



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 153-93

To adopt Amendment Number 235
to the 1984 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,
R.S.O. 1990, c.P 13 hereby ENACTS as follows:

1. Amendment Number 235 to the 1984 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 for approval of Amendment Number 235 to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of August, 1993.

~~PETER ROBERTSON, MAYOR~~
PAUL PALLESCHI ACTING-MAYOR

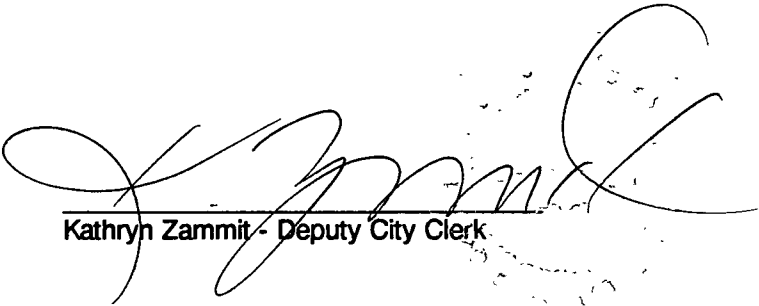
~~LEONARD J. MURPHY~~
~~CLERK~~
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE

I, KATHRYN ZAMMIT, Deputy City Clerk of the City of Brampton do hereby certify that Amendment Number 235 to the 1984 Official Plan for the City of Brampton Planning Area was approved, as modified by the Ministry of Municipal Affairs on February 11, 1994.

Dated at the City of Brampton this 16th day of February, 1994.



Kathryn Zammit - Deputy City Clerk

Original

21-0P.-0031-235

Amendment Number 235
to the 1984 Official Plan of the
City of Brampton Planning Area

Amendment Number 235

to the

City of Brampton Official Plan

Amendment No. 235 to the Official Plan for the City of Brampton, which was adopted by the Council of the Corporation of the City of Brampton, is hereby modified pursuant to Section 17 (9) and 21 of the Planning Act as follows:

1. Item 3.0 Amendments and Policies Relative Thereto is amended by the addition of the following:

"(6) by adding the following as subsection 4 to Part IV - Secondary Plans, Chapter 7: The Brampton Central Secondary Plan, Section 3.2.4:

Section 3.2.4.4


The following policies shall apply to the lands shown of Schedule SP7(a), referred to as 165, 167 and 173 Main Street North, in order to reflect the "Land Use Planning for Housing" Policy Statement:

- (a) opportunities will be created for a broad mix and range of housing types which are suitable for different income and age levels, lifestyles and household structures of the future residents in order to meet the housing needs identified in the Municipal Housing Statement. Mix and range of residential units shall be encouraged to create opportunities for a variety of unit sizes, bedroom counts, and built form;
- (b) innovation will be encouraged in terms of housing types and zoning standards, including restrictions on the size of the affordable units, to ensure that development will create and foster continuing opportunities for affordable housing;
- (c) the developer has agreed to provide a minimum of 25% of the total number of residential units as affordable; and

- (d) the developer shall enter into an agreement with the City with respect to the implementation of these policies. The agreement shall specify the mix and range of units, as well as the maximum unit sizes for the affordable component.

As thus modified, Amendment No. 235 is hereby approved pursuant to Sections 17 and 21 of the Planning Act.

Date: 1994-02-11



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



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON CERTIFIED A TRUE COPY

[Handwritten signature]

BY-LAW

Deputy Clerk
City of Brampton

AUG 27 1993

19

Number 153-93

To adopt Amendment Number 235
to the 1984 Official Plan of the City of
Brampton Planning Area

The Council of The Corporation of the City of Brampton,
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READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of August, 1993.

[Handwritten signature]
~~DEVER ROBERTSON~~ MAYOR
PAUL PALLESCHI ACTING MAYOR

[Handwritten signature]
~~LEONARD~~ WILSON
CLERK
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE *[Handwritten signature]*

AMENDMENT NUMBER 235
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to change the land use designation on a certain property from "Residential" to "Commercial" in the 1984 Official Plan and from "Low Density Residential" to "Downtown Commercial" in the secondary plan to permit a mixed use commercial/residential development.

2.0 LOCATION

The lands subject to the amendment are located on Main Street North, and include 165, 167 and 173 Main Street North. The subject property has an area of 0.589 hectares (1.45 acres) and is described as Part of Lot 6, Concession 1, west of Hurontario Street, in the geographic Township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto

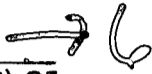
3.1 The document known as the 1984 Official Plan for the City of Brampton Planning Area is hereby amended:

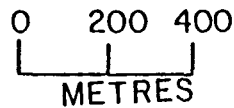
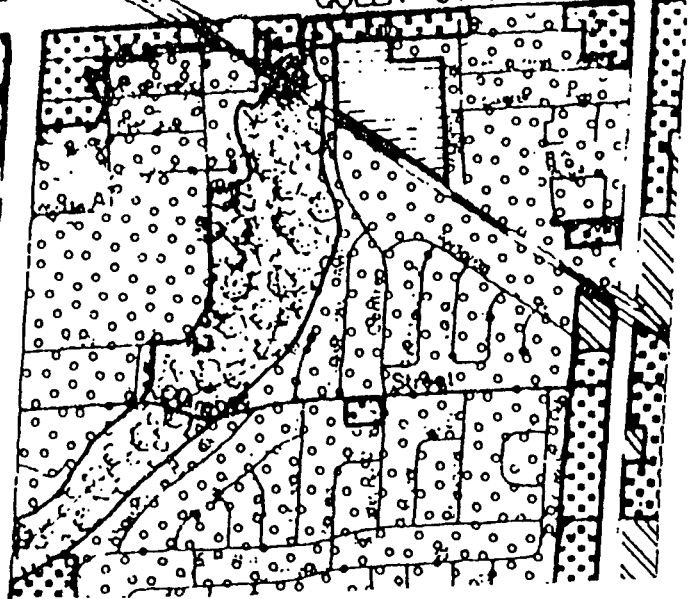
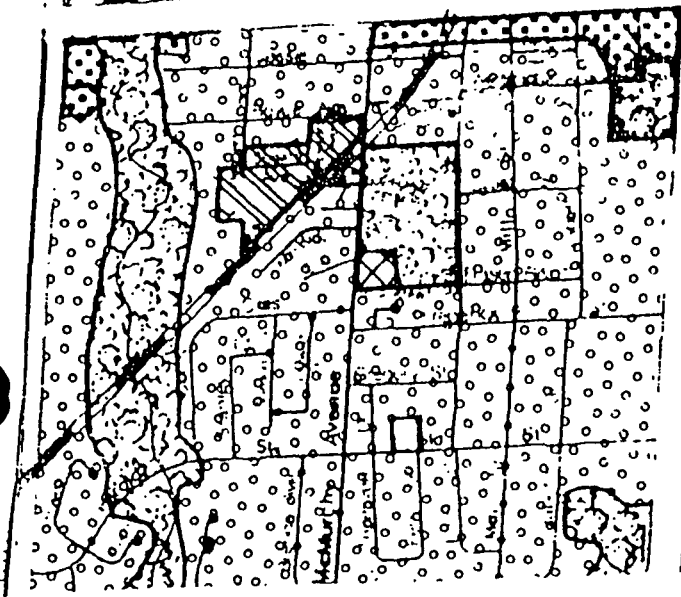
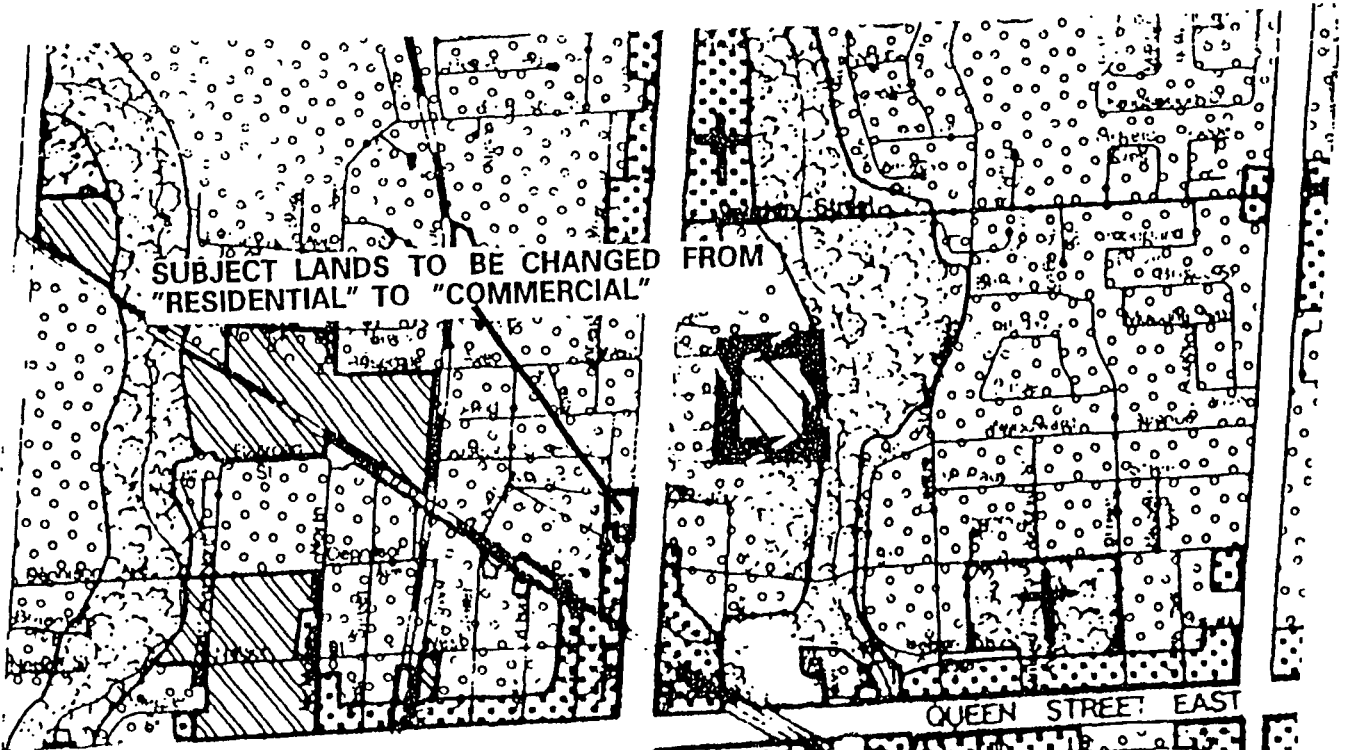
- (1) by changing on Schedule "A" thereto, the designation of the lands shown outlined on Schedule A to this amendment as subject lands, from "Residential" to "Commercial";
- (2) by changing Schedule F thereto, to show the lands shown outlined on Schedule B to this amendment designated as "Four Corners Commercial";
- (3) by changing on Schedule SP7(a) Brampton Central Planning Area thereto, the boundary of the Main Street North area, as shown on Schedule C to this amendment;
- (4) by changing on Schedule SP7(a) Brampton Central Planning Area thereto, the land use designation of the lands outlined on Schedule C to this amendment as subject lands from "Low Density Residential" to "Downtown Commercial";

(5) by adding to Section 7.2.7.7. as an amendment to be included in the list of amendments, Amendment Number 235.

MODIFICATION

NO. #2
UNDER SECTION 17(9) OF
THE PLANNING ACT,





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

SPECIALTY AGRICULTURAL

MAY 1987

OFFICIAL PLAN AMENDMENT No. 235



CITY OF BRAMPTON
Planning and Development

Date: 1993 06 09

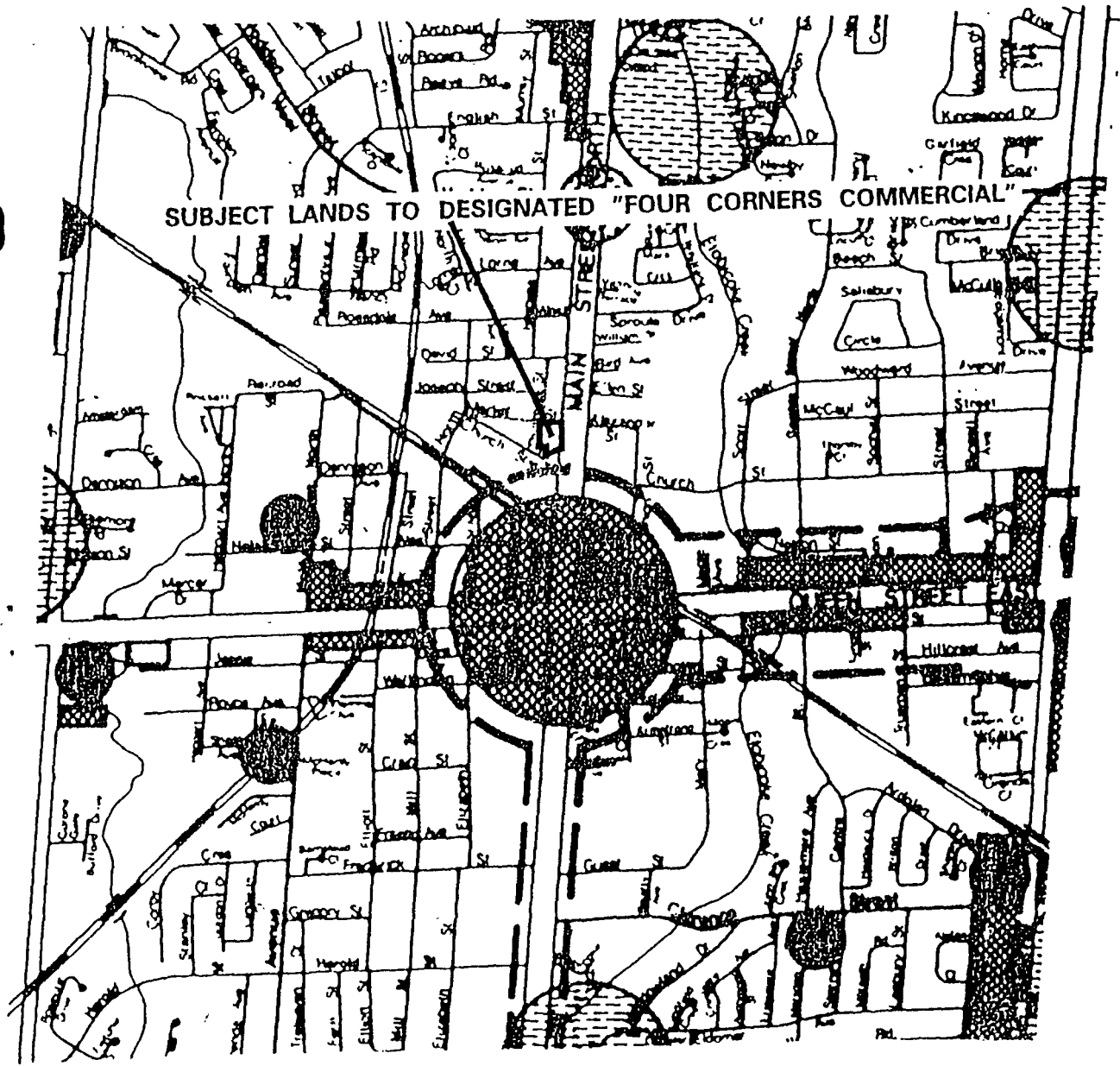
Drawn by: CJK

File no. CIW6.4B

Map no. 42-126L

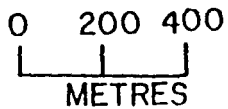
Schedule A

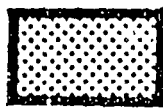





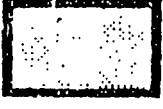
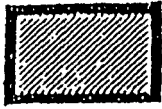

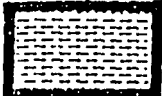
By-law 153-93



COMMERCIAL*

SCHEDULE 'F'



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

OFFICIAL PLAN AMENDMENT No. 235



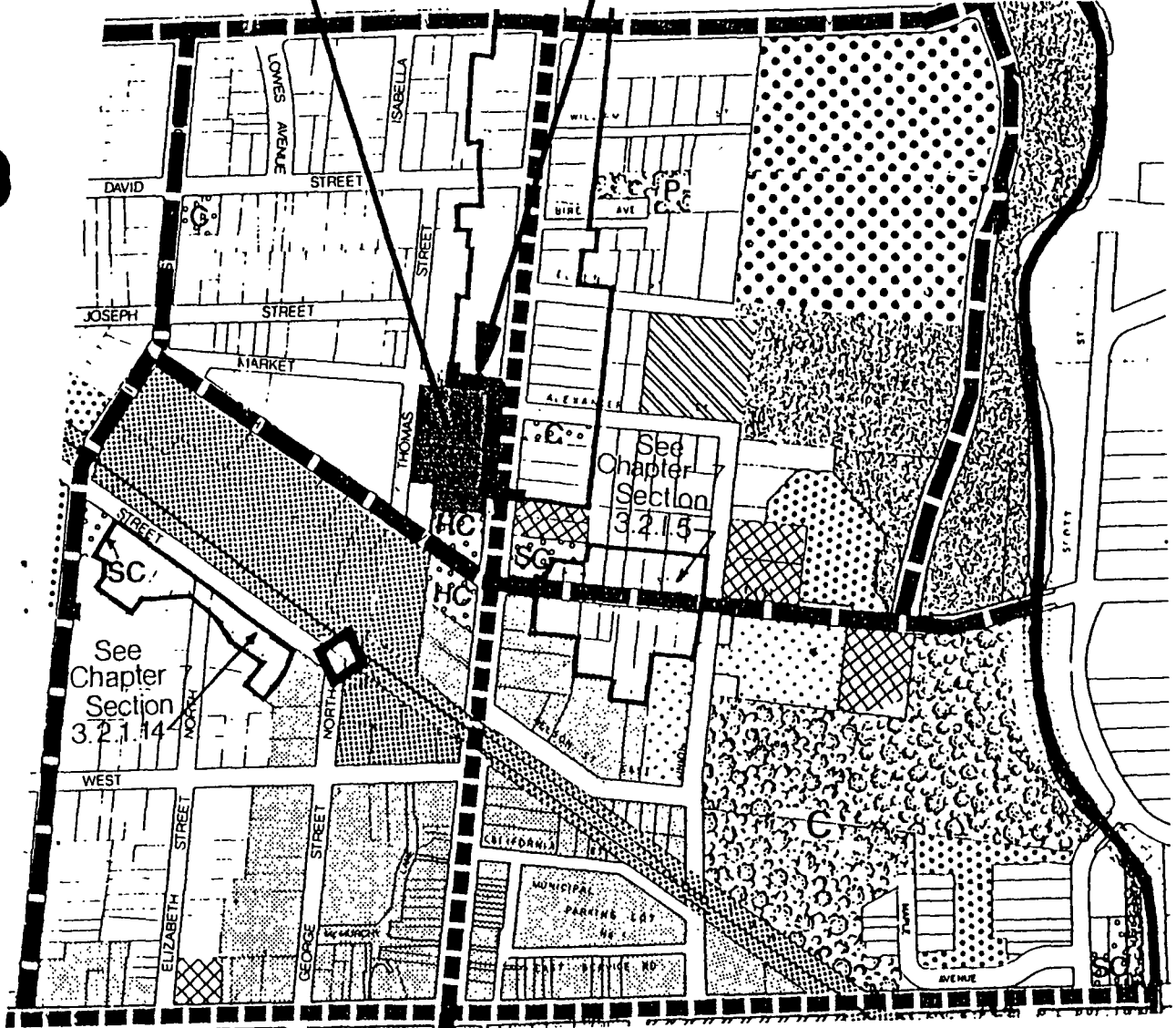
CITY OF BRAMPTON
Planning and Development

Date: 1993 06 09 Drawn by: CJK
File no. CIWG.48 Map no. 42-126M

Schedule B By-law 153-93

SUBJECT LANDS TO BE CHANGED FROM "LOW DENSITY RESIDENTIAL" TO "DOWNTOWN COMMERCIAL"

NEW BOUNDARY OF BRAMPTON CENTRAL SECONDARY PLAN (MAIN STREET NORTH AREA)



Brampton Central Planning Area

Schedule SP7(a)

Land Use — Brampton Central Secondary Plan Area

| | | |
|---|--|---|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none"> Low Density Medium Density Medium High Density High Density <p>COMMERCIAL</p> <ul style="list-style-type: none"> Downtown Commercial Service Commercial Highway Commercial Convenience Commercial Private Commercial - Recreation | <p>PUBLIC OPEN SPACE</p> <ul style="list-style-type: none"> Community Park Specialized Park Parkette <p>HAZARD LANDS</p> <ul style="list-style-type: none"> Hazard Lands <p>INSTITUTIONAL</p> <ul style="list-style-type: none"> Institutional Church School <p>INDUSTRIAL</p> <ul style="list-style-type: none"> Light Industrial | <p>TRANSPORTATION</p> <ul style="list-style-type: none"> Transportation Facilities Major Arterial Road Collector Road Minor Collector Road Local Road Proposed Grade Separation Special Study Area <p style="text-align: center;">0 100 200 METRES</p> |
|---|--|---|

OFFICIAL PLAN AMENDMENT No. 235



CITY OF BRAMPTON
Planning and Development

Schedule C By-law 153-93

Date: 1993 06 09 Drawn by:
File no. C1W6.48 Map no. 42-126N

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 235

Attached are copies of the planning report, dated May 17, 1993, and the notes of the public meeting held on June 2, 1993, after notification in the local newspapers and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

| | |
|---|--------------------|
| Peel Board of Education | September 17, 1993 |
| Metropolitan Toronto and Region Conservation Authority | October 15, 1992 |
| The Dufferin-Peel Roman Catholic Separate School Board | October 21, 1992 |
| Canadian National Railway | June 2, 1993 |
| Mr. Angus Taylor | June 8, 1993 |

INTER-OFFICE MEMORANDUM *PC - May 17*

Office of the Commissioner of Planning and Development

DATE: May 17, 1993
TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: **Executive Summary**
Application to Amend the Official Plan and Zoning By-law
Part of Lot 6, Concession 1, W.H.S.
165, 167 and 173 Main Street North
S. HILLIER
Ward Number 5
Our File Number: C1W6.48

The attached staff report examines a proposal for a mixed use commercial and residential development, consisting of 2,800 square metres of office/retail space and 135 residential apartment units.

The applicant is proposing to retain, (in accordance with recent direction from City Council) either through replication or conservation, the front and north side facades of the McKillop Funeral Home currently on the property. The applicant is also intending to retain the building in which the applicant has offices.

The subject property is located on Main Street North, and is bounded by Market Street, Thomas Street, and the existing self serve gas station. The property is described as part of lots 91, 94, 95, 96 and Block B of Registered Plan BR-4.

This proposal was originally submitted in March of 1992, and was subsequently deferred by the applicant for revision. The attached report examines the current (revised) proposal.

The impacts of this development have been thoroughly analyzed, and are outlined in the following Table One - Summary Impact Table.

TABLE ONE
SUMMARY IMPACT TABLE

| FACTOR | SUMMARY IMPACT |
|--|---|
| <i>Official Plan</i> | <i>The Official Plan designation permits residential development on part of the property and commercial development on the balance of the property, however an amendment is required to permit the mixed use development as proposed.</i> |
| <i>Brampton Central Secondary Plan</i> | <i>The property is designated "Low Density Residential", therefore, an amendment is required to permit the mixed use development as proposed.</i> |
| <i>Central Commercial Corridor Study</i> | <i>Mixed use development proposed is generally consistent with the requirements of the study.</i> |
| <i>Urban Design</i> | <i>The proposal represents a sensitive approach to urban intensification. The overall concept is satisfactory and detailed matters will be addressed at the site plan approval stage.</i> |
| <i>Traffic Impact</i> | <i>The development proposed is within the Development Caps contained in the Central Commercial Corridor Study, which are based on traffic capacity, therefore, the development is supportable.</i> |
| <i>Access</i> | <i>Access as proposed from Main Street North, Market Street and Thomas Street is acceptable, with the details to be determined at site plan stage.</i> |
| <i>Parking</i> | <i>Parking is to be provided in accordance with the Central Commercial Corridor Study requirements for both the residential and commercial components, and will incorporate two underground garages and some surface parking.</i> |

Heritage

The applicant has agreed to either replicate or conserve the front and north side facades of the McKillop Funeral Home in accordance with the recent resolution of City Council.

Phasing

The proposal is within the Brampton North sub-area, which has sufficient allocated units remaining, therefore, no phasing conditions are required for this development.

Road Widenings

3.0 metre widenings are required on each of Main Street North, Market Street and Thomas Street.

A 10.0 metre radius rounding is required at the intersection of Main Street North and Market Street, and a 7.5 metre radius rounding is required at the intersection of Market Street and Thomas Street.

Financial

The mixed use development proposed creates an overall assessment of \$2.8 million, achieving the City's assessment ratio.

However, the net financial impact is a negative \$24,000 annually, as the commercial does not entirely offset the residential component.

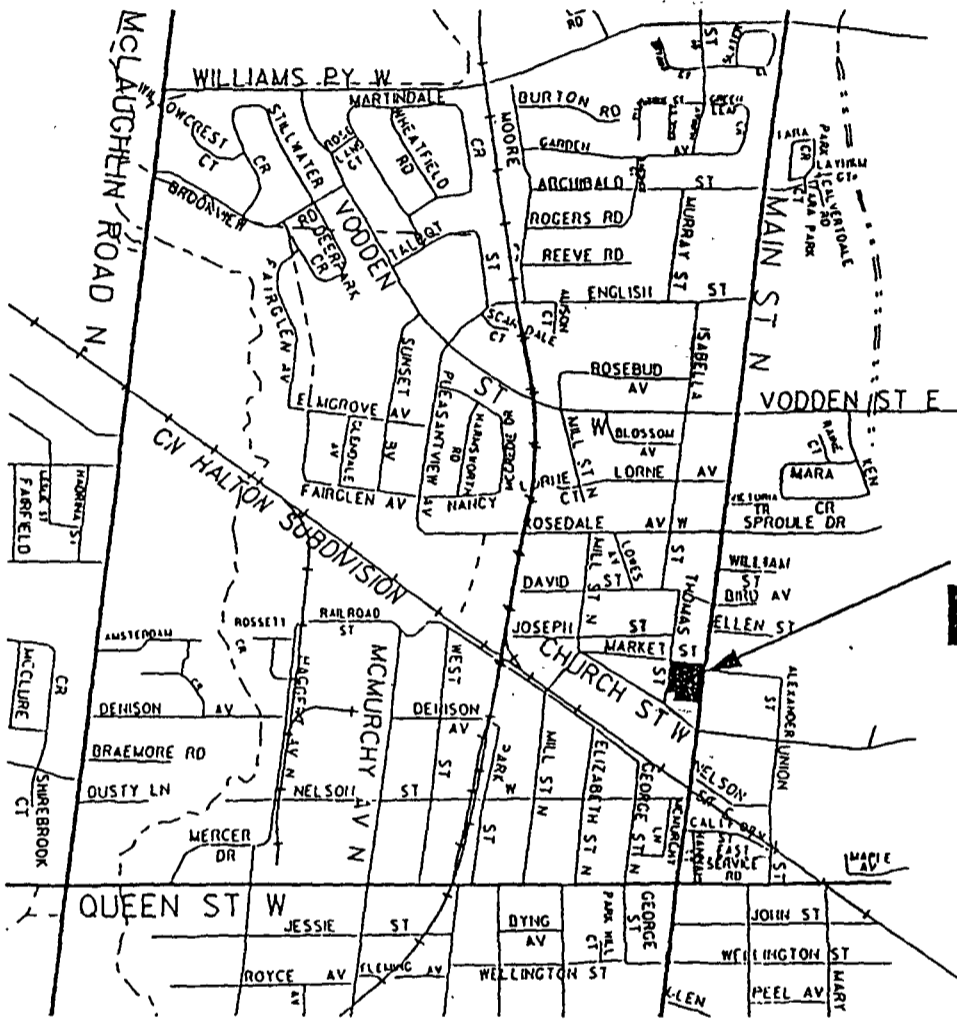
Compared to the existing use of the land, the proposal will generate significantly higher taxes and assessment value (refer to Appendix B).

Servicing

Prior to the enactment of an amending by-law, a flow test is required to determine if sufficient water is available for the proposed redevelopment.

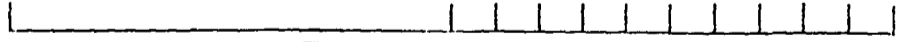
OVERALL SUMMARY

The proposal implements the land use intent of the Central Commercial Corridor Study. There are no significant impacts which detract from the planning merits of the proposed redevelopment. The applicant has shown a sensitive approach to the concept design, and is intending to satisfy City Council's resolution with respect to the replication/preservation of the McKillop Funeral Home in the new building design. Accordingly, it is recommended that the application be approved subject to a public meeting and appropriate conditions.



**Subject
Property**

2000M



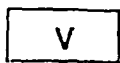
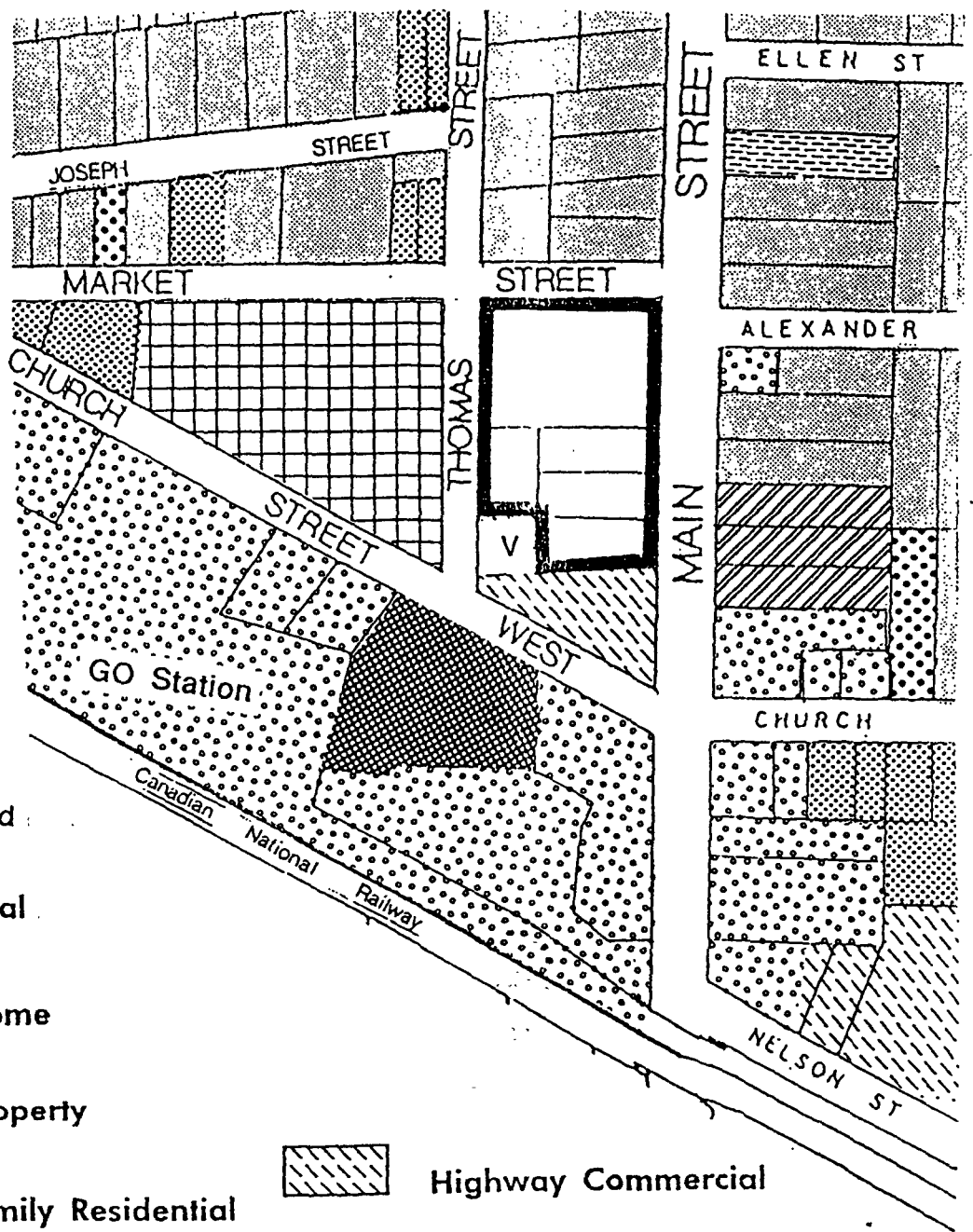
CITY OF BRAMPTON

LOCATION MAP

Date: 1992 04 02 Drawn By: K.M.II.
File no. CIW6.48 Map no. 42-126A



**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
S. HILLIER**



Vacant Land



Commercial



Group Home



Subject Property



Single Family Residential



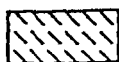
Two-Family Residential



Residential Apartment



Institutional (Church)



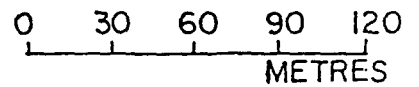
Highway Commercial



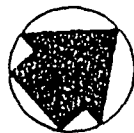
Composite
Commercial / Residential



Residential Condominium



CITY OF BRAMPTON



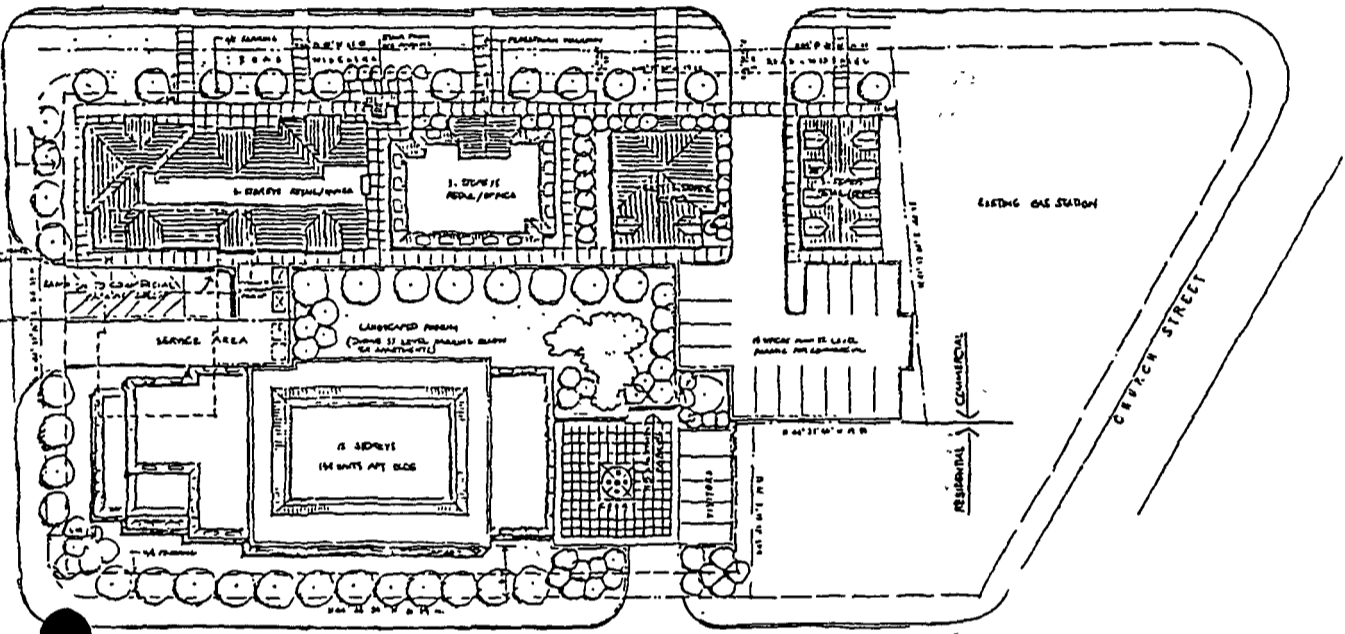
LAND USE MAP

Date: 1992 04 23
File no. CIW6.48

Drawn By: K.M.H.
Map no. 42-126C

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
S. HILLIER

MAIN STREET



THOMAS STREET

Site and Building Statistics

| Category | Value | Notes |
|-----------------|-------|-------|
| Site Area | 1.05 | Acres |
| Building Area | 1.05 | Acres |
| Lot Area | 1.05 | Acres |
| Street Frontage | 1.05 | Acres |
| Other | 1.05 | Acres |

MAIN STREET NORTH REDEVELOPMENT

SUZANNE & AYA HILLIER
 Brampton, Ontario
 Glen Schnarr & Associates, Planners
 Zippan & Barratt Architects Inc.

OF BRAMPTON

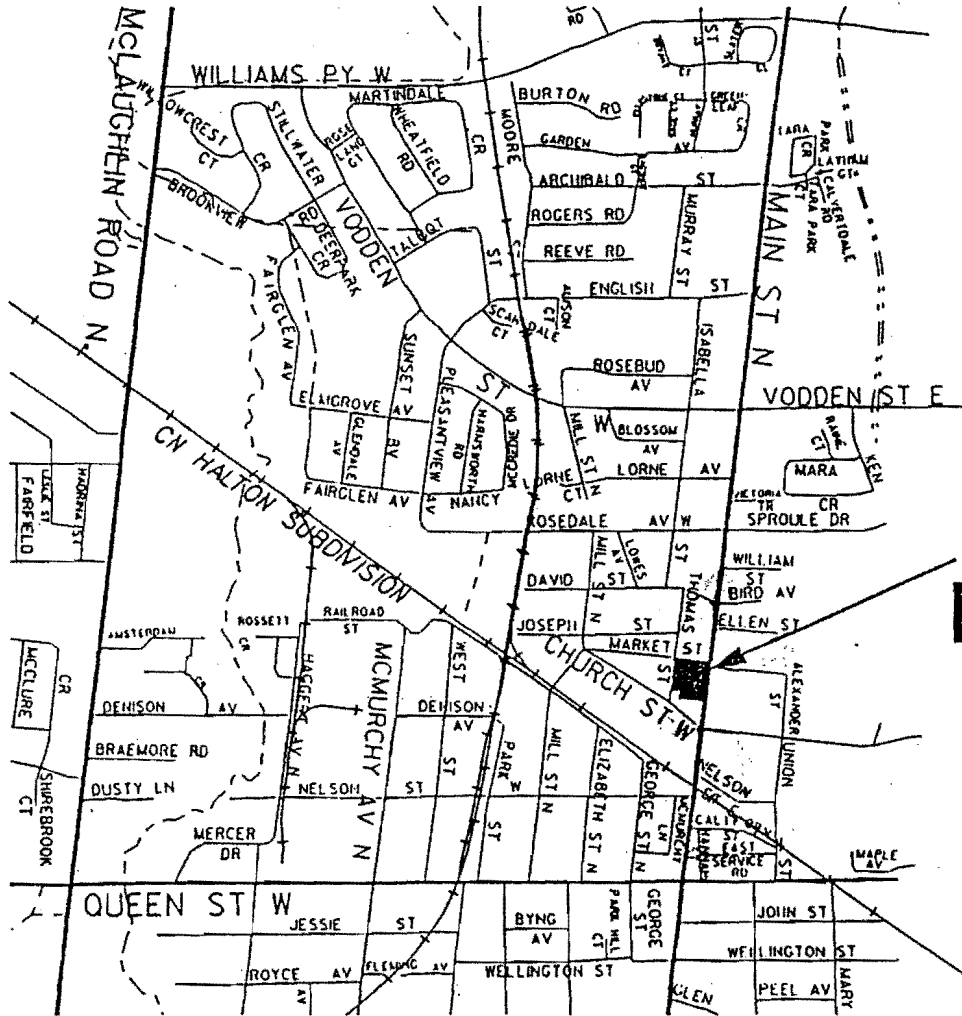


CONCEPT SITE PLAN

1.05 Prepared by: K.M.H.
 W6.40 Map no. 42-126E

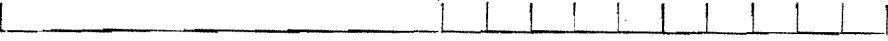
PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 S. HILLIER

RT
 ER



**Subject
Property**

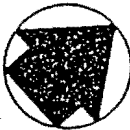
2000M



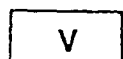
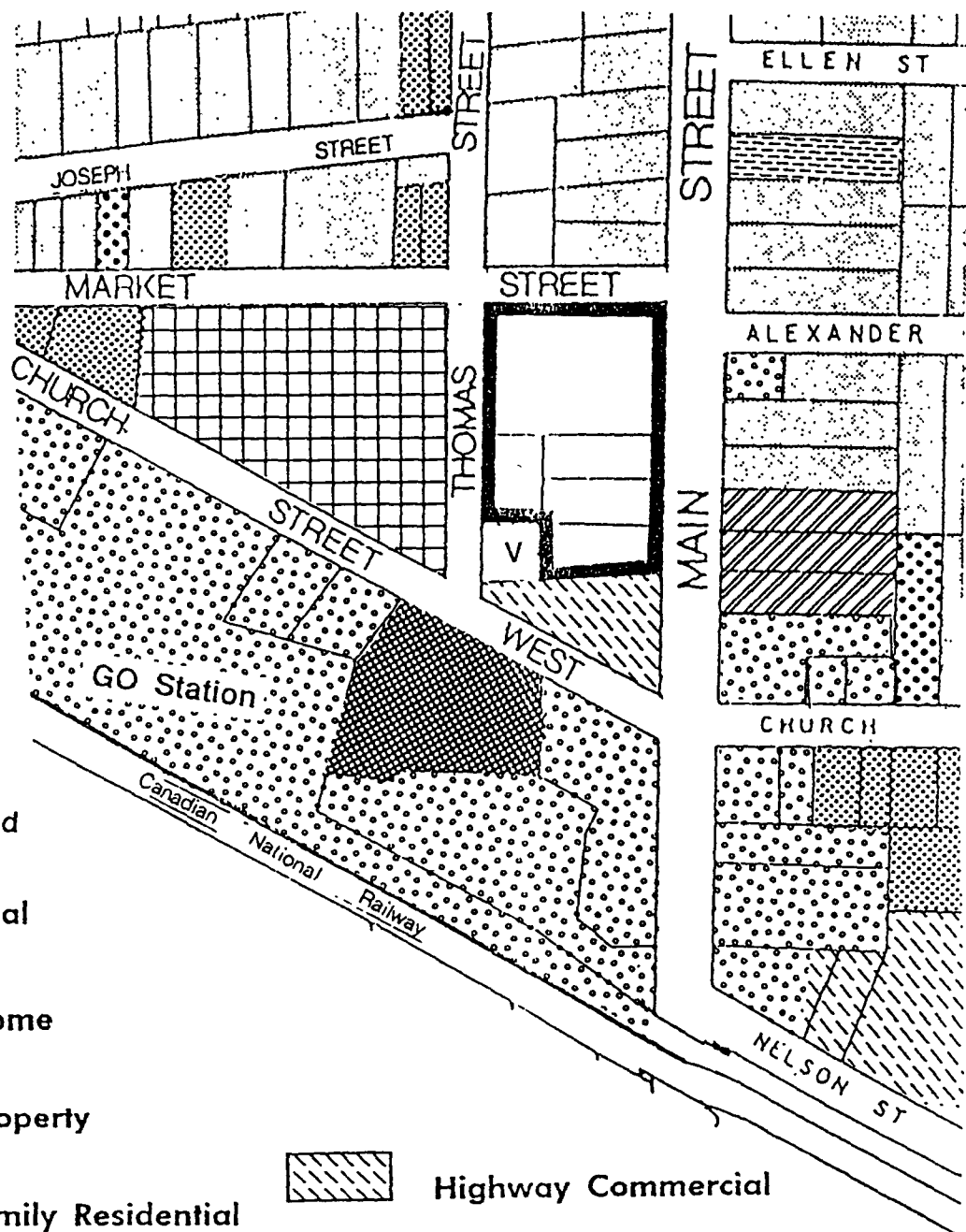
CITY OF BRAMPTON

LOCATION MAP

Date: 1992 04 02 Drawn By: K.M.H.
 File no. CIW6.48 Map no. 42-126A



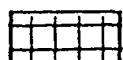
**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 S. HILLIER**



Vacant Land



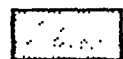
Commercial



Group Home



Subject Property



Single Family Residential



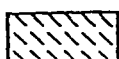
Two-Family Residential



Residential Apartment



Institutional (Church)



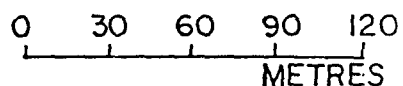
Highway Commercial



Composite
Commercial / Residential



Residential Condominium



CITY OF BRAMPTON

Date: 1992 04 23
File no. CIW6.18

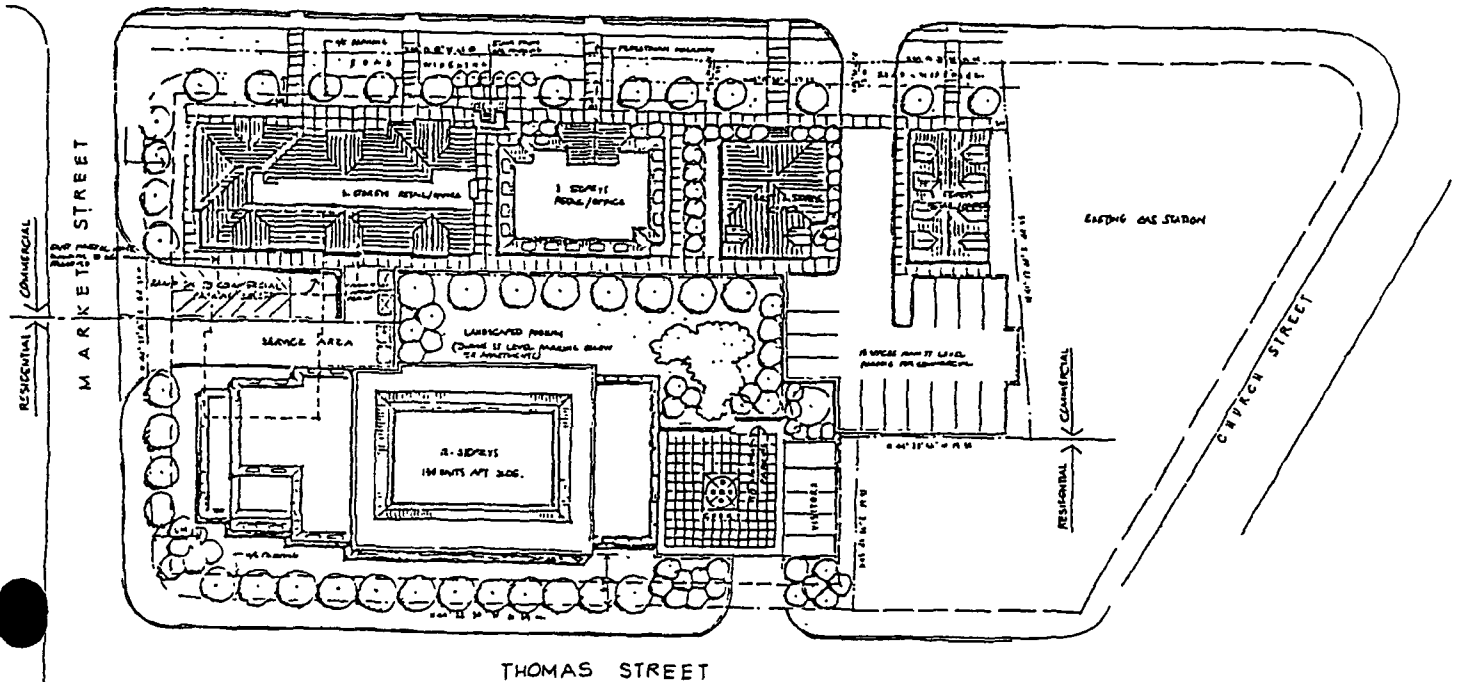
Drawn By: K.M.H.
Map no. 42-126C



LAND USE MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
S. HILLIER

MAIN STREET



THOMAS STREET

Site and Building Statistics

| Category | Value |
|-------------------|----------------|
| Site Area | 1.25 Ha |
| Lot Area | 1.25 Ha |
| Building Area | 1.25 Ha |
| Landscaped Forean | 1.25 Ha |
| Manage Area | 1.25 Ha |
| Water Main | 1.25 Ha |
| Gas Main | 1.25 Ha |
| Electric Main | 1.25 Ha |
| Sanitary Main | 1.25 Ha |
| Storm Main | 1.25 Ha |
| Other | 1.25 Ha |
| Total | 1.25 Ha |

MAIN STREET NORTH REDEVELOPMENT
SUZANNE & AYA HILLIER
 Brampton, Ontario
 Glen Schnarr & Associates, Planners
 Zippan & Barrett Architects Inc.



CITY OF BRAMPTON

Date: 1992 09 08 Prepared by: K.M.H.
 File no. C1W6.48 Map no. 42-126E



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 S. HILLIER

- *access from Thomas Street, Market Street and Main Street North;*
- *underground parking for the residential development to be provided in accordance with the standards contained within the Central Commercial Corridor Study; and,*
- *underground parking for the commercial component with access from Market Street (separate from the residential).*

2.0 **PROPERTY DESCRIPTION**

The subject property is described as Part of lots 91, 94, 95, 96 and Block B of Registered Plan BR-4. The property has approximately 100 metres (328 feet) of frontage onto Main Street North, and is bounded by Market Street to the north, Thomas Street to the west, and abuts a self-serve gas station to the south. The property has an area of 0.589 hectares (1.45 acres).

The property is currently occupied by a three storey single family residence, which has been converted into an office use, and a vacated funeral home, located on the northern portion of the property.

Surrounding land uses include:

North: Market Street, beyond which are residential uses.

South: Self serve gas station and a vacant parcel of land on the north-east corner of Church and Thomas Streets, beyond which is Church Street, and beyond that are commercial uses fronting on Main Street North, and a residential apartment building fronting onto Church Street.

East: Main Street North, and beyond that, residential and some commercial uses fronting the east side of Main Street North.

West: Thomas Street, and beyond that, residential uses of low and medium density, including a group home and the Brampton GO Station further to the south-west.

Access to the site is currently provided from Main Street North. Several mature trees are existing on this site, along with landscaping and some existing fencing. Sidewalks are present along the Main Street North frontage, as well as the Market Street frontage of this property. The property slopes to the south-west.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The Official Plan, Schedule A, General Land Use Designations, designates this property as part "Commercial" and part "Residential".

The property is located within the Brampton Central Secondary Plan, and the Central Commercial Corridor Study Area as defined in the Final Report adopted by Council in principle, in June of 1991. The Brampton Central Secondary Plan (Official Plan Amendment Number 58) designates this property as "Low Density Residential".

The Central Commercial Corridor Study (Final Plan), designates this property for Commercial/Residential purposes (CR).

By-law 200-82 as amended zones the property in three parts:

- *the northern portion is zoned Residential Two B - Section 120;*
- *the existing office use is zoned Composite Residential Commercial - Section 242; and*
- *the southern portion of the property is zoned Residential Four A.*

The applicant is proposing to develop the property in accordance with the intent of the Central Commercial Corridor Study. An amendment to the Official Plan and the existing secondary plan is required to permit the mixed use development. In addition, the zoning by-law must be amended to consolidate the property in one zoning category, should the application be approved.

4.0 STRATEGIC PLAN AND FINANCIAL IMPLICATIONS

4.1 Strategic Plan

The City of Brampton's Strategic Plan outlines a number of goal streams, objectives and strategic initiatives. This application supports the following goal streams:

- *Prosperous Economy;*
- *Vibrant and Attractive Place; and*
- *Attractive Housing Alternatives.*

The Prosperous Economy goal stream strives to "encourage desirable and sustainable economic growth in order to build a firm foundation for long term

community prosperity." This proposal assists in achieving this goal in that it provides an increase in commercial assessment, and an increase in employment potential within the city.

The Vibrant and Attractive Place goal stream is intended to "develop a dynamic urban core and achieve a high standard of physical attractiveness for the whole city". This proposal supports this goal by providing an opportunity to increase the resident population in the downtown area, which is an objective of this goal stream.

The Attractive Housing Alternatives goal stream strives to "provide and encourage development of good housing for all income groups while giving consideration to the quality and character of established neighborhoods". This proposal attempts to incorporate the existing character of the Market Street/Thomas Street neighborhood, through the use of stepped design in the residential apartment high rise structure. In addition, this proposal supports the objective of increasing housing intensification for infill/redevelopment projects.

As a result of the foregoing, this application is in conformity with the objectives and goals of the Strategic Plan.

4.2 Financial Implications

This proposal was evaluated with respect to its impact on the City's annual net financial position and long term goal to achieve a 65/35 assessment ratio (Residential/C.I.B.). As a result of this analysis, it was found that:

- total assessment for the complete proposal was \$2.8 million (58% residential and 48% commercial - the City's assessment goal is achieved);*
- the net financial impact of the proposed development remains at an annual negative \$24,000 as the size of the commercial component is insufficient to offset the large apartment portion of the development; and,*
- relative to the current use of the land, the new development will generate significantly more taxes and assessment for the City of Brampton.*

Overall, while the proposal would achieve the City's assessment goal, the net financial impact is still an annual loss of \$24,000 as the residential is not sufficiently offset by the commercial component.

However, relative to the existing use of the land, the proposal would generate significantly higher taxes and assessment for the City.

5.0 ANALYSIS

A thorough circulation of this application has been completed, and the comments received are contained in Appendix A to this report. The proposal has been analyzed with respect to the following:

- *Official Plan policies;*
- *Secondary Plan policies;*
- *the Central Commercial Corridor Study;*
- *phasing;*
- *affordable housing; and*
- *site specific design issues.*

5.1 Official Plan Policies

The Official Plan designates this property as "Residential", which permits the high density apartment component. In addition, the southern portion of this property is designated Commercial, which permits the office uses proposed.

An amendment to the Official Plan is required to permit a mixed commercial and residential development.

5.2 Brampton Central Area Secondary Plan

This property is located within the Brampton Central Area Secondary Plan, (OPA #58), and is designated Low Density Residential. In order for the mixed residential/commercial proposal to be implemented, an amendment to the secondary plan is required.

Any amendment to the secondary plan should incorporate development policies and guidelines which are consistent with those more recently developed in the Central Commercial Corridor Study Final Report.

5.3 Central Commercial Corridor Study

In June of 1991, Council adopted in principle the Central Commercial Corridor Secondary Plan Study Final Report. As such, the policy statements contained in this secondary plan document are considered to reflect the intentions of Council with respect to redevelopment within the study area boundaries.

The analysis of this application with respect to the Central Commercial Corridor Study was undertaken relative to the following policy areas:

- *standards for the mixed use designation (CR);*
- *ground related housing;*
- *specific development criteria for the Main Street North District, set out in Special Policy Area Number 5;*
- *surface parking;*
- *general urban design guidelines; and,*
- *Development Caps.*

In general, the applicant's concept plan has addressed the overall intent of the Commercial Corridor Study, and reflects the majority of the policies for Main Street North, which comprises "Special Policy Area Number 5". Detailed discussion of each of the aforementioned areas follows.

5.3.1 Commercial/Residential Designation Standards

This proposal reflects a mixed commercial/residential development, and as such, should be required to conform to the policies contained in section 7.0 of the Central Commercial Corridor Study. Section 7.0 sets out the land use categories contained in the Study, as well as outlining the permitted uses within each category. This proposal falls within the Commercial/Residential, or CR category for mixed use development.

The CR designation permits a variety of commercial uses in addition to residential apartment dwellings. The specific commercial uses permitted include:

- *a retail establishment having no outside storage;*
- *a convenience/grocery store;*
- *a service shop;*
- *a personal service shop;*
- *a bank, trust company and finance company;*
- *a place of commercial recreation;*
- *an office;*
- *a dry cleaning and laundry distribution station;*
- *a parking lot;*
- *a dining room, standard and take-out restaurant;*
- *a printing or copying establishment;*
- *a commercial school;*
- *a community club;*

- a health centre; and
- purposes accessory to the other permitted purposes.

Densities permitted by section 7.1.2 of the Study provide a range of floor space indices (fsi), and units per acre up to a total maximum of 2.5 (fsi). The residential component has a permitted density of 50 - 75 units per acre, while the permitted floor space index (fsi) for office purposes is 0.5 - 1.5, and for retail purposes is 0.25 - 1.0.

The minimum floor space index (fsi) requirements contained in the Commercial Corridor Study are intended to ensure a balanced mix of uses on a given property. It is the intent of the plan to establish a minimum level of retail, office and residential uses within any mixed use development. With respect to the subject property, a strict adherence to the minimum requirements would mean that a minimum of 2,950 square metres of office gross floor area and 1,475 square metres of retail gross floor area would be needed. At present, the applicant is proposing a total of 2,800 square metres of combined office and retail gross floor area. This represents a total of 1,625 square metres less commercial floor area.

While the applicant has not provided the minimums as set out in the Central Commercial Corridor Study, the overall site density is within the maximum of 2.5 (fsi).

The minimum standards are intended to:

- ensure full implementation of the mixed use development concept enunciated by the Central Commercial Corridor Study;
- ensure a minimum amount of retail/commercial assessment to off-set the financial impact of the residential component; and,
- provide for continuity of retail activity along the Main Street North District.

While the proposal does not contain the desired minimum floor areas, it does represent a mixed use development. The applicant has indicated that the commercial component is intended to accommodate ground floor retail uses. In order to allow the development of the commercial component in response to market conditions, the applicant has requested that the commercial component not be distinguished by use.

As noted in the Treasury Services Division comments, the mix of uses proposed achieves the target assessment ratio for the City. In terms of net financial impact, the commercial component does not entirely offset the residential, however, the balance of the two uses as proposed, is in keeping with the City's desired assessment ratio.

In terms of continuing the retail activity along Main Street North, it is noted that the commercial component does provide opportunity for ground floor retail uses. The removal or the requirement for a minimum gross floor area dedicated to retail uses does not preclude their inclusion, it merely allows the project to develop in response to market conditions.

The Business Development Office has commented that it is often difficult in the planning phases of a project to determine whether leasing activity will be predominantly retail or office oriented. The Business Development Office supports the flexibility created by deleting the minimum retail gross floor area requirement.

As a result of the foregoing, staff recommend that the minimum gross floor area requirement for retail uses not be imposed on this site.

5.3.2 Ground Related Housing

Section 7.2.5 of the Central Commercial Corridor Study requires that "ground related housing units shall be provided along residential street frontages even as part of a high-rise residential configuration."

The intent of this policy is to encourage built form of a human scale and of medium density appearance along the perimeter of sites designated for high density development. In so doing, the streetscape retains a pedestrian scale.

The applicant's concept plan does not illustrate ground level housing as part of the residential building. The applicant has indicated that the building facade could be designed to provide a ground related scale along the street faces. Architectural details will be determined through the formal site plan approval process.

5.3.3 Special Policy Area Number 5

This site is subject to Special Policy Area Number 5, which requires that the substantial residential dwellings located along Main Street North are retained and incorporated into new developments. There are two such structures located on the subject property, including the former McKillop funeral home.

The McKillop funeral home has been identified by the Brampton Heritage Board as an historically significant structure, though no formal designation has been made. On April 26, 1993, City Council passed the following resolution with respect to this structure:

"C161-93 2. That no formal designation be placed on this structure, and;

3. *That the Replication and/or Conservation, where possible with the owners have the final determination, of the Major External Features of the original building be part of the design of the Planning Application, and;*
4. *That staff be directed to enter into discussions with the applicant and seek advice of the Development Division, Urban Design Division and the Brampton Heritage Board to incorporate the architectural features of the original building worthy of incorporating into the new building(s), and;*
5. *That the owners agree with the City that the aforementioned conditions be placed on title."*

In keeping with this resolution, the applicant has met with City staff and discussed alternative methods of either replication or conservation of the front and north side facades of the building. In order to allow this application to proceed the resolution of Council has been incorporated into the conditions of approval for this application.

5.3.5 Parking

As illustrated on the concept site plan, the majority of the parking provided for this development is intended to be underground, in two separate parking garage.

A small surface parking, intended to serve the retail/office development along Main Street North, is accessible from Main Street North via the existing access to this property. In addition, a new access is proposed from Thomas Street to the underground parking garage for the residential component, and from Market Street to the underground parking garage for the commercial component.

A total of 234 parking spaces are shown on the concept plan. Of those parking spaces, 214 are to be provided in the underground parking structures, with 15 provided on the surface parking lot serving the commercial component, and 5 visitor parking spaces provided at the entrance to the underground parking for the residential component. The applicant has provided parking in accordance with the reduced parking standards contained in the Central Commercial Corridor Study. A minimum of 2.0 spaces per 100 square metres of gross floor area are provided for retail and office purposes. The residential component requires parking to be provided in accordance with the following schedule:

| | | |
|---|-----------|----------|
| • | 1 Bedroom | 1.0/unit |
| | 2 Bedroom | 1.5/unit |

by the unit mix of the residential component, in accordance with the figures outlined above. Parking can be accommodated in the underground structure.

5.3.6 General Urban Design Guidelines

Urban Design staff in the Planning and Development Department have indicated that the proposed step down effect of the high rise apartment building toward Market Street, and the scale of the low rise buildings along Main Street North demonstrate a sensitive approach to the proposal. The roof top sketch and general elevations are satisfactory. The lighting and paving scheme of the proposal along Main Street North should be provided in such a way as to form a continuation from the downtown streetscape pattern.

The Commercial Corridor Study contains a number of specific design requirements which will have to be considered in conjunction with this application. The application as proposed meets with the desired 45 degree angle setback contained in the Study. In addition, other more detailed design requirements, including items such as roofscape elements, weather protection, building separation distances and heritage retention guidelines, will be examined and incorporated as part of the site plan approval process.

The scale/massing and density of the development can be accommodated in conjunction with the application of the urban design guidelines.

5.4 Residential Phasing Policy

In addition to the development caps contained in the Central Commercial Corridor Study, this property is subject to the City's Residential Phasing Policy, adopted by City Council on April 22, 1991. That policy set aside a total of 1,000 residential units for the Central Commercial Corridor Study area, and further allocated those 1,000 units to three sub-areas, including Bramalea, Brampton North and Brampton South.

This property is within the Brampton North sub-area, which had originally received an allocation of 300 units. At present there are 184 units remaining. The applicant is proposing a total of 135 units, which can be accommodated within the phasing policy, and therefore, this application may proceed without further phasing requirements. It should also be noted that the level of residential development proposed could be accommodated within the transportation related development caps contained in the Central Commercial Corridor Study.

5.5 *Affordable Housing*

The applicant is proposing to construct a 135 unit residential apartment tower as a component of this application. As a result, the applicant will be required to comply with the Provincial Housing Policy Statement with respect to affordable housing. This policy requires that 25% of the housing development must meet the provincial guidelines for affordability.

To this end, the applicant will be required to supply, on the site, affordable housing in accordance with the Provincial Policy Statement on Housing. This will amount to approximately 34 of the 135 units proposed. This requirement will be implemented through an appropriate condition in a development agreement.

5.6 *Site Specific Considerations*

As a result of the analysis of this proposal, a number of site specific considerations have been identified. In addition to the requirements of the Central Commercial Corridor Study Final Report, the applicant must address the following issues:

- *a tree inventory must be submitted for approval by the Planning and Development Department so that tree replacement programs can be considered and implemented;*
- *the underground parking structure for the residential building should be designed so that it can accommodate and bear a sufficient soil base of one (1) metre for landscaping purposes along public streets;*
- *pedestrian patterns between various uses and the underground parking should be demonstrated, along with the service function for office or retail uses;*
- *the applicant will be required to pay City and Regional development charges in accordance with their respective Development Charges By-laws;*
- *access for fire equipment on all sides of the buildings should be addressed;*
- *a storm water management report for the entire site should be prepared and submitted for approval by the Public Works and Building Department, and should address the existing storm sewer capacity;*
- *the applicant will be required to pay cash in lieu of parkland in*

accordance with City policy;

- a flow test is required by the Region of Peel to determine if there is sufficient water available for fire protection and domestic purposes. This test should be completed prior to the enactment of the amending by-law;
- the applicant shall convey to the City road widenings of 3.0 metres on Main Street, Thomas Street and Market Street; and a 10.0 metre radius rounding at the intersection of Main and Market Streets, and a 7.5 metre radius rounding at the intersection of Market and Thomas Street;
- access to Main Street, Thomas Street and Market Street will be permitted, with design details addressed during formal site plan review.
- The Dufferin-Peel Roman Catholic Separate School Board and the Peel Board of Education has indicated that the students expected to be generated by this development can be accommodated. School accommodation has been addressed through appropriate conditions of approval.
- the property is located within the flood plain, and as such requires that a permit be obtained from the Metropolitan Toronto and Region Conservation Authority pursuant to Ontario Regulation 293/86, prior to the issuance of any building permits on this site. An appropriate condition has been included in the following section.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

To summarize, this application represents urban intensification which is generally in keeping with the intent of the Central Commercial Corridor Study Final Plan. In addition, the proposal assists in achieving a number of goals as set out in the City's Strategic Plan, including the Prosperous Economy goal stream, the Vibrant and Attractive Place goal stream and the Attractive Housing Alternatives goal stream.

This proposal represents an acceptable intensification of an urban site, and, therefore, staff recommend that it be approved subject to appropriate conditions.

6.2 Recommendation

It is recommended that:

- A. *A public meeting be held in accordance with City Council procedures;*
- B. *Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:*

- 1. *That the amendment to the Official Plan and appropriate secondary plan be prepared to permit the mixed use development as proposed, and to incorporate the requirements of the Central Commercial Corridor Study Final Plan, as adopted by Council in June of 1991.*
- 2. *That prior to the enactment of the amending by-law, the applicant carry out a flow test to the satisfaction of the Regional Municipality of Peel, to determine the availability of sufficient water for fire protection and domestic use.*
- 3. *That for the commercial portion of the property, the site specific amending by-law shall contain the following provisions:*

- a. *The subject property shall be used only for the following purposes:*

Commercial

- 1. *a retail establishment having no outside storage;*
- 2. *a service shop;*
- 3. *a personal service shop;*
- 4. *a bank, trust company and finance company;*
- 5. *an office;*
- 6. *a dry cleaning and laundry distribution station;*
- 7. *a parking lot;*
- 8. *a dining room, standard, and take-out restaurant without a drive through facility;*
- 9. *a copying establishment;*
- 10. *a commercial school;*

11. a community club;
12. a health centre;
13. a grocery/convenience store;

Non-Commercial

1. a day nursery;
2. crisis care facilities subject to requirements and restrictions of section 30.6;
3. a religious institution including an associates place of public assembly; and
4. purposes accessory to the other permitted purposes.

b. shall be subject to the following requirements and restrictions:

- (a) minimum interior side yard width: 2.0 metres;
- (b) minimum rear yard depth: 2.0 metres;
- (c) minimum lot width: 25.0 metres;
- (d) minimum lot depth: 22.0 metres;
- (e) minimum building height: 3 storeys;
- (f) minimum gross commercial floor area: 2,800 square metres;
- (g) parking shall be provided in accordance with the following schedule:

Office: 1.5 parking spaces/100 sq. m. g.f.a.
Retail: 2.0 parking spaces/100 sq.m. g.f.a.
- (h) No outside storage of goods or materials shall be permitted.
- (i) no adult entertainment parlour, or adult video store shall be permitted;
- (j) no billiard halls shall be permitted;

- (k) all restaurant refuse shall be enclosed in a climate controlled area within a building;
- (c) shall also be subject to the requirements and restrictions of the SC zone and all general provisions of this by-law which are not in conflict with the ones set out above.
4. For the residential portion of the property, the site specific zoning by-law shall contain the following provisions:
- (a) the subject property shall be used only for the following purposes:
1. an apartment building;
 2. purposes accessory to the other permitted purposes;
- (b) shall also be subject to the following requirements and restrictions:
- | | |
|------------------------------------|-----------------------|
| (a) minimum front yard depth: | 6.0 metres; |
| (b) minimum interior side yard: | 6.0 metres; |
| (c) minimum exterior side yard: | 6.0 metres; |
| (d) minimum rear yard depth: | 10.0 metres; |
| (e) minimum lot width: | 30.0 metres; |
| (f) minimum lot depth: | 80.0 metres; |
| (g) maximum building height: | 12 storeys; |
| (h) minimum landscaped open space: | 40% of the lot area; |
| (i) maximum gross floor area: | 10,325 square metres; |
| (j) maximum dwelling units: | 135; |
- (k) parking shall be provided in accordance with the following schedule:
- | | |
|---------|-----------------------|
| Rental: | 0.5/unit (bachelor) |
| | 0.75/unit (1 bedroom) |
| | 1.0/unit (2 bedroom) |

1.5/unit (3 bedroom)

Condominium:

0.8/unit (bachelor)

1.0/unit (1 bedroom)

1.5/unit (2 bedroom)

2.0/unit (3 bedroom)

(c) shall also be subject to the requirements and restrictions of the R4A zone and all general provisions of this by-law which are not in conflict with the ones set out above.

5. Development of the site shall be subject to a development agreement, and that agreement shall contain the following provisions:
1. Prior to the issuance of a building permit, a site plan, landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.
 2. The applicant shall convey to the City, or apply to lift, 0.3 metre reserves as required to gain or restrict access to the property.
 3. The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 4. The applicant shall agree to pay cash-in-lieu of parkland and development costs in accordance with City policy.
 5. The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.
 6. The applicant shall provide evidence to the satisfaction of the Commissioner of Planning and Development that they have supplied, or have made a reasonable attempt to supply, approximately 25 percent of the dwelling units as affordable housing in accordance with the Provincial Policy Statement on Housing or any subsequent policy statement, in effect and in force, prior to the issuance of a building permit for any residential use.

7. *The applicant shall agree to submit a tree survey for the site, and to implement tree replacement programs as recommended by the study, to the satisfaction of the City.*
8. *The applicant shall agree to provide a minimum 1 metres soil base on the underground parking structure, so as to facilitate landscaping along public streets.*
9. *The applicant shall agree to prepare a storm water management report to the satisfaction of the Public Works and Building Department. This report shall address the capacity of existing storm sewers.*
11. *The applicant shall agree to provide on-site litter pick-up to remove the litter from the site a minimum of twice weekly.*
12. *The site development plan shall:*
 - a. *demonstrate the pedestrian pattern between the various uses and the underground parking garage;*
 - b. *demonstrate the service function of the office and retail uses; and,*
 - c. *reflect the design guidelines contained in the Central Commercial Corridor Study for the Old Brampton District.*
13. *The applicant shall agree to convey to the City the following road widenings and daylighting triangles:*
 - *3.0 metres along each of Main Street North, Market Street and Thomas Street.*
 - *a 10.0 metre radius rounding at the intersection of Main Street North and Market Street.*
 - *a 7.5 metre radius rounding at the intersection of Market Street and Thomas Street.*
14. *The applicant shall agree that the replication and/or conservation, where possible, of the major external features of the original McKillop Funeral Home, shall be part of the design of this site, and shall be demonstrated on any site plan, with the applicant having final determinations as to the extent of the replicons.*

~~determine an appropriate method of incorporating the architectural features of the original building into the new building(s).~~

- C. That Planning Committee recommend to City Council that 135 units of the available 184 unit capacity in the Brampton North Sub-Area be assigned to this proposal.

Respectfully submitted;


 Cheryl Logan, B.E.S.
 Development Planner

AGREED:


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


 John B. Corbett, M.C.I.P.
 Director, Development Services
 Division

**APPENDIX A
COMMENTS FROM INTERNAL DEPARTMENTS**

The following have indicated that they have no comments or concerns regarding this application:

Law Department; Community Services, Transit and Fire.

The Planning and Development Department, Urban Design and Zoning Division, has the following comments:

- "1. This is an urban intensification redevelopment that meets the general urban design principles.
2. Although most of the on-site trees could not be saved, a tree inventory should be submitted for approval so that tree replacement programs can be considered and implemented.
3. The underground structure should be designed in such a way so that it can accommodate and bear sufficient soil base of 1 metre for landscaping purposes along public streets.
4. The pedestrian pattern between various uses and the underground parking shall be demonstrated.
5. The service function to office uses or any retail use should be addressed.
6. The applicant should acknowledge the development charge requirements.
7. The development shall be subject to the site plan approval process including the approval of architectural plans, landscaping and fencing plans, as well as grading and servicing plans."

The Public Works and Building Department, Building and By-law Division, has the following comments:

"I have reviewed the above application and would advise that some of the commercial uses proposed by the applicant are incompatible from a Building Code perspective.

For example a laundry distribution station would be allowed, but a dry cleaning operation would not. Similarly, a copying establishment is allowed but a printing establishment is not.

Access for fire equipment on all sides of the building should also be addressed."

The Administration and Finance Department, Treasury Services Division, has the following comments:

"This application was evaluated to determine its impact on the City's annual net financial position and long-term goal to achieve a 65/35 assessment ratio.

As the Residential mill rate is always 85% of the Commercial/Industrial mill rate within Municipal property tax calculations, a dollar of new C.I.B. assessment will contribute 15% more to the City's operating revenues annually than is the case for a dollar of new residential assessment. Operating subsidies associated with servicing a development's residents (ie. providing recreation facilities and programmes) negatively impact the City's Revenue Fund in the case of residential, but not non-residential developments. The City also achieves a greater proportion of individuals living and working in the City as the assessment ratio improves to target.

The following assumptions were made within the evaluation of the proposed residential structure: 1) Development plan and Planning Department data regarding site coverage, units per acre, and persons per unit for this mixed-use development; 2) Total City, Region and School Board property tax of \$1.00/sq.ft. for high density apartment units and \$4.5 and \$3.00/sq.ft for retail and office (Source: Ontario Ministry of Revenue Assessment Office and City of Brampton Tax Department).

It was found that in (\$1993):

1. Total assessment for the total proposal was \$2.8 million (58% residential and 48% commercial - the City's assessment goal is achieved);
2. However, the net financial impact of the proposed development remains at an annual negative \$24,000 as the size of the commercial component is insufficient to offset the large apartment portion of the development;
3. Relative to the current use of the land, the new development will generate significantly more taxes and assessment for the City of Brampton (see Appendix B for a summary to date of development impacts on the City's assessment ratio and revenue fund).

The Public Works and Building Department, Development Engineering Services Division, has the following comments:

"The applicant shall prepare a storm water management report for the entire site and submit for approval by the Public Works Department. The capacity of the existing storm sewers must be addressed and approved.

A site plan agreement must be entered into to satisfy all drainage and grading concerns.

We require 3.0 metre right-of-way widenings along Main Street, Thomas Street and Market Street."

Community Services, Parks and Recreation, have the following comments:

"The applicant pay cash in lieu of parkland in accordance with City policy for the commercial and residential components of the application.

The applicant prepare a landscape plan for the development of the site."

The Public Works and Building Department, Traffic Engineering Services Division, has the following comments:

"The applicant shall deed to the City road allowance widenings and daylighting triangles, as determined by the Public Works Department. Specifically, a 10.0 metre radius rounding (daylighting) and a 7.5 metre radius rounding shall be provided at the intersections of Main Street and Market Street, and Market Street and Thomas Street respectively.

Access to Main Street and Thomas Street will be permitted. Design details will be addressed during formal site plan review.

The proposed access configuration to Market Street is satisfactory in principle to this division. Specific design details will be addressed during formal site plan review.

We can support the proposed densities, subject to a cap on the residential floor size area, in keeping with the designations outlined in the Central Commercial Corridor Study."

The Planning and Development Department, Policy Planning and Research Division, has the following comments:

In general, the applicant's concept plan has addressed the overall intent of the Commercial Corridor Study, and reflects the majority of the policies for Main Street North, which comprises "Special Policy Area Number 5".

With respect to heritage concerns, outlined in the staff report to Council dated April 22, 1993 and entitled "173 Main Street North (The McKillop Funeral

Home): Proposed Heritage Designation Under the Ontario Heritage Act". the following concern should be noted:

That the application will result in the loss of a significant historical, architectural and contextual heritage resource, namely 173 Main Street North. The subject property is listed in the inventory of properties identified as significant by the Brampton Heritage Board in December 1983, and was placed on the register of the Canadian Inventory of Historic Buildings by the Historic Sites and Monuments Board of Canada in 1986.

The Business Development Office has provided the following comments:

1. *The range of commercial uses on the subject property should permit both convenience oriented retail tenants as well as specialty food and department store type merchandisers.*

The following specific uses are recommended:

1. *specialty food store;*
 2. *financial institution;*
 3. *office, including medical clinic;*
 4. *personal service shop;*
 5. *business service shops (printing/copying);*
 6. *dry cleaning, laundry distribution;*
 7. *restaurants, no drive through windows;*
 8. *other retail establishments except major department stores and food stores;*
 9. *community club;*
 10. *health/fitness centre;*
 11. *private/public education centre;*
 12. *nursery centre;*
 13. *other uses accessory to primary uses.*
2. *Given the nature of mixed use projects it is often difficult for proponents to establish, during early planning phases, whether leasing activity will take a dominant retail or office direction. Since the proposed zoning in the Commercial Corridor study, dated February 1991, permits a mix of commercial activities, it is recommended that the adopted subject property zoning definition be designed to permit the following flexibility: no retail and minimum 2,800 square metres of office space. Given the many unique characteristics of this application it is unlikely retailers will not find the subject property attractive. However, the Business Development Office feels comfortable with the flexibility inherent in this recommendation."*

COMMENTS FROM EXTERNAL AGENCIES

The Regional Municipality of Peel, Public Works Department advises:

Municipal water facilities are currently available in a 300mm diameter watermain on Main Street and a 200mm diameter main on Market Street, subject to a flow test to establish if sufficient water is available for fire protection and domestic use.

Sanitary Sewer facilities are available in a 450mm diameter sewer on Main Street.

Regional roads are not affected.

The Dufferin-Peel Roman Catholic Separate School Board has provided the following comments:

"Separate school students generated from this development application shall attend Our Lady of Fatima elementary and Cardinal Leger secondary schools.

The Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this development application. The Board, however, requests that the following condition be fulfilled prior to the approval of this rezoning application.

1. *That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. This clause is to be inserted in English and French.*

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighborhood school."

"Attendu que, malgré les efforts déployés par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, is se peut qu'il n'y ait pas assez de places pour le nombre d'eleves prevus dans votre quartier. Vous etes donc, par les presentes, avises que les eleves devront, soit, etre heberges dans des installations temporaires ou transportes par autobus scolaire a une ecole en dehors de votre quartier. De plus, is se peut que les eleves soient eventuellement retournes a l'ecole de quartier."

2. That the applicants be required to erect information signs in English and French at all major entrances to the proposed development advising that:

"Due to overcrowding in neighborhood schools, students may be accommodated in temporary facilities or bussed to alternate facilities."

"A cause de la surpopulation dans les écoles de quartier, il se peut que les élèves soient hébergés dans des installations temporaires ou transportés par autobus scolaire à d'autres écoles."

The applicants are required to contact the Board's Planning Department for sign specifications."

The Peel Board of Education has the following comments:

"The Peel Board of Education has no objection to the further processing of the above noted proposed rezoning and official plan amendment.

The anticipated yield from this plan is as follows:

| | |
|----|---------|
| 13 | K - 5 |
| 6 | 6 - 8 |
| 11 | 9 - OAC |

The students generated are presently within the following attendance areas:

| | <u>Enrolment</u> | <u>OME - 10%</u> |
|--------------------------|------------------|------------------|
| Glendale P.S. K-5 | 516 | 552 |
| Beatty-Fleming Sr. P.S. | 441 | 474 |
| Brampton Centennial S.S. | 1,579 | 1,484 |

The Metropolitan Toronto and Region Conservation Authority have the following comments:

"In accordance with Ontario Regulation 293/86 a permit is required from the Authority prior to any of the following works taking place:

- (a) construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a regional storm;
- (b) place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to on such area from some other place or places.

You will note that part of the site is located within the floor plain of the Etobicoke Creek. Central Brampton is an area which historically developed in the flood plain and has now received Special Policy Area (SPA) status to control redevelopment (OPA 137). In this regard, any new buildings or structures, including new additions, must be flood protected. Where it is technically impractical to flood proof a building or structure to the regional level, consideration will be given to a level not less than the 350 year storm event.

Therefore, we have no objections to the proposed amendment application. However, a permit pursuant to Ontario Regulation 293/86 will be required from this office prior to the issuance of a building permit and as a conditions of site plan approval."

PC JUN 21

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: June 8, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: **NOTES OF THE PUBLIC MEETING**
Application to Amend the Official Plan and Zoning By-law
Part of Lot 6, Concession 1, W.H.S.
165, 167 and 173 Main Street North
S. Hillier
Ward Number 5
Our File Number: C1W6.48

The notes of the Public Meeting held Wednesday, June 2, 1993 are attached for the information of Council.

There were approximately 8 members of the public in attendance, however all were supporting the application. Mr. Steve Bannister voiced his support of the proposal, and there were no other speakers.

Subsequent to the approval in principle of the application by Council on May 26, 1993, comments have been received from the Canadian National Railway company. They have requested that their comments be added as a condition of approval for this proposal.

Specifically, the railway authority has requested that the following paragraph be inserted in all agreements of purchase and sale or lease and included in a Noise Impact Statement:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Staff have received one other written submission, supporting the application, and is

attached for the information of Council.

Accordingly, it is recommended that:

- A) The notes of the Public Meeting be received;
- B) The application be approved subject to the conditions approved by City Council at its meeting of May 26, 1993 (copy attached) as amended as follows:
 - (1) by adding thereto, as condition B.5(n), the following:

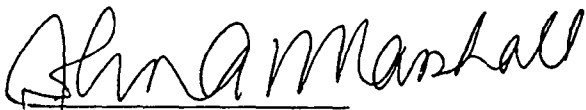
"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

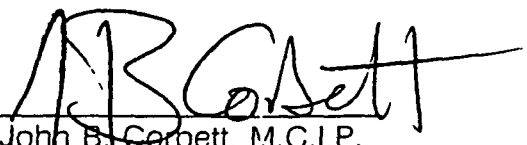
- C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,


 Cheryl Logan, B.E.S., M.C.I.P.
 Development Planner

AGREED:


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


 John B. Corbett, M.C.I.P.
 Director, Development Services
 Division

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 2, 1993, in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:36 p.m., with respect to an application by S. HILLIER (File: CIW6.48 - WARD 5) to amend the Official Plan and Zoning By-law to permit the re-development of the property with a mixed use commercial/residential development.

Members Present: City Councillor D. McMullen - Chairman
City Councillor B. Hunter
City Councillor P. Richards
City Councillor V. Orr
Regional Councillor L. Bissell
Regional Councillor G. Miles
Regional Councillor R. Begley

Staff Present: J. Corbett, Director, Development Services
D. Ross, Manager, Development Services
C. Logan, Development Planner
K. Ash, Development Planner
R. Woods, Secretary

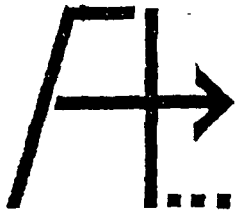
Approximately 8 interested members of the public were present.

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 newspaper.

Mr. Corbett replied in the affirmative.

Mr. Steve Bannister, 170 Main Street wished to express his support for the application.

There were no further questions or comments and the meeting adjourned at 7:37 p.m.



AFC MANAGEMENT SERVICES
LIMITED

| | |
|-------------------------------------|-------------------|
| City of Brampton | |
| PLANNING AND DEVELOPMENT DEPARTMENT | |
| DATE | JUN 08 1993 Rec'd |
| File No. | CIW6.48 |

June 08 1993

FAX: 874-2099

Ms. Cheryl Logan
Planning & Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Dear Cheryl:

Downtown Revitalisation
165,167 & 173 Main Street North : File CIW6-48 Ward 5

Good morning! We greatly appreciated your informative assistance early last week prior to the Public Meeting on June 02. Thank you.

As indicated in the interim, my wife and I have independently talked to several of the local business people and obtained their signatures on the accompanying "document of Support" for the Application relative to the above.

Would you kindly acknowledge receipt and confirm that you will file this appropriately with the Application material in your records, providing whatever awareness/distribution to Council as may apply in the circumstances.

We would also appreciate being kept informed of relevant progress. Again, thank you.

Yours very truly,
AFC MANAGEMENT SERVICES LIMITED

Angus G. Taylor
Angus G. Taylor

AGT:ck
cc: The Mesdames Hillier
453-6267

Effective October 1, 1993
We have a new area code
905 796-7170

223 MAIN STREET N., BRAMPTON, ONTARIO L6X 1N2 TEL: (416) 796-7170 FAX: (416) 796-7221

JUN 8 '93 14:03

4167967221 PAGE.001

June/93

DOWNTOWN BRAMPTON REVITALISATION
165,1. & 173 Main Street North: Redevelopment
[Ward 6: City File No. C1W6 48]

Support of the Application (see reverse for Summary)

The following favourable points are briefly listed in support of the Application and related Proposal: -

1. will provide significant injection of permanent residents needed in the downtown community.
2. their presence, buying power will materially complement and be consistent with other major developments in existence and/or in the planning process for the overall area.
3. within anticipated completion timeframes (5± years), the commercial facilities proposed (possibly with business offices compatibly predominating) will also materially complement the existing/anticipated facilities and then expanding needs of the downtown community.
4. increase local employment, on-site assessment values/taxes and the values of other neighbourhood properties, commercial and residential.
5. aid substantially in much improved utilisation of the site, as well as preserving as much of the historical character as feasible.
6. no detrimental impacts as vouched by the recommended approval of the Planning & Development Department of the City within its comprehensive study.
7. preserve much of the prevailing character of buildings in the downtown Main Street/Queen Street general area.
8. contribute meaningfully to the general revitalisation of downtown Brampton and the needs of its emerging community in substance (WHAT), in manner (HOW) and in time (WHEN).

We concerned citizens and local business persons, with no direct or indirect commercial interest in the Property.

| <u>Name</u> | <u>Signature</u> | <u>Name</u> | <u>Signature</u> |
|-----------------------|------------------|-------------------|------------------|
| Angus G. Taylor | | Gloria J. Taylor | |
| Stacey Bacon (7-11) | | David Andrew | |
| E.K. Shipley (Z Plus) | | JOHN RAYE | |
| Walter Biscuita | | CHARLES BONNOTT | |
| Bernard Burslyn | | DONALD KULLMAN | |
| Lisa Feise | | CLAUDE BOUSSEAU | |
| MARK PEARLE | | N. S. MANN. C. A. | |
| RICK CUTTRESS | | JOHN FRIAS | |
| ED ANSELMINO | | Deborah Longard | |
| L. J. Lomono | | Sueygen Schulte | |
| VIOLET PEARSE | | ANGELA SCHIRIPA | |
| SUEFANTINI | | | |
| DAVID MGOIA | | | |

The subject property has approximately 100 metres (328 feet) of frontage onto Main Street North. The property has an area of 0.589 hectares (1.45 acres).

Official Plan Status:

The subject property is designated as part "Commercial" and part "Residential" on Schedule "A", General Land Use Designations in the Official Plan, "Low Density Residential" by the Brampton Secondary Plan (Official Plan Amendment Number 58), and "Commercial/Residential" by the Central Commercial Corridor Study (Final Report).

Zoning Status:

By-law 200-82, as amended, zones the property in three parts:

- the northern part is zoned Residential Two B - Section 120;
- the existing office is zoned Composite Residential Commercial- Section 242; and
- the southern portion of the property is zoned Residential Four A.

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit the re-development of the property with a mixed use commercial/residential development, which includes:

- a 135 unit residential apartment tower, with a gross floor area of 10,325 square metres (111,141 sq. ft.);
- a total of 2,800 square metres (30,139 sq. ft.) of commercial development, contained within four buildings;
- the replication and/or conservation of the front and north side facades of the existing funeral home and the retention of the existing house currently being used for office purposes; and
- a total of 20 surface parking spaces, and an appropriate number of underground parking spaces to satisfy applicable standards.

NOTICE OF PUBLIC MEETING

The Planning Committee of the Council of the City of Brampton will hold a public meeting on WEDNESDAY, JUNE 2, 1993. The meeting will be held in the Municipal Council Committee Room, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:30 p.m.

NOTE: Prior to the Planning Committee Meeting, an informal open house will be held in the Council Committee Room, 4th Floor, with respect to the applications. The open

TOTAL P.03

RECOMMENDATION "B":

THAT the reports dated May 17, 1993 to the Planning Committee meeting of May 17, 1993 re: S. HILLIER - Part of Lot 6, Concession 1, W.H.S. - 165, 167 and 173 Main Street North - Ward 5 - Application to Amend the Official Plan and Zoning By-law, C1W6.48, be received, and that;

- A. A Public Meeting be held in accordance with City Council procedures;
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 1. That the amendment to the Official Plan and appropriate secondary plan be prepared to permit the mixed use development as proposed, and to incorporate the requirements of the Central Commercial Corridor Study Final Plan, as adopted by Council in June of 1991.
 2. That prior to the enactment of the amending by-law, the applicant carry out a flow test to the satisfaction of the Regional Municipality of Peel, to determine the availability of sufficient water for fire protection and domestic use.
 3. That for the commercial portion of the property, the site specific amending by-law shall contain the following provisions:
 - a. The subject property shall be used only for the following purposes:

Commercial

 - i. a retail establishment having no outside storage;
 - ii. a service shop;
 - iii. a personal service shop;
 - iv. a bank, trust company and finance company;
 - v. an office;
 - vi. a dry cleaning and laundry distribution station;
 - vii. a parking lot;
 - viii. a dining room, standard, and take-out restaurant without a drive through facility;

- ix. a copying establishment;
- x. a commercial school;
- xi. a community club;
- xii. a health centre;
- xiii. a grocery/convenience store;

Non-Commercial

- i. a day nursery;
 - ii. crisis care facilities subject to requirements and restrictions of section 30.6;
 - iii. a religious institution including an associates place of public assembly; and
 - iv. purposes accessory to the other permitted purposes.
- b. shall be subject to the following requirements and restrictions:
- i. minimum interior side yard width: 2.0 metres;
 - ii. minimum rear yard depth: 2.0 metres;
 - iii. minimum lot width: 25.0 metres;
 - iv. minimum lot depth: 22.0 metres;
 - v. minimum building height: 3 storeys;
 - vi. minimum gross commercial floor area: 2,800 square metres;
 - vii. parking shall be provided in accordance with the following schedule:
 - Office: 1.5 parking spaces/100 sq.m. g.f.a.
 - Retail: 2.0 parking spaces/100 sq.m. g.f.a.
 - viii. No outside storage of goods or materials shall be permitted.

- ix. no adult entertainment parlour, or adult video store shall be permitted;
 - x. no billiard halls shall be permitted;
 - xi. all restaurant refuse shall be enclosed in a climate controlled area within a building;
- c. shall also be subject to the requirements and restrictions of the SC zone and all general provisions of this by-law which are not in conflict with the ones set out above.
4. For the residential portion of the property, the site specific zoning by-law shall contain the following provisions:
- a. the subject property shall be used only for the following purposes:
 - i. an apartment building;
 - ii. purposes accessory to the other permitted purposes;
 - b. shall also be subject to the following requirements and restrictions:
 - i. minimum front yard depth: 6.0 metres;
 - ii. minimum interior side yard: 6.0 metres;
 - iii. minimum exterior side yard: 6.0 metres;
 - iv. minimum rear yard depth: 10.0 metres;
 - v. minimum lot width: 30.0 metres;
 - vi. minimum lot depth: 80.0 metres;
 - vii. maximum building height: 12 storeys;
 - viii. minimum landscaped open space: 40% of the lot area;
 - ix. maximum gross floor area: 10,325 square metres;
 - x. maximum dwelling units: 135;

- xi. parking shall be provided in accordance with the following schedule:

Rental:

- 0.5/unit (bachelor)
- 0.75/unit (1 bedroom)
- 1.0/unit (2 bedroom)
- 1.5/unit (3 bedroom)

Condominium:

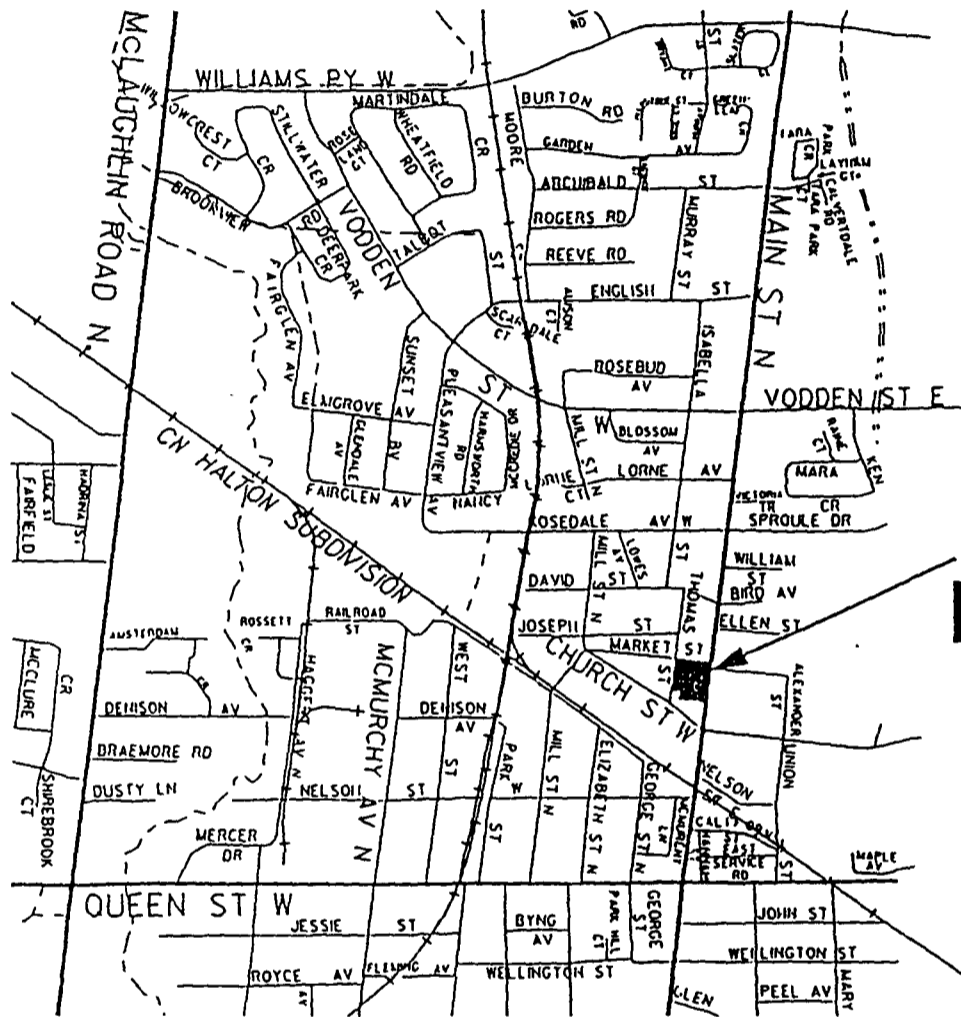
- 0.8/unit (bachelor)
- 1.0/unit (1 bedroom)
- 1.5/unit (2 bedroom)
- 2.0/unit (3 bedroom)

- c. shall also be subject to the requirements and restrictions of the R4A zone and all general provisions of this by-law which are not in conflict with the ones set out above.
5. Development of the site shall be subject to a development agreement, and that agreement shall contain the following provisions:
- a. Prior to the issuance of a building permit, a site plan, landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.
 - b. The applicant shall convey to the City, or apply to lift, 0.3 metre reserves as required to gain or restrict access to the property.
 - c. The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - d. The applicant shall agree to pay cash-in-lieu of parkland and development costs in accordance with City policy.
 - e. The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.

- f. The applicant shall provide evidence to the satisfaction of the Commissioner of Planning and Development that they have supplied, or have made a reasonable attempt to supply, approximately 25 percent of the dwelling units as affordable housing in accordance with the Provincial Policy Statement on Housing or any subsequent policy statement, in effect and in force, prior to the issuance of a building permit for any residential use.
- g. The applicant shall agree to submit a tree survey for the site, and to implement tree replacement programs as recommended by the study, to the satisfaction of the City.
- h. The applicant shall agree to provide a minimum 1 metres soil base on the underground parking structure, so as to facilitate landscaping along public streets.
- i. The applicant shall agree to prepare a storm water management report to the satisfaction of the Public Works and Building Department. This report shall address the capacity of existing storm sewers.
- j. The applicant shall agree to provide on-site litter pick-up to remove the litter from the site a minimum of twice weekly.
- k. The site development plan shall:
 - i. demonstrate the pedestrian pattern between the various uses and the underground parking garage;
 - ii. demonstrate the service function of the office and retail uses; and,
 - iii. reflect the design guidelines contained in the Central Commercial Corridor Study for the Old Brampton District.
- l. The applicant shall agree to convey to the City the following road widenings and daylighting triangles:
 - 3.0 metres along each of Main Street North, Market Street and Thomas Street.

- a 10.0 metre radius rounding at the intersection of Main Street North and Market Street.
 - a 7.5 metre radius rounding at the intersection of Market Street and Thomas Street.
- m. The replication and/or conservation, where possible, of the major external features of the original McKillop Funeral Home, shall be part of the design of this site, and shall be demonstrated on any site plan, with the applicant having the final determination as to the extent of replication/conservation.
- C. That 135 units of the available 184 unit capacity in the Brampton North Sub-Area be assigned to this proposal.

CARRIED



**Subject
Property**

2000M

CITY OF BRAMPTON

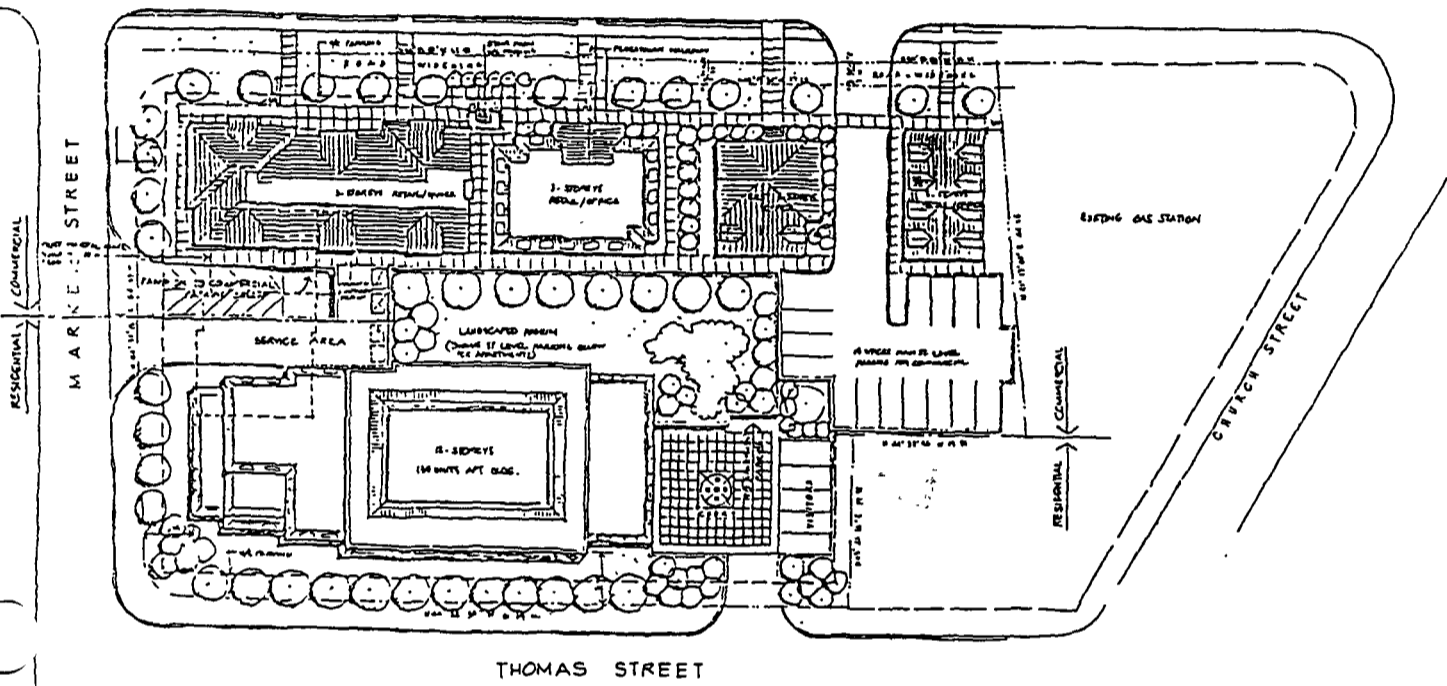
Date: 1992 04 02 Drawn By: K.M.II.
File no. CIW6.48 Map no. 42-126A



LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
S. HILLIER

MAIN STREET



THOMAS STREET

Site and Building Statistics

| Item | Value | Item | Value |
|----------------------------------|----------------|----------------------------------|----------------|
| Site Area | 10,000 sq. ft. | Site Area | 10,000 sq. ft. |
| Building Area | 15,000 sq. ft. | Building Area | 15,000 sq. ft. |
| Number of Units | 160 | Number of Units | 160 |
| Number of Floors | 3 | Number of Floors | 3 |
| Number of Stairs | 2 | Number of Stairs | 2 |
| Number of Elevators | 1 | Number of Elevators | 1 |
| Number of Entrances | 2 | Number of Entrances | 2 |
| Number of Exits | 2 | Number of Exits | 2 |
| Number of Windows | 100 | Number of Windows | 100 |
| Number of Doors | 50 | Number of Doors | 50 |
| Number of Parking Spaces | 10 | Number of Parking Spaces | 10 |
| Number of Landscaped Areas | 5 | Number of Landscaped Areas | 5 |
| Number of Trees | 10 | Number of Trees | 10 |
| Number of Shrubs | 20 | Number of Shrubs | 20 |
| Number of Flower Beds | 5 | Number of Flower Beds | 5 |
| Number of Benches | 2 | Number of Benches | 2 |
| Number of Light Fixtures | 10 | Number of Light Fixtures | 10 |
| Number of Fire Extinguishers | 2 | Number of Fire Extinguishers | 2 |
| Number of First Aid Kits | 2 | Number of First Aid Kits | 2 |
| Number of Fire Alarms | 2 | Number of Fire Alarms | 2 |
| Number of Security Cameras | 2 | Number of Security Cameras | 2 |
| Number of Access Control Systems | 2 | Number of Access Control Systems | 2 |
| Number of Intercom Systems | 2 | Number of Intercom Systems | 2 |
| Number of Public Address Systems | 2 | Number of Public Address Systems | 2 |
| Number of Emergency Lighting | 2 | Number of Emergency Lighting | 2 |
| Number of Fire Escape Ropes | 2 | Number of Fire Escape Ropes | 2 |
| Number of Fire Escape Ladders | 2 | Number of Fire Escape Ladders | 2 |
| Number of Fire Escape Hooks | 2 | Number of Fire Escape Hooks | 2 |
| Number of Fire Escape Belts | 2 | Number of Fire Escape Belts | 2 |
| Number of Fire Escape Anchors | 2 | Number of Fire Escape Anchors | 2 |
| Number of Fire Escape Windows | 2 | Number of Fire Escape Windows | 2 |
| Number of Fire Escape Doors | 2 | Number of Fire Escape Doors | 2 |
| Number of Fire Escape Stairs | 2 | Number of Fire Escape Stairs | 2 |
| Number of Fire Escape Landings | 2 | Number of Fire Escape Landings | 2 |
| Number of Fire Escape Corridors | 2 | Number of Fire Escape Corridors | 2 |
| Number of Fire Escape Entrances | 2 | Number of Fire Escape Entrances | 2 |
| Number of Fire Escape Exits | 2 | Number of Fire Escape Exits | 2 |
| Number of Fire Escape Windows | 2 | Number of Fire Escape Windows | 2 |
| Number of Fire Escape Doors | 2 | Number of Fire Escape Doors | 2 |
| Number of Fire Escape Stairs | 2 | Number of Fire Escape Stairs | 2 |
| Number of Fire Escape Landings | 2 | Number of Fire Escape Landings | 2 |
| Number of Fire Escape Corridors | 2 | Number of Fire Escape Corridors | 2 |
| Number of Fire Escape Entrances | 2 | Number of Fire Escape Entrances | 2 |
| Number of Fire Escape Exits | 2 | Number of Fire Escape Exits | 2 |

MAIN STREET NORTH REDEVELOPMENT
SUZANNE & AVA HILLIER
 Brampton, Ontario
 Glen Schnarr & Associates, Planners
 Zippan & Barrett Architects Inc.



CITY OF BRAMPTON

Date: 1992 09 08 Prepared by: K.M.H.
 File no. C1W6.48 Map no. 42-126E



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 S. HILLIER



PEEL BOARD OF EDUCATION

H J A Brown Education Centre

5650 Hurontario Street, Mississauga, Ontario L5R 1C6

Fax: (416) 890-6747

Tel.: (416) 890-1099

September 17, 1992

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT

DATE **SEP 21 1992** Rec'd

File No. **C1W6.48**

Ms. Cheryl Logan
Development Planner
Planning and Development Department
CITY OF BRAMPTON
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

| | |
|---------------------------------|--------------------|
| DEVELOPMENT SERVICES | |
| J.B.C. | SEP 22 1992 |
| D.R. | _____ |
| <input type="checkbox"/> K.A. | _____ |
| <input type="checkbox"/> N.G. | _____ |
| <input type="checkbox"/> C.L. | _____ |
| <input type="checkbox"/> R.N. | _____ |
| <input type="checkbox"/> M.L.P. | _____ |
| <input type="checkbox"/> A.R. | _____ |
| <input type="checkbox"/> R.W. | _____ |
| <input type="checkbox"/> FILE | _____ |

Dear Ms. Logan:

RE: **S. Hillier Your File Number: C1W6.48**
Part of Lot 6, Concession 1, W.H.S.
City of Brampton

The Peel Board of Education has no objection to the further processing of the above noted proposed rezoning and official plan amendment.

The anticipated yield from this plan is as follows:

| | |
|----|-------|
| 13 | K-5 |
| 6 | 6-8 |
| 11 | 9-OAC |

The students generated are presently within the following attendance areas:

| | <u>Enrolment</u> | <u>OME</u> <u>-10%</u> |
|--------------------------------|------------------|---------------------------|
| Glendale P.S. K-5 | 516 | 552 |
| Beatty-Fleming Sr. P.S. 6-8 | 441 | 474 |
| Brampton Centennial S.S. 9-OAC | 1579 | 1484 |

...2

TRUSTEES
William Kent (Chair)
Beryl Ford (Vice Chair)
Janice Atwood
Cathrine Campbell
Laurie Cashmore
Gordon Clarkson

Dian Gray
L. Cliff Gyles
Gary Heighington
Alex Jupp
Pierre Klein
Janet McDougald
Elaine Moore
Marolyn Morrison

Joan Parker
Norma Prior
Sandy Ransom
Rosemary Taylor
Ruth Thompson
Carolyn Wedgbury
Ellen Yuruk

DIRECTOR OF EDUCATION
& SECRETARY
Robert J. Lee

TREASURER / COMPTROLLER
Michael D. Roy

EXECUTIVE
SUPERINTENDENTS
Sandra Bithelmer
Christopher Bridge
Lynda K. Palazzi
David G. Weldon

The foregoing comments apply for a two year period, at which time updated comments will be supplied upon request.

Yours truly,

A handwritten signature in black ink, appearing to read "Hare", with a large, sweeping flourish extending to the left.

Stephen Hare
Assistant Chief Planning Officer
Planning Services

SH:jp
a:letters\shillier.ltr

c: J. Watts



the metropolitan toronto and region conservation authority

5 shoreham drive, downsview, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

| | |
|--|-----------------|
| DEVELOPMENT SERVICES | |
| D.C. | OCT 26 1992 REC |
| J.R. | _____ |
| <input type="checkbox"/> K.A. | _____ |
| <input type="checkbox"/> N.G. | _____ |
| <input checked="" type="checkbox"/> C.L. | _____ |
| <input type="checkbox"/> M.L.P. | _____ |
| <input type="checkbox"/> A.R. | _____ |
| <input type="checkbox"/> R.W. | _____ |
| <input type="checkbox"/> FILE | _____ |

October 15, 1992

City of Brampton
2 Wellington Street West
BRAMPTON, Ontario
L6Y 4R2

Attention: Ms. Cheryl Logan

Dear Ms. Logan

Re: Application to Amend the Zoning By-law
File Number C1W6.48
Part Lot 6, Concession 1 WHS
City of Brampton
(S. Hillier)

CFN 23506

| | |
|-------------------------------------|-------------------|
| City of Brampton | |
| PLANNING AND DEVELOPMENT DEPARTMENT | |
| DATE | OCT 26 1992 Rec'd |
| File No. | C1W6.48 |

This will acknowledge receipt of the above-noted amendment application.

Enclosed please find a part print of the Authority's Flood Plain and Fill Regulation line map, sheet No. 30 of the Etobicoke Creek, on which we have plotted in red the subject property; in blue the regional flood plain; and in green the Authority's fill regulation limit. In accordance with Ontario Regulation 293/86 a permit is required from the Authority prior to any of the following works taking place:

- (a) construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a regional storm;
- (b) place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to on such area from some other place or places;

You will note that part of the site is located within the flood plain of the Etobicoke Creek. Central Brampton is an area which historically developed in the flood plain and has now received Special Policy Area (SPA) status to control redevelopment (OPA 137). In this regard, any new buildings or structures, including new additions, must be flood protected. Where it is technically impractical to flood proof a building or structure to the regional level, consideration will be given to a level not less than the 350 year storm event.

October 15, 1992
Attention: Ms. Cheryl Logan
CFN 23506

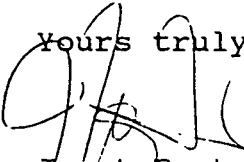
-2-

Therefore, we have no objections to the proposed amendment application. However, a permit pursuant to Ontario Regulation 293/86 will be required from this office prior to the issuance of a building permit and as a condition of site plan approval.

Please find enclosed a copy of the Authority's permit application to be completed and submitted with appropriate plans to Mr. Richard Lloyd of this office.

We trust this is satisfactory.

Yours truly,

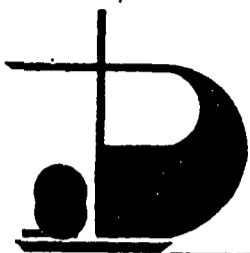


Janet Foster, Plans Analyst
Plan Review Section
Water Resource Division

LP/gc

Enclosure

cc: City of Brampton - Dan Kraszewski
MTRCA, Richard Lloyd



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
 LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

40 Matheson Blvd. West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221

October 21, 1992

Cheryl Logan, B.E.S.
 Development Planner
 Planning and Development Department
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

City of Brampton
 PLANNING AND DEVELOPMENT DEPARTMENT
 DATE OCT 29 1992 Rec'd
 File No. C1W6.48

Dear C. Logan:

Re: Zoning By-law Amendment Application
 Part of Lot 6, Conc. 1, W.H.S.
 165, 167 and 173 Main Street North
 S. Hillier, File: C1W6.48
 City of Brampton

| | |
|--|------------|
| DEVELOPMENT SERVICES | |
| J.B.C. | NOV 1 1992 |
| D.R. | |
| <input type="checkbox"/> K.A. | |
| <input type="checkbox"/> N.O. | |
| <input checked="" type="checkbox"/> C.L. | |
| <input type="checkbox"/> P.N. | |
| <input type="checkbox"/> M.L.H. | |
| <input type="checkbox"/> A.R. | |
| <input type="checkbox"/> R.W. | |
| <input type="checkbox"/> FILE | |

The Dufferin-Peel Roman Catholic Separate School Board is in receipt of the above referenced zoning by-law amendment application. Separate school students generated from this development application shall attend Our Lady of Fatima elementary and Cardinal Leger secondary schools.

Due to the fact that the anticipated pupil yield generated from the 109 apartment units proposed in this rezoning application will be minimal (fewer than 10 elementary and 4 secondary pupils) the Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this development application. The Board, however, requests that the following condition be fulfilled prior to the approval of this rezoning application.

1. That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. This clause is to be inserted in English and French.

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be

C. Logan, City of Brampton
Re: C1W6.48
Page 2
October 21, 1992

accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

"Attendu que, malgré les efforts déployés par Le Conseil Des Écoles Séparées Catholiques Romaines de Dufferin et Peel, il se peut qu'il n'y ait pas assez de places pour le nombre d'élèves prévus dans votre quartier. Vous êtes donc, par les présentes, avisés que les élèves devront, soit, être hébergés dans des installations temporaires ou transportés par autobus scolaire à une école en dehors de votre quartier. De plus, il se peut que les élèves soient éventuellement retournés à l'école de quartier."

- 2. That the applicants be required to erect information signs in English and French at all major entrances to the proposed development advising that:*

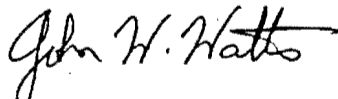
"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bussed to alternate facilities."

"À cause de la surpopulation dans les écoles de quartier, il se peut que les élèves soient hébergés dans des installations temporaires ou transportés par autobus scolaire à d'autres écoles."

The applicants are required to contact the Board's Planning Department for sign specifications.

The foregoing comments apply for a one year period, at which time updated comments will be supplied upon request. If you have any questions regarding this letter, please contact this office.

Yours truly,



John W. Watts
Superintendent of Planning

VR/s

cc: J. Greeniaus, Peel Board of Education



CITY OF BRAMPTON
PLANNING AND DEVELOPMENT DEPARTMENT
DATE JUN 5 1993 Rec'd
File No. C1W6-48

Engineering Services
Northern Ontario District
Suite 401
277 Front Street West
Toronto Ontario
M5V 2X7

2 June 1993

Your File: C1W6.48
Our File: TZ-4500-B-09

Mr. J.A. Marshall
Commissioner of Planning & Development
The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Dear Mr. Marshall:

Re: **Proposed Official Plan and Zoning By-law Amendment**
S. Hillier
West side of Main Street North, between Market Street and Thomas Street

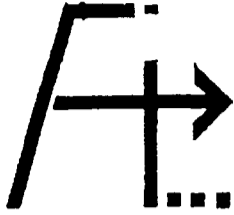
We have reviewed your letter dated 21 May 1993 regarding the above noted application and offer no objection. However, it appears that our tracks fall within 300 metres of the proposed development. Hence, we request that the Owner insert in all Agreements of Purchase and Sale or Lease and include in a Noise Impact Statement, the following clause:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Should you have any further questions, please do not hesitate to contact Karen Fraser at (416)217-2466.

Yours truly,

Karen Fraser
Planner
For: D.A. Reynolds, P.Eng
Manager Engineering Services



AFC MANAGEMENT SERVICES
LIMITED

| | |
|-------------------------------------|-------------------|
| City of Brampton | |
| PLANNING AND DEVELOPMENT DEPARTMENT | |
| DATE | JUN 08 1993 Rec'd |
| File No. | CIW6.48 |

June 08 1993

FAX: 874-2099

Ms. Cheryl Logan
Planning & Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Dear Cheryl:

Downtown Revitalisation
165,167 & 173 Main Street North : File CIW6-48 Ward 5

Good morning! We greatly appreciated your informative assistance early last week prior to the Public Meeting on June 02. Thank you.

As indicated in the interim, my wife and I have independently talked to several of the local business people and obtained their signatures on the accompanying "document of Support" for the Application relative to the above.

Would you kindly acknowledge receipt and confirm that you will file this appropriately with the Application material in your records, providing whatever awareness/distribution to Council as may apply in the circumstances.

We would also appreciate being kept informed of relevant progress. Again, thank you.

Yours very truly,
AFC MANAGEMENT SERVICES LIMITED

Angus G. Taylor
Angus G. Taylor

AGT:ck
cc: The Mesdames Hillier
453-6267

Effective October 4, 1993
We have a new area code
905 796-7170

223 MAIN STREET N., BRAMPTON, ONTARIO L6X 1N2 TEL: (416) 796-7170 FAX: (416) 796-7221

DOWNTOWN BRAMPTON REVITALISATION
165 67 & 173 Main Street North: Redevelopment
[Ward 6: City File No. C1W6 40]

Support of the Application (see reverse for Summary)

The following favourable points are briefly listed in support of the Application and related Proposal: -

- will provide significant injection of permanent residents needed in the downtown community.
- their presence, buying power will materially complement and be consistent with other major developments in existence and/or in the planning process for the overall area.
- within anticipated completion timeframes (5± years), the commercial facilities proposed (possibly with business offices compatibly predominating) will also materially complement the existing/anticipated facilities and then expanding needs of the downtown community.
- increase local employment, on-site assessment values/taxes and the values of other neighbourhood properties, commercial and residential.
- aid substantially in much improved utilisation of the site, as well as preserving as much of the historical character as feasible.
- no detrimental impacts as vouched by the recommended approval of the Planning & Development Department of the City within its comprehensive study.
- preserve much of the prevailing character of buildings in the downtown Main Street/Queen Street general area.
- contribute meaningfully to the general revitalisation of downtown Brampton and the needs of its emerging community in substance (WHAT), in manner (HOW) and in time (WHEN).

We concerned citizens and local business persons, with no direct or indirect commercial interest in the Property.

| Name | Signature | Name | Signature |
|-----------------------|------------------------|------------------|-------------------------|
| Angus G. Taylor | <i>Angus G. Taylor</i> | Gloria J. Taylor | <i>Gloria J. Taylor</i> |
| Stacey Bacon (7-11) | <i>Stacey Bacon</i> | David Andrew | <i>David Andrew</i> |
| E.K. Shipley (Z Plus) | <i>E.K. Shipley</i> | JOHN RAYE. | <i>John Raye</i> |
| Walter Biscuita | <i>Walter Biscuita</i> | CHARLES BOVNOTT | <i>Charles Bovnot</i> |
| Bernard Buxton | <i>Bernard Buxton</i> | DONALD KULLERMAN | <i>Donald Kullerman</i> |
| Lisa Feige | <i>Lisa Feige</i> | CLAUDE ROUSSEAU | <i>Claude Rousseau</i> |
| MARK PEARLE | <i>Mark Pearle</i> | N. S. MANN. C.A. | <i>N. S. Mann</i> |
| Rick CUTTRESS | <i>Rick Cuttress</i> | JOHN FRIAS | <i>John Frias</i> |
| ED ANSELMINO | <i>Ed Anselmino</i> | Deborah Longard | <i>Deborah Longard</i> |
| L. J. Komono | <i>L. J. Komono</i> | Sueygen SCHULZ | <i>Sueygen Schulz</i> |
| VIOLET PERRAGE | <i>Violet Perrage</i> | ANGELA SCHIRIPA | <i>Angela Schiripa</i> |
| SUEFANTINI | <i>Suefantini</i> | | |
| DAVID. MOOLA | <i>David Moola</i> | | |

AMENDMENT NUMBER 235
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to change the land use designation on a certain property from "Residential" to "Commercial" in the 1984 Official Plan and from "Low Density Residential" to "Downtown Commercial" in the secondary plan to permit a mixed use commercial/residential development.

2.0 LOCATION

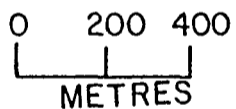
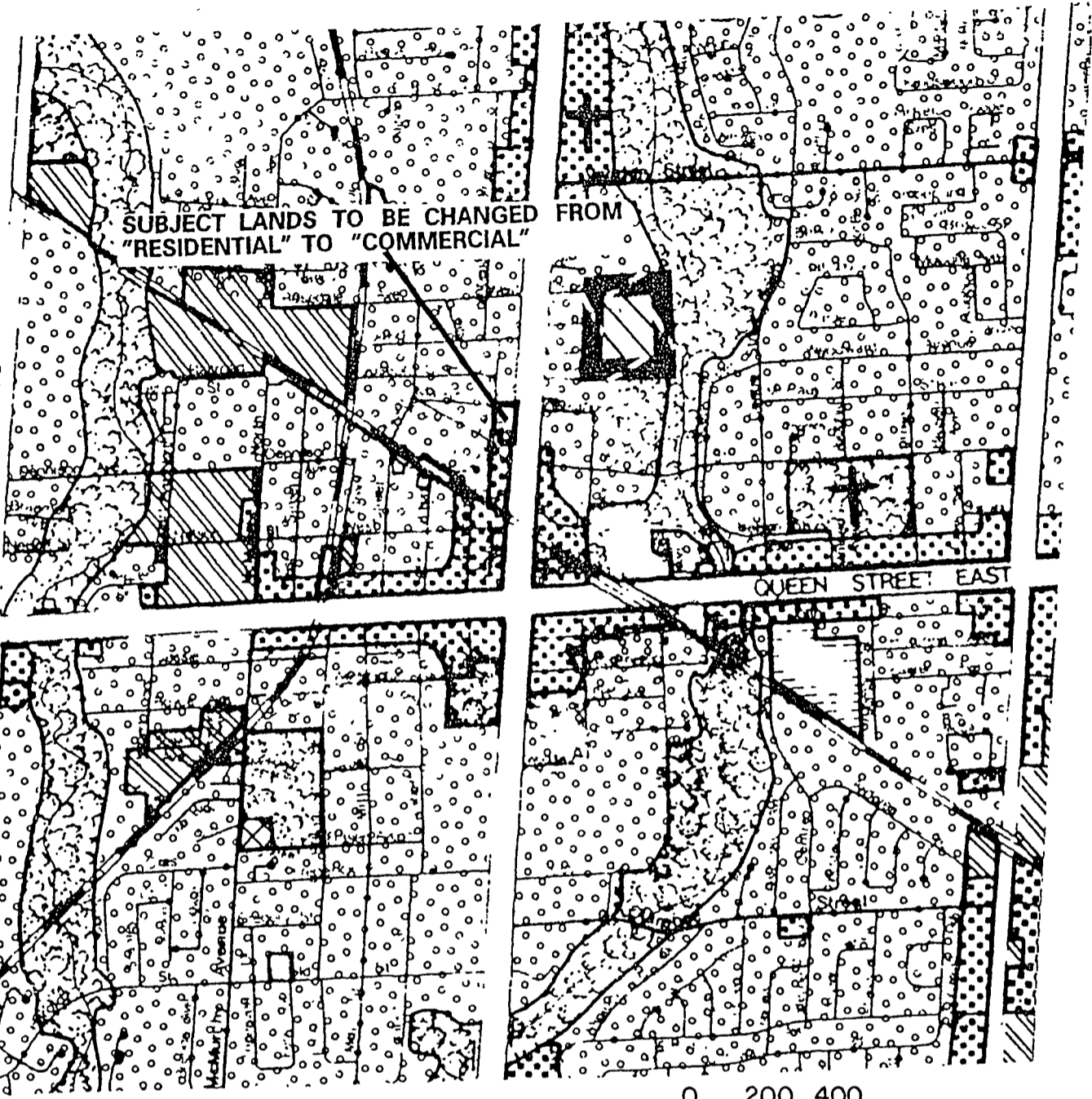
The lands subject to the amendment are located on Main Street North, and include 165, 167 and 173 Main Street North. The subject property has an area of 0.589 hectares (1.45 acres) and is described as Part of Lot 6, Concession 1, west of Hurontario Street, in the geographic Township of Chinguacousy.

3.0 Amendment and Policies Relative Thereto

3.1 The document known as the 1984 Official Plan for the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "A" thereto, the designation of the lands shown outlined on Schedule A to this amendment as subject lands, from "Residential" to "Commercial";
- (2) by changing Schedule F thereto, to show the lands shown outlined on Schedule B to this amendment designated as "Four Corners Commercial";
- (3) by changing on Schedule SP7(a) Brampton Central Planning Area thereto, the boundary of the Main Street North area, as shown on Schedule C to this amendment;
- (4) by changing on Schedule SP7(a) Brampton Central Planning Area thereto, the land use designation of the lands outlined on Schedule C to this amendment as subject lands from "Low Density Residential" to "Downtown Commercial";

- (5) by adding to Section 7.2.7.7. as an amendment to be included in the list of amendments, Amendment Number 235.



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
- SPECIALTY AGRICULTURAL

MAY 1987

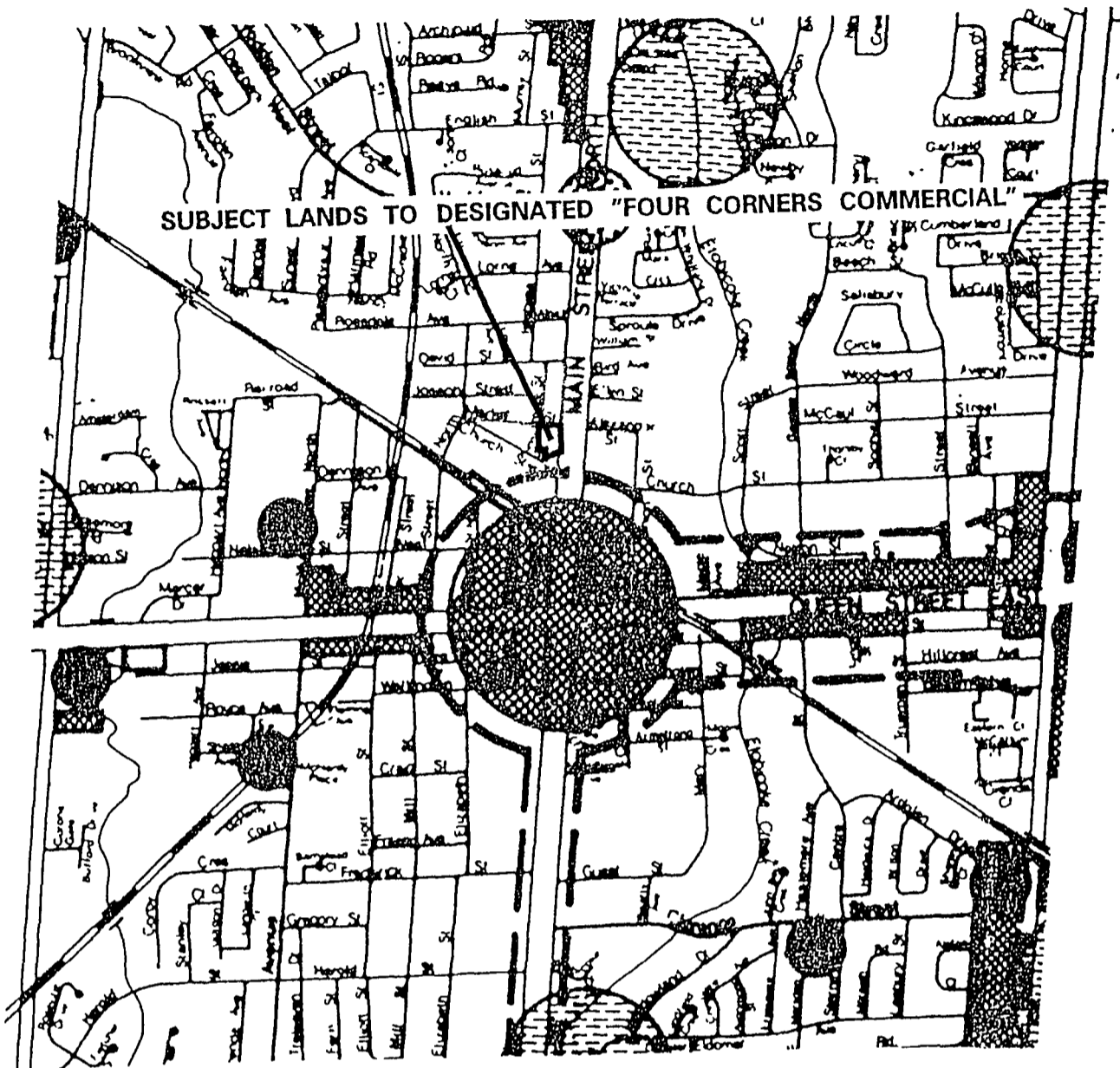
OFFICIAL PLAN AMENDMENT No. 235



CITY OF BRAMPTON
Planning and Development

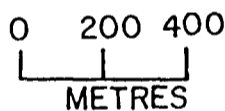
Schedule A By-law 153-93

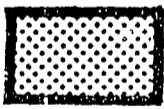

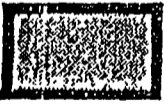



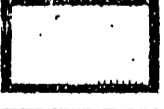


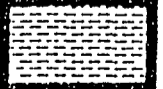
Date: 1993 06 09 Drawn by: CJK
File no. C1W6.48 Map no. 42-126L



COMMERCIAL*

SCHEDULE 'F'



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

OFFICIAL PLAN AMENDMENT No. 235

Schedule B By-law 153-93



CITY OF BRAMPTON
Planning and Development

Date: 1993 06 09

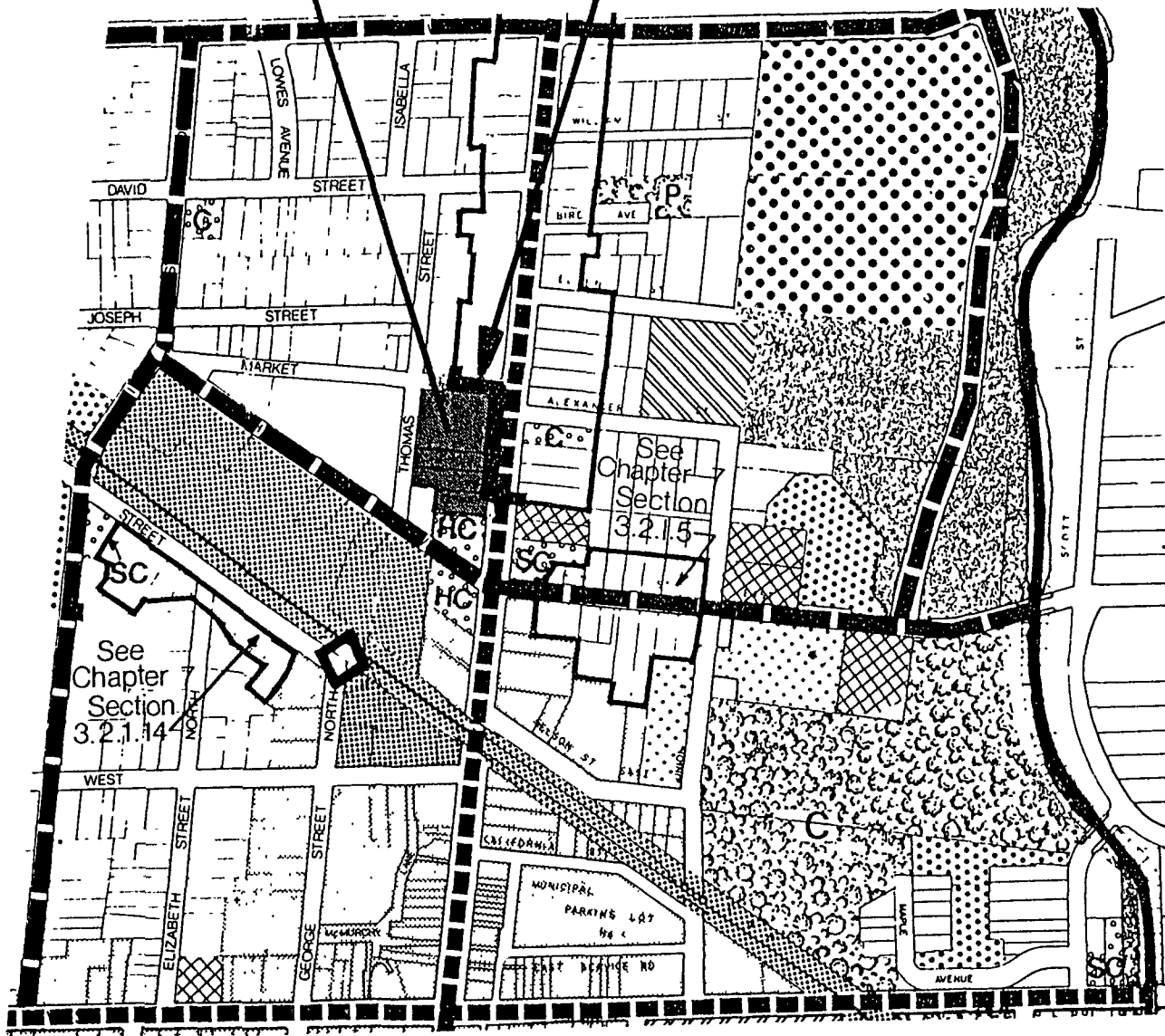
Drawn by: CJK

File no. C1W6.48

Map no. 42-126M

**SUBJECT LANDS TO BE CHANGED FROM
"LOW DENSITY RESIDENTIAL" TO "DOWNTOWN COMMERCIAL"**

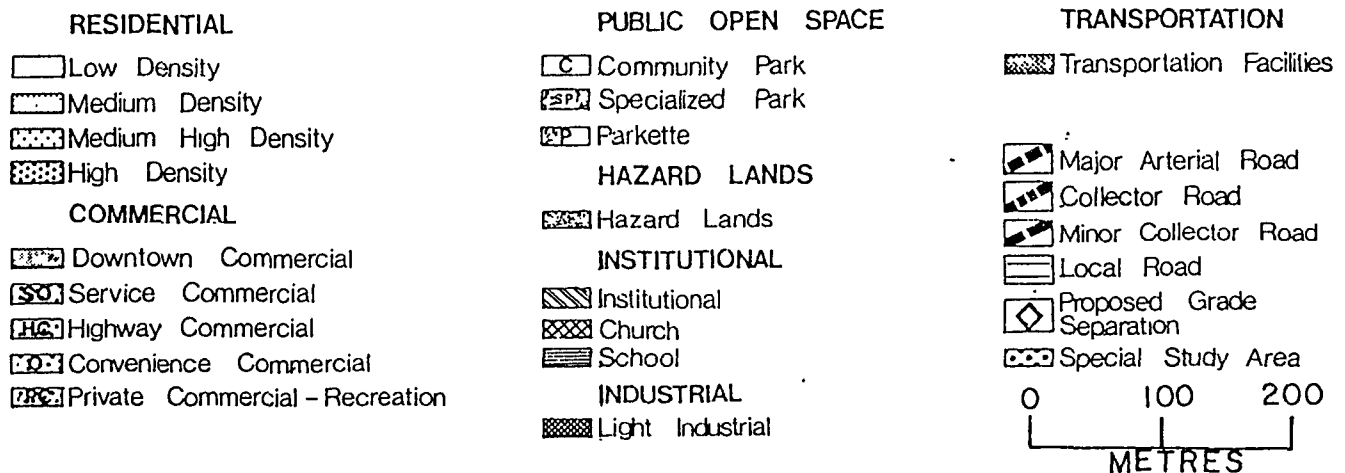
**NEW BOUNDARY OF BRAMPTON CENTRAL SECONDARY PLAN
(MAIN STREET NORTH AREA)**



Brampton Central Planning Area

Schedule SP7(a)

Land Use — Brampton Central Secondary Plan Area



OFFICIAL PLAN AMENDMENT No. 235



CITY OF BRAMPTON
Planning and Development

Date: 1993 06 09

Drawn by.

Schedule C

By-law 153-93

File no. CIW6.48

Map no. 42-126N

Amendment Number 235
to the 1984 Official Plan of the
City of Brampton Planning Area

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 235

Attached are copies of the planning report, dated May 17, 1993, and the notes of the public meeting held on June 2, 1993, after notification in the local newspapers and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

| | |
|---|--------------------|
| Peel Board of Education | September 17, 1993 |
| Metropolitan Toronto and Region Conservation Authority | October 15, 1992 |
| The Dufferin-Peel Roman Catholic Separate School Board | October 21, 1992 |
| Canadian National Railway | June 2, 1993 |
| Mr. Angus Taylor | June 8, 1993 |