



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 89-78

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.

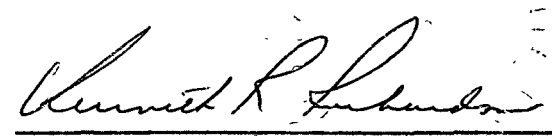
(AMENDMENT NO. 21 - PEEL NON-PROFIT
HOUSING CORPORATION)

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

1. Official Plan Amendment Number 21 to the
Consolidated Official Plan of the City of Brampton
Planning Area consisting of the attached map
(Schedule "A") and explanatory text is hereby
adopted.
2. The Clerk is hereby authorized and directed to
make application to the Minister of Housing for
approval of Amendment Number 21 to the Consolidated
Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect
on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open
Council this 24th day of April, 1978.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

DUPLICATE ORIGINAL

OPC 0006-21 11

AMENDMENT NUMBER 21

TO THE CONSOLIDATED OFFICIAL PLAN

OF

THE CITY OF BRAMPTON PLANNING AREA

OFFICIAL PLAN NO. 515

LOADED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1978 July 25, 12:52 P.M.

Katherine Bayle D.L.R.
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~

TABLE OF CONTENTS

Page

CERTIFICATION

ADOPTING BY-LAW

PART A - PREAMBLE

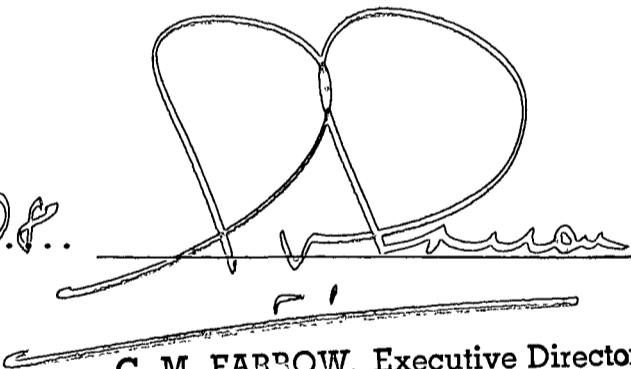
PART B - THE AMENDMENT CONSTITUTING
CHAPTER C48 OF THE CONSOLIDATED
OFFICIAL PLAN

PART C - APPENDICES

This Amendment 21 to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of The Planning Act, as Amendment 21 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date.....

July 18/78



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

CONSOLIDATED OFFICIAL PLAN

OF

THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 21

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 21 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 89-78, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 24th day of April 1978.

James E. Archdell
Mayor

Kenneth R. Lubbock
Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 21 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

Date



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

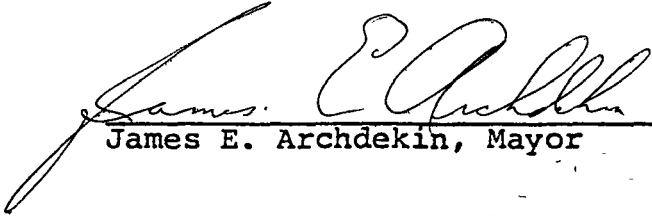
Number 89-78

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.
(AMENDMENT NO. 21 - PEEL NON-PROFIT
HOUSING CORPORATION)

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

1. Official Plan Amendment Number 21 to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 21 to the Consolidated Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 24th day of April, 1978.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 21 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 21.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 21. Part A - Preamble and Part C - Appendices, are included only to provide background for Part B and shall not themselves be constructed as a statement of policy.

3.0 Background

The 2 acre parcel is located at southwest corner of the intersection of Knightsbridge Road and Central Park Drive. An existing day-care centre abuts the property at west while the civic centre complex is located to the north across Knightsbridge Road. Peel Non-Profit Housing Corporation has submitted an application requesting an amendment to permit senior citizens' residence and recreation centre.

The property is designated Municipal and Public Use on the Consolidated Official Plan and is zoned Civic and Public Campus. The proposed use is not permitted by either the existing Official Plan or Restricted Area By-law.

Subsequent to the holding of a public meeting City Council at its meeting held April 25, 1977, directed that an amendment be prepared.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists the following text and the attached map constitutes Amendment Number 21 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new chapter, Chapter C48, after Part C, Section C Chapter C47. The Plates 13 and 14 of the Official Plan is hereby amended by Schedules 'B' and 'C' hereto attached.

1.0 Purpose

The purpose of this Chapter is to permit the development of Senior Citizens Housing on a 2 acre parcel of land at the southwest corner of Knightsbridge Road and Central Park Drive as shown on the attached Schedule 'A'.

2.0 Development Principles

- 2.1 The maximum number of dwelling units for the site shall not exceed 90 senior citizen units including about one-third for light residential care and approximately two-thirds for independent care units.
- 2.2 The recreation centre shall not exceed 6,500 square feet serving not only the residents of this project but also senior citizens of the surrounding areas.
- 2.3 The development of the site shall be subject to a Site Plan Zoning by-law and Architectural Control.
- 2.4 Adequate parking facilities shall be provided for the project to be located on the site or on the adjacent properties by agreement approved by City Council.

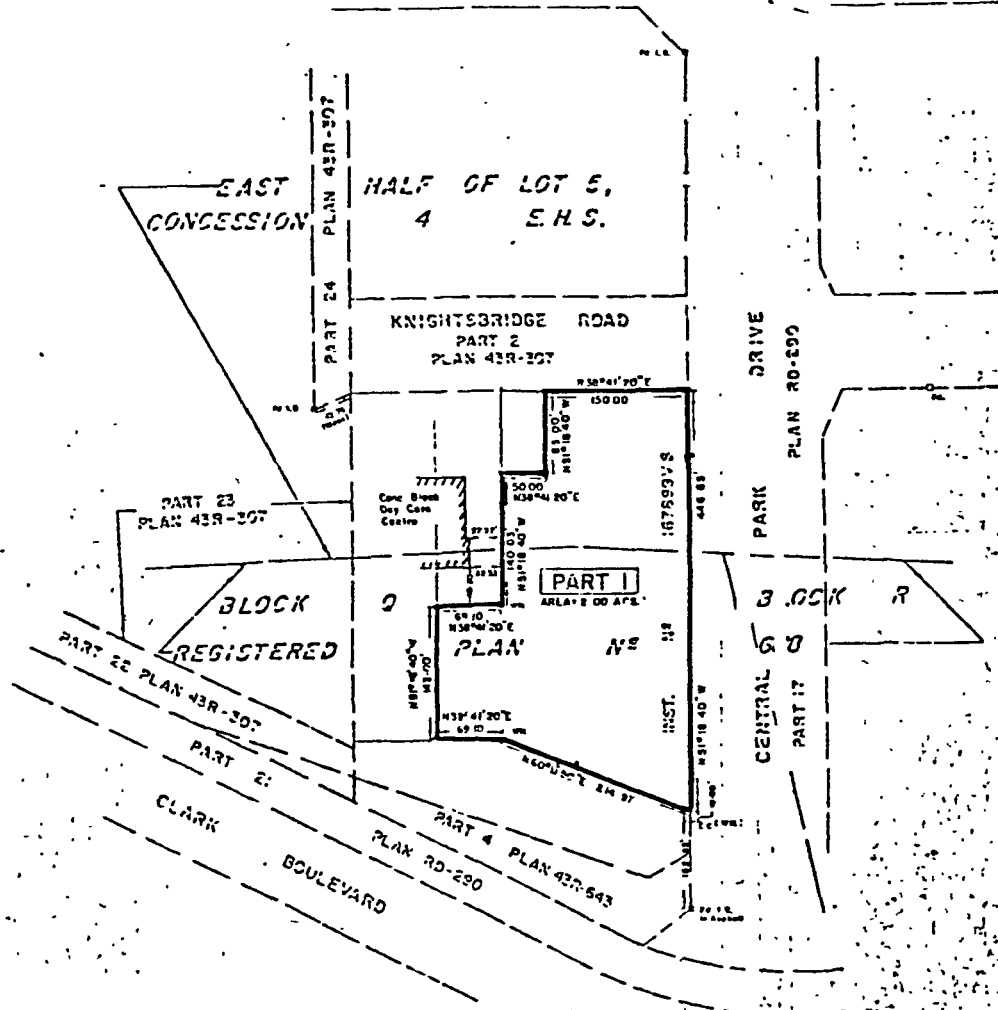
3.0 Implementation

Amendment Number 21 shall be implemented by appropriate amendment to the restricted area by-law and agreement as deemed necessary by City Council.

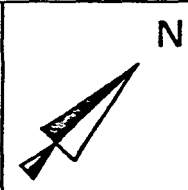
4.0 Interpretation

- 4.1. This Amendment shall apply to the lands outlined in Schedule 'A' attached hereto.
- 4.2 Numerical figures and boundary of this amendment shall not be interpreted as absolute or rigid. Minor variation from these figures will be tolerated without the necessity of making formal amendment to the Official Plan insofar as the spirit and intent of the Amendment is maintained.

THE KING'S HIGHWAY 'A' 17
ROAD ALLOWANCE BETWEEN LOTS 5 & 6 CONCESSION 4, E.H.S.

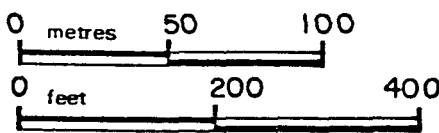


OFFICIAL PLAN AMENDMENT NO. 21
SCHEDULE 'A'



Drawn	b k
Date	April 27, 1977
File No.	C 4 E 5.10
Dwg. No.	A

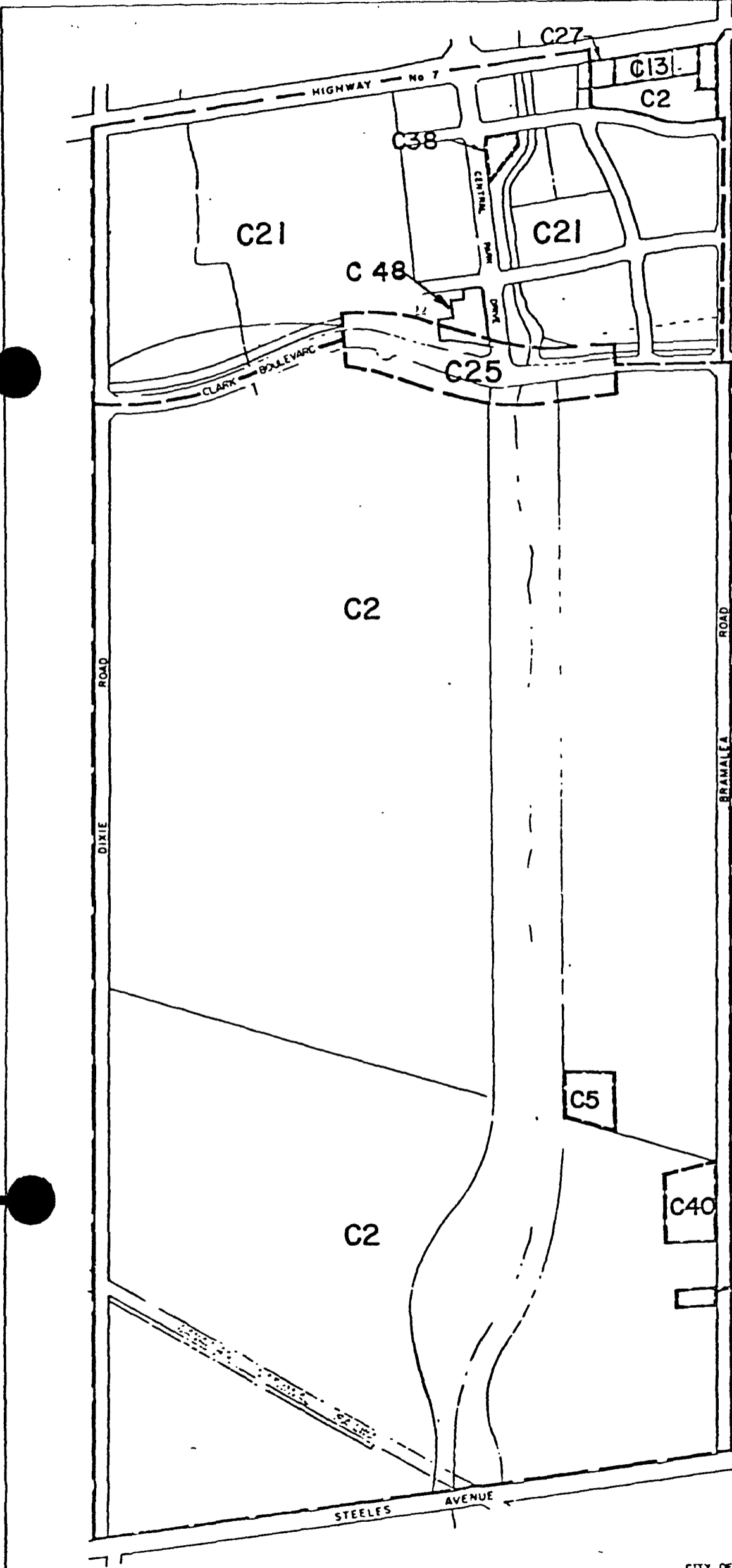
Scale



Legend

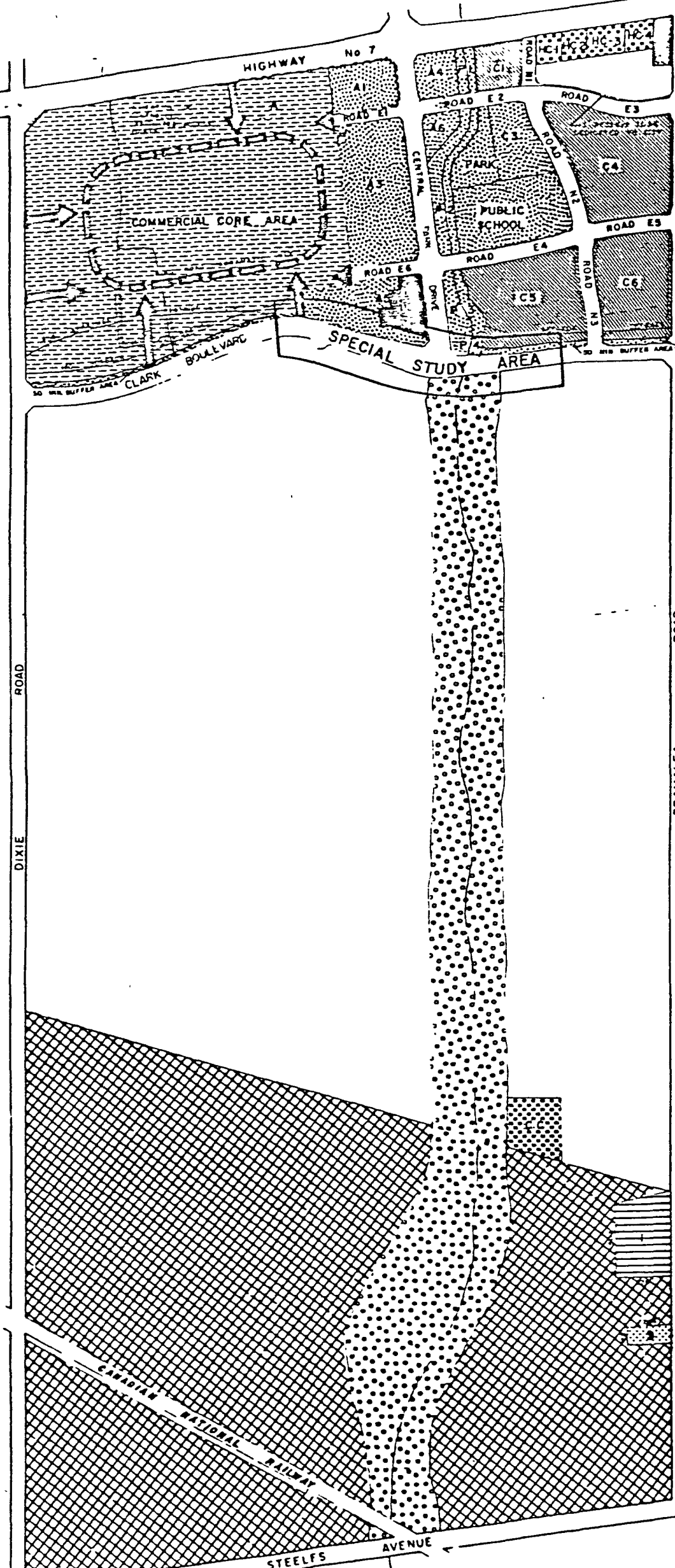
Area Covered By Amendment

CITY OF
BRAMPTON
PLANNING
DEPARTMENT






















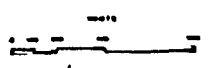
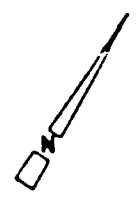
CHAPTER AREAS

CITY OF BRAMPTON PLANNING DEPARTMENT



LEGEND

-  RESIDENTIAL
-  RESIDENTIAL - HIGH-RISE
-  INDUSTRIAL
-  INDUSTRIAL LAND USE
-  COMMUNITY COMMERCIAL
-  COMMERCIAL
-  CAR WASH & SERVICE STATION
-  ANIMAL HOSPITAL
-  SERVICE STATION
-  FRUIT & VEGETABLE MARKET
-  SENIOR CITIZEN'S HOUSING
-  COMMERCIAL CORE AREA
-  MUNICIPAL & PUBLIC
-  OPEN SPACE
-  AGRICULTURAL
-  INSTITUTIONAL
-  RECREATION CENTRE
-  HIGHWAY COMMERCIAL
-  SENIOR CITIZEN'S RESIDENCE



1" = 68' LAND USE

PART C APPENDICES

Attached is one copy of the staff reports to Planning Committee including notes of the Public Meeting on the subject to this Amendment.

PART C APPENDICES

April 13, 1977

TO: Chairman & Members of the
Planning Committee

FROM: L.W.H. Laine,
Planning Director

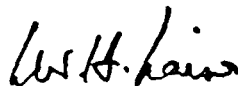
RE: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 5, Concession 4, E.H.S.
BRAMALEA SENIOR CITIZENS RESIDENCE NO.1
Peel Non-profit Housing Corporation
Our File C4E5.10

Attached please find the minutes of the public meeting held on Tuesday April 5, 1977 with respect to the above noted application.

No objection was raised in the meeting.

It is recommended that Planning Committee recommend to Council that staff be instructed to prepare draft amendments to the Official Plan and Restricted Area By-law as well as development agreement.

LWHL/WL/am



L.W.H. Laine,
Planning Director

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, APRIL 5, 1977 in the cafeteria of the Bramalea Secondary School, Bramalea Road, Bramalea, Ontario, commencing 7:45 p.m. with respect to an application from Peel Non-Profit Housing Corporation to Amend the Official Plan and Restricted Area By-law to allow the construction of a 90 unit senior citizens residence and a recreation centre on a site located at the southwest corner of Knightsbridge Road and Central Park Drive.

Members present were: Mrs. E. Mitchell - Vice Chairman
T.P. Miller - Councillor
W.J. Baillie - Alderman

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

Two Architects from the firm of Dunlop Farrow Aitken and Mr. David Palmer of the Region of Peel Social Services were in attendance.

No members of the public were in attendance and the Vice-Chairman adjourned the meeting at 7:50 p.m.

March 17, 1977

TO: J. Galway
Senior Administrative Officer

FROM: L.W.H. Laine,
Planning Director

RE: Application to Amend the Official Plan and
Restricted Area By-law
Part Lot 5, Concession 4, E.H.S.
BRAMALEA SENIOR CITIZENS RESIDENCE NO.1
Peel Non-profit Housing Corporation
Our File C4E5.10

1.0 Background

An application has been received from Peel Non-profit Housing Corporation to amend the Official Plan and Restricted Area By-law for 90 units senior citizen residence and a recreation centre.

2.0 Site Description

The site is located south-west corner of Knightsbridge Road and Central Park Drive comprising 2 acres (see location map attached). The existing day care centre is abutting the property at northwest. The civic complex is located to the north across the Knightsbridge Road.

3.0 Official Plan and Zoning Status

The site is designated Municipal and Public Use in the Official Plan.

Chapter C21, Section 2.3.6 of the Consolidated Official Plan indicates:

"This area is to include federal, provincial and municipal buildings in a campus-setting with the municipal buildings including civic buildings, administrative offices, library and cultural centre and those public functions appropriate to a central area, and related to the needs generated by the urban population,"

whereas Chapter C38 sets the category and policy of Senior Citizen Housing.

In addition, Chapter C21, Section 2.3.1(iv) indicates:

"West of Central Park Drive a 700 foot apartment restriction limit is proposed measured from the nearest lot line of any single-family detached dwelling south of Clark Boulevard."

3.0 Official Plan and Zoning Status (cont'd)

Although the Official Plan does not define "apartment" the proposal could well be considered as an apartment according to the definition of restricted area by-law of the former Township of Chinguacousy. Therefore, an Official Plan Amendment is considered necessary.

The property is zoned Civic and Public Campus (CPC) within this zone. The proposed senior citizen residence is not a permitted use.

4.0 Proposal

The proposal consists of a recreation centre and 90 senior citizen units including 30 units for light residential care and 60 independent care units. The recreation centre, approximately 6300 square feet, will be located at the north-east corner of the site serving not only the residents of this project but also senior citizens of the surrounding areas.

The units will be distributed in three (3) storey buildings located in such a way that provides central open court.

Three fire routes each of 18 feet in width are to be provided as required by the Fire Department. It is proposed to expand the existing day care parking area and to provide a total of 23 spaces to be mutually used by this project and the day care centre.

A single elevator with appropriate dimension of 8 feet by 6 feet, a moving room, laundry facilities, garbage pick-up room and three stairways are also to be provided.

5.0 Comments

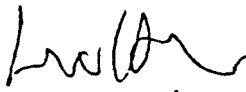
The setback of the proposed recreation centre from the Knightsbridge Road and Central Park Drive is not sufficient, a setback of 25 feet should be established. Accordingly, it is suggested that the entire project is shifted 5 feet toward south-west and the recreation centre dimensions be reduced by 5 feet. The parking requirement that should be considered for the senior citizen centre is intended to be provided by the public parking lot located at the civic complex to the north.

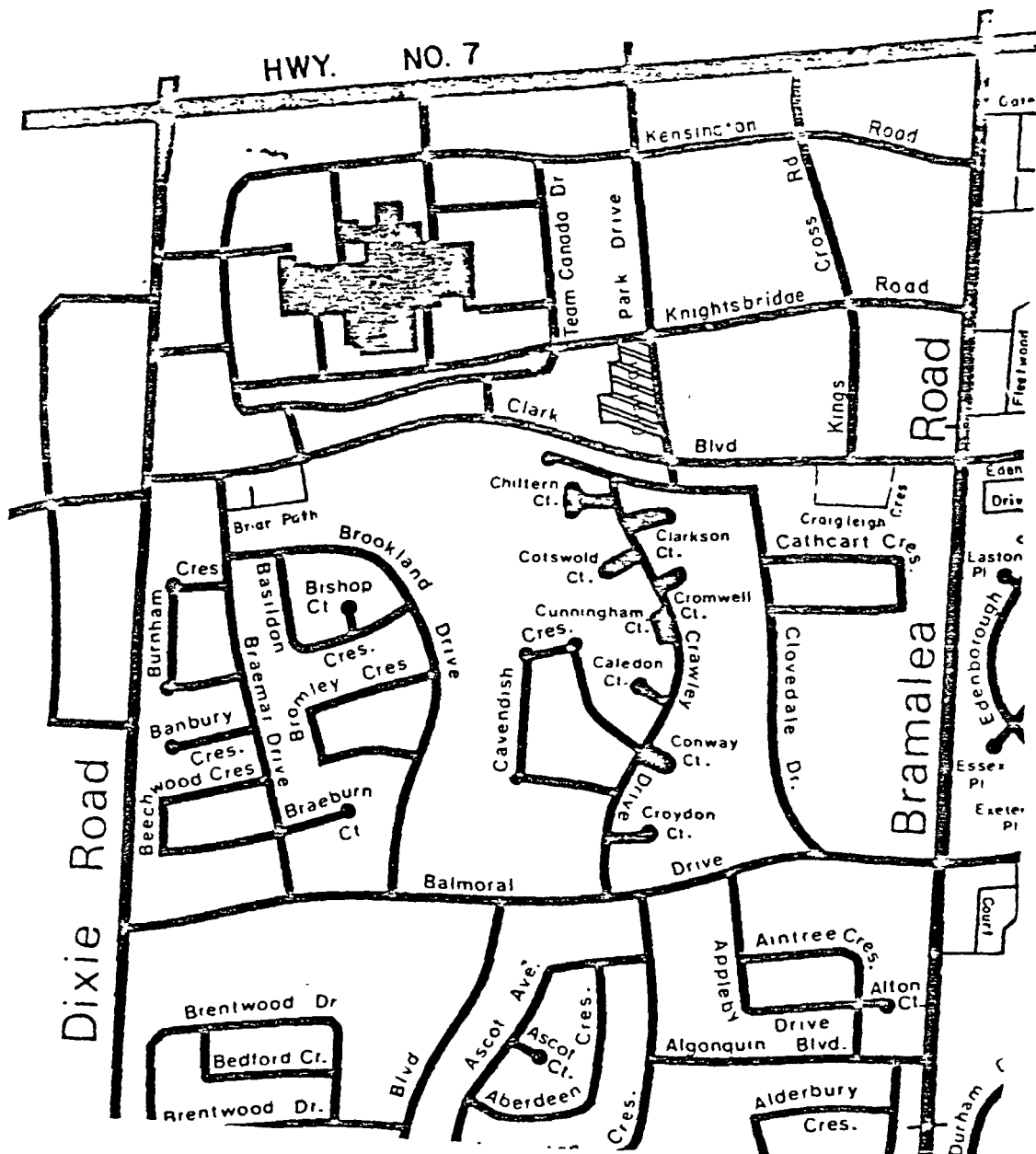
The provision of one elevator for the project conforms to the requirements of the Ontario Building Code.

6.0 Recommendation

It is recommended that Planning Committee recommend the approval of this project in principle and that a public meeting be held in accordance with City Council's procedures.

LWHL/WL/am


L.W.H. Laine,
Planning Director



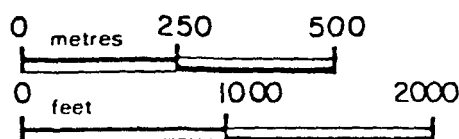
Application

BRAMALEA SENIOR CITIZENS

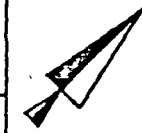
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LOCATION MAP

Scale

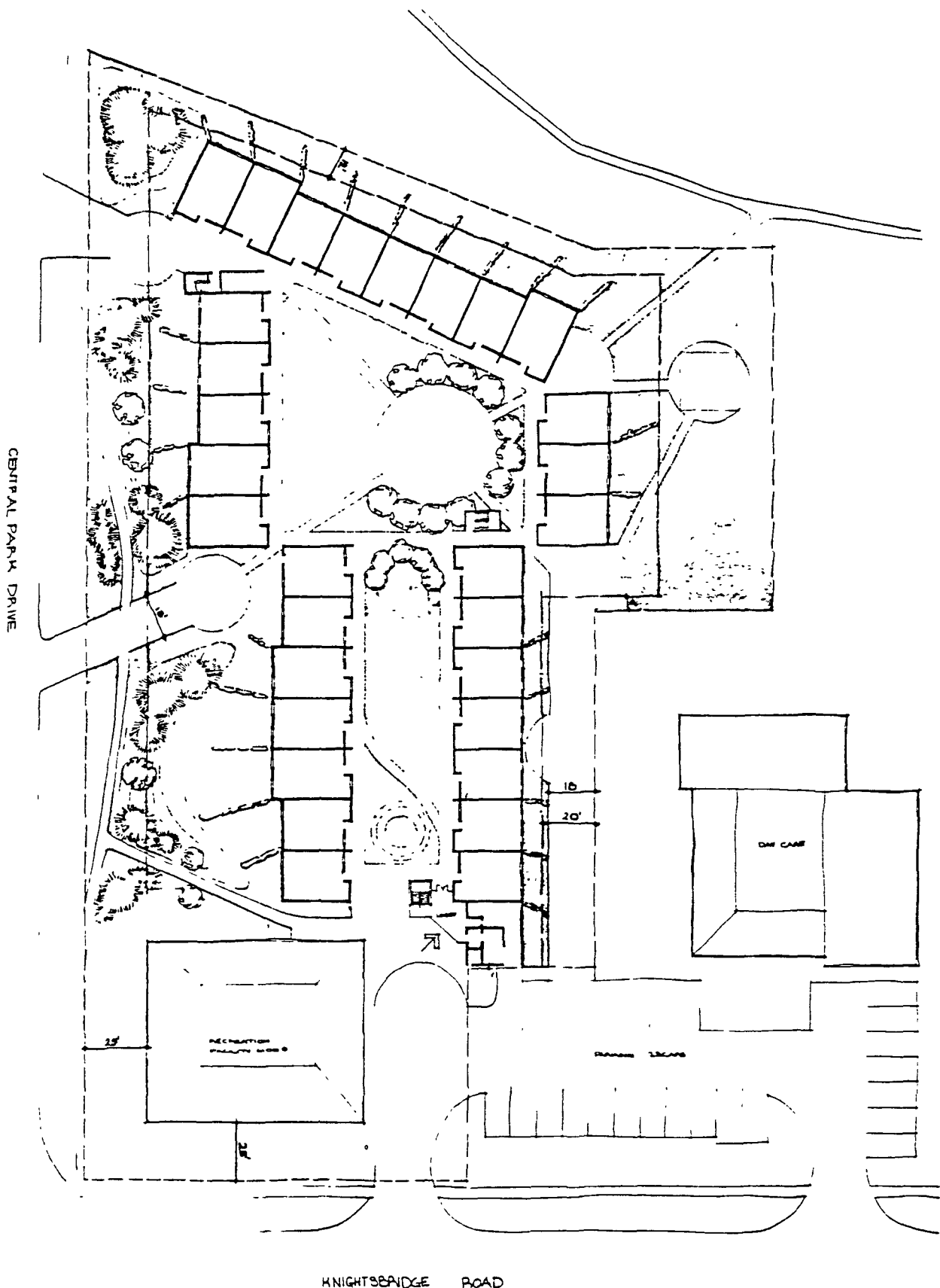


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Drawn	b. k.
Date	March 14, 1977
File No.	C 4E 5 10
Dwg. No.	A

CITY OF
BRAMPTON
PLANNING
DEPARTMENT



**BRAMALEA
SENIOR CITIZENS RESIDENCE
GROUND FLOOR**

JOB NO. 7488
 DATE: MARCH 77

