

THE CORPORATION OF THE CITY OF BRAMPTON

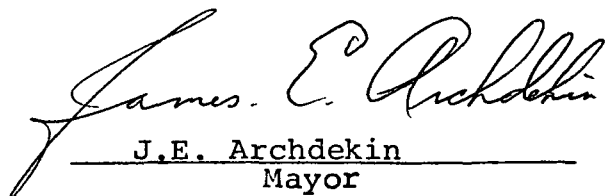
BY-LAW No. 101-75

A By-law to amend the Official Plan of the former
Town of Brampton Planning Area.

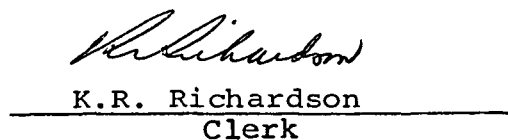
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970, as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Official Plan Amendment Number 70 to the Official Plan of the former Town 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 70 to the Official Plan of the former Town of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 9 day of June 1975



J.E. Archdekin
Mayor



K.R. Richardson
Clerk

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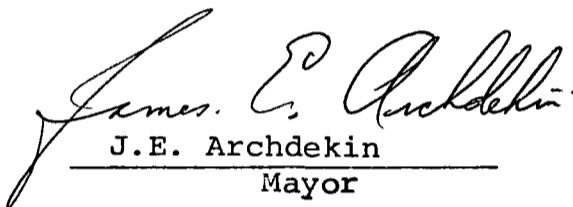
ORIGINAL

AMENDMENT NUMBER 70
TO THE OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA

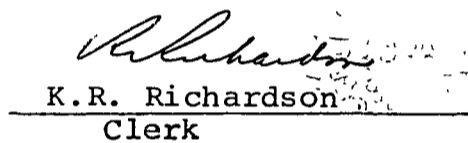
AMENDMENT No. 70 TO THE OFFICIAL PLAN OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA.

The attached map (Schedule 'A') and explanatory text shall constitute Official Plan Amendment Number 70 to the Official Plan of the former Town of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton 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 as amended) on the

9 day of June 1975


J.E. Archdekin

Mayor


K.R. Richardson

Clerk

AMENDMENT NUMBER 70
TO THE
OFFICIAL PLAN OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA

PART A - Preamble

1.0 Title

The title of this Amendment is Amendment Number 70 to the Official Plan of the former Town of Brampton Planning Area hereafter referred to as Amendment Number 70.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 70. Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in four sections, as follows;

Section 1.0 Definitions

Section 2.0 Land Use

Section 3.0 Development Principles

Section 4.0 Implementation

Section 5.0 Interpretation

3.0 Location

This Amendment is concerned with land located in part of Lot 6, Concession 1, E.H.S., and more particularly part of Lots 19-27 inclusive, 31 and 32, Registered Plan BR-2 City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to designate certain lands as high-density residential and to establish principles to provide for the subsequent development of a senior citizen high-rise apartment building.

5.0 Basis

In response to a request from the Council of the City of Brampton in August, 1974, the Policy and Program Development Secretariat of the Ministry of Housing completed a study entitled "Report on the Need and Demand for Rent-Geared-To-Income Accommodation For Senior Citizen's" for the City of Brampton. This study revealed that there are at present 48 rent-geared-to-income senior citizens housing units under management in the City of Brampton, as well as an additional 145 units at some stage of development which includes the 100 units which are the subject of this Amendment.

Based on a field survey conducted in August, 1974, it was demonstrated that there is an immediate demand for 129 senior citizen units, and an expected demand of 31 units resulting in a total demand of 160 units. Upon completion of the aforementioned 145 units, the existing demand for senior citizen housing accommodation within the City of Brampton should be satisfied for the present time.

PART B - The Amendment

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map (Schedule 'A' Land Use Plan) constitutes Amendment Number 70 to the Official Plan of the former Town of Brampton Planning Area.

The Official Plan is hereby amended as follows:

1.0 Definitions

1.1 Residential Area shall mean that the predominant use of the land is for dwellings of various types, and shall include single-family detached dwelling units as well as multi-family, multi-storey dwelling structures. Similar types of dwellings shall be located together rather than indiscriminately mixing the various types. The designation of a Residential Area need not prevent some land being used for other, accessory purposes, provided that these purposes are compatible to dwellings and their location in a Residential Area is necessary to serve the surrounding dwellings. Furthermore, these uses shall in no way contribute to the depreciation and deterioration of the value and amenity of the area for dwellings. To this end precautions shall be taken by imposing standards on how the land may be used to protect the value and amenity of the area for Residential use. This exception to permit other accessory uses of land does not include any Commercial or Industrial uses of land that may be interpreted as being compatible to dwellings or necessary to serve the dwellings unless defined within the scope of the residential development principles.

1.2 Floor space index (F.S.I.) shall mean the ratio of the gross floor area of the residential building to the net lot area.

- 1.3 Gross floor area (G.F.A.) shall mean the area of all floors excluding any floor area used for building maintenance communal recreation and service facilities.
- 2.0 Land Use
- 2.1 The land use classification of lands shown as edged with a red border on Schedule 'A' attached hereto shall be designated as a High Density Residential Area.
- 3.0 Development Principles
- 3.1 Development will proceed only when City Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks, and electric energy facilities) are adequate, and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 3.2 Within the area which is the subject of this Amendment only a senior citizen high-rise apartment building and accessory uses shall be permitted as a residential use.
- 3.3 Council shall determine the maximum number of dwelling units that may be permitted, and in no event shall the floor space index exceed 1.3.
- 3.4 The development of the lands with which this Amendment is concerned shall be in accordance with the following principles:
- 3.4.1 The development shall not pre-empt the capacity of existing and future service facilities (i.e. road, sanitary and storm sewer, water supply, parks and recreation, and schools) which would thereby impede the development and/or re-development of nearby lands.
- 3.4.2 In recognizing the importance of the abutting local roads, namely Scott Street and Maple Avenue, the location of access driveways shall be subject to controls, to ensure that the traffic function of these street will not be affected unduly.

3.4.3 The location and siting of buildings and parking areas shall be arranged to minimize the loss of amenity that may be suffered by the residential development located adjacent to the subject lands. Accordingly, where deemed necessary by Council, fencing, screening and landscaping of open space will be required to ensure the safety, privacy and amenity of the occupants of abutting residential lands, as well as the future occupants of this development.

3.4.4 A usable private open space and recreation area shall be provided for the residential development in such a quantity and quality that is acceptable to Council.

3.4.5 The design of the development shall recognize the close proximity of primary rail facilities, and ensure the provision of adequate sound proofing. Suitable noise control features in both the indoor and outdoor use areas of this proposed development must be determined and attained to the satisfaction of the Ministry of the Environment.

3.4.6 The design of the development must be of a high quality. The following criteria will be used to evaluate the development:

- a) The provision of parking to satisfy the expected requirements of the occupants, visitors and guests.
- b) The provision of recreation and other similar facilities.
- c) The provision of pedestrian facilities.

With reference to Sub-section 3.4.6 (c) it is the intention of Council to make provision for an improved pedestrian facilities (at the end of Maple Street) for access to the park area, commonly known as Rosalea Park.

3.4.7 Council will ensure that adequate setbacks will be established and maintained to provide for the general amenity of existing and future residents of the area.

4.0 Implementation

4.1 Amendment Number 70 will be implemented by an appropriate amendment to the restricted area by-law in such a form which will impose the appropriate zoning classification

and regulations in conformity with the development principles.

4.2 Council will enter into an agreement incorporating various aspects of site and building design not implemented by the zoning by-law including financial and other such matters, as deemed necessary by Council.

5.0 Interpretation

5.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' should not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, in so far as the spirit and intent of the Amendment is maintained.

5.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.

PART C - APPENDIX

1.0 Attached are reports of the Planning Director dated November 14, 1974 and October 11, 1974 and a copy of a summary of a Planning Committee Public Meeting held Wednesday November 6, 1974, subsequent to the publishment of notices in the local newspapers and mailing of notices to assessed property owners within 400 feet of the proposed 101 unit senior citizen building. Also attached is a copy of correspondence received from Ontario Housing Corporation pertaining to the November 6, 1974 public meeting, as well as a copy of the notice placed in the newspaper and mailed to assessed property owners.

November 14th, 1974

To: Chairman and Members of the
Planning Committee

From: Planning Director

Re: Proposed Senior Citizens Apartment
Building
Maple Street,
Ontario Housing Corporation
Our File: C1E6.5

The Planning Committee held a public meeting on Wednesday, November 6th, 1974, with regard to the above noted project involving a 101 dwelling unit building.

A number of questions and concerns were expressed by some members of the public concerning the proposed development. It will be recalled that it was pointed out further or additional comments could be filed with the Planning Department prior to the meeting to be held on November 18th, 1974. Thus far, only one letter has been filed from Mr. and Mrs. A.G. Archdekin objecting to the height of 11 storeys and raising a question concerning drainage of the parking lot surface.

In summary the concerns of the public appeared to be as follows:

- (1) The height of 11 storeys was too great particularly in view that it was the impression of many people that the height was to be about 6 storeys. The factor of height was also related to concerns of shading or shadowing and property value depreciation.
- (2) The location or siting of the building was considered too close to at least one property and it was suggested that the building should be shifted towards the "front" lot line to increase the distance.

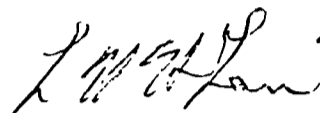
A revised sketch plan has been submitted which increases the distance from 23 to 45 feet which will necessitate the removal of 2 large trees. A copy of the plan will be available at the meeting for information purposes.

- (3) A view was expressed that additional property abutting the site should be acquired as a possible solution to the problems.

(4) Several matters or suggestions related to the quantity and location of parking were raised.

Attached for the information of the Committee is a copy of a letter from Mr. S. Kaye of Ontario Housing Corporation.

The Planning Committee has had the opportunity of obtaining the views of interested citizens. The next procedural step is the consideration and submission of a recommendation to City Council.



L.W.H. Laine
Planning Director

LWHL/ds
Attachment

THE CORPORATION OF
THE CITY OF
BRAMPTON
NOTICE OF PUBLIC
MEETING

The Planning Committee of the City of Brampton will hold a public meeting at 8:00 p.m., Wednesday, November 6th, 1974, in the Council Chambers, 2nd Floor, Queen's Square Building, 24 Queen Street East, Brampton, Ontario, to provide information and hear representation on a proposal to amend the Official Plan and Zoning By-law to change the land use designation that would permit the erection of a high-rise apartment on abutting lands located on the north side of Queen Street East between Maple Avenue and Scott Street, to be used for a Senior Citizens residence.

L.W.H. Laine,
Planning Director,
The Corporation of the
City of Brampton,
1 Wellington Street East,
BRAMPTON, Ontario.



Ontario
Housing
Corporation

Ministry of
Housing

416/966-3600

101 Bloor Street West
Toronto, Ontario
M5S 1P8

November 8, 1974

Mr. K.R. Richardson
Clerk
The Corporation of the City of Brampton
Office of the Clerk
24 Queen Street East
Brampton, Ontario
L6V 1A4

Dear Sir:

Re: Brampton OH.5 - 101 Senior Citizen Units

As a result of a public meeting which was held on November 6, 1974, regarding the above project, there appears to be a number of residents who will not waive their objections and will accordingly file same with the City Planning Board.

We therefore wish to bring certain matters to the attention of Municipal Council which we believe to be relevant to the issues that were discussed at the above meeting. These are as follows:

1. The Corporation is willing to effect a compromise with the resident to the north by increasing the proposed set-back of 23 feet to an amount not less than 40 feet. This will mean a re-location of the south parking area and the elimination of the two existing mature trees.
2. Ontario Housing cannot, and will not under any circumstances, consider the acquisition of adjacent lands should they be offered at market value. We have previously investigated this possibility and have found it to be economically impractical and unnecessary at the present time. The Board of Directors of OHC consider the acquired acreage to be adequate for the development of 100 units and that the land costs of the adjoining properties are not realistic when compared to the unit density that would be permitted.


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3. Mention was made of a roof top garden and alternate underground parking. These facilities, for the reasons explained at the meeting, are considered by the Corporation to be unacceptable.
4. The main point of contention with the residents appears to be the height (11 storeys) of the proposed building. Without the addition of extra land which as previously explained cannot be provided, any reduction in height would be at the rate of 10 units per floor. While diminishment in this respect would to some extent affect our land costs we would be willing to discuss such a possibility with those persons who specifically objected to the building height. We should make it clear that any such compromise would be contingent on all objections being waived or withdrawn.
5. If no satisfactory agreement can be reached with those persons objecting to the project, the Corporation will not seek an Ontario Municipal Board hearing on the application without full support of Municipal Council and City Planning Board.

In conclusion, it should be obvious that OHC is concerned with delays even more than cost, as there are many elderly people in dire need of this type of accommodation. We therefore earnestly request Council to help us expedite this project as soon as possible and we are prepared at your direction to once again meet with the residents regarding the matters discussed in this letter.

Yours truly,


S.G. Kaye
Development Officer
Metro/Central Region

cc: Mr. L. Laine ✓
Mr. G. Taber
Mr. D. Blenkhorne

October 11, 1974

To: Chairman and Members of the
Planning Committee

From: Planning Director

Re: Application to Amend the Official
Plan and Zoning By-law
Part of Lots 19 to 24 and part of
Lots 27 and 28
Ontario Housing Corporation
Senior Citizen Housing
Our File C1E6.5

Introduction: At the August meeting of the Planning Committee an interim report was presented with regard to the above noted project. It was indicated at that time that processing of the proposal was in the preliminary stage and that Mr. S.J. Kaye, Development Officer, Metro/Central Region of Ontario Housing Corporation proposed to hold a special open meeting with residents of the area.

The review of the project has advanced to the stage that it is desirable for Planning Committee to be aware of the general nature of the project and the concerns of staff. Mr. S.J. Kaye has indicated his intention to be available to answer any questions that Planning Committee may have.

Proposal: The applicant proposes to erect an 11 storey (102 feet 118 feet with elevator penthouse) apartment building to contain 100 1-bedroom dwelling units for occupancy by senior citizens and 1 2-bedroom superintendents' dwelling unit.

Off-street parking facilities will comprise 25 spaces with the majority of the spaces located in the "front yard".

The private driveway system provides for circular movement in one direction for the loading and unloading of passengers at the main entrance and a direct two-way flow with a 24 foot driveway (as suggested by the Fire Chief).

The siting and shape of the building has been determined by (a) the shape of the property, (b) the desire to retain as many of the good quality trees as possible, (c) to maintain the maximum distance possible to the rear lot lines of the abutting residential lots and (d) to provide outdoor facilities such as horseshoe pitch, shuffleboard court, garden plots and landscaped areas, and service facilities in the best possible relationship to the interior ground floor activities and to minimize the disruption of the amenity of adjacent properties.

The amenities within the building on the ground floor proposed at this time include a 1,000 square feet of common rooms with an abutting kitchen and chair storage area, communal laundry room, washrooms, and storage room for outside facilities (gardening tools, etc.).

Comments: City staff have commented on the proposal. The Director of Parks and Recreation has recommended that:

- (a) The developer (O.H.C.) should construct a stairway at the end of Maple Street to provide access to Rosalea Park;
- (b) The common rooms should be enlarged to 1,250 square feet to accommodate 125 adults with a good quality room divider to allow for independent functions with separate access to each area;
- (c) The common room(s) should have shuffleboard layouts as part of the floor pattern;
- (d) The type of common room(s) furnishings should be established by agreement to ensure that such facilities as a pool table, card tables, stacking chairs, turntable and public address system, stove and fridge kitchen settings and equipment, piano, television set, comfortable lounge or living room type furniture are provided;
- (e) A single washroom be adjacent to the activity (common) room;
- (f) A small (200 square feet) conditioning (exercise) room with equipment be provided and,
- (g) an enclosed sun and viewing lounge and open sun deck with furnishings be provided on the roof.

He also suggested that consideration be given to a small roof top greenhouse.

The items raised by Mr. Gordon were reviewed with Mr. Kaye of Ontario Housing Corporation and he felt that many of the requirements were questionable because of the extra costs. In particular, he felt that Ontario Housing Corporation should not be requested to bear the cost of the stairway to Rosalea Park which will benefit the City as a whole and not solely the senior citizen occupants of the apartment building. Further, he indicated that it was Ontario Housing Corporations' policy to provide common room space on the basis of 10 square feet of floor space per dwelling unit; the common room(s) are not large enough to accommodate a shuffleboard; washrooms are located on the ground floor a short distance from the common rooms, and an exercise room is not likely to receive much use. In so far as the provision of facilities on the roof are involved, Ontario Housing Corporation experience has not been too favourable because access was restricted to stairs. It was indicated that in larger projects (200 units) top floor lounges and similar communal facilities might be considered. Mr. Kaye did feel that a folding partition to separate the common room into several functional areas might be acceptable.

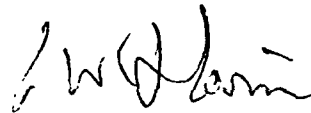
The City Engineer has reported to the effect that he anticipated no problems in servicing the building but confirmation would be required from the Region with regard to water and sanitary sewer facilities. The City Engineer also noted that one entrance onto the east-west portion of Maple Street would be the recommendation of his department.

Planning staff have no basic objection to the project as outlined by the preliminary plans to date. While concern over the "cost" of shelter must not be ignored we feel that a suitable pedestrian access route should be provided to Roaslea Park from the vicinity of Maple Avenue, and because of the prominent height that the

building will have, consideration should be given to a top floor observation lounge(s). With the expectation that the Ontario Housing Corporation, as a public agency, will operate senior citizen housing units on an enlightened basis we are prepared to accept that the Corporation will provide furnishings and on-site recreation facilities in response to the desires and interests of the occupants over the years.

Conclusion: While it is Mr. Kaye's intention to meet with the local residents, Planning Committee should not overlook the procedure of holding a public meeting with respect to the need to amend the Official Plan.

It is recommended, that if Planning Committee is satisfied with the proposed project that a date, time and place of a public meeting be determined and that staff be authorized to proceed with the notification process.



L.W.H. Laine,
Planning Director.

LWHL/sk