



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 60-76

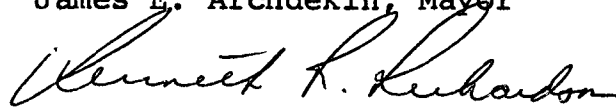
A By-law to amend the Official Plan of the former Town of Brampton Planning Area now part of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970, Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 75 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing, for approval of the aforementioned Amendment No. 75 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 23rd day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk



BY-LAW

No. 60-76

A By-law to amend the Official Plan
of the former Town of Brampton Planning
Area now part of the City of Brampton
Planning Area (Arnold Meyer)

DUPLICATE ORIGINAL

5
OPC-8-75

OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NO. 75

REG. PLAN NO. 471

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

June 14, 1976 9:45 A.M.

Katherine Barylac
Deputy Land REGISTRAR OF DEEDS, COUNTY OF PEEL

JUDITH E. HENDY
City Collector
City of Brampton
24 Queen St. East
Brampton, Ontario
L6V 1A4

TABLE OF CONTENTS

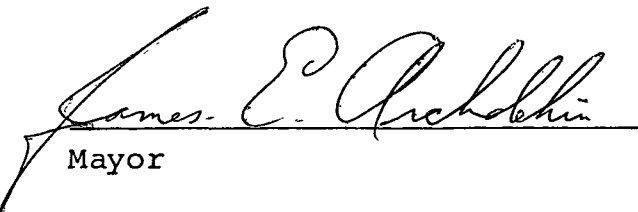
Page

I	Certification
II	Adopting By-law
1	Part A - Preamble
3	Part B - The Amendment
3	Section 1 - Land Use
	Plan of Land Use - Schedule 'A'
4	Section 2 - Development Principles
6	Section 3 - Implementation
6	Section 4 - Interpretation
7	Part C - Appendix - Public Meeting

OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NO. 75

The attached map Schedule 'A' and explanatory text, constituting Amendment No. 75 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton, by By-law No. 60-76, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of The Planning Act, (R.S.O.) 1970, Chapter 349 as amended on the 23rd day of February 1976.



Mayor



Clerk

This amendment to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 75 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.

Date May 13/76

ORIGINAL SIGNED BY
G. M. FARROW

G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

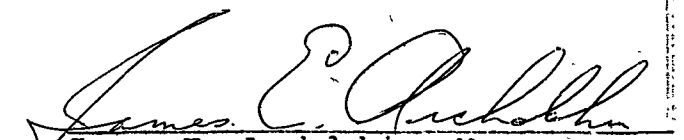
Number 60-76

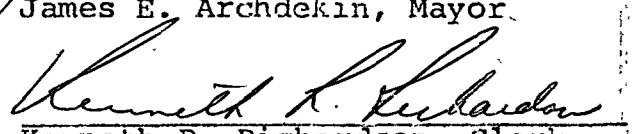
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 23rd day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NO. 75 TO THE OFFICIAL PLAN OF THE
FORMER TOWN OF BRAMPTON PLANNING AREA

Part A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment No. 75 to the Official Plan of the former Town of Brampton Planning Area, hereinafter referred to as Amendment No. 75.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment No. 75. Part A - Preamble and Part C - Appendix, are included only to provide background for Part B and should not themselves be read as a statement of policy. Part B, the operative part of this Amendment, is comprised of four sections:

Section 1.0 - Land Use

Section 2.0 - Development Principles

Section 3.0 - Implementation

Section 4.0 - Interpretation

3.0 Location of the Amendment

This amendment is concerned with land located on part of Lots 7 and 8, Block H, Plan BR-26, in the City of Brampton.

4.0 Purpose of the Amendment

The purpose of Amendment No. 75 is to designate certain low density residential lands as medium density residential, and to establish development standards for a parcel of land with an area of about 17,000 square feet (0.39 acres).

5.0 Basis of the Amendment

An application by Brampton Holdings Limited to use the property in question for the erection of an 113 unit apartment building has been rejected by the Brampton Planning Board at its meeting on October 21, 1969.

More recently an application has been submitted by Arnold Meyer (formerly Brampton Holdings Limited) to develop the subject lands for the purpose of erecting an eight 2 bedroom unit residential building.

City Council at its meeting on January 27, 1975 recommended that a revised site plan be submitted, showing a reduction in the number of dwelling units. The revised site plan proposes a five 3 bedroom unit condominium residential structure on the subject lands. Amendment Number 56 to the Official Plan of the former Town of Brampton, approved by the Ministry of Housing on December 30, 1975, however, designates the lands as Low Density Residential. Therefore an Official Plan Amendment will be required prior to the rezoning of the subject lands, to permit a Medium Density Residential development thereon.

Part B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map designated as Schedule 'A' Land Use Plan constitutes Amendment No. .75 of the Official Plan of the former Town of Brampton Planning Area.

The Official Plan is hereby amended as follows:

Section 1.0 - LAND USE

- 1.1 The land use classification of lands shown as edged with a red border on Schedule 'A' attached hereto shall be designated as a Medium Density Residential Area.
- 1.2 Residential Area shall mean that the predominant use of the land is for dwellings. Various types of dwellings ranging from single-family detached dwelling units to multi-family, multi-storey dwelling structures, shall be included under this category. Similar types shall be located together rather than indiscriminately mixing the various types. This category need not prevent some land being used for other purposes, provided that these purposes are compatible to dwellings and their location in a Residential Area is necessary to serve the surrounding dwellings, and provided further that these uses will in no way, contribute to the depreciation and deterioration of the value and amenity of the area for dwellings, and that precautions are taken by imposing standards on how

the land may be used to protect the value and amenity of the area for Residential use. This exception to permit other uses of land does not include any Commercial or Industrial uses of land that may be interpreted as being compatible to dwellings or necessary to serve the dwellings unless defined within the scope of the residential development principles.

Section 2.0 - DEVELOPMENT PRINCIPLES

- 2.1 Development will proceed only when Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks and electric energy facilities) are adequate and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 2.2 Within the area which is the subject of this Amendment only the following residential uses shall be permitted: row house dwelling unit and accessory uses.
- 2.3 Council shall determine the maximum number of dwelling units that may be permitted and in no event more than 15 units per net residential acre shall be permitted. Net residential acre refers to the site area for residential building and is not to include any land area required for road, school, park or other purpose.
- 2.4 The residential development shall be in accordance with the following principles:
 - (i) The development shall not pre-empt the capacity of existing and future facilities, i.e. - road, sanitary

and storm sewer, water supply, park and recreation and schools thereby inhibiting the development or re-development of nearby lands.

(ii) Access shall be subject to control to ensure that a minimum quantity of traffic will pass through an existing or proposed lower density residential area.

(iii) Location and siting of buildings shall be such as to minimize the loss of amenity that may be suffered by the residential development located adjacent to the subject development. Accordingly, where deemed necessary by Municipal Council, fencing, screening, landscaped open space and private open space will be required to ensure the safety, privacy and amenity of the occupants of the proposed development.

(iv) Usable private open space and recreation area shall be provided for the residential development in such quantity that is acceptable to Municipal Council.

(v) The design of the development must be of a high quality. The following criteria will be used to evaluate the development:

(a) The provision of parking to satisfy the expected requirements of the occupants, visitors and guests;

(b) the provision of recreation and similar facilities;

(vi) The residential building is to be treated as an architectural unit to such an extent that the residential building is integrated with the physical condition of the sloping site.

- 2.5 Council will ensure that adequate setbacks will be established and maintained to provide necessary road widening.

Section 3.0 - IMPLEMENTATION

- 3.1 Amendment No. 75 will be implemented by an appropriate amendment to the Zoning By-law in such a form which will impose the appropriate zoning classification and regulations in conformity with the development principles.
- 3.2 Municipal Council will enter into an agreement incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters as deemed necessary by Municipal Council.

Section 4.0 - INTERPRETATION

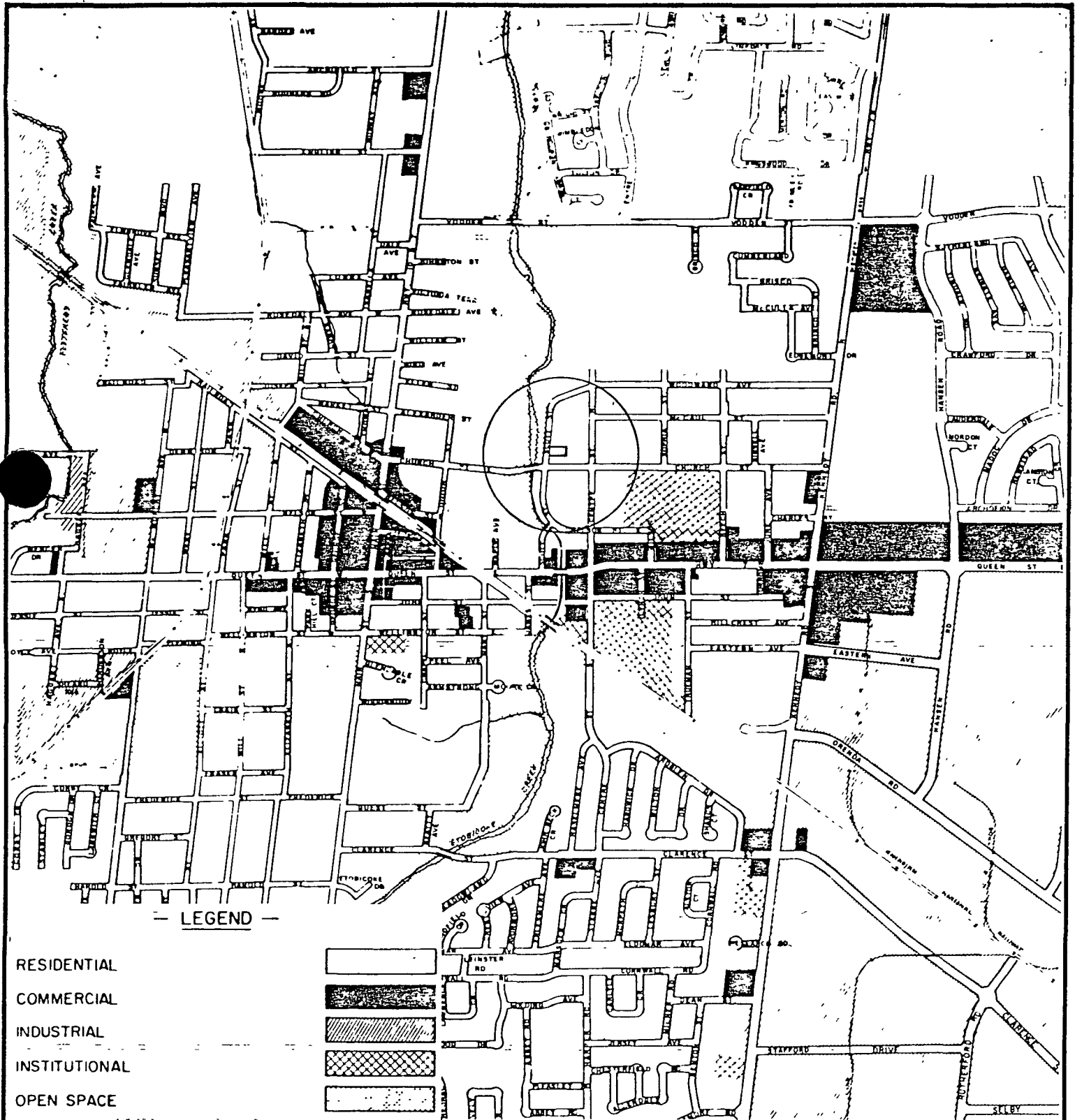
- 4.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes, it is intended that no area or district shall be created that do not conform with Schedule 'A'.

All numerical figures on Schedule 'A' should not be interpreted as absolute and rigid. Minor variations from them will be tolerated providing the intent and spirit of the Official Plan is maintained.

- 4.2 The provisions of the Official Plan as amended from time to time with respect to interpretation shall apply to this Amendment.

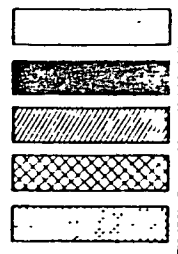
Part C - APPENDIX

Attached are copies of reports of the Planning Director dated January 17, 1975 and July 11, 1975, and a copy of the minutes of a Planning Committee meeting held on August 5, 1975 subsequent to the mailing of notices to assessed owners within 400 feet of the 4.163 acre parcel.



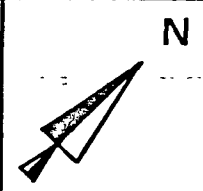
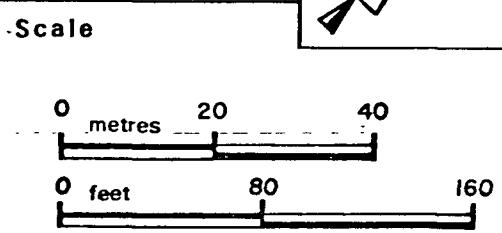
— LEGEND —

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE



Application
 City of Brampton Official Plan Amendment No. 75
 SCHEDULE 'A'

Legend
 [White box] area of this amendment



Drawn	c. f.
Date	20-11-75
File No.	
Dwg. No.	A

CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

July 11th, 1975

To: J. Galway
Senior Administrative Officer

From: Director of Planning

Re. Application to Amend the Official Plan
and Restricted Area By-law
Part of Lots 7 and 8, Block H, Plan BR-26
Arnold Meyer (formerly Bramtor Holdings
Limited)
Our File: C1E6.4

1.0 Introduction: An application to amend the Official Plan and Restricted Area By-law to permit the construction of an eight 2 bedroom unit residential building on the east side of Scott Street north of Church Street East was considered by the Planning Committee at its January 20th, 1975, meeting. It was recommended that the applicant submit a revised site plan incorporating an 8 foot road widening along Scott Street; an increased rear yard from 25 feet to 35 feet; an increased parking capacity of not less than 1.5 spaces per dwelling unit; and a reduction in the number of dwelling units.

A revised site plan has been received and reviewed by staff.

2.0 Revised Proposal: The revised site plan proposes a five 3 bedroom unit condominium residential structure on the 17,000 square feet parcel (about 0.39 acres). Two coniferous and two mature deciduous trees will have to be removed to provide space for the development.

Each dwelling unit contains a garage with space in front of each garage to park a second motor vehicle. Two spaces are provided for possible visitor use.

The residential building and each residential dwelling unit are angled on the lot in order to minimize the deficiency that arises from a narrow site. The outdoor privacy area of each dwelling unit is screened by fences.

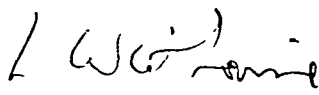
The overall dwelling unit density is almost 13 units (12.3) per net acre.

3.0 Analysis: The residential building has been sited to satisfy the basis criteria as laid down previously to provide for road widening, a rear yard of 35 feet, private driveway width of 20 feet, a minimum private yard area for each unit, and adequate parking space. Open space requirement, on the basis of 5 acres per 1,000 persons with an occupancy ratio of 4 persons per unit, amounts to 0.10 acres. The Director of Parks and Recreation has recommended the payment of cash in lieu of land dedication.

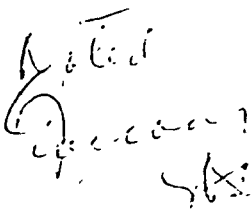
A minor modification will be required to the visitor parking area to allow for the necessary maneuvering of vehicles.

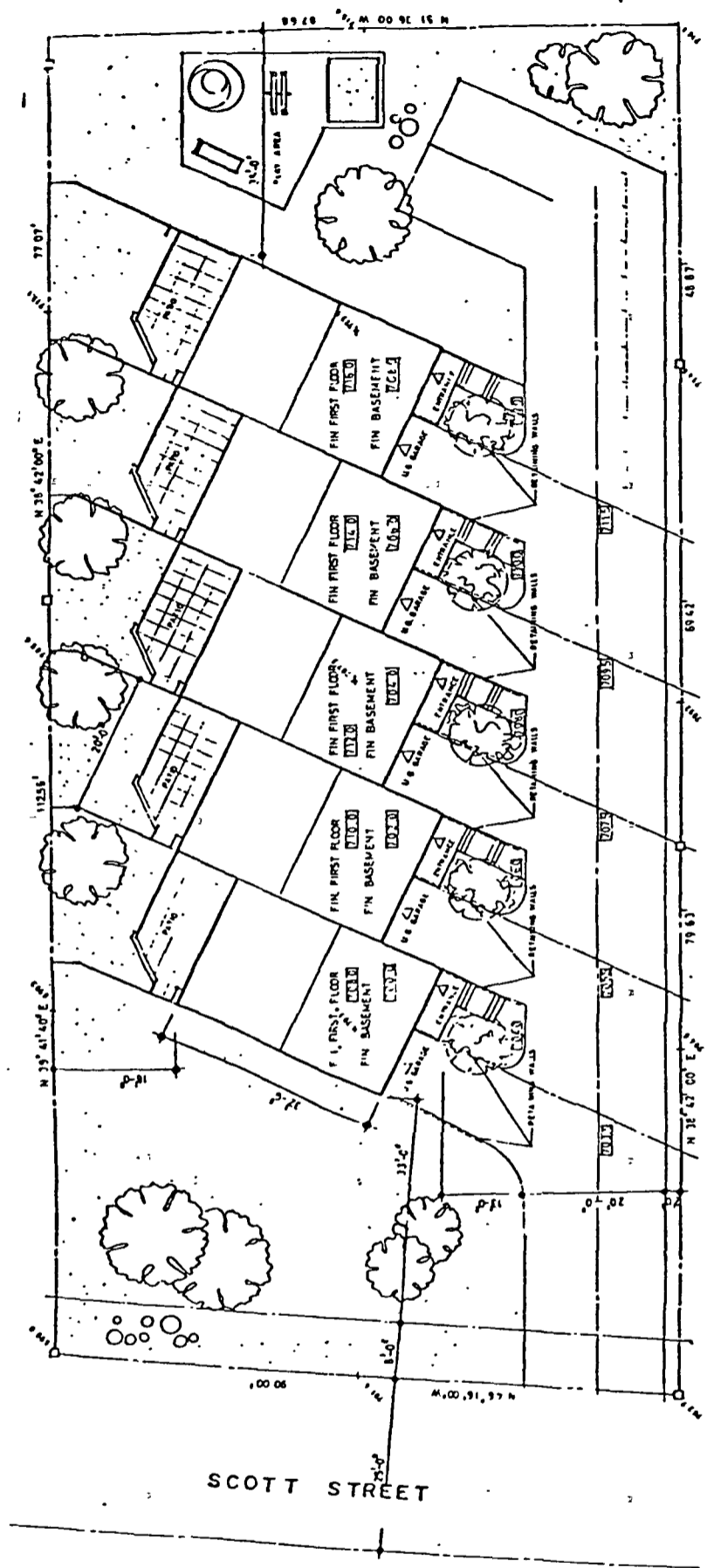
4.0 Conclusion: The applicant appears to have produced a satisfactory solution for the development of a difficult site at a moderate density level. It is recommended that Planning Committee hold a public meeting based upon the considerations of the revised site plan.

HJ/LL/ds
attachment


L.W.H. Laine
Planning Director

c:c A.K. Macdonald



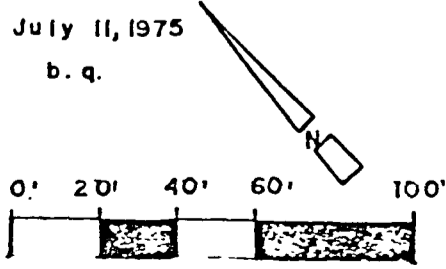


SITE PLAN

Date July 11, 1975
 Drawn b. q.

Application


ARNOLD MEYER
 CIE6.4



CITY OF BRAMPTON PLANNING DEPARTMENT



LEGEND

 AREA OF APPLICATION

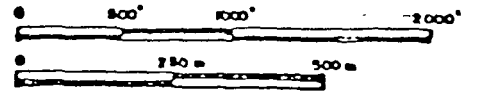
APPLICATION

ARNOLD MEYER (formerly Brampton Holdings Ltd.)

DATE 11/1/75

DWN. BY c.f.

SCALE



January 17th., 1975

To: J. Galway,
Senior Administrative Officer

From: Director of Planning

Subject: Bramtor Holdings Limited - Arnold Meyer

Our File No.: C1E6.4.

- 1.0 Purpose: An application has been submitted to amend the Official Plan and Zoning By-law to permit the construction of an eight 2 bedroom unit residential building.
- 2.0 Owner: Arnold Meyer (former owner Bramtor Holdings Ltd.)
- 3.0 Location and Area: The property fronts onto Scott Street, north of Church Street and comprises parts of Lot 7 and 8, Block H, Plan BR-26. The property encompasses an area of 17,000 square feet (about 0.39 acres) with a frontage of 90.0 feet and a depth of 197.5 feet.
- 4.0 O.P./Zoning Status: The designation by proposed Amendment Number 56 to the Official Plan of the former Town of Brampton is low density residential (7.5 units per gross acre). The existing zoning designation is single family detached residential.

The proposed dwelling unit density is almost 20 units per net acre and an Official Plan designation permitting an increase over the standard of 15 units per net acre would be required.
- 5.0 Site Analysis: The most outstanding topographical feature of the site is that it consists of two plateaus separated by a short, steep hill. The major healthy trees on the site consisting of conifers are situated near the bank of the upper plateau and likely cannot be preserved. The remaining mature trees are diseased and should be removed.

Surrounding the site there are, to the south, 2 vacant single family lots next to a nursing home, a large single family dwelling which is for sale to the north, Scott Street and Etobicoke Creek to the west, and two four-plexes fronting on Centre Street to the east.

6.0 Proposal: The proposed building is designed to have an underground garage with 8 parking spaces, constructed into the upper plateau. An additional 2 parking spaces would be provided as surface parking located in the front yard of the project. A 12 foot wide driveway provides access to the underground garage.

Four of the 2 bedroom dwelling units would have access to the ground while the remaining four would be provided with balconies of 7 foot depth and about 13 feet width. The basic height of the proposed building is 2 storeys above grade.

It is proposed that 20 foot side yard, 25 foot rear yard and a 40 foot front yard would be provided.

7.0 Discussion: Essentially the neighbourhood is a single family residential area, though in the immediate area of the subject lands are one, two and four unit family structures with a high-rise apartment building nearby to the north. Thus a small medium density building can reasonably locate in the area with minimal effect.

Due to the perpendicular width of the parcel, 87.68 feet (slope width of 90 feet) the conventional zoning regulations are not adequate and a special site plan by-law would be necessary for a multi-family structure.

In accordance with the open space policy of proposed Amendment Number 56, the land requirements based upon the ratio of 5 acres per 1,000 persons and 4 persons per dwelling unit would equate to 0.16 acres.

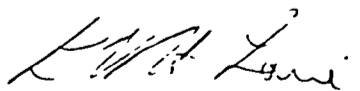
However, in recognition of the bedroom count of the proposed dwelling units a more realistic population figure of 3.0 persons per unit might be applied with a corresponding reduction in the parkland requirement. The developer should be required to pay a park land levy. The site plan as submitted should be revised to reflect the following matters.

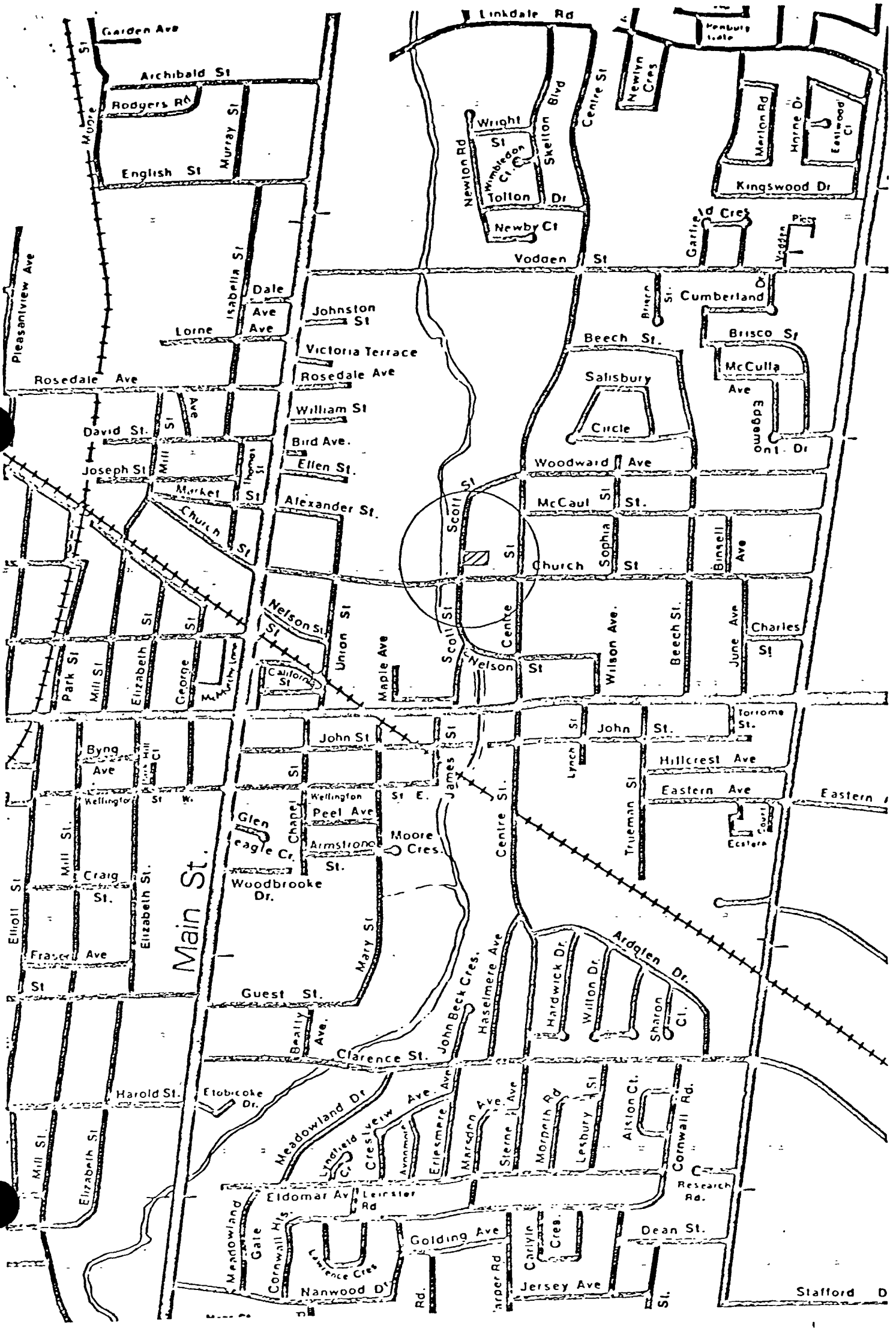
- (a) An 8 foot road widening is along Scott Street.
- (b) The rear yard should be increased in depth from 25 feet to 35 feet.
- (c) The quantity of parking provided, at the ratio of 1.25 spaces per dwelling unit is not considered adequate and should not be less than 1.5 spaces per dwelling unit.
- (d) The private driveway should be increased in width from 12 feet to 20 feet. This will affect the design of the building and a redesign or resiting will be required.
- (e) The maximum number of 2 bedroom dwelling units that should be permitted is 6.

8.0 Recommendation: It is recommended that:

- (a) this report be submitted to the Planning Committee for its information,
- (b) if the Committee believes that the Official Plan might be amended, the applicant be requested to revise the site plan for consideration of the Planning Committee prior to the holding of a public meeting, and
- (c) subject to results of the Official Plan amendment public meeting, a consolidated staff report be prepared including draft agreement and draft restricted area by-law.

LWHL/sn


L.W.H. Laine
Planning Director



LEGEND



AREA OF APPLICATION

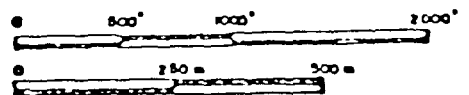
APPLICATION

ARNOLD MEYER (formerly Bramptor Holdings Ltd.)

DATE 11/1/75

DWN. BY c.f.

SCALE



CITY OF BRAMPTON PLANNING DEPARTMENT

August 14th, 1975

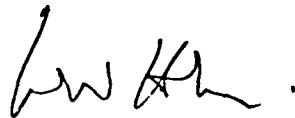
To: Chairman and Members of the
Planning Committee

From: Planning Director

Re: Application to Amend the Official Plan and
Restricted Area By-law
Lots 7 and 8, Block H, Plan BR-26
Arnold Meyer (formerly Bramtor Holdings Ltd)
Our File: C136.4

Attached are brief notes of a public meeting held on August 5th, 1975,
with regard to the above noted application. No additional comments
or inquiries have been filed with the Planning Department.

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



L.W.H. Laine
Planning Director

WHL/ds
Encl.

PUBLIC MEETING

ARNOLD MEYER

(formerly Bramtor Holdings Limited)

Lot 7 and 8, Block H, BR-26

A Special Planning Committee Meeting of the City of Brampton was held on August 5th, 1975 at the Municipal Council Chambers in Brampton commencing at 7:45 p.m. to hear representation on a proposal to amend the Official Plan and the Restricted Area Zoning By-law.

Members present were: F.W. Andrews - Alderman
M. Robinson - Councillor
C.F. Kline - Alderman
R.F. Russell - Alderman
K.G. Whillans - Councillor
F.R. Dalzell - Chairman
J.E. Archdekin - Mayor
R.V. Callahan - Alderman

Staff present were: L.W.H. Laine - Director of Planning

25 members of the public were present.

The Chairman introduced the next application and explained that the purpose of the meeting was to solicit the views of the public.

The Planning Director addressed the Committee outlining the area of the proposal and the design of the building. The Planning Director further stated that several existing trees will have to be removed to provide space for the development while some trees could be retained.

After the close of the Planning Director's presentation the Chairman invited questions and comments from members of the public. Alderman Kline wanted to know the dimensions of the property and the property's traffic connections. The Planning Director said that the property encompasses an area of 17,000 square feet or about 0.39 acres, has a frontage of 90.0 feet and a depth of 197.5 feet; the traffic from the property would flow onto Scott Street. One member of the public inquired how much of the property ground would remain open space. Mr. Meyer stated that the building would

cover an area of 3,250 square feet or 19.13 per cent of the property; parking and driveways would consume 4,840 square feet or 28.49 per cent therefore 8,898.40 square feet or 52.38 per cent of the property would remain open space and subject to landscaping.

Alderman Callahan then asked the Planning Director how much parkland would be dedicated to the City. The Planning Director answered that the proposal would require a 0.10 acre parkland dedication however a payment in lieu of parkland would be made. A member of the public questioned the history of the proposal. The Planning Director outlined the original proposal with 8 units and its rejection by Planning Committee which resulted in the design of the present 5 unit structure.

The Chairman then thanked the audience for their attention and reminded them to call or write to the Planning Department for further comments.

The meeting adjourned at 9:25 p.m.



The Corporation Of The
City Of Brampton

OFFICE OF THE PLANNING DIRECTOR

NOTICE OF PUBLIC MEETING

SUBJECT: A proposal to Amend both the Official Plan and Restricted Area By-law for a parcel of land situated in Lot 6, Concession 1 EHS.

PLACE OF PUBLIC MEETING: The Municipal Council Chambers
2nd Floor
24 Queen Street East
Brampton, Ontario

DATE: Tuesday, August 5th, 1975

TIME: 7:30 p.m.

PURPOSE: The Planning Committee of the City of Brampton is considering a proposal to Amend both the Official Plan and the Restricted Area By-law for a parcel of land located on the east side of Scott Street and north of Church Street East which has an area of approximately 17,000 square feet with a frontage onto Scott Street of about 90 feet and a depth of about 198 feet. The parcel is referred to municipally as parts of Lots 7 and 8, Block H, Plan BR-26.

The proposal is to allow the construction of a five 3 bedroom unit condominium residential structure with a garage to each unit and space in front of the garage for a second car.

The Planning Committee is holding this public meeting for the information of the public and to obtain the views and opinions of residents in the vicinity and of other interested parties. Any person, interested owner, resident or their solicitor wishing to make a submission to the Planning Committee with respect to the above is invited to do so at the aforesaid meeting.

If you are aware of any persons who may be interested in the proposal, you are invited on behalf of the Council to extend an invitation to them to attend the hearing if they so wish.

Yours very truly

A handwritten signature in cursive script, appearing to read 'L.W.H. Laine'.

L.W.H. Laine
Planning Director

LWHL/pd