



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 69-86

To adopt Amendment Number 82
and Amendment Number 82 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, 1983, hereby ENACTS as follows:

1. Amendment Number 82 and Amendment Number 82 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 82 and Amendment Number 82 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 24th day of March, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 82
AND
AMENDMENT NUMBER 82 A
TO THE OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to change the land use designation of a portion of the Brampton campus of the Sheridan College of Applied Arts and Technology from Institutional to Institutional - Secondary School-Separate School. This would permit the development of a portion of the college site for a modular school, to be operated by The Dufferin-Peel Roman Catholic Separate School Board, initially to be occupied as a temporary secondary school, and subsequently as a temporary elementary school.

2. Location:

The lands subject to this amendment are located on the east side of McLaughlin Road, approximately 430 metres south of Steeles Avenue, being part of Lot 15, Concession 1, West of Hurontario Street (geographic Township of Toronto).

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 82 :

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 82 A.

3.2 Amendment Number 82 A:

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

- (1) by changing, on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designation of the lands outlined on Schedule A to this amendment, from "INSTITUTIONAL" to "INSTITUTIONAL - SECONDARY SCHOOL - SEPARATE SCHOOL".

- (2) by adding to section 5.14 thereof the following:

"The secondary school-separate school designation for the land located on the east side of McLaughlin Road, on the property of Sheridan Collge of Applied Arts and Technology, shall be used to accommodate "holding" school facilities of The Dufferin-Peel Roman Catholic Separate School Board, and upon completion of this purpose, the school designations shall be removed by a further amendment."

86/3/78



— Secondary Plan Boundary

RESIDENTIAL

- Low and Medium Density
- High Density

COMMERCIAL

- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- Specialty Office - Service Commercial

PUBLIC OPEN SPACE

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Woodlot
- Cemetery
- Hazard Land

INSTITUTIONAL

- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School

ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

SUBJECT LANDS - CHANGE FROM "INSTITUTIONAL" TO "INSTITUTIONAL - SECONDARY SCHOOL - SEPARATE SCHOOL"

OFFICIAL PLAN AMENDMENT NO. 82
 OFFICIAL PLAN AMENDMENT NO. 82-A
 SCHEDULE A



1:10000

CITY OF BRAMPTON
 Planning and Development

Date: 86 03 11 Drawn by: K. L.
 File no. T1W15.9 Map no. 75-12F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 82
AND
AMENDMENT NUMBER 82 A

Attached are copies of reports dated February 18, 1986 and March 14, 1986 including notes of a Public Meeting held on March 5, 1986 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 17, 1986

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Secondary School Proposal
The Dufferin-Peel Roman Catholic
Separate School Board
Part of Lot 15, Concession 1, W.H.S.
(Toronto Township)
Ward Number 4
Our File Number T1W15.19

1.0 Background

The Dufferin-Peel Roman Catholic Separate School Board wishes to erect a holding school for 600 students on a site located on the Brampton campus of the Sheridan College of Applied Arts and Technology.

2.0 Property Description

The proposed site of the school is located at the south-west corner of the Sheridan College property. The site would have a frontage of 205 metres (672.6 feet) on the east side of McLaughlin Road, a maximum depth of 240 metres (787.4 feet) and comprise an area of about 4.2 hectares (10.5 acres).

The extreme south-west corner of the site is low lying and subject to seasonal wetness. The general slope of the property is from the west to the east towards Fletchers Creek. To the north of the site is a drainage channel and to the north of this facility is the principal entrance and parking lots of Sheridan College. To the

east is vacant land of Sheridan College, to the south and to the west, on the west side of McLaughlin Road are agricultural lands. To the north-west is the residential/nursing home complex of Holland Christian Homes Limited.

3.0 Official Plan and Zoning Status

The secondary school site is designated Institutional on Schedule "A" - General Land Use Designations and on Plate 43, Fletchers Creek South Secondary Plan.

The site is zoned by By-law 139-84, Institutional Two - Section 557 (I2 - Sec.557), which permits a community college and a day care centre in conjunction with a community college and accessory purposes.

4.0 Proposal

The Dufferin-Peel Roman Catholic Separate School Board wish to erect for secondary school students, a two storey school having approximately 18 classrooms, related facilities and parking lots for 117 automobiles. It is expected that the school facilities will require enlargement and consideration has been given to expanding the original building and to the use of portable classrooms, if necessary.

It is understood that the proposed secondary school facilities will be used during evening hours by Sheridan College.

5.0 Discussion

The submission has been recently received by City staff and there has not been adequate time to circulate the proposal for agency comments. However, the School Board is most anxious to undertake construction at the earliest opportunity, but is unable to do so because of zoning by-law restrictions.

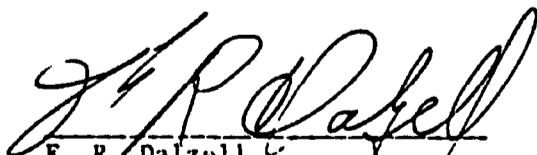
It is staff's intention to circulate the proposal as soon as possible to obtain comments to the site plan and to have these comments incorporated into a comprehensive staff report for Planning Committee's consideration. Proposed school facilities for the Fletchers Creek South Secondary Plan have been identified on the land use schedule and policy statements respecting their development are included with Residential and Public Open Space policies. An Official Plan amendment will be required in addition to the zoning by-law amendment.

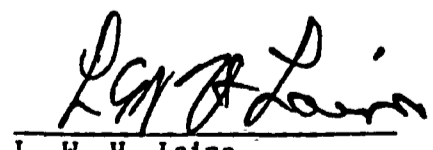
In order to not delay the processing of the submission, it is proposed that a Public Meeting be held as soon as possible.

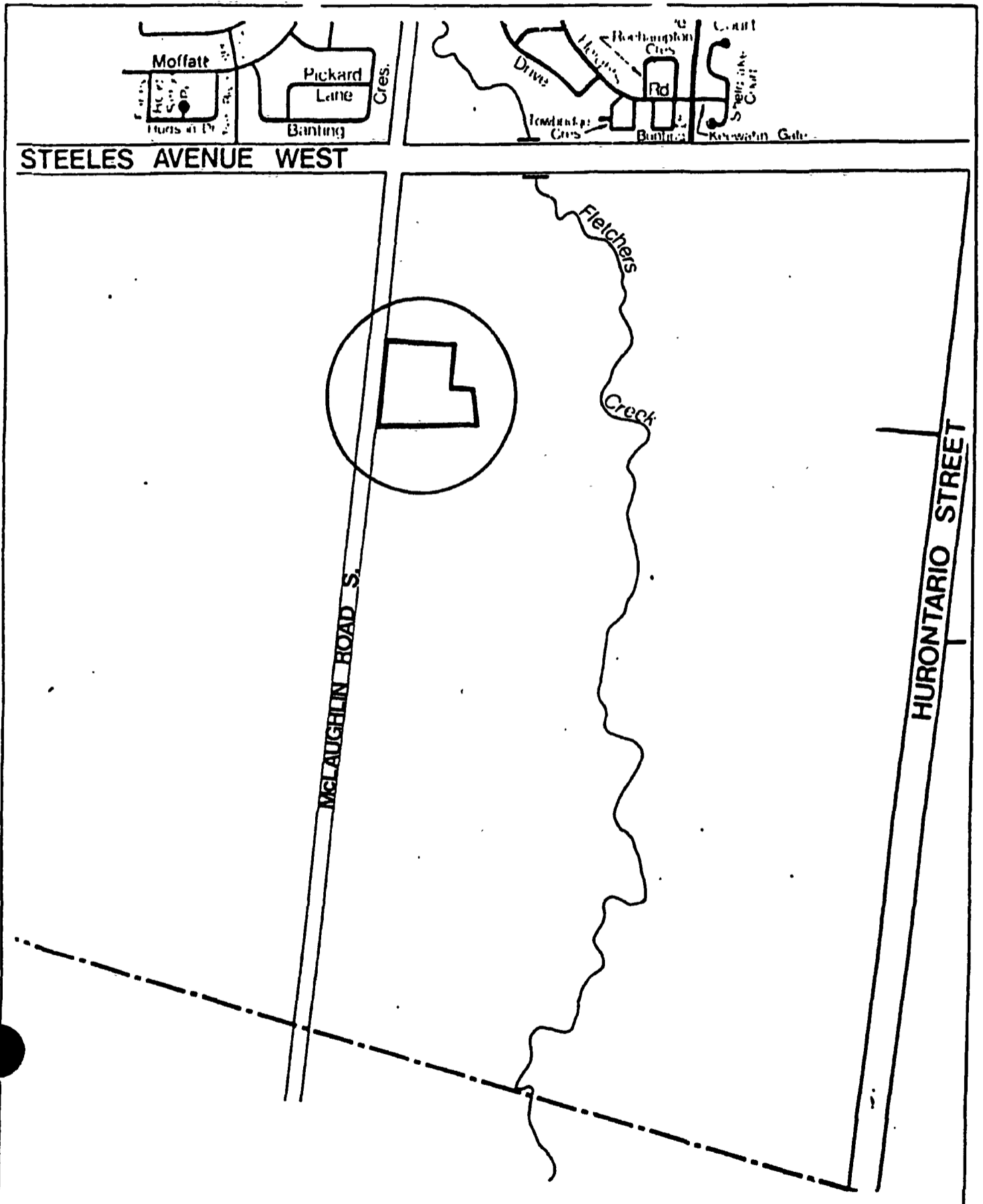
6.0 Conclusion

It is recommended that Planning Committee recommend to City Council that a Public Meeting be held at the earliest opportunity with respect to Official Plan and Zoning By-law amendments to permit the construction of a secondary school on the property of Sheridan College fronting onto McLaughlin Road.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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



LOCATION MAP

DUFFERIN-PEEL S.S. BOARD
(SHERIDAN COLLEGE)



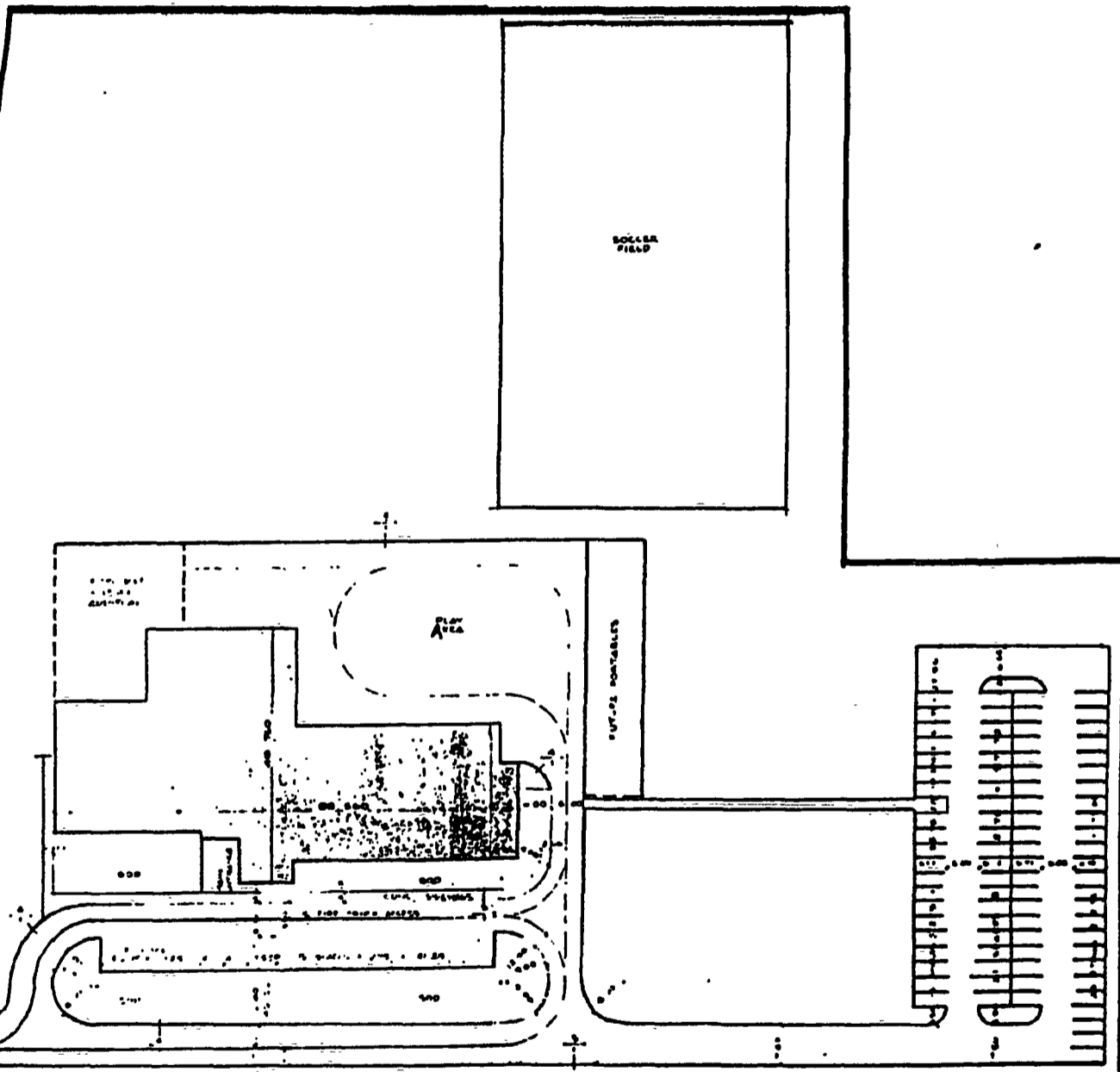
CITY OF BRAMPTON
Planning and Development

Date: 86.02 14 Drawn by: J.K.

1:12000

File no. TIW5. 9 Map no. 75-12A

McLAUGHLIN ROAD S.



PROPOSED SITE PLAN

DUFFERIN-PEEL S.S. BOARD
(SHERIDAN COLLEGE)



1:200

CITY OF BRAMPTON
Planning and Development

Date: 86.02.14 Drawn by:
File no. TIW15.9 Map no. 75-12B

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INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 13, 1986

TO: Chairman and Members of the Planning Committee
FROM: Planning and Development Department
RE: Modular School Proposal
The Dufferin-Peel Roman Catholic
Separate School Board
Part of Lot 15, Concession 1, W.H.S.
(Toronto Township)
Ward Number 4
Our File Number: T1W15.9

1.0 Background

At the February 17th, 1986 meeting of Planning Committee a preliminary report from Planning and Development Department staff was submitted for consideration of the Committee.

To expedite the processing of a submission to use a portion of the property of Sheridan College of Applied Arts and Technology as a site for a temporary modular school building, a Public Meeting was held on March 5th, 1986, in response to the need for amendments to the Official Plan and zoning by-law.

2.0 Proposal

The most recent submission proposes the use of a site with a frontage of 217.295 metres (712.91 feet), slightly more than the distance of 205 metres originally reported. The maximum depth has been increased from 240 metres, to the current dimension of 261 metres (856.30 feet). The area has remained relatively unchanged at 4.25 hectares (10.5 acres).

On site parking facilities are to be provided to accommodate 110

D5-2

- 2 -

automobiles in two parking areas; one located near the main (south) entrance of the building and the other located approximately 66 metres (216 feet) east of the building.

The temporary modular school will be used for a period of about 7 years by secondary and/or elementary school pupils from southwest Brampton until sufficient permanent accommodation is available.

3.0 Agency Comments

Comments from agencies are as follows:

1. Community Services Department:

- (a) Parks and Recreation: There is no indication of outside play facilities to be built. If the intent is to use the school for at least 7 years, provision should be made to provide facilities on the Sheridan College lands. The City will be building a large district park to the south of the school site in the near future, no arrangements have been for any use by the Dufferin-Peel Board.
- (b) Transit: A concrete bus pad must be provided on the east side of McLaughlin Road immediately north of the proposed driveway.
- (c) Fire: A detailed plan for existing and proposed fire hydrants must be submitted.

2. Public Works and Building Department:

- (a) Development and Engineering Services has requested that the existence of a 14 metre easement along the south property line, accommodating a storm sewer and a sanitary sewer, in favour of the City of Brampton and the Region of Peel be acknowledged. Further, it is noted that the

D5-3

easement is located 3 metres north of the south property line and has an overland swale for the full width of the easement which must be maintained in its present configuration.

- (b) Zoning and By-law Enforcement has noted that although the property is zoned I2 Institutional, there are no provisions to permit a school, and an amendment to the by-law would be required prior to the issuance of a building permit.

3. The Regional Municipality of Peel:

- (a) Public Works Department has advised that sanitary sewers are available on the easement along the south property line, water is available on McLaughlin Road and regional roads are not directly affected.
- (b) Planning Department has no additional comments to offer.

4.0 Discussion

The architectural firm designing the temporary school building has acknowledged the concerns of the City's Development and Engineering Services Section by identifying the easement on the site plan and by showing the location of school facilities, in this case a driveway, one metre north of the easement.

With regard to the concern of the Parks and Recreation staff respecting outdoor recreation facilities, it is noted that the permanent site of Notre Dame Secondary School abutting Kennedy Road north of Bovaird Drive, will have an area of 6.1314 hectares (15.151 acres) abutting a park site of 0.7798 hectares (1.927 acres). Obviously the temporary secondary school site with an area of 4.25 hectares will not be large enough to supply the range of facilities that require a larger site. Presumably staff of the Separate School

D5-4

- 4 -

Board are aware of the site area limitations and will use their best efforts to provide recreation facilities appropriate to the temporary nature of the school.

Arrangements satisfactory to the Fire Chief with respect to the location of fire hydrants will be completed as part of the site plan approval process and the approval of the Fire Chief will be required prior to the issuance of a building permit.

The requirement of Transit staff for a concrete bus pad on McLaughlin Road, if required, will be resolved during the site plan approval process. It should be noted that a sidewalk does not exist on the east side of McLaughlin Road abutting Sheridan College facilities and the proposed modular school building, and no separate pedestrian facilities from the temporary school to the front property line are shown on the site plan. School Board staff have advised that students are to be bused with the likelihood that no persons will walk to the school.

The Official Plan, Schedule "I", Major Road Right-of-Widths, indicates that McLaughlin Road is to have a right-of-way width of 36 metres. A widening of 3.048 metres, as shown on the site plan, has been conveyed. Thus a further widening of 4.8936 metres would be required to implement the road right-of-way width of 18 metres from the centre line.

5.0 Conclusion

The majority of staff concerns either have been addressed by the applicant's architect upon submission of the site plan, or can be resolved as part of the site plan approval process.

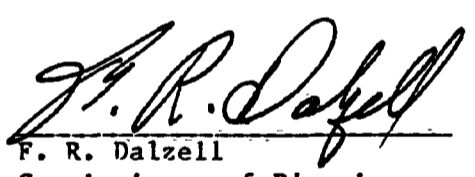
No members of the public appeared in opposition to the proposed to amend the Official Plan and zoning by-law at a Public Meeting held

D5-5

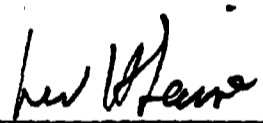
on Wednesday, March 5, 1986. The notes of that meeting are attached for the information and action of Planning Committee.

It is recommended that Planning Committee recommend to City Council that:

- A. Notes of the Public Meeting be received, and
- B. Staff be instructed to prepare for the consideration of City Council appropriate documents to amend the Official Plan and zoning by-law.



F. R. Dalzell
Commissioner of Planning
and Development



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

Attachment (1)

LWHL/thk/9

D5-6

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:36 p.m. with respect to an application by THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD (SHERIDAN COLLEGE), File: T1W15.9) to amend both the Official Plan and Zoning By-law to permit the construction of a two storey building to be used as a school for secondary students.

Members Present: Councillor P. Robertson - Chairman
Alderman H. Chadwick
Alderman J. Shadrach
Alderman A. Gibson
Alderman S. DiMarco
Alderman T. Piane
Councillor N. Porteous
Councillor E. Mitchell
Alderman P. Beisel
Alderman E. Carter
Alderman J. Hutton
Alderman D. Metzack

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

The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:37 p.m.