



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 165-93

To adopt Amendment Number 232
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, 1990, c.P 13, R.S.O. hereby ENACTS as follows:

1. Amendment Number 232 and Amendment Number 232 A 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 232 and Amendment Number 232 A 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 13th day of September , 19 93 .

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>[Signature]</i>
DATE <i>[Signature]</i>

[Signature]
~~PAUL PALLESCHI~~ ~~ACTING~~ ~~MAYOR~~
 PETER ROBERTSON MAYOR

[Signature]
~~KATHY ZAMMIT~~ ~~ACTING~~ ~~CLERK~~
 DEBXXXXXXXXXX
 LEONARD J. MIKULICH CITY CLERK

6-93:OPAtasmari

AMENDMENT NUMBER 232
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 from "Low Density Residential" to "Medium Density Residential" within the applicable secondary plan, for lands located at the south-east corner of John Street and Chapel Street. This amendment will facilitate the redevelopment of the subject lands for street townhouse purposes.

2.0 Location:

The lands subject to this amendment are located approximately at the south-east corner of the intersection of John Street and Chapel Street. In particular, the subject lands are described as Part of Lot 5, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy, and is also identified as Part 1, Reference Plan 43R-19649. The property has an area of 0.06 hectares.

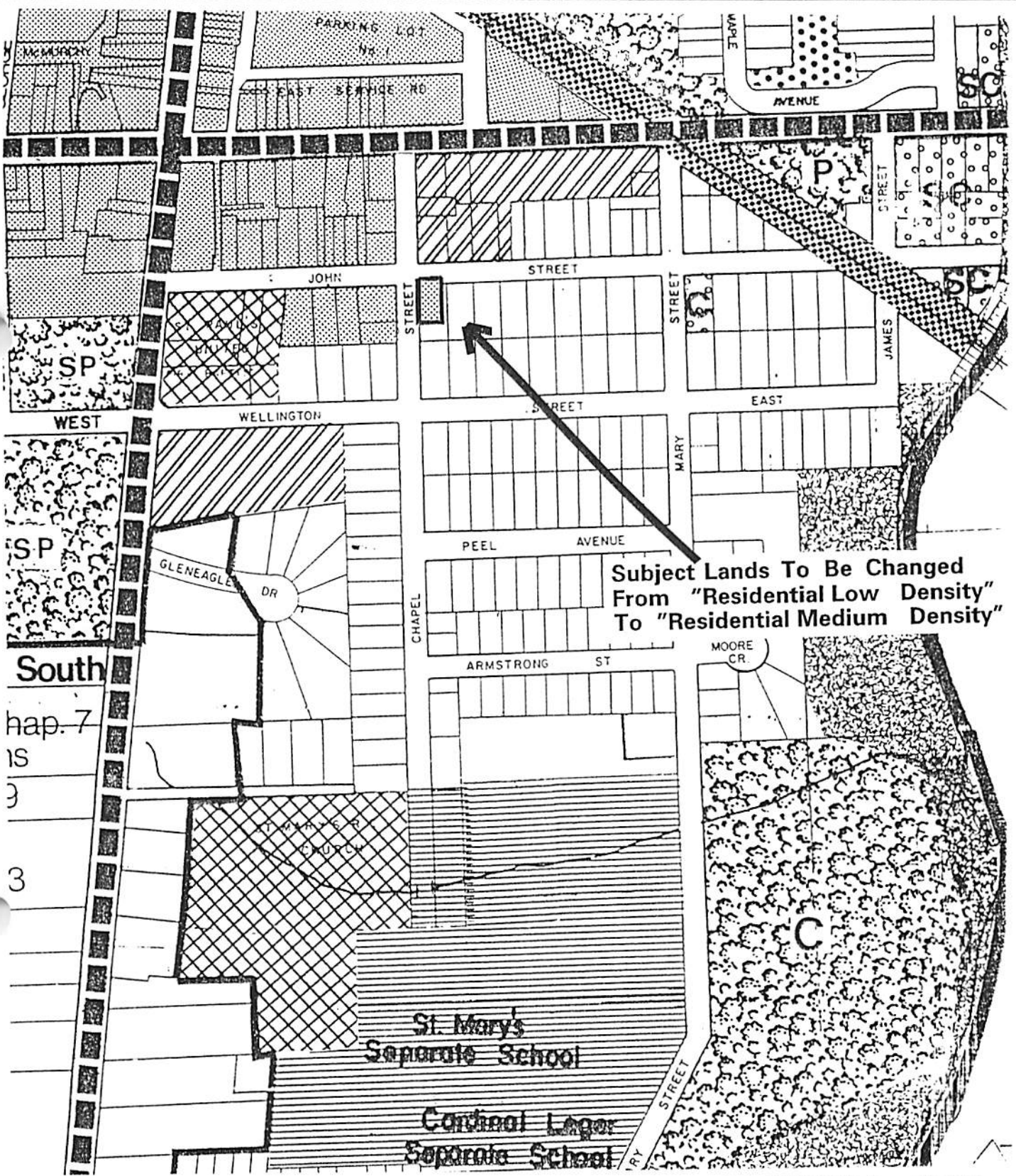
3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number 232 :

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

- (i) by adding, to the list of amendments pertaining to Secondary Plan Area Number 7 set out in subsection 7.2.7.7, Amendment 232 A.

- (ii) by changing, on Schedule SP7(a) to Chapter 7 of Part IV thereof, the land use designation of the land outlined as the "subject lands" on Schedule A to this amendment from "RESIDENTIAL LOW DENSITY" to "RESIDENTIAL MEDIUM DENSITY".



**A PORTION OF THE 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 |
|---|--|---|

OFFICIAL PLAN AMENDMENT No. 232



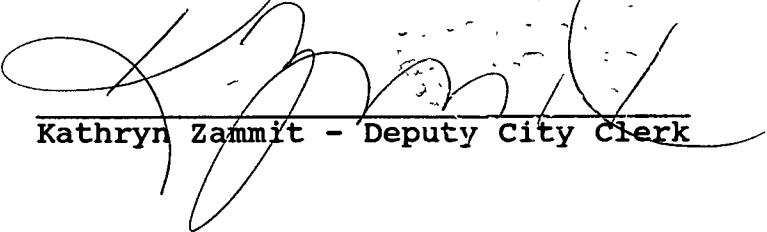
CITY OF BRAMPTON
Planning and Development

SCHEDULE A By-law 165-93

Date: 930628 Drawn By: JRB
File No.: C1E5.35 Map No.: 60-50D

I, KATHRYN ZAMMIT, Deputy City Clerk of the City of Brampton do hereby certify that the attached Amendment Number 232 and 232A to the 1984 Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on November 26, 1993.

Dated at the City of Brampton this 2nd day of December, 1993.



Kathryn Zammit - Deputy City Clerk

ORIGINAL

AMENDMENT NUMBER 232 and 232A
to the 1984 Official Plan of the
City of Brampton Planning Area

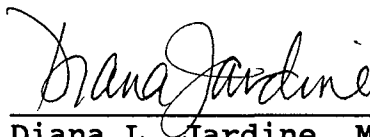
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AMENDMENT NO. 232 & 232A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 232 and 232A to the Official Plan for the City of Brampton Planning Area, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act.

Date:

1993-11-26



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



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 165-93

To adopt Amendment Number 232
to the 1984 Official Plan of the City
of Brampton Planning Area

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1. Amendment Number 232 and Amendment Number 232 A 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 232 and Amendment Number 232 A 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 13th day of September, 1993.

APPROVED AS TO FORM BY THE CITY OF BRAMPTON
DATE <u> </u>

Paul Robertson
 PAUL ROBERTSON ACTING MAYOR
 PETER ROBERTSON MAYOR

Leonard J. Mikulich
 LEONARD J. MIKULICH ACTING CLERK
 LEONARD J. MIKULICH CITY CLERK

6-93:OPAtasmari

CERTIFIED A TRUE COPY

[Signature]
 Deputy Clerk
 City of Brampton
 September 21 19 93

AMENDMENT NUMBER 232
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 from "Low Density Residential" to "Medium Density Residential" within the applicable secondary plan, for lands located at the south-east corner of John Street and Chapel Street. This amendment will facilitate the redevelopment of the subject lands for street townhouse purposes.

2.0 Location:

The lands subject to this amendment are located approximately at the south-east corner of the intersection of John Street and Chapel Street. In particular, the subject lands are described as Part of Lot 5, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy, and is also identified as Part 1, Reference Plan 43R-19649. The property has an area of 0.06 hectares.

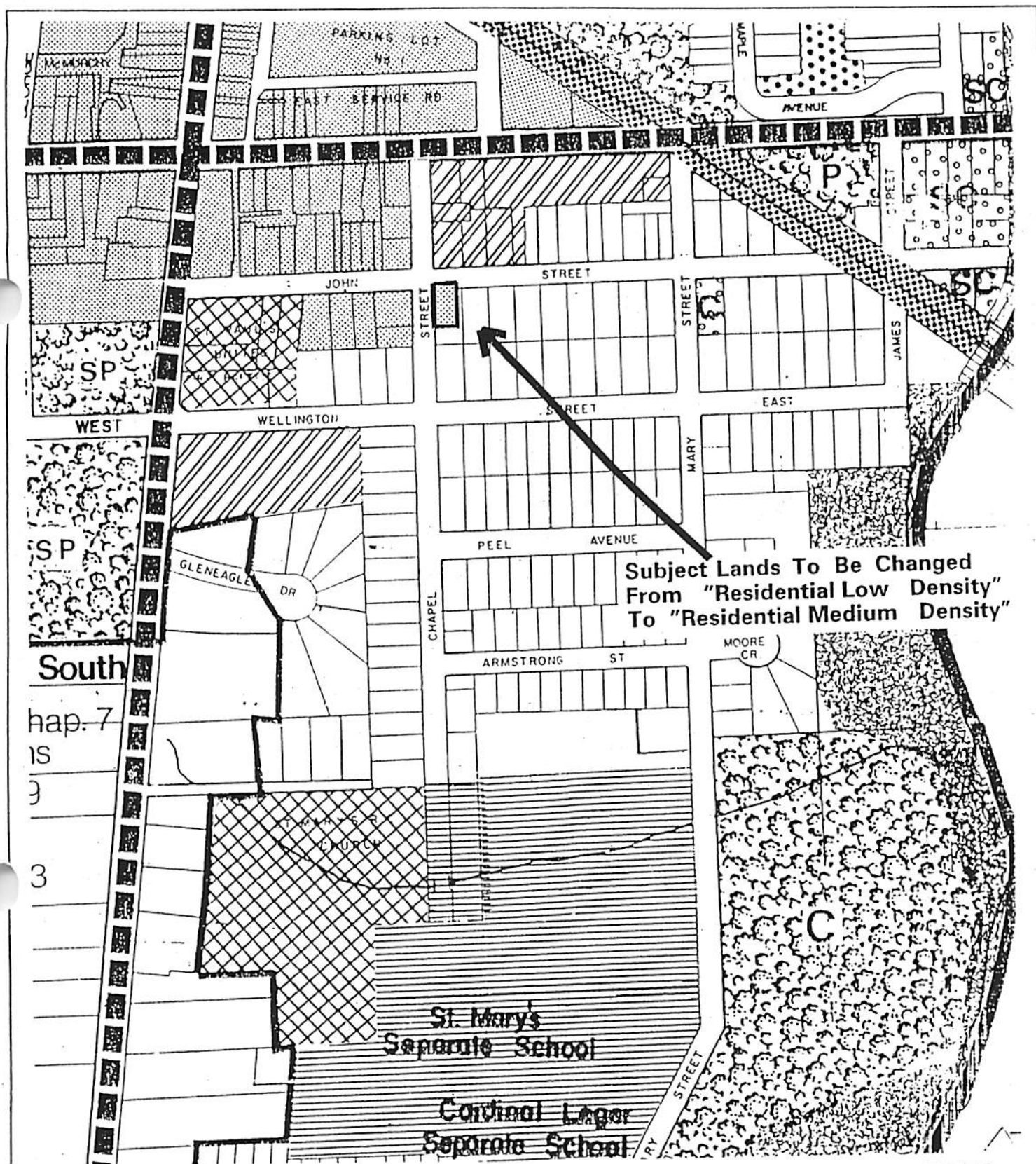
3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number 232 :

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

- (i) by adding, to the list of amendments pertaining to Secondary Plan Area Number 7 set out in subsection 7.2.7.7, Amendment 232 A.

- (ii) by changing, on Schedule SP7(a) to Chapter 7 of Part IV thereof, the land use designation of the land outlined as the "subject lands" on Schedule A to this amendment from "RESIDENTIAL LOW DENSITY" to "RESIDENTIAL MEDIUM DENSITY".



Subject Lands To Be Changed From "Residential Low Density" To "Residential Medium Density"

A PORTION OF THE 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 |
|---|--|---|

OFFICIAL PLAN AMENDMENT No. 232



CITY OF BRAMPTON
Planning and Development

SCHEDULE A By-law 165-93

Date: 930628 Drawn By: JRB
File No.: C1E5.35 Map No.: 60-50D

Background Material to
Amendment Number 232 and 232A

Attached are copies of a planning report dated April 15, 1993 and notes of the Public Meeting held on May 5, 1993, after notification in the local newspapers and the mailing of notices to assess owners of properties within 120 metres of the subject lands.

The following written submission was also received with respect to the proposed development of the subject lands:

Region of Peel

March 8, 1993

INTER-OFFICE MEMORANDUM *PC - Dgr. 19*

Office of the Commissioner of Planning and Development

Date: April 15, 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
Tasmari Inc.

Part of Lot 5, Concession 1, E.H.S.

Part 1, Reference Plan 43R-19649

South-East corner of John Street and Chapel Street

Ward Number 3

Our File: C1E5.35

On October 27, 1992, the Regional Land Division Committee approved consent applications B27/92B and B28/92B, which had the effect of creating a lot at the south-east corner of John and Chapel Streets. As a condition of approval of the severance, the applicant is required to submit an application to amend the zoning by-law to implement a proposed street townhouse development; the current application is intended to fulfill this condition.

The key aspects of this proposal involve:

- three (3) street townhouse dwelling units fronting onto Chapel Street, each having an attached garage incorporated into the design of each unit;
- individual driveways for each dwelling unit from Chapel Street;
- a number of proposed variances to the City's standard street townhouse zoning;
- a 2.24 metre (7.34 feet) road widening along Chapel and John Street, which has been conveyed to the City through the approval of the aforementioned consent applications; and,
- a corridor for the middle dwelling unit, which in accordance with City Council's policy relating to street townhouse development, provides front to rear access through a non-habitable area (i.e. the garage).

It is proposed that the street townhouse dwelling be two (2) storeys in height, with each three bedroom unit having a total floor area of approximately 185.8 square metres (2,000 square feet). In accordance with the proposed freehold tenure of the development, and zoning by-law requirements, the applicant is proposing two parking spaces per dwelling unit (a single car garage, and a second parking space in the driveway).

The proposal has been analysed with respect to several factors, and the impacts of this development are summarized in Table One - Summary Impact Table.

SUMMARY IMPACT TABLE

ISSUE

SUMMARY

=====
LAND USE:

- the Official Plan supports increases in residential density, provided that the scale and character of the new residential building is compatible with the surrounding area: with respect to the subject proposal, this policy will be implemented to the greatest extent practicable through the site plan approval process;
- the design of the proposed building will be integrated with the surrounding area through the site plan approval process;

OFFICIAL PLAN/
SECONDARY PLAN:

- an amendment is required to the Official Plan/Secondary Plan to redesignate the land from single family to medium density purposes, not to exceed 20 units per net residential acre;
- the proposal meets locational criteria respecting townhouse development;

CENTRAL
COMMERCIAL
CORRIDOR STUDY

- the Brampton Central Commercial Corridor Study envisions the subject property, and a portion of the surrounding area, developing for medium density housing;

ZONING BY-LAW

- the proposal is in substantial conformance with the recommendations of the study with respect to land use, density and urban design;
- an amendment is required to the Zoning By-law (By-law 200-82) to rezone the lands from single family to an R3B zone category permitting a three unit street townhouse dwelling;

SITE DESIGN ISSUES

- the development as portrayed on the concept site plan is supportable respecting the various yard dimensions and the orientation of the frontage along Chapel Street;
- a report will be prepared by a qualified arborist prior to the public meeting to preserve as many trees as possible, identified as worthy of preservation by the City;

STRATEGIC PLAN

- the proposal, as submitted, is in keeping with the "Attractive Housing Alternatives" goal stream;

FINANCIAL

- the net financial impact of the proposal is an annual net negative of \$1,100 per year on the City's Current or Revenue Fund, however, the proposal is in keeping with the intended redevelopment for this area of the City;

OVERALL SUMMARY

the proposal to amend the Official Plan and zoning by-law is supportable given:

- the Official Plan supports increases in residential density and that the scale and character of the proposal will be compatible with the surrounding area;
- as an expression of Council's long range policy intent, the Brampton Central Commercial Corridor Study envisions the subject property, and a portion of the surrounding area, developing for medium density housing; and
- the proposal meets locational criteria respecting townhouse development.

tassoneexec

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

April 15, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
Tasmari Inc.
Part of Lot 5, Concession 1, E.H.S.
Part 1, Reference Plan 43R-19649
South-East corner of John Street and Chapel Street
Ward Number 3
Our File: C1E5.35

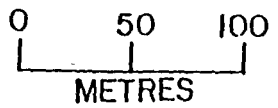
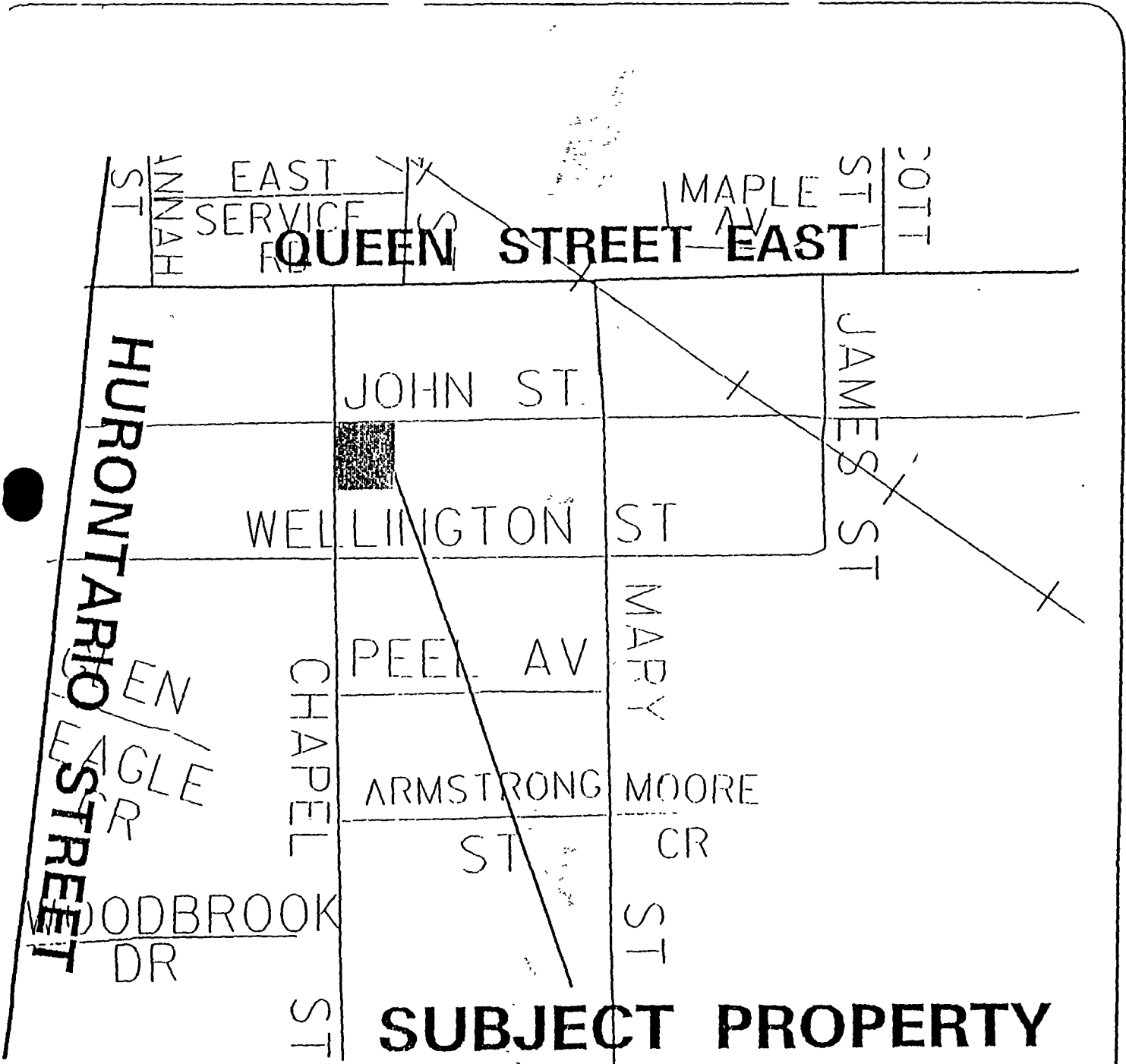
1.0 PROPOSAL

The above noted application was referred to staff by City Council on February 8, 1993, and involves the development of a townhouse dwelling containing three (3) street townhouse dwelling units.

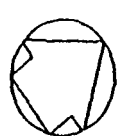
On October 27, 1992, the Regional Land Division Committee approved consent applications B27/92B and B28/92B, which had the effect of creating a lot at the south-east corner of John and Chapel Streets. As a condition of approval of the severance, the applicant is required to submit an application to amend the Zoning By-law in order to implement a proposed street townhouse development; the current application is intended to fulfill this condition.

The attached concept site plan shows the key aspects of the proposal, namely:

- three (3) Street townhouse dwelling units fronting onto Chapel Street, each having an attached garage incorporated into the design of each unit;
- individual driveways for each dwelling unit from Chapel Street;
- a number of proposed variances to the City's standard street townhouse zoning;

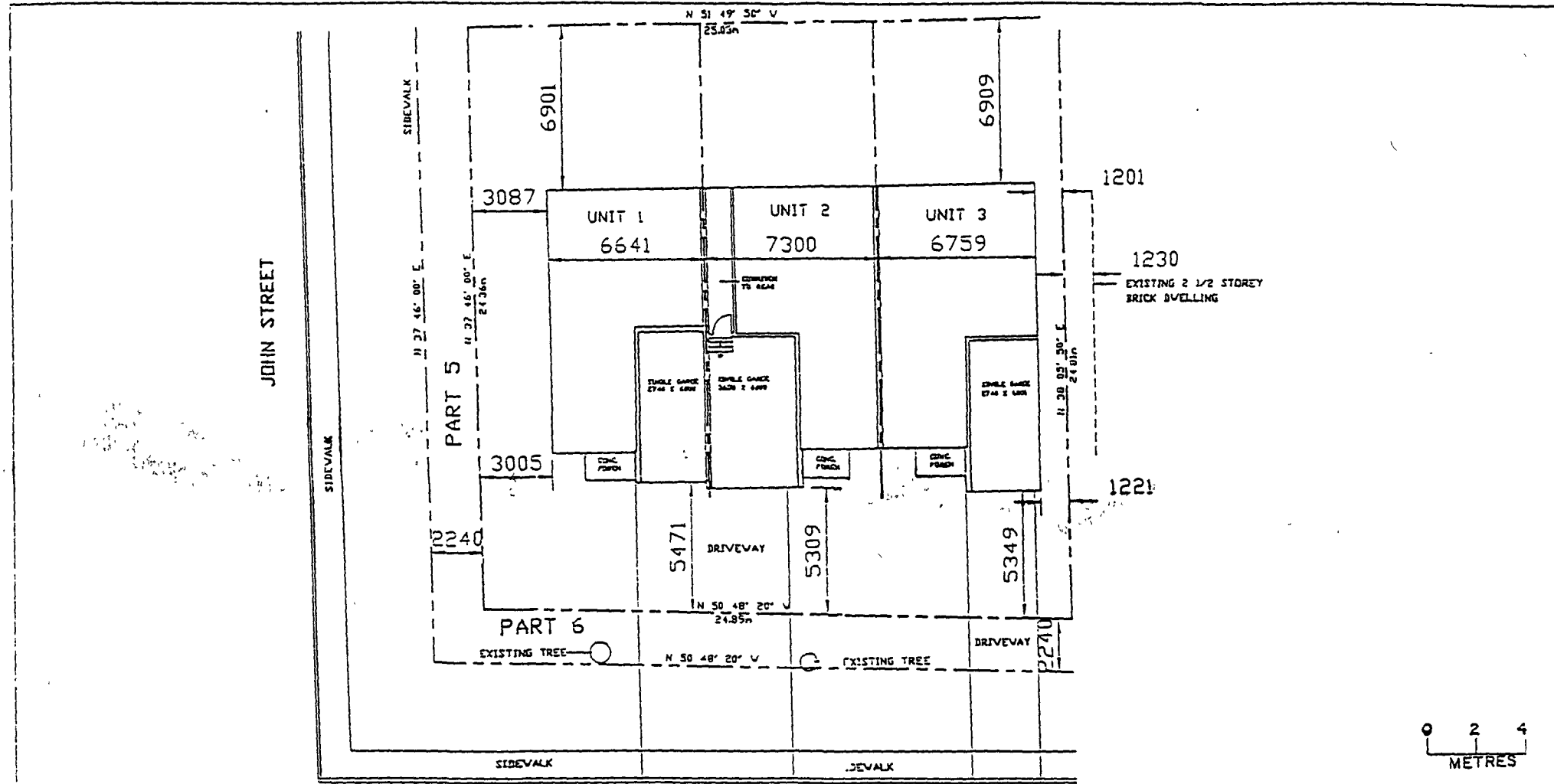


CITY OF BRAMPTON
 Date: 1993 01 18 Drawn By: CJK
 File no. C175.35 Map no. 60-50A



LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 TASMARI INC.



CITY OF BRAMPTON

Date: 1993 03 26 Drawn By: CJK
 File no. CES.35 Map no. 60-50D



CONCEPT SITE PL.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPC
 TASMARI

- a 2.24 metre (7.34 feet) road widening along Chapel and John Street, which has been conveyed to the City through the approval of the aforementioned consent applications; and,
- a corridor for the middle dwelling unit from the garage to the rear yard, which in accordance with City Council's policy relating to street townhouse development, provides front to rear access through a non-habitable area (i.e. the garage).

It is proposed that the street townhouse dwellings will:

- be two (2) storeys in height;
- have 3 bedrooms having a total floor area of 185.8 square metres (2,000 square feet);
- have two parking spaces per dwelling unit (a single car garage, and a second parking space in the driveway);
- have architectural frontage along Chapel Street; and,
- have a maximum density of 20 units per net residential acre.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

The subject property:

- is VACANT;
- is LOCATED at the south-east corner of the intersection of the John Street and Chapel Street;
- has an AREA of 610.6 square metres (0.15 acres);
- has a FRONTAGE 24.89 metres (81.66 feet) on the east side of Chapel Street;
- has a FLANKAGE DIMENSION of 24.36 metres (79.92 feet) on the south side of John Street; and,
- CONTAINS various mature trees.

Surrounding land uses are as follows:

NORTH: John Street, beyond which is institutional (buildings associated with the Federal Department of Defense);

EAST: single family residential, beyond which are townhouses;

SOUTH: single family residential; and,

WEST: single family residential, beyond which are a variety of office, community club and residential purposes.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The Official Plan, Schedule 'A', General Land Use Designations, designates the subject property "Residential".

The Brampton Central Secondary Plan (Official Plan, Amendment Number 58), designates the subject property "Low Density Residential".

The Brampton Central Commercial Corridor Study recommends a designation for the subject lands of "Medium Density Residential".

Comprehensive Area Zoning By-law 200-82, as amended, zones the subject property "Single Family B- R1B".

In order to implement the proposal, an amendment to the Official Plan/Secondary Plan is required to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" (at a maximum of 20 units per net residential acre). As previously mentioned, a corresponding application to amend the zoning by-law is required to rezone the lands for street townhouse purposes.

4.0 STRATEGIC PLANNING IMPLICATIONS

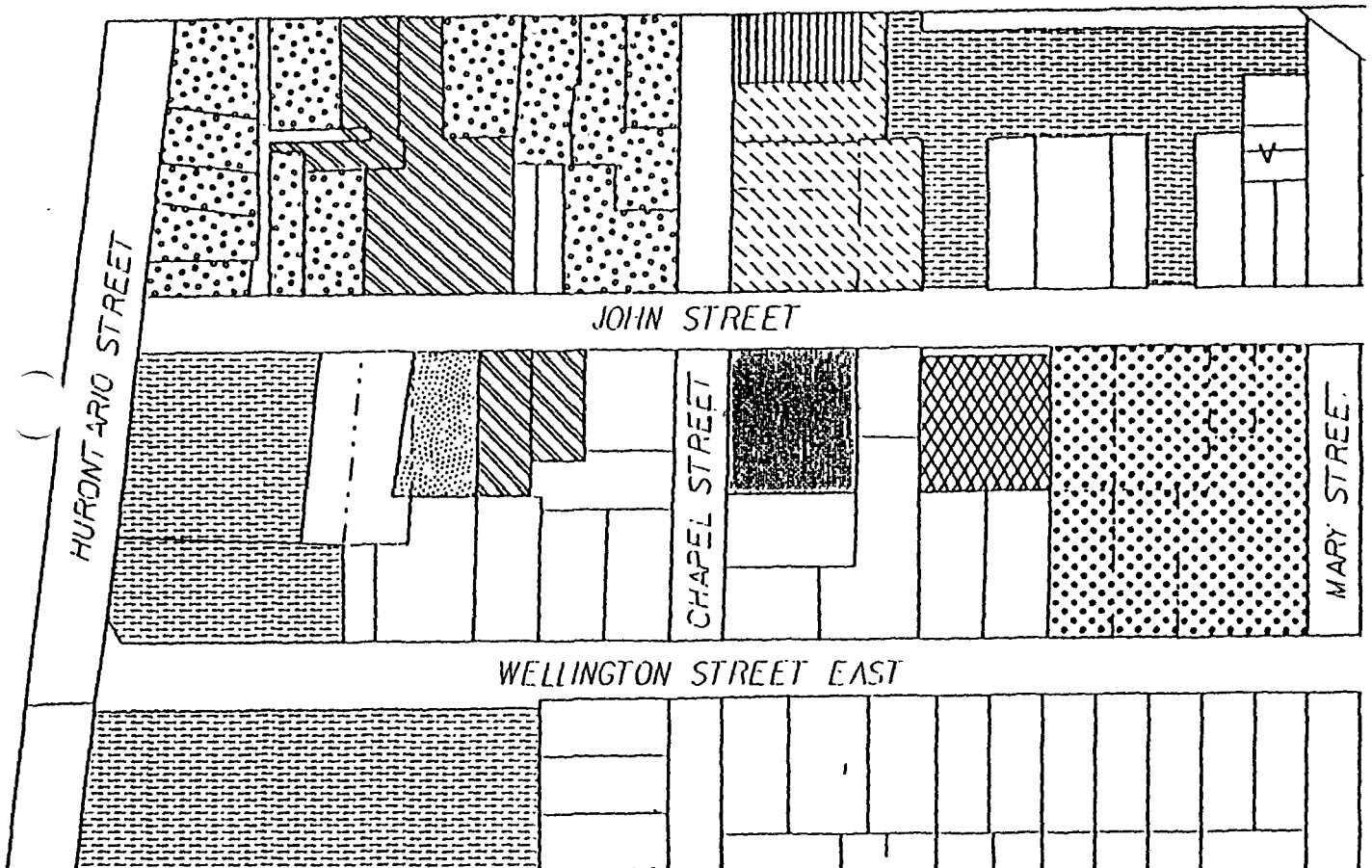
The City's Strategic Plan identifies a number of goal streams, objectives, and strategic initiatives. This application is consistent with the "Attractive Housing Alternatives" goal stream which strives to:

"... provide and encourage development of good housing for all income groups while giving consideration to the quality and character of established neighbourhoods..."












4.1 Financial Impact

The Treasury Services Division advise that total assessment resulting from the proposed development would be \$66,000, and a non-residential development of \$33,000 needs to be

QUEEN STREET EAST



LEGEND

- | | |
|--|--|
|  SUBJECT PROPERTY |  INSTITUTIONAL |
|  SINGLE FAMILY RESIDENTIAL |  INSTITUTIONAL (DEFENSE DEPARTMENT) |
|  TOWNHOUSES |  COMMUNITY CLUB |
|  COMMERCIAL |  CORPORATE TRAINING CENTRE |
|  OFFICE |  UTILITY |
| |  VACANT |



CITY OF BRAMPTON



LAND USE MAP

Date: 1993 01 18 Drawn By: CJK
 File no. CIE5.35 Map no. 60-50D

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 TASMARI INC.

developed in order to maintain a 65/35 assessment ratio. The net financial impact of the proposal is an annual net negative \$1,100 per year on the City's Current or Revenue Fund. Notwithstanding the negative financial impact of the proposal on the City's Revenue Fund, Section 5.0 below concludes that the proposal is supportable from a land use planning perspective. It should be emphasized that the subject locality has been designated for residential purposes on a long standing basis in both the Official Plan and current Secondary Plan. The more recent Central Commercial Corridor Study recommended redevelopment of this locality for medium density residential purposes.

5.0 ANALYSIS

The comments received in response to the circulation of this application are contained in Appendix 'A' to this report. No significant concerns or issues have been identified. This section of the report will analyse the proposed townhouse development based upon:

- land use policies;
- locational criteria;
- proposed zoning standards;
- residential phasing; and,
- other relevant issues.

5.1 Land Use Policies

The Official Plan defines "townhouse density" as comprising 36 to 50 dwelling units per net residential hectare (15 to 20 units per net acre), which is typically associated with zero lot line, block townhouse or street townhouse housing types. The Brampton Central Secondary Plan designates the subject property "Low Density Residential", and stipulates a maximum density of 35 units per net residential hectare (14 units per net residential acre).

Although the subject property is currently designated and zoned for low density residential purposes, it is designated medium density residential in the Central Commercial Corridor Study which was approved in principle by Council in June 1991. Consequently, the Central Commercial Corridor Study is considered to reflect Council's intentions with respect to development and redevelopment in the area. In light of this, the subject proposal should be assessed relative to the policies recommended in Central Commercial Corridor Study.

The subject lands, and the lands to the east and west are designated in the Central Commercial Corridor Study for medium density residential redevelopment, at a density of 20-35 units per acre.

The subject proposal to permit a street townhouse development containing three units results in a density of 49 units per net residential hectare (20 units per net residential acre). As such, the proposal conforms to the density and dwelling type requirements of the Central Commercial Corridor Study.

In addition, it is noted that the low density residential land use designation contained in the Official Plan, is intended to preserve the stability of established residential neighbourhoods through the development of new residential land uses at a density similar to the existing pattern. However, section 2.1.1.4.12 of the Official Plan indicates that in older residential areas, an increase in residential density may be considered where the scale and character of new residential development is compatible with the surrounding area, and existing community services are adequate. With respect to this Official Plan policy, it is noted that none of the internal or external departments indicated a concern that existing community services (i.e. servicing, roads, schools, etc.) could not adequately accommodate the proposed townhouse development. In terms of the proposal being compatible in scale and character with the surrounding area, this issue has been identified by the Urban Design and Zoning Division in their comments, and will be achieved to the greatest extent practicable through the site plan approval process.

In assessing the application in relation to land use compatibility between new and existing uses, the proposed development is likely to be well integrated into the surrounding area. For instance, the subject property is located in a transition area, between a mix of office, retail/commercial, and residential uses west of Chapel Street, and an established residential area east of Chapel Street and south of John Street. This area surrounding the subject property has experienced (and may continue to experience) residential intensification via conversion of existing dwellings and infill development. For example, a six unit street townhouse development exists on the south side of John Street east of the subject site.

In conclusion, staff is of the opinion that the proposed increase from low to medium density is supportable from a land use policy perspective, and that the proposed townhouse development will be compatible with the character of the surrounding area.

5.2 Locational Criteria for Townhouse Density Development

In assessing townhouse density development in the past, staff has utilized the following frequently referenced locational criteria:

- the development should have reasonably direct access to a major road system and to public transit service; and,
- the development should be adjacent to open space or recreational facilities, or commercial uses.

In staff's opinion, the proposed development is in keeping with the intent of these locational criteria. Specifically, the proposed townhouse development will have reasonably direct access to a major road system (Queen Street East, the Nelson Street extension, and Main Street). Moreover, the proposed development is a relatively short distance from transit stops along Queen Street East, and is within walking distance of the GO station and the Brampton transit terminal.

With respect to the second locational criteria, the proposed development is adjacent to a variety of retail/commercial uses, and is within walking distance of both Roselea and Centennial parks, and their associated recreational centres. Further, residents of the proposed development will have a short walk to access a full range of retail and commercial uses in and around the Four Corners area.

5.3 Proposed Zoning Standards:

It is proposed that the street townhouse dwelling be two (2) storeys in height, with each three bedroom unit having a total floor area of approximately 185.8 square metres (2,000 square feet). In accordance with the proposed freehold tenure of the development, and zoning by-law requirements, the applicant is proposing two parking spaces per dwelling unit (a single car garage, and a second parking space in the driveway).

The subject property constitutes a corner lot, and accordingly, the zoning by-law defines the front lot line as the shorter of the two lines abutting a street, with the longer of the two being the flankage lot line. By reference to the concept site plan, the applicant is proposing that this requirement be amended such that the longer dimension (24.89 metres) along Chapel Street be deemed the front lot line, and the shorter dimension (24.36

metres) be deemed the flankage lot line. On a site specific basis, staff has no object to frontage being along Chapel Street due to:

- (1) At the time of the recent Land Division Committee meeting, residents in the area preferred that the townhouse dwelling front onto Chapel as opposed to John Street, in order to present the front face of the townhouses to the majority of homes in the area, instead of the rear yards or end wall of the building; and
- (2) The Traffic Engineering Services Division advise that if the three driveways were to access onto John Street (a one way street east), this could tempt future occupants into illegally driving a short distance west along John Street in order to travel north or south along Chapel Street.

The following table compares the proposed zoning standards as shown on the concept site plan, with the street townhouse zoning standards contained in By-law 200-82, as amended.

TABLE ONE	
COMPARISON BETWEEN PROPOSED ZONING STANDARDS, AND ACTUAL STREET TOWNHOUSE ZONING STANDARDS CONTAINED IN BY-LAW 200-82	
PROPOSED ZONING STANDARDS	STANDARDS CONTAINED IN BY-LAW 200-82
MINIMUM LOT AREA:	MINIMUM LOT AREA:
INTERIOR LOT- 181 SQ. M	INTERIOR LOT- 185 SQ. M
CORNER LOT- 230 SQ. M	CORNER LOT- 275 SQ. M
MINIMUM LOT WIDTH PER DWELLING UNIT:	MINIMUM LOT WIDTH PER DWELLING UNIT:
INTERIOR LOT- 7.3 M	INTERIOR LOT- 6.0 M
CORNER LOT- 9.6 M	CORNER LOT- 9.0 M
MINIMUM LOT DEPTH - 24 M	MINIMUM LOT DEPTH- 30 M

**TABLE ONE
CONTINUED**

**COMPARISON BETWEEN PROPOSED ZONING STANDARDS, AND ACTUAL
STREET TOWNHOUSE ZONING STANDARDS CONTAINED IN BY-LAW 200-82**

PROPOSED ZONING STANDARDS	STANDARDS CONTAINED IN BY-LAW 200-82
MINIMUM FRONT YARD DEPTH: 4.6 M, PROVIDED THAT THE FRONT OF ANY GARAGE OR CARPORT SHALL NOT BE CLOSER THAN 5.3 M TO THE FRONT LOT LINE.	MINIMUM FRONT YARD DEPTH: 4.6 M, PROVIDED THAT THE FRONT OF ANY GARAGE OR SHALL NOT BE CLOSER THAN 6.0 M TO THE FRONT LOT LINE.
MINIMUM INTERIOR SIDE YARD WIDTH: 1.2 M FOR A TWO STOREY BUILDING	MINIMUM INTERIOR SIDE YARD WIDTH 1.2 M FOR THE FIRST STOREY OR PART THEROF, PLUS 0.6 M FOR EACH ADDITIONAL STOREY OR PART THEROF.
MINIMUM REAR YARD DEPTH: 6.9 M	MINIMUM REAR YARD DEPTH: 7.5 M
MAXIMUM GARAGE SIZE: 3.0 M X 6.0 M	MAXIMUM GARAGE SIZE: NOT APPLICABLE

As indicated in the comments provided by the Urban Design and Zoning Division, variances to the street townhouse zoning standards as shown on the concept site plan are supportable (Please refer to comments contained in Appendix 'A')

Accordingly, the development will be implemented through the use of a "Residential Street Townhouse - R3B" zone designation.

5.4 Residential Phasing

The Residential Development Phasing Strategy applies to the subject property. City Council adopted the strategy on April 22, 1991 to ensure that development levels in Brampton do not exceed the carrying capacity of the committed transportation system. On March 29, 1993, City Council approved a set of recommendations relating to the phasing strategy, which in part directed staff to include in all staff reports on new residential development a recommendation that the phasing policy still apply with appropriate conditions of approval, or that Planning Committee confirm the proposal is residential infilling of a small site that has merit for the City. The subject property is located in the Brampton South/Fletchers Creek Phasing Sub-Area. The sub-area has a remaining capacity of 204 dwelling units specifically for lands located in the Central Commercial Corridor Study area. Since the subject development is in the Central Commercial Corridor Study area, staff request that City Council allocate 3 additional dwelling units to this development from the remaining capacity. This will result in a remaining capacity of 201 dwelling units for the Brampton South/Fletchers Creek Phasing Sub-Area.

5.5 Other Relevant Issues

Both the Urban Design and Zoning Division, and the Parks and Recreation Department, note the importance of protecting existing trees within the boulevard and on the subject lands to the greatest extent possible. The benefits of tree preservation involve the provision of on site amenity for future owners, as well as buffering for surrounding uses. As indicated in the Urban Design and Zoning Division comments, an arborist will be required to provide an approved tree preservation report prior to the public meeting. In addition, this Division noted that the garage of the central unit is inordinately large (3.6 m x 6.0 m) and should be reduced to a more typical dimension of 3.0 m x 6.0 m. The driveway would also be reduced to a maximum width of 6.0 metres to improve streetscape design.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the foregoing, the proposed three unit street townhouse development can be supported from a planning perspective given that:

- the Official Plan supports increases in residential density and that the scale and character of the proposal will be compatible with the surrounding area;

- as an expression of Council's long range policy intent, the Brampton Central Commercial Corridor Study envisions the subject property, and a portion of the surrounding area, developing for medium density housing; and,
- the proposal meets locational criteria respecting townhouse development.

Finally, although the proposed development results in a negative financial situation for the City, this must be weighed against the aforementioned land use justification for the proposal, and, the fact that the proposal is compatible with the "Attractive Housing" goal streams within the City's strategic plan.

6.2 Recommendations

It is recommended that Planning Committee recommend to City Council that:

- A. A public meeting be held in accordance with City Council procedure.
- B. Prior to the public meeting, the applicant shall prepare a report undertaken by a qualified arborist, identifying measures to preserve as many trees as possible, identified by the City as desirable for preservation.
- C. 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. An amendment to the appropriate secondary plan will designate the subject lands as "Medium Density Residential".
 - 2. The site specific amending zoning by-law shall contain the following provisions:
 - a. the subject property shall only be used for the following purposes:
 - (1) a townhouse dwelling containing street townhouse dwellings; and,
 - (2) purposes accessory to the other permitted purposes.

- 11 -

- b. shall be subject to all the requirements and restrictions pertaining to the R3B zone with the following exceptions:
- (a) Maximum number of units - 3;
 - (b) Minimum Lot Area;
Interior Lot - 181 square metres;
Corner Lot - 230 square metres;
 - (c) Minimum Lot Width per Dwelling Unit;
Interior Lot - 7.3 metres;
Corner Lot - 9.6 metres;
 - (d) Minimum Lot Depth- 24 metres;
 - (e) Minimum Front Yard Depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 5.3 metres to the front lot line;
 - (f) Minimum Interior Side Yard Width- 1.2 metres;
 - (g) Minimum Rear Yard Depth - 6.9 metres;
 - (h) a garage shall have a minimum width of 2.75 metres and a maximum width of 3.0 metres; with a maximum garage size of 3.0 m x 6.0m;
 - (i) each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
 - (j) Maximum Driveway Width: 6.0 metres; and,

(k) For the purposes of this By-law:

the front lot line shall be the line that divides the lot from Chapel Street; and,

the flankage lot line shall be the line that divides the lot from John Street.

2. Development of the subject lands shall be subject to a development agreement and shall contain the following:

- a. Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, a grading and drainage plan, an engineering and servicing plan, a fire protection plan and elevation and cross-section drawings shall be approved by the City and appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process;
- b. the applicant shall pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws;
- c. the applicant shall pay cash-in-lieu of parkland in accordance with City policy;
- d. the applicant shall provide sanitary servicing to the subject property, at the applicant's expense, to the satisfaction of the Region of Peel;
- e. the applicant shall provide a 5.0 metre radius corner rounding at the south west corner of John Street and Chapel street, to the satisfaction of the Commissioner of the Public Works and Building Department;
- f. the applicant shall agree to retain any trees as determined by the City;
- g. the site development plan, landscaping plan and elevation cross-section drawings shall reflect the general urban design goals for the Old Brampton district of the Central Commercial Corridor Study; and,

- h. the applicant shall insert the following clause in all offers of purchase and sale:

"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."

"Attendu que, malgre les efforts deploies par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, il 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, il se peut que les eleves soient eventuellement retournes a l'ecole de quartier."

- D. That Planning Committee recommend to City council that an additional 3 units of the available 204 unit residual capacity in the Brampton South/Fletchers Creek Phasing Sub-Area be assigned to the subject application.

Respectfully Submitted,



Neal Grady, M.C.I.P.
Development Planner

AGREED:



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



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

NG/tassonerpt.

Appendix "A"
Comments from Departments and External Agencies

Treasury 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 (Residential-to-Non-Residential). As the Residential Mill Rate is always 85% of the Commercial/Industrial mill rate with Municipal property tax calculations, a dollar of Non-Residential 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 department's residents (i.e. providing recreational facilities and programmes) negatively impact the City's Revenue Fund in the case of Residential but not Non-Residential developments. With Planning Department assumptions employed and a tax dollar/square foot value of \$1.10 total, the following results are found: (1) total assessment was \$61,000 and a Non-Residential development of \$33,000 needs to be developed for a 65/35 assessment ratio; (2) The net financial impact of the proposal is an annual negative \$1,100 year on the City's current or Revenue fund.

The Regional Municipality of Peel, Public Works Department, notes:

Sanitary Sewer: Facilities are available in a 250 mm diameter sewer on Chapel Street at the south limit of the site. Extension of this sewer will be required to service the site, the cost to be borne by the applicant.

Municipal Water: Facilities are available in a 150 mm diameter water main on Chapel Street.

With respect to the development agreement, the Region of Peel will require that a clause be included in the special provisions, that the owner agrees to provide sanitary sewer servicing to the site, at his cost, to the satisfaction of the Region of Peel. The Transportation Planning Division has also reviewed the applications and has no comments to offer, since Regional Roads are not adversely affected.

Law advises:

The road widenings shown as Parts 4, 5 and 6 on Plan 43R-19649 were conveyed to the City by Instrument R.O. 1032382 registered March 4, 1993 in conjunction with Land Division Application B27/92-B.

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

The students generated are within the following attendance areas:

	Projected Sept. 93 Enrolment	OME -10%
Sir Winston Churchill P.S. K-8	401	595
Turner-Fenton S.S. 9-OAC	1738	1769

The Dufferin-Peel Roman Catholic Separate School Board advises:

The Dufferin-Peel Roman Catholic Separate School Board is in receipt of the above referenced official plan and zoning by-law amendment application. The subject application is located in the elementary catchment area of St. Mary and secondary catchment of Cardinal Leger.

Due to the fact that the attached pupil yield generated from the 4 townhouse units proposed in this 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 in its present form. The Board, however, requests that the following condition be fulfilled prior to the approval of this application.

1. That the following clause be inserted in all offers of purchase and sale of residential lots. 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 neighbourhood school."

"Attendu que, malgre les efforts deployes par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, il 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, il se peut que les eleves soient eventuellement retournes a l'ecole de quartier."

Urban Design and Zoning Division:

In reply to your circulation of the above noted, and subsequent to our discussion with the applicant, we would like to provide the following comments:

1. An arborist analysis shall be submitted for approval with respect to the matters of saving existing trees. Such an analysis should be submitted as soon as possible, at least prior to public meeting so that the site layout can be further evaluated.
2. Generally speaking, we support the attached revision except that the minimum width of the proposed garage shall be 2.75 metres (not 2.74 metres) and the garage for the middle unit should be reduced to maximum 3 metres in width so that the driveway will be further away from the existing tree. Further, the steps from the garage to the corridor (front to rear access) should be replaced with a slope.
3. The site layout does not meet the general requirements of a R3B zone, but some of the requested deviation can be supported for the following reasons:
 - a) A rear yard of 6.9 metres is less than the conventional 7.5 metre rear yard. However, the width of each lot is wider than the normal lot width of lots in a R3B zoning category. Therefore, the overall area of rear yard in this proposal exceeds the minimum required in a R3B zone. In this regard, the minimum lot width should be increased to 6.5 metres.
 - b) The front yard setback to a garage of 5.3 to 5.4 metres is less than the normal requirement of 6 metres. In view that the lot depth is less than the conventional 30 metres by about 6 metres and a road widening of 2.2 metres is imposed, we have no objection to the request.
 - c) The interior side yard of 1.2 metres for a two storey building is 0.6 metre less than the normal requirement. We have no objection to the proposal subject to comments from Public Works with respect to drainage.
4. In view of the infill situation and the complication of the site with respect to tree preservation and detailed site layout, as well as architectural matters such as exterior side elevation treatments, the proposal should be subject to a site plan approval process, although in the City site plan control by-law, By-law 96-86 as amended, a residential street townhouse dwelling containing less than 5 units is exempted from site plan approval.

The Community Services Department has the following comments:

Parks and Recreation:

- i) That the applicant prepare a landscape and fencing plan for the site;
- ii) That cash-in-lieu of parkland be taken in accordance with City policy.
- iii) That a tree preservation and assessment study be undertaken and the existing street trees be preserved and integrated into the site design.

Fire:

No objection.

Transit:

No comment.

Public Works Department, Development Engineering Services Division advises:

- 1) We have the R.O.W. widenings shown on the plan.
- 2) We require a site plan agreement addressing grading, drainage and access.

Traffic Engineering Services Division notes:

- We require a 5.0 m radius rounding at the intersecting point of the John Street and Chapel Street property lines.
- We have no objection to the driveways onto Chapel Street from a traffic impact perspective.

The following departments have no comment:

Building and By-law Enforcement Division; Business Development Office; and, Planning Policy and Research Division.

INTER-OFFICE MEMORANDUM

PC - May 17

Office of the Commissioner of Planning and Development

Date: May 13, 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
Tasmari Inc.
Part of Lot 5, Concession 1, E.H.S.
Part 1, Reference Plan 43R-19649
Ward Number 3
Our File: C1E5.35

The notes of the public meeting held on Wednesday, May 5, 1993, are attached hereto for the information of the Planning Committee. The subject property is located at the south-east corner of the intersection of John Street and Chapel Street (please refer to the attached location map). As shown on the attached concept site plan, this proposal involves the development of a street townhouse use, containing a maximum of three street townhouse dwelling units.

No letters, telephone calls, or counter inquiries objecting to the proposed street townhouse have been submitted to staff.

Mr. R. Wylie made a formal representation at the public meeting (see attached notes), as well, a number of residents in the surrounding area expressed some concerns to staff during the "informal" open house segment of the public meeting. These various concerns have been placed into topic headings, and are addressed below. This report concludes with a brief discussion of the City Council approved condition of approval relating to a required arborists report.

1.0 The Severance of the Subject Property by way of Consent Application

On October 27, 1992, the Regional Land Division Committee, and the Committee of Adjustment, approved consent applications, and, minor variance applications respectively, which had the effect of:

- creating three lots- the subject property, and an abutting easterly and southerly lot; and,

- *varying the zoning by-law standards for the single family dwellings contained on the easterly and southerly lots.*

A number of residents questioned the merits of the Land Division Committee/Committee of Adjustment decision to approve the consent/variance applications. In this respect, it would appear that some of these residents reside outside the 60 metre (200 feet) circulation of notice distance prescribed by legislation, and therefore, did not receive a notice of the October 27th Land Division Committee meeting. Nevertheless, there is no basis to re-visit the decision of either committee given that:

- *notice of both Committee meetings was served in accordance with the requirements of the Planning Act, R.S.O., 1990, c.P.13;*
- *the decision of either Committee was not appealed to the Ontario Municipal Board;*
- *the filing of the current application to amend the Official Plan and Zoning By-law fulfills a condition imposed by the Land Division Committee, and is a reflection of the owner's intent from the beginning to develop the subject property for townhouse purposes; and,*
- *based upon land use planning precepts, staff recommended approval of both the consent and variance applications.*

2.0 The Intensification of the Subject Property

Some residents questioned the need for three dwelling units on the subject property, and indicated a preference for a semi-detached dwelling over a street townhouse dwelling. In addition, concern was expressed respecting the various building setbacks indicated on the concept site plan. Clearly, a semi-detached dwelling could be accommodated on the subject property, however, as noted previously, it has always been the intent of the owner to develop the subject lands on the basis of street townhouse purposes. As indicated in the original planning report, staff has no objection to the development of a three unit street townhouse dwelling given that:

- *the Official Plan supports increases in residential density and that the scale and character of the proposal will be compatible with the surrounding area;*
- *as an expression of Council's long range policy intent, the Brampton Central Commercial Corridor Study envision the subject property, and a portion of the surrounding area, developing for medium density housing;*
- *the proposal meets locational criteria for townhouse development; and,*

- *the surrounding area has experienced (and may continue to experience) residential intensification via conversion of existing dwellings and infill development- for instance, a six unit street townhouse development exists on the south side of John Street, east of the subject property.*

In addition, concern was expressed respecting the various building setbacks indicated on the concept site plan. As part of the original staff report and recommendation a comparison of street townhouse zoning standards, and the proposed setbacks shown on the concept site plan was undertaken. In this regard, it was determined that:

- *the variance to the street townhouse zoning standards was acceptable; and,*
- *the dwelling could be situated on the site in a manner oriented toward protecting the amenity of future residents, and the surrounding area.*

3.0 Signage

As indicated in the attached notes, Mr. Wylie had concerns with respect to the signage of the subject property, and felt that if the sign had stated three townhouse dwelling units, instead of a townhouse, then a greater number of residents would have attended the public meeting. In this respect, it should be noted that as is the case with any signed development proposal, individuals have the opportunity to contact the planning department with respect to specific details associated with a proposal. Furthermore, the actual public meeting notice contained detailed information respecting the proposal, including a copy of the concept site plan which shows three dwelling units. Accordingly, appropriate notice of the public meeting was provided in accordance with Planning Act R.S.O. 1990, c.P. 13 requirements, and Council policy.

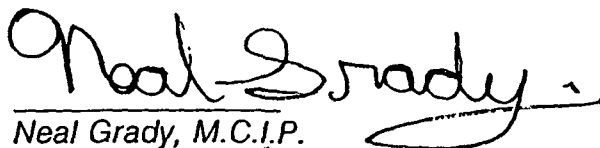
4.0 The Arborists Report

As a condition of approval, the applicant was required to submit an arborists report approved by the City, which assessed the preservation value of existing trees on the subject lands. The arborists report has been submitted to the Urban Design and Zoning Division, and was found not to meet City standards. The applicant has been advised of this situation, and will be submitting a revised report. Accordingly, staff recommends that the conditions approved by City Council on April 26, 1993 be amended to ensure that the report is prepared prior to the enactment of the site specific amending zoning by-law to the satisfaction of the Commissioner of the Planning and Development Department.

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

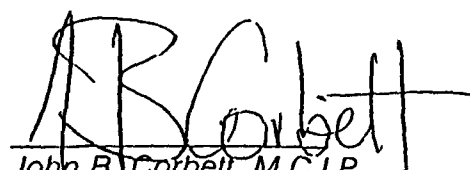
- A) The notes of the public meeting be received.
- B) The application to amend the Official Plan and Zoning By-law be approved subject to the conditions approved by City Council on April 26, 1993 (copy attached hereto), amended as follows:
 - a) that the following condition be amended as:
 - B. Prior to the enactment of the zoning by-law, the applicant shall prepare a report undertaken by a qualified arborist to the satisfaction of the Commissioner of the Planning and Development Department, identifying measures to preserve as many trees as possible, identified by the City as desirable for preservation.
- C) Staff be directed to prepare the appropriate documents for the consideration of Council.

Respectfully Submitted,

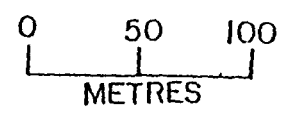
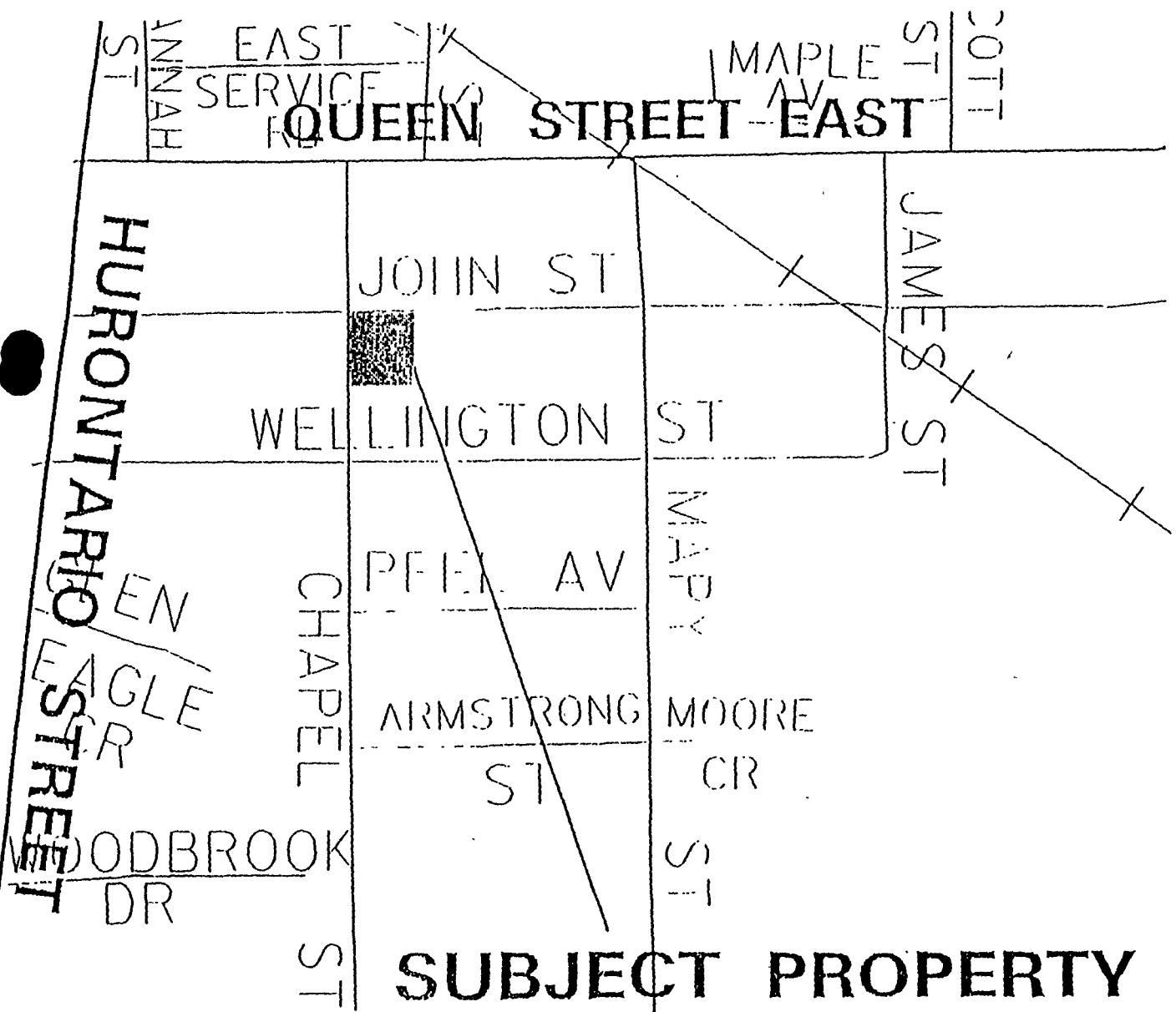

 Neal Grady, M.C.I.P.
 Development Planner.

AGREED:

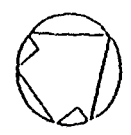

 John A. Marshall, M.C.I.P.
 Commissioner, Planning and
 and Development.


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

tasmaripubnts.wp/NG.



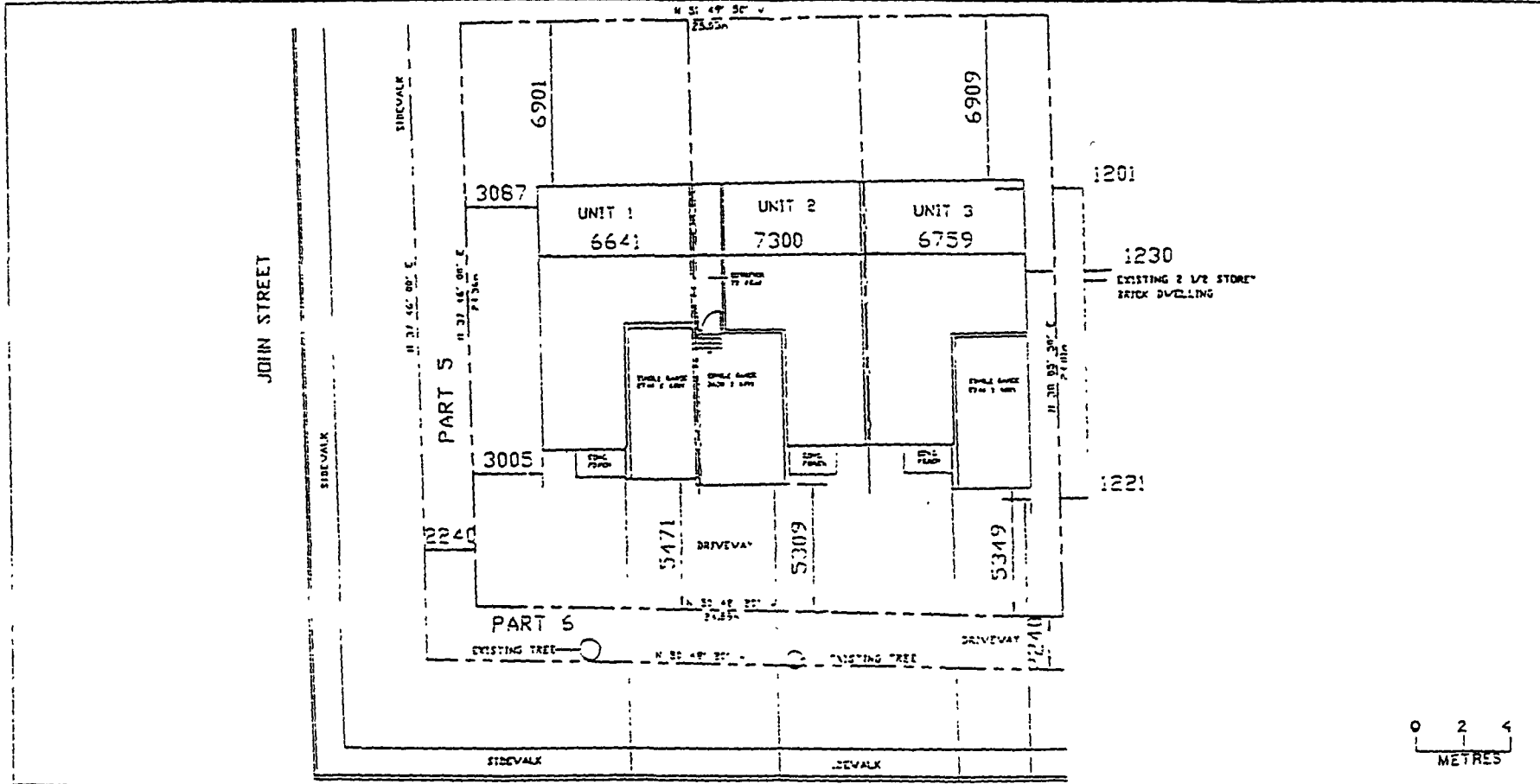
CITY OF BRAMPTON



LOCATION MAP

Date: 1993 01 18
 File no. C1F5 35
 Drawn By: CLK
 Map no. 60-50A

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 TASMARI INC.



CITY OF BRAMPTON

Date: 1993 03 26 Drawn By: CJR
 File no. CLE335 Map no. 60-30D



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 TASMARI INC.



The Corporation of the City of Brampton

Office of the City Clerk

L.J. Mikulich, A.M.C.T., C.M.O., C.M.C.
City Clerk

2 Wellington Street West
Brampton, Ontario
L6Y 4R2
☎ 416/874-2100
☎ 416/874-2119

April 27, 1993

Ta-Mari Enterprises
6 Fitzpatrick Drive
Brampton, Ontario
L6T 3Y7

PLANNING DEPARTMENT
DATE APR 23 1993 Rec'd
C1E5.35
M.G.

Attention: Mr. Joe Tassone,

RE: TASMARI INC.
Our File: C1E5.35

The following recommendation of the Planning Committee meeting on April 19, 1993, was approved by the Council of the Corporation of the City of Brampton on April 26, 1993:

P054-93 THAT the reports dated April 15, 1993 to the Planning Committee meeting of April 19, 1993 re: TASMARI INC. - Part of Lot 5, Concession 1, E.H.S. - Part 1, Reference Plan 43R-19649 - Southeast Corner of John Street and Chapel Street - Ward 3 - Application to Amend the Official Plan and Zoning By-law, C1E5.35, be received, and that:

- A. A Public Meeting be held in accordance with City Council procedure.
- B. Prior to the Public Meeting, the applicant shall prepare a report undertaken by a qualified arborist, identifying measures to preserve as many trees as possible, identified by the City as desirable for preservation.
- C. 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. An amendment to the appropriate secondary plan will designate the subject lands as "Medium Density Residential".
 - 2. The site specific amending zoning by-law shall contain the following provisions:

JC

- a. the subject property shall only be used for the following purposes:
 - (i) a townhouse dwelling containing street townhouse dwellings; and,
 - (ii) purposes accessory to the other permitted purposes.
- b. shall be subject to all the requirements and restrictions pertaining to the R3B zone with the following exceptions:
 - (a) Maximum number of units - 3;
 - (b) Minimum Lot Area;
 - Interior Lot - 181 square metres;
 - Corner Lot - 230 square metres;
 - (c) Minimum Lot Width per Dwelling Unit;
 - Interior Lot - 7.3 metres;
 - Corner Lot - 9.6 metres;
 - (d) Minimum Lot Depth- 24 metres;
 - (e) Minimum Front Yard Depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 5.3 metres to the front lot line;
 - (f) Minimum Interior Side Yard Width- 1.2 metres;
 - (g) Minimum Rear Yard Depth - 6.9 metres;
 - (h) a garage shall have a minimum width of 2.75 metres and a maximum width of 3.0 metres; with a maximum garage size of 3.0 m x 6.0m;
 - (i) each dwelling unit shall have a direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

(j) Maximum Driveway Width: 6.0 metres; and,

(k) For the purposes of this By-law:

the front lot line shall be the line that divides the lot from Chapel Street; and,

the flankage lot line shall be the line that divides the lot from John Street.

3. Development of the subject lands shall be subject to a development agreement and shall contain the following:

- a. Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, a grading and drainage plan, an engineering and servicing plan, a fire protection plan and elevation and cross-section drawings shall be approved by the City and appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process;
- b. the applicant shall pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws;
- c. the applicant shall pay cash-in-lieu of parkland in accordance with City policy;
- d. the applicant shall provide sanitary servicing to the subject property, at the applicant's expense, to the satisfaction of the Region of Peel;
- e. the applicant shall provide a 5.0 metre radius corner rounding at the south west corner of John Street and Chapel street, to the satisfaction of the Commissioner of the Public Works and Building Department;
- f. the applicant shall agree to retain any trees as determined by the City;

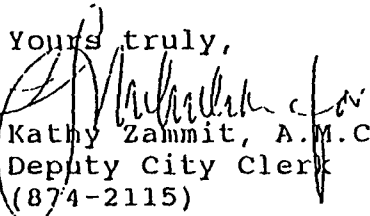
- g. the site development plan, landscaping plan and elevation cross-section drawings shall reflect the general urban design goals for the Old Brampton district of the Central Commercial Corridor Study; and,
- h. the applicant shall insert the following clause in all offers of purchase and sale:

"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."

"Attendu que, malgre les efforts deploies par Le Conseil Des Ecoles Separees Catholiques Romaines de Dufferin et Peel, il 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, il se peut que les eleves soient eventuellement retournes a l'ecole de quartier."

- D. That an additional 3 units of the available 204 unit residual capacity in the Brampton South/Fletchers Creek Phasing Sub-Area be assigned to the subject application.

Yours truly,


Kathy Zammit, A.M.C.T.
Deputy City Clerk
(874-2115)

c: A. Solski
J. Marshall
J. Metras
Regional Councillor S. Fennell
City Councillor D. McMullen

KZ/plan.april19
(6.9)

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 5, 1993, in the Council Committee Room, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:44 p.m., with respect to an application by TASMARI INC. (File: CIE5.35 - Ward 3) to amend the Official Plan and Zoning By-law to implement a street townhouse which includes three (3) street townhouse dwelling units fronting onto Chapel Street.

Members Present: City Councillor D. McMullen - Chairman
City Councillor B. Hunter
City Councillor J. Hutton
City Councillor V. Orr
Regional Councillor L. Bissell

Staff Present: J. Corbett, Director, Development Services
N. Grady, Development Planner
R. Woods, Secretary
M. Walcott, Secretary

Approximately 2 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. Neal Grady gave a brief overview of the application.

Mr. David Moore, the applicant, gave an overview of the townhouse units and concept site plan.

Mr. R. Wylie, 19 Chapel Street, commented that he is not against the housing situation, but feels that two townhouse units would be sufficient. He is not pleased with the situation in this area (John Street & Chapel Street).

Mr. Wylie made reference to the "assets" of the downtown core (Court House, Church, Park, etc.). The number of variances indicated in this proposal should be enough of an indication to revise the application. He also expressed his disappointment with the signage. It should have indicated the number of townhouse units proposed, which would have had more of the residents at the Public Meeting.

There were no further questions or comments and the meeting adjourned at 7:55 p.m.



Regional Municipality of Peel

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

March 8, 1993

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City of Brampton	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	MAR 10 1993 Rec'd
File No.	C1E5.35

Attention: Mr. Neal Grady
Development Planner

Re: Application to amend the Official Plan and Zoning Bylaw
Tasmari Incorporated
Pt. Lot 5, Concession 1 EHS
Your File: C1E5.35
Our File: R42 1E46B
City of Brampton

Dear Mr. Grady:

In reply to your letter of February 23, 1993 concerning the above noted Official Plan Amendment and Rezoning applications, please be advised that our Public Works Department has examined the proposal and offer the following comments:

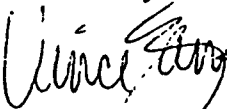
Sanitary Sewer: Facilities are available in a 250 mm diameter sewer on Chapel Street at the south limit of the site. Extension of this sewer will be required to service the site, the cost to be borne by the applicant.

Municipal Water: Facilities are available in a 150 mm diameter water main on Chapel Street.

With respect to the development agreement, the Region of Peel will require that a clause be included in the special provisions, that the owner agrees to provide sanitary sewer servicing to the site, at his cost, to the satisfaction of the Region of Peel. The Transportation Planning Division has also reviewed the applications and has no comments to offer, since Regional roads are not adversely affected.

We trust that this information is of assistance.

Yours truly


Vince Zammit
Senior Planner
Development Review

JL:nb

cc: C. Connor, Brampton Legal
O. Dalseth, Regional Public Works (B.13-0)

DEVELOPMENT SERVICES	
J.B.C.	_____
D.R.	_____
<input type="checkbox"/> K.A.	_____
<input type="checkbox"/> N.G.	MAR 11 1993
<input type="checkbox"/> C.L.	_____
<input type="checkbox"/> P.N.	_____
<input type="checkbox"/> M.L.P.	_____
<input type="checkbox"/> A.P.	_____
<input type="checkbox"/> R.V.	_____
<input type="checkbox"/> FILE	_____