



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

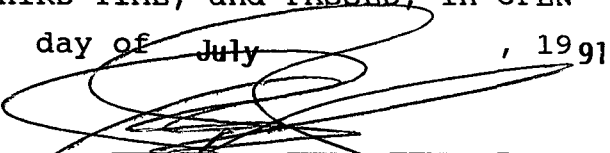
Number 149-91

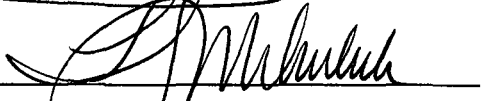
To adopt Amendment Number 203  
and Amendment Number 203 A  
to the Official Plan of the City  
of Brampton Planning Area

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 203 and Amendment Number 203 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 203 and Amendment Number 203 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 15th day of July, 1991.

  
\_\_\_\_\_  
PAUL BEISEL - MAYOR

  
\_\_\_\_\_  
LEONARD J. MIKULICH -  
CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
\_\_\_\_\_  
DATE: 11/11

08/91

WORKING COPY FOR  
CANVASSING PURPOSES ONLY

AMENDMENT NUMBER 203  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 203 A  
to the Official Plan of the  
City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

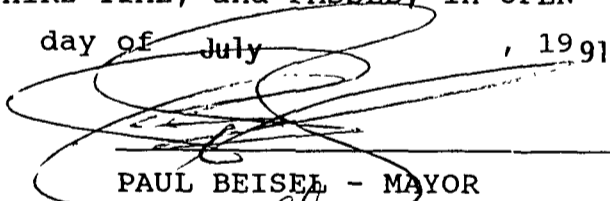
Number 149-91

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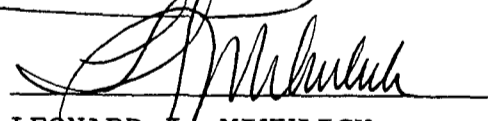
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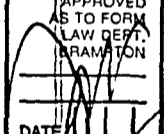
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\_\_\_\_\_  
LEONARD J. MIKULICH -  
CITY CLERK

LEONARD J. MIKULICH -  
CITY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE:           

08/91

AMENDMENT NUMBER 203  
and  
AMENDMENT NUMBER 203 A  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the residential density of certain properties within the north-west quadrant of the intersection of Ray Lawson Boulevard and Malta Drive.

2.0 Location

The lands subject to this amendment are described as Part of Lot 14, Concession 1, W.H.S., in the former geographic Township of Toronto, now in the City of Brampton. The lands are located on the west side of Malta Drive and have an area of approximately 5.62 hectares.

3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number: 203

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 and set out in the first paragraph of section 7.2.7.24, Amendment Number 203 A;

3.2 Amendment Number 203 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by deleting therefrom subsection 5.4.3, and substituting therefor the following:

"5.4.3 The Residential High Density designation located west of Highway Number 10 at the northwest corner of the McMurchy Street Extension and the collector road (Ray Lawson Boulevard) which crosses the Fletchers Creek, bordered on the west by hazard Lands and on the north by a senior public school site, may have a maximum net residential density of 154.8 units per hectare provided that the total number of dwelling units in the subject high density designation shall not exceed 870 units."

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 203  
AND  
AMENDMENT NUMBER 203A

Attached are copies of planning reports, dated June 12, 1990, and notes of a Public Meeting held on July 4, 1990 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were received with respect to the application.

Peel Board of Education.....October 16, 1989

The Dufferin-Peel Roman Catholic  
Separate School Board.....October 18, 1989

The Regional Municipality of Peel.....October 20, 1989

The Credit Valley  
Conservation Authority.....December 1, 1989

# INTER-OFFICE MEMORANDUM

*Sent to PC  
June 18*

Office of the Commissioner of Planning & Development

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June 12, 1990

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 14, Concession 1, W.H.S.  
(Toronto Township) and Blocks 2 and 8,  
Plan 43M-923, Ward 3  
CITY SOUTH LIMITED  
Our File Number T1W14.11

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## 1.0 Background

An application to amend the Official Plan and zoning by-law for land located at the north-west corner of the intersection of Malta Avenue and Ray Lawson Boulevard was referred to staff by City Council at its meeting held on 1989 10 11 for a report in accordance with Council's procedures.

## 2.0 Property Characteristics

The property subject to the Official Plan amendment application has a dimension on Ray Lawson Boulevard of 229.65 metres;(753.445 feet), a dimension on Malta Avenue of 365.84 metres (1200.262 feet) and comprises an area of 5.62 hectares (13.887 acres). The subject land is flat with a slight slope towards Fletchers Creek. Located on the southerly part of the subject property is Coronation condominium high rise apartment building, a detached single family residence and the Imperial, a 228 unit high rise condominium apartment building under construction.

The significant vegetation consists of landscaping surrounding the existing detached single family residence.

Adjacent land uses:

NORTH: vacant land reserved for public elementary school purposes.

EAST: Malta Avenue, and beyond Malta Avenue is vacant land of City South shopping plaza under development;

SOUTH: Ray Lawson Boulevard, and beyond Ray Lawson Boulevard is detached single family development, and

WEST: Fletchers Creek valleyland.

### 3.0 Official Plan and Zoning By-law Status

The property is designated by the Fletchers Creek South Secondary Plan as Residential High Density, permitting for the property at the north-west corner of the intersection of Ray Lawson Boulevard and Malta Avenue, a maximum net residential density of 98.84 units per hectare (40 units per acre), and for the balance of the land, a density of 125 units per net hectare (50.59 units per net acre) provided the total number of dwelling units does not exceed 725 units. By-law 139-84, as amended, zones the south-westerly portion of the property Residential Apartment A (Holding)-Section 779 (R4A(H)-Section 779) and the remainder as Residential Apartment B-Section 778 (R4B-Section 778).

### 4.0 Proposal

The applicant proposes to erect on a 1.54 hectare (3.80 acre) site situated at the northerly portion of the subject lands, two 23 storey apartment buildings. Each building will contain 179 dwelling units and parking facilities will be provided on the basis of two spaces for each dwelling unit, equivalent to the condominium apartment standard. Landscaped open space is intended to be provided on the basis of 50 per cent of the site area.

Specifically, Fletchers Creek Secondary Plan is to be amended to change the total number of permitted residential high density dwelling units from 725 to 870, and to amend the maximum net residential density of 125 units per hectare (50.59 units per acre) to 156 units per hectare (63.13 units per acre).

To implement the Official Plan amendment, By-law 139-84, as amended by By-laws 250-87 and 293-87, is to be amended to accommodate:

- a) an increase in the number of dwelling units in Building Area C from 442 to 587;



- b) a change in the floor space index of the R4B-Section 778 zone from 2.22 to 2.60, and
- c) a landscaped open space percentage of less than 60 per cent provided that the average for the entire project is not less than 60 per cent.

5.0 Comments

The result of circulation to City departments and external agencies has produced the following responses:

The Credit Valley Conservation Authority has no objection to the application for amendment, but notes that all development is subject to site, grading and drainage approval, as required by the Subdivision Agreement, which will be dealt with through the site plan review process.

Community Services Department, Parks and Recreation advises that:

- a) The department objects to the reduction of the 60% landscaped open space for individual sites since it will cause the building mass to be located closer together and create a building form which is significantly different from the previously approved application.
- b) Cash-in-lieu of parkland will be based on 1 ha per 300 dwelling units and the appraised value of the land at the time of the issuance of the building permit in accordance with the Planning Act and the City's capital contribution policy.
- c) A landscape plan is to be prepared by the applicant for the development of site.
- d) The applicant is to fence the perimeter of the site adjacent to parkland on the west and north with 1.2m high black vinyl chain link fence in accordance with City specifications.

Public Works and Building Department, Traffic Engineering Services Division advise that:

"Traffic staff have had an opportunity to review the Fletchers Creek Traffic Analysis, immediately to the north of the subject City South lands. As a result, we are recommending that from a traffic point of view, a maximum net residential density for the Fletchers Creek

lands and adjacent area should not exceed 50 units per acre. Therefore, as the subject lands have an existing density of 50.59 units per acre, any increase would be detrimental to the surrounding road network.

In short, we do not support the application from a traffic engineering perspective."

Building and By-law Division request that precautions be taken to ensure that easements can be enforced for sanitary and storm services which may be common to condominium buildings, and that buildings should be sited to minimize wind sectors caused by the proximity of buildings to each other.

Planning and Development Department, Urban Design and Zoning Division has compiled a statistical table of density and open space percentages as follows:

<u>Location</u> (Parcel)	<u>Density</u> (Units per Acre)	<u>Open Space</u> (Percentage)
A (Coronation)	41	69
B (The Imperial)	79.5	60
C & D (Proposal)	94	50
E (Single family redeveloped)	36	71

The Division notes that the density of the proposal is more than double the density of the southerly sites A and E. Further, the distance between the buildings is felt not to be satisfactory. It is concluded that the application is not desirable.

The following agencies have advised that they have no comments: Law Department; Public Works and Building Department - Development and Engineering Services Division; Community Services Department - Fire and Transit; Peel Public Works Department, and Peel Board of Education.

#### 6.0 Discussion

The Building Division concern with the adverse effects of wind vector effects arises from the closeness of the proposed apartment Buildings, B, C and D and the direction of the prevailing winds from the west and north-west. The Urban Design and Zoning Division also note that the

separation distance between the proposed apartment buildings is not satisfactory. According to the submitted concept site plan the 23 storey apartment buildings with a height of about 62.5 metres (205 feet) will be approximately 17 metres (56 feet) apart for buildings C and D and about 27 metres (88.5 feet) for buildings C and B. The southerly group of buildings, the Coronation - Building A, the Imperial - Building B now under construction and the future apartment building to occupy the site of the existing detached residence - Building E, will have a separation distance of about one-half the combined height of each building, which is the usual requirement of conventional zoning standards. However, with increased densities and to avoid a regimented appearance, tall buildings can be placed closer together if the resulting orientation does not unduly infringe upon privacy nor cause unpleasant wind vector effects. For comparison purposes, the separation distance between high use apartment buildings in the Kings Cross Road and Knightsbridge Road area for buildings of a comparable height and density ranges from 18 metres (59.0 feet) to 43.5 metres (142.7 feet). The adverse effects of wind vectors at ground level can be mitigated at the site plan approval stage, if they are likely to be troublesome, through building orientation, building design and by the provision of berms, walls, fences and vegetation to protect pedestrians and to lessen wind velocity. The proposal seeking a higher density and an additional high rise building will detract from the open design characterized by the southerly building pattern. The current by-law will permit a building of 21 to 22 storeys having a minimum of 213 dwelling units to be sited a distance from the Imperial - Building B, consistent with the pattern to the south.

The Planning Policy and Research Division report, "Fletchers Creek South Secondary Plan", file SP24, to be presented to Planning Committee at its June 18, 1990 meeting dealing with the development of the southwest quadrant of Steeles Avenue and Hurontario Street, recommends that the maximum residential density be 52 units per net acre in order to incorporate an acceptable level of service for ultimate traffic projections. The density of 52 units per acre is consistent with the density of 125 units per net hectare (50.59 units net acre) for the residential lands on the west side of Malta Avenue. There is little justification to support an increase in the overall density from 125 units per net hectare (50.59 units per net acre) to 156 units per net hectare (63.13 units per net acre) if the density in the south-west quadrant of Steeles Avenue and Hurontario Street is to be held at 128.5 units per net hectare (52 units per net acre) if affordable housing is to be provided.

The normal processing procedure would examine the specific site as an individual entity. In this case, the density would be 232.5 units per net hectare (94.2 units per net acre). The above average density is masked by the attempt to spread the higher density over the entire area lying west of Malta Avenue and south of a proposed elementary school site which comprises a number of discrete sites. Therefore, the density of 232.5 units per net hectare would be considered excessive and not appropriate for the locality.

7.0 Recommendation

The application to amend the Official Plan and zoning by-law to permit more intensive development on a restricted area is not supportable. It is recommended that Planning Committee recommend to City Council that the application under File Number T1W14.11 not be approved.

Respectfully submitted,



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

AGREED:



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

LWHL/am/CitySouth

11

**BY STRIPES**

<b>A</b>	Site area	1,917 sq
	Number of stories	12
	Number of units	112
	Area of parking	1,112 sq ft
	Area of landscaping	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft

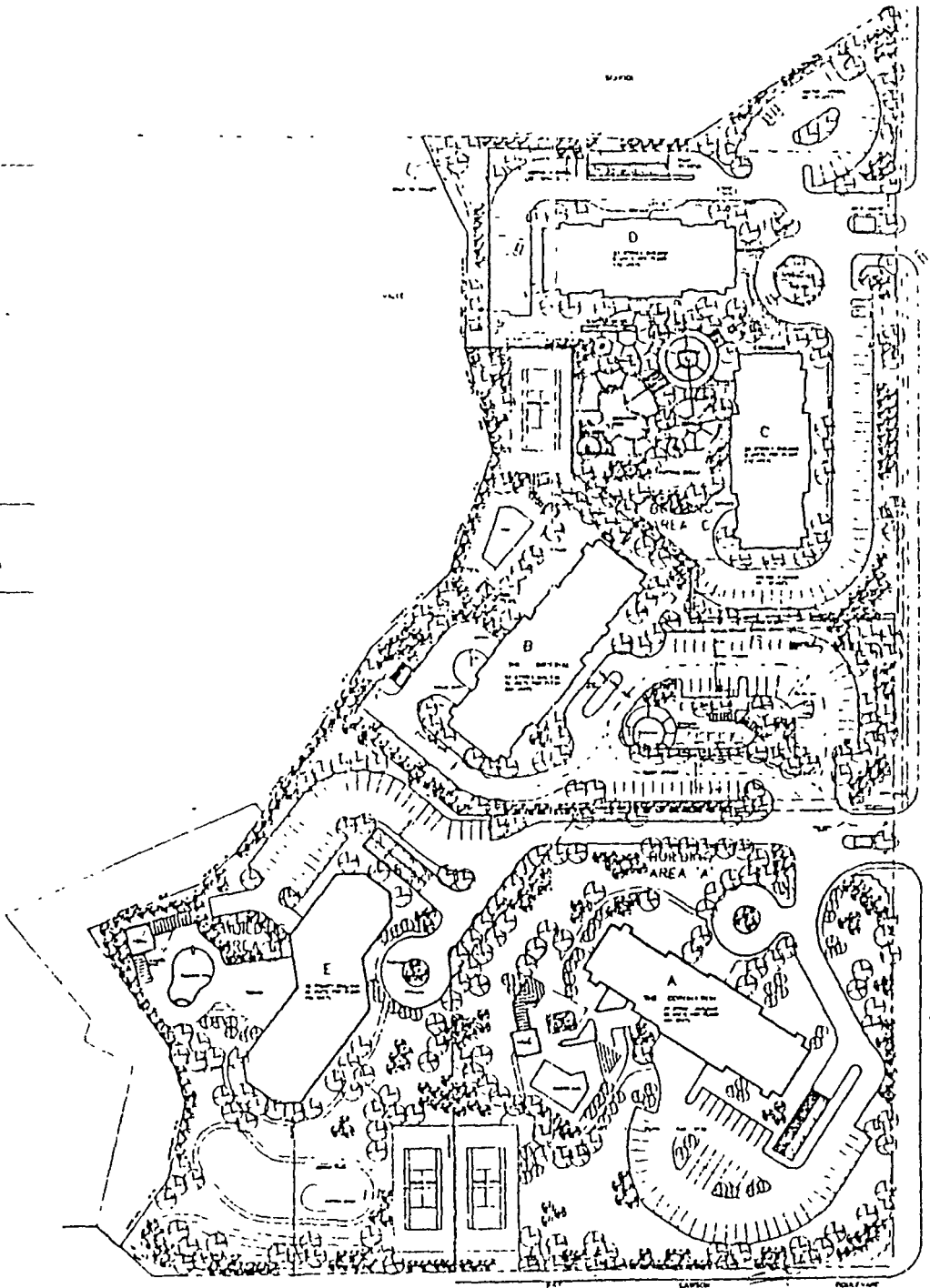
<b>B</b>	Site area	1,112 sq
	Number of stories	12
	Number of units	112
	Area of parking	1,112 sq ft
	Area of landscaping	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft

<b>C</b>	Site area	1,112 sq
	Number of stories	12
	Number of units	112
	Area of parking	1,112 sq ft
	Area of landscaping	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft

<b>D</b>	Site area	1,112 sq
	Number of stories	12
	Number of units	112
	Area of parking	1,112 sq ft
	Area of landscaping	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft

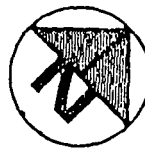
<b>E</b>	Site area	1,112 sq
	Number of stories	12
	Number of units	112
	Area of parking	1,112 sq ft
	Area of landscaping	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft
	Area of site	1,112 sq ft

<b>TOTAL</b>	Site area	5,260 sq
	Number of stories	12
	Number of units	560
	Area of parking	5,260 sq ft
	Area of landscaping	5,260 sq ft
	Area of site	5,260 sq ft
	Area of site	5,260 sq ft
	Area of site	5,260 sq ft



**CITY SOUTH LIMITED**

**CONCEPT SITE PLAN**

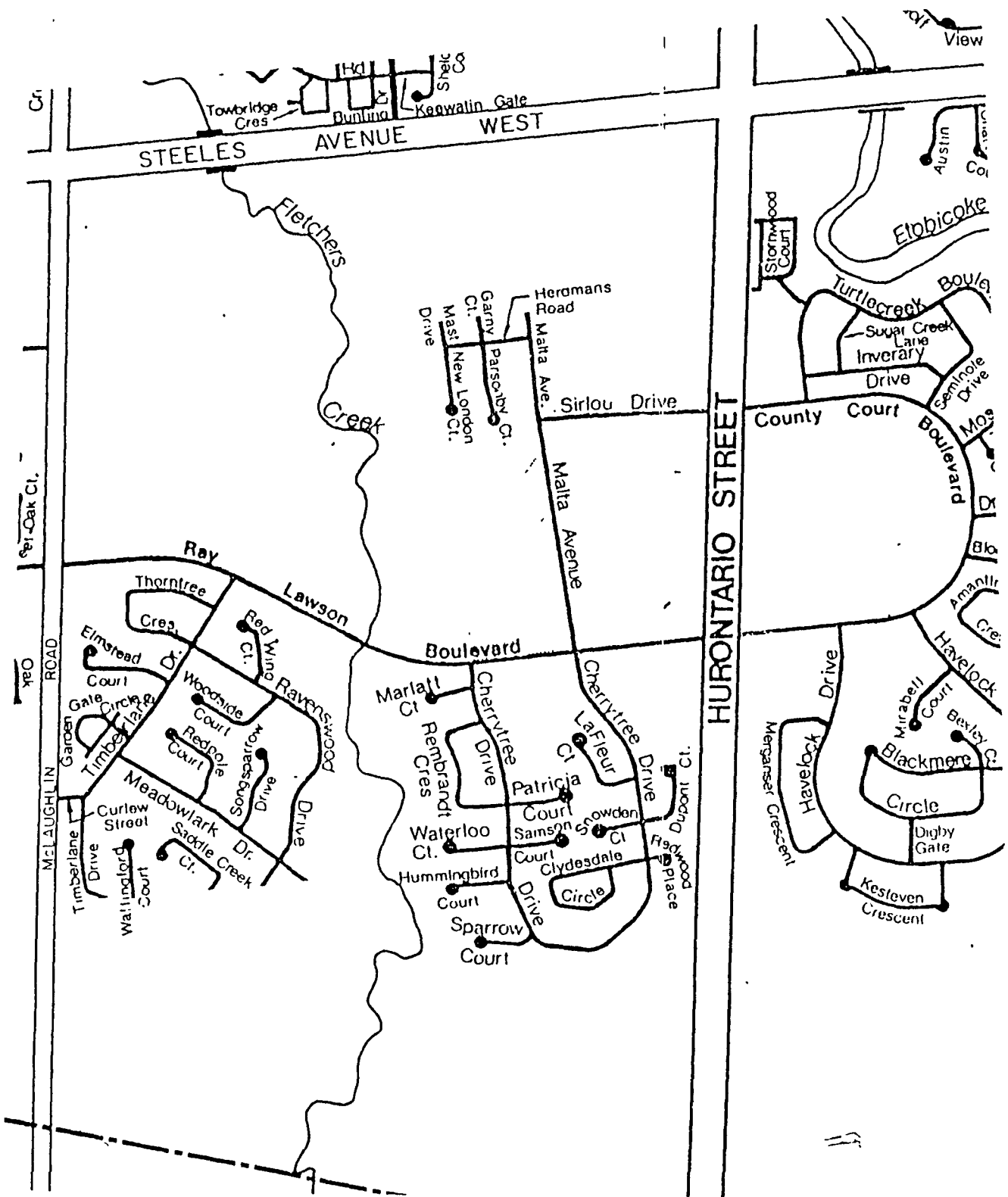


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**CITY OF BRAMPTON**  
Planning and Development

Date: 90 04 06  
File no. TIW14.11

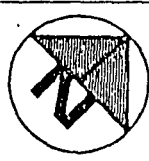
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 SUBJECT PROPERTY

CITY SOUTH LIMITED

LOCATION MAP



1:10 000

CITY OF BRAMPTON  
Planning and Development

Date: 90 04 06      Drawn by: JRB  
File no. TIW14.11      Map no. 75-32A

# INTER-OFFICE MEMORANDUM

F9

## Office of the Commissioner of Planning & Development

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August 3, 1990

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: APPLICATION TO AMEND THE OFFICIAL PLAN  
AND ZONING BY-LAW  
Part of Lot 14, Concession 1, W.H.S.,  
(Toronto Township),  
and Blocks 2 and 8, Plan 43M-923  
Ward 3  
CITY SOUTH LIMITED  
Our File: T1W14.11

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The notes of the Public Meeting held on July 4, 1990 are enclosed for the information of Planning Committee.

It will be recalled that the applicant has requested an amendment to both the Official Plan and zoning by-law to increase the total number of dwelling units from 725 to 870, and to increase the maximum net residential density from 125 units per hectare (50.59 units per acre) to 156 units per hectare (63.13 units per acre) for the overall site. City Council, on 1990 06 25, approved a Planning Committee Recommendation to hold a public meeting "... with respect to the proposed application and that staff prepare an amendment to provide flexibility with respect to bonusing up to 65 u.p.a."

If the applicant, City South Limited, were to avail themselves of the opportunity to develop to the maximum of 160.61 units per net hectare (65 units per net acre), approximately 36 additional units would be permitted on the site, allowing them to construct a total of 394 units, presumably to be distributed between two buildings, at the northernly end of the subject property.

Since City Council has not as yet developed a comprehensive

- cont'd. -


bonusing policy, a recommendation with respect to the original application to increase the density and number of dwelling units cannot be submitted. Also, it is suggested that an amendment to the Official Plan to permit bonusing be prepared on a City-wide basis and not be restricted to a site specific locality, such as the applicant's lands.


RECOMMENDATION:

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

- A) Notes of the Public Meeting held on July 4, 1990 be received, and
- B) Further processing of the application filed by City South Limited, Our File Number T1W14.11, be deferred until the appropriate Official Plan amendment in respect of bonusing has been presented for consideration and adoption by City Council, and until the parameters for the implementing zoning by-law amendment have been determined.

AGREED:

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

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

LWHL/ec  
attachment



PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 4, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:06 p.m., with respect to an application by CITY SOUTH LIMITED (File No: T1W14.11 - Ward 3) to amend both the Official Plan and Zoning By-law and to permit the development of an additional high rise apartment building on the northerly portion of the site.

- Members Present: Councillor Peter Robertson - Chairman
- Alderman S. Di Marco
- Alderman S. Fennell
- Alderman A. Gibson
- Alderman P. Palleschi
- Alderman F. Russell
- Alderman J. Sprovieri

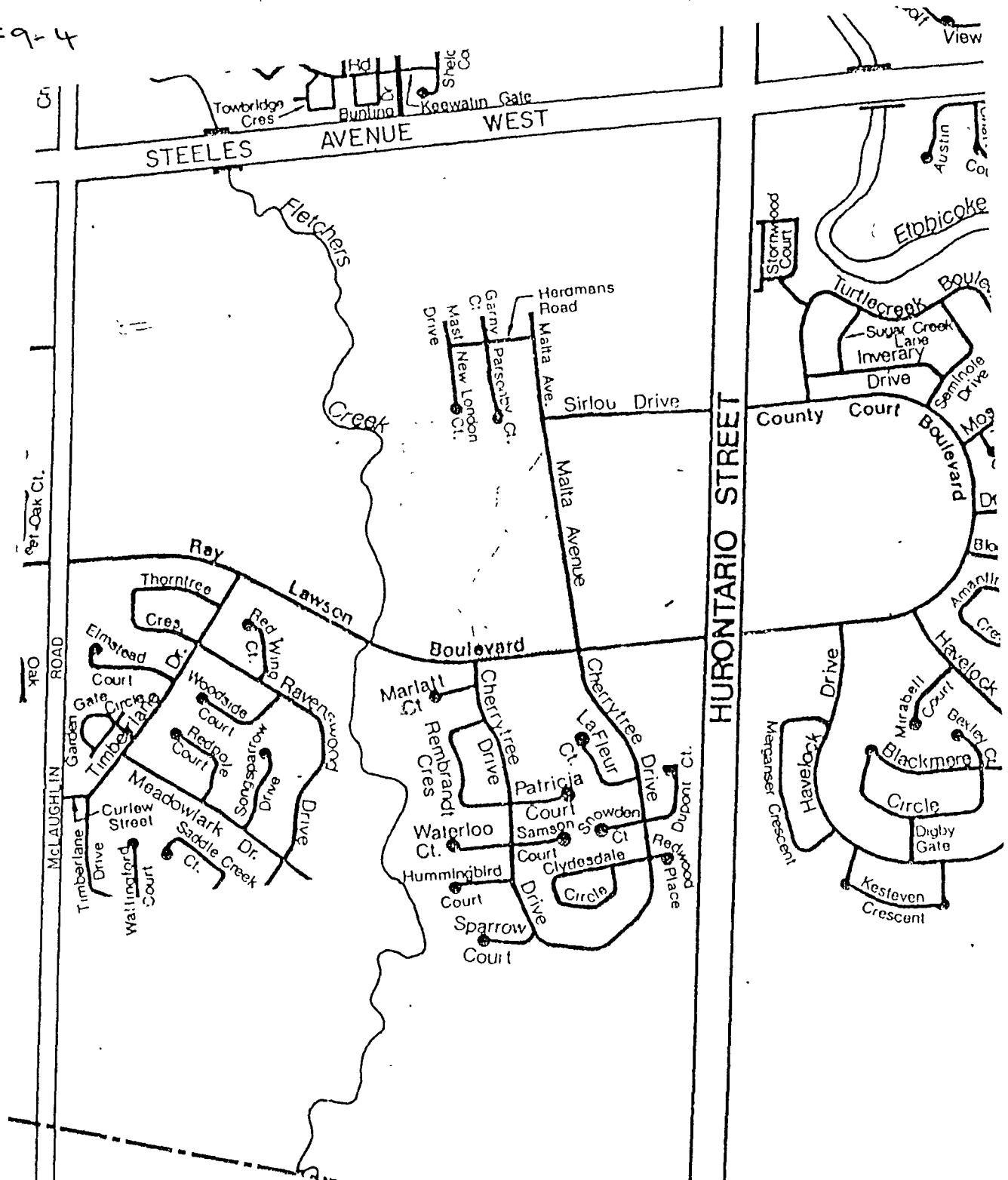
- Staff Present: J.A. Marshall, Commissioner of Planning and Development
- L.W.H. Laine, Director, Planning and Development Services Division
- J. Armstrong, Development Planner
- K. Ash, Development Planner
- C. Brawley, Policy Planner
- J. Corbett, Development Planner
- A. Rezoski, Development Planner
- H. Harwood, Secretary

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

There were no interested members of the public in attendance and the meeting adjourned at 9:07 p.m.

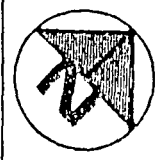
F9-4



 SUBJECT PROPERTY

CITY SOUTH LIMITED

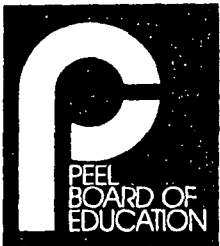
LOCATION MAP



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CITY OF BRAMPTON  
Planning and Development

Date: 90 04 06      Drawn by: JRB  
File no. TIWI4.11      Map no. 75-32A



TRUSTEES  
 Carolyn Parrish  
 (Chairman)  
 L. Cliff Gyles  
 (Vice-Chairman)

Roger Barrett  
 Joanne Booth  
 Cathrine Campbell  
 George Carlson  
 Karen Carstensen  
 Beryl Ford  
 Gail Green  
 Dr. Ralph Greene  
 Gary Heighington  
 Alex Jupp  
 William Kent  
 Robert Lagerquist  
 Thomas McAuliffe  
 Janet McDougald  
 Marolyn Morrison  
 Sandy Ransom  
 Rosemary Taylor  
 Ruth Thompson  
 Carolyne Wedgbury

Director of Education  
 and Secretary  
 R J Lee B.A., M.Ed.

Associate Director  
 of Education  
 W W Hulley, B.A., M.Ed.

Associate Director of  
 Education/Business  
 and Treasurer  
 M D Roy C.A.

October 16, 1989

L.W.H. Laine, Director,  
 Planning and Development  
 Services Division  
 City of Brampton  
 150 Central Park Drive  
 Brampton, Ontario  
 L6T 2T9

Dear Mr. Laine:

Re: Application to Amend the Official Plan  
 and Zoning By-law  
 Pt. of lot 14, Con. 1, W.H.S. (M-923)  
 City South Limited  
 City of Brampton

The Peel Board of Education has no objection to the additional  
 145 apartment units proposed by this amendment.

Yours truly,

S. Hare  
 Assistant Chief Planning Officer  
 Planning Department

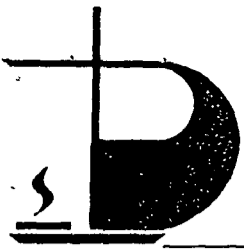
SH/eb  
 CPO/1565

c. Peter Allen  
 Michael Hiscott

City of Brampton  
 PLANNING DEPT.  
 Date OCT 19 1989 Rec'd  
 File No. T1W14-11

H J A Brown Education Centre  
 5650 Hurontario Street  
 Mississauga Ontario L5R 1C6  
 Telephone (416) 890-1099  
 Fax (416) 890-6747

An Equal Opportunity Employer



October 18, 1989

L. W. H. Laine  
Director of Planning and  
Development Services Division  
City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

*[Handwritten signature]*

City of Brampton PLANNING DEPT.	
Date	OCT 25 1989 Rec'd
File No.	.....

Dear L. Laine:

**Re: Application to Amend the  
Official Plan and Zoning By-law  
T1W14.11  
Part of Lot 14, Conc. 1, W.H.S.  
Blocks 2 and 8, 43M-923  
City South Limited  
City of Brampton**

This is to acknowledge receipt of the above noted application and to request an extension of time in order to submit a report to the Board.

Comments regarding this application will be available subsequent to the Board's review.

Yours truly,

*[Handwritten signature: Rebecca McLean]*

Rebecca McLean  
Junior Planner

RM/is

*[Handwritten note: To file 8910206]*

October 20, 1989

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

City of Brampton PLANNING DEPT.	
Date	OCT 23 1989 Rec'd
File No.	T1W14.11

Attention: Mr. L. W. H. Laine, Director  
Planning and Development

Re: Official Plan and Rezoning Application  
City South Limited  
Your File: T1W14.11  
Our File: R42 1W96B

Dear Sir:

In reply to your letter of October 4, 1989 concerning the above noted application, please be advised that our Public Works Department has examined the proposal indicates no objections as full municipal services are available.

We trust that this information is of assistance.

Yours truly,

D. R. Billett  
Director of  
Development Control

VZ:nb



AN ACT OF THE ONTARIO LEGISLATURE

PHONE (416) 670 1615 FAX (416) 670 2210 1 800 668 5557

Our File #

December 1, 1989

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

*Handwritten notes:*  
CITY OF BRAMPTON  
PLANNING AND DEVELOPMENT DEPARTMENT

*Handwritten signature:* Jim  
*Handwritten text:* T1W14.11

Attention: Mr. L.W.H. Laine  
Director, Planning and Development

Dear Sir:

Re: Application to Amend the Official  
Plan & Zoning Bylaw  
Part of Lot 14,  
Concession 1, W.H.S. and  
Blocks 2 and 8, R.P. M-923  
City of Brampton  
CITY SOUTH LIMITED  
City of Brampton File No. T1W14.11  
Our File No. 0Z/B/5/89

Further to your circulation of the above noted application, the following comments are provided for your information.

The subject sites have been previously reviewed by the Authority through Regional Municipality of Peel's Plan of Subdivision File No. 21T-86094-B. Schedule 'G' of the Servicing Agreement for the Plan states that:

2.2 **Blocks 1, 2, 3 and 8** - Prior to the issuance of any building permits, the Owner shall comply with the provisions of the City's Site Plan Control Area By-law. The driveway locations onto Malta Avenue shown on any site plans to be approved, pursuant to the City's Site Plan Control Area By-law, shall be in locations satisfactory to the Commissioner of Public Works. The Credit Valley Conservation Authority's approval shall be obtained for the site plan, and grading and drainage plans for these Blocks.

The purpose of the proposed amendment is to permit an increase in residential density on the site. Therefore, we do not object to the subject application for amendment.

continued .../2

*Handwritten:* 891208

