



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 184-91

To adopt Amendment Number 207
and Amendment Number 207 A
to the Official Plan of the City
of Brampton Planning Area

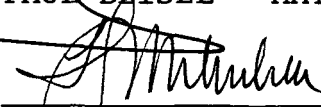
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 207 and Amendment Number 207 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 207 and Amendment Number 207 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 9th day of September, 1991.



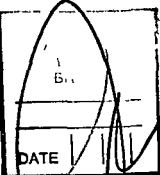
PAUL BEISEL - MAYOR



LEONARD J. MIKULICH -
CITY CLERK

05/91

1	5.
DATE	



Note to file RE OF ~~208~~ 207

Spoke to John Metras Oct 3/91

He advises the JPA documents will require revisions which he is currently reviewing with the applicant as a result of the "use it or lose it" resolution.

John says to hold the file and a further report will be forwarded to Council.

K. Armin

AMENDMENT NUMBER 207
and
AMENDMENT NUMBER 207 A
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 207
and
AMENDMENT NUMBER 207 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation pertaining, to lands located at 70 Bramalea Road to permit the development of a mixed use retail/high density residential structure.

The proposed development of the subject lands consists of:

- o 2,787 square metres (30,000 square feet) of ancillary retail purposes; and
- o a high density residential component including 360 dwelling units at a maximum density of 198.7 units per hectare (80 units per acre).

More specifically the amendment:

- o redesignates the subject lands from "Industrial" to "Residential" on Schedule 'A' (General Land Use Designations) to the City of Brampton Official Plan;
- o deletes a designated collector road connection between Victoria Crescent and Bramalea Road, abutting the subject lands to the south as shown on Schedule 'H' (Major Transportation Elements and Main Road Network) and Schedule 'I' (Major Road Right-of-Way Widths) to the City of Brampton Official Plan;
- o redesignates the subject lands from "Industrial Parcel 1" to "Mixed Use - High Density Residential/Commercial" in the applicable secondary plan; and,
- o establishes several land use and development principles within the applicable secondary plan to provide for the orderly development of the subject lands.

2.0 Location

The lands subject to this amendment are located on the west side of Bramalea Road approximately 51 metres south of the intersection of Avondale Boulevard and Bramalea Road south and is described as Part of Lot 1, Concession 4, East of Hurontario Street, in the geographic Township of Chinguacousy, and also is identified as Block C, Registered Plan 636.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 207 :

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 20 set out in the first paragraph of subsection 7.2.7.20, Amendment Number 207 A.
- (2) by changing on Schedule A (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "INDUSTRIAL" to "RESIDENTIAL";
- (3) by deleting from Schedule H (Major Transportation Elements and Major Road Network) therefrom, the collector road alignment between Victoria Crescent and Bramalea Road as shown outlined on Schedule B to this amendment; and,
- (4) by deleting from Schedule I (Major Road Right-of-Way Widths) therefrom, the designated 23 to 26 metre road right-of-way between Victoria Crescent and Bramalea Road, as shown outlined on Schedule C to this amendment.

3.2 Amendment Number 207 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, as it relates to the Avondale Secondary Plan (Secondary Plan Area Number 20), is hereby amended:

- (1) by changing, on Plate Number 14 thereto, the land use designation of the lands shown outlined on Schedule D to this amendment, from "Industrial Parcel 1" to "Mixed Use Commercial/High Density Residential";
- (2) by adding to the legend on Plate Number 14 thereto, the symbol and notation "Mixed Use-Commercial/High Density Residential";
- (3) by deleting therefrom, the first paragraph of section 3.0, of Chapter C40 of Section C, and substituting therefor the following:

"3.0 POLICY

The purpose of this section is to permit the lands identified on Plate Number 14 as "Mixed Use Commercial/High Density Residential" to be used for high density residential apartment purposes and ancillary retail purposes in accordance with the development principles set out in this section.

3.1 LOCATION

The lands subject to this Chapter are located on the west side of Bramalea Road approximately 51 metres south of the intersection of Avondale Boulevard and Bramalea Road South and is described as Part of Lot 1, Concession 4, East of Hurontario Street in the geographic Township of Chinguacousy.

The property has an area of approximately 1.8 hectares with a frontage of 167 metres along Bramalea Road.

3.2 DEVELOPMENT PRINCIPLES

The lands designated on Plate Number 14 as "Mixed Commercial/High Density Residential" shall only be used for:

- (i) high density residential apartment dwellings; and,
- (ii) only in conjunction with the high density residential apartment dwellings, ancillary commercial purposes.

The purposes permitted on these lands shall be subject to the following development principles:

3.3 Residential Development Principles

- 3.3.1 A maximum of 360 apartment dwelling units shall be permitted, at a maximum density of 198.7 dwelling units per hectare (80.0 units per acre); and,
- 3.3.2 The maximum building height for the high density residential component shall be 20 stories, subject to the provisions of section 3.5.2 of this chapter.

3.4 Commercial Development Principles

- 3.4.1 The maximum gross commercial floor area of the ancillary commercial uses permitted by this chapter shall be 2,787 square metres (30,000 square feet);
- 3.4.2 The maximum building height for the commercial component shall be 1 storey;

3.4.3 Permitted uses within the ancillary commercial component shall include a range of retail, personal service, restaurant and office uses. However, to enhance compatibility with adjacent uses, the implementing zoning by-law shall prohibit the following uses:

- (i) a convenience store in excess of 185.0 square metres (2,000 square feet);
- (ii) a supermarket;
- (iii) adult entertainment parlours;
- (iv) amusement arcades;
- (v) a place of assembly, community club, dance hall or a banquet hall;
- (vi) a billiard parlour or pool hall;
- (vii) a bowling alley;
- (viii) a building supplies sales establishment;
- (ix) an animal hospital;
- (x) any retail establishment having outside storage, or engaged in the selling of groceries, meat, fruit or vegetables to the general public;
- (xi) a butcher shop; and
- (xii) a bakery.

3.5 General Development Principles

3.5.1 To protect the arterial traffic function of Bramalea Road, access to the subject lands shall be restricted to two driveways, with the location and design of the driveways to be established to the satisfaction of the City of Brampton.

3.5.2 To foster land use compatibility with adjacent low density residential uses to the north, building height and massing controls, and specific site design features shall be established in the implementing zoning by-law and through the site plan approval process. In this regard, the following principles shall be incorporated:

- (i) a maximum building height of 20 storeys;
- (ii) the massing and conceptual design of the mixed use development shall provide for a gradation of building heights on the site such that the predominant massing and building height are achieved towards the southerly portions of the subject lands. In this regard, the implementing zoning by-law shall provide minimum separation distances between the low density residential uses to the north and the maximum building heights to the south; and,
- (iii) landscaping, fencing, yard widths and depths and the location of service and refuse disposal areas shall be oriented to achieve a high degree of land use compatibility between the subject lands and surrounding properties.

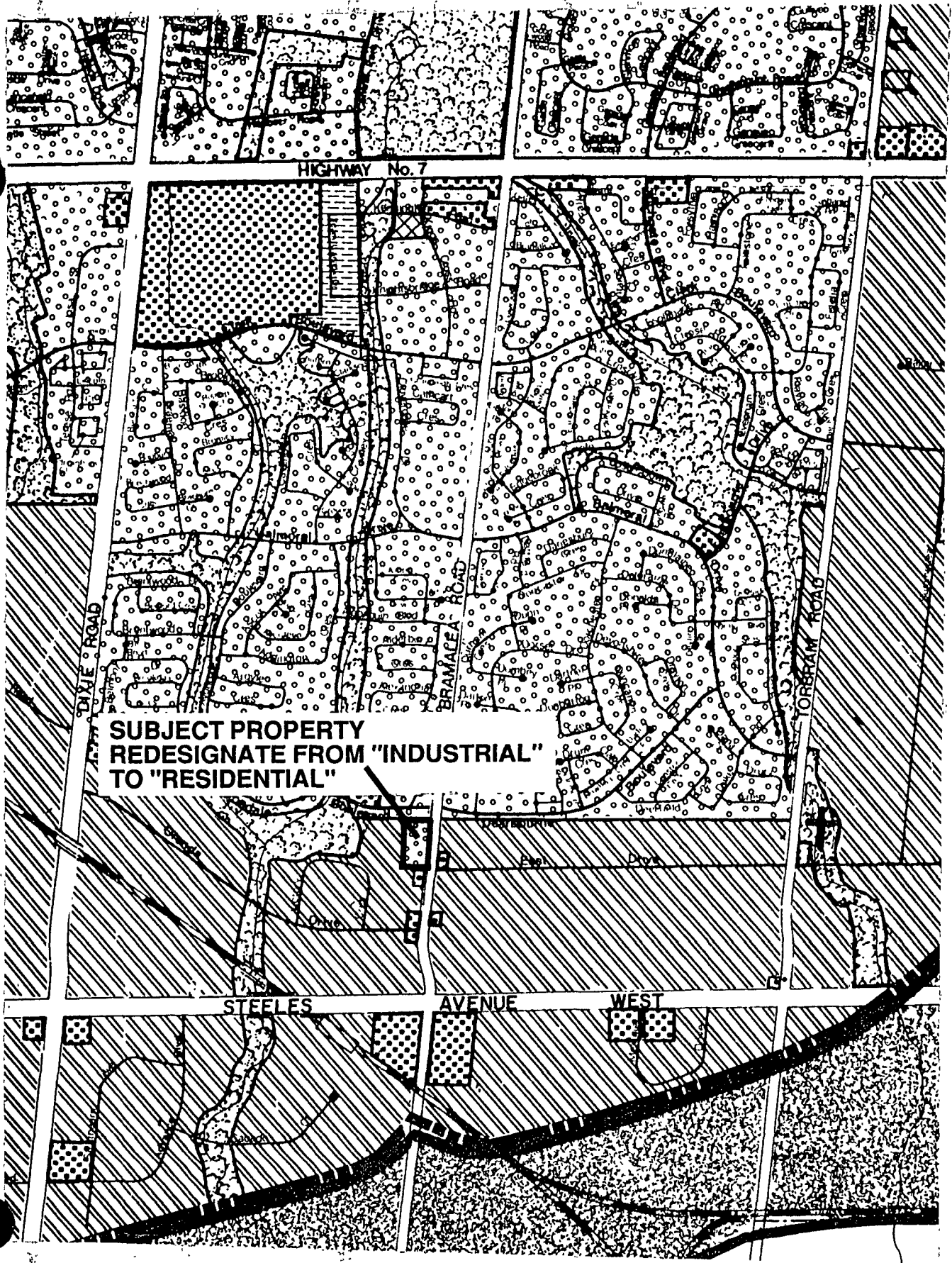
3.5.3 On site recreational amenities shall be provided commensurate with the family composition of the apartment dwellings. In addition, the subject property shall be connected to the Victoria Park Recreation Centre through the development of a continuous pedestrian walkway along the hydro corridor abutting the northerly limits of the subject property.

3.5.4 On-site parking shall be provided for the commercial and high density residential purposes in accordance with the requirements of the prevailing comprehensive zoning by-law. However, it is recognized that planned transportation related improvements within the locality (including the expansion of the inter-regional "GO" Train Station south of Steeles Avenue), and the emerging mixed use nature of the district, may eventually reduce parking demand. In this instance, a reduced parking requirement shall only be considered where a detailed parking demand analysis, for the specific range and type of uses proposed, undertaken by a qualified traffic engineer has been prepared to the satisfaction of the City.

4.0 IMPLEMENTATION

4.1 This chapter shall be implemented by an appropriate amendment to the zoning by-law to impose the appropriate zone classification and regulations in conformity with the development principles outlined in section 3.0 to this amendment.

4.2 The City shall require the owners of the lands subject to this amendment to enter into one or more agreements incorporating various aspects of site plan control pursuant to section 40 of the Planning Act, 1983."



**SUBJECT PROPERTY
REDESIGNATE FROM "INDUSTRIAL"
TO "RESIDENTIAL"**

- | | | | |
|--|----------------|--|-------------------|
| | URBAN BOUNDARY | | INDUSTRIAL |
| | RESIDENTIAL | | INSTITUTIONAL |
| | OPEN SPACE | | PARKWAY BELT WEST |
| | COMMERCIAL | | |

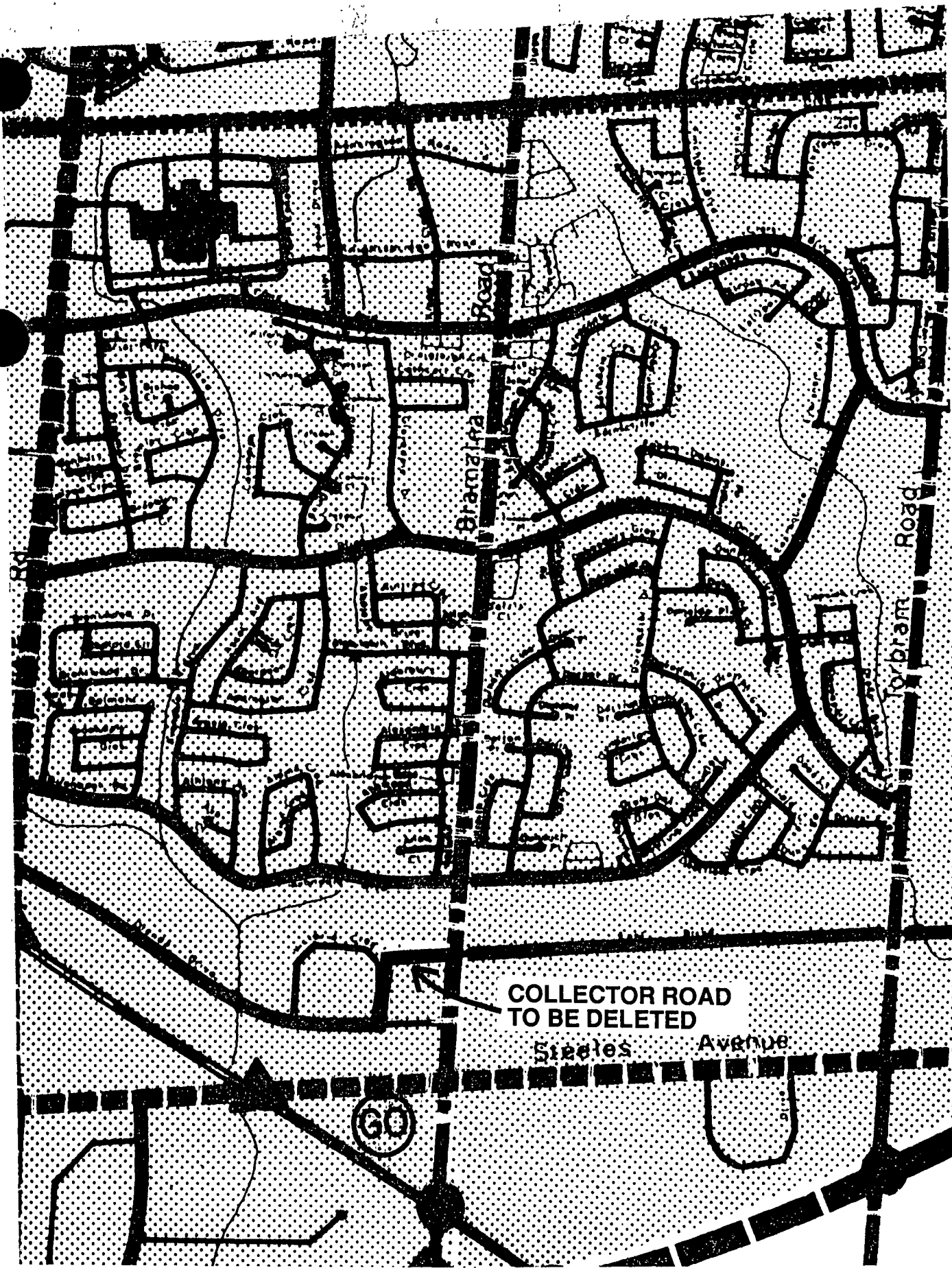
**Schedule A to the Official Plan
"General Land Use Designations"**







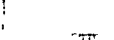






**Schedule A to Official Plan
Amendment No. 207 Bylaw #184-91**



CITY OF BRAMPTON
Planning and Development

Date: 91 05 09 Drawn by: JRB
File no. C4E1.4C Map no. 63-25 G



-  PROVINCIAL FREEWAY
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL ROADS
-  MINOR ARTERIAL ROADS
-  COLLECTOR ROADS
-  EXISTING GRADE SEPARATION
-  PROPOSED GRADE SEPARATION
-  COMPLETE INTERCHANGE
-  PARTIAL INTERCHANGE
-  URBAN AREA
-  RURAL ESTATE AREA
-  MAJOR RAILWAY LINE
-  GO RAIL TRANSIT STATION

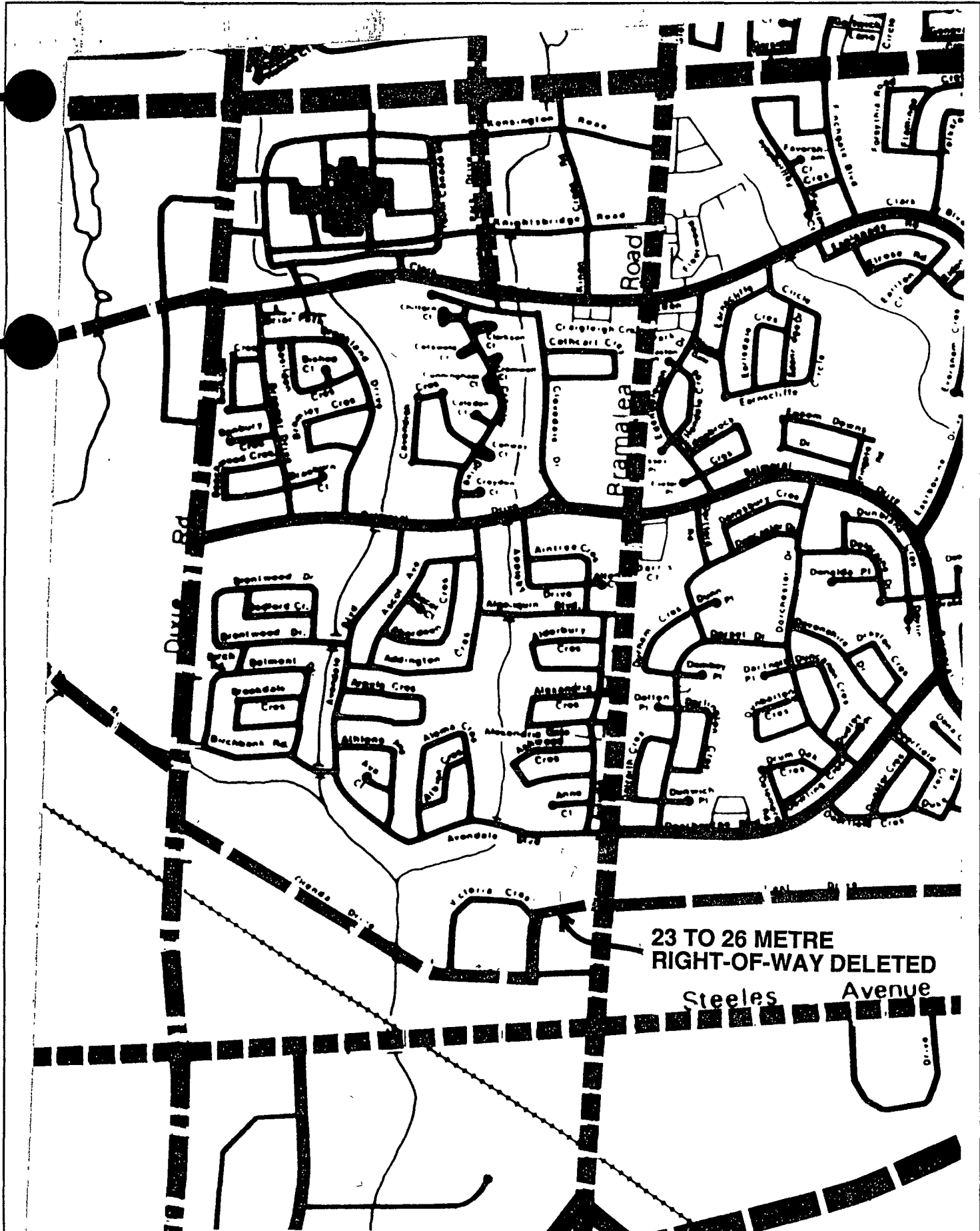
Schedule H to the Official Plan
 "Major Transportation Elements and
 Major Road Network"








Schedule B to Official Plan
 Amendment No. 207 Bylaw #184-91



CITY OF BRAMPTON
 Planning and Development

Date: 91 05 09 Drawn by: JRB
 File no. C4E1.4C Map no. 63-25H



-  TO BE DETERMINED BY THE MINISTRY OF TRANSPORTATION AND COMMUNICATION
-  45 METRES (150 FEET)
-  40 METRES (130 FEET)
-  36 METRES (120 FEET)
-  30 METRES (100 FEET)
-  23 TO 26 METRES (76 TO 86 FEET)
-  20 METRES (66 FEET OR LESS)

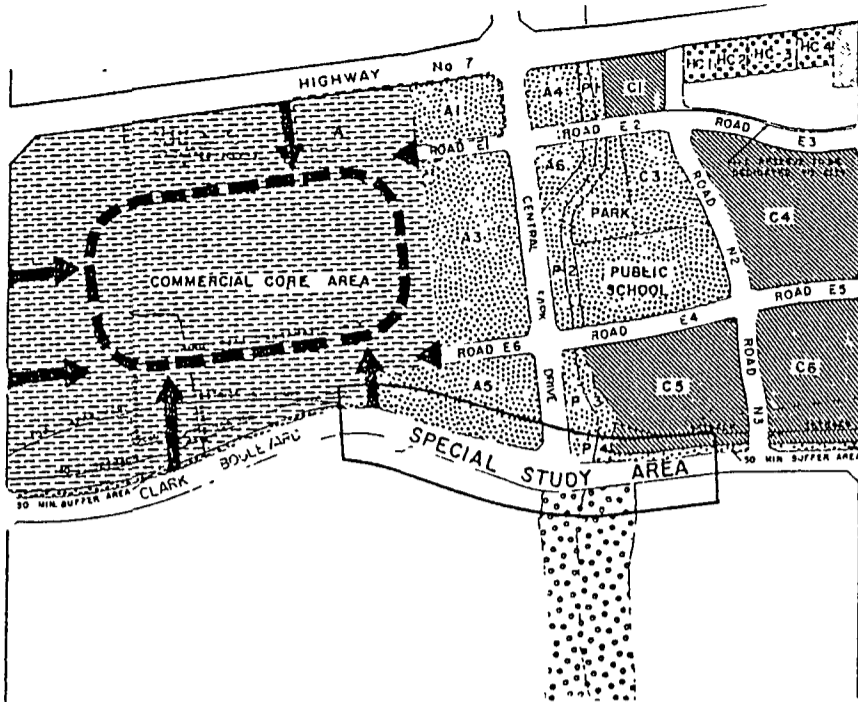
**Schedule I to the Official Plan
"Major Road Right-of-Way Widths"**

**Schedule C to Official Plan
Amendment No. 207 Bylaw # 184-91**

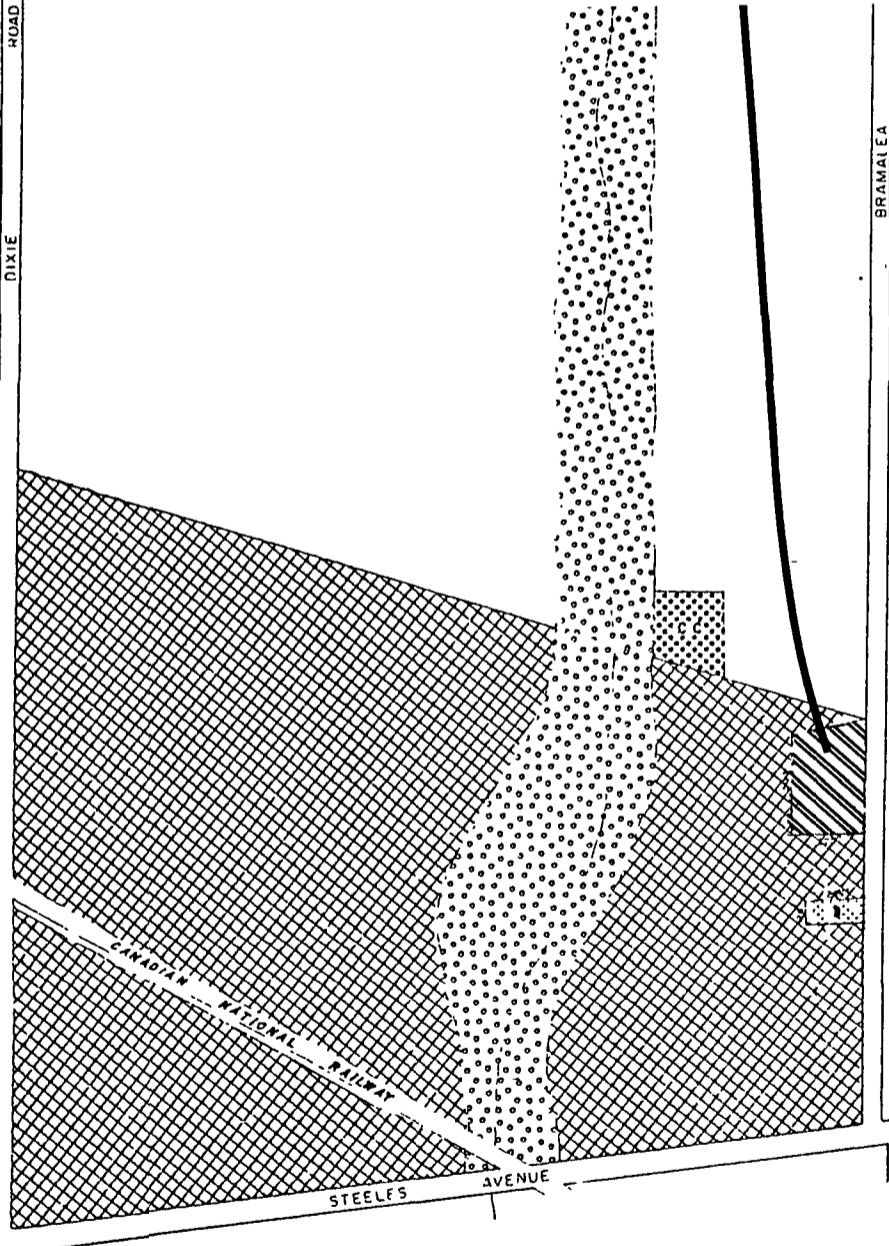


**CITY OF BRAMPTON
Planning and Development**

Date: 91 05 09 Drawn by: JRB
File no. C4E1.4C Map no. 63-25I



SUBJECT PROPERTY REDESIGNATED FROM "INDUSTRIAL PARCEL 1" TO "MIXED USE COMMERCIAL / HIGH DENSITY RESIDENTIAL"



LEGEND

- RESIDENTIAL
- RESIDENTIAL - HIGH-RISE
- MIXED USE COMMERCIAL / HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INDUSTRIAL LAND USE
- COMMUNITY COMMERCIAL
- COMMERCIAL
- CAR WASH & SERVICE STATION
- ANIMAL HOSPITAL
- SERVICE STATION
- FRUIT & VEGETABLE MARKET
- SENIOR CITIZEN'S HOUSING
- COMMERCIAL CORE AREA
- MUNICIPAL & PUBLIC
- OPEN SPACE
- AGRICULTURAL
- INSTITUTIONAL
- RECREATION CENTRE
- HIGHWAY COMMERCIAL

LAND USE

CITY OF BRAMPTON PLANNING DEPARTMENT

Plate 14 to the Consolidated Official Plan "Land Use Designations"

Schedule D to Official Plan Amendment No. 207 Bylaw #184-91



CITY OF BRAMPTON
Planning and Development

Date: 90 05 09 Drawn by: JRB
File no. C4E1.4C Map no. 63-25 J

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 207

Attached is a copy of a planning report dated April 10, 1991 as well as a report dated May 7, 1991 forwarding the notes of a Public Meeting held on May 1, 1991 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.