



### Notification of Discrepancy

**At the time of scanning the original record, the following discrepancy was noted.**

File Name <b>By-law 69-1987</b>	Subject <b>To adopt Amendment Number 117 and Amendment Number 117 A to the Official Plan of the City of Brampton Planning Area</b>	Document Date <b>23-Mar-87</b>
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<input type="checkbox"/> Poor Quality Original	<input type="checkbox"/> Fax	
	<input type="checkbox"/> Photocopy	
	<input type="checkbox"/> Old/Poor Paper Quality	
	<input type="checkbox"/> Other	<div style="border: 1px solid black; height: 60px;"></div>

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 69-87

To adopt Amendment Number 117 and  
Amendment Number 117 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 117 and Amendment Number 117 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 and Housing for approval of Amendment Number 117 and Amendment Number 117 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 23rd day of March, 1987.

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON

DATE

\_\_\_\_\_  
KENNETH G. WHILLANS - MAYOR

\_\_\_\_\_  
LEONARD J. MIKULICH - CLERK

ORIGINAL  
By Law 69-87


AMENDMENT NUMBER 117  
AND  
AMENDMENT NUMBER 117 A  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

21 OP 0031-117-1

Amendment No. 117  
and Amendment No. 117A  
to the  
Official Plan for the  
City of Brampton Planning Area

Amendment No. 117 and No. 117A to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 117 and No. 117A to the Official Plan for the Brampton Planning Area.

Date *May 11, 1987*.....

  
L. J. FINCHAM  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs \*



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 69-87

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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 23rd day of March, 1987.

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

  
City Clerk  
City of Brampton  
LEONARD J. MIKULICH - CLERK

MAR 26 1987

AMENDMENT NUMBER 117  
AND  
AMENDMENT NUMBER 117 A  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use designations of the lands shown outlined on Schedule A to this amendment from Commercial to Residential in the document known as the Official Plan and from Commercial Area and Public Open Space to Low Density Residential - Single Family and Semi Detached in the document known as the Consolidated Official Plan.

2. Location

The lands subject to this amendment are located on the north side of North Park Drive, approximately midway between Bramalea Road and Torbram Road, being part of Lot 9, Concession 5, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 117 :

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

(1) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from COMMERCIAL to RESIDENTIAL;

(2) by deleting from Schedule F thereto, the land use designation of CONVENIENCE COMMERCIAL, for the lands shown outlined on Schedule A to this amendment;

(3) by adding to the list of amendments pertaining to Secondary Plan Area Number 12 set out in subsection 7.2.7.12, Amendment 117 A.

3.2 Amendment Number 117 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Northgate Secondary Plan (Being Chapter C34 of Section C of Part C, and Plate Number 24, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 12, as amended), is hereby amended:

(1) by changing, on Plate Number 24, the land use designation of the lands shown outlined on Schedule A to this amendment, from COMMERCIAL AREA and PUBLIC OPEN SPACE to LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND SEMI-DETACHED;

(2) by deleting the first paragraph of subsection 2.3.2, Section 2.0, Chapter C34, Section C, Part C and replacing it with the following:

'Central areas or cores may include local commercial areas supporting some 20,000 - 50,000 square feet of floor space each, which is centrally located and related to medium and high density residential development. The cores may also incorporate, wherever possible, the main local public open spaces, high school, senior public schools, and church sites.'

(3) by deleting from the sixth line in the second paragraph of Subsection 2.3.3, Section 2.0, Chapter C34, Section C, Part C, the words 'proposed village core' and replacing them with the words 'balance of the community'.

(4) by deleting Subsection 2.5.5, Section 2.0, Chapter C34, Section C, Part C, and replacing it with the following:

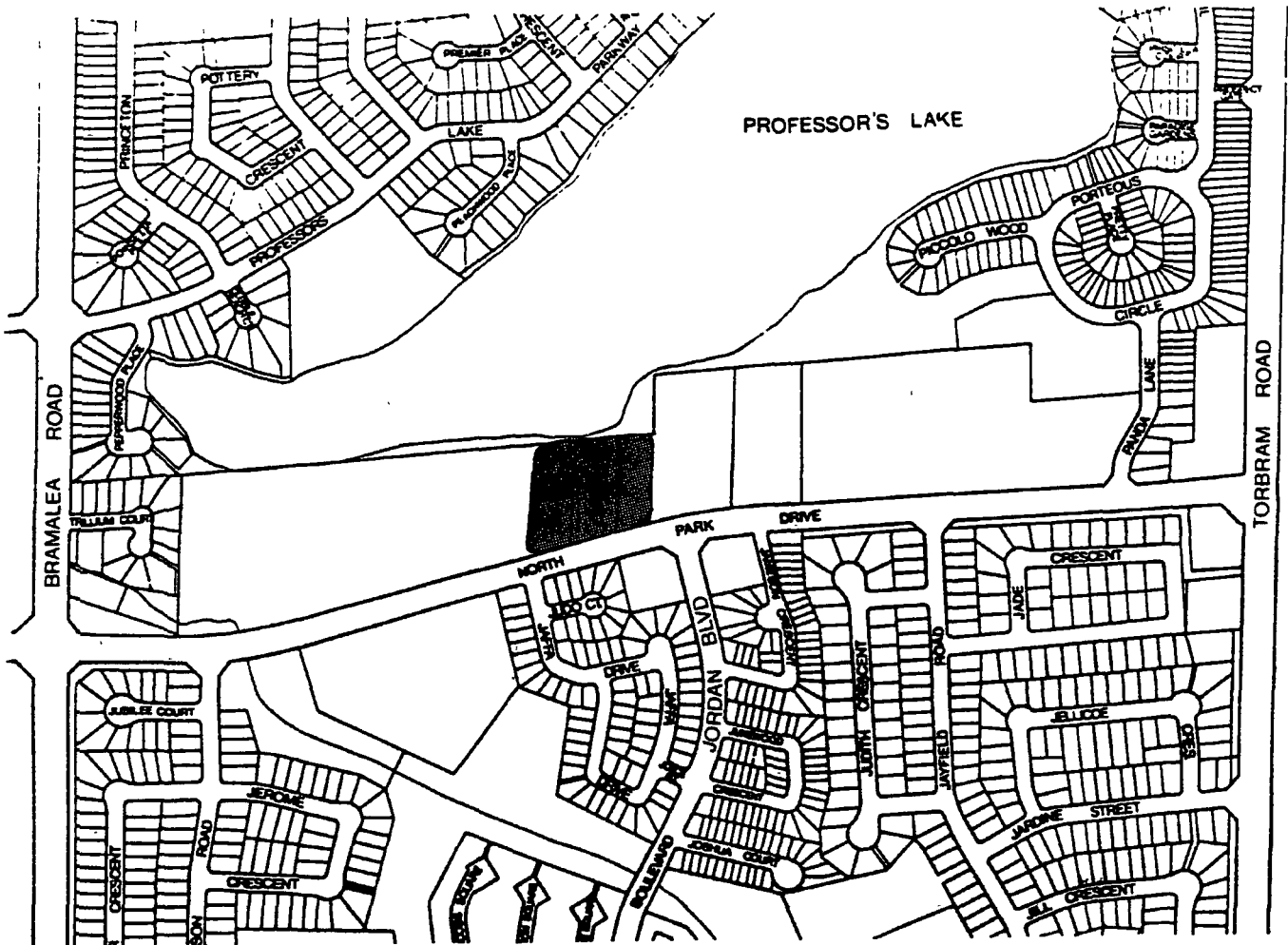
'The village located between Bramalea Road and Torbram Road north of Williams Parkway in Concession 5, E.H.S. is unique by virtue of a man-made lake resulting from former mineral workings. This is a major asset to the whole Bramalea area and shall be retained as public open space - recreation facility.'

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 117  
AND  
AMENDMENT NUMBER 117 A

Attached is a copy of a report from the Planning and Development Department, dated December 9, 1986, and a copy of a report from the Planning and Development Department, dated January 7, 1987, forwarding the notes of a public meeting held on January 6, 1987.

30/86/3





**LAND SUBJECT TO THESE AMENDMENTS**

OFFICIAL PLAN AMENDMENT No. 117  
 OFFICIAL PLAN AMENDMENT No. 117A

Schedule A



1:4000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1986 11 10      Drawn by: C.R.E.  
 File no. C5E9-12      Map no. 47-26D

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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December 9, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Proposed Plan of Subdivision and  
Application to Amend the Official Plan  
and Zoning By-law  
BRAMALEA LIMITED  
Part of Lot 9, Concession 5, E.H.S.  
North Park Drive  
Region of Peel File Number: 21T-81049B (Revised)  
Our File Number: C5E9.12

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1.0 Introduction

A draft plan of subdivision has been formally circulated by the Region of Peel in accordance with normal procedures for processing draft plans of subdivision. An application to amend the Official Plan and the Zoning By-law to implement the draft plan of subdivision has been filed with the City Clerk.

2.0 Property Description

The subject land has an area of approximately 15.8 hectares (39 acres) and is located on the north side of North Park Drive between Panda Lane and Bramalea Road. The property has dimensions of 1,180 metres (3,871 feet) on North Park Drive, 25.96 metres (85 feet) on Bramalea Road, and 107 metres (351 feet) on Panda Lane.

The subject land is presently vacant, with the exception of two areas approximately in the centre of the site, which are being used for parking purposes, in conjunction with the Professors Lake Recreation Centre. Topographically, the subject lands are flat to

gently rolling. In the western portion of the site, there is a small knoll which extends about 5 metres above the level of North Park Drive while further west, there is the valley of the Mimico Creek. A small shallow pond exists towards the centre of the site with a marsh area to the east. The pond is fed constantly by groundwater seepage. The overland flow from the pond runs into the storm sewer system at North Park Drive.

An environmental sensitivity report, prepared by Ecologistics Limited, has identified four main vegetation communities on the subject site, upland meadows, marsh, upland deciduous forest and wetland coniferous forest. The upland meadows are dominated by alfalfa, and contain a variety of weeds, mustards and clovers. They cover the majority of the westerly half of the site and the easterly extremity of the site. A few immature white ash and English hawthorns are located in the valley lands of the Mimico Creek. In both of the meadow areas, damp depressions containing cattails, rushes and the like, exist.

The marsh areas, which are located in the centre of the site and to the west of the easterly meadow are dominated by cattails with a few scattered shrubs and trees. The wetland coniferous forest, which is dominated by white cedars at varying densities, with some black ash, elms, oaks and willows is located between the marsh areas to the east of the pond. The upland deciduous forest is located to the west of the pond and is dominated by immature white ash with a fringe of hawthorns to the south and west. This vegetation stand is open with respect to canopy cover.

Surrounding the site are the following uses:

- to the north is Professor's Lake and its associated open space, recreation centre and parking area;
- to the east, lands are developed for residential purposes in the

form of detached dwellings fronting on Panda Lane and Porteous Circle;

- to the south, on the opposite side of North Park Drive, lands are developed for residential purposes in the form of detached and semi-detached dwellings, open space purposes, a junior elementary separate school (St. John Bosco) and a church; and
- to the west, lands are developed for detached dwellings fronting on Trillum court, one detached dwelling fronting on Bramalea Road and a small area of undeveloped open space. Further west on the opposite side of Bramalea Road, lands are developed for semi-detached dwellings, with the exception of the property at the north-west corner of Bramalea Road and North Park Drive, which is currently vacant.

3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Residential" with a small "Open Space" designation in the vicinity of the Mimico Creek at the south-west corner of the site and a symbolic "Convenience Commercial" designation in the centre of the subject site opposite Jordan Boulevard. The Official Plan also identifies a small area in approximately the centre of the subject lands as environmentally sensitive.

The subject property is located in the Northgate Secondary Plan area. The Northgate Secondary Plan, which in the case of the subject lands, consists of Chapter C34 and Plate 24 of the document known as the Consolidated Official Plan, designates the easterly and westerly portion of the subject lands as "Low Density Residential - Single Family and Semi-Detached" with symbolic "Public Open Space" designations in the vicinity of the Mimico Creek and in various locations in the central and easterly portions of the site. The central and easterly portions of the site also contain symbolic "Commercial", "High Density Residential" and "Public School" designations.

By-law 861, as amended, zones the subject property as Agricultural Class One (A1).

4.0 Proposal

The subject application proposes to subdivide the lands into 117 single family detached dwelling lots ranging in frontages from 9.0 metres to 13.2 metres, 2 open space blocks having a total area of 2.94 hectares, 4 walkways and a block to be reserved by the applicant for future multiple family development. Subsequent to this submission, discussions have been taking place between City staff and the applicant with respect to the provisions of open space abutting the existing Professor's Lake recreation facility. Since these discussions have been on-going for some time and as yet have not reached fruition, the applicant has requested that the easterly portion of the plan, including the central open space block, high density residential block and detached lots adjacent to Panda Lane be deleted from the plan. As a result, the balance of this report deals with only the westerly portion of the site.

The application now under consideration proposes to subdivide the westerly portion of the lands into 99 single family detached dwelling lots ranging in frontages from 12.0 metres to 13.2 metres, 1 open space block having an area of 0.32 hectare and 4 walkways.

Access to these single family lots is proposed via three culs-de-sac from North Park Drive. Walkways are proposed from each of the culs-de-sac to the existing open space area along the south side of Professor's Lake as well as a walkway along the westerly boundary of the site linking the existing walkway from Trillum Court to the open space area south of Professor's Lake. The open space block consist of a 0.32 hectare triangular shaped parcel located at the north-east corner of North Park Drive and Bramalea Road.

To facilitate the proposed development, the applicant has submitted an application to amend both the Official Plan and the Zoning

By-law. In this respect, the applicant is requesting that the easterly portion of the site, which is to be developed for single family detached dwellings, be designated "Low Density Residential - Single Family and Semi-Detached" in the Official Plan and be zoned to permit single family detached dwellings with the following requirements:

	<u>13m Lots*</u>	<u>12m Lots**</u>
<u>Minimum Lot Area</u>		
Interior Lot	396m <sup>2</sup>	360m <sup>2</sup>
Corner Lot	486m <sup>2</sup>	N/A
 <u>Minimum Lot Frontage</u>		
Interior Lot	13.2m	12.0m
Corner Lot	16.2m	N/A
 <u>Minimum Lot Depth</u>		
		30.0m
 <u>Minimum Front Yard Depth</u>		
To Main Wall of Building		4.5m
To Front of Garage		6m
 <u>Minimum Side Yard Width</u>		
<u>Flanking a Road Allowance</u>		
Where Dwelling & Garage		
Both Face Front Lot Line		3m
Where Garage Faces Side Lot		
Line - Dwelling Unit		3m
- Garage		6m
 <u>Flanking a Public Walkway or Parkland</u>		
		1.2m for the 1st storey plus 0.6m for each storey above the 1st.

<u>Other Side Yards</u>	0m with a minimum 1.8m between the walls of two buildings.
<u>Maximum Rear Yard Depth</u>	7.6m
<u>Maximum Building Height</u>	2 storeys
<u>Minimum Number of Parking Spaces</u>	2 - one of which shall be located in a garage

Minimum Front YardLandscaped Open Space

Interior Lot	50%
Corner Lot	60%
Where the Side Lot Lines Converge Towards the Front Lot Line	40%

\*NOTE: the 13m lots include lots 1-10, 18-20, 25-28, 34-46, 54-55, 60-63, 69-79, 86, and 90-99.

\*\*NOTE: the 12m lots include lots 11-17, 21-24, 29-33, 47-53, 56-59, 64-68, 80-85 and 87-89.

The open space block is proposed to be designated Open Space in the Official Plan and zoned accordingly.

In support of the subject proposal, the applicant has submitted a preliminary noise report, which concludes that satisfactory noise attenuation can be achieved within the plan as proposed, and an environmental sensitivity report which investigates the impact of the proposed development on the portion of the site identified in the Official Plan as environmentally sensitive.

5.0 Comments from Other Agencies and Departments

Public Works and Building Department

The Development and Engineering Services Section have provided the following comments:

1. Suitable precautions must be taken to prevent any overland runoff from entering Professor's Lake and in this regard prior to final approval, the details of grading and drainage shall be approved by the Public Works and Building Department.
2. Due to the high water table and the hydrological connection to Professor's Lake via a sand aquifer, a report must be submitted for the approval of the Public Works and Building Department prior to final approval, which details the methods to be used to prevent the lowering of the water level in Professor's Lake. In this regard, special considerations may have to be given to the drainage of the house foundations and the report must detail the servicing methodologies to be used to ensure that groundwater discharge is not increased.
3. Due to the high water table, a geotechnical report must be submitted for the approval of the Public Works and Building Department prior to final approval detailing how the roads are to be constructed and what special considerations will be incorporated in the design.
4. The layout of driveways as submitted by the applicant is satisfactory and the engineering plans must reflect this layout.
5. The drainage restrictions, with respect to lots with 1.8 metre spacing between sidewalls applies to this subdivision.



6. The grade difference between the existing lots on Trillium Court and the proposed lots on A Place shall not exceed 0.5 metres.
7. The road widening on Bramalea Road shown as Block 121 is satisfactory and should be deeded to the City.
8. The right-of-ways widths for the culs-du-sacs can be reduced to 17 metres.
9. A sidewalk is to be provided along the entire length of North Park Drive where it abuts the plan.
10. Walkways must be constructed to facilitate pedestrian movements between the existing walkway on Trillium Court and the existing walkway on Pepperwood Place.
11. A block, having a width of 9.159 metres, to accommodate the existing storm sewer, over the rear of lots 13 to 16 shall be deeded to the City.

The Traffic Section advise that recognizing the constraints of the site in achieving an acceptable lot design and recognizing that the road pattern proposed will not generate serious traffic concerns on North Park Drive, they are prepared to accept the proposed road pattern as the best possible given the circumstances.

The Building Division advise they have no comments.

The Community Services Department advise that neither Brampton Transit nor the Fire Department have any comments on the subject proposal. Comments from the Parks and Development Services Division are summarized as follows:

1. They note the walkways shown as Blocks 124 and 125 are not necessary. Future residents of "C" Place can obtain access to

the Professor's Lake parkland via future open space to the east thereby eliminating the need for Block 124. They recommend Block 125 be replaced with a walkway between lots 18 and 19, thereby reducing the number of residential properties affected by a pedestrian connection between the existing walkway from Trillium Court and the Professor's Lake parkland.

2. They are of the opinion that Block 120 should only be considered as landscaped buffer and deeded to the City as such with no credit as open space.
3. An appropriate buffer should be located on the north side of North Park Drive adjacent to all lots abutting North Park Drive.
4. The landscape plan that will be a requirement of the application should address screening of the properties that will back onto the lake area.
5. Fencing, in accordance with the City's fencing policy will be required along all lots and blocks which abut any existing or proposed parkland, open space and buffer areas.

The Regional Public Works Department advise that sanitary sewers and municipal water is available on North Park Drive and that Regional roads are not directly affected.

The Regional Transportation Policy Division advise they have no comments.

The Peel Board of Education advise they have no objection to the proposed plan and note that on October 23, 1984, the Board determined that the proposed Panda Lane junior public school site on the west side of Panda Lane was not required for school purposes.

They note that the students generated are presently within the following attendance areas:

Jefferson P.S.	K-5
Greenbriar Sr. P.S.	6-8
Chinguacousy S.S.	9-13

These schools have the following enrolments and capacities:

	Enrol.	OME-10%
Jefferson P.S.	413	472
Greenbriar Sr. P.S.	616	664
Chinguacousy S.S.	1624	1176

The Dufferin-Peel Roman Catholic Separate School Board advise they have no objection to the proposed plan and note that the separate school students that are expected to be generated from the single family units will be accommodated at St. John Bosco School on North Park Drive.

The Ministry of Municipal Affairs advise they have no objections.

The Metropolitan Toronto and Region Conservation Authority advise they have no objections but suggest that the storm drainage design for the site take into account the capacities of any and all receiving systems or streams so that flooding of the site or adjacent properties will not occur.

No other department or agency had any comments or objections to the plan.

#### 6.0 Discussion

As noted earlier, an application has been made to amend the Official Plan to permit the subject proposal. In effect, to implement the amended subdivision proposal will require an amendment to the

Official Plan to delete the "Commercial Area" and a linear "Public Open Space" designation abutting this "Commercial Area" to the west, and replacing them with a "Low Density Residential" designation. The remainder of the property, it is understood, will be subject to a future development (subdivision) proposal to resolve appropriate open space and parkland requirements and high and low density residential development. It should be noted that the high density residential block indicated on the original subdivision proposal is located easterly of its secondary plan location whilst the open space block is not identified in the secondary plan.

Concerning these proposed amendments, it is noted that since the preparation of the original secondary plan for the area, amendments have been made to the secondary plan resulting in two additional commercial facilities being developed in the immediate area. One at North Park Drive and Torbram Road and the other at Bovaird Drive and Professor's Lake Parkway. Considering these two additional facilities that have been developed in the immediate area, staff have no objection to the deletion of the "Commercial Area". Staff also have no objections to the deletion of the linear "Public Open Space" designation since this designation was originally intended to provide an open space buffer between the "Commercial Area" and the "Low Density Residential" designation to the west.

Concerning the details of the subject proposal, the applicant has requested an amendment to the zoning by-law to facilitate the development of the lands for single family detached dwellings and open space purposes in accordance with the proposed plan.

With regard to the single family detached dwellings the applicant has requested two separate single family zoning categories. The first involves 58 regular shaped lots fronting on A, B, and C Place. For these lots the applicant is requesting a single family zoning which would permit lots with a minimum frontage of 13.2 metres (43 feet). The second involves the balance of the lots in

these three proposed culs-de-sac which are irregular in shape by virtue of their location on corners or the bulbs of the roads. A single family zoning which would permit lots with a minimum frontage of 12.0 metres (40.39 feet) is requested for these lots. In both of these single family zoning categories, the applicant has requested specific setback provisions including a request that side yards may be reduced to 0 metres provided 1.8 metres is maintained between dwellings.

In considering the proposed zoning, staff note that the surrounding residential area to the west and south has been developed for single-family detached dwellings. These single-family detached dwellings in the surrounding area range in lot sizes from 16.5 metres (55 feet) wide on Trillium Court to the west, to 13.8 metres (45 feet) wide on Jaffa Drive to the south. Staff are of the opinion that the size and scale of the dwellings which will result from the two single-family zoning categories requested will not have a detrimental effect on the surrounding residential area, and that the proposed single family dwellings will be compatible with the development which currently exists in the surrounding area. It is noted that the provision of maintenance easements will be necessary for all lots where less than 1.2 metres (4 foot) side yards are being provided.

The design of the proposed draft plan has been primarily determined by the existing features of the property, which include matters such as soil conditions, vegetation and the restricted size and shape of the property. In order to recognize the existing features of the site, the solar orientation of lots has not been practical and is not a prominent feature of the plan. However, the existing features of the property should not preclude other energy saving techniques. It is recommended that prior to the sale of any dwelling units or the issuance of any building permits, the applicant obtain the approval of the Commissioner of Planning and Development regarding the provision of features to be included in the design of buildings to minimize energy consumption.

The environmental sensitivity report submitted by the applicant notes that most of the westerly portion of the site which is being proposed for development at this time, consists of open meadow. The areas of upland deciduous forest, wetland coniferous forest and marsh are located on the easterly portion of the site which the applicant has requested be deleted from the plan. The report determined that the wooded areas of the site are important primarily for their social value. They have recreational potential and may be aesthetically pleasing with appropriate management. It is presumed that, they are a remnant of a larger tract of forest. The resulting island of forest is too small to support significant wildlife populations and serves little biological function. The study concludes that the upland deciduous forest has the greatest potential to provide recreational opportunities while the wetland coniferous forest has poor recreational potential. Although natural wetland coniferous forests are uncommon in the City of Brampton, the study states that it will be very difficult to maintain this forest even without development.

In addition, the report notes that the coniferous wetland forest area is linked hydrologically to Professor's Lake by a sand aquifer and that hydrological studies done to date indicate that if services are placed in or below the existing sand layer, accelerated groundwater movement would occur. This would result in increased groundwater discharge which could lower the water level in Professor's Lake.

After reviewing the vegetation inventory contained in the applicant's environmental sensitivity report, as well as through on-site inspections, staff have concluded that the distribution of land uses proposed for the westerly portion of the property is logical and reasonable and, with appropriate provisions, will not have a detrimental effect on the ecological features of the easterly portion of the subject property.

To ensure that it will be possible to preserve the desirable portions of the deciduous forest through any future application on the easterly portion of the property, it is recommended that prior to the commencement of any grading or services of the proposed plan, the applicant shall submit for the approval of the City, an engineering report of the site servicing, illustrating how the water table will be maintained at its present level, within the east half of the property, which is not proposed for development at this time.

With respect to the dedication of parkland, it is noted that the Community Services Department advises that Block 120 is of no significant value as open space and therefore should be considered as a buffer to be maintained in conjunction with the existing landscaped buffer areas along North Park Drive and Bramalea Road. The applicant does not agree with this position of the Community Services Department. In accordance with the views of the Community Services Department it is recommended that Block 120 be zoned for open space purposes and be deeded to the City at this time.

Considering the proposed lotting pattern, it is noted that no lots are intended to obtain direct access from North Park Drive. To ensure that such access arrangements are adhered to, it is recommended that the existing 0.3 metre reserve along the north side of North Park Drive remain in place except at the points of road connection. In this regard, it will be necessary for the applicant to obtain portions of this 0.3 metre reserve at the proposed points of intersection and include these portions of the reserve in the plan, to be registered as parts of the proposed culs-de-sac.

As with other developments of this nature, it is recommended that an Architectural Control Committee be established to review and approve the external design of building within the subdivision.

As noted earlier the 99 single family detached dwelling lots are proposed to be developed via three separate culs-de-sac from North Park Drive. Pedestrian connections are proposed by means of 3 metre

wide walkways, one from each of these culs-de-sac, to the existing open space area on the south side of Professor's Lake. The need for the proposed walkway, Block 124, from "C" Place is somewhat questionable since the future residents of this cul-de-sac will be able to obtain access to the Professor's Lake parkland via the open space block to the east which is currently under discussion.

In addition to the foregoing, a walkway (Block 125) is proposed along the rear of Lots 18 to 23 which would link the existing walkway from North Park Drive and Trillium Court to the open space area south of Professor's Lake. Although staff recognize the validity in providing a pedestrian connection from North Park Drive and Trillium Court to the Professor's Lake parkland, staff are concerned regarding the number of existing and proposed residential properties which could be affected by any negative aspects of such a facility. It is thereby recommended that Block 125 be relocated between Lots 18 and 19 and that the walkway, labelled as Block 122, be relocated to between Lots 24 and 25. With such a revision the pedestrian connection from North Park Drive and Trillium Court to the Professor's Lake parkland is retained via "A" Place with a minimum number of residential properties being affected. It is also recommended that the applicant provide, to the satisfaction of the City, connecting walkways from the northerly limits of Blocks 122 and 123, to the existing walkway along the south side of Professor's Lake.

A total of 31 lots are proposed to back onto the existing parkland abutting the south shore of Professor's Lake. Although the existing parkland is relatively narrow, it experiences high usage during the summer months, due to both Professor's Lake and the walkway contained within the parkland. Considering this, it is recommended that a landscape treatment be provided in the parkland abutting the proposed lots on A, B and C Place to ensure a reasonable level of privacy for the future residents of these lots.



Another consideration in the design of the single family lots has been the impact of noise from North Park Drive. Recognizing the impact from this noise source, lots abutting this road have been designed with increased depths, or widths as the case may be, to facilitate a noise attenuation treatment.

After reviewing the preliminary noise analysis submitted by the applicant, it is the opinion of staff that satisfactory indoor and outdoor noise levels can be achieved within the proposed plan by use of an acoustical barrier and specific construction aspects. It is noted that the acoustical barrier shall be totally within the proposed lots and that prior to registration of the plan, it will be necessary for any portion of the lot, in excess of the standard 1 foot setback of the wall, between the acoustical wall and the road allowance of North Park Drive, to be deeded to the City.

Since it has been determined that the provision of landscaped buffers, similar to those which have been provided on the south side of North Park Drive will not achieve an acceptable level of noise attenuation, such a method is not being proposed. However, to recognize these existing landscaped buffers and to ensure a continuity of streetscape along North Park Drive it is recommended that the applicant provide street trees along North Park Drive where it abuts the subject lands as well as landscape treatments to the satisfaction of the City on any portions of the lots between the acoustical barrier and the road allowance of North Park Drive. To further ensure that adequate lot depths are available to facilitate a noise attenuation barrier and the aforementioned landscaping, it is recommended that the right-of-way widths of the proposed culs-de-sac be reduced to 17 metres and the surplus 3 metres be utilized to increase the depth, or width as the case may be, for those lots abutting North Park Drive.

Although the Public Works Division has not indicated any objection to the proposed plan, they have raised a number of concerns

regarding detailed aspects of the development involving grading, drainage, runoff, groundwater discharge, special road and foundation construction, road widening and sidewalk construction. It is recommended that appropriate revisions to the plan be made and appropriate conditions be imposed to address these concerns.

7.0 Recommendation

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

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendments to the Official Plan and the zoning by-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:
  - 1. The approval be based on the draft plan, revised submission, dated December 2, 1985, prepared by Johnson, Sustronk, Weinstein and Associates and redlined revised as follows:
    - (a) all of the lands to the east of, and including Block 119 be deleted from the plan;
    - (b) a 0.3 metre reserve be shown along the east side of "C" Place where it abuts the area deleted from the plan and be labelled "Block 118";
    - (c) a block be shown over the rear of lots 13, 14, 15 and 16 having a width of 9.159 metres and be labelled "Block 119";

- (d) the walkways labelled Blocks 124 and 125 be deleted and included as part of the abutting lots;
  - (e) the walkway, labelled Block 122 be relocated between Lots 24 and 25;
  - (f) a walkway, having a width of 3 metres, be shown between Lots 18 and 19 and be labelled "Block 124";
  - (g) the right-of-way width of A, B, and C Place be reduced from 20 metres to 17 metres;
2. The applicant shall agree to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.
  3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
  4. The applicant shall agree to support the appropriate amendment to the Official Plan and the zoning by-law.
  5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
  6. Development of the plan shall be staged to the satisfaction of the City.
  7. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel and begin with the letter "P".

8. The maximum number of lots permitted shall be 99.
9. The applicant shall agree to create easements for maintenance purposes for all lots where less than 1.2 metre (4 foot) side yards are being provided.
10. The walkways, namely Blocks 122, 123 and 124 shall be a minimum of 3 metres in width and shall be conveyed to the City.
11. Block 125 required for storm sewer purposes, shall be conveyed to the City in a condition satisfactory to the City.
12. The road widening, namely Block 121, shall be conveyed to the City.
13. Block 120 shall be conveyed gratuitously to the City for open space purposes in a condition satisfactory to the City.
14. The applicant and the City shall agree that the required parkland dedication for the proposed plan shall be provided, to the satisfaction of the City, as part of the development of the easterly portion of the property, which is not proposed for development at this time.
15. The applicant shall agree to erect fencing along the lot lines of all lots and blocks which abut any existing or proposed parkland, open space, buffer areas and along the east boundary of lot 99 in accordance with the City's fencing policy.
16. The applicant shall make satisfactory arrangements with the City to obtain those portions of the 0.3 metre

reserve on the north side of North Park Drive where it abuts A, B and C Place and to include said portions of the reserve as part of A, B and C Place.

17. Where less than 2.4 metres of separation between structures is being provided, no back to front drainage shall be permitted unless agreed to by the Commissioner of Public Works and Building, and that the applicant, at his expense, shall provide an alternative method of rear yard drainage to the satisfaction of the Commissioner of Public Works and Building.
18. The applicant shall agree to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.
19. The applicant shall agree that prior to Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
20. The applicant shall provide a landscape treatment to the satisfaction of the City on the existing parkland to the north where it abuts the lots on A, B and C Place.
21. The applicant shall agree that where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.
22. The applicant shall agree that:

- (a) prior to the issuance of a building permit to provide to the satisfaction of the Commissioner of Public Works and Building, an engineering report indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots with special soil conditions;
- (b) all offers of purchase and sale agreements shall contain a clause to the effect that owing to soil conditions, special foundation designs may be required for certain lots or blocks within the plan and further that there is a possibility that the cost of such special foundations may result in an additional cost to erect any buildings and structures on that particular lot.

23. The applicant shall:

- (a) Prior to the initiation of any grading and prior to the registration of this plan or any phase thereof, submit for the review and approval of the City, the following:
  - (i) a detailed engineering and drainage report that describes the storm water management techniques which may be required to minimize the amount of storm water drainage from the site, the precautions that must be taken to prevent overland runoff from entering Professor's Lake and the proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;

(ii) a detailed engineering report describing the methods to prevent the lowering of the water level in Professor's Lake including the drainage of the foundations of structures and the servicing methodologies to ensure that groundwater discharge is not increased;

(iii) a geotechnical report detailing how the roads are to be constructed and what special features will be incorporated in the design.

(b) Agree in the subdivision agreement, in wording acceptable to the City, to carry out or cause to be carried out, to the satisfaction of the City the recommendations referred to in the reports as required in condition 23(a) above.

24. The grade difference between the existing lots on Trillium Court and the proposed lots on "A" Place shall not exceed 0.5 metres.

25. The applicant shall agree to install a sidewalk along the north side of North Park Drive where it abuts the the plan.

26. Prior to final approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the City of Brampton.

27. The applicant shall agree that the noise control measures recommended by the acoustical report, as in condition number 26 above, shall be implemented to the

satisfaction of the City of Brampton, and in the event that a slight noise level excess will remain despite the implementation of the noise control measures, the following clause shall be included in a registered portion of the subdivider's agreement:

(a) Purchasers shall be advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern occasionally interfering with some activities of the dwelling occupants;

28. Those portions of lots located between a road allowance for which the lot does not obtain access, and any noise attenuation wall, required pursuant to condition 27, in excess of the standard 0.3 metre setback shall be shown on the plan to be registered as a separate block, and shall be deeded to the applicable road authority.

29. The applicant shall agree, prior of offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public, which indicates the following:

(a) where sidewalks, walkways, fencing and noise attenuation barriers and parks and open space are located;

(b) the type of fencing and noise attenuation features;

(c) active or passive park areas. Active park areas should indicate wording as follows:



"playground equipment or active sports fields".


- (d) the following information must also be shown in Bold type:

"For further information on proposed and existing land use, please call the City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., telephone number 793-4110".

30. The map required in condition 29, above, shall be approved by the City's Commissioner of Planning and Development prior to the registration of the plan and further staff shall be permitted to monitor the sales to ensure compliance.
31. The applicant shall, prior to the initiation of any grading or servicing and prior to the registration of this plan or any phase thereof, submit for the review and approval of the City an engineering report of the site servicing illustrating how the water table will be maintained at its present level within the east half of the property, which is not proposed for development at this time.
32. The applicant shall agree to remove any trees and any vegetation on the subject lands so designated for removal by the City.
33. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.

- 34. The owner shall not remove any trees or topsoil from the land within the plan or start any grading of the land within the plan, prior to registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Buildings.
- 35. The applicant shall agree that a statement shall be included in all agreements of purchase and sale advising prospective purchasers that the applicant has proposed high rise apartment development for the lands to the east.
- 36. Prior to registration of the plan the developer and the City shall resolve the future land use and the parkland dedication for the easterly portion of the property, which is not proposed for development at this time.

AGREED:

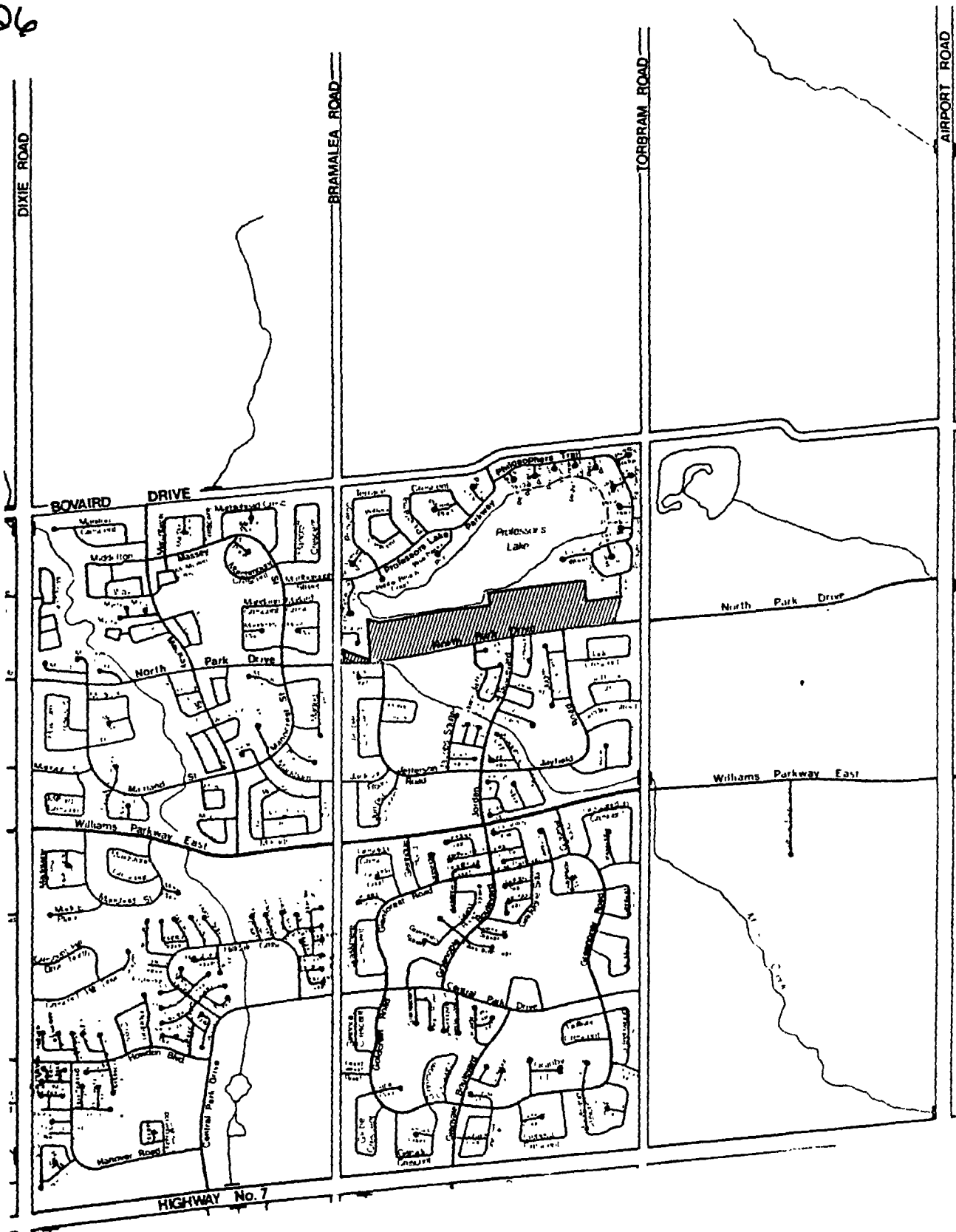
  
 F. R. Dalzell  
 Commissioner of Planning  
 and Development

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

Attachments

LL/17

CA-26



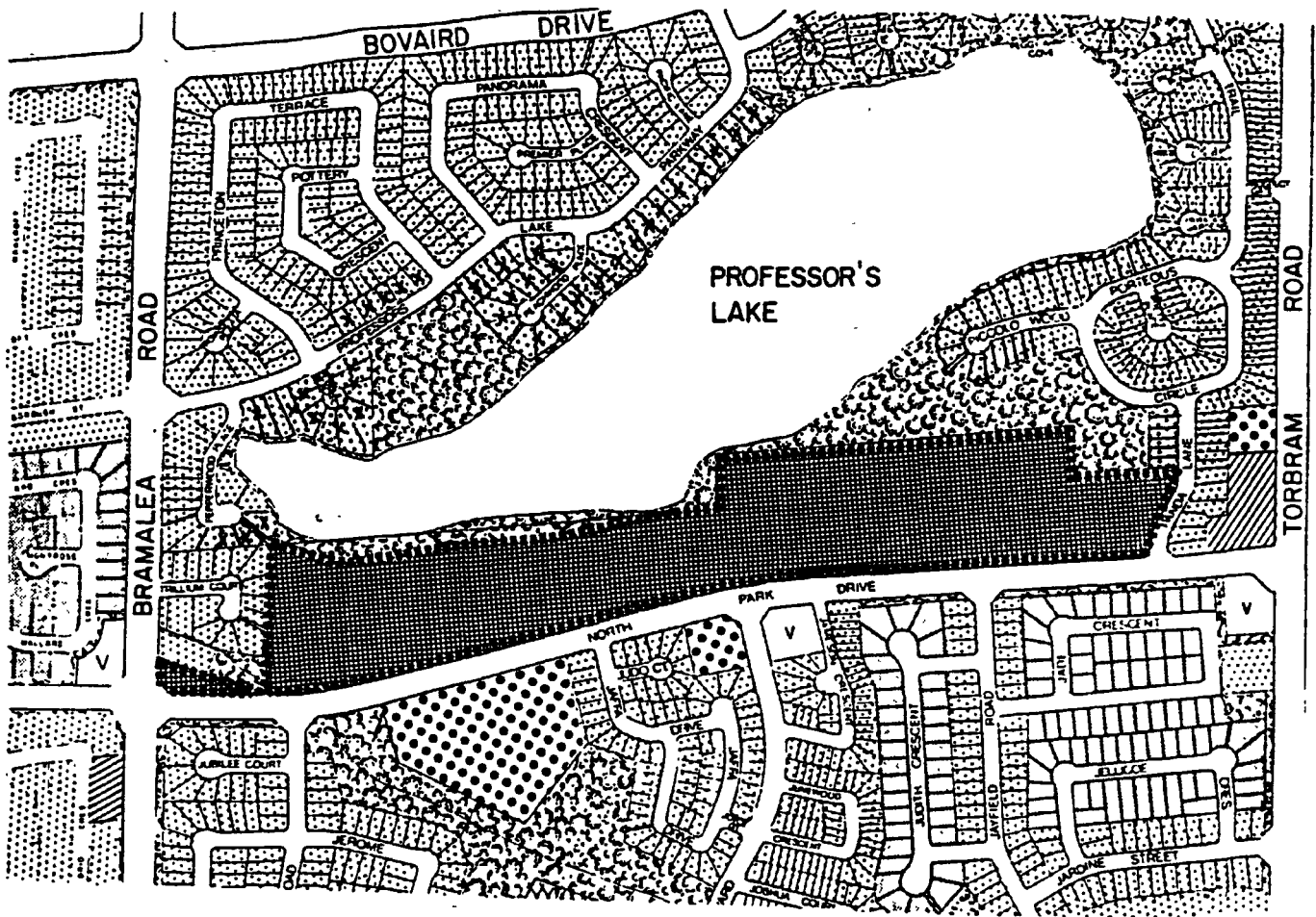
**BRAMALEA LIMITED**  
 Location Map







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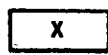



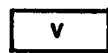
**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 03 13    Drawn by: K.L.  
 File no. C5E9.12    Map no. 47-26A



**LEGEND**

-  Subject Property
-  Single Family Dwelling
-  Semi-Detached Dwelling
-  Townhouses

-  Under Construction
-  Commercial
-  Institutional
-  Open Space
-  Vacant

**BRAMALEA LIMITED**

Land Use

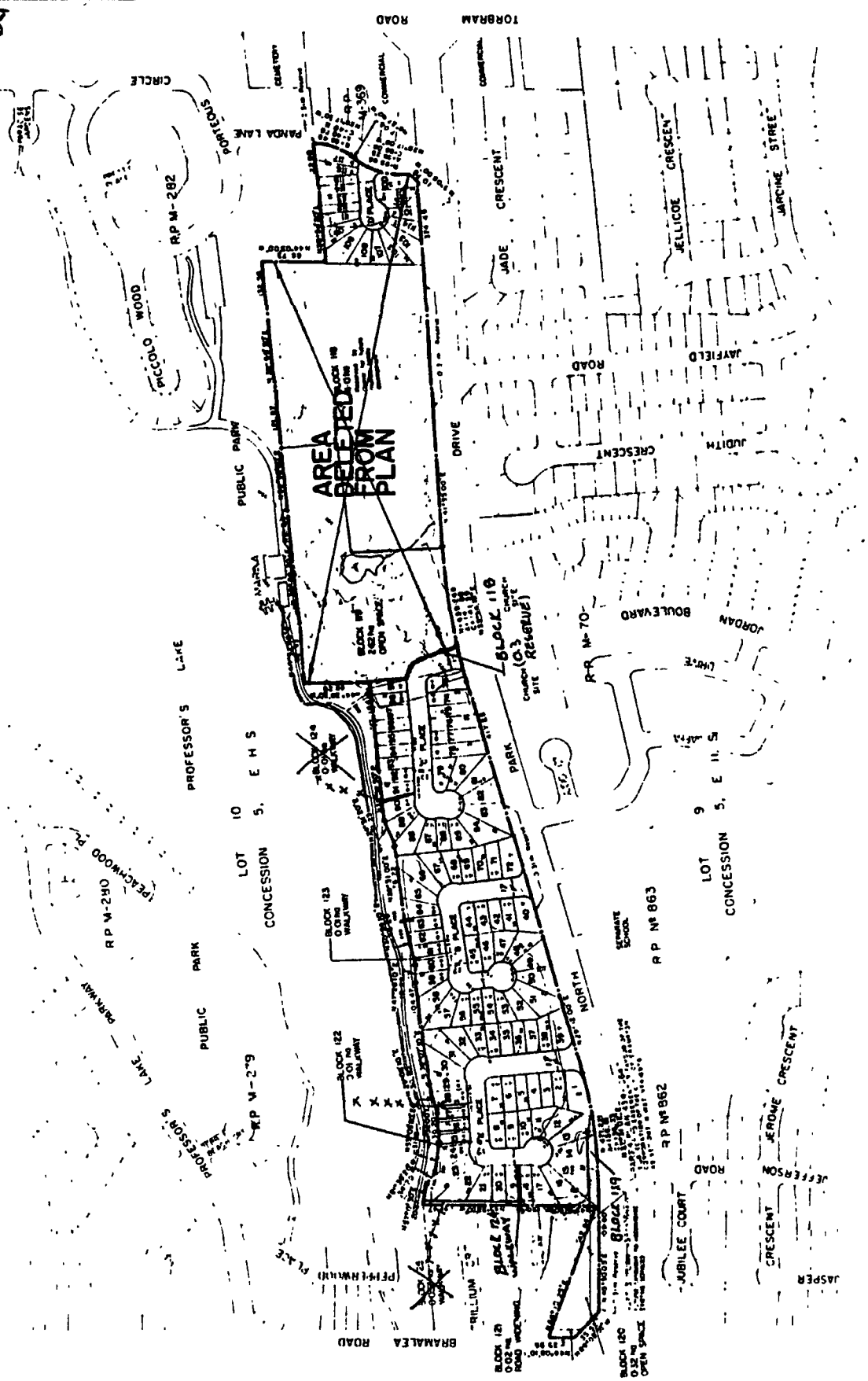


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**CITY OF BRAMPTON**  
Planning and Development

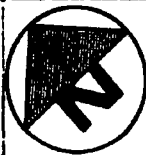
Date: 86 03 13 Drawn by: K. L.  
File no. C5E9.12 Map no. 47-26B

82-03



BRAMALEA LIMITED

Proposed Plan Of Subdivision



1:6300

CITY OF BRAMPTON  
Planning and Development

Date: 86 03 13 Drawn by: K.L.  
File no. C5E9.12 Map no. 47-26C

D2

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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January 7, 1987

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Proposed Plan of Subdivision and  
Application to Amend the Official Plan  
and Zoning By-law  
BRAMALEA LIMITED  
Part of Lot 9, Concession 5, E.H.S.  
North Park Drive  
Region of Peel File Number: 21T-81049B (Revised)  
Our File Number: C5E9.12

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The notes of the public meeting held on Tuesday, January 6, 1987, with respect to the above noted application are attached for the information of Planning Committee.

Approximately 16 members of the public attended the meeting and no written submissions have been received. Of those members of the public who spoke, no objection to the proposed plan was expressed. A number of questions and concerns were raised regarding such matters as walkways, drainage, population, open space, individual access to the Professor's Lake parkland, provision of additional parking for Professor's Lake Recreation Centre and environmental aspects. All of the questions and concerns were addressed at the meeting. The recommended revisions to the plan and conditions of draft approval contained in the staff report dated December 9, 1986 regarding walkways, drainage, the open space block, fencing abutting the Professor's Lake parkland and environmental assessment requirements were outlined. Concerning the provision of additional parking for the Professor's Lake Recreation Centre, it was explained that negotiations are currently underway with the developer for the provision of an area suitable for

additional parking for the Professor's Lake Recreation Centre on the easterly half of the subject lands, which have been deleted from the subject application.

In addition, it is noted that subsequent to the original staff report on this proposal the City Law Department has advised for simplicity in dealing with the existing 0.3 metre reserve on the north side of North Park Drive that condition 16 of draft approval be deleted and replaced with the following revised condition 16:

"The applicant shall make satisfactory arrangements with the City to include those portions of the 0.3 metre reserve on the north side of North Park Drive where it abuts A, B and C Place as part of North Park Drive."


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 December 15, 1986, with the exception of condition 16, which shall be replaced with the following revised condition 16:

"16. The applicant shall make satisfactory arrangements with the City to include those portions of the 0.3 metre reserve on the north side of North Park Drive where it abuts A, B and C Place as part of North Park Drive", and

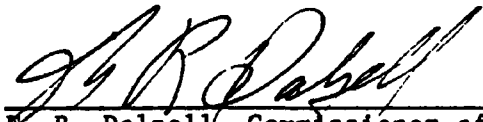
- (C) staff be directed to present appropriate documents for Council's consideration.

Respectfully submitted,



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

AGREED:



F. R. Dalzell, Commissioner of  
Planning and Development

Attachment

DR/hg/24



102-4  
PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Tuesday, January 6, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:18 p.m., with respect to an application by BRAMALEA LIMITED (File: C5E9.12 - Ward 11) to amend both the Official Plan and the Zoning By-law to permit only the subdivision of the westerly half of the subject property for 99 single family detached dwelling lots, 1 open space block and 4 walkways. The easterly half of the subject property is proposed to be developed at a future date.

Members Present: Alderman P. Palleschi - Chairman  
Councillor P. Robertson  
Alderman S. DiMarco  
Councillor E. Mitchell  
Alderman H. Chadwick  
Alderman A. Gibson  
Alderman L. Bissell  
Alderman J. Hutton

Staff Present: F. R. Dalzell, Commissioner of Planning  
and Development  
J. Robinson, Development Planner  
D. Ross, Development Planner  
C. Brawley, Policy Planner  
E. Coulson, Secretary

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Approximately 16 interested members of the public were present.

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.

Mr. Ross outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the

- cont'd. -

Chairman invited questions and comments from members of the public.

Mr. J. Alderdice, 3 Jameson Crescent, complained about the shortage of parking facilities around Professor's Lake and said that he understood that some of the site was to be retained for parkland.

Mr. Ross explained that negotiations are currently underway with the developer for the provision of an area suitable for additional parking for the Professor's Lake Recreation Centre on the easterly half of the subject lands, which have been deleted from the subject application. Also, he addressed the parkland aspect.

Mr. S. Davyd, 12 Jameson Crescent, also expressed concern relating to adequate parking for visitors to Professor's Lake. He referred to the American Motors parking provisions and said there is no guarantee the parking provisions will be provided.

Mr. Dalzell outlined the negotiations which are taking place for the easterly portion of the site and the proposed condition of draft approval dealing with these negotiations.

Nancy Ruffolo of Bramalea Limited, confirmed that a commercial facility is not proposed on the site.

Mr. Alderdice voiced concern relating to environmental aspects of surrounding the lake with housing, and noted that the abutting residences will receive the greatest benefit from the Professor's Lake parkland.

A resident asked if the proposal had been subject to an environmental study, with specific recommendations for any problems.

Mr. Dalzell explained the stipulation in the conditions of approval that drainage be diverted away from the lake. He addressed the issue of lake pollution and noted that the number of homes did not matter as there would be no drainage from the homes into the lake.

Access to the lake and fencing was discussed. Nancy Ruffolo advised that Bramalea Limited does not install access gates in fencing abutting parkland.

- cont'd. -

A resident complained of Professor's Lake visitors parking on local streets, and requested designated parking areas, sufficient for the need.

Mr. O'Hara, 24 Trillium Court asked about the open space area (park) proposed on the west corner of the plan, and Mrs. O'Hara asked about ownership of the park.

Mr. Ross noted that the park block is to be deeded to the City for open space purposes and that the Parks and Recreation Department is in charge of park planning.

Mr. Dalzell indicated that a parkette is probable for this open space block.

A resident asked about the density of population and was told approximately 350 persons.

There were no further questions or comments and the meeting adjourned at 8:35 p.m.