staff requested that the Treasury Services Division provide an additional calculation which assumes that the ground floor of Building 'F' develop for retail/commercial purposes (specialty food store) with three storeys of office space above. In this respect, the total commercial assessment for the plaza would be about \$1.7 million (without residential offset), with an annual net gain to the City's operating fund of approximately \$10,500 being realized.

In terms of financial impact, this proposal would provide a positive financial benefit to the City on an annual basis.

If in the future, additional office development occurs on the subject property, there is the strong likelihood that the positive financial benefit to the City would also increase.

5.0 ANALYSIS

The comments received in response to the circulation of the application are contained in Appendix A to this report. The proposal has been evaluated with respect to the following key factors:

- Official Plan and Secondary Plan policies;
- issues respecting the proposed fast food restaurant with drive-through facility having exposure to Hurontario Street (Building 'C' on the concept site plan);
- the provision and distribution of parking based upon a "Parking Utilization Study" submitted in support of the application; and,
- site design issues as they relate to zoning by-law requirements, and recommended conditions of approval.

5.1 Official Plan and Secondary Plan Policies

5.1.1 Official Plan.

As previously noted, the subject property is designated for "Commercial" purposes on Schedule 'A' to the Official Plan.

The general definition of a commercial land use designation includes areas predominantly used for retail or wholesale stores, office and service functions, cultural, and entertainment facilities, and may include community service buildings (section 2.2.1 in the Official Plan). The additional proposed retail/commercial, restaurant, and office purposes are consistent with the permitted uses within the "Commercial" designation. The proposed intensification of the commercial plaza also implements the following objectives of the Official Plan:

- the development of a strong office and service component providing high levels of service, and employment opportunities (objective 2.2.2 (i)); and,
- the maintenance of a strong retail commercial structure to serve all but the most specialized needs of residents (objective 2.2.2 (ii)).

5.1.2 *Fletchers Creek South Secondary Plan*

This property is located within the Fletchers Creek South Secondary Planning area, and as such, is subject to the policies contained in that secondary plan.

Official Plan Amendment Number 110 subsequently amended the secondary plan by designating the subject property "Convenience Commercial and Specialty Office-Service Commercial". O.P.A. 110 also envisions the subject property serving some highway commercial function.

The proposed development is consistent with policies pertaining to the "Convenience Commercial" land use designation. For example, the existing permitted uses (i.e. personal service shops (a video store), a laundry distribution station, a bank, restaurants), and the purposes proposed with the redevelopment of the plaza, provide a range of convenience oriented services.

The "Specialty Office-Service Commercial" designation is intended to include predominantly offices related to business services, financial institutions, insurance, real estate, professional and governmental functions, and hotels and related facilities. Retail and personal service uses necessary to serve the employees of the Specialty Office-Service Commercial area may also be permitted.

Policies in O.P.A. 110 limit retail commercial and office commercial floor area to 4,090 square metres (44,025 square feet) and 11,620 square metres (125,080 square feet) respectively. Hence, the long range policy intent recognizes the subject lands being developed for a greater proportion of office development relative to retail/commercial (i.e. an approximate 74/26 split). However, in the short term, and depending upon the phasing of the development, the proposal implements the policy intent underlying the "Specialty Office - Service Commercial" designation through:

- (1) the addition of 280 square metres (3,000 square feet) of office floor area devoted to the mini-putt golf course; and,*
- (2) the development of the 3,716 square metres (40,000 square feet) four storey office component (Building 'F').*

If the 3,996 square metres (43,000 square feet) of above noted office development is approved, the applicant has indicated his intent to develop the remaining 7,624 square metres (82,066 square feet) of office space (i.e. both the Fletchers Creek South Secondary Plan and the Zoning By-Law permit a maximum of 11,620 square metres - 125,080 square feet of office commercial floor space) on the portion of the property currently containing the mini-putt golf course development. (Thus, recognizing the mini-putt golf course use as a short to intermediate term development to eventually be replaced by the office uses).

Therefore, the 1,407 square metres (15,145 square feet) of retail/commercial floor area above and beyond that which is currently permitted (i.e. the applicant is proposing 5,497 square metres, the Secondary Plan and Zoning By-Law permits a maximum of 4,090 square metres) should be assessed in relation to:

- the opportunity to implement the "Specialty Office- Service Commercial" land use designation for the subject lands through additional office development; and,
- the achievement of strategic planning objectives and a positive financial benefit to the City, as previously mentioned under section 4.0 of this report.

Finally, the proposal conforms to the policy intent in O.P.A. 110 which envisages the subject lands serving some highway commercial function. Although the type of highway commercial purposes, or the amount of floor area is not specified in O.P.A. 110, the two proposed fast food restaurants with drive-through facilities, as well as the mini-putt golf course, are characteristic of the definition of a "Highway Commercial" use, which:

- emphasizes automobile related trade rather than pedestrian trade; and,
- is reliant upon business from the travelling public requiring considerable exposure through a location proximate to a highway or arterial road.

In conclusion, the proposal conforms to the intent of the Official Plan and Fletchers Creek South Secondary Plan.

5.2 Proposed Building 'C' - Fast Food Restaurant

The applicant is proposing to locate a 317 square metre (3,400 square feet) fast food restaurant with drive-through facility in the location designated Building 'C' on the concept site plan. City staff recently met with the applicant to discuss a number of issues relating to the proposed restaurant. As reflected in the comments contained in Appendix 'A', the primary concerns of the Traffic Engineering Services Division, the Development and Engineering Services Division and the Urban Design and Zoning Division, relate to traffic circulation, parking, and the efficient integration of the stacking lane associated with the drive-through facility. Specifically, the proximity of the restaurant's drive-through stacking lane to the right in/right out driveway from Hurontario Street may lead to adverse traffic impacts (i.e. "bottle necks" in the vicinity of the Hurontario Street driveway, blocking of the aisle between the fast food restaurant and the parking spaces adjacent to the mini putt golf building).

In light of the above noted concerns, staff discussed two potential re-design options with the applicant, namely:

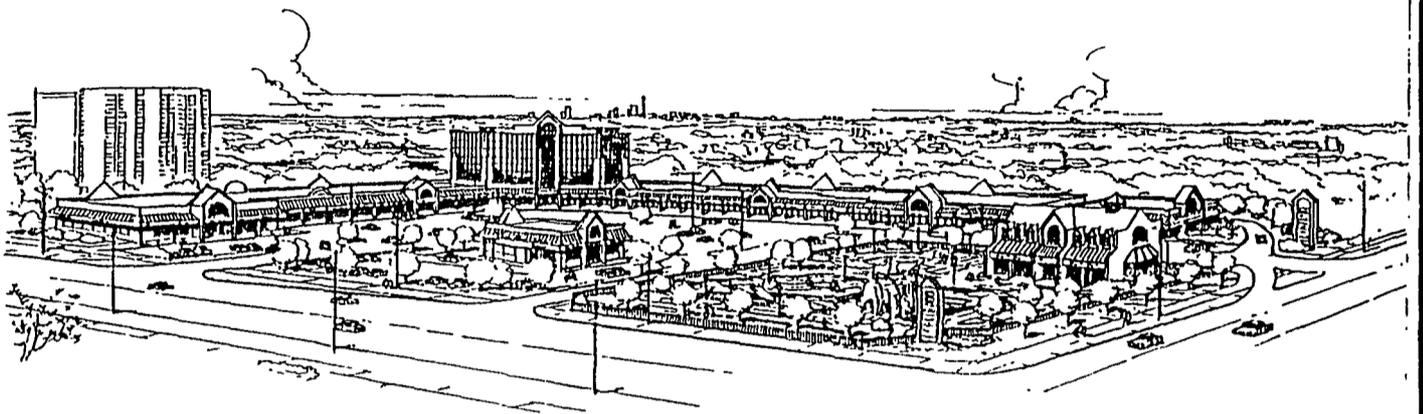
- shifting the location of the restaurant further to the east (possibly deleting or reducing Building addition 'A') and determining a new stacking lane/building footprint configuration; and,
- combining the restaurant with the additional fast food restaurant (Building 'E' on the Concept Site Plan).

The applicant has rejected both of these options, claiming that the proposed fast food restaurant use requires the exact location shown on the Concept Site Plan in order to be viable from a business and market perspective. Further, the applicant's agent contends it is not feasible to combine the two proposed fast food restaurants (Buildings 'C' and 'E' on the Concept Site Plan). Nevertheless, in light of the concerns previously noted, it is recommended that prior to the enactment of a zoning by-law, a revised site plan shall be approved by the Public Works and Building Department and the Planning and Development Department, showing an acceptable alternative location for the proposed restaurant (Building 'C').

In addition, comments from the Planning Policy and Research Division and the Urban Design and Zoning Division indicate that lands abutting Hurontario Street should be developed in the context of the established and planned "gateway image". In this respect, policies in the Fletchers Creek South Secondary Plan, encourage lands abutting Highway Number 10 to be developed in such a manner as to create a high quality, harmonious and attractive "Gateway to Brampton", and that special setbacks and comprehensive landscaping be required on these lands to achieve a uniform theme and visual continuity (reference sections 7.1 and 7.2 in the Fletchers Creek South Secondary Plan- O.P.A. 61). Accordingly, the Urban Design and Zoning Division has recommended that:

- a condition should be imposed to the effect that waste disposal or loading/unloading facilities should not face Hurontario Street, or be located between a building and Hurontario Street; and,
- prior to the enactment of the zoning by-law, the applicant shall submit an "architectural guideline" to be approved by the Commissioner of the Planning and Development Department which shows that all buildings on the subject property will have an integrated style and design.

The attached Architectural Rendering has been submitted as a preliminary indication of the intended urban design concept for the site.



COURTWOOD CENTRE

NOT TO SCALE

CITY OF BRAMPTON

Date : 1992 10 26 Prepared by : K.M.H.
File no. T1E14.16 Map no. 76-36E

ARCHITECTURAL RENDERING

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
WHITEHOUSE FAMILY HOLDINGS LTD.

5.3 The Provision and Distribution of Parking Spaces

A "Parking Utilization Study" (Candevcon Limited, Project No. 92017, Revised October 1992) has been submitted and reviewed by City staff (see comments in Appendix 'A').

5.3.1 Methodology

The methodology used in this study involved parking surveys conducted for four hours each on one weekday and one weekend, in order to measure utilization, duration and turnover. Since several units in the plaza are currently vacant, and others were closed at the time of the survey, parking utilization rates were factored to account for the un-occupied floor areas at the time of the surveys. In order to account for a potential increase in retail activity the observed parking ratios were increased by 25 percent.

The projected parking utilization for each of the existing and proposed buildings shown on the concept site plan is discussed in the parking report. In particular:

- data on customer and employee occupancies for the mini-putt golf course was obtained for facilities of this nature in thirteen comparable large markets;
- conservative assumptions on automobile use and vehicle occupancies was used to allow for variations and higher than average peaks;
- it was assumed that shared parking space use between the proposed fast food restaurants, the mini putt golf course, and the existing retail/commercial uses would contribute to a slightly lower customer parking demand; and,
- calculations included the 125 parking spaces approved by the Committee of Adjustment for the mini putt golf course development.

5.3.2 Parking Distribution

The distribution of parking spaces is based upon three potential development scenarios:

- (1) Buildings A through E on the Concept Site Plan being developed;
- (2) Buildings A through E on the Concept Site Plan being developed, with Building F being developed for office purposes only;

- (3) Buildings A through D on the Concept Site Plan being developed, excluding fast food restaurant Building E, with Building F being developed as a ground floor specialty food store with three (3) storeys of offices above.

Depending upon which development scenario proceeds, between 223 and 276 surface parking spaces would be provided. When Building Area 'F' on the Concept Site Plan develops, the surface parking currently in this location will be accommodated in an underground parking structure, and would vary from 94 to 147 parking spaces depending upon how Building area 'F' is developed.

5.3.3 The Provision of Parking Based Upon a Shared Parking Formula

The parking study submitted for this proposal uses a City of Mississauga parking formula;

The study calculates the parking demand by applying a shared parking formula as follows:

- calculates the "gross" parking demand for each type of land use by applying parking standards contained in the City of Brampton Zoning By-Law as if they were stand alone uses;
- derives a utilization factor of four times per day (morning, noon, afternoon and evening) for weekdays and weekends separately, for a total of eight utilization factors for each land use type;
- calculates parking demand for each of the eight time periods by multiplying the utilization factor by the gross parking demand for each land use type, and summing all land use types in a given development scenario; and,
- the maximum parking demand for eight time periods then prevails.

The result of the application of this shared parking formula is contained in Appendix 'B' to this report (comprising Table A-9 of the Candevcon Report, relating to each of the three development scenarios noted above).

Both the Urban Design and Zoning Division and the Traffic Engineering Services Division are in agreement with the proposed percentage utilization upon which the shared parking concept is based. However, the Urban Design and Zoning Division disagrees with the assumptions and rationale the study uses to derive a parking rate of 1 space per 25 square metres of floor area as applied in Table A-9 of Appendix 'B'. In this respect, the zoning by-law requires a parking standard of 1

parking space for each 19 square metres of gross leasable commercial floor area for a Shopping Centre with a floor area of more than 2,000 square metres. Accordingly, at the request of the Urban Design and Zoning Division, Candevcon revised the calculations contained in Table A-9 to reflect the parking standard contained in the Zoning By-Law. The result, as contained in Appendix 'C' to this report, indicates a deficit of 30 parking spaces for development scenario one (i.e. Buildings 'A' to 'E' without Building 'F' being developed), whereas previously there was a surplus of 12 parking spaces (see Appendix 'B'). Further, the applicant would be required to provide a correspondingly greater number of underground parking spaces when Building Area 'F' is developed. As a possible solution to this parking problem, the applicant could assess the implications of deleting Building Area 'A' in order to further reduce the parking requirement, and thereby provide an alternative location for Building 'C' (the proposed fast food restaurant fronting onto Hurontario Street). Nevertheless, it is recommended that revised parking formula be incorporated into the site specific amending zoning by-law, and the applicant should be required to provide parking in accordance with that formula.

5.4 Site Design Issues As They Apply to Zoning By-law Requirements and Recommended Conditions of Approval

This section of the report will focus upon two key site design issues as they relate to the requirements of a site specific amending zoning by-law, and/or additional recommended conditions of approval, namely:

- conditions of approval which enhance land use compatibility; and,
- proposed uses, with an emphasis upon the "specialty food store" and the inclusion of additional office space on the site.

5.4.1 Land Use Compatibility

A key objective of the Official Plan, is a harmonious interface between commercial uses and other land uses (objective 2.2.6).

In this instance, land use compatibility between the proposed development and surrounding land uses is fostered by the fact that:

- the plaza is on the periphery of a single family subdivision (i.e. there is a separation distance of approximately 90 metres (300 feet) between the rear yard of the nearest single family dwelling and the subject lands); and,
- the plaza is adjacent to a number of similar retail/commercial/office uses.

It is proposed to close the Havelock Drive driveway through the development of Building 'F'. This may alleviate a concern expressed by the residents of the adjacent apartment building, namely; "cut through" traffic accessing the proposed fast food restaurants and the mini-putt golf course development. In this regard, The Traffic and Engineering Services Division has indicated that the maintenance of this driveway may be necessary to serve surrounding residents. Moreover, the Fire Division has indicated that the Havelock Drive fire access route shall be maintained until Building 'F' is constructed and/or the site mechanical systems are modified to the Division's satisfaction. However, this matter could be revised subject to the results of the public meeting; and an appropriate recommendation submitted to the Planning Committee.

In addition to the requirements of the site plan approval process it is recommended that the following conditions of approval be applied to the proposed development in order to enhance land use compatibility:

- the provision of a service/delivery access in a design and location satisfactory to the Commissioner of the Planning and Development Department;
- the design and orientation of lighting so as to minimize glare on surrounding properties;
- a minimum twice weekly litter pick-up; and
- the location of exhaust fans and ventilation systems for all restaurant uses being approved by the Commissioner of the Planning and Development Department.

5.4.2 Proposed Uses

Appendix 'D' to this Report lists the permitted purposes under the existing zoning provisions pertaining to the subject property.

As previously noted, (see sections 5.1.1 and 5.1.2 of this report) all of the proposed uses are consistent with the intent of the Official Plan and the Fletchers Creek South Secondary Plan. However, some discussion is warranted with respect to the inclusion of the proposed 1,114 square metre (12,000 square feet) "specialty food store" within Building area 'F' on the Concept Site Plan. The applicant's agent defines a specialty food store as offering "a range of European deli-style foods not normally offered by a traditional grocery stores."

Based upon their analysis of a retail market study prepared for the adjacent City South plaza (the north-west corner of Hurontario Street and County Court Boulevard) the Planning Policy and Research Division note that there appears to be residual space available within the trade area of the subject lands to support a "specialty food store" with a maximum gross leasable commercial floor area not to exceed 1,114.8 square metres (12,000 square feet). However, the Division also notes that the market orientation and traditional product mix of the specialty food store should not duplicate existing supermarkets within the trade area. The Urban Design and Zoning Division have advised that this proposed use cannot be regulated in a zoning by-law in terms of market orientation or product mix, therefore, the alternative is to define the proposed use as a supermarket having a maximum gross leasable commercial floor area not to exceed 12,000 square feet.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

To summarize, this proposal is generally consistent with the applicable policies in the Official Plan and the Fletchers Creek Secondary Plan in terms of the respective "Commercial" and "Convenience Commercial and Specialty Office-Service Commercial" land use designations for the subject property.

The additional proposed purposes, and the intensification of the existing plaza, is supportable from a land use planning perspective, and also has positive financial and strategic planning implications.

However, staff is recommending approval contingent upon the applicant agreeing to:

- prior to the enactment of the implementing zoning by-law, submit a revised concept site plan to be approved by the Public Works and Building Department and the Planning and Development Department, showing an acceptable alternative location for the fast food restaurant with drive-through facility (Building 'C'); and,
- prior to the enactment of the implementing zoning by-law, submit an architectural guideline to be approved by the Commissioner of the Planning and Development Department, which shows that all buildings on the site will have an integrated style and design.

In conclusion, staff recommends that the application to amend the Official Plan and Zoning By-Law be approved subject to the appropriate conditions.

6.2 Recommendation

It is recommended that:

- A. *A public meeting respecting an Official Plan Amendment and an application to amend the Zoning By-Law be held in accordance with Council procedures.*
- B. *Subject to the results of the public meeting, Staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:*
 1. *Prior to the enactment of the implementing zoning by-law, the applicant shall submit an architectural guideline to be approved by the Commissioner of the Planning and Development Department, which shows that all buildings on the subject property will have an integrated style and design;*
 2. *Prior to the enactment of the implementing zoning by-law, the applicant shall submit a revised site plan to be approved by the Public Works and Building Department and the Planning and Development Department showing an acceptable alternative location for the fast food restaurant with drive-through facility (Building 'C').*
 3. *The site specific by-law shall contain the following provisions:*
 - a. *the subject property shall be used only for the following purposes:*
 1. *the purposes permitted under section 23.1.1.(a);*
and,
 2. *a printing establishment;*
 3. *a commercial school;*
 4. *a swimming pool sales and service establishment;*
 5. *a home furnishings and improvement retail outlet;*
 6. *a fast-food restaurant without drive-through facility;*
 7. *a fast-food restaurant with drive-through facility with a maximum floor area of 317 square metres, the location of which to be shown on a site plan schedule;*

8. a fast food restaurant with drive-through facility with a maximum floor area of 280 square metres, the location of which to be shown on a site plan schedule;
 9. a social organization;
 10. a supermarket with a maximum gross leasable commercial floor area of 1,114 square metres;
 11. a mini-putt golf course and a two storey accessory building having a maximum floor area of 745 square metres; and,
 12. purposes accessory to the other permitted purposes.
- b. shall be subject to the following requirements and restrictions:
1. minimum lot area- 2 hectares;
 2. minimum front and rear yard depths, and minimum side yard width shall be shown on a schedule to the zoning by-law;
 3. minimum landscaped open space shall be shown on a schedule to the zoning by-law;
 4. maximum gross commercial floor area for office uses shall not exceed 11,620 square metres;
 5. maximum gross floor area for uses other than offices shall not exceed 5,497 square metres;
 6. parking requirements for those purposes permitted by section 3 (a) 1 to 3 (a) 12 inclusive shall be calculated in accordance with the parking rate shown in the tables below. The parking requirement for each use shall be multiplied by the percent of the peak period for each time period contained below. Each column shall be totalled for weekdays and weekends. The maximum figure obtained from all the periods shall become the parking requirement.

PERCENT OF PEAK PERIOD
Percent of Peak Period (Weekday)

<u>Land Use</u>	<u>Parking Rate</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
Retail/Commercial Including a Social Organization	19.0	70	80	100	75
Fast Food Restaurant with Drive-Through	6.0	70	100	100	100
Supermarket	17.0	70	80	100	100
Office	31.0	100	100	100	10
Mini-Putt Golf Course	12.0	25	25	25	100

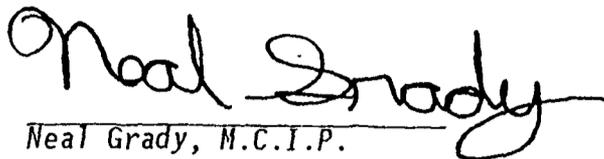
Percent of Peak Period (Weekend)

Retail/Commercial Including a Social Organization	19.0	80	100	100	30
Fast Food Restaurant with Drive Through	6.0	70	100	100	100
Supermarket	17.0	80	100	100	30
Office	31.0	10	10	10	10
Mini-Putt Golf Course	12.0	50	50	50	100

7. maximum building coverage- 28 percent;
8. all underground parking structures shall have a minimum distance of 3 metres from the property limits; and,
9. shall also be subject to the requirements and of the SCI zone and the general provisions of this by-law not in conflict with those set out above.

(k) the applicant shall agree to provide a service/delivery access in a design and location satisfactory to the Commissioner of the Planning and Development Department.

Respectfully submitted,



Neal Grady, M.C.I.P.

AGREED:



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



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

NG/rw/whitehouserpt

4. Development of the subject lands shall be subject to a development agreement and shall contain the following:
- (a) prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, a grading and drainage plan, an engineering and servicing plan, a fire protection plan and elevation and cross-section drawings shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) the applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties;
 - (c) the applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws;
 - (d) the applicant shall agree that all signs shall conform to the provisions of the sign by-law;
 - (e) the applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities;
 - (f) the site development plan shall indicate suitable locations for temperature controlled restaurant waste disposal rooms and restaurant exhaust pipes and fans;
 - (g) the applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly;
 - (h) the applicant shall agree to have separate addresses for all new and existing buildings approved by the City's Address Numbering Committee, and that all multiple unit buildings will have unit numbers that are clearly identifiable on both the front and rear of the building.
 - (i) the applicant shall agree to implement the approved architectural guideline for the subject property.
 - (j) the applicant shall agree that the site development plan shall show waste disposal and loading/unloading facilities which do not face Hurontario Street, or, are located between a building and Hurontario Street.

Appendix A

The Public Works and Building Department, Traffic Engineering Services Division advise:

Revisions to the parking study shall be completed to support the development proposed.

We have concerns with the proposed drive-thru facility associated with the fast food restaurant proposed for building "C". Our preference would be to delete the drive-thru entirely in this quadrant.

The proposal indicates the Havelock Drive access will be closed. We have yet to receive valid reasoning for this closure and until such, this access must remain open, including under the development scenario.

Future submissions should properly indicate the approved access layout to Hurontario Street.

The Public Works and Building Department, Chief Building Official has no comments.

The Public Works and Building Department, Development and Engineering Services Division advise,

The proposed location of buildings "A" and "C" is unacceptable from a traffic point of view.

We suggest that building "A" be deleted completely to provide more stacking space and the provision of a patio. In addition, the deletion of Building "A" and the shifting of Building "C" easterly toward the existing building would create more stacking spaces, more parking spaces and a decent patio which can be screened from waiting cars by adequate landscaping.

We require a site plan agreement addressing grading, drainage and access.

The Administration and Finance Department, Treasury Services Division advise:

This application was evaluated to determine its impact on the City's annual financial position and long term goal to improve its assessment ratio from its current 68.32 split (Residential to Commercial/Industrial Business). Planning Department data regarding site coverage and Ontario Ministry of Revenue tax data was used within the calculations.

Results:

The proposed Building F is assumed to be a future office building likely to be built after other proposed uses are built. The assessment of the development excluding F would be about \$930,000 with no Residential offset. The site assessment including Building F would be about \$2.2 million with no Residential offset.

The net annual financial benefit to the City's Revenue Fund excluding Building F would be \$5,500 and about \$13,000 annually if Building F were included.

The proposal provides for net positive financial benefits to the City.

The Community Services Department, Parks and Recreation Division advise:

That a landscape and fencing plan be prepared for the site development of the project.

The Community Services Department, Fire Division advise:

That they have no objections provided the following concerns are addressed:

All existing and new buildings are to have separate addresses approved by the address numbering committee.

Multi-unit buildings are to have the unit number clearly identifiable on both the front and rear of the building (where applicable).

To utilize the existing fire protection equipment (i.e.: hydrants and Fire Department connections) the Havelock Drive fire access route shall be maintained until building "F" is constructed and/or the site mechanical systems are modified to the satisfaction of this Department.

Additional requirements for site plan approval are:

Architects review of all existing and proposed buildings.

Ontario building code classification for each building, i.e., 3.2.2.43 1 storey, sprinklered, facing 1 street.

All principal entry points to be indicated.

The possible re-routing of the existing on site watermain and hydrant systems.

The location and relocation of all Fire Department connections.

The Community Services Department, Transit Division, advise:

That they have no comments.

The Law Department advises:

That they have no comments.

The Planning and Development Department, Urban Design and Zoning advise:

We do not support a fast food restaurant at the location of Building C for reasons of traffic circulation, gateway image, and site plan aspects. However, if such a land use is to be approved by Council, a condition should be imposed to the effect that no waste disposal or loading and unloading facilities should not face Highway 10 or be located between the building and Highway 10.

The proposed service areas for Buildings A and F should be approved by the Traffic Division.

With respect to the traffic study, we agree with the proposed percentage utilization (shared parking concept) outlined as Table A-9 but we do not agree the proposed parking rate of one space per 25 square metres for the existing buildings. A parking study can establish shared parking concept such as restaurant versus other retail or service commercial uses. However, a parking study of existing uses should not be a justification of lower than the City standards as these uses may be changed from time to time.

An overall architectural guideline should be submitted and approved prior to the enactment of the rezoning amendment so that all buildings on the site will have integrated style and design. We have concerns that each fast food tenant may want to drop their standard building on the site with no consideration of the overall development.

The Planning and Development Department, Planning Policy and Research advise:

That the application requires an OPA with respect to retail space.

Clearly it would be more appropriate to the concept of a Brampton "Gateway that the presentation of uses along Highway 10 be of an office nature.

That it has been a policy on previous Hurontario Street development applications that drive-thru restaurants not be permitted along street frontage or within easy sighting distance thereof (ie. not in a free standing building).

That a market study for 12,000 sq ft of speciality food space should not be necessary in this instance because of the size and type of operation and the fact that there is some utilized food store space capacity in the area.

The 1987 Retail Market Study completed by Woods Gordon on behalf of the City South Plaza application recommended that 53,200 sq.ft. of F.C.T.M. space was supportable within the trade area of the City South site in 1991. At present, the City South centre is anchored by a Jr. Department Store (Zellers) and F.C.T.M. space is limited to 8,400 sq.ft. that includes a bakery and two speciality food stores. As such, there appears to be residual space available within the trade area of the subject lands to support a "speciality food store" as proposed by the applicant.

Business Development Office - No Comment

The Region of Peel advise:

That they have reviewed the proposal with their Transportation Planning Division and Peel Regional Police Staff, and have no objections. Their Public Works Department provide the following detailed servicing comments:

Municipal Water: Facilities are available in a 300mm diameter water main on County Court Boulevard

Sanitary Sewer: Facilities are available in a 250mm diameter sewer on County Court Boulevard

In addition, the Region of Peel does not need be a party to the rezoning/site plan agreement for the subject lands.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: December 3, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

NOTES OF THE PUBLIC MEETING

RE: Application to Amend the Official Plan and Zoning By-Law
Whitehouse Family Holdings Limited
Part of Lot 14, Concession 1, E.H.S.
Block 96, Registered Plan 43M-523
Ward Number 3
Courtwood Centre Plaza- 200 County Court Boulevard
Our File: T1E14.16

The notes of the public meeting, held on Wednesday, December 2, 1992, are attached for the information of Planning Committee.

Five interested members of the public were in attendance, and their comments are contained in the attached notes, and addressed in this report.

The subject property is located at the south-east corner of the intersection of County Court Boulevard and Hurontario Street. The attached concept site plan outlines the key aspects of the application, involving: two fast food restaurants with drive-through facilities (Buildings 'C' and 'E'); a 3716 square metre (40,000 square feet) building footprint containing either four storeys of office commercial use, or a single storey supermarket, or a combination of ground floor retail/commercial with 3 storeys of office above; a 165 square metre (1,776 square feet) addition to the existing southerly building; and, incorporation of a commercial-recreation use (a mini-putt golf course and two storey accessory building) recently approved by the Brampton Committee of Adjustment.

This report will respond to:

- issues contained in letters received from residents/landowners (copies attached hereto), some of which were elaborated upon at the public meeting; and,
- other issues identified through public enquiries.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
WHITEHOUSE FAMILY HOLDINGS LIMITED

In addition the report will address parking, and other relevant issues associated with the application.

LETTERS RECEIVED

Letters have been received (copies attached hereto) from Mr. Ed Krzywonos, (a tenant in the adjacent City South Plaza), and Mr. G. Wade, a resident of the apartment building at the corner of Havelock Drive and County Court Boulevard.

Mr. Krzywonos is concerned that the proposed intensification of the subject lands, when combined with the effects of the recession, will negatively impact businesses in the City South Plaza. Further, he is concerned that if a major donut chain locates in one of the proposed fast food restaurants, his donut shop will be at a competitive disadvantage. As indicated in the attached public meeting notes, Mr. Krzywonos, as well as the Messrs. Abela (who also owns a donut shop), elaborated upon these above noted concerns at the public meeting.

With respect to the potential impacts of the proposal upon the City South Plaza, it is noted that the Planning Policy and Research Division examined the Retail Market Study previously prepared for the City South Plaza. In this regard, the Division did not indicate a concern that the proposed uses associated with the subject proposal, would have a negative market impact upon the City South Plaza.

With respect to the competitive impacts of a major donut chain locating in one of the proposed fast food restaurants, staff is of the opinion that the proposed restaurant uses are supportable from a land use planning perspective. The type of tenant which may or may not locate within a commercial plaza can not be regulated or specified in a zoning by-law. Therefore, the concerns expressed by Mr. Krzywonos and the Messrs. Abela reflect market conditions which are separate from the land use planning issues associated with the subject proposal.

Mr. G. Wade's comments (see attached letter) are summarized and addressed as follows:

- the closure of the existing driveway from Havelock Drive is requested;
- drainage from the subject property could adversely affect the abutting Cheyne Cemetery;
- some concerns were expressed with respect to litter pick-up associated with the proposed fast food restaurants; and,
- there were some concerns that insufficient parking is provided, and comments were offered with respect to the configuration of the underground parking facility.

In response to these concerns, the following is noted:

- (1) The applicant's agent has indicated that the main entrance to Building Area 'F' will not be from Havelock Drive, this should obviate Mr. Wade's concerns respecting potential parking along the Havelock Drive right-of-way.
- (2) The abutting Cheyne Pioneer Cemetery will be protected from adverse drainage impacts through the required grading and drainage plans submitted at the time of site plan approval. In addition, the applicant has agreed to install wrought iron fencing between the subject property and the cemetery at the time of site plan approval.
- (3) Respecting litter, the applicant has agreed to a minimum twice weekly on site litter pick-up as a condition of approval. Furthermore, staff has been advised by other residents in the area, that the applicant typically picks up litter from the plaza on a daily basis.
- (4) The applicant's agent advises that security issues respecting the underground parking structure will be addressed at a future date. The location and configuration of the underground parking structure will be addressed through the site plan approval process.

OTHER ISSUES

Staff received telephone calls from two residents of the apartment building at the corner of Havelock Drive and County Court Boulevard expressing a preference for the closure of the Havelock Drive driveway through the construction of Building Area 'F'. The previous planning report indicated that staff would report back to the Planning Committee on this matter subject to the results of the public meeting. In this respect, the Traffic Engineering Services Division, has agreed to an additional condition of approval that allows the existing Havelock Drive driveway to remain open until Building Area 'F' is developed, at which time, the approval of the Commissioner of the Public Works and Building Department would be required to close the driveway. It should be noted that the fire department indicates that a significant amount of servicing equipment is now accessed from the Havelock Drive access. The closure of the access will necessitate a costly relocation of the services, to be borne by the applicant.

PARKING

At its meeting of November 23rd City Council passed the following resolution respecting the application:

"That the parking rate for Retail/Commercial be reviewed following the public meeting."

As stated in the previous planning report, staff are not prepared to recommend any relief from the current zoning by-law standard of 1 parking space per 19 square metres of retail/commercial floor area (1 parking space per 25 square metres of retail/commercial floor area is proposed by the applicant). Rather than vary parking standards contained in the Zoning By-Law on a site specific basis, it would be preferable to address the issue on a comprehensive City wide basis. Accordingly, staff recommends that as part of the 1993 budget submission for the Planning and Development Department, staff be directed to report back to City Council with an appropriate work program to evaluate the parking standards for all land uses as contained in each of the Comprehensive Area Zoning By-Laws.

It should be noted that the decision of the Brampton Committee of Adjustment permitting the commercial-recreation use (the mini-putt golf course and ancillary two storey building) neglected to include an amusement arcade on the ground floor of the two storey

building. This oversight has been identified by the Director of the Urban Design and Zoning Division through the processing of the site plan approval application for the commercial-recreation use. Consequently, staff recommends an amendment to the conditions of approval to permit an amusement arcade only within the two storey building ancillary to the mini-putt development.

For the information of the Planning Committee, staff has attached hereto, the recommendation conditions of approval as approved by City Council on November 23, 1992.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. The notes of the public meeting be received.
- B. The application be approved subject to the conditions approved by City Council on November 23, 1992. save and except for the following modifications:
 - (1) 2 a. Xi shall be deleted, and replaced with:
 - a mini-putt golf course and a two storey accessory building having a maximum floor area of 745 square metres, with an amusement arcade permitted only within the ground floor.
 - (2) the following condition shall be added:
 - 3 (1) the applicant shall agree that the existing driveway from Havelock Drive shall remain, and the approval of the Commissioner of the Public Works and Building Department shall be obtained to close the driveway when Building Area 'F' develops.
- C. Staff be directed to prepare the appropriate documents for Council's consideration.
- D. As part of the 1993 budget submission for the Planning and Development Department, staff shall be directed to report back to City Council with a work program to evaluate the parking standards contained in the Zoning By-Law on a City wide basis.

November 5, 1992

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT
DATE NOV 9 1992 Rec'd
File No. 11E14.16

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

Attention: Mr. Neal Grady, M. Sc.
Development Planner

Re: Official Plan Amendment and Rezoning Application
Pt. Lot 14, Concession 1, E.H.S. (Toronto Township)
Block 96 of R.P. 43M-523
Whitehouse Family Holdings Limited
Your File: T1E14.16
Our File: R42 1E102B
City of Brampton

DEVELOPMENT SERVICES
J.D.C. NOV 9 1992
D.R. [initials]
[] K.A.
[] N.G.
[] C.L.
[] H.N.
[] M.L.P.
[] A.R.
[] W.
[] E.

Dear Sir:

Further to your letter dated October 23, 1992 concerning the above-noted proposal, please be advised that we have reviewed the proposal with our Transportation Planning Division and Peel Regional Police Staff, and have no objections. Our Public Works Department provide the following detailed servicing comments:

Municipal Water:	Facilities are available in a 300mm diameter water main on County Court Boulevard
Sanitary Sewer:	Facilities are available in a 250mm diameter sewer on County Court Boulevard.

In addition, we note that the Region of Peel does not need be a party to the rezoning/site plan agreement for the subject lands.

We trust that this information is of assistance.

Yours truly,
Vince Zammit
Vince Zammit
Senior Planner
Development Review

JL:nc

cc: J. Metras, Legal Department, City of Brampton