



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 69-88
To adopt Amendment Number 141
and Amendment Number 141 A
to the Official Plan of the
City of Brampton Planning
Area.

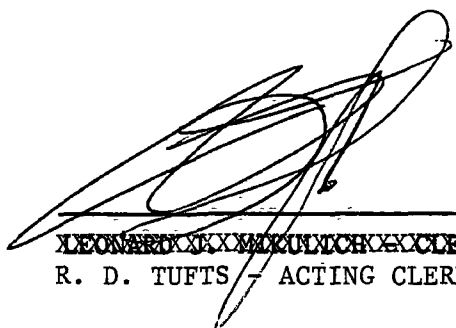
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

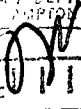
1. Amendment Number 141 and Amendment Number 141 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 141 and Amendment Number 141 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 21st day of March, 1988.


KENNETH G. WHILLANS - MAYOR


~~LEONARD J. MCULTCH~~ CLERK
R. D. TUFTS - ACTING CLERK

APPROVED
BY FORM
BY DEPT
DATE 

ORIGINAL

By-law 69-88

Amendment Number 141
to the Official Plan of the
City of Brampton Planning Area
and
Amendment Number 141 A
to the Consolidated Official
Plan for the City of Brampton
Planning Area

21-0P 0031-141-1

Amendment No. 141
to the
Official Plan for the
City of Brampton
Planning Area

Amendment No. 141 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. 141
to the Official Plan for the Brampton Planning
Area.

Date *Sept. 6, 1988*.....



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



THE CORPORATION OF THE CITY OF BRAMPTON

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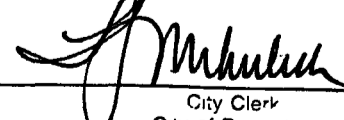
READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 21st day of March, 1988.


KENNETH G. WHILLANS - MAYOR


~~LEONARD J. MCKINLEY - CLERK~~
R. D. TUFTS - ACTING CLERK

CERTIFIED A TRUE COPY


City Clerk
City of Brampton

MAR 28 1988

AMENDMENT NUMBER 141
AND
AMENDMENT NUMBER 141 A
TO THE OFFICIAL PLAN OF
THE CITY OF BRAMPTON
PLANNING AREA

1.0 PURPOSE:

The purpose of this amendment is to change the land use designation of the land shown outlined in Schedule A to this amendment from Open Space to Institutional.

2.0 LOCATION:

The land subject to this amendment is shown on Schedule A to this amendment and is situated on the south side of Vodden Street, approximately 96 metres west of Centre Street North, being part of Lot 7, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3.0 DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

3.1 Amendment Number 141 :

- (1) The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:
 - (a) by changing, on Schedule A thereof, the land use designation of the land shown outlined on Schedule A to this amendment from OPEN SPACE to INSTITUTIONAL.
 - (b) by deleting, on Schedule G thereof, the public open space designation of the land shown outlined on Schedule A to this amendment.
 - (c) by adding, to the list of amendments pertaining to Secondary Plan Area Number 8 set out in the first paragraph of subsection 7.2.7.8, Amendment Number 141 A.

3.2 Amendment Number 141 A:

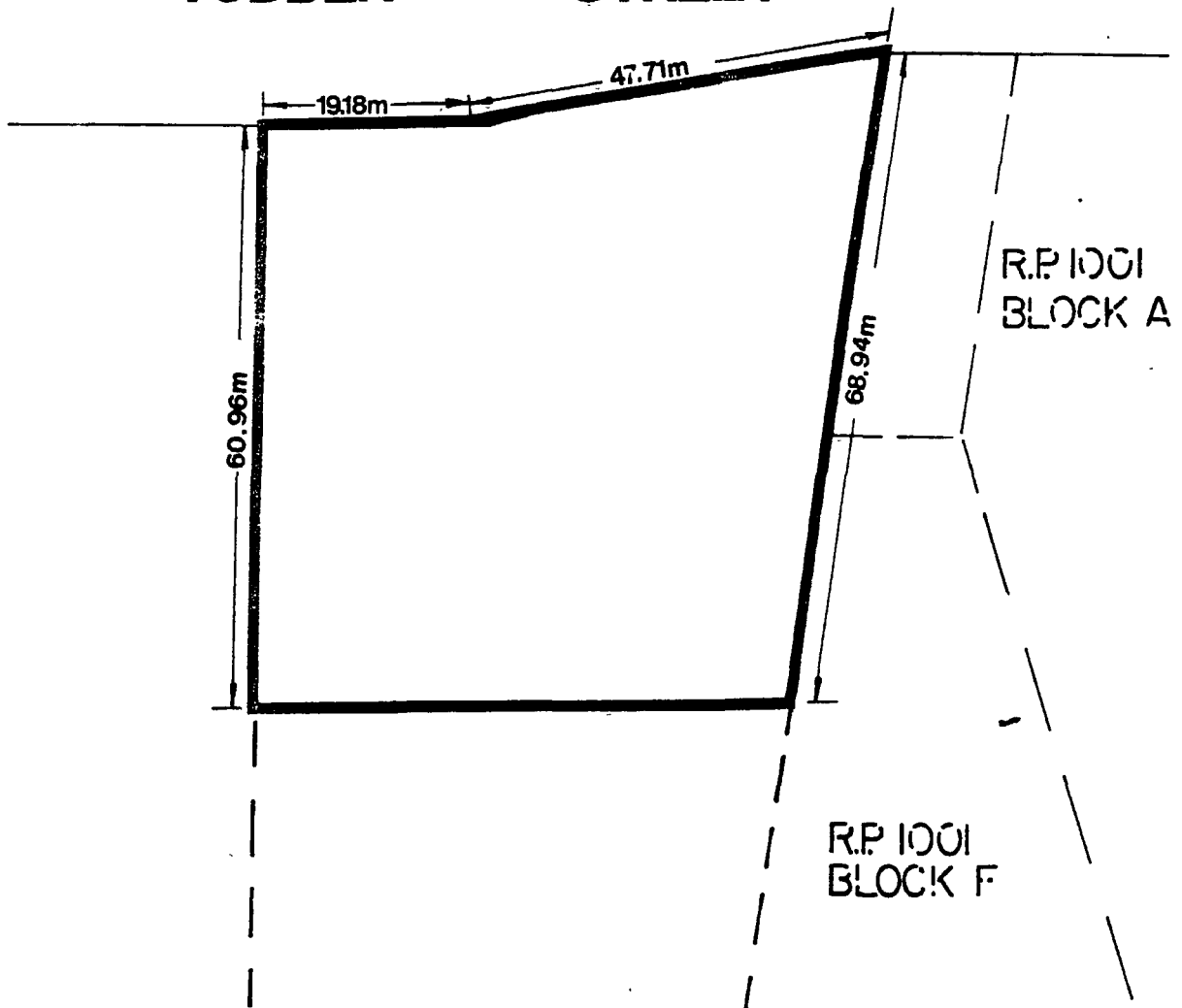
- (2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being Subsection B2.2 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 5, thereof, as amended), is hereby further amended:

- (a) by changing, on Plate 5 thereof, the land use designation of the land shown outlined on Schedule A to this amendment from PARKS AND OPEN SPACE to INSTITUTIONAL.
- (b) by adding the following policy to Subsection B2.2 of Part C, Section B, as policy 4.6:

"4.6 The land on the south side of Vodden Street west of Centre Street North that is designated as Institutional may be developed for a fire station or a combined fire station and recreation centre facility."

40/87/8

VODDEN STREET



— SUBJECT PROPERTY

OFFICIAL PLAN AMENDMENT NO. 141

SCHEDULE A



1:770

CITY OF BRAMPTON
Planning and Development

Date: 87.12.10

Drawn by: J.K.

File no. CIE7.27

Map no. 43-79B

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 141
AND-
AMENDMENT NUMBER 141 A

Attached are, a copy of a report from the Planning and Development Services Division, dated November 30, 1987, a copy of a report from the Planning and Development Services Division, dated January 8, 1988 forwarding the notes of a public meeting held on January 6, 1988 and a copy of written submissions received.

The Metropolitan Toronto and Region Conservation Authority	December 30, 1987
Linda Delaney	January 18, 1988
Pauline Shepperdley and George Shepperdley	January 20, 1988
Penny Drozdowski and C. Drozdowski	January 20, 1988
Ainsley Bonner	January 20, 1988
Linda and Jack Delaney petition	January 21, 1988

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 30, 1987

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Fire Station Development
Vodden Street
Part Block 1, Plan A-21
Ward 5
City of Brampton
Our File Number: C1E7.27

1.0 Background

The Community Services Department wishes to construct a combined park field house and fire station on the south side of Vodden Street in Duggan Park.

2.0 Property Characteristics

The property is located approximately 95.89 metres (314.61 feet) west of Centre Street North, being part of Block 1, Plan A-21.

The subject property has a frontage of about 66.89 metres (219.45 feet) on Vodden Street, an average depth of approximately 64.95 metres (213.09 feet) and has an area of 3913 square metres (0.295 acres).

The site slopes from the north-east towards the south and west with a fall of about 4.5 metres (14.7 feet) from the north-east corner to the south-west corner.

A row of 3 mature maple trees border the easterly property limits.

Abutting the site to the east is a narrow strip of parkland beyond which is a rental townhouse project. To the south is additional parkland and to the west are baseball diamonds. To the north is Vodden Street, beyond which is a semi-detached dwelling development.

The subject property is occupied by a gravel driveway and gravel parking area.

3.0 Official Plan and Zoning Status

Schedule 'A', General Land Use Designations designates the subject land as Open Space. Schedule 'C', Environmentally Sensitive Areas locates the property within Valleylands. Schedule 'G', Open Space designates the property as Public Open Space. Plate Number 5, Brampton North Planning District, Consolidated Official Plan as part of the Brampton North Secondary Plan designates the subject land as Parks and Open Space.

The zoning by-law, By-law 200-82, designates the property as Open Space (OS).

4.0 Proposal

It is proposed that a combination field house and fire station would be constructed on the subject property. The fire station will comprise a 2 bay apparatus room with hose tower, with a floor area of 275.91 square metres (2970 square feet), and a 2 storey firehall with a gross floor area of 395.57 square metres (4258 square feet). The one storey field house, with a gross floor area of 150.03 square metres (1615 square feet), will contain change and washrooms, parks storage space and a canteen.

5.0 Discussion

The Official Plan does not address firehalls or fire stations as a specific category of land use. Within the (Urban) Residential designation shown on Schedule A, firehalls as well as police stations and utility installations are included as quasi-institutional uses. Policy statement 2.1.1.2.8, dealing with Urban Residential development, identifies 2 site development and locational guidelines to be observed:

- (i) convenient access to arterial roads; and
- (ii) compatibility with the surrounding area, appropriate landscaping, and adequate screening from residential buildings.

The Open Space designation on Schedule 'A', Valleylands designation on Schedule 'C', and Public Open Space designation on Schedule 'G' do not acknowledge fire stations as permitted uses directly or indirectly. Therefore, to permit a fire station facility on the subject property will require an amendment to the Official Plan.

Part II, Chapter 3: Community Services, notes that community service needs, including parks and recreation, education, libraries, health services, social services, fire and police protection will be assessed in the preparation of Secondary Plans. The Brampton North Secondary Plan, Area 8, will have to be amended to permit a fire station on the subject land.

The lands intended to be occupied by the combined fire station and field house building were considered, at one time, as a possible site for the Salvation Army citadel. It was ascertained that the north-easterly portion of the site would be above the regional flood line of the Etobicoke Creek as determined by the Metropolitan Toronto and Region Conservation Authority.

The combined building has a maximum width of 33.2 metres (109 feet) and a maximum length or depth of 27.74 metres (91 feet). By comparison the single purpose one storey fire station erected on Bramalea Road has a width of about 26.2 metres (86.0 feet) and a length of 28.11 metres (92.25 feet). In order that the building facilities would be located above the regional flood line of the Etobicoke Creek, the building will have to be situated adjacent to the east site limits.

Vodden Street is designated on Schedule 'H', Major Transportation Elements and Major Road Network, as a Collector Road. Though not located on an arterial road, the fire station location is convenient to Main Street North to the west and to Kennedy Road North to the east, designated Major Arterial Road and Minor Arterial Road respectively. In this regard it is considered that the first locational guideline "convenient access to arterial roads" has been satisfied.

The existence of a substantial width and depth of parkland to the west and south of some 200 metres (550 feet) or more minimizes the need for landscaping and screening from residential buildings.

To the north, residential development has occurred in the form of reversed frontage lots with no access onto Vodden Street. A wood screen fence separates the residences rear yards from Vodden Street activity. Thus a fire station on the south side would not interfere with access requirements of the dwellings nor be incompatible with the existing residences.

To the east is a multiple family townhouse project which will be no closer than 13.72 metres (45 feet) to the fire station building. The existing mature maple trees can be retained and supplemental landscaping added to increase the visual screening. It will not be feasible to screen the fire station entirely because of the elevation of the hose tower which may reach a maximum height of 14.3

metres (47 feet) above grade. The preliminary design of the fire station incorporates residential characteristics of a sloping roof, a balance front elevation, and residential style windows and front entrance.

It is concluded that the combined fire station and field house would be compatible with the surrounding area and will have adequate screening from nearby residential buildings.

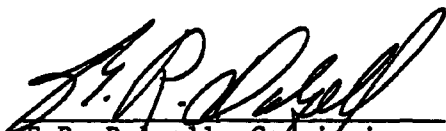
From a zoning perspective it is anticipated that a special section of the Institutional Two (I2) zone would be employed. Minimum restrictions will be enforced with respect to front yard depth, side yard width and rear yard depth consistent with other fire station locations and to ensure that regional flood restrictions of the Etobicoke Creek are respected. Site plan approval procedures would be applied prior to issuance of a building permit.

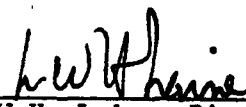
6.0 Recommendation

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 that
- B. Subject to the results of the Public Meeting, staff be directed to prepare an appropriate amendment to the Official Plan and to Zoning By-law 200-82 to permit a combined fire station and field house on land located on the south side of Vodden Street.

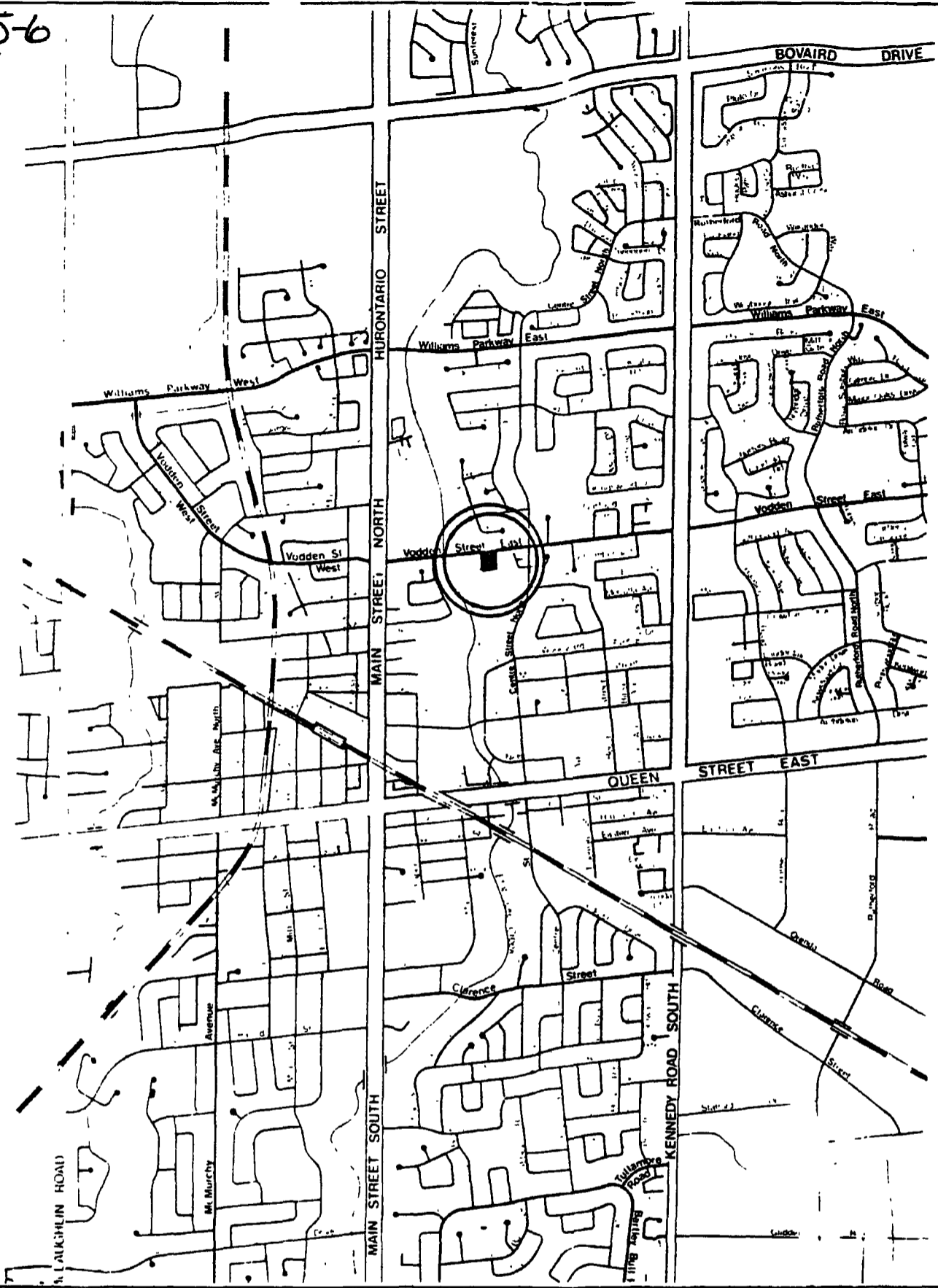
AGREED:


 F.R. Daizell, Commissioner
 Planning and Development


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

LL/am/21

05-6



CITY OF BRAMPTON
 Vodden Street Fire Station



CITY OF BRAMPTON
 Planning and Development

1:25000

Date: 87 12 02 Drawn by: RB
 File no. CIE7.27 Map no. 43-79A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1988 01 13

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: FIRE STATION DEVELOPMENT
Vodden Street
Part Block 1, Plan A-21
Ward 5
CITY OF BRAMPTON
Our File: C1E7.27

Notes of the Public Meeting held on Wednesday, January 6, 1988, are attached for the information of Planning Committee.

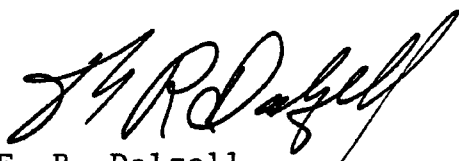
No members of the public were present at the Public Meeting. To date no communications have been received with respect to the proposal.

City Council at its meeting held on 1987 12 14 adopted a recommendation that an updated report be submitted to Planning Committee prior to the adoption of the appropriate amendments to the Official Plan and Zoning By-law 200-82.

Accordingly, IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A. Notes of the Public Meeting be received, and
- B. The appropriate amendments to the Official Plan and Zoning By-law 200-82 be presented to City Council only upon receipt of the updated report as required by Recommendation Number P265-87.

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development
LWHL/ec attachment



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

D3-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, January 6, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:36 p.m. with respect to FIRE STATION DEVELOPMENT - Vodden Street (File: C1E7.2) to amend both the Official Plan and Zoning By-law to permit the construction of a combination fire station and field house on the subject property.

Members Present: Alderman S. DiMarco - Chairman
Alderman H. Chadwick
Alderman E. Carter
Alderman A. Gibson
Councillor N. Porteous
Alderman L. Bissell
Councillor F. Andrews

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
J. A. Marshall, Director of Planning Policy
and Research
J. Corbett, Policy Planner
D. Ross, Development Planner
G. Speirs, Development Planner
J. Anderson, Development Planner
D. Gordon, Commissioner of Community
Services
W. Core, Fire Chief
E. Coulson, Secretary

The Chairman inquired if notices to 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 8:37 p.m.

the metropolitan toronto and region conservation authority
5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600

December 30, 1987

The Corporation Of The City Of Brampton
Planning & Development Department
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

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

Gentlemen:

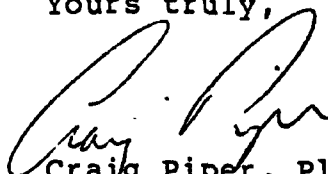
RE: Fire Station Development
Part Block 1, Plan A-21
City of Brampton
Your File No. C1E7.27

We acknowledge receipt of your letter dated December 1, 1987 concerning the above-noted proposed development.

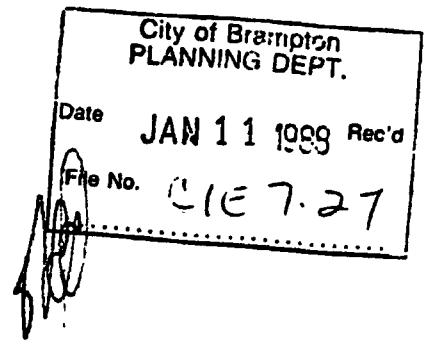
Although we would have no objections to the required Official Plan and Zoning By-law Amendments, we would appreciate the opportunity to review site and grading plans prior to approval and the issuance of building permits. The subject property is located outside of the regional storm flood plain. However, it is situated within an area regulated by this Authority with respect to the placement of fill. In accordance with Ontario Regulation 293/86 a permit will be required, from this Authority, to raise or lower the grades on the site.

If there are any quesstions, please do not hesitate to contact this office.

Yours truly,


Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division

CP:jc



January 18, 1988

Mr. Leonard J. Mikulich
Clerk
City of Brampton
150 Central Park Dr.
Brampton, Ontario

Dear Mr. Mikulich:

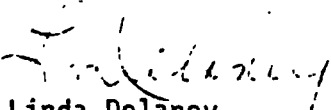
As long standing residents of Newby Court, we are opposed to the building of a fire station on Vodden Street, directly behind our homes.

We feel it would be an invasion of our privacy. It hardly seems fair to put up such a structure in an existing residential area, after so many years.

It will also depreciate our properties as well as create major noise, and because of the baseball diamonds, which were a welcome addition, cause more traffic and unnecessary parking on the road. These diamonds are well used and need all of this area for a decent parking lot. A small washroom building would be acceptable.

Surely it isn't too much to ask for a little open space in a City that's becoming so congested.

Yours truly,


Linda Delaney
34 Newby Crt.
Brampton, Ont.

c.c. Mr. L. W. H. Laine

84. Newby Court,
Brampton, Ontario
L6V 2R8

January 20, 1988

Dear Mr. Mikulich

In response to your letter informing us as to the rezoning of bylaws in order to build a fire station on Vodden St. between Main St. and Centre St., we would like to lodge our protest.

We have been residents at this address for thirteen years and object to the rezoning and building for several reasons. First, our property would decrease in value. Second, the noise level would increase with fire trucks leaving at all hours of the night. Third, the area has always been considered floodland - and rightly so as we witnessed last Spring - and so should be left. As parkland, we can all enjoy it. Lastly, other groups have tried to have the zoning changed (the Salvation Army) and have failed. Why should it be O.K. this time? We are in an established area surrounded by fire stations and DO NOT need one here.

There are many others in our area who feel as we do and hope that you take our objections into consideration.

Sincerely

Karlene Sheppardley.
George Sheppardley

January 20th, 1988

City of Brampton
150 Central Park Dr.
Brampton, Ontario

Attention: Leonard J. Mikulicki

Dear Sir;

We are definitely opposed to the City of Brampton building a Fire Hall on our new beautifully developed park. Parking will be a big problem, as the Vorden Street itself has enough traffic on it with all the shopping centres and plazas with out having to watch out for parked cars along the side from an overloaded park. When we purchased our home we were told the park would be remaining park and that's the way it should stay, to ever crowd it with a Fire Hall seems beyond reason. The fact also remains that our home will also lose a certain amount of value.

Penny Doydow
Penny Doydow
Concurred

c.c. Mrs. L. W. N. Laine

40 Newby Cr
Brampton, B
January 20, 1

L. J. Mikulich
City of Brampton

Dear Sir,

Fire Station Development - Vodden Street

While acknowledging that a Fire Station is of advantage to the community, I wish to register on behalf of my family and myself the concerns we have are outlined below:-

(a) The appearance of the area i.e. its openness be adversely affected with possible loss of property value

(b) Backing out, as we do, on Vodden Street we enjoy a fair degree of privacy which will be jeopardized.

(c) The proposed location will, in our opinion, be a hazard to traffic on Vodden Street (which is very busy when the Fire Department are exiting in response to an alarm. More importantly, there are many young children playing on the baseball diamonds etc and this will be a problem.

Yours truly
Ainsley Bonner.

January 21, 1988

To The Mayor & Members of Council:

With regards to the building of a fire hall on Vodden St., please find attached a copy of a petition and letters from other residents of Newby Court who are opposed to the building of such a structure. There is presently three homes vacant at this time. Other residents are non-English speaking and really do not understand exactly what this will mean.

I have only spoken to one person on the street who is in favour of this building. Another neighbour, who is a fireman, would also, naturally be in favour, hoping to obtain employment directly behind his home.

Please consider these complaints in your decision.

Yours truly,

Linda and Jack Delaney
34 Newby Court

CLERK'S DEPT.

JAN 21 1988

REQ: 494
FILE NOS 7.1.3



January 18, 1988

To Whom It May Concern:

We, the residents of Newby Court, are opposed to the building of a fire station on Vodden Street, behind our homes.

We feel it will:

- Depreciate our properties;
- Create major noise;
- Obstruct our view of the park;
- Take away the privacy which we now enjoy.

<u>Signature</u>	<u>Address</u>
<u>P. Bonner</u>	<u>40 Newby Court</u>
<u>Penny Ozdowski</u>	<u>32 Newby Court</u>
<u>L. Dziadosz</u>	<u>32 Newby Ct.</u>
<u>J. Carr</u>	<u>30 Newby Ct.</u>
<u>G.E. Sheppardley</u>	<u>84 Newby Ct.</u>
<u>Pauline Sheppardley</u>	<u>84 Newby Ct.</u>
<u>Linda Delaney</u>	<u>34 Newby Ct.</u>
<u>I. A. Louw</u>	<u>76 NEWBY CRT.</u>
<u>Isabel Louw</u>	<u>76 NEWBY CRT.</u>
<u>Gracyna Augustyniak</u>	<u>38 Newby Court</u>
<u>Wieslaw Augustyniak</u>	<u>- " -</u>

