



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 140-88

To Adopt Amendment Number 145
and Amendment Number 145 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 145 and Amendment Number 145 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 145 and Amendment Number 145 A to the Official Plan of the City of Brampton Planning Area.

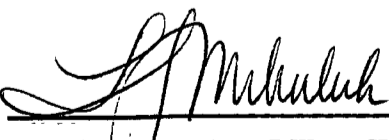
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 13th day of June, 1988.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
<i>AM</i>
DATE



 KENNETH G. WHILLANS - MAYOR



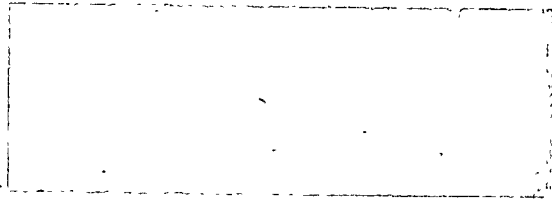
 LEONARD J. MIKULICH - CLERK

Amendment No. 145
and Amendment No. 145A
to the
Official Plan for the
City of Brampton

Amendment No. 145 and No. 145A to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 145 and No. 145A to the Official Plan for the Brampton Planning Area.

Date *.Nov. 7, 1988....*

A. A. Pinelam



AMENDMENT NUMBER 145

and

AMENDMENT NUMBER 145 A

to the Official Plan of the City
of Brampton Planning Area

21-0P 0031-145 -/



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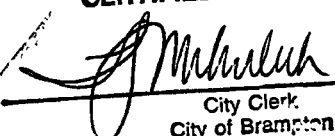
1. Amendment Number 145 and Amendment Number 145 A to the Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 145 and Amendment Number 145 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 13th day of June, 1988.

AM


KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton
JUN 17 1988


LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 145
AND AMENDMENT NUMBER 145 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to revise development policies for an area within Secondary Plan Area Number 8 (Brampton North) to encourage and permit the redevelopment of the area subject to this amendment.

2.0 LOCATION

The lands subject to this amendment comprise an area of approximately 7.96 hectares (19.7 acres) and are located in the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

The area is bounded by Church Street, Kennedy Road North, Queen Street East and Beech Street, as indicated on Schedule C to this amendment.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number 145 :

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

(i) by adding, to the list of amendments and chapters pertaining to Secondary Plan Area Number 8 and set out in the first paragraph of Section 7.2.7.8:

“,Amendment Number 145 A and Part IV - Chapter 8(a) of this Plan,”

(ii) by adding to Schedule 'A', General Land Use Designations, thereto, a "Commercial" designation in the location shown on Schedule A to this amendment;

(iii) by adding to Schedule 'F', Commercial, thereto, a "Highway and Service Commercial" designation in the location shown on Schedule B to this amendment;

(iv) by adding thereto as Schedule SP8(a), Schedule C to this amendment;

- (v) by adding to Part IV - Secondary Plans, the following new chapter title:

"Chapter 8: The BRAMPTON NORTH SECONDARY PLAN AREA"; and,

- (vi) by adding to Part IV - Secondary Plans, as Chapter 8(a), the following text:

"Chapter 8(a): The Brampton North Secondary Plan

1.0 PURPOSE

The purpose of this chapter, together with Schedule SP8(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with section 7.2 of Part II, detailed policy guidelines for the development of the lands shown outlined on Schedule SP8(a), and to specify the desired pattern of land use, transportation network and related policies to achieve high quality, efficient and orderly urban development. This chapter will form part of the Brampton North Secondary Plan.

2.0 LOCATION

The subject lands comprise a total area of approximately 7.96 hectares (19.7 acres) and are situated north of Queen Street East, west of Kennedy Road North, east of Beech Street and south of Church Street. The lands comprise part of the east half of Lot 6, Concession 1, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton, as shown outlined on Schedule SP8(a).

3.0 DEVELOPMENT PRINCIPLES

3.1 High Density Residential Policies

- 3.1.1 The lands designated High Density Residential on Schedule SP8(a) shall be subject to the following development criteria and policies:

(i) residential development shall not exceed a net residential density of 150 units per net residential hectare; and

(ii) apartments may have primary access to a local road.

- 3.1.2 In areas designated "High Density Residential" on Schedule SP8(a), permitted uses include those residential uses within the High Density range defined in Part II of this Plan, subject to policy 3.1.1. above.

3.1.3 The City shall encourage redevelopment proposals in the high density residential designation to contain bachelor and one bedroom dwelling units.

3.1.4 To encourage and facilitate the orderly and comprehensive redevelopment of the high density residential designation:

(i) the City shall review development proposals in relation to the degree of property assembly that has occurred in the vicinity and the effect of any development proposal on the opportunity for abutting or adjacent properties to redevelop in conformity with this Plan and shall use this information, where appropriate, as one basis for the denial of any rezoning application which is not in the interest of comprehensive redevelopment within the high density residential designation;

(ii) the City shall, in conjunction with other concerned agencies, consider the closure of Charles Street if the degree of property assembly along Charles Street warrants such a process.

(iii) the City shall not permit or approve any interim conversion of single family dwellings for commercial purposes by temporary use by-law or by minor variance application.

3.2 Open Space

3.2.1 As a condition of approval for any redevelopment project, the City shall avail itself of the cash-in-lieu of parkland dedication requirement, in accordance with City policy. Such cash-in-lieu requirement shall be utilized to enlarge or improve existing open space and recreation facilities in the area. Proponents of redevelopment schemes shall be required to provide on-site recreational amenities in conjunction with residential uses.

3.2.2 The provisions and policies of Part II, Chapter 2, section 2.5 of this Plan apply to the disposition or development of open space within the secondary plan area.

3.3 Transportation

3.3.1 The City shall, in conjunction with other concerned agencies, consider the closure of Charles Street for contribution to abutting development proposals if the

degree of property assembly and consolidation along Charles Street warrants such a process.

3.3.2 Transportation facilities are intended to function in accordance with the provisions of Part II, Chapter 4 of this Plan.

3.4 Major Public Utilities

3.4.1 Stormwater Management

In the processing of individual development proposals, the City may require a comprehensive stormwater management study for the approval of the City and the Conservation Authority prior to the enactment of an implementing zoning by-law amendment. As a condition of development approval, redevelopment proponents shall equitably contribute to the cost of any area-based stormwater management study.

3.4.2 Sanitary Sewage and Water Supply

All redevelopment within the area shown on Schedule SP8(a) shall be provided, and subject to, adequate piped municipal water and sanitary services.

3.4.3 Public utilities are intended to develop and function in accordance with the provisions of Part II, Chapter 5 of this Plan.

4.0 IMPLEMENTATION AND INTERPRETATION

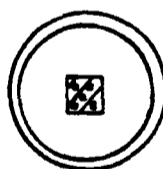
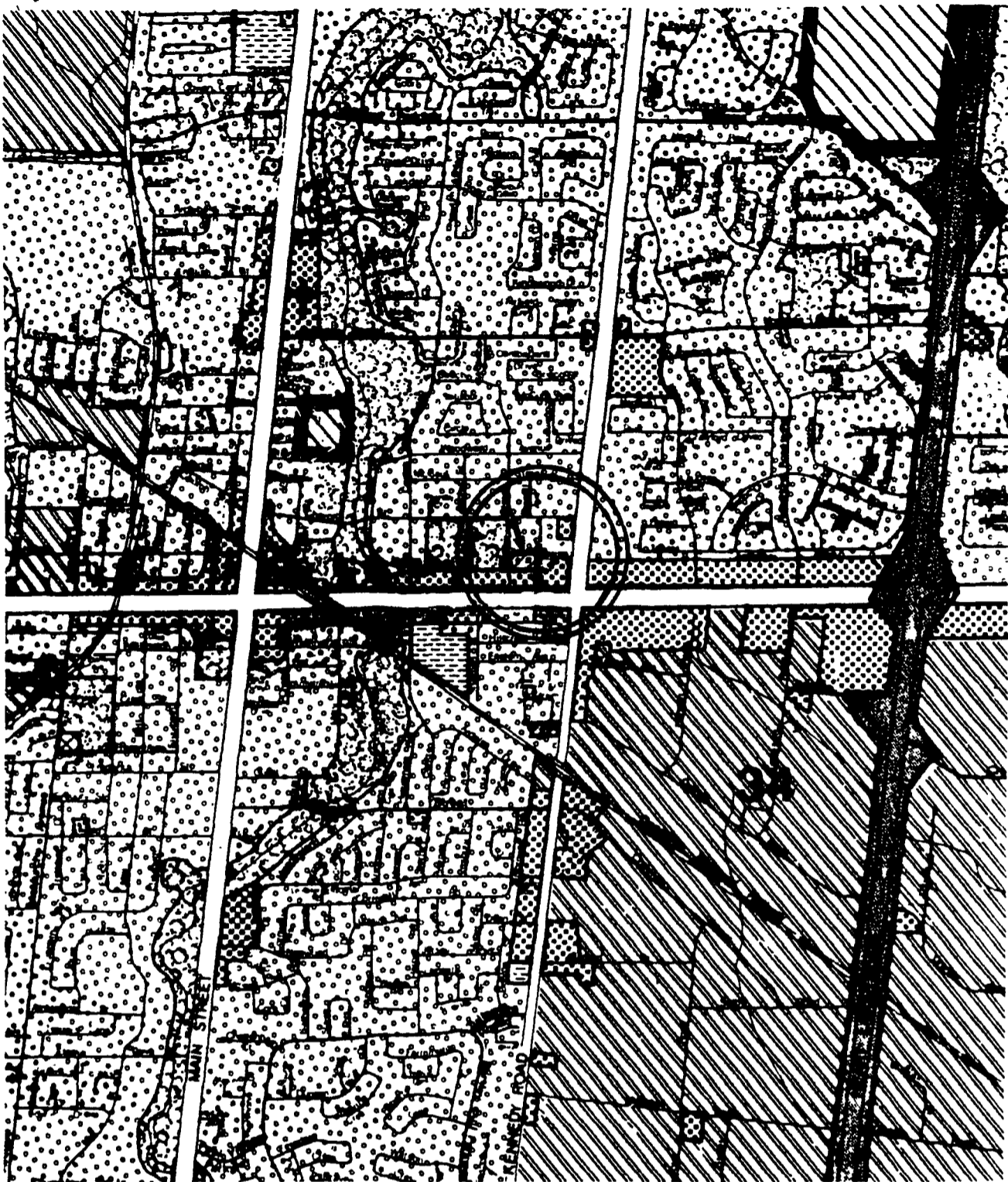
The provisions of Part II, Chapter 7 of this Plan shall apply to the implementation and interpretation of this chapter."

3.2 Amendment Number 145 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being subsection 2.2 of Chapter B1 of Section B of Part C, Chapter C35 of Section C of Part C and Plates Number 2 and 5, as amended) is hereby further amended:

(i) by deleting, on Plate 5 thereto, the land use designations shown for the lands outlined on Schedule C to this amendment, and by noting thereon the following,

"See Official Plan, Chapter 8(a)".



LANDS SUBJECT TO THIS AMENDMENT

GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A'

— URBAN BOUNDARY

 RESIDENTIAL

 OPEN SPACE

 COMMERCIAL

 INDUSTRIAL

 INSTITUTIONAL

 PRIVATE COMMERCIAL RECREATION

 AGRICULTURAL

 RURAL SETTLEMENTS (EXPANSION)

 RURAL SETTLEMENTS (INFILLING)

● RURAL SETTLEMENTS (MAINTENANCE)

 PARKWAY BELT WEST

 PROVINCIAL FREEWAY (HWY. 410)

 RURAL ESTATE

 RURAL ESTATE EXPANSION

 RURAL-COMMERCIAL

 OPEN SPACE - CEMETERIES

 SPECIAL STUDY AREA

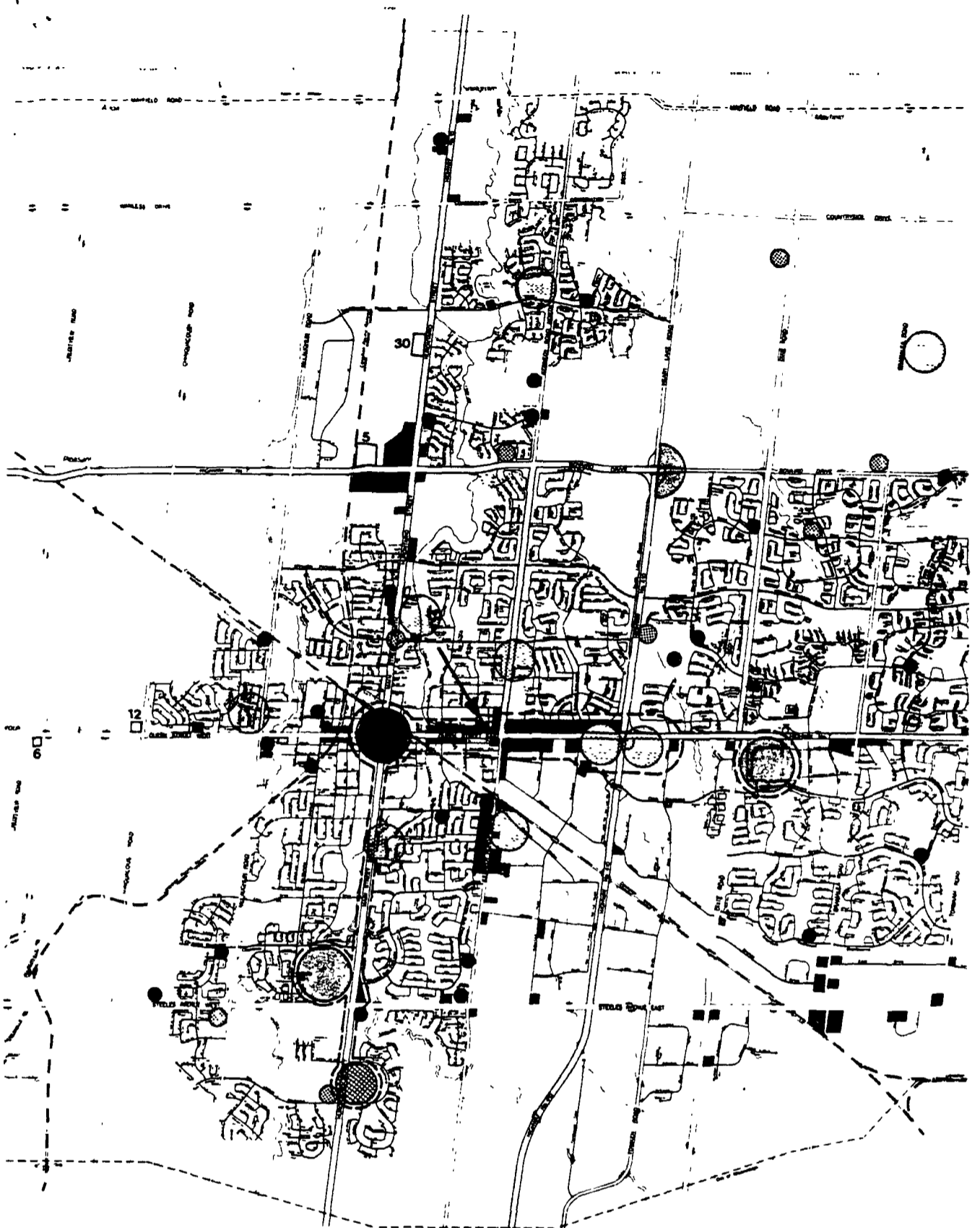
OFFICIAL PLAN AMENDMENT No. 145
 OFFICIAL PLAN AMENDMENT No. 145 A

Schedule A













CITY OF BRAMPTON
 Planning and Development

Date: 1988 02 01 Drawn by: C.R.E.
 File no. SP8-1 Map no.




**LANDS SUBJECT TO THIS AMENDMENT
(HIGHWAY & SERVICE COMMERCIAL)**

COMMERCIAL*
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

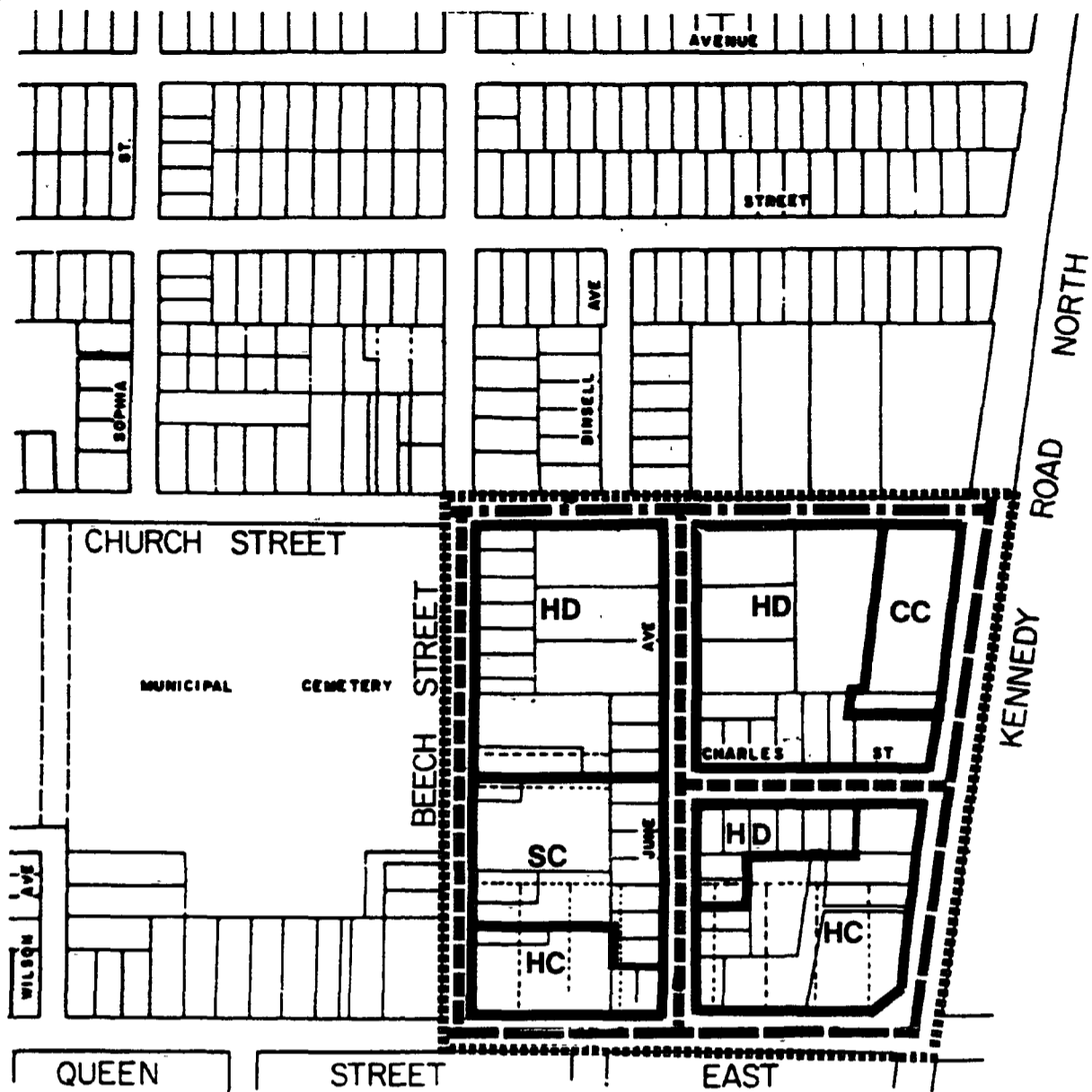
OFFICIAL PLAN AMENDMENT No. 145
 OFFICIAL PLAN AMENDMENT No. 145 A



CITY OF BRAMPTON
 Planning and Development

Schedule B

Date: 1988 02 02 Drawn by: C.R.E.
 File no. SP8-1 Map no.



LEGEND

- HD HIGH DENSITY RESIDENTIAL
- CC CONVENIENCE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- SC SERVICE COMMERCIAL

- MAJOR ARTERIAL ROAD
- - - MINOR COLLECTOR ROAD
- LOCAL ROAD
- SECONDARY PLAN BOUNDARY

BRAMPTON NORTH SECONDARY PLAN SCHEDULE SP8(a)

OFFICIAL PLAN AMENDMENT No. 145
 OFFICIAL PLAN AMENDMENT No. 145 A



CITY OF BRAMPTON
 Planning and Development

Schedule C

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Date: 1988 02 01 Drawn by: C.R.E.
 File no. SP8-1 Map no.

BACKGROUND MATERIAL
AMENDMENT NUMBER 145 AND 145 A

Attached are copies of planning reports dated February 26,, 1988 and April 13, 1988 and the notes of a public meeting held on May 4, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the subject official plan amendment:

Region of Peel

December 30, 1987

3/88/4

C5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 26, 1988

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Secondary Plan Review/Special Study
Part of Lot 6, Concession 1, E.H.S.
(former Town of Brampton)
Northwest corner of Kennedy Road
and Queen Street East
Our File Number: SP8.1

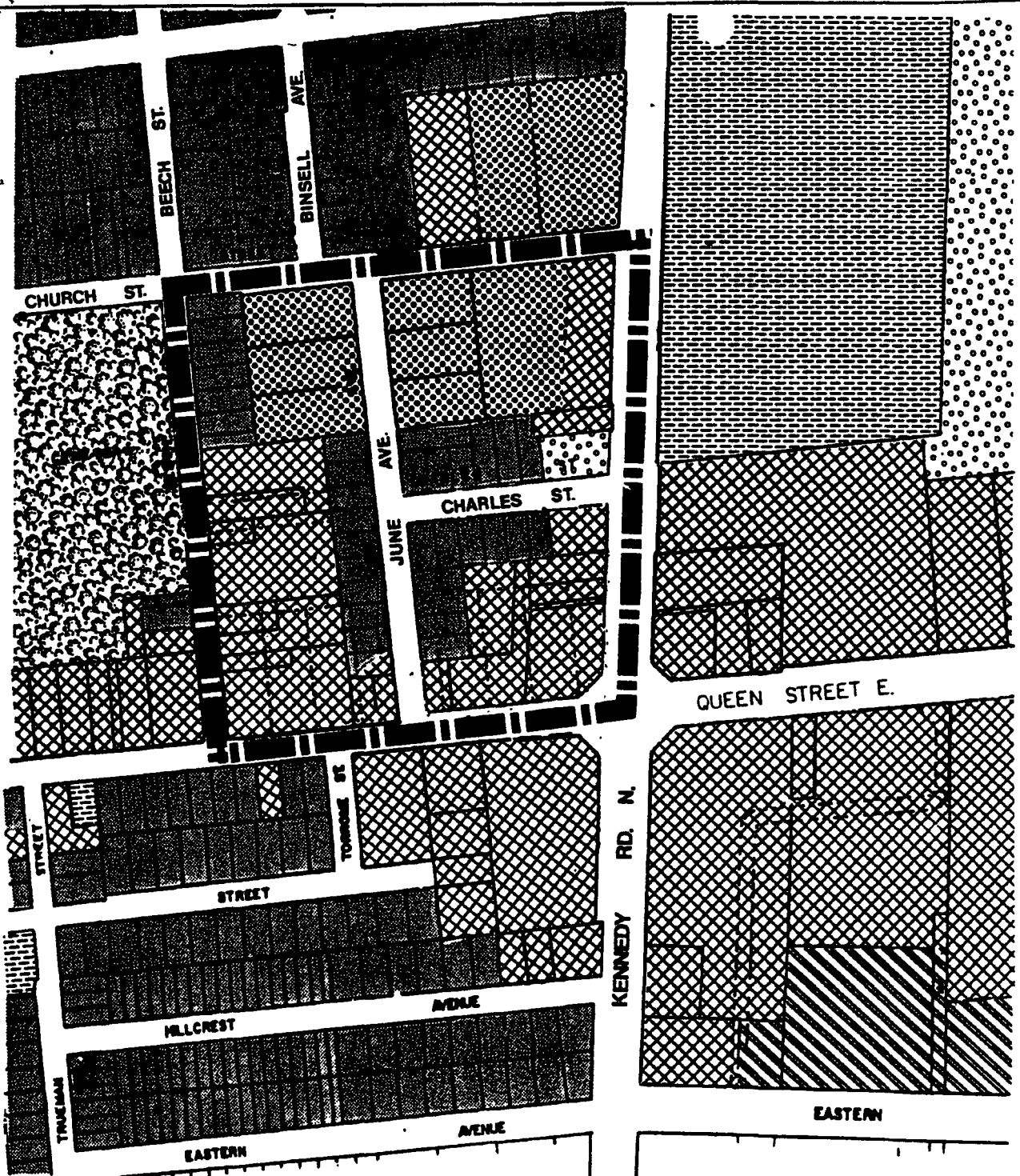
1.0 INTRODUCTION

The purpose of this report is to review the secondary plan (official plan) and existing land use in a study area situated at the northwest corner of Queen Street East and Kennedy Road, as shown outlined on Figure 1 attached. The report examines existing land use, current zoning and official plan designations and municipal services in the study area to evaluate the potential for encouraging redevelopment in the study area by redesignation in the applicable Secondary Plan.









2.0 SUMMARY

Upon review of the current land use controls, existing municipal services and existing land use in the subject study area, the report summarizes that portions of the study area are appropriate for redevelopment. Single family residential lots which are assembled into appropriately sized holdings will be permitted, upon rezoning, to redevelop for mixed use purposes. Mixed use development may include ground floor retail commercial uses with upper storey residential or office uses. Redevelopment proposals will be limited

C5-2



LEGEND

	RESIDENTIAL LOW DENSITY		INSTITUTIONAL
	RESIDENTIAL HIGH DENSITY		INDUSTRIAL
	RESIDENTIAL MEDIUM DENSITY		OPEN SPACE
	COMMERCIAL		STUDY AREA

EXISTING GENERALIZED LAND USE



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 1987 11 05
File no. SP8.1

Drawn by: C.R.E.
Map no.

FIGURE 1

to 8 storeys in height and the interim commercial use of single family dwellings will not be permitted.

3.0 BACKGROUND

The subject study area is situated at the northwest corner of Kennedy Road and Queen Street East. It is bounded by Queen Street to the south, Beech Street to the west, Church Street to the north and Kennedy Road to the east. Roads internal to this block are June Avenue, running north/south from Church Street to Queen Street and Charles Street, running east/west from Kennedy Road to June Avenue.

The original subdivision plan (BR-13) for the area was registered in 1861. Subsequent subdivision plans (526, 560 and 658) which further subdivided Plan BR-13 were registered between 1955 and 1961. These subsequent plans were the origin of much of the existing residential development within the subject study area.

The study area is characterized by a diverse range of land uses. Due, in part, to the variety of uses in the study area, landowners have suggested since early 1982 that a special study should be conducted in the area. Such a study, it was suggested, could review land use in the area, the policies of the official plan relative to land use and consider additional designations for commercial purposes. The interest in such a special study has been recently renewed with the submission of a rezoning application for one of the larger holdings in the study area (30 Beech Street) and land assembly activity in the area.

4.0 EXISTING LAND USE

The south and east margins of the study area along both Kennedy Road and Queen Street East are developed for commercial purposes with the exception of a 3 storey multiple residential building at the northwest corner of Charles Street and Kennedy Road. The uses along

C5-4

these arterials include a Brewer's Retail, the Rosetown Inn (former Brampton Hotel), a gas bar and oil change facility, 2 free standing restaurants, a convenience plaza, a dry cleaners, a beauty salon and an office use. Much of the commercial development in the area directly abuts residential development and little or no mitigative measures are provided to protect the residential properties. There are 5 apartment buildings which were constructed in the early 1960's, ranging in height from 3 to 8 storeys and containing 213 dwelling units, situated on the south side of Church Street at June Avenue. The apartments are developed at a density of approximately 110 units per net residential hectare (45 units per net acre). Compressed between this high density residential development on Church Street and the commercial development along Queen Street are approximately 25 single storey detached homes, constructed in 1955-56 and situated on 15.25 metre (50 foot) lots.

Immediately west of the high density residential development are 6 single family homes on 50 foot lots at the southeast corner of Beech and Church Streets; further south on Beech Street are abandoned greenhouses, a bowling alley, two single family residences, a C.A.W. union hall, a glass company and an office use within a converted dwelling. Figure 1 to this report illustrates the basic land uses within the study area. Figure 4 illustrates building locations.

5.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The secondary plan designations and zoning by-law classifications, as indicated on Figures 2 and 3 attached, reasonably reflect the existing uses in the area. There are two site specific zonings in the study area, these being:

1. HC1 - Section 115 - Chinese Restaurant, southwest corner of Charles and Kennedy, and



LEGEND

- MD— MEDIUM DENSITY RESIDENTIAL
- HD— HIGH DENSITY RESIDENTIAL
- CC— CONVENIENCE COMM.
- SC— SERVICE COMM.
- LD— LOW DENSITY RESIDENTIAL
- HC— HIGHWAY COMM.

EXISTING OFFICIAL PLAN DESIGNATIONS

FIGURE 2

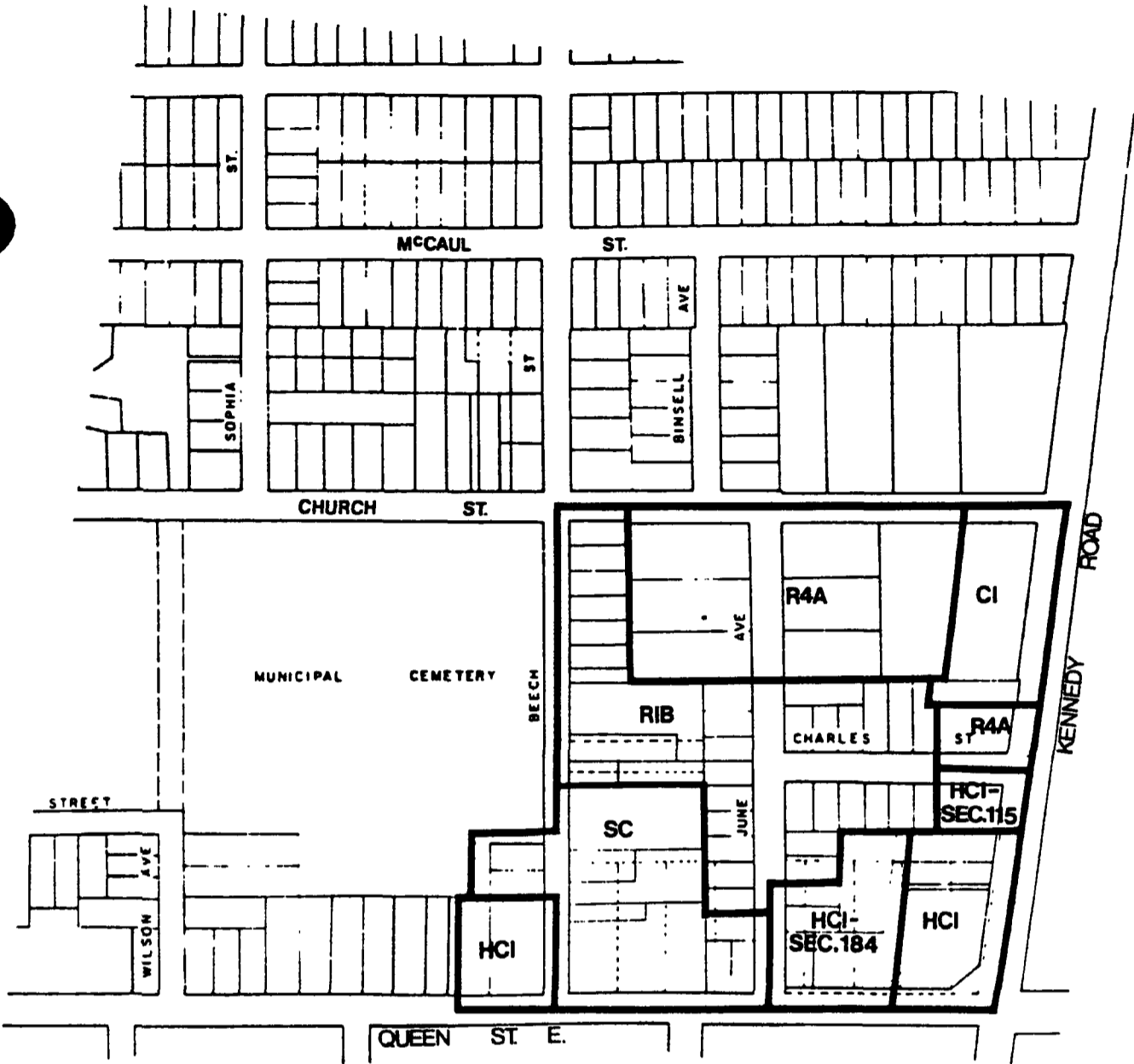


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CITY OF BRAMPTON
Planning and Development

Date: 87. 12 14 Drawn by: JK.
 File no. SP8.1 Map no.

C5-6



- LEGEND**
- RIB SINGLE FAMILY B-ZONE
 - R4A APARTMENT A-ZONE
 - CI COMMERCIAL I-ZONE
 - SC SERVICE COMM. ZONE
 - HCI HIGHWAY COMM. I ZONE
 - HCI-SEC.115 & SPECIAL SECTION ZONE 184

**CURRENT ZONING
BY-LAW 200-82**

FIGURE 3



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 87. 12. 15 Drawn by: J.K.
File no. SP8.1 Map no.

2. HC1 - Section 184 - Rosetown Inn, northeast corner of June and Queen.

In reviewing existing land use within the study area it appears that the use of one property does not comply with the official plan or zoning by-law and one property does not comply with the zoning by-law. These are described as follows:

The greenhouse property (30 Beech Street) situated on the east side of Beech Street, approximately mid-block between Queen Street and Charles Street across from the Municipal Cemetery, is designated and zoned for low density residential uses. This greenhouse operation appears to have been abandoned (discontinued) and has probably lost what was a legal non-conforming status.

A bowling alley which is also situated on the east side of Beech Street immediately south of the greenhouses is currently within the Service Commercial (SC) zone. The bowling alley is a legal non-conforming use in that the SC zone does not permit a "place of commercial recreation". This use is permitted in the C2, C3 and GC zone categories.

6.0 SERVICES AND TRANSPORTATION

In reviewing land use in the study area, staff felt it appropriate to examine services and transportation in relationship to any potential redevelopment of the area. Figure 4 attached hereto illustrates the location of the stormwater service in the area as well as indicating building locations. The Region of Peel indicates that sanitary and water services are available from all streets abutting and within the study area. A 400mm watermain is available on Kennedy Road, a 300 mm watermain is available on Queen Street and 150 mm watermain service is available on June Avenue and Charles, Beech and Church Streets.

C3-8

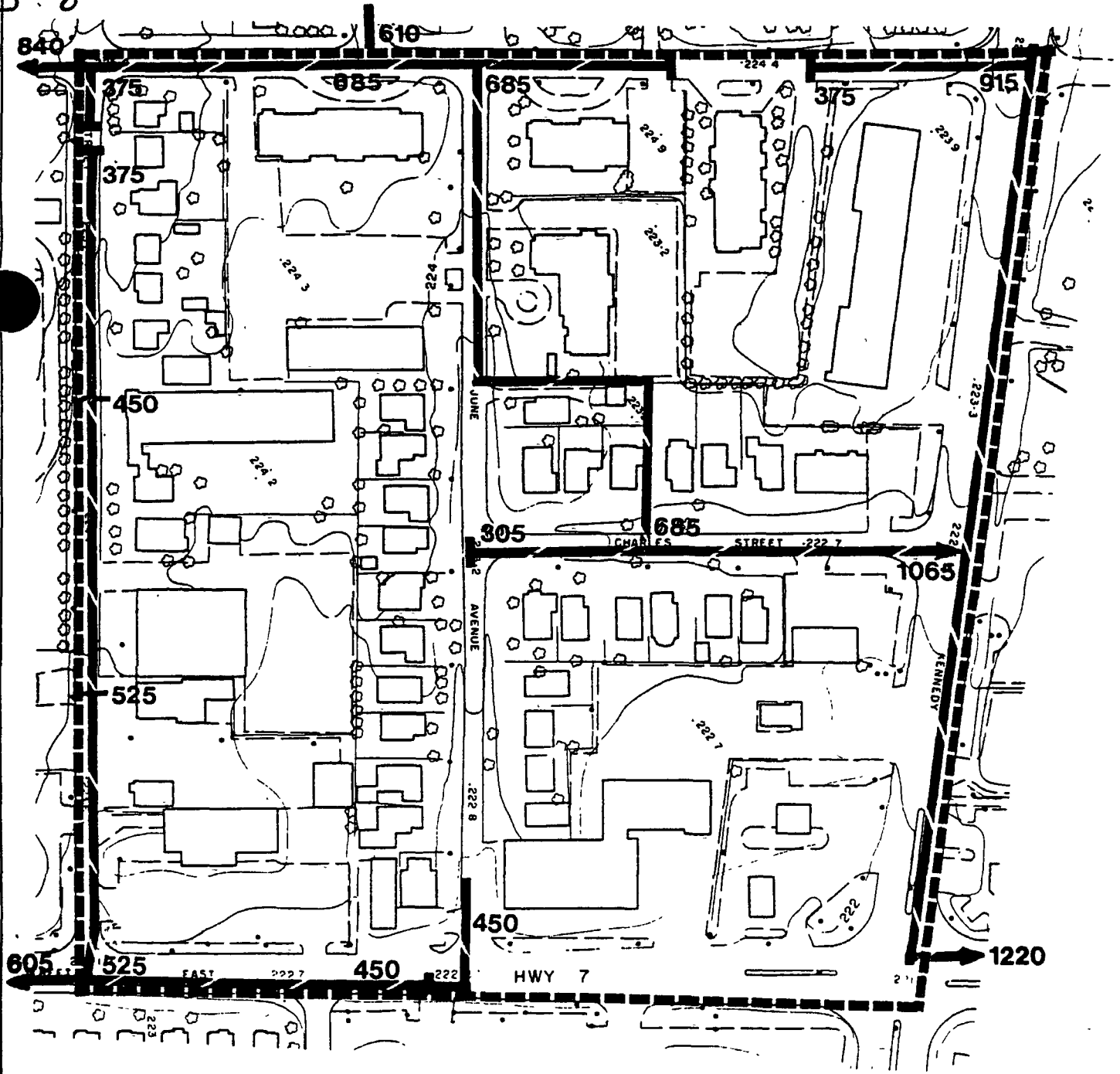



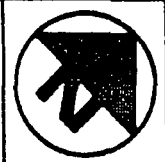


Figure 4

Stormwater Service and Building Location

-  STUDY AREA
-  STORMWATER SERVICE
-  27 PIPE DIAMETER (mm)



CITY OF BRAMPTON
Planning and Development

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Date: 88 01 19 Drawn by: RB
File no. SP8.1 Map no.

In discussing potential redevelopment for the study area, Regional staff were of the opinion that their existing services were of an adequate capacity to accommodate the densest redevelopment which was examined; this being mixed use development with ground floor commercial and upper level residential use (maximum 60 units to the acre). The City Fire Department is also of the opinion that there are adequate water services for fire protection, subject to final approval of any redevelopment plans.

As Figure 4 indicates, the study area is serviced with stormwater sewers and there are no known incidents of flooding within the study area. All stormwater services are apparently in good repair although it is unclear as to whether or not intensive redevelopment of the study area would require upgrading of the stormwater management system; some storm sewers appear to be approaching capacity flows. In this regard, the Public Works Division would request that a stormwater management plan be conducted by the appropriate developers should redevelopment of a more intensive nature occur within the study area.

With respect to transportation, the study area is directly serviced by a variety of road types. Kennedy Road and Queen Street are both 4 lane arterial roads, Queen Street possessing a 5 lane cross-section west of Kennedy Road to Centre Street. Church Street functions as a 2 lane collector road and Beech Street, June Avenue and Charles Street, all situated internal to the study area, function as local access roads. Beech, June and Charles Street accommodate approximately 1200, 750 and 400 vehicles per day, respectively. These figures would imply a considerable amount of non-local, through traffic on the three streets which is likely related to motorists' avoidance of the Kennedy/Queen intersection. It has not been determined, at this time, whether the existing road network could accommodate the additional traffic which would be created by redevelopment at a higher intensity than existing development. Any required road reconstruction or improvements such

as road widenings, additional traffic lanes, sidewalks and storm sewers would be the responsibility of the redevelopment proponents. The effect of any specific redevelopment proposal on such services could be determined by the appropriate study prior to rezoning or redevelopment. While some roads may require widening, the seemingly minor function of Charles Street would warrant City consideration of incorporating this road allowance into abutting redevelopment proposals, depending upon the degree of land assembly along the north and south sides of Charles Street. Such consideration would include all servicing and access concerns of affected public and private agencies.

The study area is well serviced by public transit. Bus stops exist on southbound Kennedy at Church and at Queen as well as westbound Queen at Kennedy and at Beech Street. Northbound and eastbound transit stops exist opposite to those listed above. All of the transit stops are well utilized with rider traffic being particularly high at the Kennedy Road and Queen Street transit stops. Higher density redevelopment within the study area would result in greater utilization of the transit system.

The study area contains no public open space or recreational facilities. The Brampton Municipal Cemetery is immediately west of the study area on the west side of Beech Street, south of Church Street. Two schools and associated recreational amenities are in the vicinity with Central Peel Secondary School situated on the east side of Kennedy Road directly opposite Church Street and Agnes Taylor Public School situated on Beech Street and McCulla Avenue, north of the study area. A parkette is situated on Church Street, just west of Sophia Street, approximately 1.5 blocks west of the study area and a second parkette is situated on Salisbury Circle, approximately 4 blocks north-east of the study area. The immediate area could be described as being somewhat deficient in public open space and recreational facilities.

7.0 DISCUSSION

As Figure 1 indicates, the perimeter of the study area is defined by commercial and high density residential development, surrounding a core of single family detached dwellings. This core of single family dwellings seems inconsistent with land use in the study area and the residential amenity of these homes would be adversely affected by the typical conflicts with abutting commercial and high density residential development, particularly when there is a lack of standard mitigative measures between the different land uses. From a land use viewpoint it would be appropriate to encourage and permit the redevelopment of the low density residential properties within the study area.

For any concerted and comprehensive redevelopment activity to occur within the study area, clearly a proponent would need to assemble or consolidate a number of the 50 foot residential lots. In order to facilitate this activity, the potential use of the properties will need to be intense enough to make property assembly feasible and attractive. In order to complement the existing high rise and commercial development in the study area, mixed commercial/residential redevelopment would be appropriate for portions of the study area. Staff view the existing high rise residential development in the study area as of benefit to the City given the current rental market. Residential units in a mixed use development above ground floor commercial may be added as rental housing stock and may assist in alleviating current shortages of this housing form. The proximity of the study area to the Four Corners Commercial Area, the Queen Street commercial corridor, the Peel Memorial Hospital and two major arterial roads (Queen and Kennedy), in addition to traffic volumes and transit availability, support a mixed use redevelopment concept for the study area.

The areas of single family dwellings along Charles Street and June Avenue would be suitable for conversion to mixed-use development.

consisting of ground floor commercial uses with the option for upper storey residential development to a maximum density of 150 units per net residential hectare (60 units per acre) or upper level office development not exceeding a floor space index of 1.0. These densities in conjunction with property configurations could result in buildings of up to 8 storeys which would be comparable to other development in the area. The residential component will be permitted to develop at a greater density than the office commercial component because of higher parking standards for office development and a preference for residential development in the hope that some units will supplement the rental housing stock.

To develop at the above densities would definitely require underground parking and due consideration would be required for the amenity of any incorporated residential development. Depending upon the progress of property consolidation along Charles Street, and the effect on all appropriate agencies, the City may consider the closing of this road allowance to contribute to abutting redevelopment plans. Such a development would, however, require close examination. With respect to the 6 single family dwellings at the southeast corner of Beech Street and Church Street on the west side of the existing apartment buildings in the study area, only a high density residential designation should apply to these properties. Staff are concerned with allowing any mixed use commercial designation to extend to Church Street which may be of detriment to the single family residential character which dominates Church Street. In order to maintain the character of Church Street and avoid infiltration of commercial uses, mixed use development should not be introduced in this location.

It is estimated that approximately 2.02 hectares (5.0 acres) of net land area may be redevelopable within the study area under the proposed mixed use and high density residential designations. Given the depth and number of parcels which are situated in the redevelopment area, staff would anticipate that redevelopment will

occur as five or six small projects with residential buildings in the 40 to 60 unit range or office buildings in the 25000 to 40000 square foot range. Although upper level office development is an option, if all of the 5.0 acres was redeveloped with the residential option at 150 units per hectare (60 units per acre), 300 dwelling units would result. Based upon 2.1 people per apartment unit, the maximum population generated by redevelopment would total 630 persons. Subtracting an estimated 110 people which would be displaced by the redevelopment of approximately 33 homes, the maximum net area population generated by redevelopment is anticipated to be 520 persons. This figure could also be lower given that some developers may avail themselves of the upper level office development option.

Based upon the open space tableland requirement of 1.6 hectares (4.0 acres) per 1,000 population, as contained in the Official Plan, a population of 500 people would require 0.8 hectares (2.0 acres) of open space tableland. As staff perceive little opportunity to obtain some quality parkland dedications within the study area, the City will avail itself of the cash-in-lieu of parkland dedication alternative as a condition of redevelopment approvals. Cash contributions received in lieu of park dedications may be utilized to enlarge or upgrade existing open space and recreation facilities in the general area. To offset the lack of public open space within the study area, proponents of redevelopment schemes will be encouraged and expected to provide quality on-site open space/recreation amenities in developments incorporating a residential component. The provision of such recreational amenities will be considered in light of the dwelling unit size and count in the anticipated "small" residential projects.

During the interim stage of property assembly prior to redevelopment, it is probable that owners will be interested in utilizing the existing single family homes for office or retail type uses on an interim basis, via temporary use by-laws. Staff cannot

C5-14

support such an approach, believing the single family dwellings may be better utilized for rental purposes. The introduction of commercial uses in existing single family dwellings is not desirable as it may make property assembly efforts more difficult and such uses may conflict with the continued residential use of abutting properties. In addition, other areas of the City such as Main Street North are available for the conversion of single family dwellings for commercial purposes.

In implementing the redevelopment of the Beech Street Study Area, the City would amend the Official Plan and appropriate Secondary Plan to provide the document basis to indicate development intentions. Figure 5 attached to this report illustrates proposed secondary plan designations. In order to properly assess any future development application as well as the extent of property assembly in the area, proposals will proceed through the zoning by-law amendment process.

8.0 CONCLUSION

Upon the examination of existing uses within the Beech Street Study Area, it appears appropriate that existing single family residential lots in the area be permitted to redevelop for mixed use projects containing ground floor commercial and upper level offices or apartments, provided a significant degree of property assembly occurs. The appropriate secondary plan will be amended to include the following policies and development principles for the Beech Street Study Area:

1. The six dwellings at the southeast corner of Beech Street and Church Street be redesignated for high density residential use.
2. The remaining non-commercial development on the east side of Beech Street and the 12 single family dwelling structures on the west side of June Avenue be redesignated for mixed use development.



LEGEND

- | | |
|--|-------------------------------------|
| MD — MEDIUM DENSITY RESIDENTIAL | LD — LOW DENSITY RESIDENTIAL |
| HD — HIGH DENSITY RESIDENTIAL | HC — HIGHWAY COMM. |
| CC — CONVENIENCE COMM. | MU — MIXED USE |
| SC — SERVICE COMM. | HD — PROPOSED |

PROPOSED OFFICIAL PLAN DESIGNATIONS



CITY OF BRAMPTON
Planning and Development

FIGURE 5

1:4 000

Date: 87. 12 14 Drawn by: JK.
File no. SP8.1 Map no.

C5-16

3. The north side of Charles Street containing 7 single family dwellings and a 3 storey apartment building be redesignated for mixed use development.
4. The south side of Charles Street containing a Chinese restaurant, 6 single family dwellings and 2 abutting single family dwellings with frontage on June Avenue be redesignated for mixed use development.
5. Mixed use development will mean ground floor retail commercial development with the option for upper storey office or residential development. Upper storey office development shall not exceed a floor space index of 1.0, exclusive of ground floor retail development and upper storey residential development shall not exceed 150 units per net residential hectare (60 units per net acre), exclusive of ground floor retail development. Building height in the redevelopment area shall not exceed 8 storeys.
6. The City, in conjunction with other concerned agencies, would consider the closure of Charles Street depending upon whether the degree of property consolidation warranted such consideration.
7. The City will avail itself of the cash-in-lieu alternative for parkland dedication as a condition of redevelopment approval while developers will be encouraged and expected to provide recreation amenities in conjunction with residential development.
8. Interim conversion of single family dwellings for commercial purposes will not be permitted by temporary use by-laws or minor variance prior to redevelopment or zoning for the ultimate intended uses.

- 9. Prior to redevelopment, a stormwater management study shall be submitted for the approval of the City, the cost of such study to be shared by the proponents of redevelopment projects. Any other studies (i.e: traffic) deemed necessary by the City shall be submitted in conjunction with redevelopment proposals.

- 10. All redevelopment shall be subject to normal development considerations such as appropriate site planning, roadway reconstruction or improvements, the provision of parking and consideration for the amenity of residential uses.

9.0 RECOMMENDATION

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. a Public Meeting be scheduled and held in accordance with City Council's adopted procedures, and

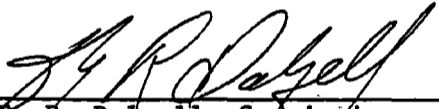
- B. subject to the results of the Public Meeting an official plan amendment, incorporating the redevelopment concept and development principles contained within this report, be forwarded to Council for enactment.

Respectfully submitted,




 Carl Brawley, M.C.I.P.
 Policy Planner

AGREED:



 F. R. Dalzell, Commissioner of
 Planning and Development

CB/hg/5



 J. A. Marshall, Director
 of Planning Policy and
 Research

C5-18

AMENDMENT NUMBER _____

and

AMENDMENT NUMBER _____ A

to the Official Plan of the City
of [redacted] Planning Area

DRAFT

DRAFT

1.0 PURPOSE

The purpose of this amendment is to revise development policies for an area within the Brampton North Secondary Plan Area Number 8 to encourage and permit the redevelopment of the study area subject to this amendment.

2.0 LOCATION

The lands subject to this amendment comprise a study area of approximately 7.96 hectares (19.7 acres) and are situated in the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

The study area is bounded by Church Street, Kennedy Road North, Queen Street East and Beech Street, as indicated on Schedule C to this amendment.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number _____ :

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

(i) by adding, to the list of amendments and chapters pertaining to Secondary Plan Area Number 8 and set out in the first paragraph of Section 7.2.7.8:

"Amendment Number _____ A and Part IV - Chapter 8(a) of this Plan,"

(ii) by adding to Schedule 'A', General Land Use Designations, thereto, a "Commercial" designation in the location shown on Schedule A to this amendment;

(iii) by adding to Schedule 'F', Commercial, thereto, a "Highway and Service Commercial" designation in the location shown on Schedule B to this amendment;

(iv) by adding thereto as Schedule SP8(a), Schedule C to this amendment;

C:5-20
(v) by adding to Part IV - Secondary Plans, the following new chapter title:

"Chapter 8: The BRAMPTON NORTH SECONDARY PLAN AREA"; and,

(vi) by adding to Part IV - Secondary Plans, as Chapter 8(a), the following text:

"Chapter 8(a): The Brampton North Secondary Plan

1.0 PURPOSE

The purpose of this chapter, together with Schedule SP8(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with section 7.2 of Part II, detailed policy guidelines for the development of the lands shown outlined on Schedule SP8(a), and to specify the desired pattern of land use, transportation network and related policies to achieve high quality, efficient and orderly urban development. This chapter will form part of the Brampton North Secondary Plan.

2.0 LOCATION

The subject lands comprise a total area of approximately 7.96 hectares (19.7 acres) and are situated north of Queen Street East, west of Kennedy Road North, east of Beech Street and south of Church Street. The lands comprise part of the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton, as shown outlined on Schedule SP8(a).

3.0 DEVELOPMENT PRINCIPLES

3.1 Mixed-Use Development Policies

3.1.1 Definition

The lands designated Mixed Use Development on Schedule SP8(a) are intended for such uses as convenience, retail, service and office commercial uses and residential apartment uses.

3.1.2 The Mixed Use Development designation shall be subject to the following development criteria and policies:

(1) any development may combine the uses permitted in section 3.1.1 but retail and service commercial

uses shall only occupy the ground floor level of any building or structure;

- (ii) upper level office uses shall not exceed a floor space index of 1.0, exclusive of ground floor level retail or service commercial uses;
- (iii) upper level residential apartment uses shall not exceed a floor space index of 1.5 or a net residential density of 150 units per net residential hectare (60 units per net acre), whichever is the lesser, exclusive of ground floor level retail or service commercial uses;
- (iv) the height of any building or structure within the mixed use development designation shall not exceed 8 storeys;
- (v) where residential apartment uses are situated directly above retail and service commercial uses, uses which may be obnoxious or incompatible with residential uses, such as restaurants and drycleaning establishments, shall not be permitted in the same building or structure as residential apartment uses; and,
- (vi) where residential apartment uses are situated in conjunction with retail and service commercial uses, building and site designs shall account for the residential and recreational amenity of apartment uses.

3.1.3 To encourage and facilitate the orderly and comprehensive redevelopment of the Mixed Use Development designation:

- (i) the City shall review development proposals relative to the degree of property assembly that has occurred in the vicinity and abutting or adjacent properties which are still available for purchase and use this information, where appropriate, as one basis for the denial of any rezoning application which is not in the interest of comprehensive redevelopment within the mixed use development designation;
- (ii) the City shall, in conjunction with other concerned agencies, consider the closure of Charles Street if the degree of property assembly along Charles Street warrants such a process.

C5-22

(iii) the City shall not permit or approve any interim conversion of single family dwellings for commercial purposes by temporary use by-law or by minor variance application.

3.2 Open Space

3.2.1 As a condition of approval for any redevelopment project, the City shall avail itself of the cash-in-lieu of parkland dedication requirement, in accordance with City policy. Such cash-in-lieu requirement shall be utilized to enlarge or improve existing open space and recreation facilities in the area. Proponents of redevelopment schemes shall be encouraged and expected to provide on-site recreational amenities in conjunction with residential uses.

3.2.2 The provisions and policies of Part II, Chapter 2, section 2.5 of this Plan apply to all matters of an open space nature addressed therein.

3.3 Transportation

3.3.1 The City shall, in conjunction with other concerned agencies, consider the closure of Charles Street for contribution to abutting development proposals if the degree of property consolidation along Charles Street warrants such a process.

3.3.2 The City may require, as a condition of development approval, the conveyance of road widenings necessary to provide adequate road right-of-way widths to service development within the area shown on Schedule SP8(a).

3.3.3 The provisions and policies of Part II, Chapter 4 of this Plan apply to all matters of a transportation nature addressed therein.

3.4 Major Public Utilities

3.4.1 Stormwater Management

In the processing of individual development proposals, the City may require a comprehensive stormwater management study for the approval of the City and the Conservation Authority prior to the enactment of an implementing zoning by-law amendment. As a condition of development approval, redevelopment proponents shall equitably contribute to the cost of an area-based stormwater management study.

3.4.2 Sanitary Sewage and Water Supply

All redevelopment within the area shown on Schedule SP8(a) shall be provided, and subject to, adequate piped municipal water and sanitary services.

3.4.3 The provision and policies of Part II, Chapter 5 of this Plan apply to all matters of a public utility nature addressed therein.

4.0 IMPLEMENTATION AND INTERPRETATION

The provisions of Part II, Chapter 7 of this Plan shall apply to the implementation and interpretation of this chapter."

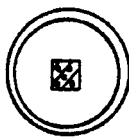
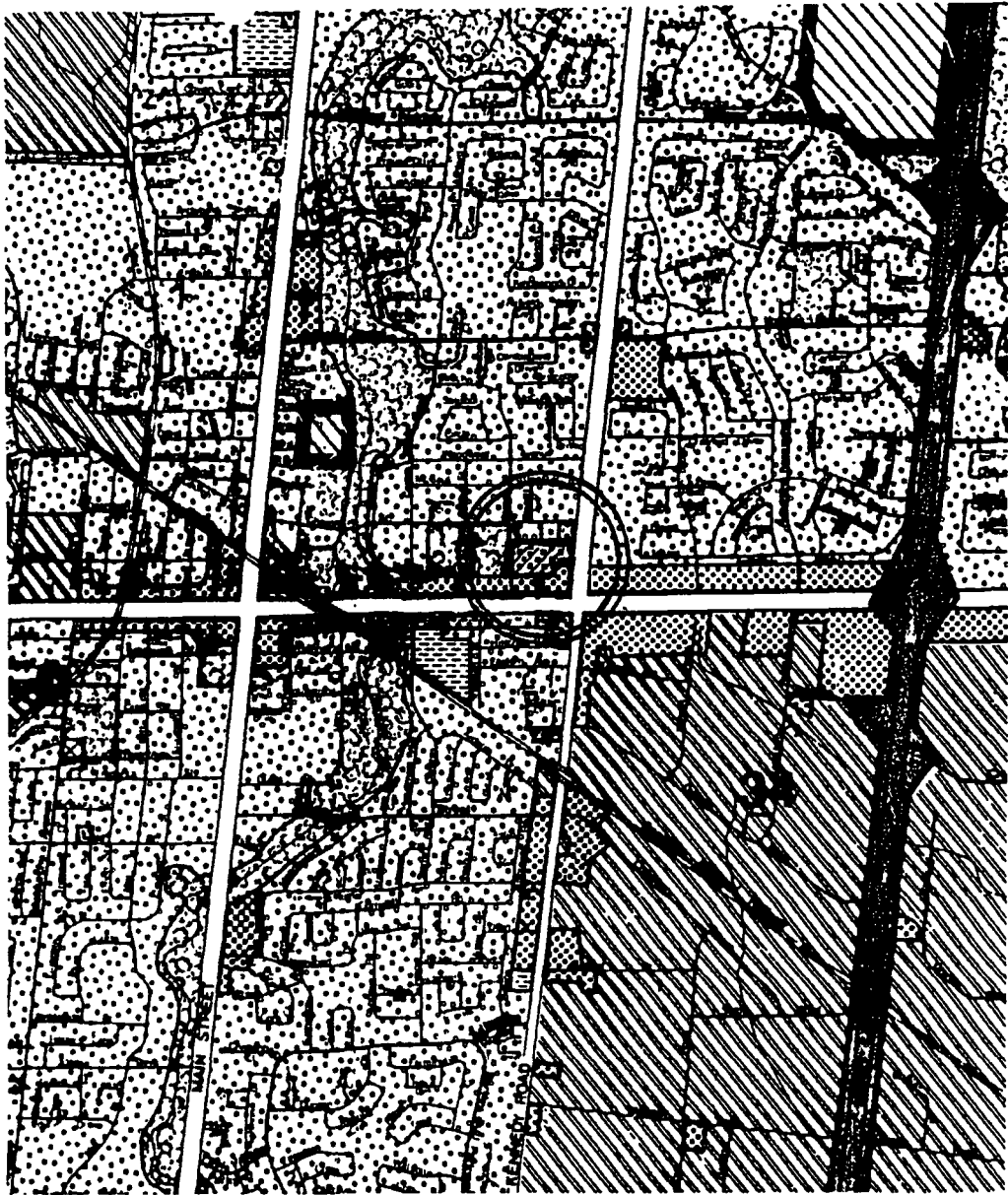
3.2 Amendment Number A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being subsection 2.2 of Chapter B1 of Section B of Part C, Chapter C35 of Section C of Part C and Plates Number 2 and 5, as amended) is hereby further amended:

- (1) by deleting, on Plate 5 thereto, the land use designations shown for the lands outlined on Schedule C to this amendment, and by noting thereon the following,

"See Official Plan, Chapter 8(a)".

C5-24



LANDS SUBJECT TO THIS AMENDMENT

GENERAL LAND USE
DESIGNATIONS
SCHEDULE 'A'

- | | |
|---------------------------------|-----------------------------------|
| — URBAN BOUNDARY | ● RURAL SETTLEMENTS (MAINTENANCE) |
| ▨ RESIDENTIAL | ▨ PARKWAY BELT WEST |
| ▨ OPEN SPACE | ▨ PROVINCIAL FREEWAY (HWY. 410) |
| ▨ COMMERCIAL | ▨ RURAL ESTATE |
| ▨ INDUSTRIAL | ▨ RURAL ESTATE EXPANSION |
| ▨ INSTITUTIONAL | ▨ RURAL - COMMERCIAL |
| ▨ PRIVATE COMMERCIAL RECREATION | ▨ OPEN SPACE - CEMETERIES |
| ▨ AGRICULTURAL | ▨ SPECIAL STUDY AREA |

OFFICIAL PLAN AMENDMENT NO.

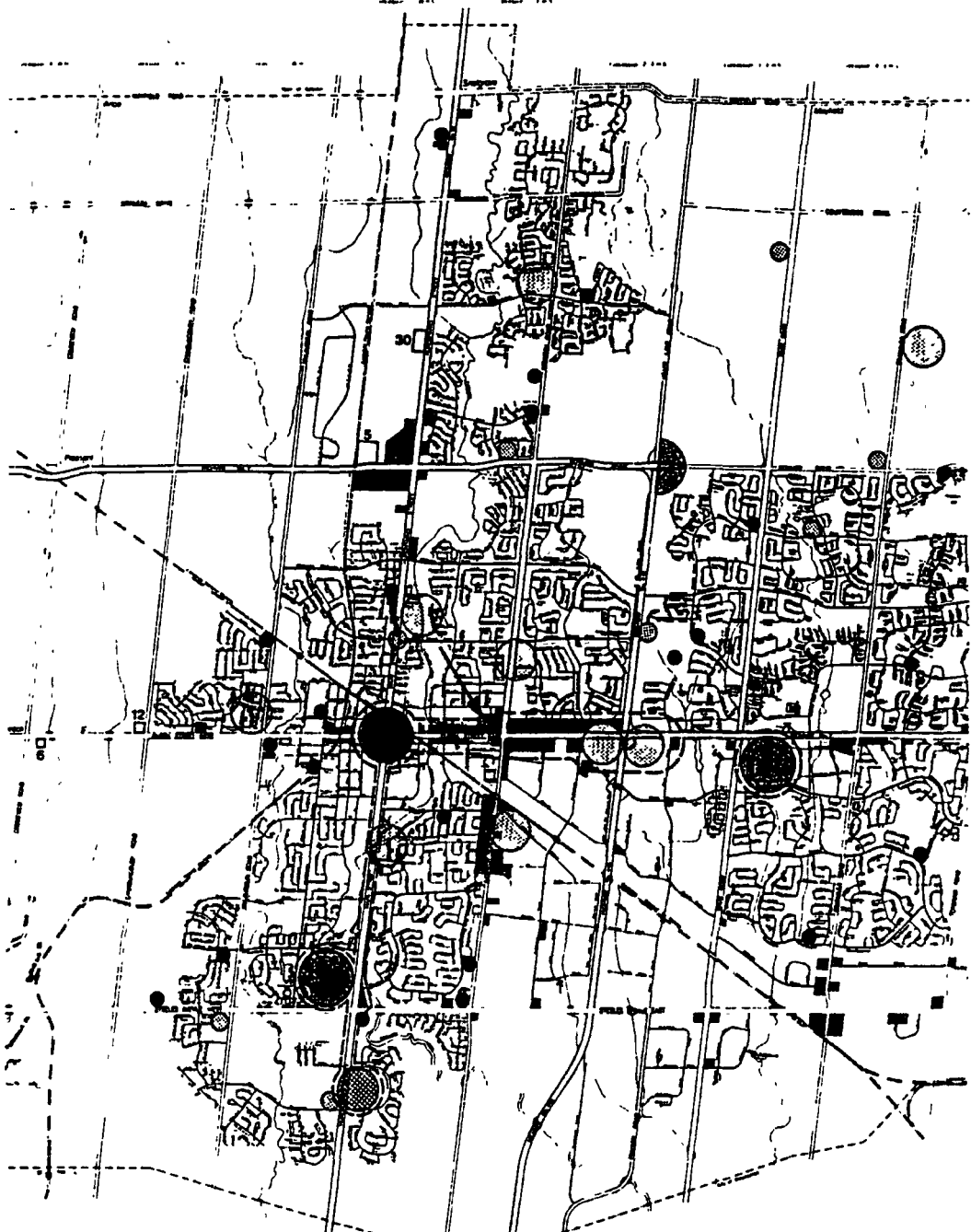
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CITY OF BRAMPTON
Planning and Development











Schedule A

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.



LANDS SUBJECT TO THIS AMENDMENT
(HIGHWAY & SERVICE COMMERCIAL)

COMMERCIAL*
SCHEDULE 'F'

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

OFFICIAL PLAN AMENDMENT

DRAFT

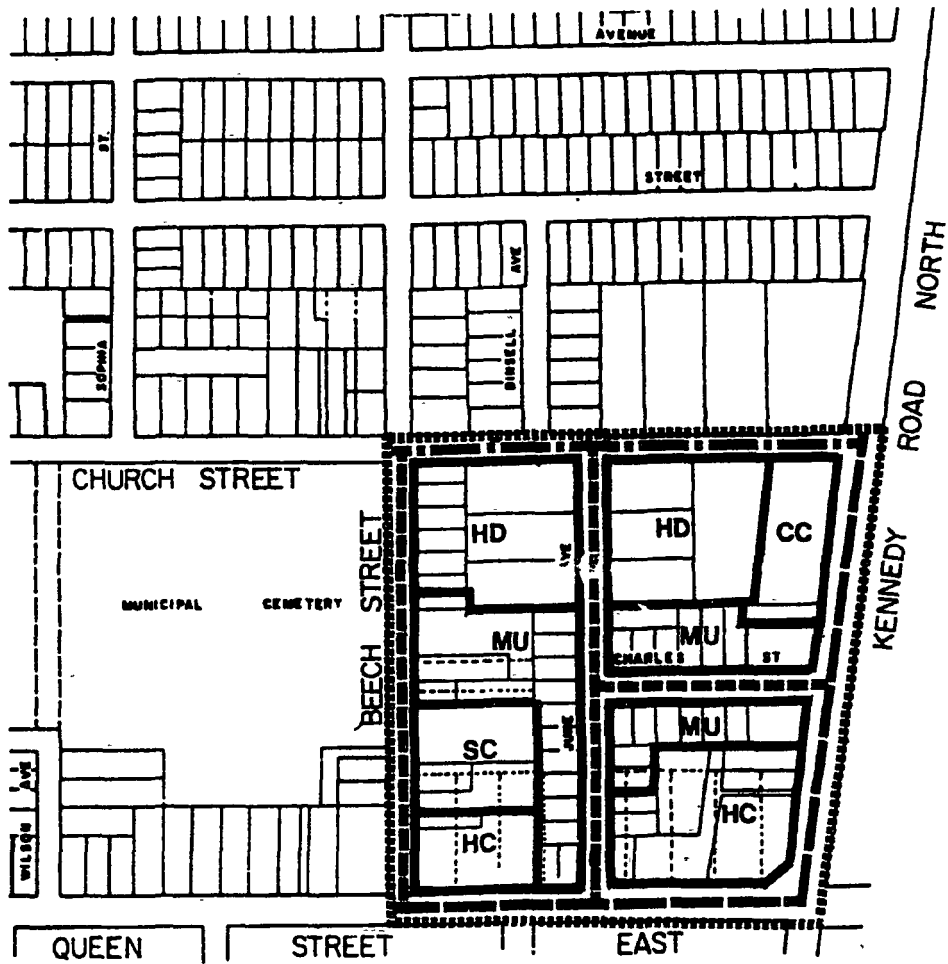


CITY OF BRAMPTON
Planning and Development

Schedule B

Date: 1988 02 02 Drawn by: C.R.E.
File no. SPB-1 Map no.

C5-26



LEGEND

- HD HIGH DENSITY RESIDENTIAL
- CC CONVENIENCE COMMERCIAL
- MU MIXED USE DEVELOPMENT
- SC SERVICE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- MAJOR ARTERIAL ROAD
- · — · — MINOR COLLECTOR ROAD
- · — · — LOCAL ROAD
- SECONDARY PLAN BOUNDARY

BRAMPTON NORTH SECONDARY PLAN SCHEDULE SP8 (a)

OFFICIAL PLAN AMENDMENT

DRAFT



CITY OF BRAMPTON
Planning and Development

Schedule C

1:4000

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 13, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Secondary Plan Review/Special Study
Part of Lot 6, Concession 1, E.H.S.
(former Town of Brampton)
Northwest corner of Kennedy Road
and Queen Street East
Our File Number: SP8.1

1.0 INTRODUCTION

At their meeting of March 7, 1988, Planning Committee considered the attached staff report dated February 26, 1988 regarding the above noted matter. The report was referred back to staff for further refinement. Although the report recommended that some of the study area be redesignated for mixed use development, Planning Committee was of the opinion that commercial uses within the redevelopment area should be restricted.

2.0 DISCUSSION

Planning Committee's concern with the initial planning report was the form which mixed use redevelopment would take. The concern, which staff sympathize with, is that low grade redevelopment may occur with 2 storey structures accommodating ground floor commercial and second storey apartments, typical of small strip plazas. In such situations, the residential component is often secondary to the commercial development and suffers for that reason.

The initial planning report suggested mixed use developments to make redevelopment in the area more attractive to potential developers. With a variety of development options open for the area, it was felt that there would be a greater inclination to assemble properties and increase the probability of comprehensive, quality redevelopment.

Figure 1 attached illustrates proposed secondary plan designations for the Beech Street Study Area. High density residential designations will apply on both sides of Charles Street, for a through block between June Street and Beech Street and for 6 single family lots on the east side of Beech Street. Six single family lots on the west side of June Street, south of Charles Street, will be designated for service commercial uses as the properties are isolated and cannot be consolidated with any properties other than those already designated for commercial uses.

Subsequent to the initial planning report dated February 26, 1988, the Parks and Recreation Department has requested that two matters be accounted for in the proposed secondary plan, these being:

1. residential redevelopment proposals will be required to provide on-site open space and recreational amenities; and,
2. due to the lack of public open space in the area, redevelopment proposals will be encouraged to develop "non-family" units such as bachelor and one bedroom dwelling units.

The initial planning report recognized the lack of public open space and recreation facilities in the general vicinity of the study area and proposed that redevelopment proposals for high density residential uses should provide some on-site recreation facilities. However, given the limited size of potential redevelopment blocks which will probably not exceed 1 acre (yield 60 dwelling units), one would question what type, quality and amount of on-site recreational facilities redevelopment proponents could be realistically expected to provide.



LEGEND

- MD**— MEDIUM DENSITY RESIDENTIAL
- HD**— HIGH DENSITY RESIDENTIAL
- CC**— CONVENIENCE COMM.
- SC**— SERVICE COMM.
- LD**— LOW DENSITY RESIDENTIAL
- HC**— HIGHWAY COMM.
- (HD)**— PROPOSED

PROPOSED OFFICIAL PLAN DESIGNATIONS

FIGURE 1



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 87. 12. 14 Drawn by: JK.
File no. SP8.1 Map no.

A copy of a draft official plan amendment for the subject study area is attached to this report.

3.0 CONCLUSION

With the initial planning report of February 26, 1988, Planning Committee's review of that report, and subsequently this report, it appears appropriate that the existing single family residential lots in the subject study are permitted to redevelop, provided a significant degree of property assembly occurs. The relevant secondary plan should incorporate the following policies and development principles for the Beech and June Street Study Area:

1. All non-commercial development on the east side of Beech Street (6 dwellings and the greenhouse property) be redesignated for high density residential uses.
2. The 4 single family lots on the west side of June Street, directly abutting the rear lot line of the greenhouse property, be redesignated for high density residential uses.
3. The remaining 6 single family lots on the west side of June Street be redesignated for service commercial uses.
4. The 16 residential properties on the north and south side of Charles Street, 3 of which front onto the east side of June Street and excluding 2 residential properties owned by the Rosetown Inn, be redesignated for high density residential uses.
5. High density residential development shall not exceed 150 units per net residential hectare (60 units per net acre) and a building height of 8 storeys.

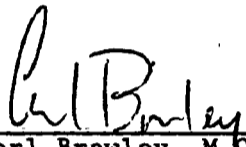
6. The City, in conjunction with other concerned agencies, would consider the closure of Charles Street depending upon whether the degree of property consolidation warranted such consideration.
7. The City will avail itself of the cash-in-lieu alternative for parkland dedication as a condition of redevelopment approval while requiring developers to provide recreation amenities in conjunction with residential development.
8. In light of the deficiency of public open space and recreation facilities in the area, the City shall encourage the construction of "non-family" type dwelling units (bachelor and one bedroom) in high density residential redevelopment proposals.
9. Interim conversion of single family dwellings for commercial purposes will not be permitted by temporary use by-laws or minor variance prior to redevelopment or zoning for high density residential uses.
10. Prior to redevelopment, a stormwater management study shall be submitted for the approval of the City, the cost of such study to be shared by the proponents of redevelopment projects. Any other studies (i.e. traffic) deemed necessary by the City shall be submitted in conjunction with redevelopment proposals.
11. All redevelopment shall be subject to normal development considerations such as appropriate site planning, roadway reconstruction or improvements, the provision of parking and consideration for the amenity of residential uses.

4.0 RECOMMENDATION

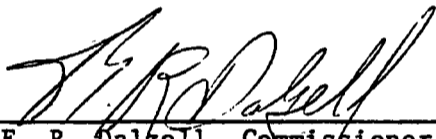
IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

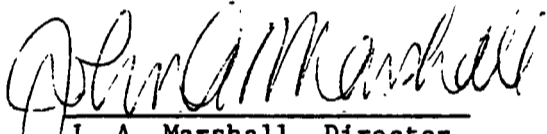
- A. a Public Meeting be schedule and held in accordance with City Council's adopted procedures, and
- B. subject to the results of the Public Meeting, an official plan amendment incorporating the redevelopment concept and development principles contained within this report be forwarded to City Council for enactment.

Respectfully submitted,


 Carl Brawley, M.C.I.P.
 Policy Planner

AGREED:


 F. R. Dalzell, Commissioner of
 Planning and Development


 J. A. Marshall, Director
 of Planning Policy and
 Research

CB/hg/7

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AMENDMENT NUMBER _____

and

AMENDMENT NUMBER _____ A

to the Official Plan of the City
of [redacted] Planning Area

DRAFT

C8-8



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To Adopt Amendment Number _____
and Amendment Number _____ A to
the Official Plan of the City of
Brampton Planning Area.

DRAFT

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 _____ and Amendment Number _____ 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 _____ and Amendment Number _____ 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 _____ day of _____, 198 .

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

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

C8-9

DRAFT

1.0 PURPOSE

The purpose of this amendment is to revise development policies for an area within the Brampton North Secondary Plan Area Number 8 to encourage and permit the redevelopment of the study area subject to this amendment.

2.0 LOCATION

The lands subject to this amendment comprise a study area of approximately 7.96 hectares (19.7 acres) and are situated in the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

The study area is bounded by Church Street, Kennedy Road North, Queen Street East and Beech Street, as indicated on Schedule C to this amendment.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number _____ :

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

(i) by adding, to the list of amendments and chapters pertaining to Secondary Plan Area Number 8 and set out in the first paragraph of Section 7.2.7.8:

"Amendment Number _____ A and Part IV - Chapter 8(a) of this Plan,"

(ii) by adding to Schedule 'A', General Land Use Designations, thereto, a "Commercial" designation in the location shown on Schedule A to this amendment;

(iii) by adding to Schedule 'F', Commercial, thereto, a "Highway and Service Commercial" designation in the location shown on Schedule B to this amendment;

(iv) by adding thereto as Schedule SP8(a), Schedule C to this amendment;

- (v) by adding to Part IV - Secondary Plans, the following new chapter title:

"Chapter 8: The BRAMPTON NORTH SECONDARY PLAN AREA"; and,

- (vi) by adding to Part IV - Secondary Plans, as Chapter 8(a), the following text:

"Chapter 8(a): The Brampton North Secondary Plan

1.0 PURPOSE

The purpose of this chapter, together with Schedule SP8(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with section 7.2 of Part II, detailed policy guidelines for the development of the lands shown outlined on Schedule SP8(a), and to specify the desired pattern of land use, transportation network and related policies to achieve high quality, efficient and orderly urban development. This chapter will form part of the Brampton North Secondary Plan.

2.0 LOCATION

The subject lands comprise a total area of approximately 7.96 hectares (19.7 acres) and are situated north of Queen Street East, west of Kennedy Road North, east of Beech Street and south of Church Street. The lands comprise part of the east half of Lot 6, Concession 1, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton, as shown outlined on Schedule SP8(a).

3.0 DEVELOPMENT PRINCIPLES

3.1 High Density Residential Policies

3.1.1 The lands designated High Density Residential on Schedule SP8(a) shall be subject to the following development criteria and policies:

- (i) residential development shall not exceed a net residential density of 150 units per net residential hectare (60 units per net residential acre);
- (ii) the height of any building or structure within the high density residential designation shall not exceed 8 storeys; and
- (iii) apartments may have primary access to a local road.

3.1.2 In areas designated "High Density Residential" on Schedule SP8(a), permitted uses include those residential uses within the High Density range defined in Part II of this Plan, subject to policy 3.1.1. above.

3.1.3 The City shall encourage redevelopment proposals in the high density residential designation to contain bachelor and one bedroom dwelling units.

3.1.4 To encourage and facilitate the orderly and comprehensive redevelopment of the high density residential designation:

(i) the City shall review development proposals in relation to the degree of property assembly that has occurred in the vicinity and the effect of any development proposal on the opportunity for abutting or adjacent properties to redevelop in conformity with this Plan and shall use this information, where appropriate, as one basis for the denial of any rezoning application which is not in the interest of comprehensive redevelopment within the high density residential designation;

(ii) the City shall, in conjunction with other concerned agencies, consider the closure of Charles Street if the degree of property assembly along Charles Street warrants such a process.

(iii) the City shall not permit or approve any interim conversion of single family dwellings for commercial purposes by temporary use by-law or by minor variance application.

3.2 Open Space

3.2.1 As a condition of approval for any redevelopment project, the City shall avail itself of the cash-in-lieu of parkland dedication requirement, in accordance with City policy. Such cash-in-lieu requirement shall be utilized to enlarge or improve existing open space and recreation facilities in the area. Proponents of redevelopment schemes shall be required to provide on-site recreational amenities in conjunction with residential uses.

3.2.2 The provisions and policies of Part II, Chapter 2, section 2.5 of this Plan apply to all matters of an open space nature addressed therein.

3.3 Transportation

3.3.1 The City shall, in conjunction with other concerned agencies, consider the closure of Charles Street for contribution to abutting development proposals if the degree of property consolidation along Charles Street warrants such a process.

3.3.2 Transportation facilities are intended to function in accordance with the provisions of Part II, Chapter 4 of this Plan.

3.4 Major Public Utilities

3.4.1 Stormwater Management

In the processing of individual development proposals, the City may require a comprehensive stormwater management study for the approval of the City and the Conservation Authority prior to the enactment of an implementing zoning by-law amendment. As a condition of development approval, redevelopment proponents shall equitably contribute to the cost of an area-based stormwater management study.

3.4.2 Sanitary Sewage and Water Supply

All redevelopment within the area shown on Schedule SP8(a) shall be provided, and subject to, adequate piped municipal water and sanitary services.

3.4.3 Public utilities are intended to develop and function in accordance with the provisions of Part II, Chapter 5 of this Plan.

4.0 IMPLEMENTATION AND INTERPRETATION

The provisions of Part II, Chapter 7 of this Plan shall apply to the implementation and interpretation of this chapter."

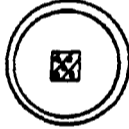
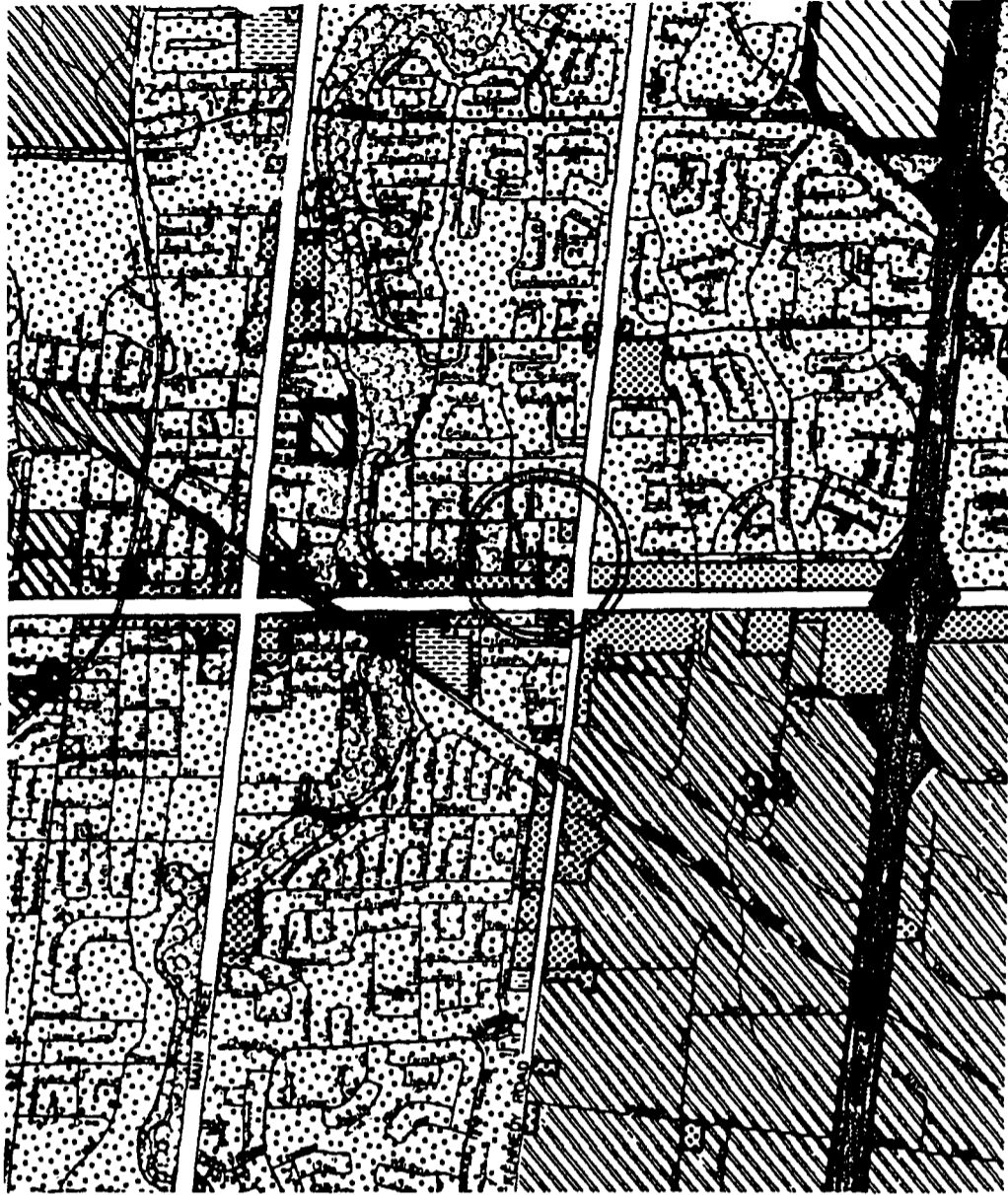
3.2 Amendment Number A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being subsection 2.2 of Chapter B1 of Section B of Part C, Chapter C35 of Section C of Part C and Plates Number 2 and 5, as amended) is hereby further amended:

(i) by deleting, on Plate 5 thereto, the land use designations shown for the lands outlined on Schedule C to this amendment, and by noting thereon the following,

"See Official Plan, Chapter 8(a)".

C8-14



LANDS SUBJECT TO THIS AMENDMENT

GENERAL LAND USE DESIGNATIONS
SCHEDULE 'A'

- | | |
|-------------------------------|-----------------------------------|
| — URBAN BOUNDARY | RURAL SETTLEMENTS (EXPANSION) |
| RESIDENTIAL | RURAL SETTLEMENTS (INFILLING) |
| OPEN SPACE | ● RURAL SETTLEMENTS (MAINTENANCE) |
| COMMERCIAL | PARKWAY BELT WEST |
| INDUSTRIAL | PROVINCIAL FREEWAY (HWY. 410) |
| INSTITUTIONAL | RURAL ESTATE |
| PRIVATE COMMERCIAL RECREATION | RURAL ESTATE EXPANSION |
| AGRICULTURAL | RURAL - COMMERCIAL |
| | OPEN SPACE - CEMETERIES |
| | SPECIAL STUDY AREA |

OFFICIAL PLAN AMENDMENT

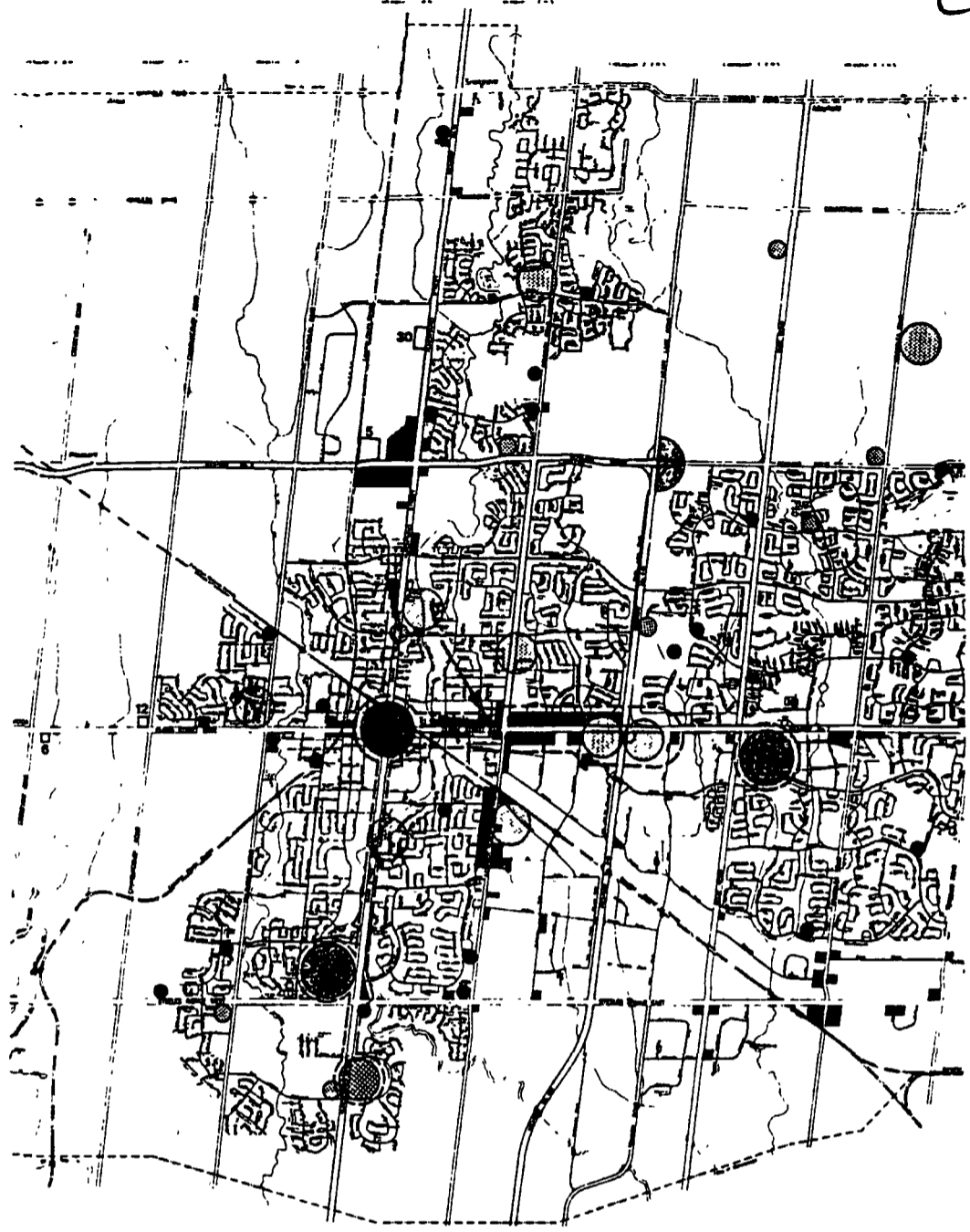
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CITY OF BRAMPTON
Planning and Development

Schedule A

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.



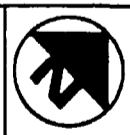
LANDS SUBJECT TO THIS AMENDMENT
(HIGHWAY & SERVICE COMMERCIAL)

COMMERCIAL*
SCHEDULE 'F'

- CENTRAL COMMERCIAL CORRIDOR
- FOUR CORNERS COMMERCIAL
- SPECIALTY OFFICE SERVICE COMMERCIAL
- REGIONAL COMMERCIAL
- DISTRICT COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- CONVENIENCE COMMERCIAL
- HIGHWAY & SERVICE COMMERCIAL
- SITE SPECIFIC DESIGNATIONS
- RURAL COMMERCIAL

OFFICIAL PLAN AMENDMENT No.

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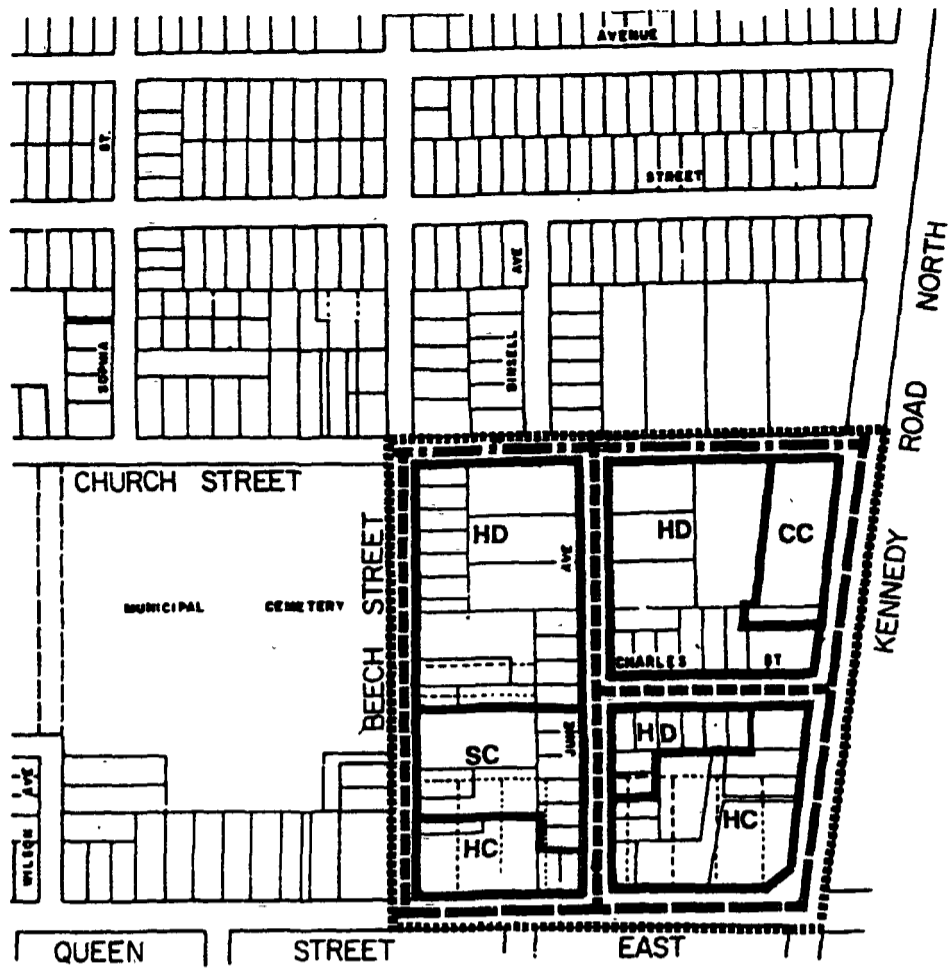


CITY OF BRAMPTON
Planning and Development

Schedule B

Date: 1988 02 02 Drawn by: C.R.E.
File no. SP8-1 Map no.

C 8-16



LEGEND

- HD HIGH DENSITY RESIDENTIAL
- CC CONVENIENCE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- SC SERVICE COMMERCIAL

- MAJOR ARTERIAL ROAD
- MINOR COLLECTOR ROAD
- LOCAL ROAD
- SECONDARY PLAN BOUNDARY

BRAMPTON NORTH SECONDARY PLAN SCHEDULE SP8(a)

OFFICIAL PLAN AMENDMENT No.

DRAFT



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.

Schedule C

BACKGROUND MATERIAL
AMENDMENT NUMBER _____ AND _____ A

Attached are copies of planning reports dated February 26,, 1988 and April 13, 1988 and the notes of a public meeting held on May 4, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

3/88/4

INTER-OFFICE MEMORANDUM

PC-march 7

Office of the Commissioner of Planning & Development

February 26, 1988

TO: Chairman of the Development Team

FROM: Planning and Development Department

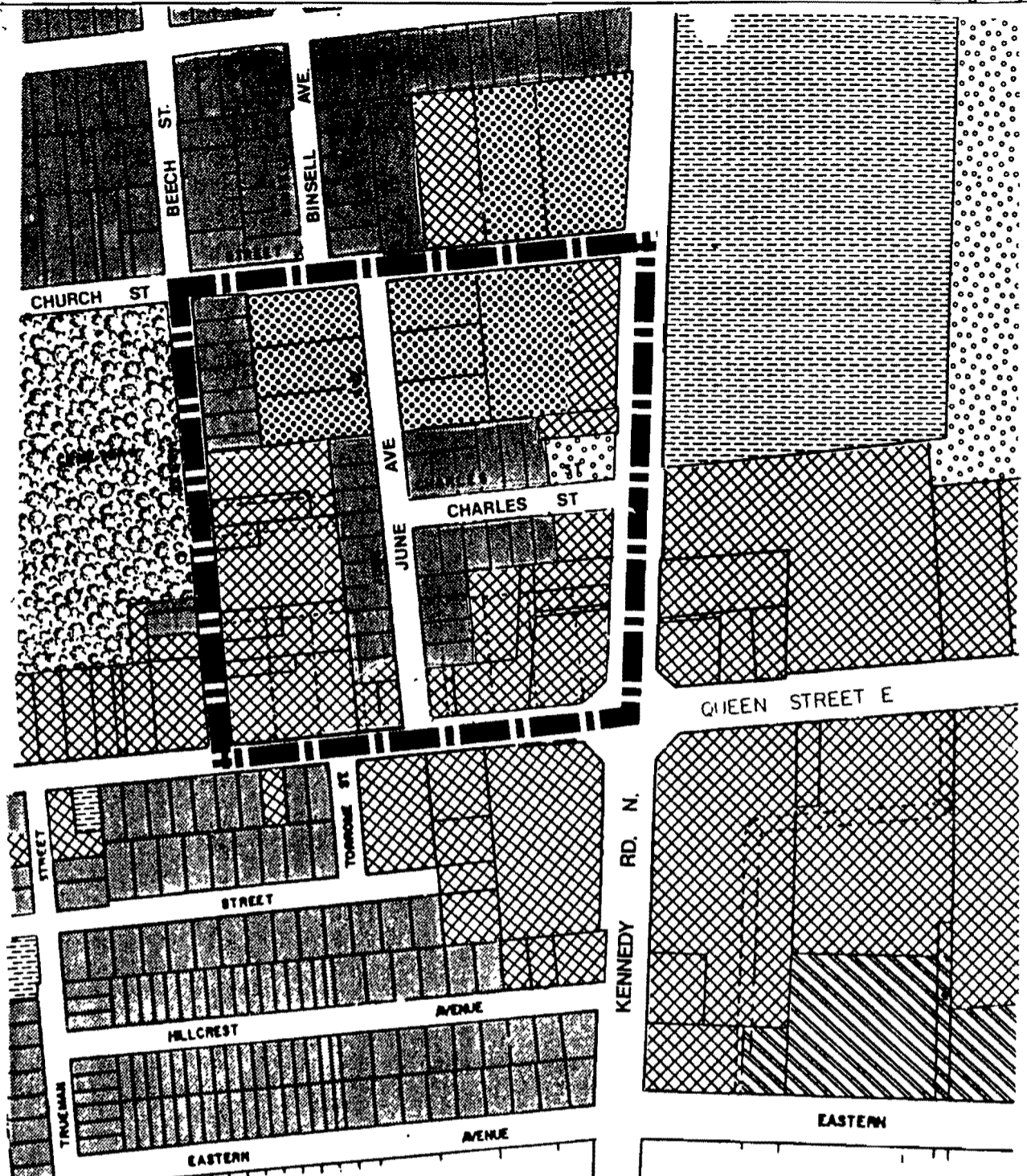
RE: Secondary Plan Review/Special Study
Part of Lot 6, Concession 1, E.H.S.
(former Town of Brampton)
Northwest corner of Kennedy Road
and Queen Street East
Our File Number: SP8.1

1.0 INTRODUCTION









The purpose of this report is to review the secondary plan (official plan) and existing land use in a study area situated at the northwest corner of Queen Street East and Kennedy Road, as shown outlined on Figure 1 attached. The report examines existing land use, current zoning and official plan designations and municipal services in the study area to evaluate the potential for encouraging redevelopment in the study area by redesignation in the applicable Secondary Plan.

2.0 SUMMARY

Upon review of the current land use controls, existing municipal services and existing land use in the subject study area, the report summarizes that portions of the study area are appropriate for redevelopment. Single family residential lots which are assembled into appropriately sized holdings will be permitted, upon rezoning, to redevelop for mixed use purposes. Mixed use development may include ground floor retail commercial uses with upper storey residential or office uses. Redevelopment proposals will be limited



LEGEND

	RESIDENTIAL LOW DENSITY		INSTITUTIONAL
	RESIDENTIAL HIGH DENSITY		INDUSTRIAL
	RESIDENTIAL MEDIUM DENSITY		OPEN SPACE
	COMMERCIAL		STUDY AREA

EXISTING GENERALIZED LAND USE



CITY OF BRAMPTON
Planning and Development

FIGURE 1

1:4000

Date: 1987 11 05 Drawn by: C R E
File no. SP8.1 Map no.

to 8 storeys in height and the interim commercial use of single family dwellings will not be permitted.

3.0 BACKGROUND

The subject study area is situated at the northwest corner of Kennedy Road and Queen Street East. It is bounded by Queen Street to the south, Beech Street to the west, Church Street to the north and Kennedy Road to the east. Roads internal to this block are June Avenue, running north/south from Church Street to Queen Street and Charles Street, running east/west from Kennedy Road to June Avenue.

The original subdivision plan (BR-13) for the area was registered in 1861. Subsequent subdivision plans (526, 560 and 658) which further subdivided Plan BR-13 were registered between 1955 and 1961. These subsequent plans were the origin of much of the existing residential development within the subject study area.

The study area is characterized by a diverse range of land uses. Due, in part, to the variety of uses in the study area, landowners have suggested since early 1982 that a special study should be conducted in the area. Such a study, it was suggested, could review land use in the area, the policies of the official plan relative to land use and consider additional designations for commercial purposes. The interest in such a special study has been recently renewed with the submission of a rezoning application for one of the larger holdings in the study area (30 Beech Street) and land assembly activity in the area.

4.0 EXISTING LAND USE

The south and east margins of the study area along both Kennedy Road and Queen Street East are developed for commercial purposes with the exception of a 3 storey multiple residential building at the northwest corner of Charles Street and Kennedy Road. The uses along

these arterials include a Brewer's Retail, the Rosetown Inn (former Brampton Hotel), a gas bar and oil change facility, 2 free standing restaurants, a convenience plaza, a dry cleaners, a beauty salon and an office use. Much of the commercial development in the area directly abuts residential development and little or no mitigative measures are provided to protect the residential properties. There are 5 apartment buildings which were constructed in the early 1960's, ranging in height from 3 to 8 storeys and containing 213 dwelling units, situated on the south side of Church Street at June Avenue. The apartments are developed at a density of approximately 110 units per net residential hectare (45 units per net acre). Compressed between this high density residential development on Church Street and the commercial development along Queen Street are approximately 25 single storey detached homes, constructed in 1955-56 and situated on 15.25 metre (50 foot) lots.

Immediately west of the high density residential development are 6 single family homes on 50 foot lots at the southeast corner of Beech and Church Streets; further south on Beech Street are abandoned greenhouses, a bowling alley, two single family residences, a C.A.W. union hall, a glass company and an office use within a converted dwelling. Figure 1 to this report illustrates the basic land uses within the study area. Figure 4 illustrates building locations.

5.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The secondary plan designations and zoning by-law classifications, as indicated on Figures 2 and 3 attached, reasonably reflect the existing uses in the area. There are two site specific zonings in the study area, these being:

1. HCl - Section 115 - Chinese Restaurant, southwest corner of Charles and Kennedy, and

C8-22



LEGEND

- MD— MEDIUM DENSITY RESIDENTIAL
- LD— LOW DENSITY RESIDENTIAL
- HD— HIGH DENSITY RESIDENTIAL
- HC— HIGHWAY COMM.
- CC— CONVENIENCE COMM.
- SC— SERVICE COMM.

EXISTING OFFICIAL PLAN DESIGNATIONS

FIGURE 2



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 87. 12 14 Drawn by: JK.
File no. SP8.1 Map no.



- LEGEND**
- RIB SINGLE FAMILY B-ZONE
 - R4A APARTMENT A-ZONE
 - CI COMMERCIAL I-ZONE
 - SC SERVICE COMM. ZONE
 - HCI HIGHWAY COMM. I ZONE
 - HCI-SEC.115 & 184 SPECIAL SECTION ZONE

**CURRENT ZONING
BY-LAW 200-82**

FIGURE 3



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 87. 12. 15 Drawn by: J.K.
File no. SP8.1 Map no.

2. HC1 - Section 184 - Rosetown Inn, northeast corner of June and Queen.

In reviewing existing land use within the study area it appears that the use of one property does not comply with the official plan or zoning by-law and one property does not comply with the zoning by-law. These are described as follows:

The greenhouse property (30 Beech Street) situated on the east side of Beech Street, approximately mid-block between Queen Street and Charles Street across from the Municipal Cemetery, is designated and zoned for low density residential uses. This greenhouse operation appears to have been abandoned (discontinued) and has probably lost what was a legal non-conforming status.

A bowling alley which is also situated on the east side of Beech Street immediately south of the greenhouses is currently within the Service Commercial (SC) zone. The bowling alley is a legal non-conforming use in that the SC zone does not permit a "place of commercial recreation". This use is permitted in the C2, C3 and GC zone categories.

6.0 SERVICES AND TRANSPORTATION

In reviewing land use in the study area, staff felt it appropriate to examine services and transportation in relationship to any potential redevelopment of the area. Figure 4 attached hereto illustrates the location of the stormwater service in the area as well as indicating building locations. The Region of Peel indicates that sanitary and water services are available from all streets abutting and within the study area. A 400mm watermain is available on Kennedy Road, a 300 mm watermain is available on Queen Street and 150 mm watermain service is available on June Avenue and Charles, Beech and Church Streets.

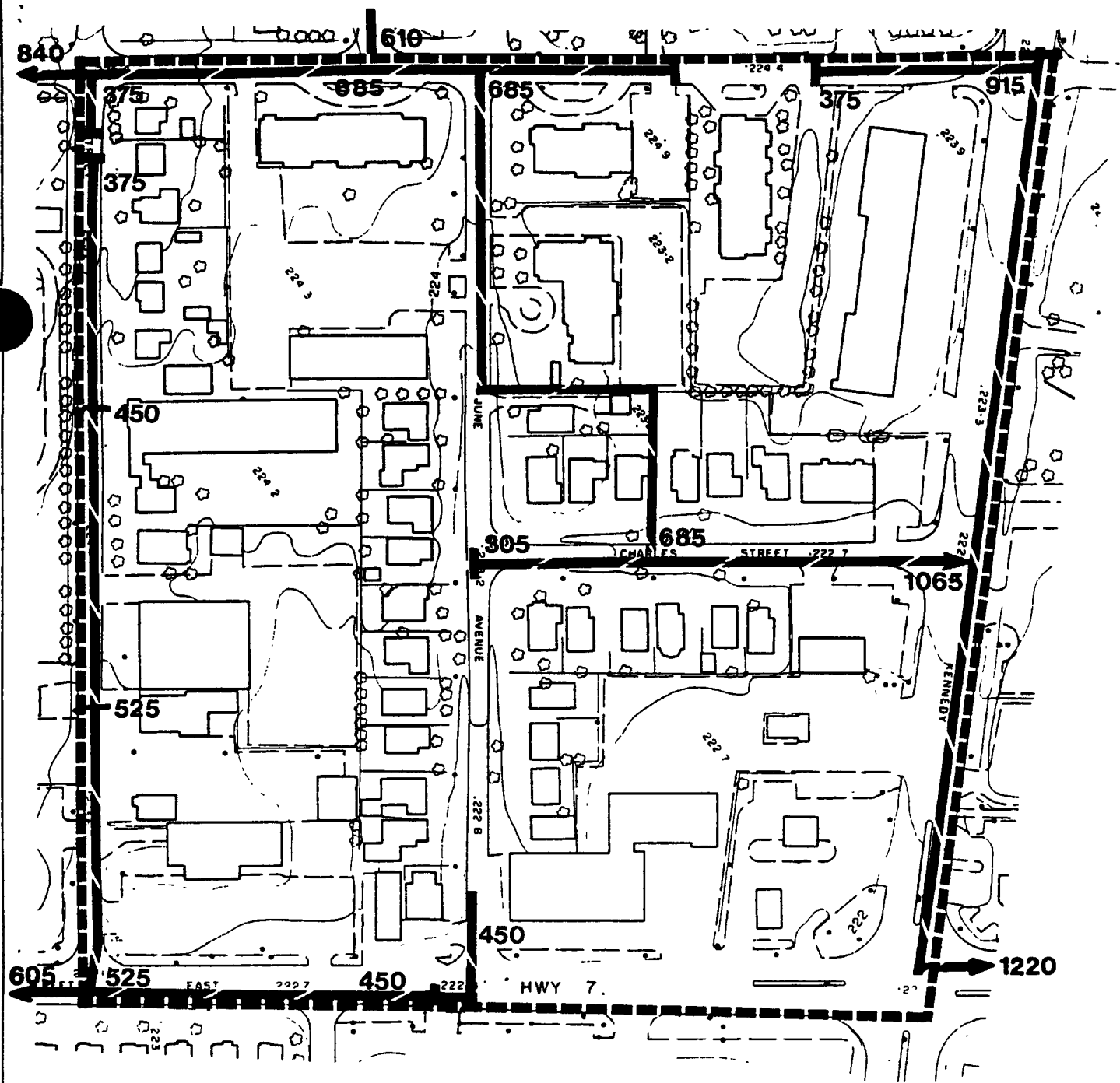






Figure 4

<p>Stormwater Service and Building Location</p> <p>  STUDY AREA  STORMWATER SERVICE  27 PIPE DIAMETER (mm) </p>	<p>  1:2000 </p>	<p>CITY OF BRAMPTON Planning and Development</p> <p> Date: 88 01 19 Drawn by: RB File no.SP8.1 Map no. </p>
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In discussing potential redevelopment for the study area, Regional staff were of the opinion that their existing services were of an adequate capacity to accommodate the densest redevelopment which was examined; this being mixed use development with ground floor commercial and upper level residential use (maximum 60 units to the acre). The City Fire Department is also of the opinion that there are adequate water services for fire protection, subject to final approval of any redevelopment plans.

As Figure 4 indicates, the study area is serviced with stormwater sewers and there are no known incidents of flooding within the study area. All stormwater services are apparently in good repair although it is unclear as to whether or not intensive redevelopment of the study area would require upgrading of the stormwater management system; some storm sewers appear to be approaching capacity flows. In this regard, the Public Works Division would request that a stormwater management plan be conducted by the appropriate developers should redevelopment of a more intensive nature occur within the study area.

With respect to transportation, the study area is directly serviced by a variety of road types. Kennedy Road and Queen Street are both 4 lane arterial roads, Queen Street possessing a 5 lane cross-section west of Kennedy Road to Centre Street. Church Street functions as a 2 lane collector road and Beech Street, June Avenue and Charles Street, all situated internal to the study area, function as local access roads. Beech, June and Charles Street accommodate approximately 1200, 750 and 400 vehicles per day, respectively. These figures would imply a considerable amount of non-local, through traffic on the three streets which is likely related to motorists' avoidance of the Kennedy/Queen intersection. It has not been determined, at this time, whether the existing road network could accommodate the additional traffic which would be created by redevelopment at a higher intensity than existing development. Any required road reconstruction or improvements such

as road widenings, additional traffic lanes, sidewalks and storm sewers would be the responsibility of the redevelopment proponents. The effect of any specific redevelopment proposal on such services could be determined by the appropriate study prior to rezoning or redevelopment. While some roads may require widening, the seemingly minor function of Charles Street would warrant City consideration of incorporating this road allowance into abutting redevelopment proposals, depending upon the degree of land assembly along the north and south sides of Charles Street. Such consideration would include all servicing and access concerns of affected public and private agencies.

The study area is well serviced by public transit. Bus stops exist on southbound Kennedy at Church and at Queen as well as westbound Queen at Kennedy and at Beech Street. Northbound and eastbound transit stops exist opposite to those listed above. All of the transit stops are well utilized with rider traffic being particularly high at the Kennedy Road and Queen Street transit stops. Higher density redevelopment within the study area would result in greater utilization of the transit system.

The study area contains no public open space or recreational facilities. The Brampton Municipal Cemetery is immediately west of the study area on the west side of Beech Street, south of Church Street. Two schools and associated recreational amenities are in the vicinity with Central Peel Secondary School situated on the east side of Kennedy Road directly opposite Church Street and Agnes Taylor Public School situated on Beech Street and McCulla Avenue, north of the study area. A parkette is situated on Church Street, just west of Sophia Street, approximately 1.5 blocks west of the study area and a second parkette is situated on Salisbury Circle, approximately 4 blocks north-east of the study area. The immediate area could be described as being somewhat deficient in public open space and recreational facilities.

7.0 DISCUSSION

As Figure 1 indicates, the perimeter of the study area is defined by commercial and high density residential development, surrounding a core of single family detached dwellings. This core of single family dwellings seems inconsistent with land use in the study area and the residential amenity of these homes would be adversely affected by the typical conflicts with abutting commercial and high density residential development, particularly when there is a lack of standard mitigative measures between the different land uses. From a land use viewpoint it would be appropriate to encourage and permit the redevelopment of the low density residential properties within the study area.

For any concerted and comprehensive redevelopment activity to occur within the study area, clearly a proponent would need to assemble or consolidate a number of the 50 foot residential lots. In order to facilitate this activity, the potential use of the properties will need to be intense enough to make property assembly feasible and attractive. In order to complement the existing high rise and commercial development in the study area, mixed commercial/residential redevelopment would be appropriate for portions of the study area. Staff view the existing high rise residential development in the study area as of benefit to the City given the current rental market. Residential units in a mixed use development above ground floor commercial may be added as rental housing stock and may assist in alleviating current shortages of this housing form. The proximity of the study area to the Four Corners Commercial Area, the Queen Street commercial corridor, the Peel Memorial Hospital and two major arterial roads (Queen and Kennedy), in addition to traffic volumes and transit availability, support a mixed use redevelopment concept for the study area.

The areas of single family dwellings along Charles Street and June Avenue would be suitable for conversion to mixed-use development

consisting of ground floor commercial uses with the option for upper storey residential development to a maximum density of 150 units per net residential hectare (60 units per acre) or upper level office development not exceeding a floor space index of 1.0. These densities in conjunction with property configurations could result in buildings of up to 8 storeys which would be comparable to other development in the area. The residential component will be permitted to develop at a greater density than the office commercial component because of higher parking standards for office development and a preference for residential development in the hope that some units will supplement the rental housing stock.

To develop at the above densities would definitely require underground parking and due consideration would be required for the amenity of any incorporated residential development. Depending upon the progress of property consolidation along Charles Street, and the effect on all appropriate agencies, the City may consider the closing of this road allowance to contribute to abutting redevelopment plans. Such a development would, however, require close examination. With respect to the 6 single family dwellings at the southeast corner of Beech Street and Church Street on the west side of the existing apartment buildings in the study area, only a high density residential designation should apply to these properties. Staff are concerned with allowing any mixed use commercial designation to extend to Church Street which may be of detriment to the single family residential character which dominates Church Street. In order to maintain the character of Church Street and avoid infiltration of commercial uses, mixed use development should not be introduced in this location.

It is estimated that approximately 2.02 hectares (5.0 acres) of net land area may be redevelopable within the study area under the proposed mixed use and high density residential designations. Given the depth and number of parcels which are situated in the redevelopment area, staff would anticipate that redevelopment will

occur as five or six small projects with residential buildings in the 40 to 60 unit range or office buildings in the 25000 to 40000 square foot range. Although upper level office development is an option, if all of the 5.0 acres was redeveloped with the residential option at 150 units per hectare (60 units per acre), 300 dwelling units would result. Based upon 2.1 people per apartment unit, the maximum population generated by redevelopment would total 630 persons. Subtracting an estimated 110 people which would be displaced by the redevelopment of approximately 33 homes, the maximum net area population generated by redevelopment is anticipated to be 520 persons. This figure could also be lower given that some developers may avail themselves of the upper level office development option.

Based upon the open space tableland requirement of 1.6 hectares (4.0 acres) per 1,000 population, as contained in the Official Plan, a population of 500 people would require 0.8 hectares (2.0 acres) of open space tableland. As staff perceive little opportunity to obtain some quality parkland dedications within the study area, the City will avail itself of the cash-in-lieu of parkland dedication alternative as a condition of redevelopment approvals. Cash contributions received in lieu of park dedications may be utilized to enlarge or upgrade existing open space and recreation facilities in the general area. To offset the lack of public open space within the study area, proponents of redevelopment schemes will be encouraged and expected to provide quality on-site open space/recreation amenities in developments incorporating a residential component. The provision of such recreational amenities will be considered in light of the dwelling unit size and count in the anticipated "small" residential projects.

During the interim stage of property assembly prior to redevelopment, it is probable that owners will be interested in utilizing the existing single family homes for office or retail type uses on an interim basis, via temporary use by-laws. Staff cannot

support such an approach, believing the single family dwellings may be better utilized for rental purposes. The introduction of commercial uses in existing single family dwellings is not desirable as it may make property assembly efforts more difficult and such uses may conflict with the continued residential use of abutting properties. In addition, other areas of the City such as Main Street North are available for the conversion of single family dwellings for commercial purposes.

In implementing the redevelopment of the Beech Street Study Area, the City would amend the Official Plan and appropriate Secondary Plan to provide the document basis to indicate development intentions. Figure 5 attached to this report illustrates proposed secondary plan designations. In order to properly assess any future development application as well as the extent of property assembly in the area, proposals will proceed through the zoning by-law amendment process.

8.0 CONCLUSION

Upon the examination of existing uses within the Beech Street Study Area, it appears appropriate that existing single family residential lots in the area be permitted to redevelop for mixed use projects containing ground floor commercial and upper level offices or apartments, provided a significant degree of property assembly occurs. The appropriate secondary plan will be amended to include the following policies and development principles for the Beech Street Study Area:

1. The six dwellings at the southeast corner of Beech Street and Church Street be redesignated for high density residential use.
2. The remaining non-commercial development on the east side of Beech Street and the 12 single family dwelling structures on the west side of June Avenue be redesignated for mixed use development.



LEGEND

- | | |
|--------------------------------|-----------------------------|
| MD— MEDIUM DENSITY RESIDENTIAL | LD— LOW DENSITY RESIDENTIAL |
| HD— HIGH DENSITY RESIDENTIAL | HC— HIGHWAY COMM. |
| CC— CONVENIENCE COMM. | MU— MIXED USE |
| SC— SERVICE COMM. | (HD)— PROPOSED |

PROPOSED OFFICIAL PLAN DESIGNATIONS

FIGURE 5



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 87. 12 14 Drawn by: J.K.
File no. SP8.1 Map no.

3. The north side of Charles Street containing 7 single family dwellings and a 3 storey apartment building be redesignated for mixed use development.
4. The south side of Charles Street containing a Chinese restaurant, 6 single family dwellings and 2 abutting single family dwellings with frontage on June Avenue be redesignated for mixed use development.
5. Mixed use development will mean ground floor retail commercial development with the option for upper storey office or residential development. Upper storey office development shall not exceed a floor space index of 1.0, exclusive of ground floor retail development and upper storey residential development shall not exceed 150 units per net residential hectare (60 units per net acre), exclusive of ground floor retail development. Building height in the redevelopment area shall not exceed 8 storeys.
6. The City, in conjunction with other concerned agencies, would consider the closure of Charles Street depending upon whether the degree of property consolidation warranted such consideration.
7. The City will avail itself of the cash-in-lieu alternative for parkland dedication as a condition of redevelopment approval while developers will be encouraged and expected to provide recreation amenities in conjunction with residential development.
8. Interim conversion of single family dwellings for commercial purposes will not be permitted by temporary use by-laws or minor variance prior to redevelopment or zoning for the ultimate intended uses.

9. Prior to redevelopment, a stormwater management study shall be submitted for the approval of the City, the cost of such study to be shared by the proponents of redevelopment projects. Any other studies (i.e: traffic) deemed necessary by the City shall be submitted in conjunction with redevelopment proposals.
10. All redevelopment shall be subject to normal development considerations such as appropriate site planning, roadway reconstruction or improvements, the provision of parking and consideration for the amenity of residential uses.

9.0 RECOMMENDATION

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

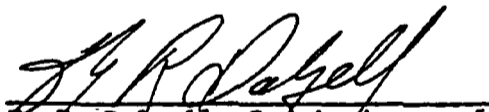
- A. a Public Meeting be scheduled and held in accordance with City Council's adopted procedures, and
- B. subject to the results of the Public Meeting an official plan amendment, incorporating the redevelopment concept and development principles contained within this report, be forwarded to Council for enactment.

Respectfully submitted,




Carl Brawley, M.C.I.P.
Policy Planner

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

CB/hg/5



J. A. Marshall, Director
of Planning Policy and
Research

AMENDMENT NUMBER _____

AMENDMENT NUMBER _____ A
to the Official Plan of the City
of _____ Planning Area

DRAFT

C8-36



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To Adopt Amendment Number _____
and Amendment Number _____ 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 _____ and Amendment Number _____ 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 _____ and Amendment Number _____ 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 _____ day of _____, 198 .

KENNETH G. WHILSONS - MAYOR

DRAFT

LEONARD J. MIKULICH - CLERK

DRAFT

1.0 PURPOSE

The purpose of this amendment is to revise development policies for an area within the Brampton North Secondary Plan Area Number 8 to encourage and permit the redevelopment of the study area subject to this amendment.

2.0 LOCATION

The lands subject to this amendment comprise a study area of approximately 7.96 hectares (19.7 acres) and are situated in the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

The study area is bounded by Church Street, Kennedy Road North, Queen Street East and Beech Street, as indicated on Schedule C to this amendment.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number _____ :

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

- (i) by adding, to the list of amendments and chapters pertaining to Secondary Plan Area Number 8 and set out in the first paragraph of Section 7.2.7.8:

"Amendment Number _____ A and Part IV - Chapter 8(a) of this Plan,"

- (ii) by adding to Schedule 'A', General Land Use Designations, thereto, a "Commercial" designation in the location shown on Schedule A to this amendment;

- (iii) by adding to Schedule 'F', Commercial, thereto, a "Highway and Service Commercial" designation in the location shown on Schedule B to this amendment;

- (iv) by adding thereto as Schedule SP8(a), Schedule C to this amendment;

- (v) by adding to Part IV - Secondary Plans, the following new chapter title:

"Chapter 8: The BRAMPTON NORTH SECONDARY PLAN AREA"; and,

- (vi) by adding to Part IV - Secondary Plans, as Chapter 8(a), the following text:

"Chapter 8(a): The Brampton North Secondary Plan

1.0 PURPOSE

The purpose of this chapter, together with Schedule SP8(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with section 7.2 of Part II, detailed policy guidelines for the development of the lands shown outlined on Schedule SP8(a), and to specify the desired pattern of land use, transportation network and related policies to achieve high quality, efficient and orderly urban development. This chapter will form part of the Brampton North Secondary Plan.

2.0 LOCATION

The subject lands comprise a total area of approximately 7.96 hectares (19.7 acres) and are situated north of Queen Street East, west of Kennedy Road North, east of Beech Street and south of Church Street. The lands comprise part of the east half of Lot 6, Concession 1, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton, as shown outlined on Schedule SP8(a).

3.0 DEVELOPMENT PRINCIPLES

3.1 Mixed-Use Development Policies

3.1.1 Definition

The lands designated Mixed Use Development on Schedule SP8(a) are intended for such uses as convenience, retail, service and office commercial uses and residential apartment uses.

- 3.1.2 The Mixed Use Development designation shall be subject to the following development criteria and policies:

- (1) any development may combine the uses permitted in section 3.1.1 but retail and service commercial

uses shall only occupy the ground floor level of any building or structure;

- (ii) upper level office uses shall not exceed a floor space index of 1.0, exclusive of ground floor level retail or service commercial uses;
- (iii) upper level residential apartment uses shall not exceed a floor space index of 1.5 or a net residential density of 150 units per net residential hectare (60 units per net acre), whichever is the lesser, exclusive of ground floor level retail or service commercial uses;
- (iv) the height of any building or structure within the mixed use development designation shall not exceed 8 storeys;
- (v) where residential apartment uses are situated directly above retail and service commercial uses, uses which may be obnoxious or incompatible with residential uses, such as restaurants and drycleaning establishments, shall not be permitted in the same building or structure as residential apartment uses; and,
- (vi) where residential apartment uses are situated in conjunction with retail and service commercial uses, building and site designs shall account for the residential and recreational amenity of apartment uses.

3.1.3 To encourage and facilitate the orderly and comprehensive redevelopment of the Mixed Use Development designation:

- (i) the City shall review development proposals relative to the degree of property assembly that has occurred in the vicinity and abutting or adjacent properties which are still available for purchase and use this information, where appropriate, as one basis for the denial of any rezoning application which is not in the interest of comprehensive redevelopment within the mixed use development designation;
- (ii) the City shall, in conjunction with other concerned agencies, consider the closure of Charles Street if the degree of property assembly along Charles Street warrants such a process.

(iii) the City shall not permit or approve any interim conversion of single family dwellings for commercial purposes by temporary use by-law or by minor variance application.

3.2 Open Space

3.2.1 As a condition of approval for any redevelopment project, the City shall avail itself of the cash-in-lieu of parkland dedication requirement, in accordance with City policy. Such cash-in-lieu requirement shall be utilized to enlarge or improve existing open space and recreation facilities in the area. Proponents of redevelopment schemes shall be encouraged and expected to provide on-site recreational amenities in conjunction with residential uses.

3.2.2 The provisions and policies of Part II, Chapter 2, section 2.5 of this Plan apply to all matters of an open space nature addressed therein.

3.3 Transportation

3.3.1 The City shall, in conjunction with other concerned agencies, consider the closure of Charles Street for contribution to abutting development proposals if the degree of property consolidation along Charles Street warrants such a process.

3.3.2 The City may require, as a condition of development approval, the conveyance of road widenings necessary to provide adequate road right-of-way widths to service development within the area shown on Schedule SP8(a).

3.3.3 The provisions and policies of Part II, Chapter 4 of this Plan apply to all matters of a transportation nature addressed therein.

3.4 Major Public Utilities

3.4.1 Stormwater Management

In the processing of individual development proposals, the City may require a comprehensive stormwater management study for the approval of the City and the Conservation Authority prior to the enactment of an implementing zoning by-law amendment. As a condition of development approval, redevelopment proponents shall equitably contribute to the cost of an area-based stormwater management study.

3.4.2 Sanitary Sewage and Water Supply

All redevelopment within the area shown on Schedule SP8(a) shall be provided, and subject to, adequate piped municipal water and sanitary services.

3.4.3 The provision and policies of Part II, Chapter 5 of this Plan apply to all matters of a public utility nature addressed therein.

4.0 IMPLEMENTATION AND INTERPRETATION

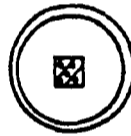
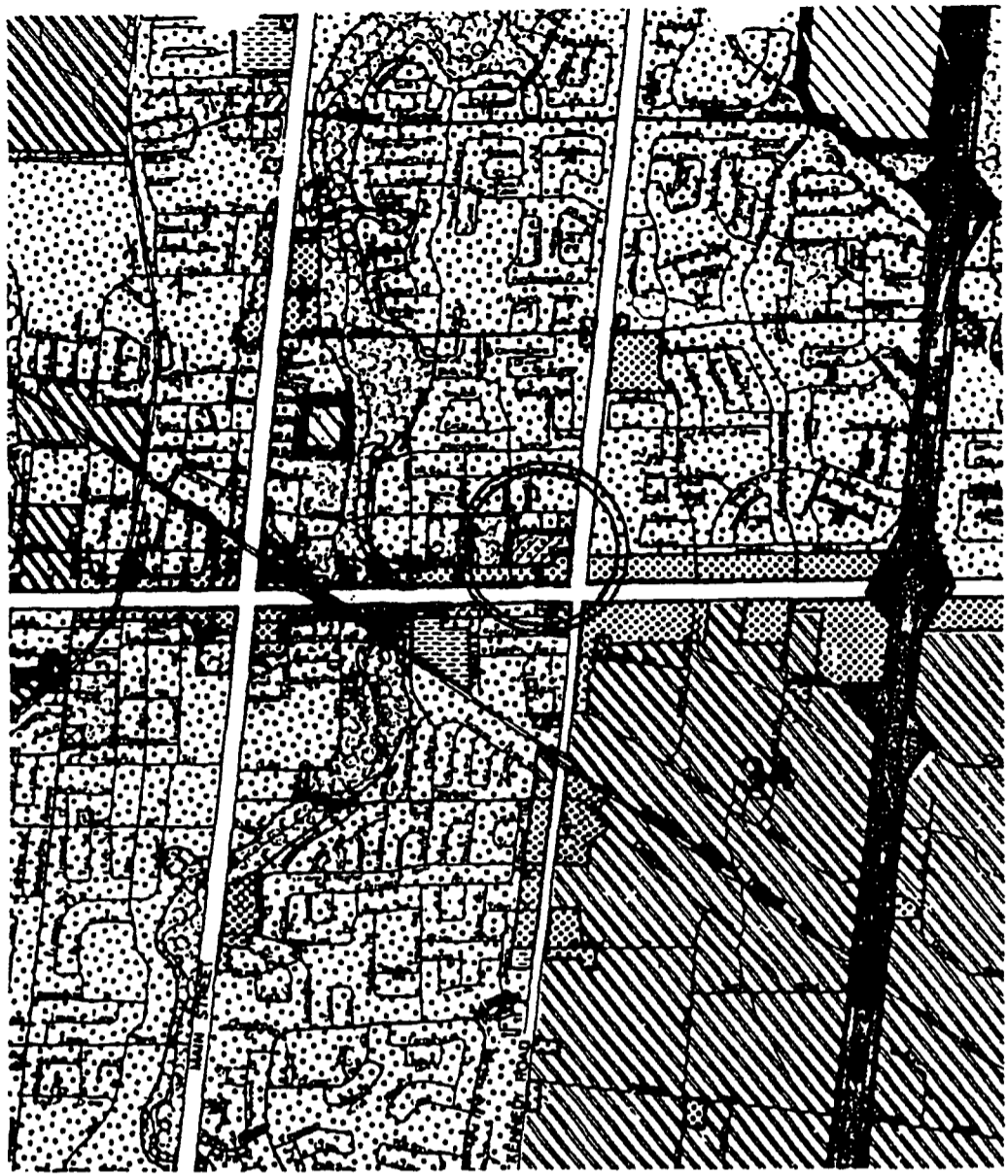
The provisions of Part II, Chapter 7 of this Plan shall apply to the implementation and interpretation of this chapter."

3.2 Amendment Number A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being subsection 2.2 of Chapter B1 of Section B of Part C, Chapter C35 of Section C of Part C and Plates Number 2 and 5, as amended) is hereby further amended:

- (1) by deleting, on Plate 5 thereto, the land use designations shown for the lands outlined on Schedule C to this amendment, and by noting thereon the following,

"See Official Plan, Chapter 8(a)".



LANDS SUBJECT TO THIS AMENDMENT

GENERAL LAND USE DESIGNATIONS
SCHEDULE 'A'

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL

- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA

OFFICIAL PLAN AMENDMENT

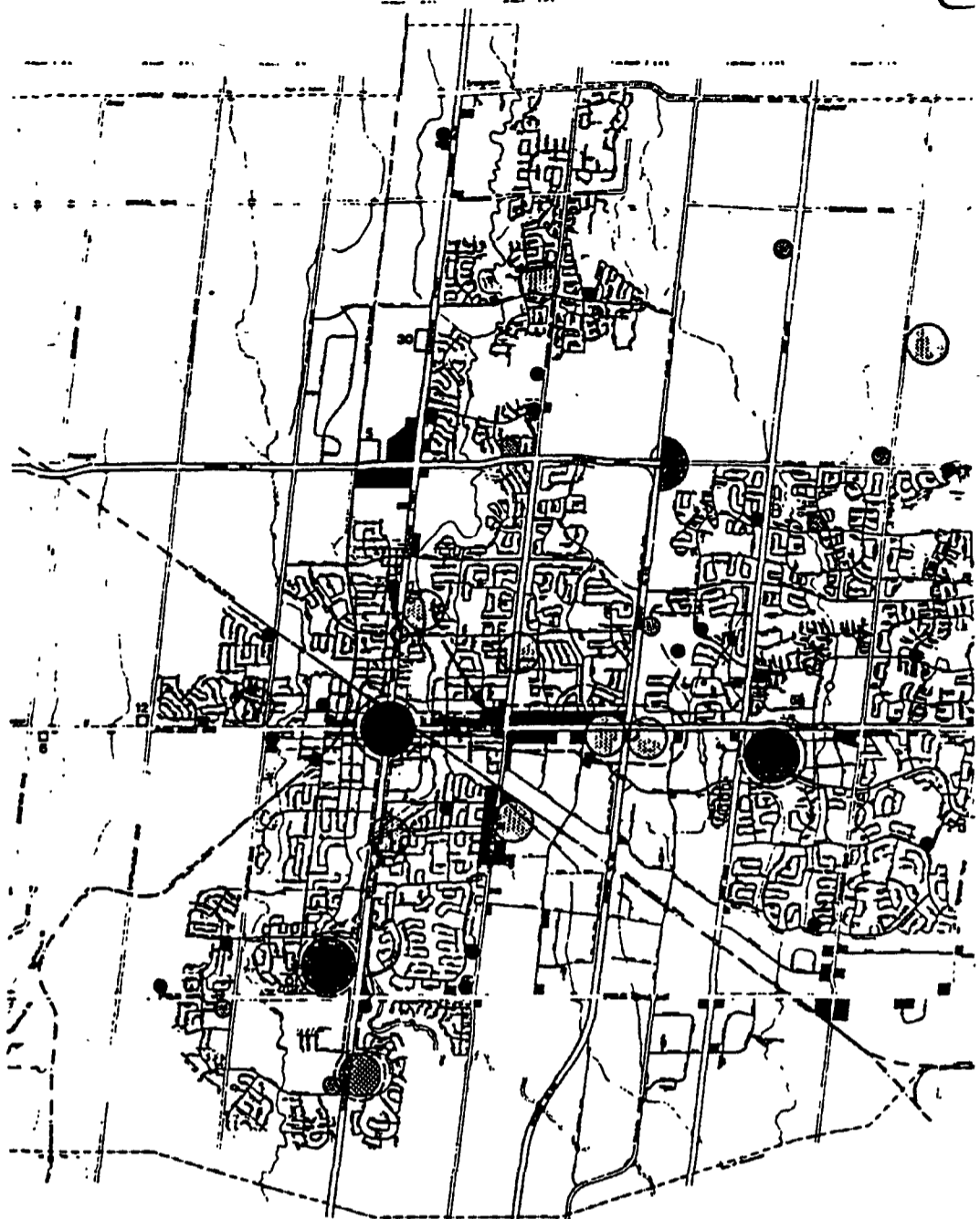
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









CITY OF BRAMPTON
Planning and Development

Schedule A

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.




**LANDS SUBJECT TO THIS AMENDMENT
(HIGHWAY & SERVICE COMMERCIAL)**

- COMMERCIAL***
SCHEDULE 'F'
-  CENTRAL COMMERCIAL CORRIDOR
 -  FOUR CORNERS COMMERCIAL
 -  SPECIALTY OFFICE SERVICE COMMERCIAL
 -  REGIONAL COMMERCIAL
 -  DISTRICT COMMERCIAL
 -  NEIGHBOURHOOD COMMERCIAL
 -  CONVENIENCE COMMERCIAL
 -  HIGHWAY & SERVICE COMMERCIAL
 -  SITE SPECIFIC DESIGNATIONS
 -  RURAL COMMERCIAL

OFFICIAL PLAN AMENDMENT

DRAFT

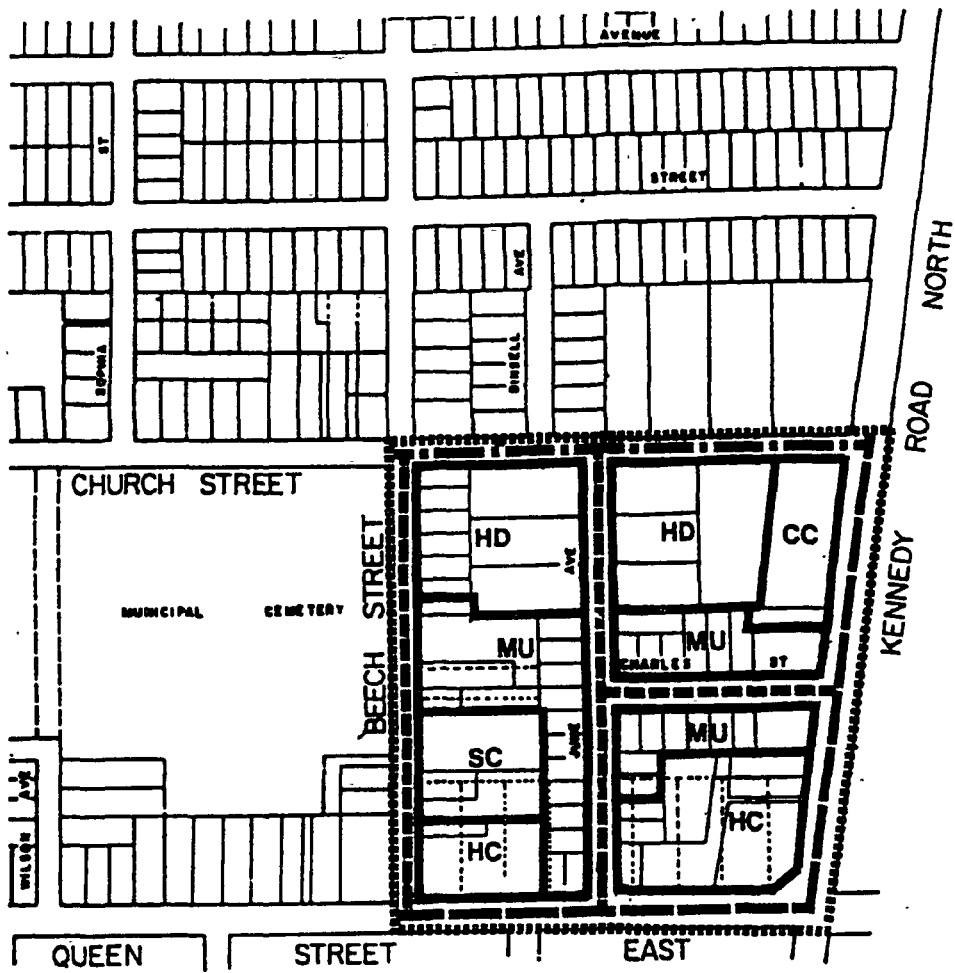
Schedule B



CITY OF BRAMPTON
Planning and Development

Date: 1988 02 02 Drawn by: C.R.E.
File no. SP8-1 Map no.

C8-44



LEGEND

- HD HIGH DENSITY RESIDENTIAL
- CC CONVENIENCE COMMERCIAL
- MU MIXED USE DEVELOPMENT
- SC SERVICE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- MAJOR ARTERIAL ROAD
- MINOR COLLECTOR ROAD
- LOCAL ROAD
- SECONDARY PLAN BOUNDARY

BRAMPTON NORTH SECONDARY PLAN SCHEDULE SP8(a)

OFFICIAL PLAN AMENDMENT

DRAFT



CITY OF BRAMPTON
Planning and Development

Schedule C

1:4000

Date: 1988 02 01 Drawn by: C.R.E.
File no. SP8-1 Map no.

BACKGROUND MATERIAL
AMENDMENT NUMBER _____ AND _____ A

Attached is a copy of a planning report dated _____, 1988 and the notes of a public meeting held on _____, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

3/88/4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 11, 1988

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Secondary Plan Review/Special Study
Part of Lot 6, Concession 1, E.H.S.
(former Town of Brampton)
Northwest Corner of Kennedy Road
and Queen Street East
Our File Number: SP8.1

Attached are the notes of a public meeting held on May 4, 1988 regarding the above noted matter. The majority of the people present supported the proposed redesignation of identified properties, as indicated by the attached petition.

Only two matters of concern were raised at the public meeting, these being:

1. traffic impact, and;
2. the initial proposal for mixed use redevelopment capability may be more appropriate for the area.

With respect to traffic impact, both the Region of Peel and City of Brampton Traffic Sections reviewed the redevelopment scheme and did not express any concerns. The area is served by two abutting arterial roads and the City could require traffic impact studies at the rezoning stage if such a measure was considered necessary.

The original redevelopment concept for mixed uses was proposed in the initial planning report dated February 26, 1988. This concept was reviewed by Planning Committee on March 7, 1988 but referred back to staff for further refinement and the restriction of the mixed use commercial component. One concern of the Committee was the form which mixed use redevelopment would take, fearing low grade strip plazas with one level of residential apartments above ground floor commercial uses. Regardless, Committee forwarded a proposal to the public meeting incorporating primarily high density residential redesignations with a few parcels, which would be difficult to assemble, designated for service commercial uses. Developers may still submit rezoning proposals incorporating a mixed use development concept which Planning Committee and staff could evaluate on the individual application's merits.

In moving the concept to public meeting, Planning Committee deleted the clause of the recommendation incorporating development principles for the proposed secondary plan amendment. The following recommendation contains basic development principles for the area.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

1. the notes of the public meeting be received,
2. the redevelopment concept for the Beech - June Street Study Area be approved and that the secondary plan incorporate the following policies and development principles:
 - i) All non-commercial development on the east side of Beech Street (6 dwellings and the greenhouse property) be redesignated for high density residential uses.
 - ii) The 3 single family lots on the west side of June Street, directly abutting the rear lot line of the greenhouse property, be redesignated for high density residential uses.

- iii) The remaining 7 single family lots on the west side of June Street be redesignated for service commercial uses.

- iv) The 16 residential properties on the north and south side of Charles Street, 3 of which front onto the east side of June Street and excluding 2 residential properties owned by the Rosetown Inn, be redesignated for high density residential uses.

- v) High density residential development shall not exceed 150 units per net residential hectare (60 units per net acre) and a building height of 8 storeys.

- vi) The City, in conjunction with other concerned agencies, would consider the closure of Charles Street depending upon whether the degree of property consolidation warranted such consideration.

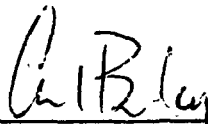
- vii) The City will avail itself of the cash-in-lieu alternative for parkland dedication as a condition of redevelopment approval while requiring developers to provide recreation amenities in conjunction with residential development.

- viii) In light of the deficiency of public open space and recreation facilities in the area, the City shall encourage the construction of "non-family" type dwelling units (bachelor and one bedroom) in high density residential redevelopment proposals.

- ix) Interim conversion of single family dwellings for commercial purposes will not be permitted by temporary use by-laws or minor variance prior to redevelopment or zoning for high density residential uses.


- x) Prior to redevelopment, a stormwater management study shall be submitted for the approval of the City, the cost of such study to be shared by the proponents of redevelopment projects. Any other studies (i.e. traffic) deemed necessary by the City shall be submitted in conjunction with redevelopment proposals.
- xi) All redevelopment shall be subject to normal development considerations such as appropriate site planning, roadway reconstruction or improvements, the provision of parking and consideration for the amenity of residential uses.
3. staff submit the appropriate official plan amendment to City Council for adoption.

Respectfully submitted,




Carl Brawley, M.C.I.P.
Policy Planner

AGREED:



F. R. Dalzell, Commissioner,
Planning and Development



J. A. Marshall, Director
of Planning Policy and
Research

CB/am/12

A Special Meeting of Planning Committee was held on Wednesday, May 4, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:43 p.m., with respect to the SECONDARY PLAN REVIEW/SPECIAL STUDY (File: SP8.1) Charles Street/June Street/Beech Street Area).

Members Present: Alderman P. Palleschi - Chairman
Alderman L. Bissell
Alderman H. Chadwick
Councillor E. Mitchell
Alderman S. DiMarco
Alderman A. Gibson
Councillor F. Andrews

Staff Present: J. A. Marshall, Director of Planning Policy
and Research
L.W.H. Laine, Director, Planning and
Development Services
C. Brawley, Policy Planner
E. Coulson, Secretary

Approximately 60 interested members of the public were present.

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.

Mr. Brawley outlined the proposal to redesignate the subject area for high density residential use and for Service Commercial uses.

After the conclusion of the presentation, the Chairman invited questions and comments from members of the public in attendance.

Mr. F. Bennett, 126 Church Street East, expressed concern relating to existing traffic congestion at Queen and Beech Streets, and Church and Beech Streets. He noted the traffic impact due to the corner beer store.

- cont'd. -

Mr. Brawley advised that the Traffic Division has reviewed the proposed designations and has expressed no concern; rush hour traffic is generally heavy throughout the City and the study area directly abuts two major arterial roads.

Mr. McCreary, 12 Charles Street, questioned City Council's non-acceptance of previous development proposals in the area.

Mr. W. Hodgson, 15 June Avenue, submitted a petition, signed by 33 area residents. 31 persons supported and 2 persons opposed the Secondary Plan designation changes, (see attached).

Mr. Hodgson expressed support for the proposal because of a long history of objectionable rezonings and uses in the area. Also, referring to Mr. Bennett's concern for traffic impact, he noted that it was not a problem to circle around to Church/Kennedy/Queen Streets.

Mr. A. Widdis, 10 Charles Street, offered support for the proposal, because of problems due to previous rezonings and business establishments over the past ten years.

Mr. A. Downey, 81 Hansen Road, (with reference to 40 Beech Street), asked for the density of existing buildings in the study area, and was informed 45 units to the acre. The new designations would permit 60 units to the acre with a height limitation of 8 storeys, which would reflect the height of existing high rise structures in the study area.

Mr. Downey asked about apartments or condominiums, Government assistance in rental housing, staging of future redevelopment, the difference between Commercial designations and the impact on land value due to the change of designation.

Mr. Brawley advised that the form of housing tenure would probably be dictated by the market, Government assistance is under the jurisdiction of the Province, that preference is to have developers assemble parcels for redevelopment when property owners are willing to sell, and he explained the various types of Commercial designations.

Councillor Andrews, Councillor Mitchell and Alderman Gibson commented on land values and avenues for obtaining information.

Mr. C. Abug, 10 June Avenue, asked if an individual could obtain a rezoning on a single piece of property, instead of inclusion in a larger development proposal. Also, he noted a clause in the proposed Secondary Plan which prohibited interim or temporary Commercial uses in the high density designation.

Mr. Brawley explained that the City was obligated to deal with any development application submitted, however, any such application would be reviewed relative to the degree of land assembly which had occurred in the area. He also indicated that the restriction or temporary Commercial uses in the high density residential designation was proposed because the City would prefer to see the dwellings used for rental accommodation during land assembly of properties and that the infiltration of the Commercial uses often frustrates developer's attempts to assemble property for high density residential use.

Alderman DiMarco requested that Mr. Brawley make it clear that the purpose of the meeting was to consider changes to the designation of the area and not a rezoning proposal.

Mr. Brawley explained that before any redevelopment occurs, a rezoning application would have to be applied for and evaluated relative to the development guidelines in the Secondary Plan and subject to a public meeting and the customary processing of applications.

Mr. C. MacAlpine, 11 Charles Street, voiced approval of the proposed redesignations. He advised of difficulties with fencing between his property and the hotel, trespassers, his concern relating to devaluation of homes in the area and the supposed demolition of two houses on June Street.

Staff were requested to check with Ted Jacobs re demolition.

The Manager of the Rosetown Inn, 226 Queen St. E., advised of the intention to erect a privacy fence, according to City standards and to make improvements to the parking lot this Spring.

A resident of 210 Queen Street, commented on traffic hazards at the corner of June and Queen Streets and requested the installation of traffic lights.

- cont'd. -

Mrs. Sousci, residing across from the Hotel, commented on the two houses on June Street that were expected to be demolished.

Discussion ensued regarding the demolition of the houses and activities regarding the hotel.

Liz Neilsen, 70 Kingsmere, asked if the City intends to encourage proposals from developers and suggested that the mixed use designation proposed in the initial Planning report may be more appropriate for the area.

Mr. Gould, representing 36 Beech Street, inquired if the public would be kept informed of any future development in the area. Mr. Brawley explained the rezoning process and notification to the public.

Mr. MacDonald, 23 Beech Street, enquired about the possibility of a through road from Beech Street to June Avenue to offset the closing of Charles Street, and if land expropriation was possible.

Mr. Brawley advised that the existing road network would be adequate, although a private driveway from June Street onto the greenhouse property would be a possibility and that the City would not likely find itself in a position to resort to expropriation in obtaining a public road allowance in that location.

There were no further questions or comments and the meeting adjourned at 8:25 p.m.

31. ~~307~~ ~~411~~ Residence No. 307 or 411
has signed this petition

E1-9

APRIL 29th, 1988

I am a homeowner in the area being reviewed in the Special Study, which includes Charles Street, and June Avenue.

I have read over both study proposals prepared by the Planning Committee.

I am in favour of redesignation of the area, however, I request that Council give very serious consideration to both proposals.

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>
Clarence MacFarlane	11 Charles St.
Rolande MacFarlane	11 Charles St.
H. McCreary	17 Charles St.
W. Hodgson	15 June Ave.
R. Hodgson	15 June Ave.
M. St. James	10 Charles St.
Ch. Widdis	10 Charles St.
L. Taylor	12 JUNE AVE
Paulette & Bob Smyth	23 June Ave
George & Janice Johnston	21 June Ave.
Chiff Allan	9 Charles St.
Elizabeth Allan	9 Charles St.
James M. (Mary)	12 Charles St.
Irene Taylor	12 June Ave
J. J. Meekwell	# 11 June Ave
Charles Vignier	9 June
Jammy Anglehart	17 June Ave.
Don Bunt	17 JUNE AVE
Alan Jordan	13 Charles St
L. Gordon	17 CHARLES ST
R. D. Little	8 CHARLES ST
Max Nelson	8 CHARLES ST

APRIL 29th, 1988

I am a homeowner in the area being reviewed in the Special Study which includes Charles St. & June Ave.

I have read over both Study Proposals prepared by the Planning Committee.

I am NOT in favour of redesignation for the following reason:

Mrs H Luthbert

NAME

7 Charles St

ADDRESS

E1-42

APRIL 29th, 1988

I am a homeowner in the area being reviewed in the Special Study which includes Charles St. & June Ave.

I have read over both Study Proposals prepared by the Planning Committee. I am NOT in favour of redesignation for the following reason:

NAME

Harvey Cuthbert

ADDRESS

T. Charles St

May 11th, 1988

Dave Tufts
Assistant Clerk
150 Central Park Drive
BRAMPTON, Ontario
L6T 2T9

Dear Dave,

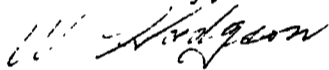
This letter is a follow up to our meeting of May 4th, 1988 chaired by Alderman Palleschi regarding the redesignation of June, Charles and Beech Street area.

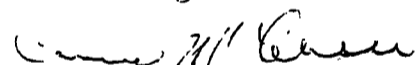
The majority of the residents (21 for 2 against) are in favour of the redesignation as indicated on the petition given to the Planning Committee.

We will be in attendance at the meeting on May 16th, 1988 and if there are any questions of us, we will address them.

Our spokesperson is William Hodgson, and can be reached at 451-4436 or I can be reached at 857-6915, Carm McCreary.

Yours Sincerely,


William Hodgson


Carmen McCreary

c.c. Fred Dalzell

The Regional Municipality of Peel

Department of Public Works

December 30, 1987

File: B-22

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T8

Attention: Mr. Carl Brawley, Policy Planner

Re: Beech Street Land Use Study
Your File: SP 8.1

City of Brampton PLANNING DEPT.	
Date	JAN 08 1988 Rec'd.
File No.	SP8.1

Further to your letter of December 11, 1987 regarding the proposed conversion of residential lands to commercial uses in the above discribed area we wish to comment as follows:

Sanitary Sewers

250mm \emptyset sewers are available on Queen Street, Charles Street, June Avenue and Beech Street. A 200mm \emptyset sewer is available on Church Street. These are of adequate size to accomodate the proposed land use.

Water Facilities

A 400mm \emptyset watermain is available on Kennedy Road. A 300mm \emptyset watermain is available on Queen Street. 150mm \emptyset watermainis are available on Charles Street, June Avenue, Beech Street and Church Street. All watermainis are of adequate size to accomodate the proposed land use.

Region Roads

Region roads are not affected.

Should you have any further questions, please contact the undersigned at 791-9400 extension 389.

Yours truly

M. Zamojc

M.D. Zamojc, P.Eng.
Planning & Development Engineer
Engineering &
Construction Division

MDZ/dm

c.c. D. Billett - Region of Peel

02-17-88

talked to Mitch Z. re:
increasing density to 60UPP
with a developed Area of 500
acres and additional
600-700 people, Mitch did
not see any difficulties
accommodating such redevelopment
on existing services (water/sewer)

CB

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 - (416) 791-9400