



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 74-87

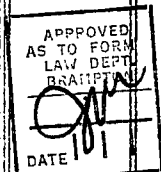
To adopt Amendment Number 118 and
Amendment Number 118 A to the Official
Plan of the City of Brampton Planning
Area.

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 118 and Amendment Number 118 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 118 and Amendment Number 118 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.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL
By Aw 74-87

AMENDMENT NUMBER 118

AND

AMENDMENT NUMBER 118 A

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

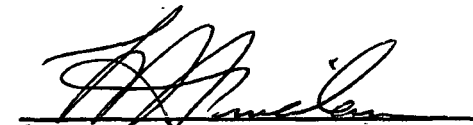
21st OP ~ 0031-118 -

Amendment No. 118
and Amendment No. 118A
to the
Official Plan for the
City of Brampton

Amendment No. 118 and No. 118A 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. 118 and No. 118A to the Official Plan for the Brampton Planning Area.

Date ..

July 13, 1987..



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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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
 MAR 26 1987

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 118
AND
AMENDMENT NUMBER 118 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to add additional permitted uses for a commercially designated land located at the southwest corner of the intersection of Highway Number 7 and Gateway Boulevard.

2.0 Location

The land is situated on Part of Lot 5, Concession 6, East of Hurontario Street in the geographic Township of Chinguacousy. It is located at the west side of Gateway Boulevard between Highway Number 7 and Summerlea Road. It consists of Blocks C and X of Registered Plan 977 and has an area of 4.3 hectares.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 118 :

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 22 set out in subsection 7.2.7.22, Amendment 118 A.

3.2 Amendment Number 118 A:

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

- (1) by deleting therefrom paragraph (iv) of subsection 2.0 of Chapter C23, Section C of Part C and substituting therefor the following:

"(iv) Block C3 shall be used for restaurants, cinemas and banks.

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 118
AND
AMENDMENT NUMBER 118 A

Attached are copies of planning reports dated November 6, 1986 and December 9, 1986, including the notes of a Public Meeting held on December 3, 1986, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

3/87/4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

December 9, 1986

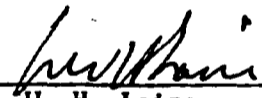
TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Blocks C & X, Registered Plan 977
Ward Number 9
BRAMALEA LIMITED
Our File Number C6E5.3

The notes of the Public Meeting held on Wednesday, December 3rd, 1986 are attached for the information of Planning Committee. No members of the public appeared at the meeting and no communications have been received with respect to this application.

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

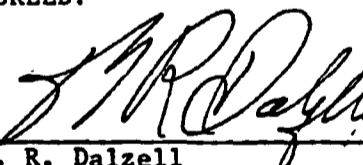
- (A) the notes of the Public Meeting be received,
- (B) the application be approved subject to the conditions approved by City Council on November 24, 1986, and
- (C) staff be directed to present appropriate documents for Council's consideration.

Respectfully submitted,



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

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development

Attachment

WL/O

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, December 3, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:37 p.m. with respect to an application by BRAMALEA LIMITED (File: C6E5.3 - Ward 9) to amend both the Zoning By-law and the Official Plan to permit the construction of a building to accommodate six cinema theatres.

Members Present: Alderman P. Palleschi - Chairman
Alderman J. Shadrach
Alderman H. Chadwick
Councillor F. Andrews
Alderman E. Carter
Alderman S. DiMarco
Alderman A. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
D. Ross, Development Planner
W. Lee, Manager, Community Design
J. Robinson, Development Planner
C. Brawley, Development Planner
G. Speirs, Development 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 7:38 p.m.

INTER-OFFICE MEMORANDUM

*Sent to PC
Nov. 17/86*

Office of the Commissioner of Planning & Development

November 6, 1986

TO: Chairman and Members of Development Department

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law
Part of Blocks C and X, Registered Plan 977
Ward Number 9
BRAMALEA LIMITED
Our File Number: C6E5.3

1.0 Introduction

An application has been submitted to amend the Official Plan and zoning by-law to permit a movie theatre project on the lands known as the Restaurant Campus.

2.0 Property Description

The site is located on the west side of Gateway Boulevard between Highway Number 7 and Summerlea Road. The north half of this 4.3 hectare (10.6 acres) site is under development for several restaurants as part of the development scheme approved in 1979. The area of this subject application is about 2 hectares (5 acres) of the southerly parcel. The proposed development will abut Summerlea Road whereas vacant land is located east of the proposed development and thus separates the development from Gateway Boulevard. To the north, the proposed theatre development abuts a major driveway off Gateway Boulevard serving the restaurants under construction.

3.0 Official Plan and Zoning Status

The site is designated for Commercial uses by Amendment Number 40 to the former Consolidated Official Plan. This amendment has been incorporated as part of the Secondary Plan for Area Number 22, Bramalea South Industrial Area.

The site is zoned Commercial C2 - Section 217 by By-law 861, as amended. The permitted uses are restaurants, a dining theatre and banks or financial institutions.

4.0 Proposal

As shown on the attached site plan, the applicant proposes to construct a 2098.61 square metre (22,590 square foot) building to accommodate 6 cinema theatres:

| | |
|-----------------|------------------|
| Cinema 1 | 202 seats |
| Cinema 2 | 202 seats |
| Cinema 3 | 292 seats |
| Cinema 4 | 292 seats |
| Cinema 5 | 234 seats |
| <u>Cinema 6</u> | <u>266 seats</u> |

TOTAL 1,488 seats

Two hundred and fifty-one parking spaces will be provided for this development and there will be two accesses from Summerlea Road.

5.0 Comments

The Ministry of Transportation and Communications has indicated no objection to the proposed development and the Ministry's permits are not required as the development is beyond the permit control area.

Community Services, Parks and Recreation, Transit and Fire and Law Department have no comments.

The Regional Public Works Department has no objections.

The City Public Works Division has indicated no comments from an engineering point of view provided there is sufficient parking on the site.

The City's Buildings and By-law Enforcement Division has commented that the parking provision meets the City's general standards for this use.

6.0 Discussion

According to the policy of the Official Plan Amendment, the site including the area under construction for restaurants is designated for "restaurant commercial use to provide a choice of dining and eating facilities for the employees of the adjacent industrial area and residents of the City. The use designated may include bank uses". In the zoning by-law, the permitted uses are restaurants, banks or financial institutions, and a dining theatre. The proposed cinema theatre use may be considered as an extension of the recreational activity from the dining theatre concept. In addition to the original restaurant campus, the proposed use will make the site more of a "recreational centre."

There are other sites located in the 283 hectare (700 acres) industrial area that are zoned for commercial uses which can serve the commercial needs of the industrial employees. Further, the subject site is at a location with easy accessibility yet without direct access to major arterials. Accordingly, staff have no objection to the proposed use.

However, it is unfortunate that the proposal was submitted subsequent to the development of the general concept and services for the restaurants. Originally, when the site was to be developed as a restaurant campus, the concept of locating restaurants in the centre of the site with surrounding parking spaces provided a satisfactory scheme. It was anticipated that customers could park, then decide which restaurant they will patronize. The introduction of a cinema theatre use on the site will mean that the circulation and parking pattern will be quite different. It is likely that the customers will go to a restaurant first then enjoy a movie. Some of the parking spaces adjacent to the restaurant could be occupied by theatre goers long after they have finished their meals. Therefore, if the intent of providing cinemas on the site were known, a better site layout would locate the restaurants adjacent to Highway Number 7 and the majority of parking spaces between the cinema development and the restaurants. Thus, more parking spaces would be available to serve both functions.

The applicant has proposed a chain link fence between the restaurant and proposed cinema theatre development, to prevent cinema customers from using parking spaces for restaurants. However, staff are of the opinion that the site shall be developed as one project. Accordingly, the fence shall not be installed and pedestrian access shall be provided between the theatre and restaurants.

There will be 251 parking spaces provided for the cinema development, 3 spaces more than the ratio of one space for every six seats which is the standard for a theatre or cinema development, according to the latest City comprehensive zoning by-law. Although it is not likely that each automobile will carry 6 persons, it is estimated that all cinemas will not be full. Accordingly, the applicant has submitted a survey of the attendance record of the Skyway Six in Etobicoke. The Skyway Six is selected because it has the same number of seats as the subject proposal and it is one of the few cinema developments that is not located as a part of a commercial complex or mall. The result of a weekly survey is as follows:

| DAY | MOVIES | ATTENDANCE | | TOTAL |
|-----------|--|------------|--------|-------|
| | | EARLY** | LATE** | |
| Monday | Manhunter, The Fly, Men's Club, Ruthless People, Ferris Bueller's Day Off, Top Gun | 73 | 90 | 163 |
| Tuesday | " | 657 | 515 | 1,172 |
| Wednesday | " | 72 | 128 | 200 |
| Thursday | " | 89 | 145 | 234 |
| Friday | Tough Guys*, Crocodile Dundee*, Ferris Bueller's Day Off, Top Gun | 474 | 994 | 1,468 |
| Saturday | " | 789 | 1,370 | 2,156 |
| Sunday | " | 682 | 1,118 | 1,800 |
| TOTALS | | 2,836 | 4,360 | 7,196 |

* shown at 2 theatres

** early about (7:00 p.m.) and late about (9:00 p.m.)

The Skyway Six development has only 135 parking spaces in comparison to the 251 spaces proposed for this development. It was indicated that on "slower" nights (Monday, Wednesday, and Thursday), parking spaces were available. However, on the busier evenings (Tuesday, Friday, Saturday and Sunday), spaces were all occupied and patrons were required to find alternative parking arrangements at adjacent office buildings lots.

Unfortunately, the survey did not show the actual number of automobiles related to the attendance figure. The actual parking

requirement could not be concluded from the survey. Accordingly, the standard contained in the comprehensive zoning by-law developed by the Policy and Research Division should be upheld. Nevertheless, to ensure no overflow parking spilled onto the industrial sites, some overflow parking spaces should be provided.

During the approval of the restaurant campus development, it was required that when 80% of the restaurants were developed, a parking survey will be provided by the applicant to review the parking standard and the applicant will provide additional parking spaces if required. Accordingly, an area northwest of the proposed theatre development was set aside for possible additional parking purposes. The area has a capacity of 49 parking spaces. Staff believe it is adequate to develop this parking at present as an overflow parking reserve for both the restaurant campus and this proposal.

The front of the building will face northwest so that it can take advantage of the natural slope of the site and the exit of theatres will not have steps onto exterior finished grades. To flip the development will add construction cost. Staff have no objection to this arrangement provided that the rear elevation, facing the traffic entering the industrial subdivision from Gateway Boulevard and Summerlea Road will not be a blank box wall, but have an elevation with architectural form and articular details.

The landscaping, engineering and architectural aspects shall be subject to site plan approval process.

6.0 Recommendation

It is recommended that a public meeting be held in accordance with City Council procedures.

Subject to the result of the public meeting, it is recommended that

the proposed cinema development be approved subject to the following conditions:


- (1) a parking area with a minimum of 45 spaces shall be developed as an overflow area for the development of this site and the restaurant campus,
- (2) no fence shall be erected between this development and the restaurant campus,
- (3) pedestrian access shall be provided between the restaurant campus development and the proposed theatre,
- (4) the rear elevation of the site shall have interesting form and articular details rather than a blank wall, and
- (5) the development shall be subject to a site plan process with respect to landscaping, architectural and engineering aspects.

Respectfully submitted,



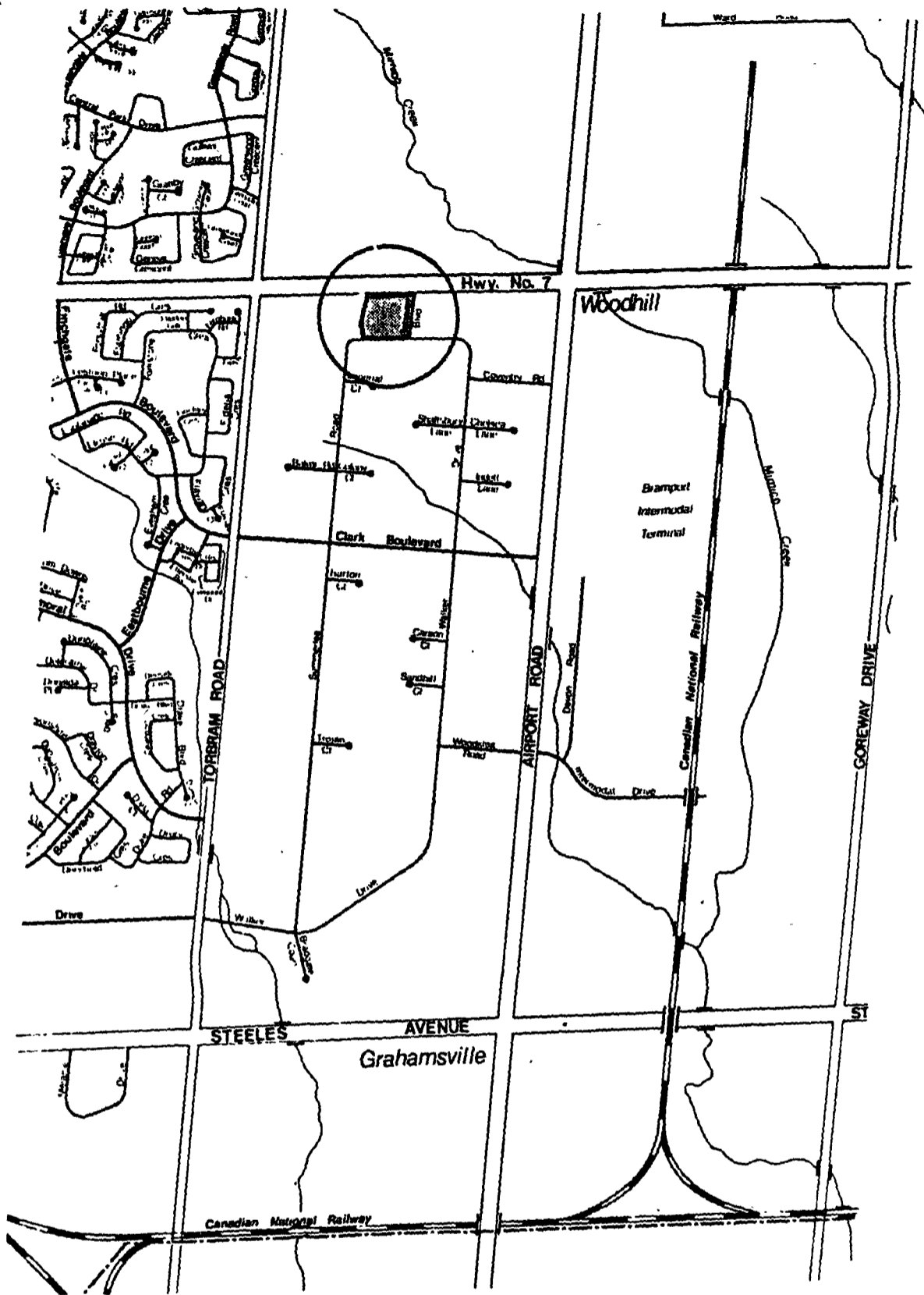
William Lee, Manager
Community Design

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development
L. W. H. Laine
Director of Planning and
Development Services Div.

Attachments

WL/hg/6



BRAMALEA LIMITED

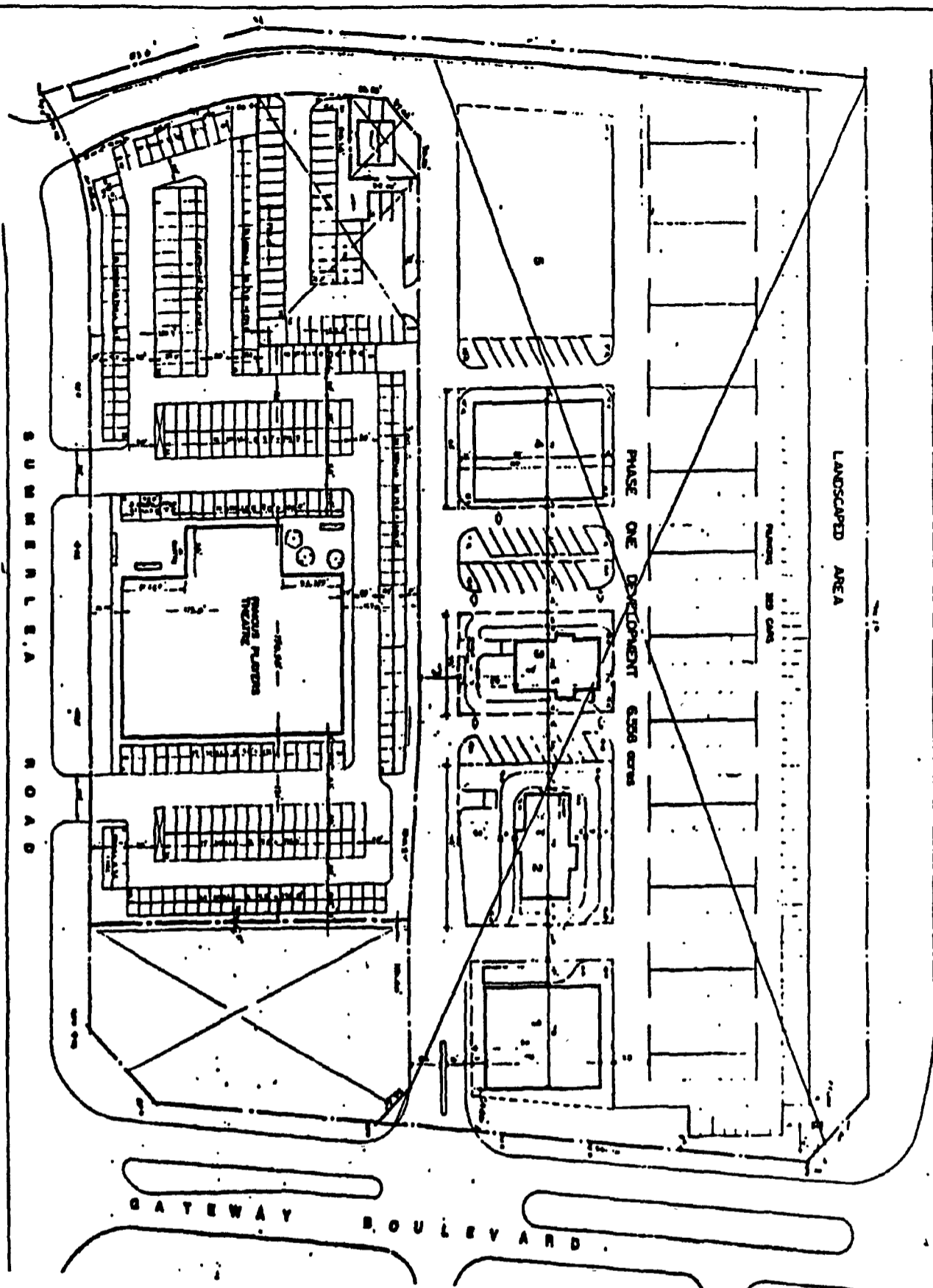
Location Map



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CITY OF BRAMPTON
 Planning and Development

Date: 86 11 06 Drawn by: RB
 File no. C6E5.3 Map no. 65-6A



M I G N W A Y N O . 7

BRAMALEA LIMITED

Site Plan



1:1300

CITY OF BRAMPTON
 Planning and Development

Date: 86 11 06 Drawn by: RB
 File no. C6E5.3 Map no. 65-6B