



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 162-87

To adopt Amendment Number 122
and Amendment Number 122 A to
the Official Plan of the City
of Brampton Planning Area.

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

1. Amendment Number 122 and Amendment Number 122 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 122 and Amendment Number 122 A to the Official Plan of the City of Brampton Planning Area.

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

this 13th day of July, 1987.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 122
to the Official Plan of the
City of Brampton Planning Area
and


AMENDMENT NUMBER 122 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

21-0P 0031-122-1

Amendment No. 122
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 122 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under section 17 of the Planning Act, 1983, as Amendment No. 122 to the Official Plan for the City of Brampton Planning Area.

Date *Sept. 3, 1987.....*


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



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KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton
JUL 16 1987

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 122

and

AMENDMENT NUMBER 122 A

TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to recognize the development of a property in accordance with a proposed draft plan of subdivision. A senior public school site is being relocated and a secondary school site is being redesignated for high density residential uses.

2.0 LOCATION

The lands subject to this amendment are described as Part of Lot 14, Concession 1, W.H.S., in the former geographic Township of Toronto, now in the City of Brampton. The lands are located on the west side of Hurontario Street, approximately 915 metres (3000 feet) south of Steeles Avenue at the northwest corner of the intersection of Ray Lawson Boulevard and Hurontario Street.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO

3.1 Amendment Number 122 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 and set out in the first paragraph of section 7.2.7.24, Amendment Number 122 A;

3.2 Amendment Number 122 A:

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

- (1) by changing on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designations of the lands outlined on Schedule A to this amendment and numbered 1 and 2, from the existing land use designation set out in the left-hand column of Table 3.2 to the new land use designation indicated in the right-hand column of Table 3.2:

TABLE 3.2

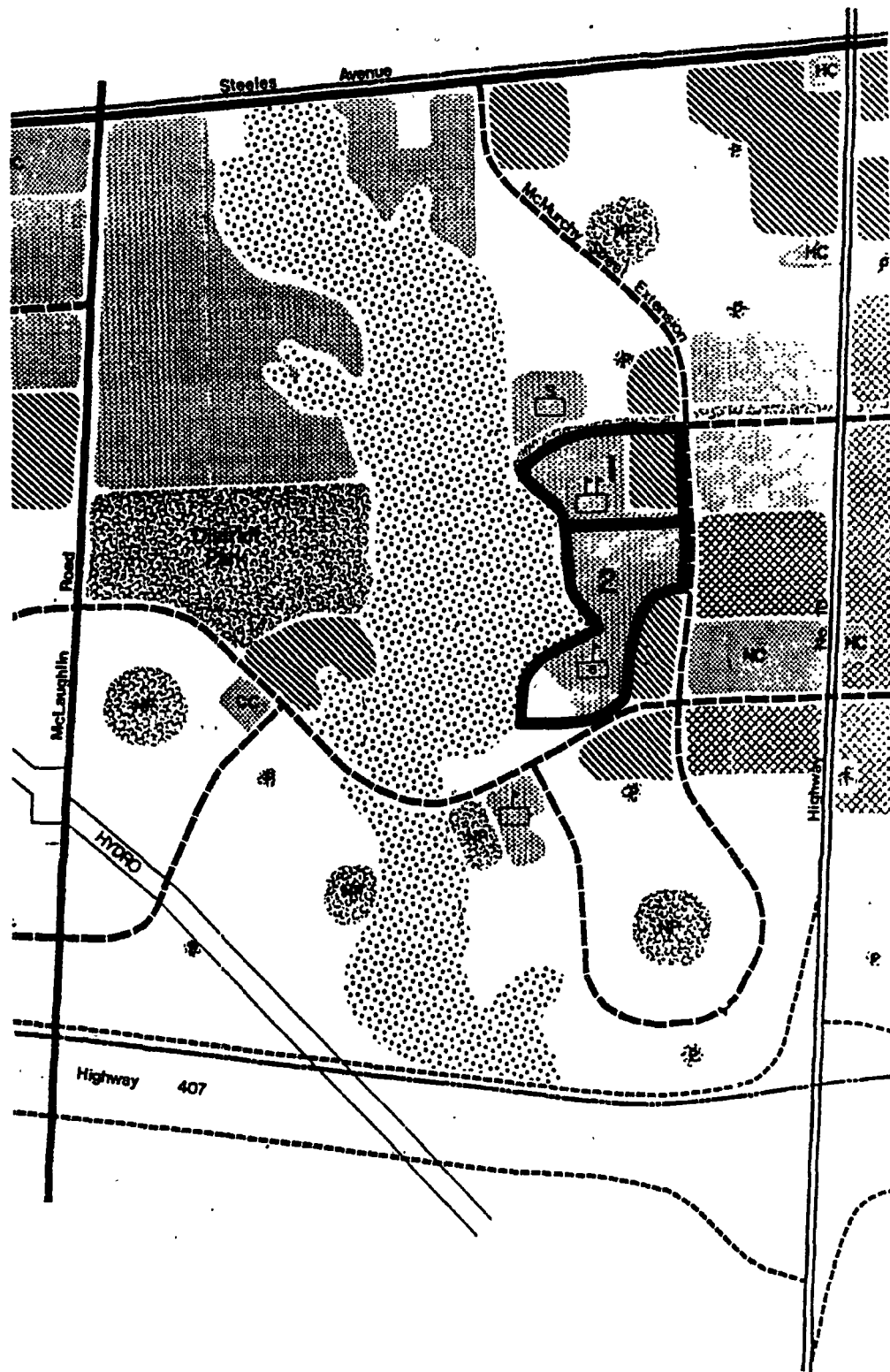
LOCATION ON SCHEDULE A	EXISTING DESIGNATION	NEW DESIGNATION
1.	Institutional - Secondary School Residential - High Density	Institutional - Senior Public School
2.	Institutional - Secondary School Institutional - Senior Public School Residential - Low and Medium Density	Residential - High Density

(2) by adding thereto, the following paragraph after subsection 5.4 and before subsection 5.5:

"5.4.1 The Residential High Density designation located west of Highway Number 10 at the northwest corner of the McMurchy Street Extension and the collector road (Ray Lawson Boulevard) which crosses the Fletchers Creek, bordered on the west by Hazard Lands and on the north by a senior public school site, may have a maximum net residential density of 125 units per hectare provided that the total number of dwelling units in the subject high density designation shall not exceed 725 units."

(3) by deleting therefrom subsection 5.14, and substituting therefor the following:

"5.14 It is estimated that two junior public schools, two junior separate schools and a senior public school will be required in the Fletchers Creek South Area in the locations indicated on Plate 43. These school sites shall be included in the relevant plans of subdivision to the satisfaction of the School Boards. In the event that one or more of the school sites may not be required, then the appropriate residential density or alternative use for the site will be determined by an amendment to this plan."



— Secondary Plan Boundary

RESIDENTIAL

- Low and Medium Density
- High Density

COMMERCIAL

- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- Specialty Office - Service Commercial

PUBLIC OPEN SPACE

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Woodlot
- Cemetery
- Hazard Land

INSTITUTIONAL

- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School

ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

**AREAS No. 1 & 2
LANDS BEING REDESIGNATED**

OFFICIAL PLAN AMENDMENT No. 122
OFFICIAL PLAN AMENDMENT No. 122 A

SCHEDULE A



11974

CITY OF BRAMPTON
Planning and Development

Date: 1987 06 29 Drawn by: C.R.E.
File no. TIW14-5 Map no. 75-18K

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 122
AND
AMENDMENT NUMBER 122 A

Attached is a copy of a planning report, dated June 5, 1987 and the notes of a Public Meeting held on June 29, 1987 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

12/87/5

D2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 5, 1987

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision
Application to Amend the Official Plan
and Zoning By-law
Part of Lot 14, Concession 1, W.H.S.
(former geographic Township of Toronto)
Ward Number 3
CITY SOUTH LIMITED (PALLET FARM)
Region of Peel File Number: 21T-86094B
Our File Number: T1W14.5

1.0 INTRODUCTION

An application to amend the Official Plan and zoning by-law to permit the development of the above noted property for high density residential, institutional and open space purposes has been submitted to the City Clerk and referred to staff for review. A concurrent application for draft approval of a proposed subdivision plan has also been submitted to the Region of Peel.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

The subject property is described as Part of the East Half of Lot 14, Concession 1, W.H.S., in the former geographic Township of Toronto. The property is located on the west side of Hurontario Street, approximately 915 metres (3000 feet) south of Steeles Avenue, at the northwest corner of the intersection of Ray Lawson Boulevard and Hurontario Street. The subject property has a

DD-2

frontage of approximately 314.86 metres (1033 feet) on Hurontario Street and a depth of approximately 810 metres (2657 feet); total area is 34.01 hectares (84 acres). The southerly limit of the property is defined by Ray Lawson Boulevard.

The subject property is relatively flat and slopes gently from Hurontario Street to Fletchers Creek and associated valleylands which traverse the rear portion of the property. The property has been operated as a farm in previous years and contains three single family dwellings and associated outbuildings. Only one of the single family dwellings is currently occupied, the occupant being the previous owner of the subject property. The only significant trees of a mature nature on the property are in the vicinity of the single family dwellings and along the easterly slope of the Fletchers Creek Valley. Otherwise, the property has generally been used for agricultural crop production or pasture.

The following land uses are in the vicinity of the subject site:

- to the north is a draft plan of subdivision currently being developed (Sanfour Developments - Our Files T1W15.7, .8 and .10) with single family dwellings and a parkette on the west side of the McMurchy Avenue extension and institutional (church), high density residential and commercial uses on the east side of McMurchy Avenue, north of Sirlou Drive.
- to the east, at the southwest corner of Hurontario Street and Sirlou Drive is the Peel Regional Police Headquarters while further east on the east side of Hurontario Street is the Peel County Courthouse and abutting commercial development.
- to the south, on the south side of Ray Lawson Boulevard, is a vacant parcel designated for office and service commercial

purposes and recently constructed single family dwellings in Registered Plan M-667 (Fletcher's Green Developments Limited - Phase 1).

- to the west, on the west side of the Fletchers Creek Valley, are vacant lands subject to a draft approved plan of subdivision (Fletcher's Green Developments Limited - Phase 2, Our File T1W13.2B, Region of Peel File: 21T-76018B).

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The subject property is designated for Residential, Commercial and Open Space purposes on Schedule A to the City of Brampton Official Plan. The Fletchers Creek South Secondary Plan (Amendment Number 61 to the Consolidated Official Plan, as amended) is also applicable to the subject property.

The Secondary Plan allocates a number of land use designations to the subject property. On the east side of future McMurchy Avenue is a Neighbourhood Commercial designation, a Specialty Office and Service Commercial designation and an Institutional designation abutting the Peel Regional Police property. On the west side of future McMurchy Avenue are two High Density Residential designations, a Senior Public School designation, a Secondary School designation, a Low and Medium Density Residential designation and the Hazard Land designation which coincides with the Fletchers Creek Valley. As the subdivision proposal submitted by the applicant does not conform to the Fletchers Creek South Secondary Plan, an amendment to that document is required to accommodate the proposal.

The property is subject to the provisions of Comprehensive Zoning By-law 139-84, as amended. This document zones the subject property as Agricultural (A) Zone. As the Agricultural Zone would not permit the proposal as submitted, an amendment to the zoning by-law is also necessary.

D24.

4.0 THE PROPOSAL

The attached reduction of the subject subdivision plan illustrates the proposal as submitted. Although part of the subject draft plan proposal, a separate application (Our File Number T1W14.4) to amend the official plan and zoning by-law has been filed for the office commercial block.

On the original subdivision submission, the lands were distributed as follows:

Block 1 - Office Commercial	10.52 hectares (26.0 acres)
Block 2 - High Density Residential	7.16 hectares (17.7 acres)
Block 3 - Senior Public School	3.24 hectares (8.0 acres)
Block 4 - Open Space - Valleyland	9.38 hectares (23.2 acres)
Block 5 - District Park	0.78 hectares (1.9 acres)
Block 6 - Townhouses	0.70 hectares (1.7 acres)
Block 7 - Open Space - Valleyland	0.14 hectares (0.35 acres)
Block 8 - Single Family Home	0.70 hectares (1.7 acres)
Public Road Purposes (McMurphy Ave.)	<u>1.5 hectares (3.7 acres)</u>
TOTAL within original subdivision plan 34.12 hectares (84.3 acres)	

In support of the high density residential block the applicant has submitted two site plans, one incorporates the lands (Block 8) on which Mr. Pallet's existing dwelling is located and the other does not. The site plan incorporating Block 8 proposes 4 condominium buildings of 17, 18, 22 and 23 stories in height. Dwelling unit yield is 780 units for a net density of 54.6 units per acre. The site plan which does not incorporate Block 8 (Mr. Pallet's dwelling) proposes 4 condominium buildings, one of 17 stories and three of 18 stories in height. Dwelling unit yield is 767 units for a net density of 59.9 units per acre.

A number of changes have occurred with the subdivision plan since the applicant originally submitted the proposal. Since the alterations are numerous and a lengthy explanation would be required to discuss the alterations, these will be dealt with in a block by block treatment of the subdivision plan in the discussion section of this report.

5.0 COMMENTS

The Region of Peel conducted the customary circulation of the proposed draft plan of subdivision to various Provincial, Regional and service agencies. The City of Brampton Planning and Development Department conducted two internal circulations, one for the draft plan of subdivision and the second for the proposed site plan on the high density residential block. The following comments have resulted:

5.1 Proposed Draft Plan of Subdivision

The Metropolitan Toronto and Region Conservation Authority has advised:

staff has examined the plan and as it does not conflict with any plans or policies of this Authority, we would be willing to recommend it for approval as submitted.

We would appreciate receiving a copy of the registered plan for this development, when it becomes available, to complete our file.

The Credit Valley Conservation Authority has advised:

the subject property is characterized as agricultural lands, traversed from North to South by Fletchers Creek and its associated valley. As a result, a considerable portion of the

22-6

- 6 -

subject lands are located below the Fill and Construction Control Line of the Creek. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80) prohibit the erection of any structure, the placement or removal of any fill material, or the alteration to any watercourse, without the prior written approval of this Authority. A copy of our mapping, relative to the subject property, has been enclosed for your reference.

Authority staff have previously reviewed the subject lands as a result of an application made pursuant to Ontario Regulation 162/80, to place fill in the floodplain and regulated area of Fletchers Creek. The Executive Committee of this Authority granted conditional approval of the application at its meeting held September 26, 1986 subject to a detailed engineering submission and final grading and landscaping details.

We therefore recommend that the plan receive draft approval subject to the following conditions:

1. Prior to registration of the plan, a detailed engineering submission shall be submitted to the satisfaction of Credit Valley Conservation Authority staff, which will demonstrate that the fill proposal will not impact on the 2, 5 and 10 year storms. (It should be noted, that this submission may result in red-lined revisions to Blocks 2, 3 and 8).
2. Prior to registration of the plan, final grading, landscaping and engineering details, related to the fill proposal, shall be submitted to the satisfaction of Credit Valley Conservation Authority staff and the City of Brampton.

3. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the Credit Valley Conservation Authority which will include:

- a) the means whereby stormwater will be conducted from the site to a receiving body;
- b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from this Authority pursuant to Ontario Regulation 162/80 for any works below the existing or realigned top of bank.

4. The Municipality's Restricted Area (Zoning) By-law shall contain provisions which will have the effect of:

- a) placing all lands below the approved Western top of bank, and below the Eastern top of bank as determined through the required engineering submission and approved by the Credit Valley Conservation Authority and the City of Brampton in the appropriate 'Open Space' or 'Greenbelt' category (It should be noted, that this submission may result in red-lined revisions to Blocks 2,3 and 8);

D2-8

- 8 -

- b) prohibiting the erection of all buildings or structures of any kind below the approved top of bank, other than those works necessary for flood and/or erosion control purposes;
 - c) requiring a minimum setback of 7.5 metres (25 feet) from the approved top of bank for all buildings and structures, including swimming pools.
5. The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit Valley Conservation Authority, wherein the Owner agrees:
- a) to carry out or cause to be carried out the works outlined in Conditions 1, 2 and 3;
 - b) not to oppose the by-law provisions as noted in Condition 4;
 - c) to carry out any required storm drainage or erosion control works in or adjacent to the channel of the Fletchers Creek, only within the Authority approved periods for construction within this reach of the Credit River (i.e. from June 15th to November 30th);
 - d) neither to place nor to remove fill of any kind whether originating on the site or elsewhere, nor in any way disturb the lands below the approved or realigned top of bank without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;

22-9

e) to erect a snow fence 3 metres (10 feet) from the approved or realigned top of bank, to prevent the unauthorized placement of fill material or destruction of vegetation within this area. Notes shall be added to the appropriate plans to the effect that:

i) a snow fence shall be erected prior to initiating any grading or construction on the site, and shall remain in place and in good repair during all phases of grading and construction;

ii) no fill material shall be stockpiled within 4.5 metres (15 feet) from the approved or realigned top of bank;

f) to develop Blocks 2, 3, 5, 6 and 8 inclusive, only according to site plans acceptable to the Municipality and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades.

In order to expedite clearance of the final plan, a draft copy of the Subdivider's Agreement should be forwarded to this office when available.

The Peel Board of Education has advised:

on March 10, 1987 the Board passed the following resolution:

D2-10

- 10 -

"It is recommended that the City of Brampton be advised that the Board does not require the Fletchers Creek secondary school site."

The Peel Board of Education requires the following conditions be included in the conditions of draft approval as well as the Engineering Agreement:

1. "The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy."

The above signs are to be to the Board's specifications and at locations determined by the Board.

2. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the subdivision agreement:

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of The Peel Board of Education to determine the exact schools."

D2-11

This plan of subdivision proposes a significant number of units for which there is no available accommodation. The Board will therefore be utilizing portable accommodation and busing to holding schools until justification and funding for a new school is available from the Ministry of Education.

Additional requirements relative to the school site within this plan are as follows:

- 3. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of schools.
- 4. The applicant is required to provide a site development plan for the school area indicating the location of the required facilities. In this regard, the Board policy requires 3.2 - 4.0 hectares for a senior school in an isolated situation.
- 5. The Board requires satisfactory site purchase arrangements with respect to Block 3 contained within the plan.

The anticipated student yield from this plan is as follows:

70 JK-6
 30 7-8
 50 9-13

The following attendance areas are applicable and the schools have the following enrolments and capacities:

	<u>Grades</u>	<u>Enrol.</u>	<u>OME-10%</u>
Parkway Public School	K-6	400.	553
W. G. Davis Senior Public School	7-8	314	418
J. A. Turner Secondary School	9-13	1153	1158

DD-12

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

The Dufferin-Peel Roman Catholic Separate School Board has advised:

it has been decided to locate a separate secondary school site in New Development Area 11 and therefore, does not intend to pursue the site designated for the Peel Board of Education in the Fletchers Creek South Secondary Plan.

The Region of Peel Transportation Policy Division has advised:

no access should be permitted onto Highway Number 10 from Block 1 (office commercial). No access onto Ray Lawson Boulevard should be permitted from Block 1 (office commercial) for a minimum distance of 100 metres from the daylight triangle at Highway Number 10 to accommodate the left turn storage lane design requirements.

The Region of Peel Public Works Department has advised:

sanitary sewer facilities are available on Ray Lawson Boulevard and County Court Boulevard. Water facilities are available on Ray Lawson Boulevard, Highway Number 10 and County Court Boulevard. Block 6 shall be serviced in conjunction with the lands to the west.

Regional roads are not directly affected.

There are no waste disposal sites on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1992.

Full lot levies apply. Sanitary frontage charges apply on Ray Lawson Boulevard and County Court Boulevard. Watermain frontage charges apply on Ray Lawson Boulevard, Highway Number 10 and County Court Boulevard.

The Development and Engineering Services Section of the Public Works Division has advised:

that Street A (McMurphy Avenue) should be widened to 30 metres (98.4 feet) to accommodate 5 lanes of pavement for the high density residential and commercial development along this road. The realigned top of bank should be approved by the City and Credit Valley Conservation Authority prior to the plan proceeding. Site specific stormwater management reports will be required for Blocks 1 (commercial) and 2 (high density residential).

There shall be no access for Block 2 to Ray Lawson Boulevard. Sidewalks are required along both sides of all roads located within this subdivision plan. Sidewalks, drainage works and possibly other works are required along Highway Number 10. A special loading/unloading facility must be incorporated on the school site (Block 3).

The Community Design Section of the Planning and Development Department has advised:

the shape of Block 6 (townhouses) will generate a unit yield below normal expectations. Sirlou Drive is referred to as County Court Boulevard on the draft plan. If Block 7 is to be owned by Mr. Pallet, it should be included as part of Block 8.

The Parks and Recreation Division of the Community Services Department has advised:

D2-14

- 14 -

the draft plan of subdivision is to be amended to reflect the existing top of bank and the agreed upon small fill area and new top of bank as indicated on the attached drawing. Block 2 (high density block) will; therefore, be an area of approximately 5 hectares or 12.35 acres.

Block 5 (tableland) of 0.78 hectares (1.92 acres) is acceptable as a part of the district park for this area.

A public open space corridor, in accordance with the secondary plan, is required along the northerly boundary line of the plan from McMurchy Avenue westerly to the valleyland. This corridor is to be a minimum of 9.14 metres (30 feet) in width. The applicant shall be required to install an eight foot (8') wide asphalt walkway along the south boundary line of the corridor, landscape the area between the walkway and the existing property line of the lands to the north and provide a 4 foot (4') B.V.C.L. fence along this boundary line.

The area of this corridor is approximately 30' x 666' which is 19,980 square feet or 0.458 acres. Tableland credit will be applied for the foregoing.

The tableland parkland conveyance of block 5 and the above noted corridor is 1.92 acres plus 0.458 acres for a total of 2.378 acres. The plan of subdivision is 84.04 acres; therefore, the parkland requirement is 4.20 acres. The shortfall is 1.822 acres of tableland. We are prepared to accept cash-in-lieu for the shortfall in accordance with City policy.

Blocks 4 and 7 (valleyland) are to be conveyed to the City.

The Transit Division of the Community Services Department has advised:

Transit pads/shelters will be required in this plan and will be identified during our review of site plans for specific blocks in the plan.

The following agencies and departments have no comment on the subject subdivision plan:

- City Law Department, Zoning and By-law Enforcement Section of the Building Division, Planning Policy and Research Division of the Planning and Development Department, Fire Division of the Community Services Department, Traffic Engineering Section of the Public Works Division, Ministry of Transportation and Communication, Ministry of Environment, Brampton Hydro, Bell Canada, Consumers' Gas, and Region of Peel Police Force.

The following agencies and departments have not commented on the subject subdivision plan:

- Canada Post, Ontario Hydro, Region of Peel Social Services and Housing, and Region of Peel Socio-Economic Analysis Section.

5.2 High Density Residential Block (Site Plan)

The Credit Valley Conservation Authority has advised:

that the subject Block 2 is located adjacent to the Fletchers Creek Valley. As a result, portions of the property are located below the Fill and Construction Control Line of the creek. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80) prohibit the erection of any structure or the placement or removal of any material below the regulated Fill and Construction Control Line, without the written approval of this Authority. A copy of the

D2-16

- 16 -

mapping indicating the regulated area relative to the subject property is enclosed herewith.

Authority and City of Brampton staff have previously staked the Western limit of Block 2 adjacent to the Fletchers Creek Valley. However, this top of bank survey has not been circulated to, nor approved by, this Authority.

Authority policy requires that all buildings and structures must be set back a minimum of 7.5 metres from a top of bank, for stability purposes. If we assume the western limit of Block 2 to be accurate, the proposed condominium apartment buildings would appear to meet this requirement. In addition however, it is the general policy of this Authority to recommend that other developments on the tableland, such as tennis courts and parking lots, maintain a minimum setback of 3 metres from the top of bank. The four tennis courts as identified on the site plan, should therefore be revised.

On this basis, the Authority does not object to the principle of the proposed Official Plan Amendment and Zoning By-law. The concerns of this Authority, as noted, must be addressed to our satisfaction, however, prior to their formal adoption.

The Region of Peel Public Works Department has advised:

Sanitary sewers and water service are available on Ray Lawson Boulevard. Sanitary sewer and watermain frontage charges apply on Ray Lawson Boulevard. Regional roads are not directly affected.

The Peel Board of Education has advised:

on March 10, 1987 the Board approved the following resolution:

20-17

"It is recommended that the City of Brampton be advised that the Board does not require the Fletchers Creek Secondary School site."

The Board has no objection to the further processing of the above noted proposed amendments.

The 767 high density units could generate the following numbers of students:

61	JK-6
15	7-8
38	9-13

As previously reported students generated are presently in the following attendance areas:

Parkway P.S.	K-6
W.J. Davis Sr. P.S.	7-8
J. A. Turner S.S.	9-13

The Development and Engineering Services Section of the Public Works Division has advised:

a 30 metre (98.4 foot) right-of-way is required for McMurphy Avenue (Street A) to accommodate 5 lanes of pavement. Driveways on the east and west sides of Street A must be co-ordinated so that the left hand turn lane can function properly. A site plan will be required to show existing and proposed grades and the proposed stormwater drainage system.

The Traffic Engineering Services Section of the Public Works Division has advised:

that co-ordination of driveway access along McMurphy Avenue is required. A centre left turn lane on McMurphy Avenue is warranted.

D2-18

The Community Design Section of the Planning and Development Department has advised:

that the proposed density is higher than what the Official Plan would permit. Are the four buildings to be in one condominium project, and if not, how would the tennis courts be shared. It is undesirable that the service area for Building B would face the single family dwellings on the south side of Ray Lawson Boulevard. A more sensitive approach should be provided.

The Parks and Recreation Division of the Community Services Department has advised:

there is a need to shift the northerly property line of the apartment site to the south in order to accommodate a 30 foot open space corridor as required by the secondary plan.

The site statistics do not indicate the amount of landscaped space being provided and should do so.

The site plan should indicate whether the apartments are to be rental or condominium and should stipulate the number of bachelor 1, 2 and 3 bedroom units. All of the above will have a bearing on recreational facilities and possibly parking.

We foresee a potential problem with the location of building number 4 in relationship to the residents on the south side of Ray Lawson Boulevard.

The possibility of shifting buildings 3 and 4 westerly towards the tennis courts and relocating them in the vicinity of proposed building #4 should be explored.

D2-19

The Transit Division of the Community Services Department has advised:

a cash-in-lieu deposit for a bus stop pad and passenger shelter totalling \$7,800.00 is required.

The Fire Division of the Community Services Department has advised:

that access as proposed would be acceptable to this Department. An internal system of private hydrants to provide required protection to the front and rear faces of the buildings would be required.

The following departments have no comments on the site plan for the high density residential block:

- the City Law Department, the Zoning and By-law Enforcement Section of the Building Division and the Planning Policy and Research Division of the Planning and Development Department.

The Dufferin-Peel Roman Catholic Separate School Board has not yet submitted comments on the circulated site plan for the high density residential block.

6.0 DISCUSSION

As previously noted, a number of changes have occurred since the proposed draft plan of subdivision was originally submitted. In order to get a clear picture of what has developed during the processing of the subject subdivision plan, it would be appropriate to deal with each block within the subject subdivision on an individual basis.

D2-20

6.1 Block 1 - Office Commercial

The subject site is designated as Neighbourhood Commercial, Specialty Office - Service Commercial and Institutional in the Fletchers Creek South Secondary Plan (Amendment Number 61 to the Consolidated Official Plan, as amended). The 10.52 hectare (25.99 acre) office commercial block is being processed as a separate application under file number T1W14.4, a report for which will come before Planning Committee at a later date. Therefore, the office commercial block will be identified as lands for future development in the subject subdivision plan. In this manner, the City may ensure that the commercial block is bounded by 0.3 metre reserves.

Since the original submission, the size of the office commercial block has been reduced to approximately 9.604 hectares (23.73 acres). This occurred when City South Limited conveyed to the Region of Peel a 0.947 hectare (2.34 acre) parcel to enlarge the existing Regional Police Headquarters site. This parcel is designated Institutional in the Secondary Plan and located at the southeast corner of Sirlou Drive and the future McMurphy Avenue extension. It has been described as Parts 2 and 3 of plan 43R-14197 and should be deleted from the draft plan of subdivision by a redline revision upon draft approval.

6.2 Block 2 - High Density Residential

The original subdivision submission shows Block 2 as a 7.16 hectare (17.7 acre) parcel for high density residential development. This area figure excludes Block 8 (Mr. Pallet's home) which is 0.7 hectares (1.73 acres) in size. The applicant applied to deposit approximately 39,000 cubic metres (1,400,000 square feet) of fill below the existing top of bank although this fill proposal will not be realized as noted

in section 6.4 of this report. Since a 9.14 metre (30 foot) landscaped walkway is being established on the north side of the original school site, as discussed in section 6.3 and the school site is limited with respect to the placement of playing fields, the high density block will be further reduced, in part, by 9.14 metres (30 feet) at the north limit. Therefore, with the rejection of the fill proposal and the provision of a 9.14 metres (30 feet) corridor on the north side of Block 2, the high density residential site is approximately 5.08 hectares (12.55 acres) in size without Block 8 (Mr. Pallet's home). If Block 8 is consolidated with Block 2, then the available area for high density residential development will be 5.78 hectares (14.28 acres).

As noted in section 4.0 of this report, the applicant provided two design possibilities for the high density residential block. One which excluded the Pallet residence (Block 8) proposed 4 condominium buildings, one of 17 storeys and three of 18 storeys. A dwelling unit yield of 767 units realized a net density of 59.9 units per acre on a site of 5.179 hectares (12.80 acres). The second design concept, a reduced copy of which is attached to this report, incorporates the Pallet residence (Block 8). This concept proposes 4 condominium buildings of 17, 18, 22 and 23 storeys in height. A dwelling unit yield of 780 units realizes a net density of 54.6 units per acre on a site of 5.78 hectares (14.28 acres).

As discussed in section 6.8 of this report, staff opinion is that in the long term the high density residential block must incorporate the Pallet residence (Block 8) to accommodate the satisfactory development of the area. The size, shape and location of Block 8 is not conducive to isolated redevelopment given surrounding development forms which are likely to appear. Therefore, in the long term, the development of the high density residential site will incorporate the Pallet

D2-22

residence (Block 8). Evaluation of the high density site will assume and account for the long term consolidation of Block 8 (Pallet residence) with Block 2 (high density residential).

The attached site plan incorporates Block 8 (Pallet residence) into the overall development pattern for the high density residential block. Four buildings at 17, 18, 22 and 23 storeys yield 780 units at 54.6 units per acre. The applicant also recently submitted the attached shadow studies which propose a further revision to the development concept for the high density residential block. Although the buildings and other accessory facilities are identically located on both the attached site plan and shadow studies, the shadow studies reduce the height of Building B in the southwest corner of the site (located partially upon the Pallet residence - Block 8) from 18 storeys to 12 storeys in height. Along with this height reduction in Building B there would be a corresponding reduction of approximately 58 dwelling units. The following table summarizes the proposed development of the high density residential block as indicated on the attached shadow studies.

	Height (storeys)	Dwelling Units	Parking (200%)
BUILDING A	17	164	328
BUILDING B	12	116	232
BUILDING C	22	216	432
BUILDING D	23	<u>226</u>	<u>452</u>
		722	1444

Therefore with a site area of 5.78 hectares (14.28 acres), the dwelling unit yield of 722 units generates a net residential density of 124.9 units per hectare (50.6 units per acre).

The Fletchers Creek Secondary Plan designates the subject site for high density residential development, a senior public school site and part of a secondary school site. The Official Plan amendment requested by the applicant really amounts to a relocation of the senior public school site and a redesignation of the secondary school site to high density residential. As the comments indicated, neither School Board is interested in the secondary school site. Section 5.14 of the secondary plan states that "in the event a designated school site may not be required, then the appropriate residential density or alternative use for the site will be determined by an amendment to this plan". Staff are of the opinion that development of the surplus school site for high density residential is appropriate given the existing high density designations in the immediate vicinity and that the proposal will not impact negatively upon the housing mix percentages recommended by OPA #36 for the Fletchers Creek South Secondary Plan Area. The subject site is a "classic" apartment site in that it is adjacent to major concentrations of commercial and institutional uses, significant topographic features and in close proximity to public transportation facilities. This apartment block will also assist in giving some definition of urban form to the Fletchers Creek South area and the City entrance along Hurontario Street South. The only aspect of the secondary plan to which the subject site and proposal do not conform is the policy stated in section 5.4 that the net density for Apartment - High Density development shall not exceed 40 units per acre (100 units per hectare).

In evaluating the design concept for Block 2, staff find it generally acceptable with some minor problems which can be resolved at site plan approval stage. The only aspects of the design which do not appear to comply with the general provisions of the Residential Apartment B Zone (R4B) of By-law

D2-24

- 24 -

139-84 is that Building D is 23 storeys in height where the by-law would only permit 22 storeys. In addition, the northerly side yard for Building D is only 21 metres (68.9 feet) which is likely to be less than the by-law requirement of one-half the building height. Given that Building D is located next to the school site, staff do not see a difficulty with the additional storey and reduced side yard.

Matters of a minor nature which could be resolved at site plan approval include the Conservation Authority's request that no building be located within 7.5 metres (24.6 feet) of the top of bank. The recreation centre for Building B would be closer than 7.5 metres to the Fletchers Creek Valley. Another site plan matter is that the service area for Building A faces south towards the dwellings located on the south side of Ray Lawson Boulevard. The service area could be moved to another location or berming and landscaping along Ray Lawson Boulevard could eliminate this undesirable design feature.

As further support for the high density proposal, the applicant has submitted the attached shadow studies. Although Building B was originally designed for 18 storeys, a concern for shadowing of single family residences on the south side of Ray Lawson Boulevard has reduced the height of Building B to 12 storeys. The shadow studies indicate that the only shadowing of single family residences on the south side of Ray Lawson Boulevard will occur during evening hours in the Spring and Summer. Therefore, there should be no concern with the restriction of passive energy benefits to those affected dwellings. With respect to rear yard amenity areas, the orientation of the sun and the time of shadowing dictate that the residences themselves likely shadow rear yard areas as much as the subject high density proposal would.

Other City requirements which arose during circulation of the proposal is that McMurchy Avenue will require a 30 metre (98.4 foot) widening to accommodate 5 lanes of pavement. The 30 metre right-of-way should be centred on Cherry Tree Drive on the south side of Ray Lawson Boulevard. The Traffic Engineering Section will also require driveway co-ordination between the high density site and the commercial block to the east. It is noted that the draft subdivision plan does not indicate daylight triangles or corner roundings at the intersection of Ray Lawson Boulevard and McMurchy Avenue and that securities will be required for the installation of traffic signals at this intersection. The Fire Department will also require an internal fire hydrant system for the development so a fire protection plan will need to be approved. The Transit Department has asked for cash-in-lieu of a bus stop pad passenger shelter in the amount of \$7,800.00. City practice in this instance has been to require the bus stop pad but passenger shelters are paid for from general levies.

In summary, staff find the proposed development of the high density block satisfactory. Even though the Fletchers Creek South Secondary Plan specifies a net density of 40 units per acre for high density residential development, the proposed 50 units per acre is acceptable in this instance. The subject site is a prime location for high density residential development, located between a significant natural valleyland area and a future commercial block. The site is bound by 30 metre and 26 metre wide collector roads which should accommodate the traffic generated by a 50 unit per acre condominium development. The shadow studies indicate that the effect of shadowing will be minimal.

D2-26

- 26 -

6.3 Block 3 - Senior Public School

The subject site is designated as Public Open Space, High Density Residential and partly as a Secondary School site in the Fletchers Creek South Secondary Plan. This site is one aspect of the official plan amendment which the applicant has applied for. As noted in the comments, the Peel Board of Education has determined that the Fletchers Creek South Secondary school site is not required for the construction of a secondary school. When the Peel Board of Education released the site, the Separate School Board expressed an interest in the site but decided to locate their secondary school for South Brampton in New Development Area Number 11, east of Chinguacousy Road and south of Queen Street West.

The attached reduction of the school site design illustrates the development of Block 3 as agreed to by the applicant, Peel Board of Education and the City. The site is approximately 3.24 hectares (8.0 acres) in size and accommodates the school, a parking area, free play area, softball field and soccer field. A second soccer field will be constructed below the top of bank in the Fletchers Creek Valley, lands to be eventually owned by the City. The establishment of this school site also requires a minor amount of filling below the existing top of bank as agreed to by the applicant, City and Credit Valley Conservation Authority. Compared to the original fill area proposed by the applicant on Blocks 2 and 3, as discussed in section 6.4 of this report, the minor filling to occur on the school site will have a nominal impact on the existing valley.

The Public Open Space designation noted in the first paragraph of this section relates to the landscaped walkway system, identified in the Fletchers Creek South Secondary Plan. This walkway system will link the Fletchers Creek and Etobicoke

Creek valleylands for pedestrians and cyclists. The walkway will abut the north limit of the school site from the Fletchers Creek Valley to the McMurchy Avenue extension. On the north side of the walkway will be single family dwellings within the Sanfour Developments subdivision plan (Region of Peel File Number 21T-86002B). The walkway will be approximately 9.1 metres (30 feet) in width, contain a 2.4 metre (8 foot) wide asphalt walkway, be defined by fencing on the north and south sides and contain landscaping between the walkway and rear lot lines of the residential development to the north. This landscaping will help to "shelter" the rear yard amenity areas of abutting single family development from the activities on the school grounds and walkway system. The walkway block will be added to the draft plan as a redline revision and be credited as a portion of the tableland park conveyance to the City.

6.4 Block 4 - Open Space

Block 4 on the original subdivision submission has an area of approximately 9.38 hectares (23.2 acres) and constitutes the main portion of the Fletchers Creek valleylands located on the subject property. This original open space block did not represent the Fletchers Creek Valley below the existing top-of-bank but was reduced by a proposal to add approximately 39,000 cubic metres (1,400,000 cubic feet) of fill on the east side of the valley to enlarge Blocks 2 (high density residential) and 3 (school site). Although the Credit Valley Conservation Authority approved an application to permit the filling subject to conditions, only a small amount of filling will occur adjacent to the school site. The easterly limit of Block 4 adjacent to Block 2 (high density residential) will conform to the existing top of bank of the Fletchers Creek Valley. Therefore, the area of the open space block (Block 4) will be increased to approximately 11.36 hectares (28.1 acres)

D2-08

- 28 -

from the 9.38 hectares (23.2 acres) proposed in the original subdivision submission. The increase of 1.98 hectares (4.89 acres) represents the proposed filling adjacent to Block 2 (high density residential) which will not occur.

In accordance with both the Official Plan and relevant Secondary Plan, the Fletchers Creek Valley (Block 4) will be conveyed to the City in a condition satisfactory to the City. Standard City policy such as the valleyland credit per acre and erosion control measures shall govern the conveyance of the valleylands to the City.

6.5 Block 5 - District Park

The District Park block is located in the northwest corner of the property, on the west side of the Fletchers Creek Valley. This block is 0.78 hectares (1.93 acres) in area and will also be conveyed to the City as a portion of the five percent tableland park dedication stipulated by the Planning Act, 1983. Block 5 will be consolidated with the 9.32 hectare (23.0 acre) District Park established to the west in Phase 2 of the Fletchers Green subdivision (Our File Number T1W13.2B, Region of Peel File Number 21T-76018B). The district park block will be conveyed in accordance with the City's park policy.

6.6 Block 6 - Townhouse

Block 6 in the original subdivision submission is a 0.7 hectare (1.7 acre) block for the development of townhouses in conjunction with Block 134 in the Fletchers Green subdivision plan (Our File Number T1W13.2B) to the west. This block no longer forms part of the proposed subdivision plan. Block 6 was severed from the applicant's holdings when the Region of Peel Land Division Committee approved application B3/87B on

22-29

January 6, 1987 and the consent certificate was issued on May 22, 1987 after the fulfillment of conditions. Therefore, the townhouse block will be deleted from the plan by redline revision to draft approval.

It is noted that the applicant no longer intends to develop the townhouse block for townhouses. Crown West Limited, under file number T1W14.6, has submitted an application to develop the townhouse block for a retirement home containing 114 beds.

6.7 Block 7 - Open Space

Block 7 is a 0.14 hectare (0.35 acre) parcel which constitutes the Fletchers Creek Valley slope immediately west of Block 8 (Pallet residence). The purpose of Block 7 is to provide Mr. Pallet with a recreational area adjacent to his home while he remains there.

As the comments from the Parks and Recreation Division indicate, Block 7 should be conveyed to the City as part of the valleyland conveyance. Although Mr. Pallet may desire to hold Block 7 outright, the area is developing and it would be appropriate and desirable, from the City's viewpoint, that all valleylands including Block 7 be conveyed to the City at the time when the subdivision plan is registered. In this manner, the City will not have any "loose ends" to deal with in future years with respect to the valleylands. If Mr. Pallet desires some rights to Block 7 beyond what any other citizen may have to the valleylands, then he could attempt to negotiate these rights with the City through an agreement.

6.8 Block 8 - Single Family Home

Block 8 is a 0.70 hectare (1.73 acre) parcel located in the southwesterly corner of the high density block, at the

22-30

- 30 -

northeast corner of the intersection of Ray Lawson Boulevard and the Fletchers Creek Valley. The purpose of Block 8 is to permit Mr. Pallet to continue to live in his existing home. Block 8 currently gains access directly to Ray Lawson Boulevard.

As previously noted, the applicant has submitted site plans for the high density residential block which do and do not incorporate Block 8. Staff are of the opinion that the only proper disposition of Block 8 will be for high density residential development in conjunction with Block 2 of the proposed subdivision plan. If the applicant were to fully develop Block 2 at 60 units per acre (767 units) as originally proposed and leave Block 8 as an isolated parcel, the future development of Block 8 could not be compatible with abutting development. Block 8 is only 1.7 acres in size so a high density proposal at 40 units per acre would generate 68 dwelling units at a scale which would not be comparable with the buildings on Block 2. Block 8 is not of a shape or size conducive to a good development design for high density residential development. As well, if Block 2 is developed in isolation from Block 8, then access for Block 8 is likely to be via Ray Lawson Boulevard, an outcome the City would rather avoid. Block 8, given its size, shape and location, will not be appropriate for any form of redevelopment (i.e. commercial or institutional) other than high density residential in conjunction with Block 2 of the subject subdivision plan.

Based upon the above, the treatment of Block 8 in the requisite official plan amendment for the subject subdivision plan will be to designate the block for high density residential use. The implementing zoning by-law amendment will zone Block 8, and a surrounding area suitable for a quality high density residential development, in a holding category which will permit the single family dwelling until

D2-31

the holding category is removed to accommodate high rise development.

7.0 CONCLUSION

The subject subdivision plan, as revised in the discussion section of this report, is an appropriate proposal for the subject property. As the School Boards have no interest in the predesignated secondary school site on the property, the redesignation of the school site for high density residential development is proper given the existing high density designations abutting the surplus school site. The applicant is also conveying to the City a significant natural feature in the Fletchers Creek Valley and providing for the completion of the landscaped, pedestrian/cyclist walkway which will connect the Fletchers Creek Valley with the Etobicoke Creek Valley.

Approval of the proposed subdivision plan shall be subject to standard City conditions. The applicant will enter into a subdivision agreement with the City and the Region which addresses such matters as the provision of physical services, the dedication of streets, the conveyance and incorporation of reserves, development levies, the conveyance of parkland and valleyland, the payment of cash-in-lieu of parkland and the requirements of other agencies such as the School Boards and Conservation Authority. Development within the Fletchers Creek Secondary Plan Area is also subject to a forty dollar per acre charge for a stormwater management study previously conducted for the area.

8.0 RECOMMENDATION

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

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

D2-32

- 32 -

B. subject to the results of the Public Meeting, draft approval of the proposed plan of subdivision be recommended to the Region of Peel, subject to the following conditions:

1. The approval be based upon the draft plan of subdivision dated October 1986 (drawing number 4393), prepared by F. J. Reinders and Associates Canada Limited and redline revised as follows:

- (a) Block 1 - Office Commercial is reduced by deleting from the plan a .947 hectare parcel at the southeast corner of Sirlou Drive and Street A (McMurchy Avenue), more particularly described as plan 43R-14197,
- (b) Block 1 - Office Commercial, as amended in (a) above, is identified as "Lands for Future Development", and bordered by 0.3 metre reserves,
- (c) Block 6 - Townhouses is deleted,
- (d) Street A (McMurchy Avenue) is shown as a 30 metre wide right-of-way, centred on the easterly leg of Cherry Tree Drive, south of Ray Lawson Boulevard,
- (e) the intersection of Street A and Ray Lawson Boulevard shall have corner roundings with a 10 metre radius,
- (f) a separate walkway block with a width of 9.14 metres shall be created along the north limit of Block 3 (school) from Block 4 (Fletchers Creek Valley) to Street A (McMurchy Avenue),
- (g) the limits of Block 3 (school site) shall be revised to conform to a site plan entitled SITE PLAN - E, dated April 14, 1987 by Strybos Associates Limited (project number 87-356), and

D2-33

- (h) the westerly limits (top of bank) of Blocks 2 and 8 shall be revised to conform to the limits shown on a site plan entitled MASTER PLAN, dated April 23, 1987 by Strybos Associates Limited (project number 87-15, drawing number 1).

- 2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.

- 3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.

- 4. Prior to the registration of the plan arrangements shall be made, to the satisfaction of the City, for any relocations of utilities required for the development of the subject lands to be undertaken at the developer's expense.

- 5. The applicant shall agree to support amendments to the Official Plan and Zoning By-law incorporating appropriate land use policies and development standards, including the limitation of the net residential density on Blocks 2 and 8 to 125 units per hectare (50.6 units per acre).

- 6. Development of the plan shall be staged to the satisfaction of the City.

- 7. The proposed road allowances shall be dedicated as public highways upon the registration of the plan.

D2-34

8. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel. In this regard, proposed street names must be submitted as soon as possible after draft approval has been received so that finalization of the plan is not unduly delayed.
9. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
10. The applicant shall make satisfactory arrangements with the City to obtain the existing 0.3 metre reserves at the ends of Street A (McMurchy Avenue) and incorporate them as part of the street extensions in the final plan.
11. The applicant shall agree to convey to the City, 0.3 metre reserves along Hurontario Street and both sides of Street A (McMurchy Avenue) except where driveway access points are approved by the City, to the satisfaction of the Commissioner of Public Works and Building.
12. The applicant shall agree to accept the limitation and co-ordination of driveway access points, to the satisfaction of the Commissioner of Public Works and Building, along the entire length of Street A (McMurchy Avenue).
13. The applicant shall agree to deposit securities, to the satisfaction of the Commissioner of Public Works and Building, for the purchase and installation of traffic control signals at the intersection of Street A (McMurchy Avenue) and Ray Lawson Boulevard.

14. The applicant shall agree to the establishment of an Architectural Control Committee to deal with the external appearance of the buildings.
15. The applicant shall agree that prior to Architectural Control Committee approval, the sale of any dwelling units or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
16. The applicant shall agree not to remove, prior to registration of the plan, any trees or topsoil from the land or start any grading of the land within the plan, without the prior written authorization of the Commissioner of Public Works and Building.
17. The applicant shall agree that all construction traffic shall enter the subdivision along route(s) approved by the Commissioner of Public Works and Building. In this respect, temporary barricades shall be erected to the satisfaction of the Commissioner of Public Works and Building at locations satisfactory to the Commissioner.
18. The applicant shall agree, prior to offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public which indicates the following:
 - a) where sidewalks, walkways, fencing, noise attenuation barriers and parks and open spaces are located;
 - b) the type of fencing and noise attenuation features;
 - c) active or passive park areas. Active park areas should indicate wording as follows:

22-36

'playground equipment or active sports fields.'

- d) The following information must also be shown in BOLD CAPITAL TYPE:

'For further information on proposed and existing land use, please call The City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., Telephone: 793-4110.'

19. The map required in condition 18 above, shall be approved by the City's Commissioner of Planning and Development prior to the registration of the plan, and staff shall be permitted to monitor the sales office to ensure compliance.
20. The applicant shall agree to convey to the City the open space valleyland blocks (Blocks 4 and 7) and the district park block (Block 5), in a condition satisfactory to the City.
21. The applicant shall agree to fence the easterly and westerly limits of the open space valleyland block (Block 4) in accordance with the City fencing policy, to the satisfaction of the City.
22. The applicant shall agree to convey to the City the redlined, 9.14 metre wide landscaped walkway block along the north limit of the school block (Block 3), in a condition satisfactory to the City.
23. The applicant shall agree to fence the limits of the 9.14 metre wide landscaped walkway block in accordance with the City fencing policy, to the satisfaction of the City.

24. The applicant shall agree to pay cash-in-lieu of the parkland conveyance requirement for the subject property, in accordance with the Planning Act, 1983 and City policy.
25. The applicant shall agree to install concrete bus stop pads in locations approved by the City or provide cash-in-lieu thereof, all to the satisfaction of the Commissioner of Community Services.
26. The applicant shall agree to construct sidewalks along all streets within the subdivision plan, or provide cash-in-lieu thereof, to the satisfaction of the Commissioner of Public Works and Building.
27. The applicant shall agree to submit fire protection plans, detailed landscaping plans, detailed grading and drainage plans and any other documentation the City may require in order to process site plan approvals for any of the blocks within the subdivision plan.
28. The applicant shall agree that the internal servicing of the high density residential block will be provided in accordance with City standards and requirements.
29. The applicant shall not object to the placement of the single family dwelling (Block 8) in a high density residential designation in the secondary plan nor object to the placement of Block 8 and an appropriate surrounding area in a high density residential holding zone of the comprehensive zoning by-law.
30. The applicant shall agree that any existing buildings on the subject lands shall be removed at the applicant's expense unless such buildings will conform with the requirements of the Zoning By-law after the registration of the plan.

22-38

31. The applicant shall agree to reimburse Fletcher's Green Developments Limited at the rate of \$40.00 per acre as their share of the cost of the Fletchers Creek South Stormwater Management Study.
32. Prior to registration of the plan, the top of bank of the Fletchers Creek Valley shall be staked to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton, and shall be submitted as a surveyed line for the approval of the Authority. The surveyed top of bank shall be incorporated in the final plan as the limits of the open space valleyland blocks.
33. Prior to registration of the plan, a detailed engineering submission shall be submitted to the satisfaction of the Credit Valley Conservation Authority staff, which will demonstrate that the fill proposal will not impact on the 2, 5 and 10 year storms.
34. Prior to registration of the plan, final grading, landscaping and engineering details, related to the fill proposal, shall be submitted to the satisfaction of the Credit Valley Conservation Authority staff and the City of Brampton.
35. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton which will include:
 - a) the means whereby stormwater will be conducted from the site to a receiving body;
 - b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from this Authority pursuant to Ontario Regulation 162/80 for any works below the existing or realigned top of bank.

36. The Municipality's Restricted Area (Zoning) By-law shall contain provisions which will have the effect of:
- a) placing all lands below the approved Western top of bank, and below the Eastern top of bank as determined through the required engineering submission and approved by the Credit Valley Conservation Authority and the City of Brampton in the appropriate 'Open Space' or 'Greenbelt' category;
 - b) prohibiting the erection of all buildings or structures of any kind below the approved top of bank, other than those works necessary for flood and/or erosion control purposes; and
 - c) requiring a minimum setback of 7.5 metres (25 feet) from the approved top of bank for all buildings and structures, including swimming pools.
37. The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit Valley Conservation Authority, wherein the Owner agrees:
- a) to carry out or cause to be carried out the works outlined in Conditions 33, 34 and 35;
 - b) not to oppose the By-law provisions as noted in Condition 36;

D2-40

- c) to carry out any required storm drainage or erosion control works in or adjacent to the channel of the Fletchers Creek, only within the Authority approved periods for construction within this reach of the Credit River (i.e. from June 15th to November 30th).

- d) neither to place nor to remove fill of any kind whether originating on the site or elsewhere, nor in any way disturb the lands below the approved or realigned top of bank without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;

- e) to erect a snow fence 3 metres (10 feet) from the approved or realigned top of bank, to prevent the unauthorized placement of fill material or destruction of vegetation within this area. Notes shall be added to appropriate plans to the effect that:
 - i) a snow fence shall be erected prior to initiating any grading or construction on the site, and shall remain in place and in good repair during all phases of grading and construction;

 - ii) no fill material shall be stockpiled within 4.5 metres (15 feet) from the approved or realigned top of bank; and

- f) to develop Blocks 2, 3, 5, 6 and 8 inclusive, only according to site plans acceptable to the Municipality and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades.

38. The applicant shall agree to insert the following clause, in BOLD CAPITAL TYPE, in all agreements of purchase and sale for residential lots until the permanent Separate School for the area has been constructed:

"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 neighbourhood school."

39. The applicant shall agree to erect and maintain signs to the satisfaction of the Dufferin-Peel Roman Catholic Separate School Board at all major entrances into the subdivision advising prospective purchasers that until a separate school is constructed in this community, alternate accommodation will be provided.

40. The applicant shall agree to place in any agreement of purchase and sale entered into with respect to any lots on the plan, within a period of five years from the date of registration of the subdivision agreement, the following statement in BOLD CAPITAL TYPE:

"Whereas, despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

DD-42


41. The applicant shall agree to erect and maintain signs to the satisfaction of the Peel Board of Education at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.
42. The applicant shall agree to arrange a site inspection in order to assess the suitability of Block 3 for the construction of a school.
43. The applicant shall agree to provide, to the satisfaction of the Peel Board of Education, the City and the Credit Valley Conservation Authority, a site development plan for the school block indicating the location of required facilities.
44. The applicant shall agree to enter into site purchase agreements with respect to the reservation and sale of the school site (Block 3), to the satisfaction of the Peel Board of Education.

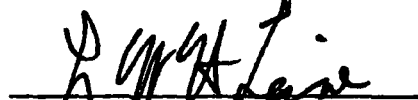
Respectfully submitted,



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

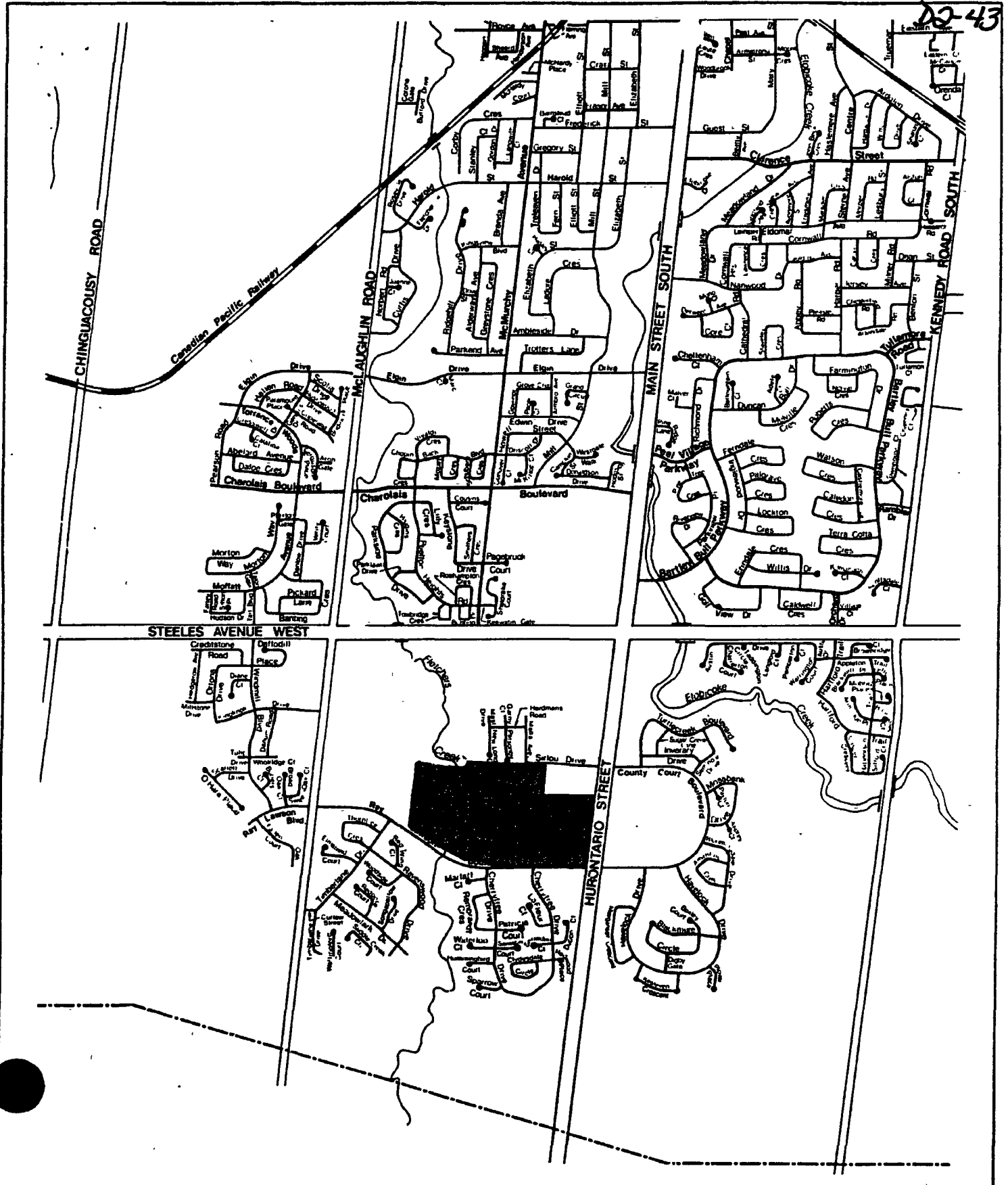
AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

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

D2-43



CITY SOUTH LIMITED

Location Map

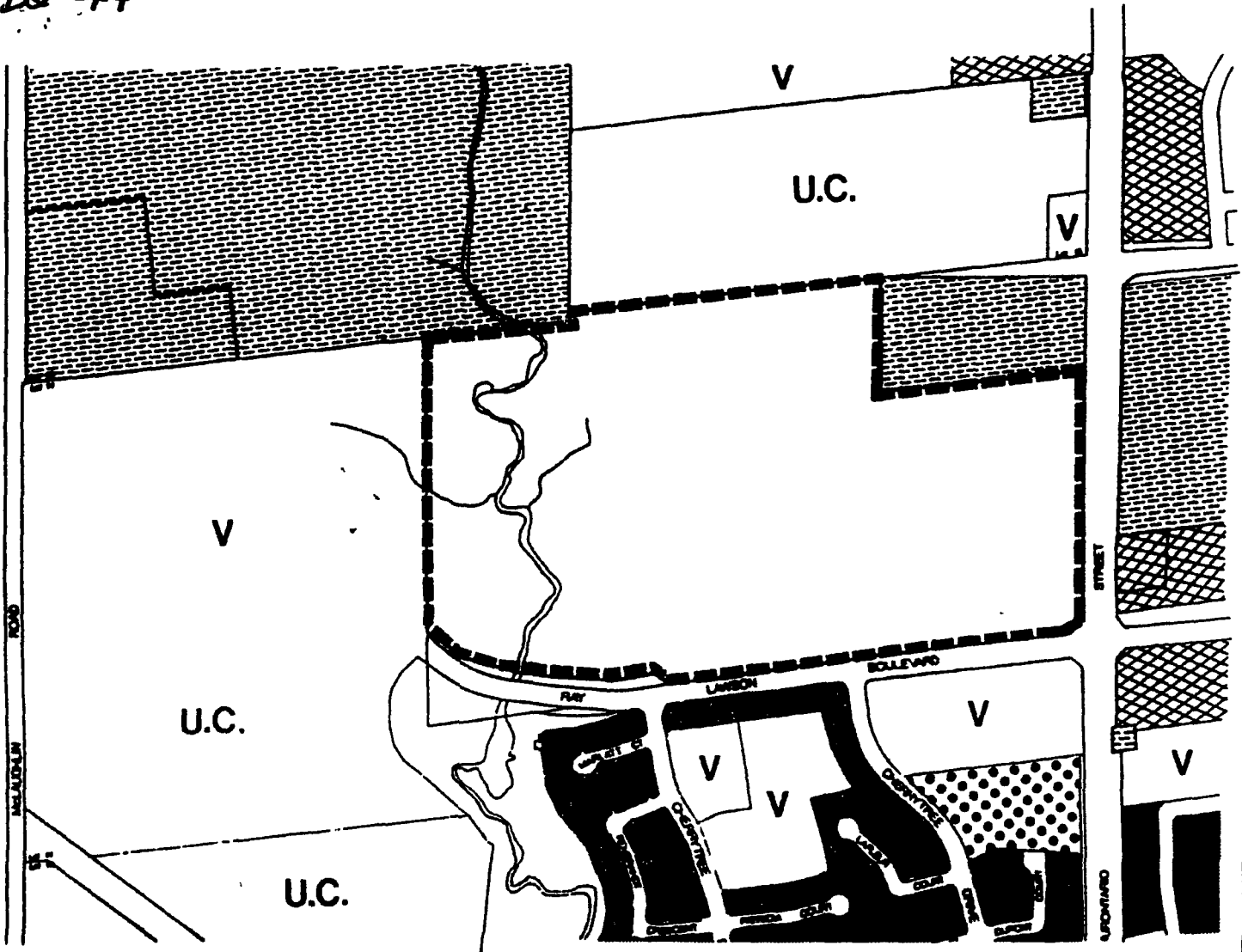


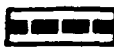






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CITY OF BRAMPTON
Planning and Development

Date: 1987 05 27 Drawn by: C.R.E.
File no. TIW14-5 Map no. 75-18A

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|---|--|
|  SUBJECT PROPERTY |  COMMERCIAL |
|  SINGLE FAMILY RESIDENTIAL |  VACANT |
|  APARTMENTS |  UNDER CONSTRUCTION |
|  INSTITUTIONAL | |

CITY SOUTH LIMITED

Land Use Map

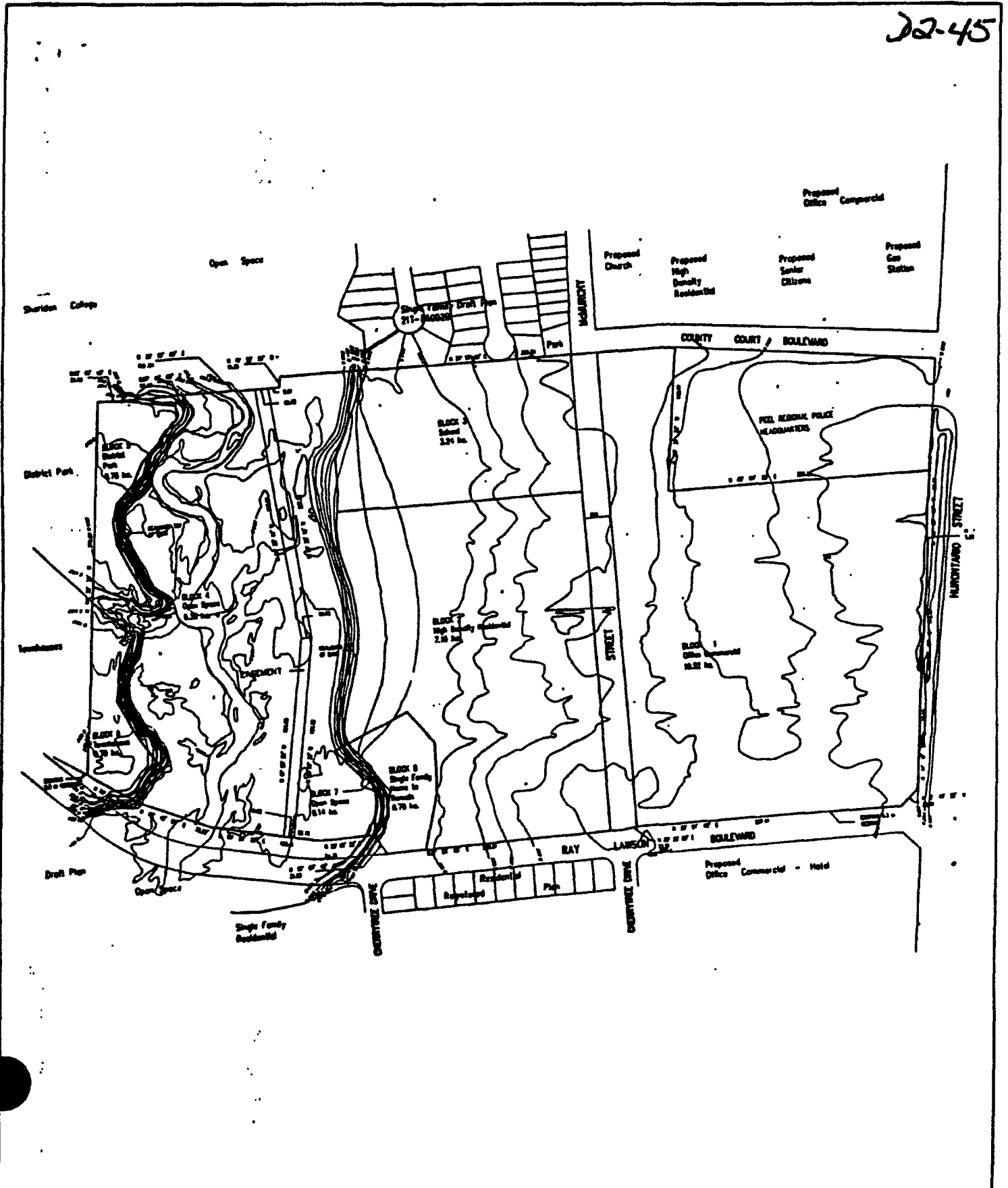


1:8400

CITY OF BRAMPTON
Planning and Development

Date: 1987 05 27 Drawn by: C.R.E.
File no. TIWI4-5 Map no. 75-18B

22-45



CITY SOUTH LIMITED

Draft Plan Of Submission



1:2622

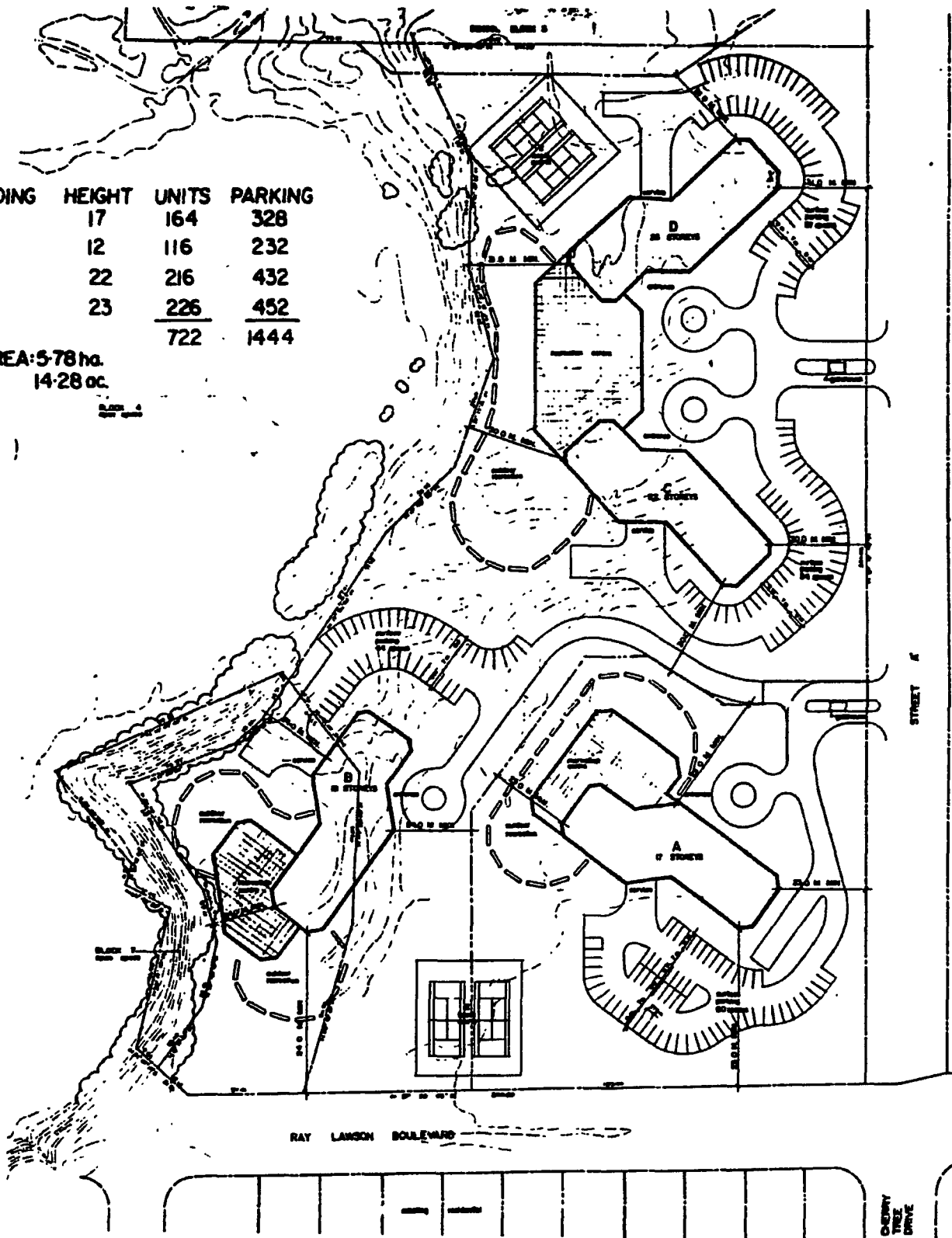
CITY OF BRAMPTON
Planning and Development

Date: 1987 05 27 Drawn by: C.R.E.
File no. TIWI4-5 Map no.75-IBC

DD-46

BUILDING	HEIGHT	UNITS	PARKING
A	17	164	328
B	12	116	232
C	22	216	432
D	23	226	452
		<u>722</u>	<u>1444</u>

SITE AREA: 5.78 ha.
14.28 ac.



CITY SOUTH LIMITED

High Density Block 2 Site Plan

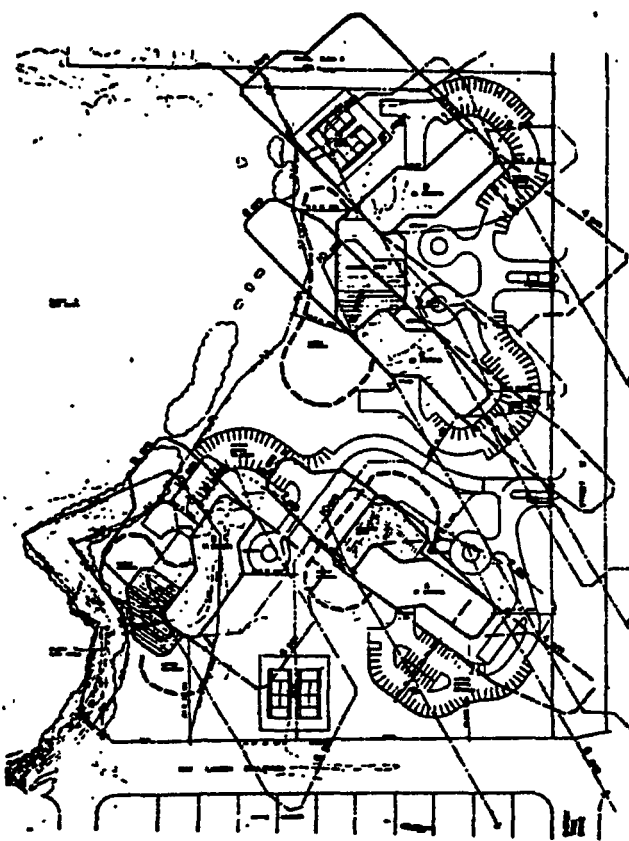


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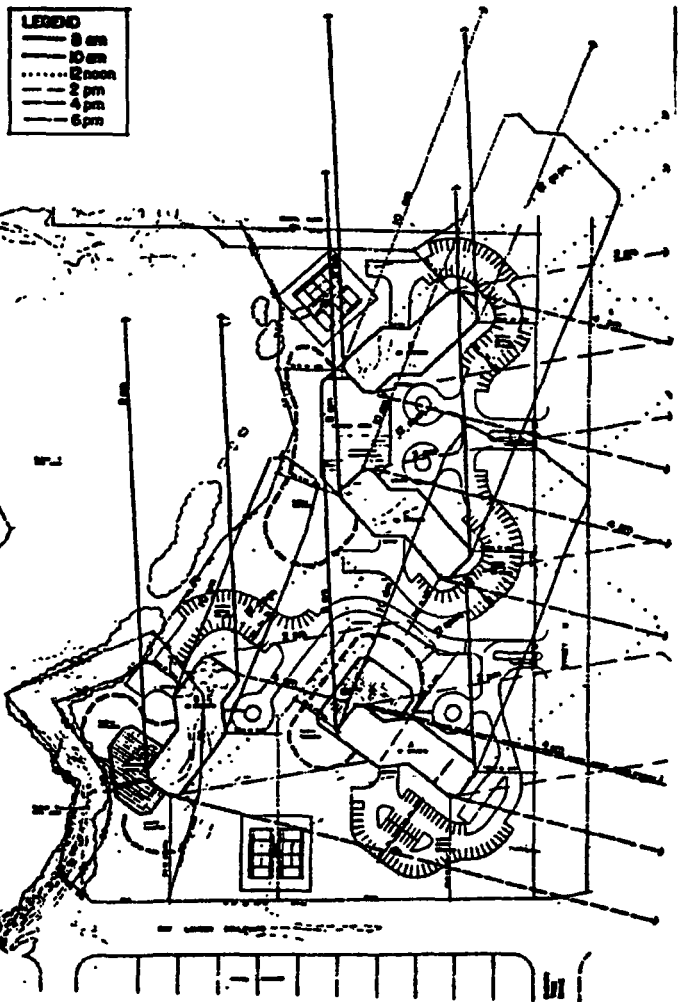
CITY OF BRAMPTON
Planning and Development

Date: 1987 05 27 Drawn by: C.R.E.
File no. T1W14-5 Map no. 75-18D

D2-47



SUMMER SHADOW DIAGRAM



WINTER SHADOW DIAGRAM

LEGEND

—	8 am
—	10 am
—	12 noon
—	2 pm
—	4 pm
—	6 pm

CITY SOUTH LIMITED

High Density Block 2 Shadow Study

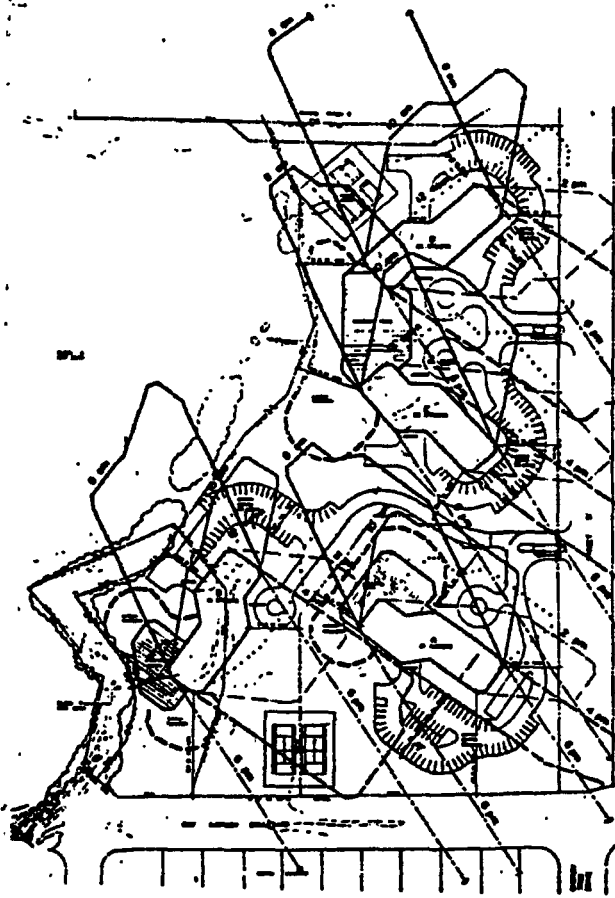


1:3839

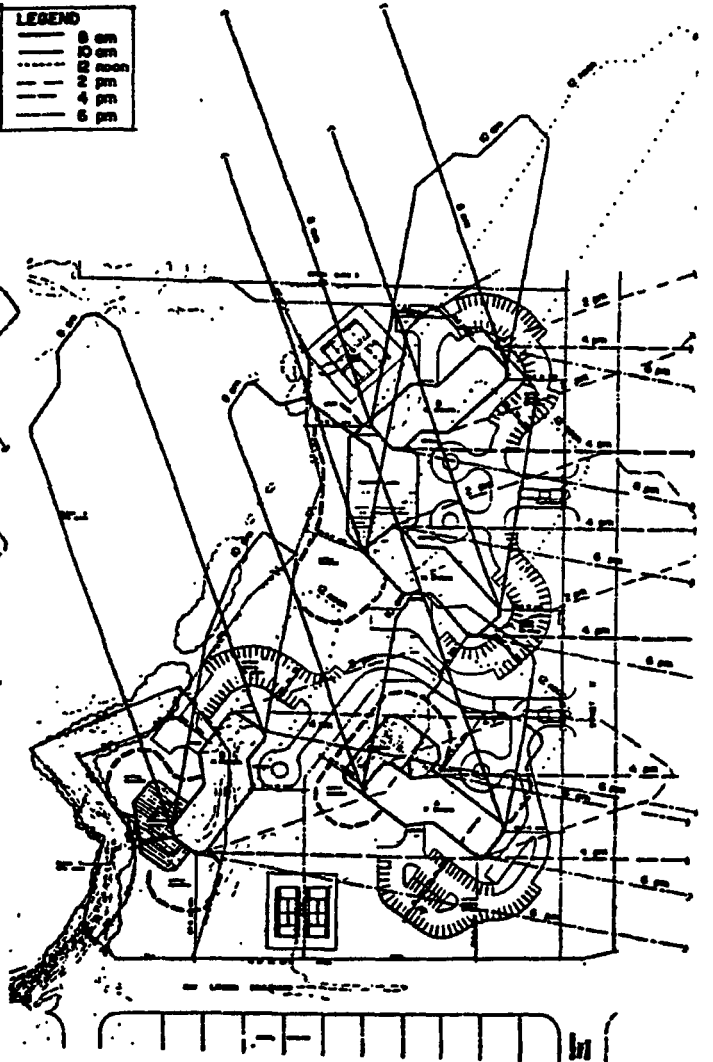
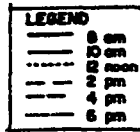
CITY OF BRAMPTON
Planning and Development

Date: 1987 05 28 Drawn by: C.R.E.
File no. TIW14.5 Map no. 75-18E

DO-48



SITE SHADOW DIAGRAM - 1/16



FULL SHADOW DIAGRAM - 1/16

CITY SOUTH LIMITED

High Density Block 2 Shadow Study

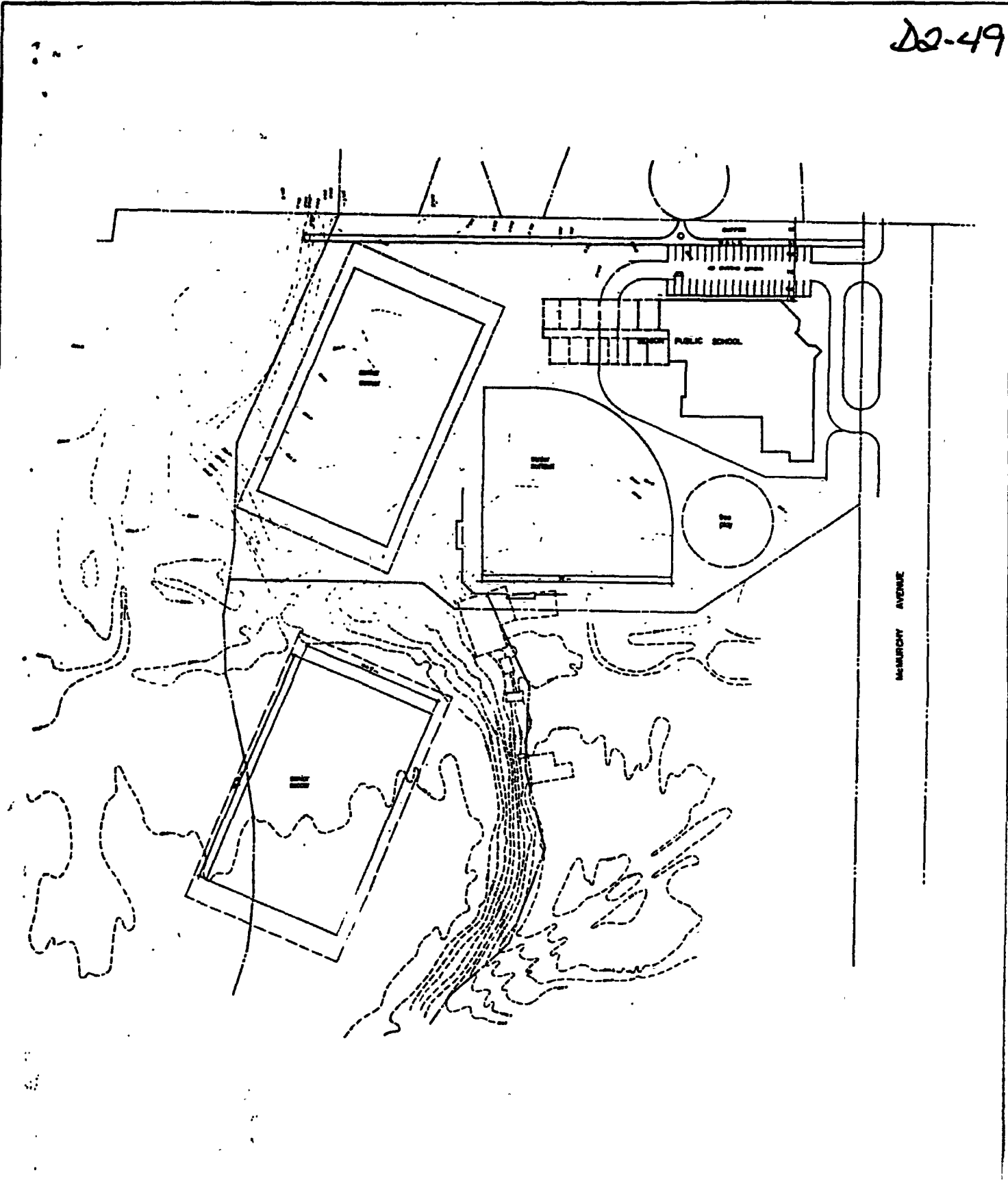


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CITY OF BRAMPTON
Planning and Development

Date: 1987 05 28 Drawn by: C.R.E.
File no. TIW14-5 Map no. 75-18F

D2-49

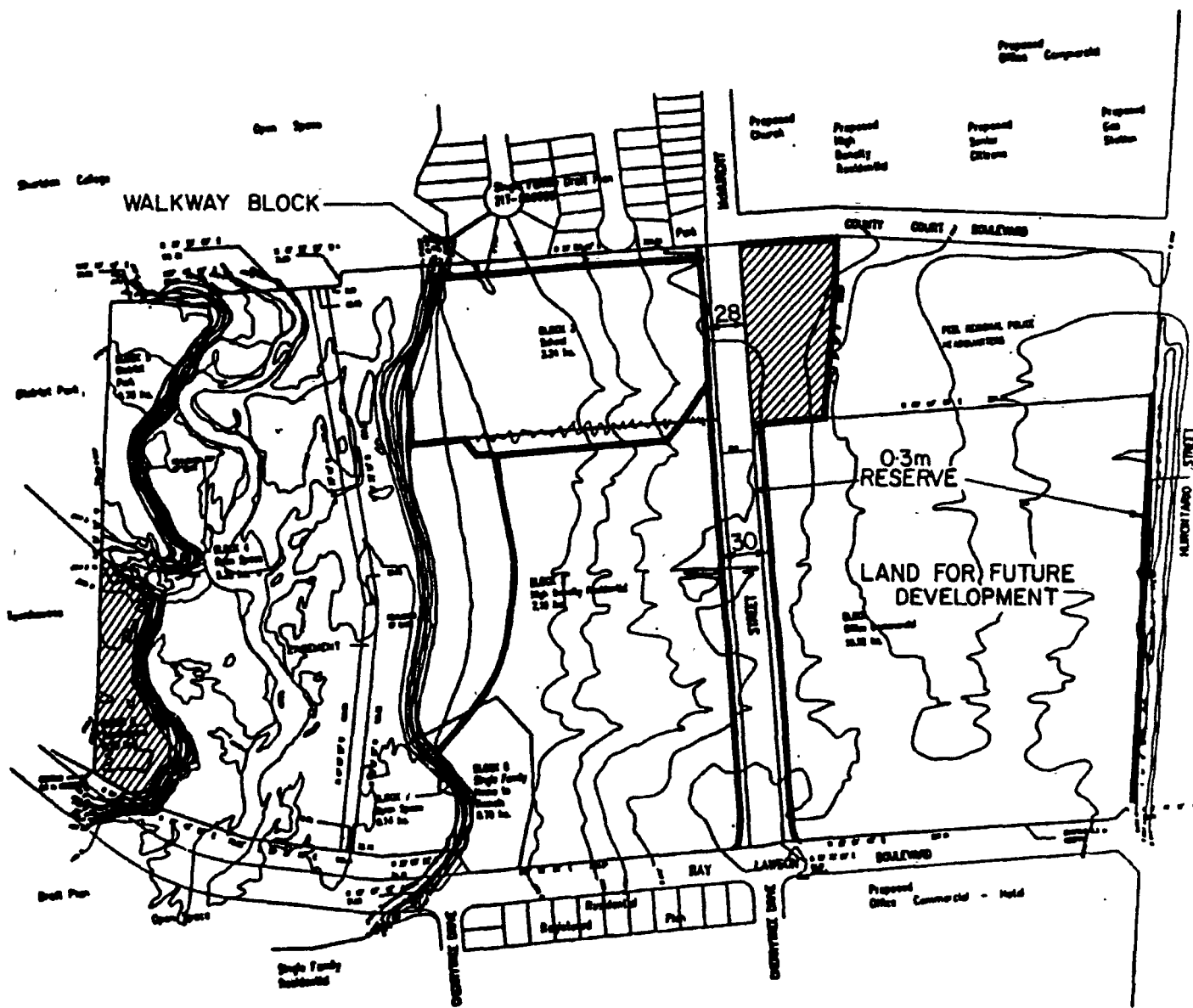


CITY SOUTH LIMITED
School Site Block 3 Site Plan



CITY OF BRAMPTON
Planning and Development
Date: 1987 05 28 Drawn by: C.R.E.
File no. T1W14-5 Map no. 75-18G

20-50



 DELETED

NOTE:
 West Limit Of Block 2 & 8 To Reflect Existing Top Of Bank Agreed To By C.V.C.A. & The City Of Brampton.
 West Limit Of Block 3 To Reflect Realigned Top Of Bank (Fill Proposal) As Agreed To By C.V.C.A. & City.

CITY SOUTH LIMITED
 Red Line Revised
 Draft Plan Of Submission



1:2622

CITY OF BRAMPTON
 Planning and Development

Date: 1987 06 01 Drawn by: C.R.E.
 File no. TIW14-5 Map no. 75-18H

DE

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 30, 1987

TO: The Chairman and Members
of Planning Committee


FROM: Planning and Development Department

RE: Draft Plan of Subdivision
Application to Amend the Official Plan
and Zoning By-Law
Part of Lot 14, Concession 1, W.H.S.
(former geographic Township of Toronto)
Ward Number 4
CITY SOUTH LIMITED (PALLET FARM)
Region of Peel File Number: 21T-86094B
Our File Number: T1W14.5

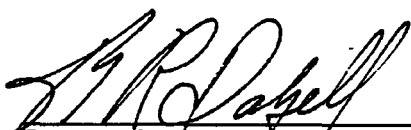
Attached are the notes of a public meeting held on June 29, 1987 regarding the above noted application. Although some members of the public attended to hear the presentation, none of them expressed any concerns or a negative viewpoint. To this date, no written submissions have been received with respect to the proposal.

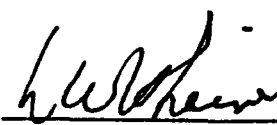
IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

1. the notes of the Public Meeting be received;
2. the application be approved subject to the conditions contained within the planning report dated June 5, 1987 and endorsed by resolution of City Council on June 22, 1987; and
3. staff be directed to prepare the appropriate documents including a subdivision agreement and amendments to the official plan and zoning by-law.


Carl Brawley
Development Planner

AGREED:


F.R. Dalzell, Commissioner
of Planning and Development


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

CB/ar
Attachments

D3-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Monday, June 29, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by CITY SOUTH LIMITED (PALLET FARM) (File: T1W14.5 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the subject property for the uses of "Office Commercial", "High Density Residential", "Senior Public School", "Open Space - Valleyland", "District Park", "Townhouses" and a Single Family Dwelling Unit.

Members Present: Councillor P. Robertson - Chairman
Alderman P. Palleschi
Councillor F. Russell
Alderman J. Shadrach
Alderman P. Beisel
Alderman H. Chadwick
Councillor E. Mitchell

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
R. Burnett, Development Planner
K. Ash, Development Planner
C. Brawley, Policy Planner
G. Speirs, Development Planner
E. Coulson, Secretary

Approximately 6 interested members of the public were present.

The Chairman inquired about notification to the public of the Public Meeting.

Mr. Dalzell responded that notices were hand delivered, mailed to out of town owners and placed in the local newspapers.

Mr. Brawley outlined the proposal and explained the intent of the application. After the conclusion of the presentation the Chairman invited questions and comments from those present.

D3-3

- 2 -

Mr. Greg Williams, 10 Marlatt Court, expressed concern whether the condominium housing would become rental units.

Mr. Brawley explained that the proposal is for luxury condominiums, similar to the Crown Corporation Development.

There were no further questions or comments and the meeting adjourned at 7:40 p.m.