



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 101-85

To adopt Amendment Number 56
and Amendment Number 56 A to
the Official Plan of the City of
Brampton Planning Area

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

1. Amendment Number 56 and Amendment Number 56 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 56 and Amendment Number 56 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed In Open Council,

This 10th day of April, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

Bj-lw 10-85

21 OP 0031-056

AMENDMENT NUMBER 56

AND

AMENDMENT NUMBER 56 A TO


THE OFFICIAL PLAN OF THE

CITY OF BRAMPTON PLANNING AREA

Amendment No. 56A
to the Consolidated
Official Plan for the
City of Brampton Planning Area and
Amendment No. 56 to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 56A to the Consolidated Official Plan and Amendment No. 56 to the Official Plan for the Brampton Planning Area.

Date .. *June 27, 1985.*


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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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READ a FIRST, SECOND and THIRD TIME and Passed In Open Council,

This 10th day of April, 1985.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

AND

AMENDMENT NUMBER 56 A TO THE
OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to change the land use designations and policies relating to the lands shown outlined on Schedule A to this amendment.

2. Location:

The lands subject to this amendment are located on the west side of Highway Number 10, approximately 591 metres south of Highway Number 7, comprising part of Lot 9, Concession 1, W.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

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

3.1 Amendment 56 :

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

- (1) by changing, on Schedule A thereto, the land use designation of the land shown outlined on Schedule A to this amendment, from INSTITUTIONAL to COMMERCIAL
- (2) by adding, to Schedule F thereto, the land use designation of HIGHWAY and SERVICE COMMERCIAL, for the land shown outlined on Schedule A to this amendment
- (3) by deleting therefrom the first paragraph of subsection 7.2.7.6, and substituting therefor the following:

"Subsection B2.3 of Chapter B1 of Section B of Part C, and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 6, all of the Consolidated Official Plan of the City of Brampton, as amended by Amendment Numbers 42, 63, 66 and 88, and by Amendment Numbers 8A, 9A and 56 A, to the Consolidated Official Plan, and Part IV of Chapter 6(a) to the Official Plan, are combined, and shall constitute the Brampton West Secondary Plan.";

3.2 Amendment 56 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 42, 63, 66, 88, 8A, 9A and 56 A, is hereby amended:

- (1) by changing, on Plate Number 2 thereof, the land use designation of the land shown outlined on Schedule A to this amendment from LOW DENSITY RESIDENTIAL to COMMERCIAL
- (2) by adding to Part C, Section C, Chapter .C35, paragraph 3.0, thereof the following:

"3.6 The Commercial designation in Area A is intended to be the location of a crisis care facility only, which shall mean 'a place where short-term and temporary accommodation is provided for persons in emergency situations.'"

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LOT 9,
CON. 1 W.H.S.

55.32 m

HURONTARIO STREET (Highway No. 10)

OFFICIAL PLAN AMENDMENT No. 56

OFFICIAL PLAN AMENDMENT No. 56A

SCHEDULE A



1:600

CITY OF BRAMPTON
Planning and Development

Date: 85 04 10 Drawn by: RB
File no. C1W9.7 Map no. 42-73E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 56
AND
AMENDMENT NUMBER 56 A

Attached are one copy of reports dated November 2, 1984 and 1985 01 08, including the notes of a special meeting of Planning Committee held on January 2, 1985, after publication of notices in the local newspapers and mailing of notices to assessed owners of property within 120 metres of the subject site.

INTER-OFFICE MEMORANDUM

CS

Office of the Commissioner of Planning & Development

November 2, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Team

RE: Application to Amend the Zoning By-law
Part of Lot 9, Concession 1, W.H.S.
(Chinguacousy Township)
Ward Number 5
THE SALVATION ARMY
Our File Number C1W9.7

1.0 Background

An application has been submitted to amend the Official Plan and zoning by-law to permit the erection and operation of a Family Life Resource Centre on land owned by the Regional Municipality of Peel located on Peel Manor Home for the Aged.

2.0 Property Description

The site to be developed is situated near the north-east corner of Peel Manor with a frontage of 55.32 metres (181.5 feet), a depth of 73.15 metres (240 feet) and comprises an area of 4045.2 square metres (1 acre).

The vacant property slopes slightly from the north and west towards the south and is traversed by a shallow drainage swale near the north-east corner of the site.

Along the north boundary of the proposed Family Life Resource Centre is a recently constructed access driveway, which will be used for the construction of a transformer substation, to provide occasional maintenance access to the substation, provide construction access for a new wing to Peel Manor Home for the Aged and also function as a fire truck route. To the north of the access driveway is a row of

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poplar trees and further to the north is agricultural land that has been the subject of a draft plan of proposed subdivision - Bramway Properties Limited, our File Number C1W10.1, the Regional Municipality of Peel File Number 21T-80045B.

To the south and west are vacant lands of Peel Manor Home for the Aged.

To the east, east of Highway Number 10, is the outside storage area of the Brampton Brick Company.

3.0 Official Plan and Zoning By-law Status

The subject property is presently designated by the Official Plan as Institutional and the existing zoning designation by By-law 861, as amended, is Agricultural (A).

4.0 Proposal

The applicant, The Salvation Army, will acquire the site together with a right-of-way for access purposes, on which it is intended to erect a building to accommodate a Family Life Resource Centre.

A Family Life Resource Centre is intended to provide emergency living accommodation on a temporary basis, for families and single persons, for limited periods of time.

Though the building design details are preliminary, the current concept is a 2 storey building to provide 10 single room units and 16 family one-bedroom units, dining/lounge area, inside children's play area, laundry, food storage and meal preparation facility, and space for general office and social assistance staff.

Parking facilities will be provided for 15 motor vehicles.

A children's outdoor recreation facility of unknown size will be provided.

Vehicle access to the Family Life Resource Centre is proposed to use the existing driveway access to Peel Manor, with a private driveway connection on a right-of-way.

5.0

Comments

The Building Division of the Public Works Department advises that the proposed facility is located within Area Number 4, as defined by By-law 290-81, and a total of 3 group homes would be permitted. The Division staff note that the existing Peel Manor facility functions as a nursing home and would not be subject to the minimum separation requirements applicable to residential care facilities. Further, it is noted that an application by Peel Cheshire Homes (Brampton) Inc., (our File Number C1W9.6), to amend the zoning by-law to permit the use of lands near the south-west corner of Peel Manor lands for a handicapped adult residence, would be closer than the distance of 800 metres (2,625 feet) between a group home, residential care facility or crisis care facility.

The Commissioner of Social Services, the Regional Municipality of Peel, has advised that his office has been working with The Salvation Army to establish a Family Life Resource Centre. He has estimated the maximum serving capacity to be 68 persons comprising 48 persons in the 16 family one-bedroom units (16 x 3 persons = 48 persons) and 20 persons in the 10 single person units (10 x 2 persons = 20 persons).

Two specific types of persons are to be accommodated according to the Commissioner. Firstly, families made homeless by their inability to secure affordable housing, and/or families in strife, where for reason of safety it is deemed fitting to secure the family in a hostel setting. In both cases the occupancy will be of a short-term - two weeks - with any financial assistance after that period to be paid directly to the family in order that they might relocate more effectively. Secondly, single persons who are at risk due to internal social pressure in their families and their stay will be of a short duration. The hostel will not be used for

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rehabilitation of persons from correctional services or mental institutions.

With respect to the site plan, he requested that the building face toward the internal Peel Manor road, with parking behind the building if possible, the family play area be subject to specific design work and the building design be pleasing to the seniors rather than the sterotype hostel style product.

Finally he notes that the Resident's Council of Peel Manor, as residents of a home, not an institution, should be advised of the rezoning application, where applicable, to have some say or presentation.

The Ministry of Transportation and Communications advise that they have no objection to the amendment. They note that access is to be via the existing entrance to Peel Manor and recommend that a physical barrier, such as a berm or fence, be erected along the entire northerly property line to separate the site from the proposed access to the hydro sub-station. Finally, it is noted that a Building Permit should be obtained prior to the start of construction.

The Public Works Division requests that screening between the driveway and Highway Number 10 to eliminate headlight glare for southbound traffic on Highway Number 10 be provided and that the drainage of the surrounding properties not be adversely affected.

The Regional Municipality of Peel Public Works Department has advised that a sanitary (sewer) is available at the south limit of the Peel Manor property, that water is available on Highway Number 10 and regional roads are not directly affected.

The Community Services Department reports the following:

The Transit Manager advises that he has no comment with respect to the plan and notes that the existing transit stop at the entrance to Peel Manor on Main Street will adequately serve the development.

Parks and Recreation recommends that (i) the play area be fenced with an entrance from the centre to ensure the safety of children due to the proximity of Hurontario Street, and (ii) an interior recreation room be provided in recognition that families will be living in the centre for short periods of time during inclement weather.

The Deputy Fire Chief notes that the proposal raises a question regarding the proposed expansion of Peel Manor as current proposals indicates a Fire Route would pass through the site of the Family Life Resource Centre. The Deputy Fire Chief also advises they are endeavouring to upgrade the Fire Route access and water supplies in these lands which should be considered when reviewing any proposal on Peel Manor lands.

6.0 Discussion

Zoning By-law 861 of the former Township of Chinguacousy, as amended by By-law 290-81, defines a crisis care facility as follows:

"CRISIS CARE FACILITY shall mean a place where short-term and temporary accommodation is provided for persons in emergency situations."

The proposal by The Salvation Army falls within the definition of crisis care facility.

The Official Plan, Part III - SPECIAL POLICIES, indicates that crisis care facilities shall be permitted within areas designated as Highway and Service Commercial subject to the following criteria:

- (i) shall have direct access or frontage on an arterial or collector road;

C5-6

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- (ii) may occupy a single detached dwelling or any building converted or newly constructed for that purpose but, in every case, shall occupy the whole of such buildings, and
- (iii) to prevent a concentration of crisis care facilities in any one area, standards, including a minimum distance separation between crisis care facilities, group homes or other residential care facilities, shall be adopted.

The zoning by-law, By-law 861, as amended and as amended by By-law 290-81, requires that no crisis care facility shall locate less than 800 metres from any other crisis care facility, group home or residential care facility. The proposed residential facility of Peel Cheshire Home (Brampton) Inc., to be located on Peel Manor lands, is a planned residential care facility that will be about 215 metres from the proposed crisis care facility of The Salvation Army.

With respect to the Official Plan criteria, the proposed site will abut an arterial road, provincial Highway Number 10, and the proposed crisis care facility as intended to occupy a building newly constructed for this purposes. Thus criteria (i) and (ii) are satisfied. Only with respect to the criterion pertaining to concentration of facilities is there a deviation from the Official Plan criteria. As noted previously, the separation distance established by By-law 290-81 amending By-law 861, as amended, of 800 metres would be reduced to slightly more than one-quarter of disposal or minimizing over-concentration of crisis care facilities appears to be severely tested by the development of Peel Manor lands for various types of residential accommodation with a definite institutional presence. At the present time, the lands are or would be occupied by the following:

- (i) Peel Manor, senior citizen residential building providing assisted and intensive care in a communal setting, and which is intended to be expanded in the future;

- (ii) Manorbridge, proposed senior citizen high use apartment residence, and
- (iii) Peel Cheshire Homes (Brampton) Inc., proposed handicapped residence as a communal form of living.

To these residential uses of land would be added the proposed crisis care facility of The Salvation Army and possibly several other facilities yet to be defined by the Region of Peel.

The location of the Family Life Resource Centre on Peel Manor lands is remote to services and facilities that persons in emergency situations may wish to seek. Public transit service is limited with no late hour service, and none on Sundays and statutory holidays. The affects of the remoteness or isolation maybe lessened by the provision of necessary foodstuffs as part of the facility and perhaps by the operation of a jitney service operated by the applicant, to satisfy accessibility to medical, legal, educational, financial and other services.

In response to the Public Works Division concern regarding headlight glare, a similar situation occurs on Grosebrook Court and Slater Circle, located to the south of Peel Manor, where the solution employs a separation of the public roadways by a conventionally landscaped boulevard with a width of about 10 metres (32.8 feet). A like separation distance would be appropriate for the access driveway to the Family Life Resource Centre, with a minimum distance of 3 metres between the edge of the driveway and the front property line, provided the distance between the roadways is not less than 10 metres.

The location of the driveway intersection of the Family Life Resource Centre should satisfy normal geometric design standards for low volume, low speed roadways in recognition of the proximity of the intersection of Peel Manor driveway with Highway Number 10.

A sidewalk exists on Highway Number 10 south from Peel Manor driveway. This sidewalk should be extended northerly for the remainder of the frontage to the north limit of the proposed Family Life Resource Centre to connect to the proposed sidewalk that would be required in conjunction with the development of the Bramway Properties Limited lands.

The number of off-street parking spaces that ought to be provided is unresolved. By-law 200-82, applicable to the former Town of Brampton, requires each bedroom or bedsitting room of a lodging house to be provided with 1 parking space in addition to 1 space for the proprietor. According to this standard, 27 parking spaces should be provided. However, due to the emergency circumstances surrounding the use of this type of facility, the applicant had estimated previously for an earlier proposal, that between one-quarter to one-third of the units would be occupied by persons with a private automobile. To this number, should be added space for staff, counselling services, visitors and private transit vehicles. Therefore, the number of off-street parking spaces required would appear to be in the range of 15 to 17 spaces for a 26 unit facility.

The Regional Commissioner of Social Services has requested that the design of the facility avoid the stereotype hostel style and that the building be oriented towards the internal road of Peel Manor with parking at the rear. These are worthy objectives and should be given appropriate consideration in light of (a) the proximity of a proposed residential subdivision abutting the north limit of Peel Manor lands; (b) the presence of the gravel access driveway to the planned transformer substation; and (c) visibility from a major street. In this regard, landscape treatment, width of buffer area(s) and type of fencing or wall should be appropriate to minimize adverse impacts and to ensure the creation and maintenance of necessary visual screens or barriers.

In response to the concerns of the Community Services Department it is noted that an inside children's play area will be provided on the

second floor of the 2 storey building, comprising a floor area of about 14 square metres (150 square feet). The acceptability of this space depends upon the expected number of children and their age, intended to be housed in the centre. It is imperative that the concerns of the Fire Chief with respect to upgrading of fire routes and water supply should be addressed. In this regard, the combined transformer substation access driveway and fire route or equivalent facility, must be acceptable to the Fire Chief and relevant authorities.

The disposition of the gravel access driveway to the transformer substation should be determined. This access facility could be integrated with the access facility to the crisis care facility or replaced on a different alignment elsewhere on the Peel Manor property.

The boulevard in front of Peel Manor is devoid of street trees. This defect should be rectified. Therefore, the applicant should be required to either plant trees or make a financial contribution towards their planting on the boulevard portion abutting the building site. Landscaping that portion of the boulevard abutting the parallel access driveway would be a future requirement to be imposed when site plan approval is sought for expansion of Peel Manor facilities.

Traffic noise level from vehicles on Highway Number 10, based upon a submission provided for the proposed Manorbridge Senior Citizen's residence on the Peel Manor site adjacent to Highway Number 10, is estimated would be approximately 62 to 63 dBA under present traffic conditions increasing to over 65 dBA at the ultimate stage of urban development. This noise level would exceed the Ministry of the Environment standard for residential outdoor quiet areas and, depending upon the type of construction techniques employed, building materials used, building design and interior room layout, might result in a night time noise level considered unacceptable for sleeping purposes. The applicant should submit for the approval of

the City, and if necessary, for the approval of the Ministry of the Environment, a noise consultant's report indicating the future level of traffic noise and the recommended measures to minimize the effects of noise. The use of warning clauses, intended to warn future occupants of noise interference, would be redundant in recognition of the temporary occupancy of the building.

The Ministry of the Environment, in commenting on the Manorbridge Senior Citizen's residence proposal in 1982, noted that levels of fluoride emissions may have an adverse effect on certain types of vegetation and recommended that a warning clause be placed in all leasing arrangements. Due to the emergency nature of the proposed housing facilities, warning clauses would be meaningless from an occupant's perspective.

It is noted that staff of the Ministry of Transportation and Communications when commenting upon The Salvation Army proposal omitted to request a 0.3 metre reserve along the frontage of Highway Number 10 as had been requested for the Manorbridge Senior Citizen's residence proposal. For consistency, this oversight should be rectified.

7.0 Conclusion

The site plan submitted in support of the application by The Salvation Army, while deficient in several matters, perhaps can be reconciled upon further discussions amongst the applicant, the owner of the property and the principal funding agency - Canada Mortgage and Housing Corporation.

Further, is the issue of concentration or separation distance, as expressed as a criterion in the Official Plan and specified in the zoning by-law amendment. A reduced distance between two types of facilities might be acceptable to City Council because of the widely separated street access locations, in spite of the decrease distance from 800 to 215 metres. It should be noted that the Region of Peel, at one time had contemplated the likelihood of permitting the

establishment of a group home facility on the Peel Manor site, which would make the issue of concentration a more significant consideration.

As noted herein, the location of the proposed facility is not ideal with respect to accessibility of the prospective clients to the range of support services required by persons in the situation of needing emergency housing. The applicant may demonstrate that such a defect can be remedied.

Before the proposal can proceed, a Public Meeting is required and assuming that the applicant, the property owner and the funding agency can resolve certain matters to achieve a consensus as to the property limits and building design, and assuming that the concept, in general is acceptable to Planning Committee, it is recommended that:

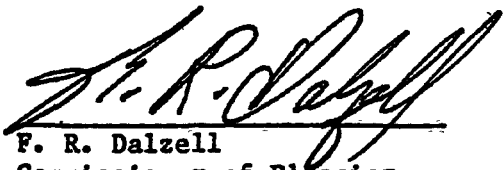
- A. A Public Meeting be held, and
- B. Subject to the results of the Public Meeting the following conditions be imposed by Development Agreement:
 - 1. A 0.3 metre reserve be conveyed to the Ministry of Transportation and Communications along the frontage, at a location acceptable to the Ministry, prior to the issuance of a building permit.
 - 2. Access to the site be either in the form of a right-of-way or as an integral part of the site.
 - 3. Access between the site and the access driveway to the transformer substation situated along the north boundary of the Peel Manor site be restricted in a manner acceptable to the Ministry of Transportation and Communications and the City.

C5-12

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4. The children's play area shall be fenced in a manner acceptable to the City.
5. A sidewalk, or the equivalent cash-in-lieu payment, shall be constructed along the west side of Highway Number 10 from the north limit of Peel Manor lands southerly to the existing sidewalk.
6. Boulevard trees shall be planted on the boulevard of Highway Number 10, abutting the site frontage. (The remainder of the boulevard planting will be the responsibility of the adjacent property owner).
7. The design and location of the access driveway shall be subject to the approval of the Ministry of Transportation and Communications and the City.
8. The applicant shall provide a traffic noise study identifying noise levels and recommendations to minimize the noise impacts upon the occupants.
9. The applicant acknowledges that fluoride emissions may have an adverse effect on certain types of vegetation.
10. An inside children's play area of a size and location acceptable to the appropriate approval authorities shall be provided.
11. A fire route and water supply plan of Peel Manor lands acceptable to the Fire Chief shall be provided.
12. The applicant's project shall be subject to the approval in accordance with the requirements of By-law 50-82, Site Plan approval, and accordingly, the site plan concept forming part of the Development Agreement shall be acceptable to the Region of Peel and the City.

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development

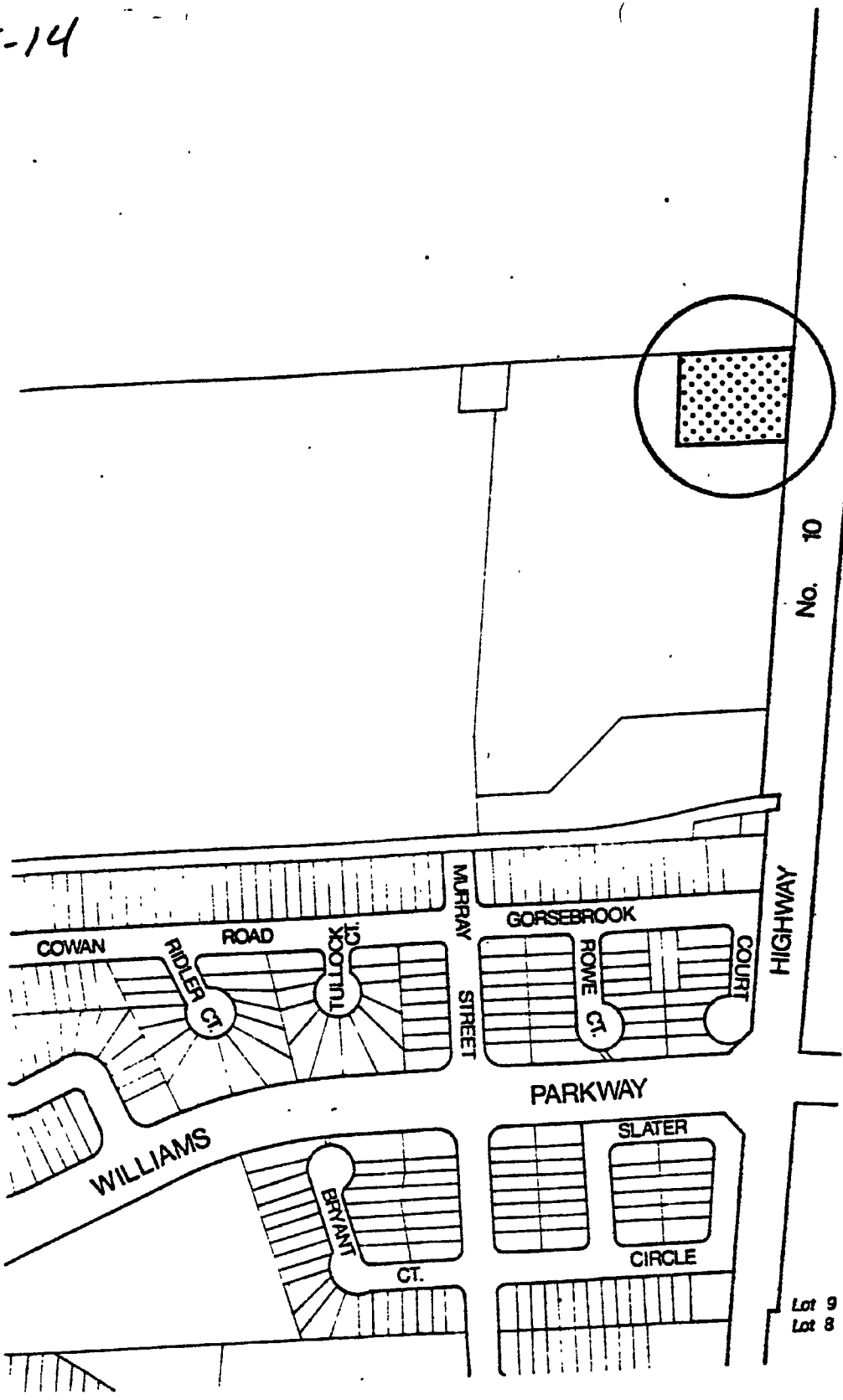


L. W. H. Laine
Director, Planning and
Development Services Div.

Attachments - 2

LWHL/thk/6

C5-14



Lot 10
Lot 9

No. 10

HIGHWAY

Lot 9
Lot 8

The Salvation Army
 Official Plan & Zoning By-law
 Application
 Location Map

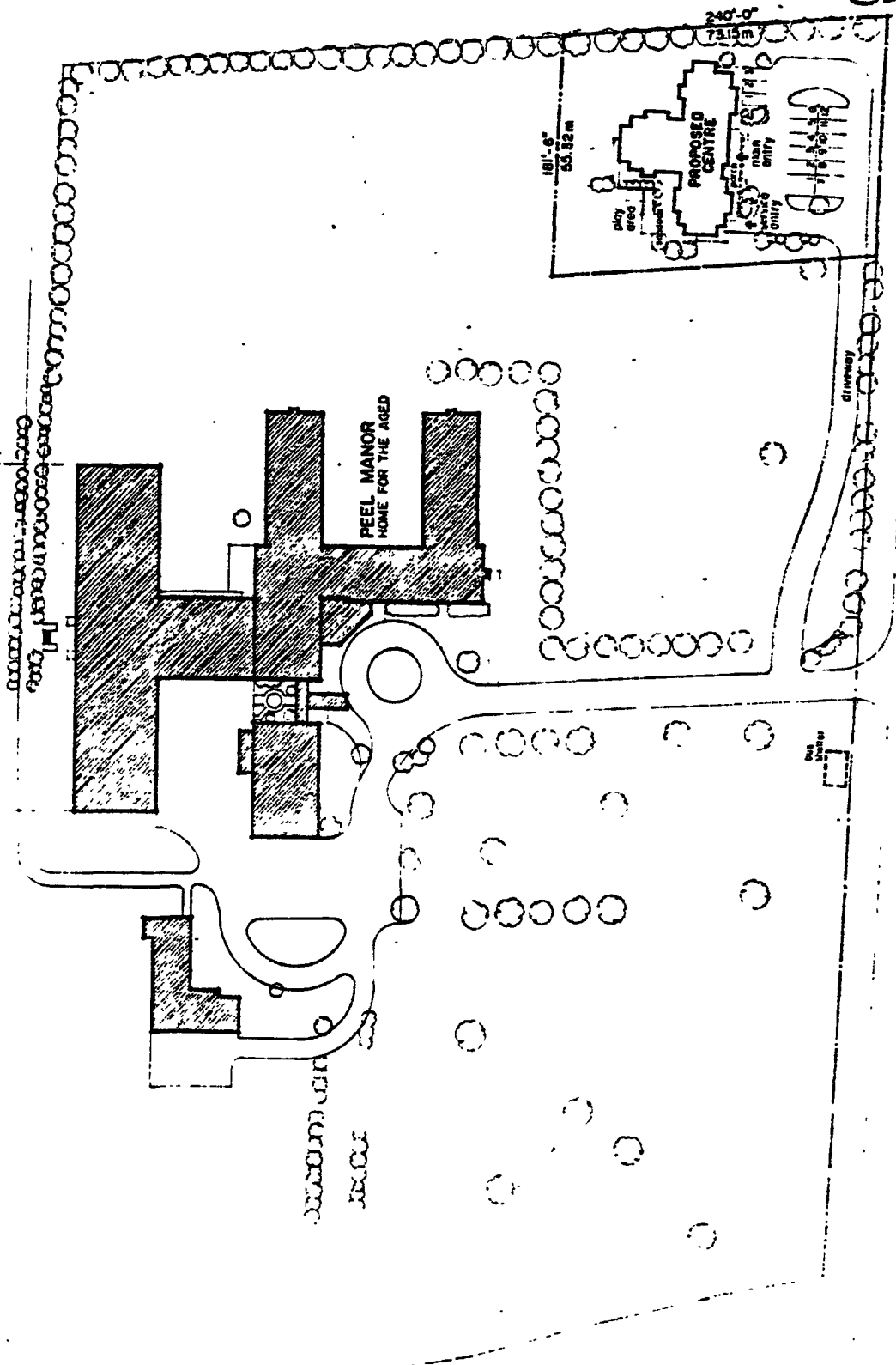


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CITY OF BRAMPTON
 Planning and Development

Date: 84 10 17 Drawn by: RB
 File no. CIW9.7 Map no. 42-73A

C5-15



HURONTARIO STREET

The Salvation Army
 Official Plan & Zoning By-law
 Application
 Site Plan



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CITY OF BRAMPTON
 Planning and Development

Date: 84 10 18
 File no. CIW9.7

Drawn by: RB
 Map no. 42-73B

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1985 01 08

RECEIVED
CLERK'S DEPT.

JAN 9 1985

To: A. Solski, Chief Administrative Officer

From: Planning and Development Department

REG. No.:

FILE No.:

102

C1W9.7

Re: Application to Amend the Zoning By-law
Part of Lot 9, Concession 1, W.H.S.
(Chinguacousy Township) Ward 5
THE SALVATION ARMY
Our File: C1W9.7

Notes of the Public Meeting held on Wednesday, January 2, 1985 are attached for the information of City Council. Also attached is a copy of a report, dated November 7, 1984, of The Regional Municipality of Peel, to the Region Administration and Finance Committee from Richard L. Frost, Chief Administrative Officer and a copy of Region of Peel Resolution 84-628.

City Council directed that the matter be returned for its consideration at the earliest possible date rather than proceed to Planning Committee for a recommendation.

At the Public Meeting, concern was expressed by Marlene Grant, who addressed the Committee on the issue of the safety of senior citizen residents of Peel Manor. She noted that the residents of Peel Manor use the existing driveway for walking purposes and to ensure the safety of the residents she requested that Family Life Resource Centre be provided with a separate independent vehicular access onto Highway Number 10. Mr. Frank Bean, Chairman of The Regional Municipality of Peel, addressed the Committee noting that Regional staff also were concerned with the matter of access. He suggested that in the interest of safety, City and Region Councils should request the Ministry of Transportation and Communications to grant separate access to the Family Life Resource Centre from Highway Number 10.

- cont'd. -

The principal concern noted pertains to the matter of access and pedestrian safety of the occupants of Peel Manor residence. Mrs. Grant and Region staff - Social Services Department and Peel Non-Profit Housing Corporation - have raised the matter of a separate vehicular access for the Family Life Resource Centre. In 1982, when Manorbridge senior citizens' high rise apartment development with a maximum of 100 units was being considered, Peel Non-Profit Housing Corporation proposed that temporary access would be provided through Peel Manor Home for the Aged, until the subdivision to the west - Park Estates, The Regional Municipality of Peel File Number 21T-78071B, Our File: C1W9.4 - were developed to allow the extension of Murray Street as the principal access. Upon the provision of Murray Street as the principal access, the Peel Manor driveway is to be retained as an emergency access for the Manorbridge facility.

From the perspective of Peel Manor resident safety, the development of Manorbridge senior citizen apartment building using the Peel Manor access driveway as a temporary access and as an emergency access route would be a questionable project. Vehicular traffic, to and from Manorbridge, would pass within 20 metres of the main entrance of Peel Manor residence. If pedestrian safety is a valid concern, the unpredictable entry of emergency vehicles could cause chaotic circumstances as unprotected pedestrians scurry to avoid an oncoming emergency vehicle.

Planning and Development Department staff have contacted Mr. A.A. Galloway, Head, Engineering Services, District 6, Maintenance of the Ministry of Transportation and Communications regarding access to Highway Number 10 for the Family Life Resource Centre. Mr. Galloway advised that, requests from the architectural firm of Moffet & Duncan and, from the law firm of Upshall, Mackenzie and Kelday for access to Highway Number 10 were refused. The requests, on behalf of The Salvation Army, propose to use

the existing entrance to a hydro sub-station to lessen capital and operating costs of providing an internal access driveway from the existing Peel Manor entrance. Ministry staff by letters dated December 3, 1984 responded to the requests by advising, that the permit for the hydro sub-station access was issued only on the basis of occasional use for maintenance purposes and when not in use, was to be kept physically closed by means of a bollard, locked gate, or some similar means. Further, the communication from the Ministry states "... that the Ministry is not prepared to approve an independent access for this project." and "We would therefore recommend that access to this site should be via the existing Peel Manor entrance as per original plan."

A reduction of financial cost is a commendable objective. For example, the provision of an independent access from Highway Number 10 to the proposed Family Life Resource Centre could reduce the length of driveway facilities by about 70 metres. On the other hand, if the proposed Centre were located at or near the Peel Manor access driveway not only could the cost of a driveway be reduced but also the cost of sanitary and storm sewers. However, a relocation of the site to maximize cost savings will disrupt the visibility and approach facilities of Peel Manor, which may not be acceptable to the Region of Peel Social Services Department.

If an independent access onto Highway Number 10 is supportable for the Family Life Resource Centre on the basis of lower capital costs, additional accesses, such as for Manor-bridge, would be justified where it can be demonstrated that a shorter length of driveway can be achieved. The long term effect of permitting additional driveways would be to reduce the efficiency and effectiveness of Highway Number 10 as an arterial road. In this regard, Planning and Development Department cannot recommend a proposal that would have this effect and, accordingly support the Ministry of Transportation and Communications in its rejection of an independent access to Highway Number 10 for the Family Life Resource Centre.

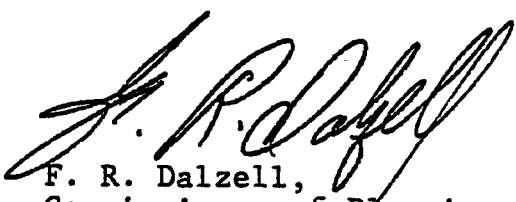
The matter of pedestrian safety within the Peel Manor site should be addressed as a facet of the operation of the residence. As more of the Peel Manor site is developed for urban oriented uses more control will have to be exercised over random pedestrian movement.

The development of Peel Manor lands should proceed on the basis of a comprehensive plan which should acknowledge the functions of the abutting or boundary roads. Highway Number 10, as a controlled access provincial highway, performs as an arterial road. Therefore access onto Highway Number 10 is to be limited and subject to the approval of the Ministry.

IT IS RECOMMENDED THAT CITY COUNCIL:

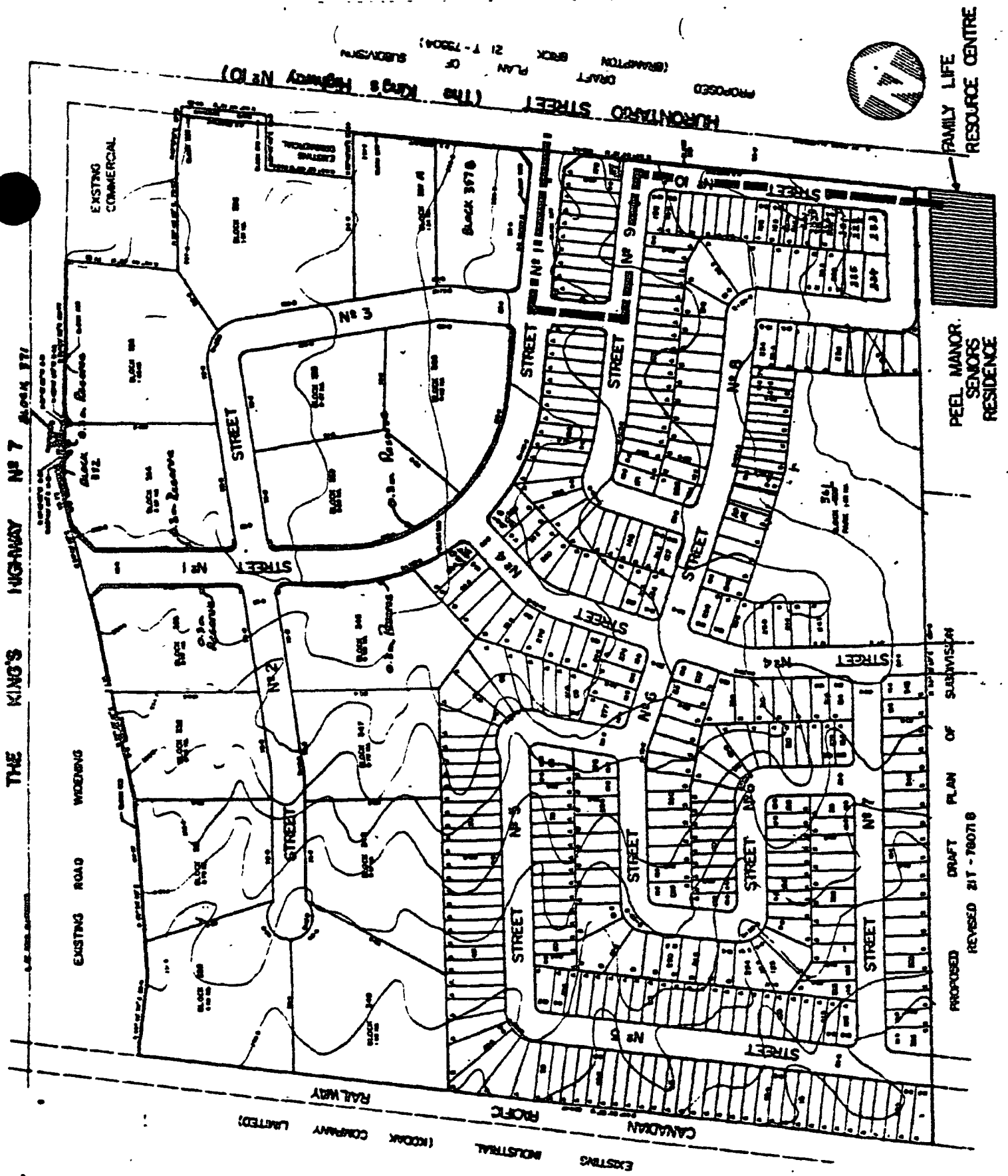
- 1) receive the notes of the Public Meeting, and
- 2) direct staff to prepare a development agreement Official Plan Amendment and Zoning By-law Amendment for the consideration of City Council.


AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/ec
attachments (4)



PROPOSED
 DRAFT PLAN OF SUBDIVISION
 (BRAMPTON BLOCK 21 T-73004)
 (The King's Highway No 10)



FAMILY LIFE
 RESOURCE CENTRE

PEEL MANOR
 SENIORS
 RESIDENCE

PROPOSED DRAFT PLAN OF SUBDIVISION
 REVISED 21T-73078

BRAMWAY PROPERTIES
 Redlined Draft Plan of Subdivision

SALVATION ARMY — Family Life
 Resource Centre



CITY OF BRAMPTON
 Planning and Development

Date: 85 01 07 Drawn by: RB
 File no. CIW9.7 Map no. 42-73C

1:3500

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, January 2, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:40 p.m. with respect to an application by THE SALVATION ARMY (File: ClW9.3) to amend both the Official Plan and Zoning By-law to permit the construction of a Family Life Resource Centre.

Members Present: Councillor D. Sutter, Chairman
Alderman E. Carter
Alderman H. Chadwick
Councillor P. Robertson
Councillor F. Russell
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
J. Robinson, Development Planner
D. Ross, Development Planner
E. Coulson, Secretary

Approximately 12 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mr. Laine outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Marlene Grant, 81 Hansen Road North, spoke on behalf of her mother who is a resident of Peel Manor, noting support for the proposed facility but objecting to the use of the Peel Manor

- cont'd. -

driveway as an access route. Safety of senior citizens who use the Peel Manor driveway for walking purposes was the primary concern. She requested a separate access onto Highway 10 for the proposed Salvation Army facility and commented on numerous accesses allowed onto Highway 10 at present and the recommendation noted in the report from the Region of Peel.

Mr. Frank Bean, Regional Chairman, submitted a report on the proposal, approved by the Region of Peel (see attached). He voiced support for the proposal and suggested that the Planning Committee and City Council support the recommendation contained in the report approved by the Region of Peel, that individual access onto Highway 10 be obtained from the Ministry of Transportation and Communications for the proposed facility.

The Chairman made note of access possibilities through the subdivision to the north. Attached is a map showing the potential circuitous route which could be taken.

There were no further questions or comments and the meeting adjourned at 8:00 p.m.

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The Regional Municipality of Peel

November 7th, 1984.

MEMORANDUM TO CHAIRMAN AND
MEMBERS OF ADMINISTRATION AND
FINANCE COMMITTEE.

SUBJECT: Peel Family Life Resource Centre -
a Proposal of the Salvation Army Corps

The Salvation Army Corps has put forward a proposal to build a Family Life Resource Centre in Brampton. The facility will provide emergency living accommodation on a temporary basis for families and for single people. It will contain 26 units, of which 16 will be one bedroom family units and 10 will be single room units. Space will be provided for a dining lounge area and administrative offices for support staff. The design envisages a two story structure on a one acre parcel of land with parking facilities for 15 vehicles and an outdoor recreational facility for children.

Historical Perspective

The Salvation Army Corps has been discussing the development of an interim care facility in Brampton for over five years now. Initially with the assistance of Social Housing, a design was developed to use the existing Brampton Citadel. At the same time the Salvation Army expressed a verbal interest in acquiring a portion of the Peel Manor Lands for the construction of a new Brampton Citadel. Unfortunately, the public reaction against converting the existing Citadel forced the Salvation Army to abandon their first choice for a suitable location and caused them to look elsewhere. Recalling that they had approached the Region with regard to purchasing a portion of the Peel Manor Lands for a Citadel previously, the Region was again approached earlier this year and asked to consider selling land for the facility.

Agreement of Purchase and Sale

On October 5th, 1984, the Regional Chairman received an agreement of purchase and sale from the Governing Council of the Salvation Army, Canada East, offering to purchase one acre of fully serviced land on the north east part of Lot 9 (Peel Manor land). The offer is conditional upon the following:

1. The proposed purchase price is \$70,000 for a one acre fully serviced lot to be designated fronting on Main Street (Highway 10).
2. Approval of the Land Division Committee to the severance.
3. The Purchaser satisfying itself that the property can be rezoned to permit the construction of a "crisis care facility".
4. The Vendor agreeing to provide an up-to-date survey of the property at its own expense.
5. The Vendor agreeing to discharge liens, mortgages or outstanding encumbrances at its own expense.

6. The Vendor having first right of refusal or purchase and this right may be waived at Vendor's option.

Outstanding Issues

In anticipation of the sale of various portions of the Peel Manor Lands, Peel Non Profit Housing Corporation undertook to have the lands appraised. The firm C. Van Rooy Associates have valued the land at \$50,000 per acre, unserviced. Furthermore, the Public Works Department have advised that to service only that parcel of land which the Salvation Army Corps wish to purchase, would be substantially in excess of \$55,000. The services would be linked to an outdated servicing scheme which will, at some point in the future, have to be redesigned to accommodate future projects on Peel Manor Lands. Given that the value of the land plus the cost of servicing the land would be in excess of the \$70,000 purchase offer, this offer appears unacceptable to the Region and the alternative of the Salvation Army servicing independently would appear unacceptable to them. In addition, the Peel Manor Lands should have a consistent water, sewer and storm sewer servicing design. Allowing the ad hoc servicing of various parcels of property on the lands could prove costly in future years.

Therefore, it is the preference of staff to fully service all of these lands at one time. The recommendations at the end of this report show the overall cost to be \$178,500 of which \$47,250 is to be paid by the Salvation Army.

The Peel Manor Lands property is presently designated in Brampton's Official Plan as "Institutional" with a current zoning designation as "Agricultural". We understand that the facility as proposed is considered a "crisis care facility" by the City of Brampton and, therefore, an amendment to the City's Official Plan would be required in addition to the appropriate zoning by-law amendment. The development of such a facility is only permitted in an area designated as Highway and Service Commercial by the City. There is some question still as to whether the proposed facility is in fact a crisis centre or whether it is a hostel. In any case, only the City of Brampton can make the determination as to whether this is an institutional type of development. If it is, Regional lot levies would not apply. The Region as a practice, will comply with the Area Municipality's determination.

The Salvation Army Corps has proposed to access the facility through the existing driveway access to the Peel Manor Home for the Aged, with a private driveway on a right of way running parallel to Main Street (Highway 10). This is of concern to Regional staff who would prefer the Salvation Army negotiate with the Ministry of Transportation and Communications for direct access to Main Street (Highway 10), pending development of the surrounding lands.

Financial Impact of the Facility on Social Service Purchase of Service Agreement

It is important before making the decision, for Council to realize the financial impact the facility will have on the Social Service Department current budget. In 1984, the Region has budgetted to spend \$10,000 for crisis care hostel services. The Salvation Army facility provides new capacity which over a period of several years will almost certainly be utilized by the Social Services network. So essentially, by agreeing to sell this land for such a facility, Council will be agreeing to a new initiative outside of the budget process. It is difficult to determine at this time what needs might emerge from the community once the facility is operating. Generally, experience shows that the actual facility will increase demand for the service, but to what extent, is unknown.

Like myself, Members of Council have heard the need for such a facility but still, one must be concerned about the long term impact on the current budget.

Although the Region's payment will be dependent on usage and recognizing that the nature of the facility defines the length of stay as limited, the overall net impact to the Region could be as high as \$85,356 annually. However, this may not be achieved for three to five years and assumes 100 percent capacity. Based on historical usage of like facilities, the following financial impact estimates are based on 80 percent capacity. Figures presented below are therefore in all likelihood; the "upset" limits of expenditure.

At 80 percent Capacity:	Total	Provincial	Region
<u>Family Units:</u> 16 x 3 persons x 365 days x 80% cap. x \$21.00/day	294,336	235,469	58,867
<u>Single Units:</u> 10 x 1 person x 365 days x 80% cap. x \$21.00/day	61,320	49,056	12,264
Total	355,656	284,525	71,131

Recognizing the Region already purchases \$10,000 worth of the crisis care/hostel service, the implication of the facility on the current budget is an increase in the order of \$60,000 net annually.

In addition, another outstanding cost related issue would be that of the worker needed to co-ordinate the youth integration into the community. The person would liaise with the Social Planning Council particularly in light of their proposal for the development of a youth hostel. The position would be filled on a "contract" basis at a gross annual cost of \$30,000. Currently, Social Services is negotiating with the Ministry of Community and Social Services for 100 percent funding of this position. In all likelihood, however, the Region would have to absorb a maximum of 50 percent of the salary of this individual which means a maximum net Regional impact of an additional \$15,000. The total net Regional impact of this crisis care facility could reach \$86,131 over a period of several years.

IT IS, THEREFORE, RECOMMENDED THAT the Region of Peel authorize the execution of a Purchase and Sale agreement with the Salvation Army with respect to the one acre parcel of land on the northeast part of Lot 9 (Peel Manor Lands) on the following terms and conditions:

- i) Purchase price of \$50,000;
- ii) The Salvation Army agree to pay to the Region of Peel a proportionate share of the cost of servicing the site (sanitary and storm sewers and water) such share which is presently estimated at \$47,250;
- iii) All other conditions as contained in the attached purchase and sale agreement except those concerning access to the lands which shall be the responsibility of and at the sole cost of the Salvation Army, with the Region's preference that the Salvation Army secure direct access to Main Street (Highway 10);
- iv) Services to the lot line shall be available no later than August 31st, 1985; This will tie in with the services to Park Estates which Darcel is committed under agreement to

the Peel Non Profit Housing Corporation, to provide to Peel Manor no later than July 31st, 1985;

v) A non-refundable deposit of \$15,000.

AND FURTHER THAT the Region of Peel service the Peel Manor Lands under Project 90633-840041 to provide storm and sanitary sewers and water to Peel Manor and residual Campus Plan Lands, the Salvation Army site and the Manorbridge site at an estimated overall cost of \$178,500 with provision made for recovery of the proportionate shares of the total capital cost from the Salvation Army and the Peel Non Profit Housing Corporation.

The estimated proportionate share is as follows:

Region of Peel	\$63,000	(for servicing to Peel Manor & Residual Campus Plan Lands)
P.N.P.H.C.	\$68,250	(for Manorbridge)
Salvation Army	\$47,250	(for Family Life Resource Centre)

AND FURTHER THAT the Regional share of \$60,000 be financed \$50,000 from Sale of Land Revenues and \$13,000 from Unapplied Interest Recovery on Capital Works in Process(Account 413-L2808);

AND FURTHER THAT the purchase price of the Manorbridge site by Peel Non Profit Housing Corporation from the Region of Peel be on the same basis as the Salvation Army purchase and sale; namely, \$50,000 per acre for raw land plus the above noted proportionate share of the servicing costs, plus interest if the transaction does not take place on or before August 31st, 1985;

AND FURTHER THAT co-ordination of the servicing plan of the Peel Manor Lands, including Manorbridge and Salvation Army be carried out by the Peel Non Profit Housing Corporation at a charge, to be borne by the respective participants, of five percent of the total capital cost as included in the above estimate;

AND FURTHER THAT this report be forwarded to the Peel Non Profit Housing Corporation and the Salvation Army for their respective approval of the relevant sections of the recommendations contained herein;

AND FURTHER THAT subject to acceptance by the Salvation Army and the Peel Non Profit Housing Corporation the Chairman and Clerk of the Region be authorized to execute the necessary agreement to effect the transactions noted herein;

AND FURTHER THAT the sale of the land be subject to the approval of the Ministry of Community and Social Services;

AND FURTHER THAT the facility be called the Peel Family Life Resource Centre;

AND FURTHER THAT the Ministry of Community and Social Services be requested

to cost share a Family/Youth Hostel agreement to the gross sum of \$355,656 annualized at 80 percent Provincial Subsidy and the Youth Integration Co-ordinator worker at (a gross sum of \$30,000), 100 percent.

A handwritten signature in cursive script, appearing to read "Richard L. Frost". The signature is written in black ink and is positioned above the typed name.

Richard L. Frost,
Chief Administrative Officer.

RLF/jp



RECEIVED

DEC - 3 1984

Peel Non-Profit Housing Corporation

TO: P. Smith, Commissioner of Housing

FROM: Office of the Regional Clerk.

Your attention is drawn to the following resolution which was adopted by Council on:

November 22, 1984

RESOLUTION 84-628:

That the Region of Peel authorize the execution of a Purchase and Sale agreement with the Salvation Army with respect to the one acre parcel of land on the following terms and conditions:

- i) Purchase price of \$50,000.00;
- ii) The Salvation Army agree to pay the Region of Peel a proportionate share of the cost of servicing the site (sanitary and storm sewers and water) such share which is presently estimated at \$47,250.00;
- iii) All other conditions as contained in the attached purchase and sale agreement except those concerning access to the lands which shall be the responsibility of and at the sole cost of the Salvation Army, with the Region's preference that the Salvation Army secure direct access to Main Street (Highway 10);
- iv) Services to the lot line shall be available no later than August 31st, 1985; this will tie with the services to Park Estates which Darcel is committed under agreement to the Peel Non-Profit Housing Corporation, to provide to Peel Manor no later than July 31, 1985;
- v) A non-refundable deposit of \$15,000.00;

And further, that the Region of Peel service the Peel Manor Lands under Project 90633-840041 to provide storm and sanitary sewers and water to Peel Manor and residual Campus Plan Lands, the Salvation Army site and the Manorbridge site at an estimated overall cost of \$178,500.00 with provision made for recovery of the proportionate share of the total capital cost from the Salvation Army and the Peel Non Profit Housing Corporation;

And further, that the estimated proportionate share is as follows:

Region of Peel	\$63,000.00	(for servicing to Peel Manor & Residual Campus Plan Lands)
P.N.P.H.C.	\$68,250.00	(for Manorbridge)
Salvation Army	\$47,250.00	(for Family Life Resource Centre)

This matter requires your attention.
 is sent for your information.

J. E. Duden
 Regional Clerk

And further, that the Regional share of \$63,000.00 be financed \$50,000.00 from Sale of Land Revenues and \$13,000.00 from Unapplied Interest Recovery on Capital Works in Process (Account 413-L2808);

And further, that the purchase price of the Manorbridge site by Peel Non Profit Housing Corporation from the Region of Peel be on the same basis as the Salvation Army purchase and sale; namely, \$50,000.00 per acre for raw land plus the above noted proportionate share of the servicing costs, plus interest if the transaction does not take place on or before August 31, 1985;

And further, that co-ordination of the servicing plan of the Peel Manor Lands, including Manorbridge and Salvation Army be carried out by the Peel Non-Profit Housing Corporation at a charge, to be borne by the respective participants, of five percent of the total capital cost as included in the above estimate;

And further, that the report of the Chief Administrative Officer dated November 7, 1984 be forwarded to the Peel Non-Profit Housing Corporation and the Salvation Army for their respective approval of the relevant sections of the recommendations contained herein;

And further, that subject to acceptance by the Salvation Army and the Peel Non-Profit Housing Corporation the Chairman and Clerk of the Region be authorized to execute the necessary agreement to effect the transactions noted herein;

And further, that the sale of the land be subject to the approval of the Ministry of Community and Social Services;

And further, that the facility be called the Peel Family Life Resource Centre;

And further, that the Ministry of Community and Social Services be requested to cost share a Family/Youth Hostel agreement to the gross sum of \$355,656.00 annualized at 80 percent Provincial Subsidy and the Youth Integration Co-ordinator worker at (a gross sum of \$30,000.00), 100 percent.

MEMORANDUM



*Moved Andrew
Gee*

Receipt

To The Mayor and Members of Council - City of Brampton. Date 14th January, 1985.

From R. Frank Bean

Subject SALVATION ARMY - FAMILY LIFE RESOURCE CENTRE.

I spoke at the Public Meeting bringing forward the Region's comments, so felt it unnecessary to schedule the Region as a delegation tonight.

However, the report on your Agenda tonight from the Planning and Development Department, gives me some concern, and I feel it important to bring these concerns before you.

I requested Jim Crozier and Peter Smith to review the report, and I have enclosed a copy of their report to me.

I believe we can still get M.T.C. approval for a support access despite the negative report from your staff. However, this will require positive statements from Council tonight, supporting the Region's position.

I leave it in your capable hands.

RFB/Mnc.
encl.

RFB
R. Frank Bean,
Chairman

[Large handwritten signature]



MEMORANDUM

To R.F. Bean, Regional Chairman Date January 14, 1985

From Peter Smith, Commissioner of Housing & General Manager, P.N.P.H.C. Subject Salvation Army-Family Life Resource Centre

You requested my comments on a report from the Planning and Development Department (City of Brampton) to A. Solski, C.A.O. concerning an Application to Amend the Zoning By-law on Peel Manor Lands.

I have several comments on the City of Brampton report, which report argues against separate access from Highway #10 to the Family Life Resource Centre.

1. Manorbridge Access - the report is correct in that temporary access was requested in 1982. However, with the development of Park Estates lands and with construction access off #10 to the south of Peel Manor, it is unlikely that the Peel Manor Driveway will be used for access to Manorbridge.
2. Emergency Vehicle access to both Peel Manor and Manorbridge will use the Peel Manor Driveway. Obviously resident safety is a concern and will be addressed by the operating arm of Peel Manor - the Department of Social Services.

This is not a sufficient argument to support additional use of the Peel Manor driveway for access to the Family Life Resource Centre.

3. Regional staff opposed access to the Family Life Resource Centre from the Peel Manor driveway because the access road may interfere with the - as yet undefined - long-term plans for Peel Manor property. We do not support a private road to the Salvation Army site off a private driveway and suspect that the Salvation Army would not be desirous of this alternative as it would render their parcel "land-locked".
4. Regional staff do not support moving the Salvation Army site adjacent to the Peel Manor driveway for the reasons cited in the report.

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5. Regional staff support a separate access to #10 to the Family Life Resource Centre. However, this access could be temporary, pending the development of the Bramway Properties to the North. At that time, access to the Salvation Army site could be obtained across the Bramway/Salvation Army property line with direct access to #10 permanently closed.



Peter Smith
Commissioner of Housing
& General Manager,
Peel Non-Profit Housing Corp.

PS/er
c.c. J. Crozier
R. Frost