



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 89-92

To adopt Amendment Number 215
to the Official Plan of the City
of Brampton Planning Area

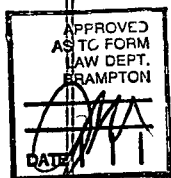
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 215 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 215 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th day of May, 1992.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH -
CITY CLERK



AMENDMENT NUMBER 215
to the Official Plan of the
City of Brampton Planning Area


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RECEIVED
CLERK'S DEPT.
JUL 20 1992
C 3794.92.
REG. No.: 1025 # 215.
FILE No.: 1025 # 215.

AMENDMENT NO. 215
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 215 to the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1992-07-10



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 89-92

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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 11th day of May, 1992.

PETER ROBERTSON - MAYOR

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE: MM

LEONARD J. MIKULICH -
CITY CLERK

15/92

CERTIFIED A TRUE COPY

Deputy Clerk
City of Brampton

May 19 1992

AMENDMENT NUMBER 215
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to redesignate two residential dwelling lots for institutional purposes of The Brampton Public Library to be used for library parking purposes only.

2.0 Location

The two parcels of land subject to this amendment are located on the north side of John Street, one of the parcels is located approximately 32.0 metres west of Mary Street, and the other is located approximately 92.0 metres west of Mary Street. They are described as part of Lots 31 and 32, and part of Lots 34 and 35, Registered Plan BR-2 respectively, having a combined area of approximately 910 square metres and occupy a part of Lot 5, Concession 1, E.H.S., in the geographic Township of Chinguacousy as shown outlined on Schedule A to this amendment.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number : 215

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

- (a) by changing, on Schedule 'A' (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "RESIDENTIAL" to "INSTITUTIONAL"; and
- (b) by changing on Schedule SP7(a) (Brampton Central Planning Area, Land Use) of Chapter 7 of Part IV thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "RESIDENTIAL LOW DENSITY" to "INSTITUTIONAL".
- (c) by adding to the legend of Schedule SP7(c) (Special Policy Areas) of Chapter 7 of Part IV, thereto, the following:

" Special Policy Area 4 (Refer to Policy 3.7.4.)"

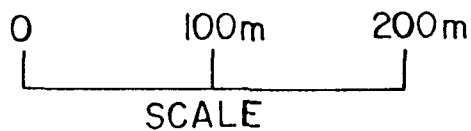
- (d) by identifying, on Schedule SP7(c) (Special Policy Areas) of Chapter 7 of Part IV thereto, the lands shown outlined on Schedule A to this amendment, as Special Policy Area 4; and,
- (e) by adding to section 3.7 of Chapter 7, of Part IV thereof, the following:

"3.7.4 The lands shown outlined as Special Policy Area 4 on Schedule SP7(c), shall only be used as a parking lot for library purposes. Any additional lands or proposals required for library purposes in this location, shall only be considered on a comprehensive basis with particular regard for properties located on the north side of John Street, between Chapel Street and Mary Street."



LEGEND

 Lands Subject To This Amendment



OFFICIAL PLAN AMENDMENT No. 215

Schedule A to By-law 89-92



CITY OF BRAMPTON
Planning and Development

Date: 1991 06 05 Drawn by: CJK
File no. CIE5.25/34 Map no. 60-48E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 215

Attached are copies of planning reports dated April 2, 1991 and May 11, 1988 and copies of reports dated May 16, 1991 and June 15, 1988 forwarding the notes of Public Meetings held on May 1, 1991 and June 1, 1988 respectively, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands and a copy all written submissions received.

The Regional Municipality of Peel

November 13, 1990
January 11, 1988

Ms. Linda Newman

October 2, 1987
September 25, 1987

INTER-OFFICE MEMORANDUM

PC - April 15

Office of the Commissioner of Planning & Development

April 2, 1991

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

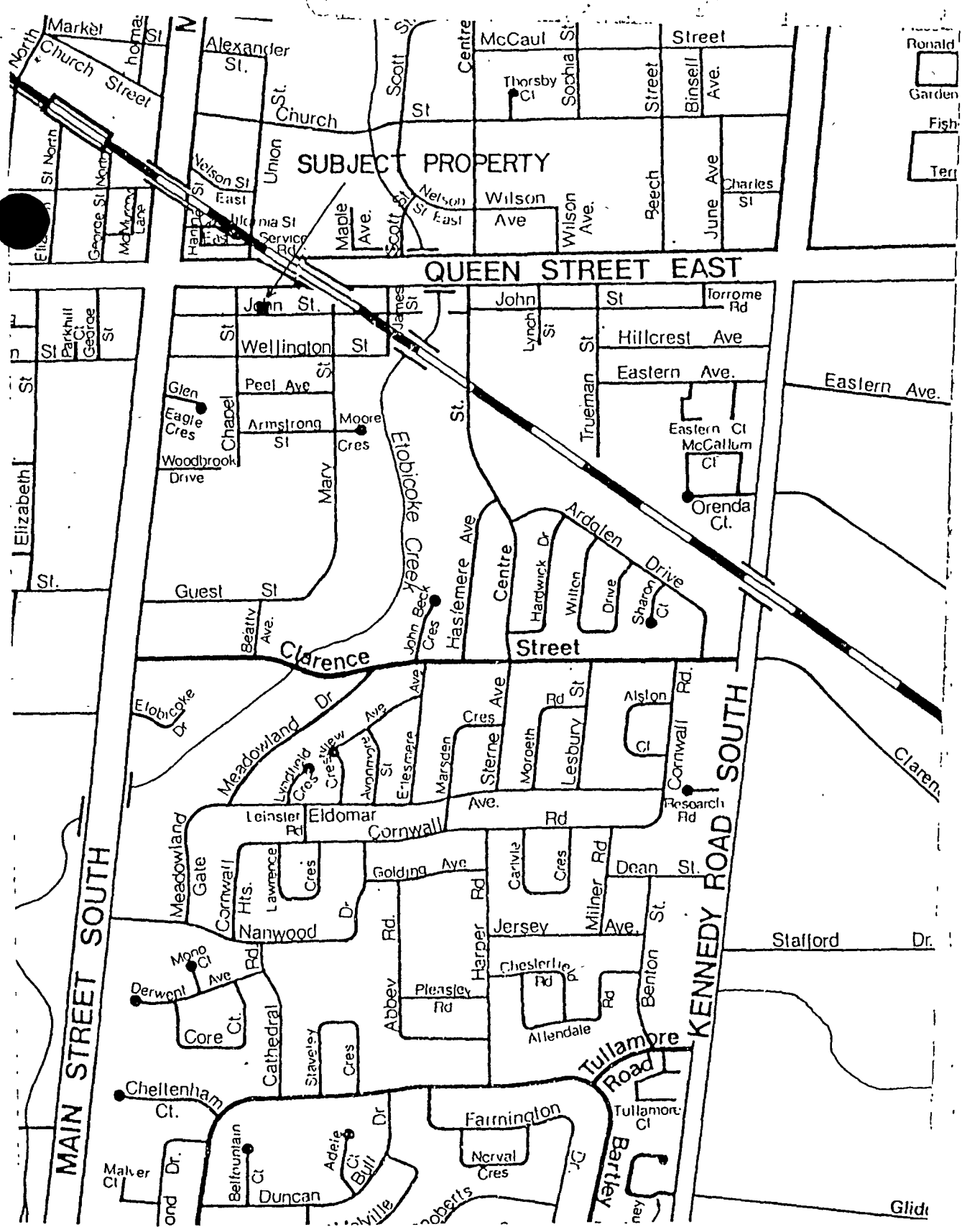
RE: **EXECUTIVE SUMMARY**
Application to Amend the Official Plan and
Zoning By-law
Part of Lot 5, Concession 1, E.H.S.
Ward Number 3
BRAMPTON PUBLIC LIBRARY
Our File: C1E5.34

The attached staff report reviews and analyses an application to amend the Official Plan and zoning by-law involving approximately 351.6 square metres (3784.8 square feet) of land municipally known as 54 John Street.

The Brampton Public Library is proposing a building expansion to the westerly end of the existing Four Corners Branch. As a result, additional parking spaces are required for patrons using the library. The proposal is to develop the parcel of land at 54 John Street for 13 parking spaces in conjunction with the existing parking area abutting the subject property to the west, which contains 11 parking spaces, thereby yielding a total of 24 parking spaces.

After reviewing the application, staff concluded that the extension of the existing library parking lot eastward on 54 John Street is practical from a functional viewpoint and is a logical extension of the existing institutional use.

In view of the foregoing, the attached report recommends the approval of the proposed parking area subject to applicable conditions.



BRAMPTON PUBLIC LIBRARY BOARD

LOCATION MAP



1:12000

CITY OF BRAMPTON
Planning and Development

Date: 90 10 26 Drawn by: JRB
File no. CIE5.34 Map no. 60 - 48A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 2, 1991

To: The Chairman of the Development Team

From: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law
Part of Lot 5, Concession 1, E.H.S.
Ward Number 3
BRAMPTON PUBLIC LIBRARY
Our File: C1E5.34

1.0. INTRODUCTION

An application for amendment to the Official Plan and zoning by-law to permit a parking lot on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation on November 12, 1990.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

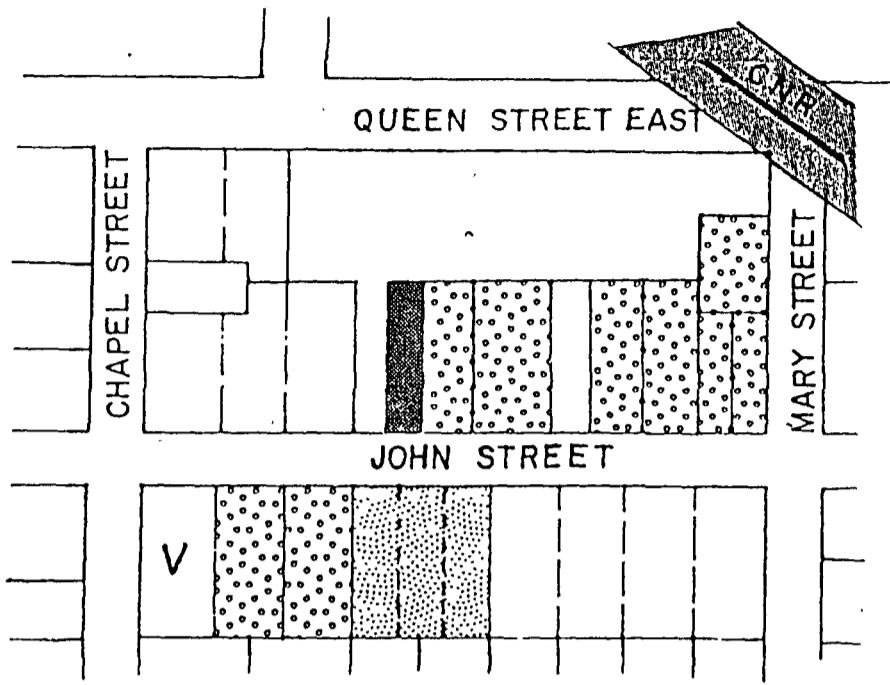
The subject property:

- is located on the north side of John Street approximately 96 metres (314.96 feet) west of Mary Street and is municipally known as 54 John Street
- has a lot width of 8.74 metres (28.67 feet), a depth of 40.23 metres (131.98 feet) and an area of 351.61 square metres (3784.82 square feet)
- is occupied by a 1 1/2 storey detached frame house which is currently being used as a construction office
- has a pine tree in the rear yard in addition to a frame garage, and a maple tree is located in the front yard
- a 0.9 metre (3 foot) chain link fence separates the subject property from the single family dwelling unit on the property's east side and there are no other fences on the site.







The surrounding land uses are as follows:

NORTH: Brampton Public Library

SOUTH: on the south side of John Street, a townhouse dwelling containing 6 units and single family detached dwellings



LEGEND

-  SUBJECT PROPERTY
-  INSTITUTIONAL
-  TOWNHOUSES
-  SINGLE FAMILY RESIDENTIAL
-  VACANT
-  CANADIAN NATIONAL RAILWAY OVERPASS

BRAMPTON PUBLIC LIBRARY



CITY OF BRAMPTON
 Planning and Development

Land Use Map

1:2000

Date: 1991 03 20 Drawn by: CJK
 File no. CIE5.34 Map no. 60-48D

EAST: single family detached dwellings

WEST: small parking area containing 11 parking spaces for patrons of the library.

OFFICIAL PLAN AND ZONING STATUS

- designated "Residential", on Schedule 'A' of the Official Plan;
- designated "Low Density Residential", (Brampton Central Secondary Plan - Amendment 58), and
- zoned "Residential Single Family B (R1B)" according to By-law 200-82, as amended.

4.0 PROPOSAL

The applicant is proposing:

- to use the property for 13 parking spaces for patrons of the library. These parking spaces will have vehicular access via the abutting parking lot to the west;
- to widen the existing one-way vehicular access to John Street to establish a two-way traffic access for the subject property with the existing parking area to the west.

5.0 COMMENTS

Public Works and Building Department

The Development and Engineering Services Division has advised they have no objection provided existing drainage patterns on abutting properties are not disturbed. A 2.44 metre road widening is required where the property abuts John Street.

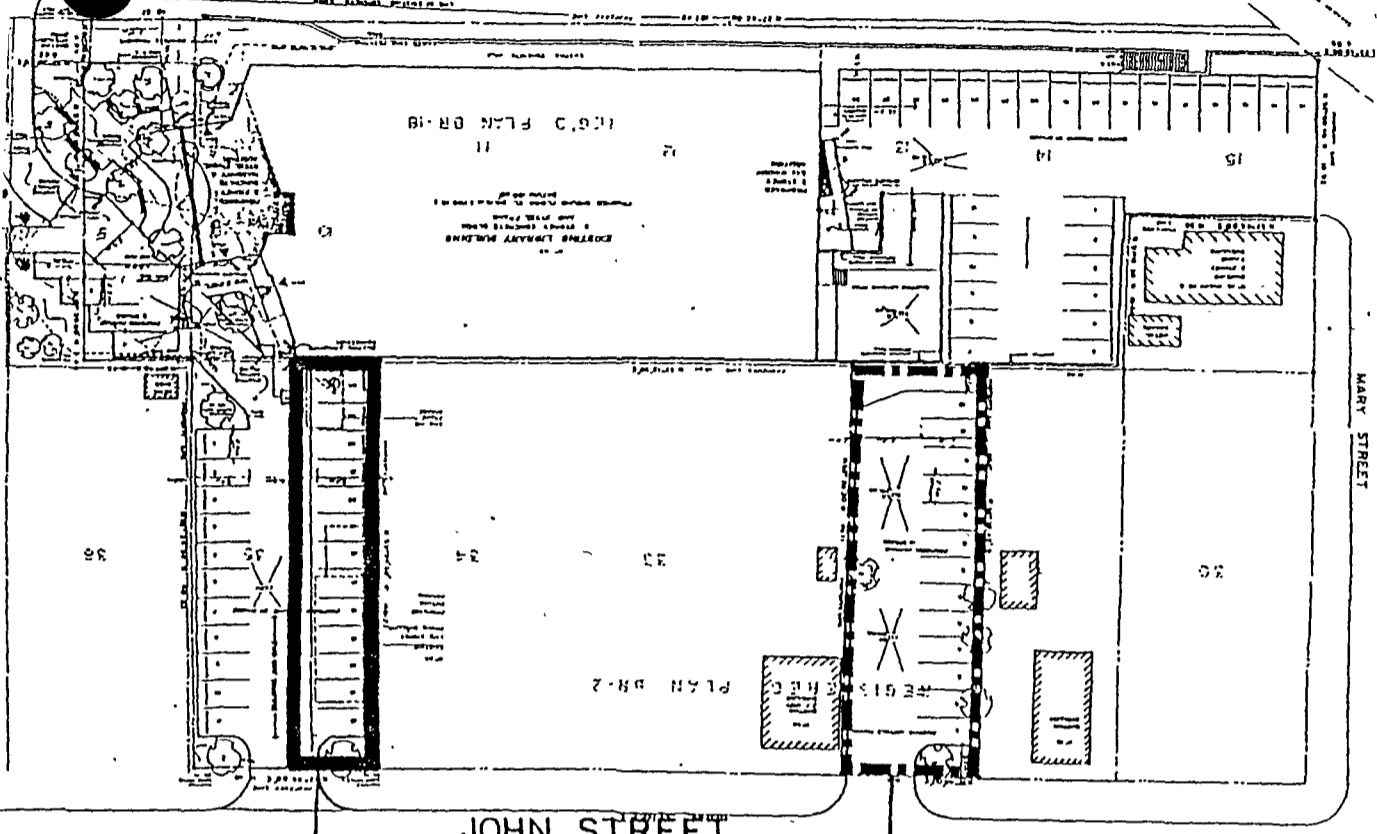
The Traffic Engineering Services Division has advised that matters pertaining to access will be reviewed at the site plan approval stage.

Planning Policy and Research Division has advised as follows:

"We have no objection to this application since:

- the proposal represents a logical expansion of the library parking lot; and,
- the expansion of the parking lot will improve general vehicle accessibility and manoeuvrability on the site.

QUEEN STREET EAST



54 JOHN STREET

68 JOHN STREET



SUBJECT PROPERTY

BRAMPTON PUBLIC LIBRARY

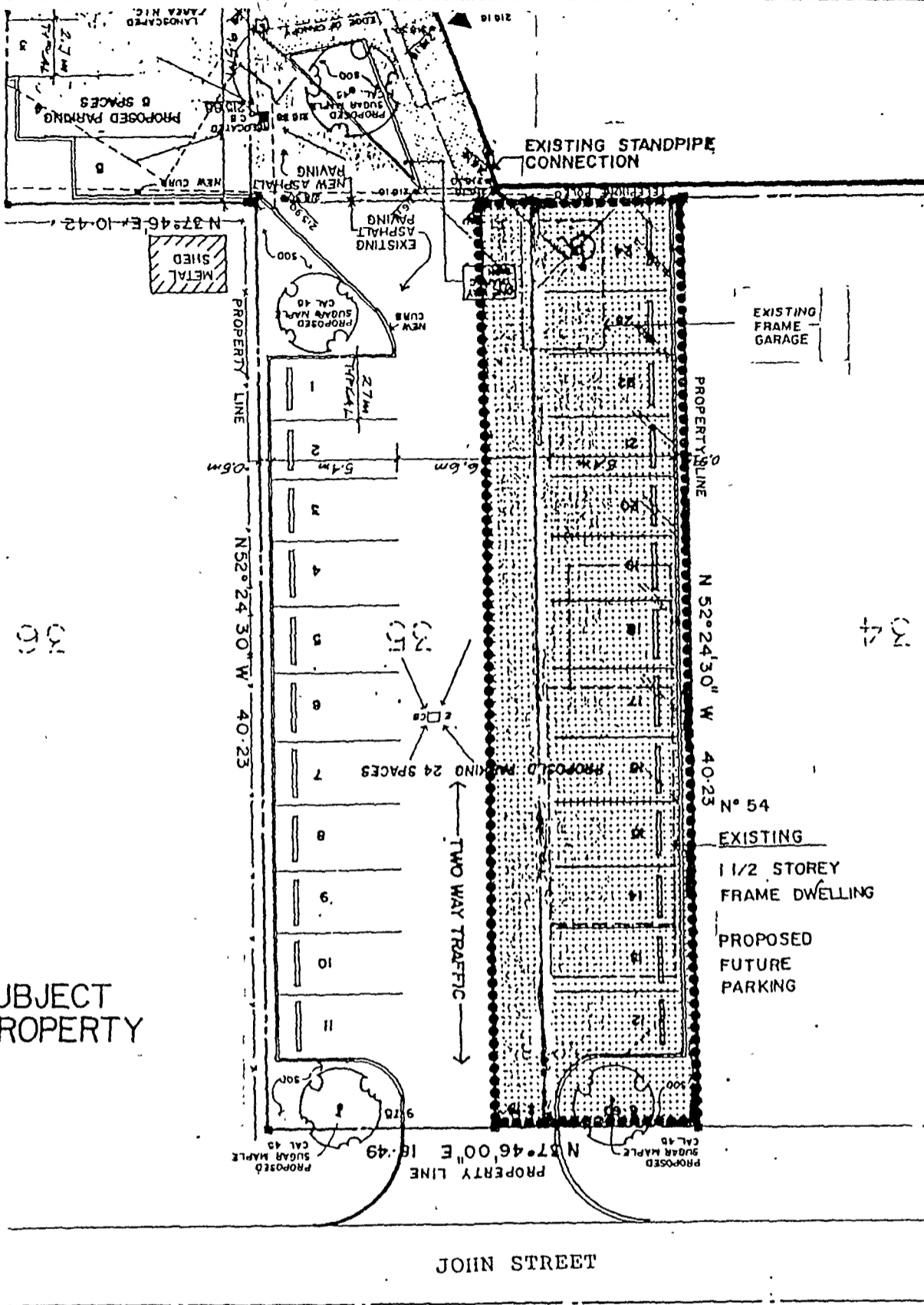
OVERALL DEVELOPMENT CONCEPT



1:745

CITY OF BRAMPTON
Planning and Development

Date: 1991 02 28 Drawn by: K.M.H.
File no. CIE5.34 Map no. 60-48B



 SUBJECT PROPERTY

BRAMPTON PUBLIC LIBRARY

CONCEPT SITE PLAN



1:250

CITY OF BRAMPTON
Planning and Development

Date: 1991 02 28 Drawn by: K.M.H.
File no. CIE5.34 Map no. 60-48C

However, future incremental expansions of the library facilities should be discouraged, and the library board should indicate its long term expansion plans and the potential impact on the remainder of the residential properties on the north side of John Street to Mary Street. This would assist in resolving current uncertainties with respect to the eventual disposition of land use in this locality."

Community Services Department has advised as follows:

"Parks and Recreation: That additional shrub planting be installed along the John Street frontage to screen the parking lot.

Transit: No objection.

Fire: No comment."

The Region of Peel, the Law Department and the Urban Design and Zoning Division of the Planning and Development Department, do not have any comments.

6.0

BACKGROUND

The Brampton Public Library Four Corners Branch is undergoing a building expansion of 562.8 square metres (6058.1 square feet) of floor area along the westerly wall of the existing building. In this regard, additional parking spaces should be provided.

In September 1987, the library applied to the City to amend the Official Plan and zoning by-law for lands located at 68 John Street which is approximately 45.6 metres east of the subject property (identified on the overall concept plan). These lands are to be used for 13 parking spaces to serve library patrons. In June, 1988, City Council approved the application subject to conditions. To date, the Official Plan amendment has not been adopted by Council, or has the amending zoning by-law been enacted as staff has been awaiting comments from the applicant pertaining to these draft documents.

The subject proposal at 54 John Street would provide an additional 13 parking spaces to the 13 provided for at 68 John Street, yielding a total of 26 parking spaces. If the subject proposal at 54 John Street is approved, staff recommend that the amending zoning by-laws and official plan amendments be approved and the applicable development agreement be enacted prior to the occupancy of the library expansion.

7.0

DISCUSSION

The subject property is designated Low Density Residential in the secondary plan while the lands abutting the property on the north and west sides are designated as Institutional. In this respect, the narrow parcel of land abutting the subject property to the west is currently being used as a parking lot for patrons of the Brampton Public Library. However, the existing parking lot is only 9.75 metres (31.98 feet) wide. The siting of the eleven existing parking spaces perpendicular to the west property line leaves a narrow 3.8 metre (12.4 foot) aisle width to access John Street. This aisle width can only accommodate one-way traffic movements which makes on-site manoeuvrability extremely difficult and vehicles must back out onto John Street. However, the subject property, when combined with the existing parking lot as proposed, would facilitate two-way, on-site traffic circulation and an additional 13 parking spaces perpendicular to the east property line. This design would eliminate the need for vehicles backing out onto John Street. In accordance with the concept site plan, access to Queen Street East from the subject property would be available. In staff's opinion, the proposal to develop the subject site for library parking purposes, in conjunction with the existing parking area to the west, is an appropriate extension of the parking lot configuration and institutional designation. Therefore, the proposal can be supported from a land use planning perspective, provided appropriate development conditions are imposed.

It should be noted that the Development and Engineering Services Division has requested a 2.44 metre road widening along the property's frontage where it abuts John Street. The effect of this road widening reduces the landscaped open space area. To accommodate the requested road widening and in order to provide sufficient landscaping, parking spaces may need to be shifted somewhat. These details can be determined at the site plan approval stage.

Concerning the existing trees, staff notes that the pine tree at the rear of the property has little value for preservation purposes but the maple tree abutting John Street can be saved within the road allowance. The Community Services Department has recommended that additional planting occur along the John Street frontage to screen the parking area.

With respect to surrounding land uses, particularly on the north side of John Street, three single family detached dwelling units exist between the subject property (54 John Street) and the property at 68 John Street which was the subject of a former application filed by the Brampton Public Library for parking purposes back in September, 1987 (Our file: C1E5.25). Although the subject application is a logical

extension of the existing institutional use, any future library expansion should only be considered on the basis of a comprehensive land use plan for those properties east of the subject property north of John Street, extending over to Mary Street, in order to discourage piecemeal development. Staff encourage the Brampton Public Library to review and develop their long term plan for the library and how it relates to these properties.

In order to minimize impacts on the abutting single family dwelling to the west, it is recommended that the existing chain link fence, along the east property line, be replaced with a 1.8 metre high wood privacy fence at the applicant's expense.

Details pertaining to site access, landscaping and drainage can be reviewed at the site plan approval stage.

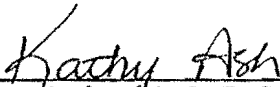
8.0 RECOMMENDATION

It is recommended that Planning Committee recommend to City Council that the application to permit a parking lot for library purposes be approved subject to the following conditions:

- A. A Public Meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
 1. The site specific zoning by-law shall only permit a parking lot with a maximum of 13 parking spaces.
 2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
 - (a) prior to occupancy of the library expansion, the applicant shall agree to submit a site development plan, landscaping and a grading and drainage plan for the subject property and appropriate securities shall be deposited with the City to ensure implementation of these plans;
 - (b) the applicant shall agree to provide on-site lighting which shall be designed and oriented so as to minimize glare on adjacent roadways and properties;


- (c) the applicant shall agree to construct a wooden privacy fence having a height of 1.8 metres along the east boundary of the site, in a location, and of a design satisfactory to the City;
- (d) the applicant shall agree to convey, to the City, a 2.44 metre road widening along the frontage of 54 John Street and the abutting parking lot to the west; and
- (e) the applicant shall agree that prior to occupancy of the library expansion, the applicant shall remove all structures on the subject property located at 54 John Street to the satisfaction of the City.

Respectfully submitted,

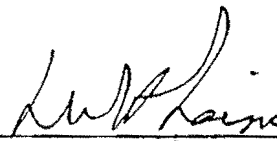


Kathy Ash, M.C.I.P.
Development Planner

AGREED:



John A. Marshall, M.C.I.P.
Commissioner of Planning
and Development



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

KA/library

INTER-OFFICE MEMORANDUM

PC-may 16

Office of the Commissioner of Planning & Development

May 11, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 5, Concession 1, E.H.S.,
(Chinguacousy Township)
Ward Number 3
BRAMPTON PUBLIC LIBRARY
Our File Number: C1E5.25

1.0 Introduction

An application for amendment to the zoning by-law to permit a parking lot on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Use

The subject property is located on the north side of John Street approximately 35.0 metres west of Mary Street with a 14.02 metre (46 foot) frontage onto John Street. The average depth of the property is 40.8 metres (133.86 feet), and the total area is 0.055 hectare (0.136 acres).

The property has a gravel surface with a gentle downward slope to John Street. A few trees and shrubs are located in the perimeter of the property. A wooden privacy fence is situated along the west property boundary from the rear of the building to within

approximately 8.8 metres of the rear property line. A 2.0 metre high chain link fence and pedestrian gateway, which leads to lands where the library building is located, lines the rear of the property. A 1.2 metre loose wire fence is located on the east property boundary. Residential uses surround the property to the east, west and south. The Brampton Public Library is located to the north.

3.0 Official Plan and Zoning Status

The property is designated Residential according to Schedule A of the Official Plan and as Low Density Residential according to the Brampton Central Secondary Plan (Amendment Number 58). The property is currently zoned R1B Residential by By-law 200-82, as amended. A previous By-law, Number 1827, showed the property to be zoned "C" for commercial uses and a permitted use included a parking lot.

4.0 Proposal

The applicant intends to use the existing parking lot, which was used by delivery vans of Canada Post, as a public parking lot for patrons of the Brampton Public Library. As a result, nineteen parking spaces are proposed, five of which are parallel spaces. Access to the property is via a 5.55 metre wide driveway. A turning area is noted in the north portion of the property.

5.0 Comments

Public Works Department

The Development Engineering Services Division has advised that the parking stalls are too small and the driveway too narrow. Consequently, it may not be possible to park as many cars as shown on the plan.

A plan showing existing and proposed elevations to assure that there will be no drainage problems will be required. An 8 foot (2.44 metre) road widening is required along the north side of John Street.

The Traffic and Engineering Services Division has advised as follows:

- "(1) module size is substandard for 90° spaces shown.
- (2) parallel spaces should be deleted due to:
 - a) insufficient turn around area;
 - b) vehicles will back out onto street;
 - c) length of spaces are substandard.
- (3) applicant should indicate size of curb cut being requested."

The Zoning and By-law Enforcement Division, Law Department, Community Services Department and the Region of Peel have no comments.

Planning and Development Department

The Community Design Section has indicated that a 3.0 metre wide landscaped area shall be provided along the site frontage of John Street. A wood privacy fence shall be provided along the east site limits.

The Planning Policy and Research Division note that the secondary plan should be amended to designate the property as "Institutional".

6.0 Discussion

As noted earlier, the subject property is designated Low Density Residential in the secondary plan. The building portion of the Brampton Public Library abuts this property to the north and is designated as Institutional in the secondary plan. Therefore, since an institutional designation is in place for the existing library facility, use of the subject property for library purposes will require an amendment to the secondary plan.

In the past, this property was used as a parking lot for out of service postal vans. From air photography dating back to 1978, it is apparent that the property was used as a parking lot presumably by Canada Post. The applicant has advised that the post office has used the site for this use since 1977. The applicant wishes to continue the use of the property as a parking lot for the library.

A pedestrian gate has been constructed at the rear of the property so that the public can access the library building without walking around the block. While the expansion of the institutional use in this location is appropriate from a planning perspective, staff is concerned about the potential impacts upon surrounding properties.

Although the parking lot use will be continued in this location, the extent of potential impacts is considerably different. In particular, the abutting property owner to the west has advised staff that the post office vehicles use to leave the lot between 8:00 and 8:30 a.m., Monday through Friday. The vehicles returned between 10:30 a.m. and 1:00 p.m. on most days. As a result, no traffic occurred later in the afternoon, in the evenings or on Saturdays and Sundays. Staff, suspects that the use of the parking lot for library purposes will be more intense.

The layout of the parking lot should take into consideration the amenity areas of the abutting residential properties. The parallel parking spaces should be deleted because a substandard two-way traffic flow would result in addition to vehicles backing onto the street. There is also insufficient turn around area. A 2.44 metre road widening and a 0.6 metre landscaped strip are required along the frontage of the property. Staff has redlined the site plan, in order to attempt to reduce negative impacts upon the abutting residential properties. For example, a 0.8 metre buffer strip located along the east and west property boundaries assists in preventing cars from disturbing the existing wood fence. A privacy fence will have to be constructed along the east property boundary for screening purposes. The parallel parking spaces have been deleted. By making these revisions, two way traffic flow can be achieved on-site and the residential amenities are better protected.

Although the applicant contends that Canada Post parked 19 full-sized postal vans on the site, the turn over for public parking use will be much greater and therefore, 19 spaces are not considered functional. As a result, 13 parking spaces can be located on the site.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to permit a parking lot for library purposes be approved subject to the following conditions:

- A. A Public Meeting be held in accordance with City Council's procedures.
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:

1. The applicant shall agree to amend the Official Plan and pay the associated fee of \$300.00.
2. The site specific zoning by-law shall contain the following:
 - a) the site shall only be used for a parking lot with a maximum of 13 parking spaces;
 - b) a 1.8 metre privacy fence shall be located on the east property boundary, and
 - c) the driveway and landscaped areas shall be identified which are consistent with the revised site plan.
3. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
 - a) the applicant shall agree to submit a site development plan, and a grading and drainage plan;
 - b) any lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
 - c) the applicant shall agree to construct a wooden privacy fence having a height of 1.8 metres along the east boundary of the site, in a location, and of a design satisfactory to the City, and
 - d) the applicant shall convey to the City a 2.44 metre road widening along the John Street frontage.

Respectfully submitted,

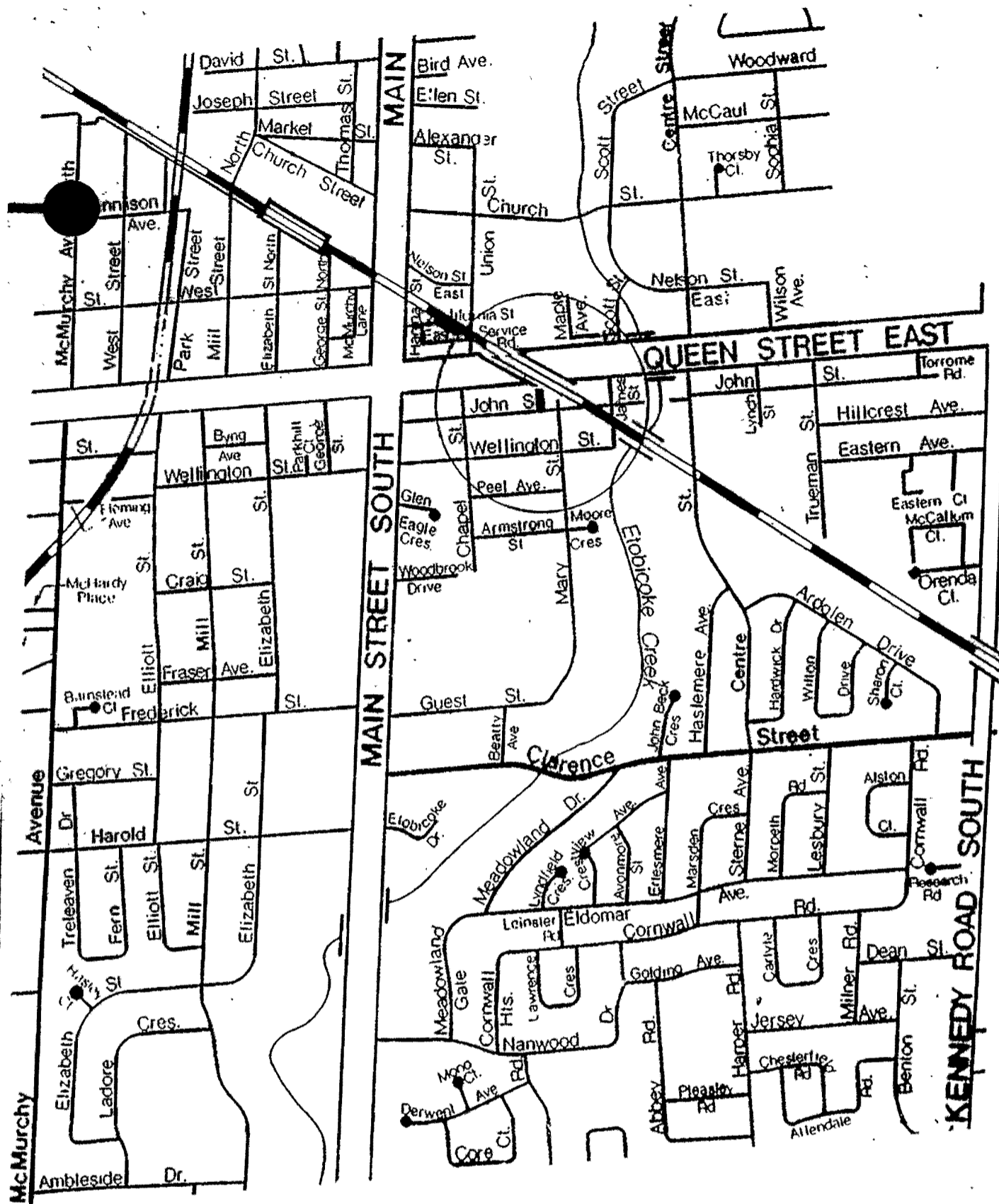
Kathy Ash
Kathy Ash, M.C.I.P.
Development Planner

AGREED:

F. R. Dalzell
F. R. Dalzell, Commissioner of
Planning and Development

KA/am/6

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



BRAMPTON PUBLIC LIBRARY

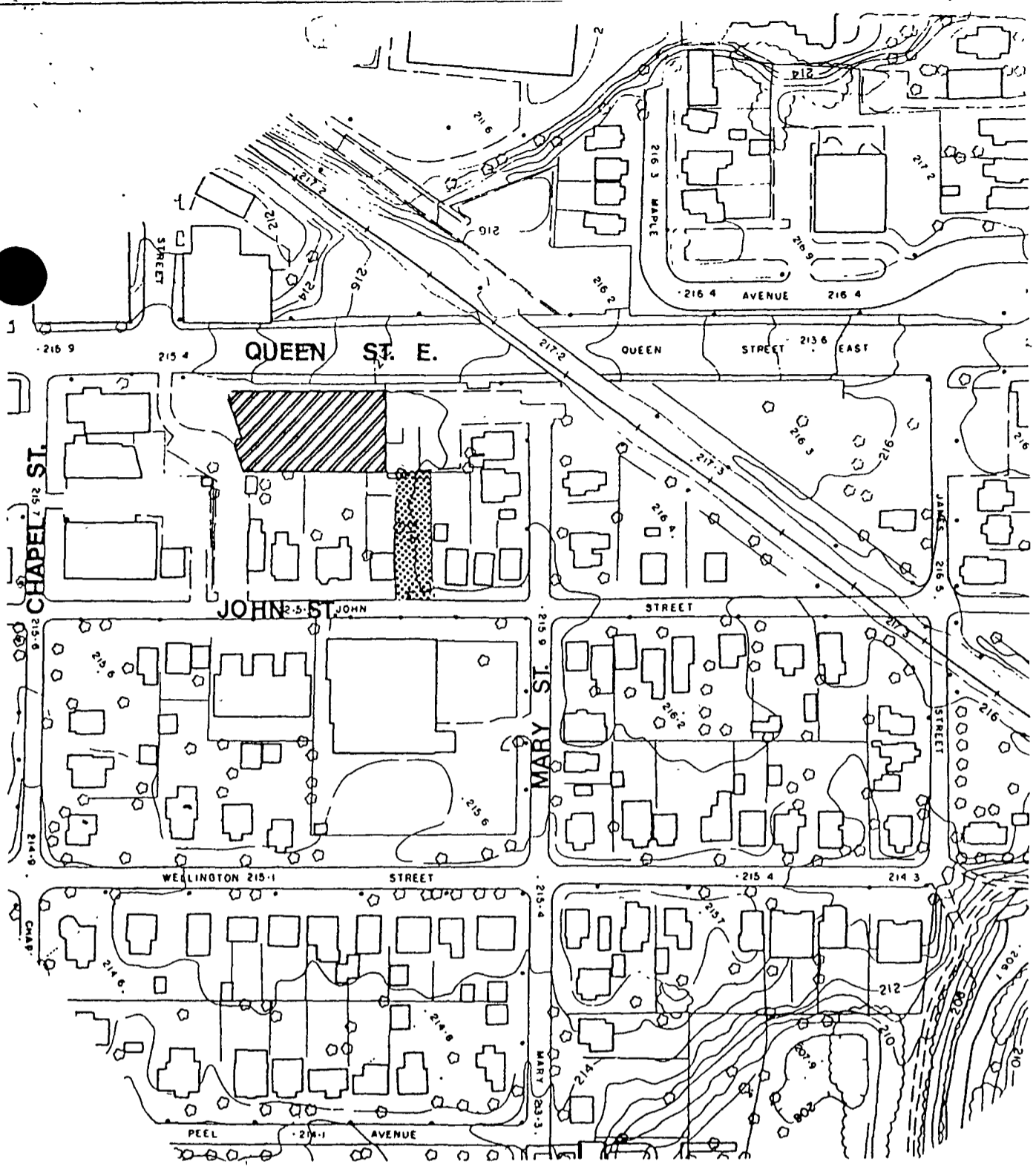
Location Map




1:12000

CITY OF BRAMPTON
 Planning and Development

Date: 88 01 04 Drawn by: K.L.
 File no. CIE5.25 Map no. 60-36 A

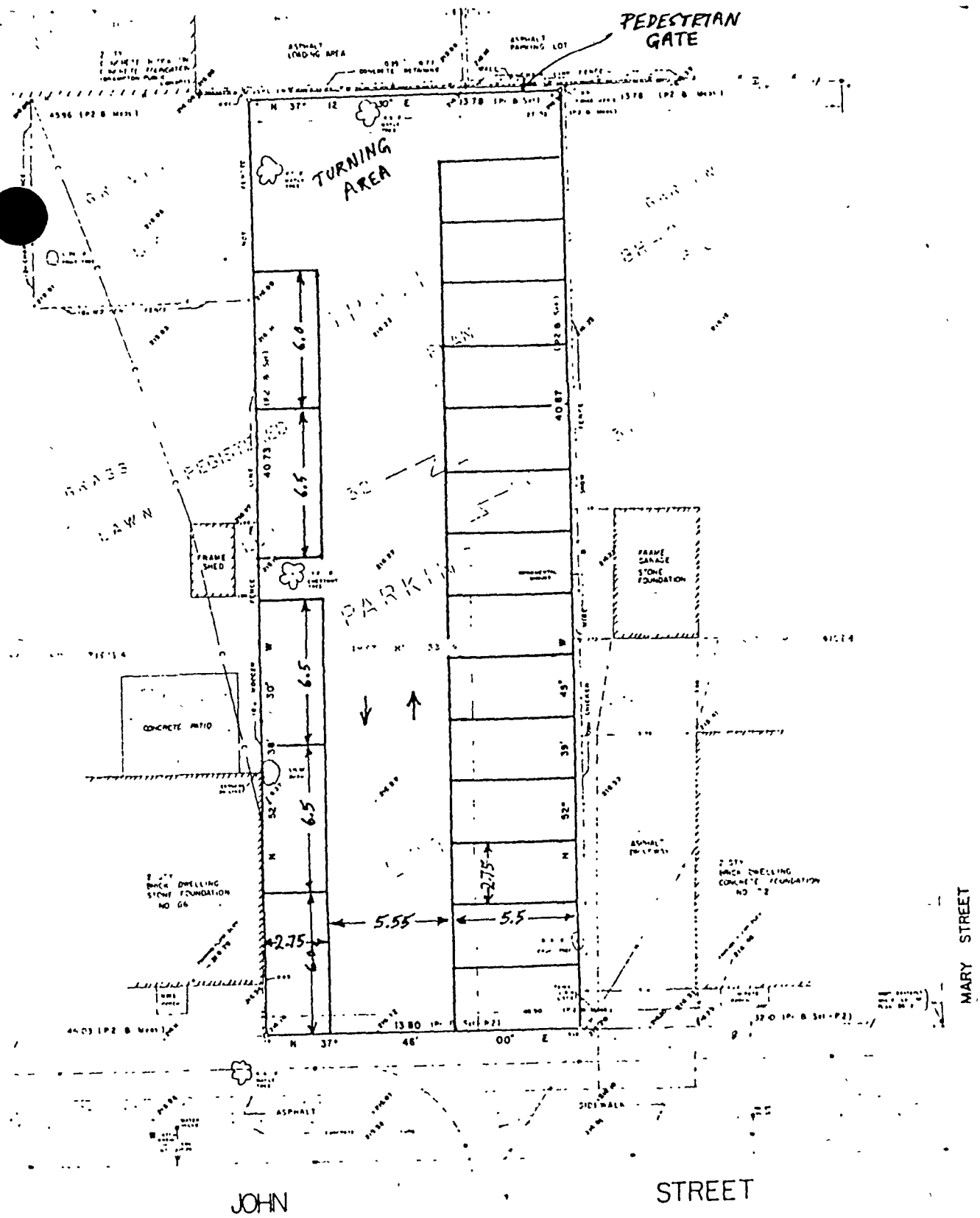


 SUBJECT PROPERTY
 BRAMPTON PUBLIC LIBRARY BUILDING

BRAMPTON PUBLIC LIBRARY
 RELATIONSHIP OF SUBJECT PROPERTY
 TO BRAMPTON PUBLIC LIBRARY


 1:2000

CITY OF BRAMPTON
 Planning and Development
 Date: 1988 05 11 Drawn by: C.R.E.
 File no. CIE5-25 Map no. 60-36D



BRAMPTON PUBLIC LIBRARY

Site Plan



1:240

CITY OF BRAMPTON

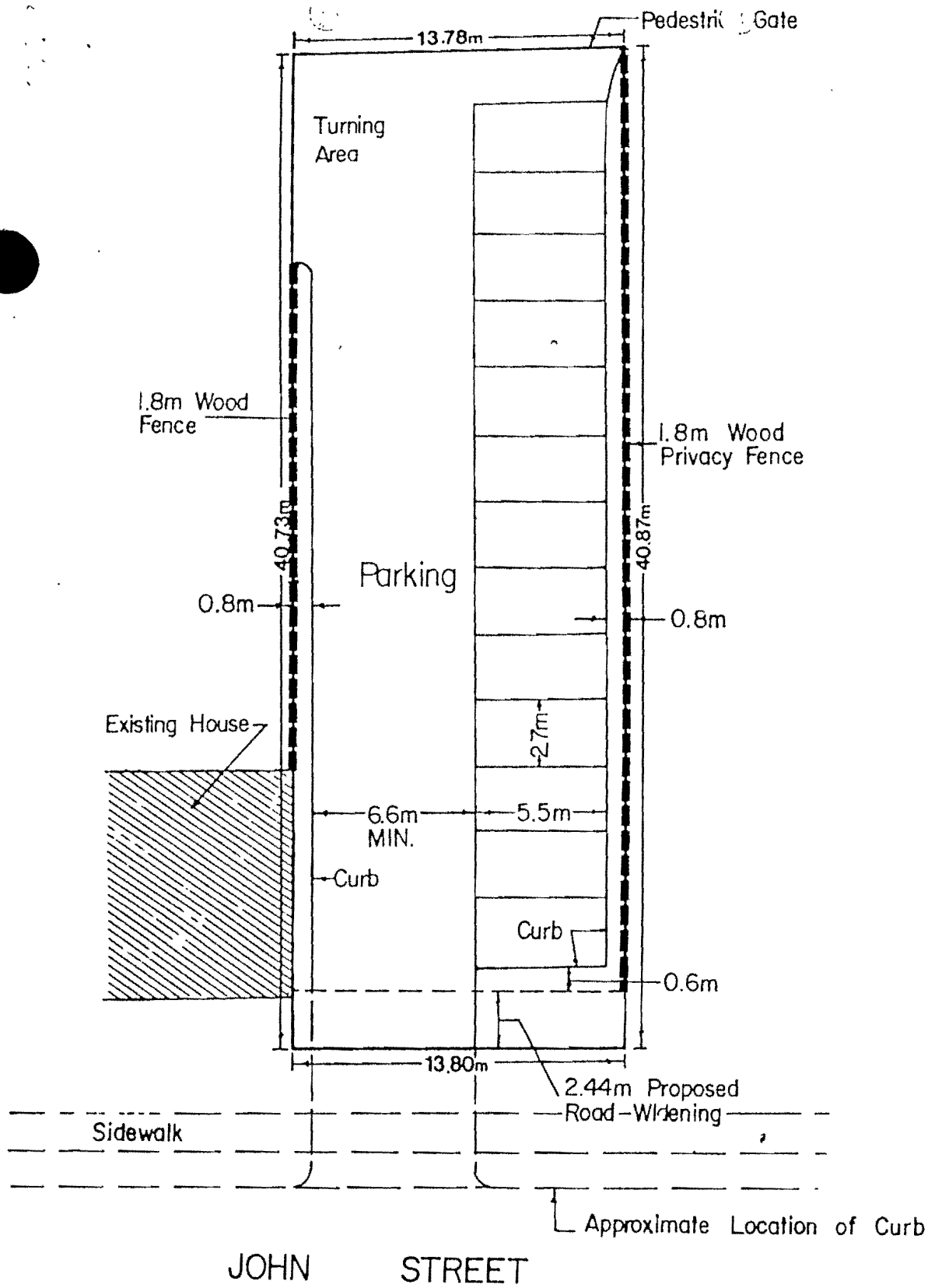
Planning and Development

Date: 88 01 04

Drawn by: K.L.

File no. CIE5.25

Map no. 60-36B



BRAMPTON PUBLIC LIBRARY

Site Plan - Redlined



1:240

CITY OF BRAMPTON
Planning and Development

Date: 88 04 29

Drawn by: K.L.

File no. CIE5.25

Map no. 60-36C

INTER-OFFICE MEMORANDUM

PC - May 21

Office of the Commissioner of Planning & Development

May 16, 1991

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 Lot 5, Concession 1, E.H.S.
Ward Number 3
BRAMPTON PUBLIC LIBRARY
Our File: C1E5.34

The notes of the Public Meeting held on Wednesday, May 1, 1991 with respect to the above noted application are attached for the information of Planning Committee.

Although no one spoke for or against the subject proposal, the applicant's solicitor was in attendance at the meeting with the intention of speaking to the item. Unfortunately, the solicitor stepped out of the Council Chambers for a short while and inadvertently missed an opportunity to make any comments. However, he has conveyed his concerns to staff, the major ones are summarized as follows:

- 54 John Street does not include Part 3 of reference plan 43R-1035;
- the status of the application at 68 John Street; and
- conditions B2(a) to (e) inclusive, as contained in the April 2, 1991 planning report, should be deleted.

With respect to the first point, the April 2, 1991 planning report indicated that 54 John Street, currently zoned R1B, had a frontage of 8.74 metres (28.67 feet) whereas the applicant's solicitor has advised that the actual lot width of 54 John Street is 6.6 metres (21.66 feet). In staff's initial review of the subject application, staff noted that a narrow parcel of land abutting 54 John Street to the west (known as Part 3 of reference plan 43R-1035, owned by the Brampton Public Library) having a width of 2.14 metres (7 feet), was also zoned R1B.

As a result, staff included Part 3 of reference plan 43R-1035 with the subject application to ensure that all of the Library Board's lands (i.e. 54 John Street and Part 3 of reference plan 43R-1035) will be zoned Institutional in the ensuing zoning by-law, and therefore all of the lands owned by the library could be used as proposed.

The applicant's solicitor has expressed concerns regarding the status of the application at 68 John Street, as noted in point two above. As indicated in the April 2, 1991 planning report, the Library Board had made an application to the City, in September 1987, to amend the Official Plan and zoning by-law for lands located at 68 John Street, approximately 45.6 metres (149.6 feet) east of the subject property (as identified on the attached overall development concept plan). The lands at 68 John Street are to be used for 13 parking spaces to serve library patrons. In June 1988, City Council approved the application subject to conditions. To date, the Official Plan amendment has not been adopted by Council or has the amending zoning by-law been enacted as staff has been deliberating with the applicant's solicitor.

The subject proposal at 54 John Street will provide an additional 13 parking spaces to the 13 provided for at 68 John Street, yielding a total of 26 parking spaces. If the subject proposal at 54 John Street is approved, staff recommend that City Council deal with the applications at 54 and 68 John Street concurrently, given that the Library Board has signed a site plan agreement with the City dealing with both 54 and 68 John Street. In this respect, the Official Plan amendment, amending zoning by-law, and site plan agreement for both properties, including Part 3 of reference plan 43R-1035, can be dealt with together by City Council.

Concerning point three, the applicant's solicitor has requested that all conditions of approval pertaining to the development agreement, (i.e. Conditions B2(a) to (e) inclusive, as contained in the April 2, 1991 planning report, and the subsequent Council resolution of April 22, 1991, copy attached), be deleted, as the site plan agreement covers these conditions for 54 and 68 John Street. Although the Library Board has entered into a site plan agreement with the City, which satisfactorily addresses conditions (a), (b), and (c), there is no reason to delete these conditions.

Condition (d) requires a 2.44 metre road widening along the frontage of 54 John Street and the abutting parking lot to the west. The City's Public Works and Building Department has indicated that a consistent road widening should be obtained across the frontage of all the Library Board's property on John Street which would include 54 John Street and the existing parking lot to the west, (Part 2 and 3 on reference plan 43R-1035). In this respect, the approved site plan, illustrates substantial works on all of the Library Board's lands, including 54 John Street as well as Parts 2 and 3 on reference plan 43R-1035. Consequently, the provision for a road widening specified in condition (d) is justified and can be supported under section 40 of the Planning Act, 1983. In this respect, the condition should not be deleted.

Condition (e) states the following:

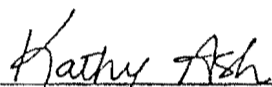
"the applicant shall agree that prior to occupancy of the library expansion, the applicant shall remove all structures on the subject property located at 54 John Street to the satisfaction of the City."

The intent of this condition is to ensure that all of the proposed parking facilities will be available to the public upon occupancy of the library's expansion. This condition should be included in the site plan agreement prior to execution by City Council and before the agreement is registered.

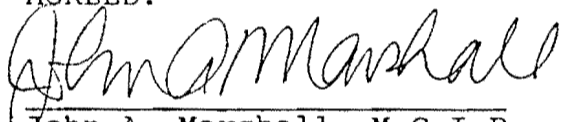
IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:


- A. The notes of the Public Meeting be received;
- B. The application be approved, subject to the conditions approved by City Council at their meeting held on April 22, 1991; and
- C. Staff be directed to present the appropriate documents for Council's consideration.

Respectfully submitted,


Kathy Ash, M.C.I.P.
Development Planner

AGREED:


John A. Marshall, M.C.I.P.
Commissioner,
Planning and Development


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

KA/mw
Library

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 1, 1991, in the Municipal Council Chambers, 2 Wellington Street West, Brampton, Ontario, commencing at 8:56 p.m., with respect to an application by BRAMPTON PUBLIC LIBRARY (File: C1E5.34 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit the use of the subject property for 13 parking spaces for patrons of the library.

Members Present: Alderman D. Metzak - Chairman
 Alderman E. Ludlow
 Alderman L. Bissell

Staff Present: J. A. Marshall, Commissioner of Planning
 and Development
 L.W.H. Laine, Director, Planning and
 Development Services
 N. Grady, Development Planner
 K. Ash, Development Planner
 D. Ross, Manager, Planning and
 Development Services
 J. Corbett, Manager, Land Use Policy
 D. Waters, Policy Planner
 E. Coulson, Secretary

The Chairman inquired 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.

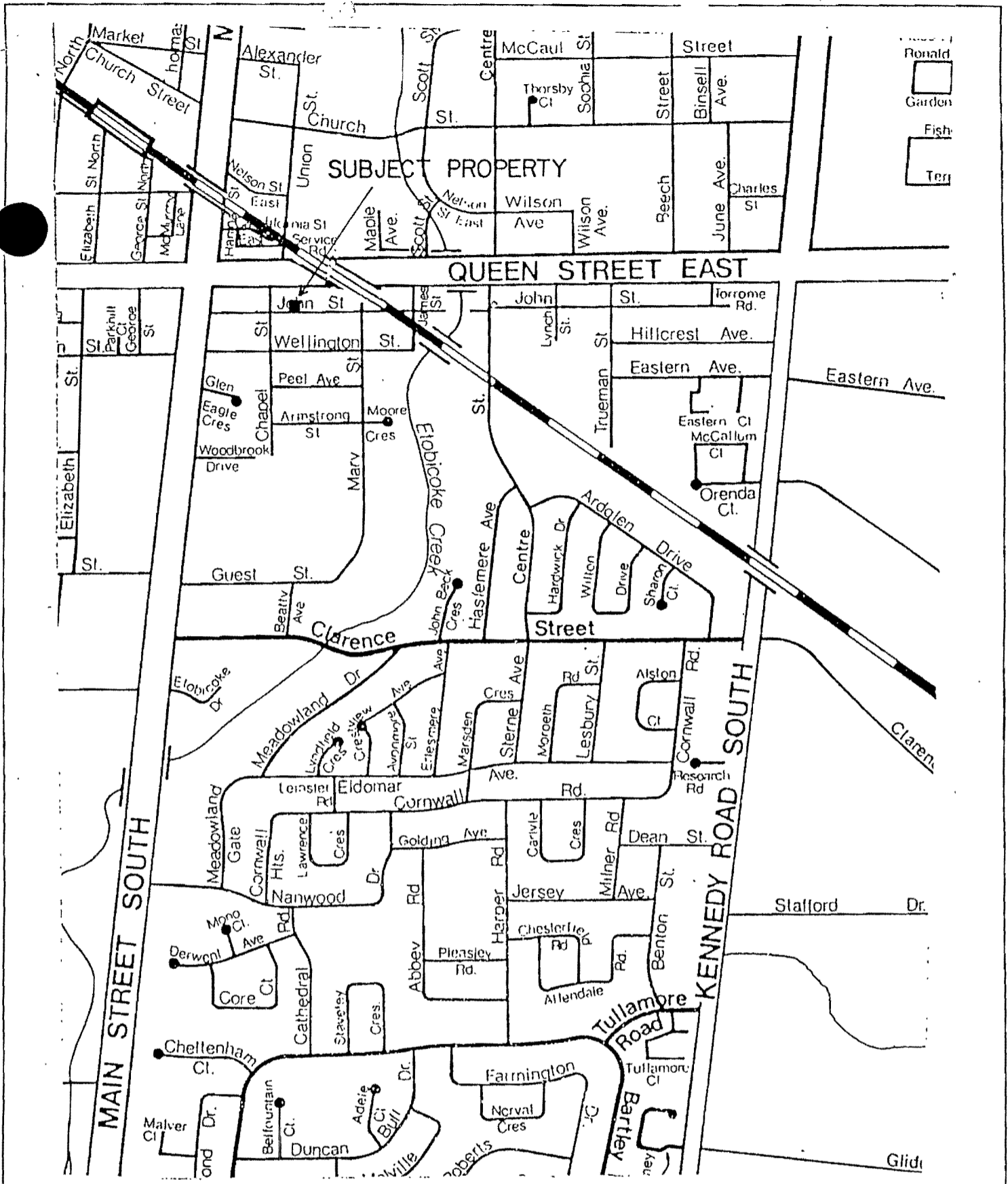
Mr. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 8:57 p.m.

CITY COUNCIL RESOLUTION
APRIL 22, 1991
FILE: C1E5.34
54 JOHN STREET

"THAT the report dated 1991 04 02 re: Application to Amend the Official Plan and Zoning By-law, be received, and;

- A. A Public Meeting be held in accordance with City Council's procedures.
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
 - 1. The site specific zoning by-law shall only permit a parking lot with a maximum of 13 parking spaces.
 - 2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
 - (a) Prior to occupancy of the library expansion, the applicant shall agree to submit a site development plan, landscaping and a grading and drainage plan for the subject property and appropriate securities shall be deposited with the City to ensure implementation of these plans.
 - (b) The applicant shall agree to provide on-site lighting which shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
 - (c) The applicant shall agree to construct a wooden privacy fence having a height of 1.8 metres along the east boundary of the site, in a location, and of a design satisfactory to the City.
 - (d) The applicant shall agree to convey, to the City, a 2.44 metre road widening along the frontage of 54 John Street and the abutting parking lot to the west.
 - (e) The applicant shall agree that prior to occupancy of the library expansion, the applicant shall remove all structures on the subject property located at 54 John Street to the satisfaction of the City."



BRAMPTON PUBLIC LIBRARY BOARD

LOCATION MAP



1:12000

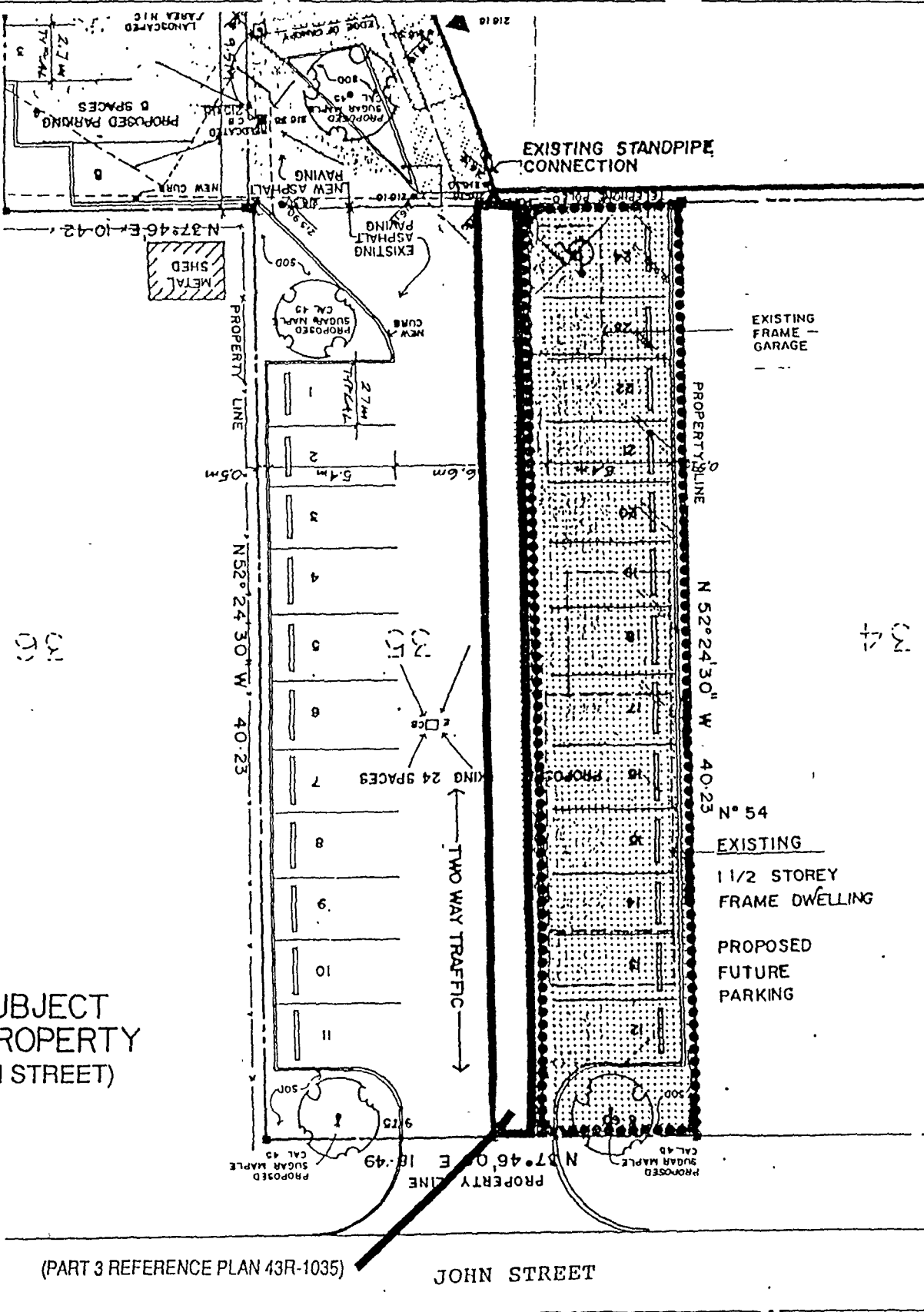
CITY OF BRAMPTON
Planning and Development

Date: 90 10 26

Drawn by: JRB

File no. CIE5.34

Map no. 60-48A



SUBJECT PROPERTY
(54 JOHN STREET)

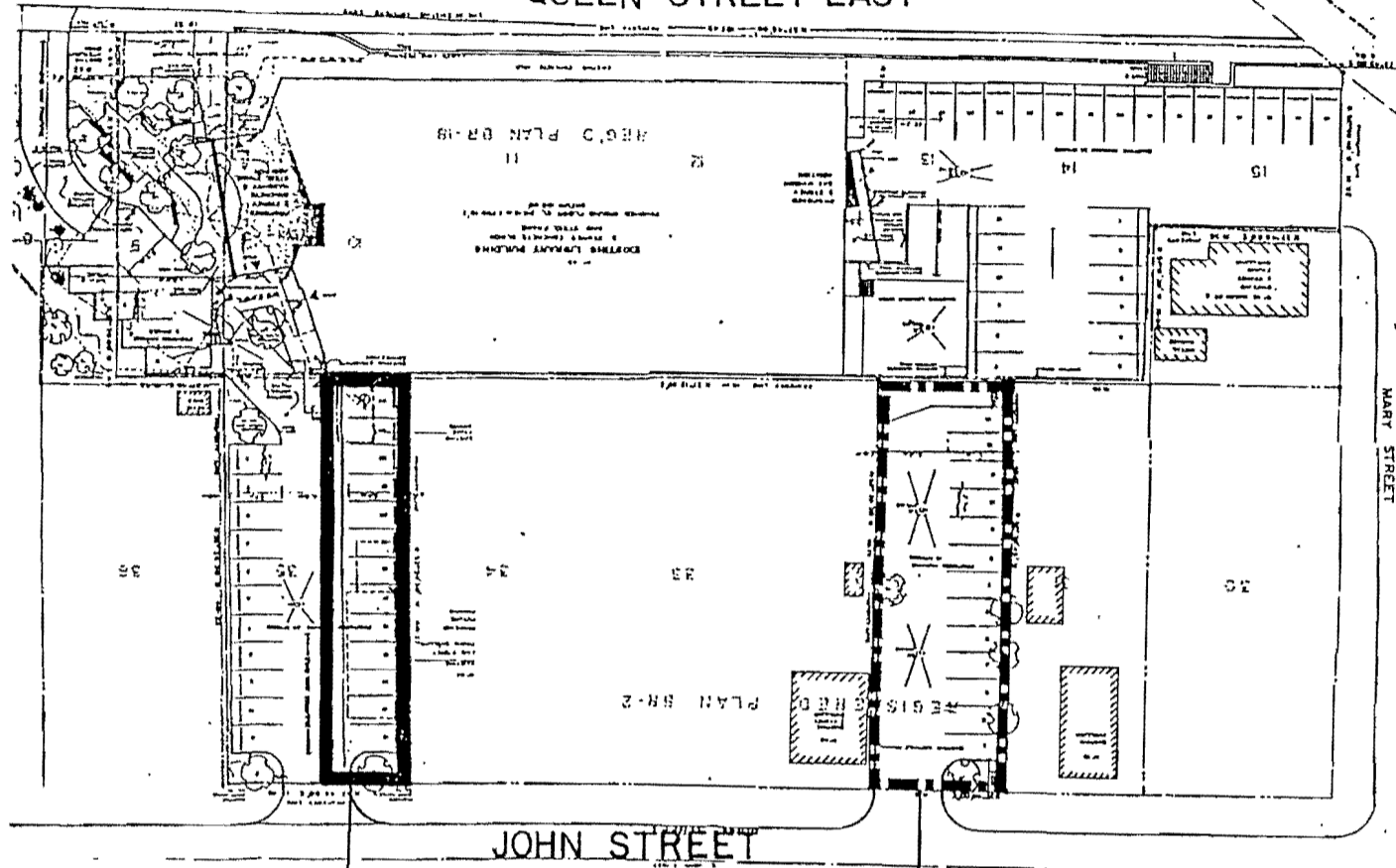
(PART 3 REFERENCE PLAN 43R-1035) JOHN STREET

BRAMPTON PUBLIC LIBRARY
CONCEPT SITE PLAN




CITY OF BRAMPTON
Planning and Development
Date: 1991 02 28 Drawn by: K.M.H.
File no. CIE5.34 Map no. 60-48C

QUEEN STREET EAST



54 JOHN STREET
AND PART 3, 43R-1035

68 JOHN STREET

 SUBJECT PROPERTY

BRAMPTON PUBLIC LIBRARY

OVERALL DEVELOPMENT CONCEPT



1: 745

CITY OF BRAMPTON
Planning and Development

Date: 1991 02 28 Drawn by: K.M.H.
File no. CIE5.34 Map no. 60-48B

INTER-OFFICE MEMORANDUM

PC - June 20

Office of the Commissioner of Planning & Development

June 15, 1988

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 5, Concession 1, E.H.S.
(Chinguacousy Township)
Ward Number 3
BRAMPTON PUBLIC LIBRARY
Our File Number: C1E5.25

The notes of the Public Meeting held on Wednesday, June 1, 1988 with respect to the above noted application are attached for the information of Planning Committee.

One member of the public, an abutting property owner who resides at 66 John Street, attended the meeting. Her concerns related to increased traffic along John Street with many vehicles going the wrong way on the one way street; potential security problems particularly during the evening and days when the library is closed, and the proposal setting a precedent for other parking lots and commercial development.

With respect to the above concerns, careful monitoring can help alleviate the number of vehicles going the wrong way. A one way arrow is currently located in a visible area on the south side of John Street opposite the subject site. Security problems can be reduced through the use of on-site lighting and the installation of a labyrinth style gate or staggered barrier directly opposite the pedestrian gate to obstruct the free movement of small motorized vehicles.

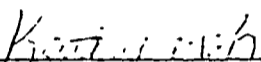
As indicated at the Public Meeting, the parking lot is not a new use at this location and assurances cannot be given regarding future development on John Street.

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 following revised conditions:
 - 1. The applicant shall agree to amend the Official Plan and pay the associated fee of \$300.00.
 - 2. The site specific zoning by-law shall contain the following:
 - (a) the site shall only be used for a parking lot with a maximum of 13 parking spaces;
 - (b) a 1.8 metre privacy fence shall be located on the east property boundary, and
 - (c) the driveway and landscaped areas shall be identified which are consistent with the revised site plan.
 - 3. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
 - (a) the applicant shall agree to submit a site development plan, and a grading and drainage plan;


- (b) the applicant shall agree to provide on-site lighting which shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
- (c) the applicant shall agree to construct a wooden privacy fence having a height of 1.8 metres along the east boundary of the site, in a location, and of a design satisfactory to the City;
- (d) the applicant shall convey to the City a 2.44 metre road widening along the John Street frontage, and
- (e) the applicant shall agree to provide a staggered barrier directly opposite the pedestrian gate to the satisfaction of the Commissioner of Planning and Development.

Respectfully submitted,


Kathy Ash, M.C.I.P.
Development Planner

AGREED:


F.R. Dalzell, Commissioner,
Planning and Development


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

KA/am/7

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 1, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by BRAMPTON PUBLIC LIBRARY (File: C1E5.25 - Ward 3) to amend the zoning by-law to permit the subject property to be used as a public parking lot for patrons of the Brampton Public Library.

Members Present: Alderman J. Shadrach - Chairman
Alderman S. DiMarco
Councillor F. Russell
Councillor F. Andrews
Alderman A. Gibson
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
W. Lee, Manager, Community Design
K. Ash, Development Planner
R. Burnett, Development Planner
E. Coulson, Secretary

One interested member of the public was in attendance.

The Chairman inquired 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.

Ms. Ash outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Linda Newman, 66 John Street, owner of an abutting property, expressed concern relating to:

- a) the high rate of traffic proceeding in the wrong direction on John Street, particularly at night,

- cont'd. -

with some cars backing up the full length of the street, and

- b) the proposal setting a precedent for development of parking lots, office buildings, etc., on John Street.

Mr. Dalzell responded that:

- a) one-way signage is erected on John Street and the situation could be brought to the attention of the Public Works Department and Peel Regional Police for monitoring, and
- b) the existing parking lot is not a new use, it has been there for some time. Assurances cannot be given on future development on John Street, However development will be done in an orderly fashion.

Ms. Newman referred to the type and hours of use of the existing parking lot and voiced concern relating to noise, security, traffic at night and responsibility for damage to her abutting house, if the proposal is approved.

Mr. Dalzell suggested that the person who does the damage is responsible and that a 3 foot buffer strip should be sufficient.

Dr. Shields, Library staff, indicated that it may be possible to place a chain across the access to the parking lot after the library closes, and to provide improved lighting.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.



November 13, 1990

City of Brampton PLANNING DEPT.	
Date	NOV 15 1990 Rec'd
File No	C1E5.34

H

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Ms. Kathy Ash
Development Planner

Re: Application to amend the
Official Plan and Zoning By-law
(Brampton Public Library)
Your File No: C1E5.34
Our File: R42 1E100B

Dear Ms. Ash:

In reply to your letter of October 22, 1990 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and indicates no objection.

We trust that this information is of assistance.

Yours truly,

Igor Peressenyi
Senior Planner
Development Review

IAP/mc



The Regional Municipality of Peel

Planning Department

January 11, 1988

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Ms. Kathy Ash
Development Planner

City of Brampton PLANNING DEPT.	
Date	JAN 13 1988 Rec'd.
File No.	C1E5.25

SPD

Re: Rezoning Application
The Brampton Public Library
Pt. Lot 5, Con. 1, E.H.S.
City of Brampton
Your File: C1E5.25
Our File: R42 1E66B

Dear Ms. Ash:

Further to your letter of January 4, 1988 on the above subject please be advised that we have reviewed the above proposal with the Regional Public Works Department, and have no objections to the proposed rezoning.

I trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

IAP:nb

66 John Street,
Brampton, Ontario,
October 2, 1987.

Mr. Fred Dalzell,
Commissioner of Planning and Development,
15 Central Park Drive,
Brampton, Ontario.

City of Brampton PLANNING DEPT.	
Date	OCT - 8 1987 Rec'd
File No.	CIE5.25

Dear Mr. Dalzell,

Further to my letter of September 25th:

I have been advised that the site at 70 John Street, being considered for use as a parking lot, is zoned single family residential.

In order to verify the accuracy of this information I request confirmation, in writing, of the zoning for this location.

Your assistance in this matter would be appreciated.

Yours truly,
Linda Newman

66 John Street,
Brampton, Ontario,
September 25, 1987.

Mr. Fred Dalzell,
Commissioner of Planning and Development,
150 Central Park Drive,
Brampton, Ontario.

City of Brampton PLANNING DEPT.	
Date	SEP 29 1987 Rec'd
File No.	

Handwritten notes:
P. 2
advise procedure

Dear Mr. Dalzell,

I am writing to you to express my concern with the proposal to develop the site at 70 John Street for parking use. That land, the northeast half of lot 32, is immediately adjacent to my property, the southwest half of the same lot. In fact, my house sits along the common property line.

Although the Post Office is using this site as a parking lot, the present use is very different from what is being proposed. The Post Office vehicles, 16 to 19 of them, usually leave the lot between 8:00 and 8:30 a.m., Monday through Friday. They return between 10:30 a.m. and 1:00 p.m. on most days. There is no traffic later in the afternoon, in the evenings, or on Saturdays and Sundays. The site is being used as a holding lot for out of service vehicles.

Handwritten notes:
Kathy: Draft reply for F.A.D. Do you wish to discuss with me before drafting?
Copy of letter to P. Mincher please re wrong way traffic.
Yes
Kathy
7/25/87

If this property becomes a parking lot for the Brampton Public Library there will be a continuous flow of traffic in and out of the lot throughout the day, including evenings and weekends. Recent observation of randomly chosen parking spaces in both the front and rear library parking lots indicated that within one hour many spots were used by more than three vehicles. The average parked time for all vehicles in the observed spaces was seventeen minutes but some were there for a much shorter time.

John Street is already a very busy street, used by many drivers to avoid the lights at the intersection of Main Street and Queen Street. It also has a large volume of traffic going the wrong way - in one week I counted more than 120 "wrong way" vehicles. Putting another library parking lot on this street will just make matters worse.

I realize that the library needs more parking but there must be other alternatives. I don't want a busy, noisy parking lot right beside my living room wall.

Please advise me as to the proper procedures to follow and to the opportunities available to further present my concerns.

Thank you for your assistance.

Yours truly,

Linda Newman

Linda Newman

Home: 457-0776
Bus: 846-1262