



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW


Number 189-92

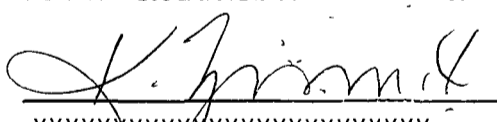
To adopt Amendment Number 220  
and Amendment Number 220 A  
to the Official Plan of the City  
of Brampton Planning Area

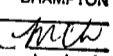
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 220 and Amendment Number 220 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 220 and Amendment Number 220 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 17th day of August, 1992.

  
PETER ROBERTSON - MAYOR

  
~~LEONARD XXXXXXXXXXXXX~~  
~~XXXXX CLERK~~  
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 19/8/92

AMENDMENT NUMBER 220

and

AMENDMENT NUMBER 220 A

to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 220  
and  
AMENDMENT NUMBER 220 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 from "Low Density Residential" to "Medium Density Residential" with the applicable secondary plan, for lands located on the north side of Market Street, west of Main Street north. This amendment will facilitate the redevelopment of the subject lands for street townhouse purposes.

2.0 Location

The lands subject to this amendment are known municipally as 28 Market Street, and are located approximately mid-block between Thomas Street to the east, and Mill Street to the west. In particular, the subject lands are described as Part of Lot 6, Concession 1, West of Hurontario Street, in the geographic Township of Chinguacousy, and is also identified as Lot 28, Registered Plan BR-4. The property has an area of 0.063 hectares.

3.0 Amendments and Policies Relative Thereto:

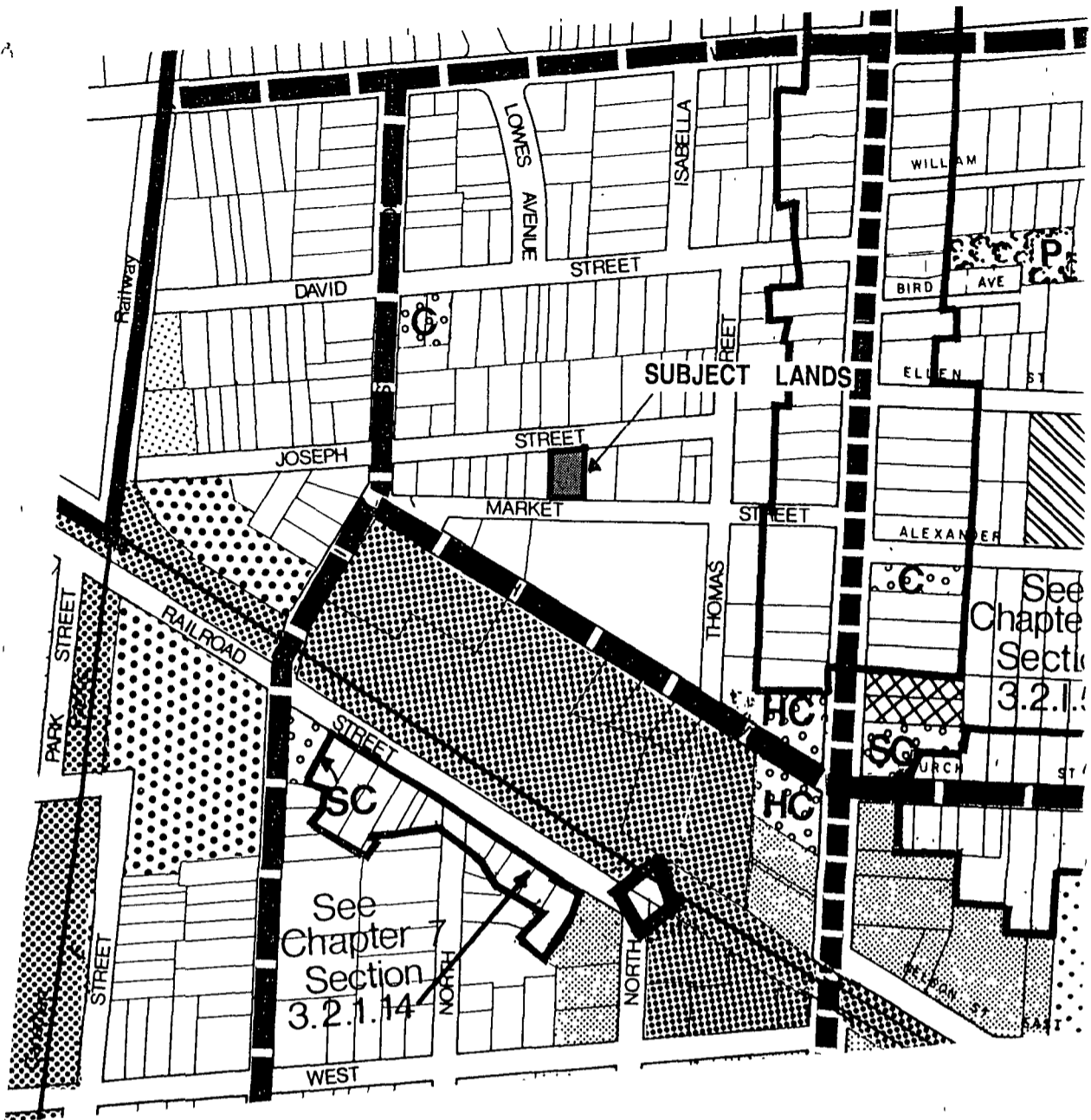
3.1 Amendment Number 220 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by adding, to the list of amendments pertaining to Secondary Plan Area Number 7 set out in subsection 7.2.7.7, Amendment 220 A.

3.2 Amendment Number 220 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton Central Secondary Plan (being Amendment Number 58 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by changing, on Plate 10 (being Schedule SP7(a) to the Amendment Number 58 to the Consolidated Official Plan) 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"

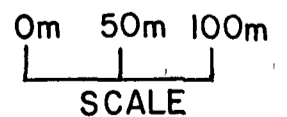


# Brampton Central Planning Area

## Schedule SP7(a)

Land Use — Brampton Central Secondary Plan Area

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



OFFICIAL PLAN AMENDMENT No. 220  
 OFFICIAL PLAN AMENDMENT No. 220A



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1992 06 23      Drawn By: CJK  
 File No.: C1W6.47      Map No.: 42-124K

**SCHEDULE A**      BY-LAW 189-92

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 220

Attached is a copy of a planning report dated May 13, 1992 as well as a report dated June 10, 1992 forwarding the notes of a public meeting held on June 3, 1992 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 220 and 220A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on October 16, 1992.

Dated at the City of Brampton this 23rd day of October, 1992.

  
L.J. Mikulich - City Clerk



Ontario

Ministry of Municipal Affairs  
Ministère des Affaires municipales

777 Bay Street  
14th Floor  
Toronto, Ontario  
M5G 2E5

777, rue Bay  
14<sup>e</sup> étage  
Toronto (Ontario)  
M5G 2E5

92/10/19

The Attached/Le (La, Les) **OFFICIAL PLAN AMENDMENT 220** ci-joint(e)(s)  
**IN THE CITY OF BRAMPTON**

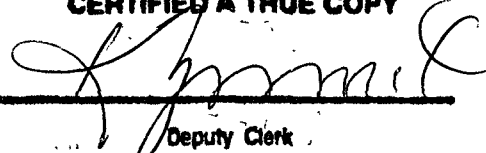
Submitted to Plans Administration was/a(ont) été soumis(e)(s) à l'administration des plans et a(ont) été **APPROVED ON 16 OCT 1992**

L MIKULICH CLERK  
CITY OF BRAMPTON  
2 WELLINGTON ST. W.,  
BRAMPTON  
ONTARIO  
L6Y 4R2

Please Refer all Correspondence Related  
to this Submission to /  
Veuillez adresser toute la correspondance  
relative à cet envoi à  
**LAURA JANOTTA**  
**(416) 585-6048**  
Quoting Our File Number /  
en mentionnant notre numéro de dossier  
**21-OP-0031220**

ORIGINAL

CERTIFIED A TRUE COPY

  
Deputy Clerk  
City of Brampton  
AUG 26 1992 19

AMENDMENT NUMBER 220  
and  
AMENDMENT NUMBER 220 A  
to the Official Plan of the  
City of Brampton Planning Area

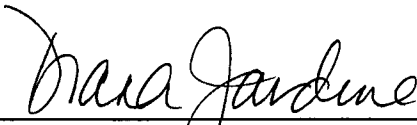
21 OP 0031 220



AMENDMENT NOS. 220 and 220A  
TO THE  
OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON PLANNING AREA

These Amendment Nos. 220 and 220A to the Official Plan for the City of Brampton Planning Area which were adopted by the Council of the Corporation of the Brampton are hereby approved under Sections 17 and 21 of the Planning Act R.S.O. 1990, chapter P.13.

Date: 1992-10-16

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



CERTIFIED A TRUE COPY

*[Signature]*  
Deputy Clerk  
City of Brampton

THE CORPORATION OF THE CITY OF BRAMPTON

AUG 26 1992 19

# BY-LAW

Number 189-92

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*[Signature]*  
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*[Signature]*  
~~DEONARD XXXXXXXXXXXXX~~  
~~CITY CLERK~~  
KATHRYN ZAMMIT DEPUTY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON  
*[Signature]*  
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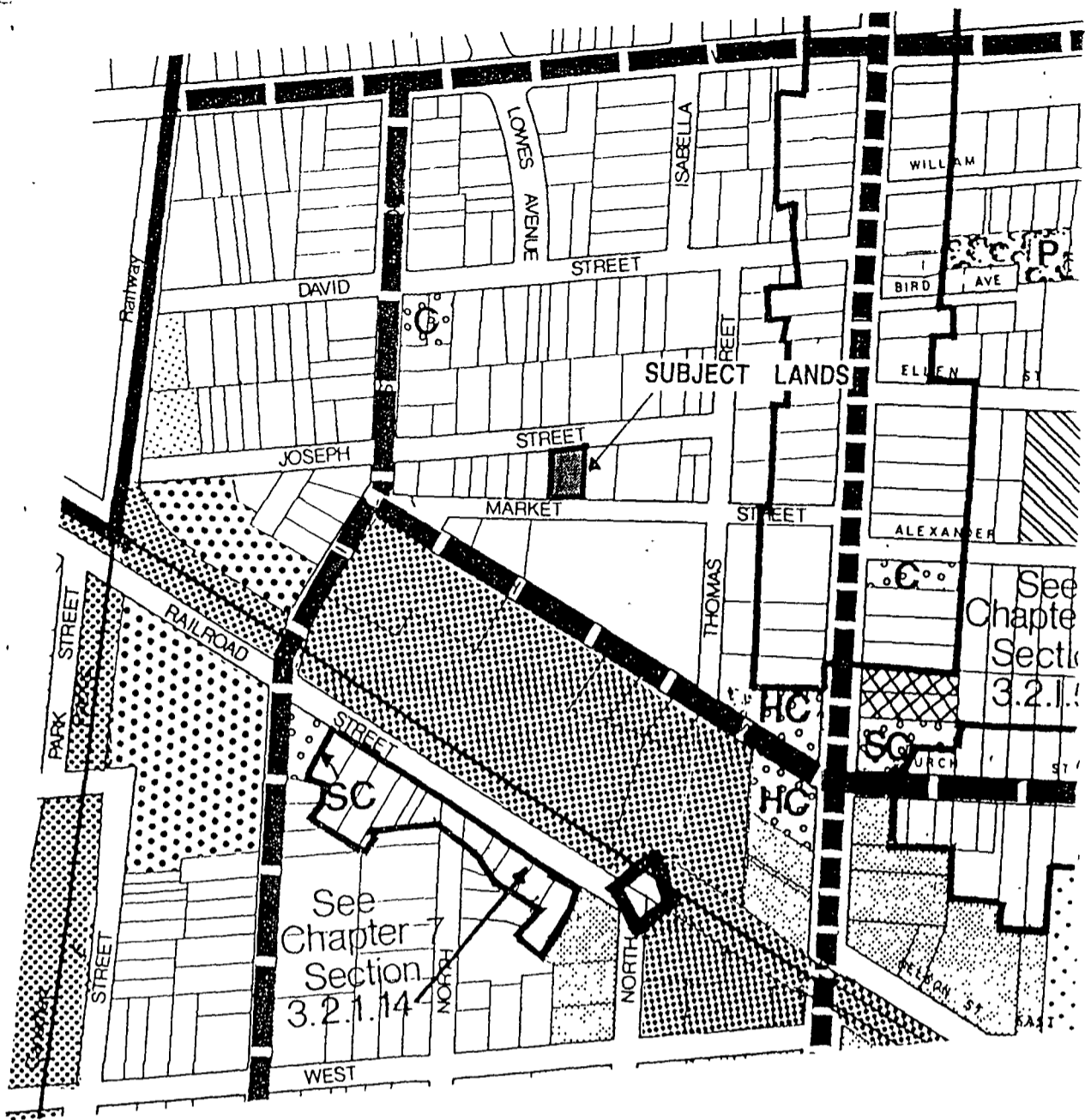
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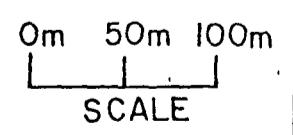


# Brampton Central Planning Area

## Schedule SP7(a)

Land Use — Brampton Central Secondary Plan Area

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OFFICIAL PLAN AMENDMENT No. 220  
 OFFICIAL PLAN AMENDMENT No. 220A



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1992 06 23      Drawn By: CJK  
 File No.: C1W6.47      Map No.: 42-124K

**SCHEDULE A**      BY-LAW 189-92

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AMENDMENT NUMBER 220

Attached is a copy of a planning report dated May 13, 1992 as well as a report dated June 10, 1992 forwarding the notes of a public meeting held on June 3, 1992 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

Date: May 13, 1992.  
To: The Chairman of the Development Team  
From: Planning and Development Department  
Re: Application to Amend the Official Plan and  
Zoning By-law  
Part of Lot 6, Concession 1, W.H.S.  
Lot 28, Registered Plan BR-4  
Ward Number 5  
28 Market Street  
**H & R International Investments Inc.**  
Our File: **CIW6.47**

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### 1.0 INTRODUCTION

The above noted application to amend the Official Plan and Zoning By-law was referred to staff by City Council on February 10, 1992 for a report and recommendation.

### 2.0 PROPERTY DESCRIPTION

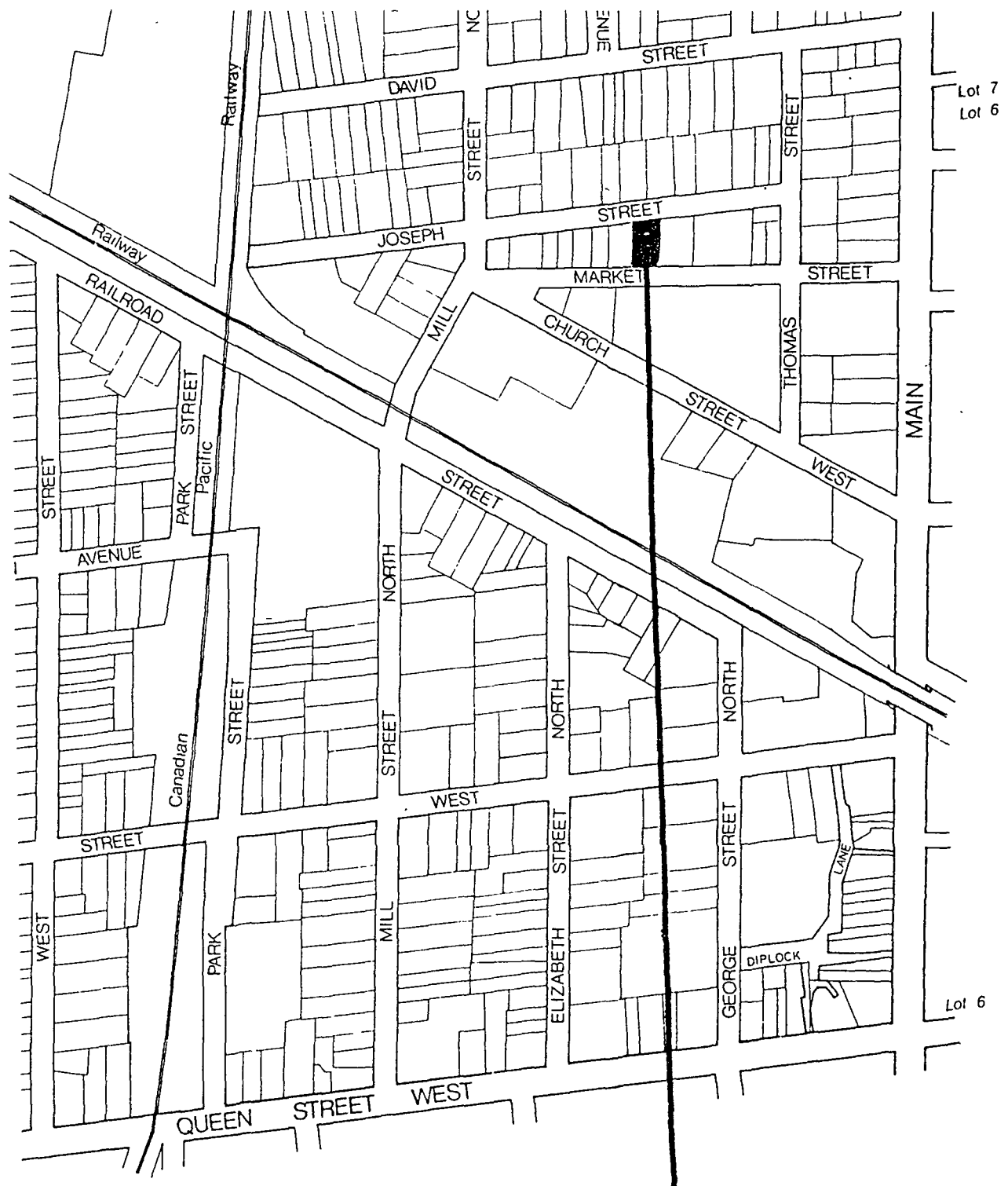
The subject property is bounded on two opposite sides by streets, (Joseph Street to the north, and Market Street to the south) and is therefore defined as a "through lot" in the Zoning By-law. In order to develop a site specific zoning by-law, staff recommends that the subject property be considered as:

- having a front lot line dimension along Market Street, and,
- a rear lot line dimension along Joseph Street.

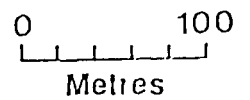
Based upon the foregoing, the subject property has the following characteristics:

- **LOCATED** municipally at 28 Market Street, approximately mid-block between Thomas Street to the east, and Mill Street to the west;
- **FRONTAGE** of 20.51 metres (67.29 feet) on the north side of Market Street;
- **A REAR LOT LINE** dimension of 20.92 metres (68.63 feet) on the south side of Joseph Street;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.

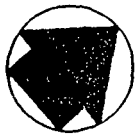


# SUBJECT PROPERTY



**CITY OF BRAMPTON**

Date: 1992 04 24 Drawn By: K.M.H.  
File no. C1W6.47 Map no. 42-124A



**LOCATION MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.

- **AREA** of 0.063 hectares (0.15 acres);
- **TOPOGRAPHICALLY** the subject property has a gradual south to north slope of approximately 2 metres (6.5 feet);
- **CONTAINS** a two storey single family residence complete with a single storey addition, carport, and gravel driveway from Market Street; and, a section of board fence adjacent to the westerly property boundary, and,
- **VEGETATION** consists of two walnut trees, six fruit trees, and a cedar hedge.

Surrounding land uses:

**NORTH:** Joseph Street, beyond which is a variety of single family, semi-detached and multiple residential dwelling units;

**EAST:** a semi-detached dwelling, beyond which is a single family detached dwelling;

**SOUTH:** Market Street, beyond which is a single family detached dwelling, and,

**WEST:** a single family detached dwelling, beyond which are multiple and single family dwellings.

### 3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

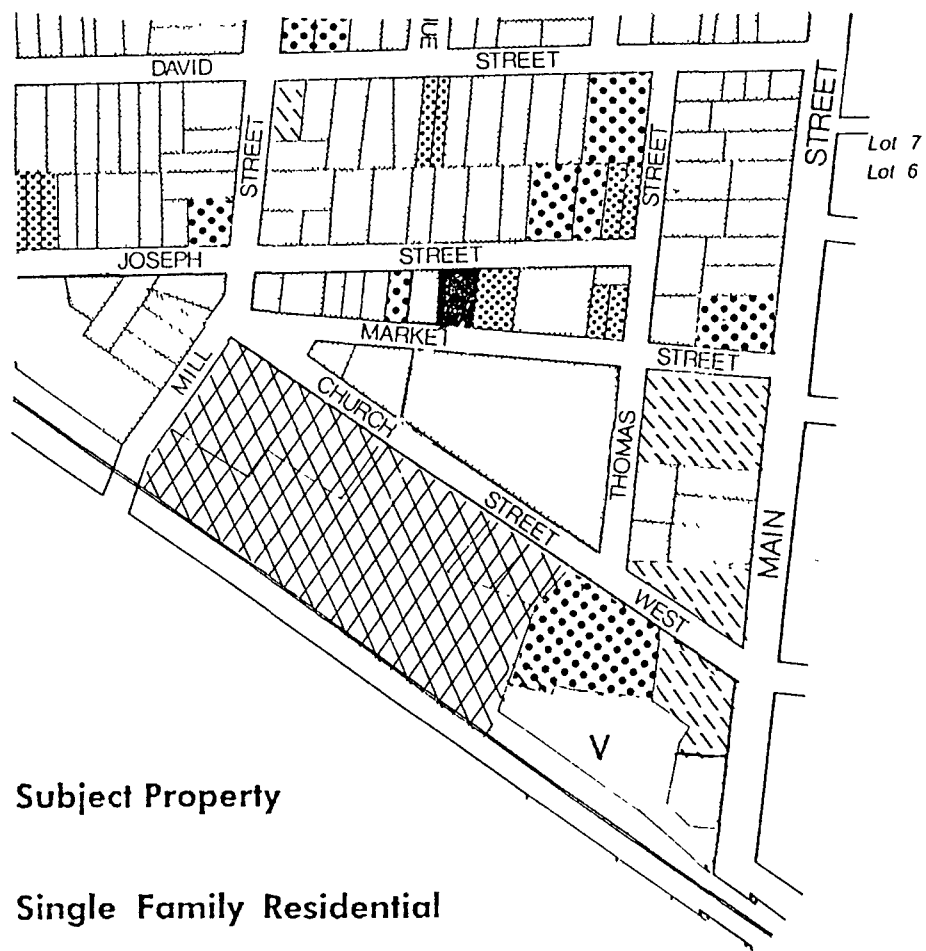
- "Residential" (Schedule 'A' - the Official Plan)
- "Low Density Residential" (Schedule SP7(a) - Amendment Number 58, The Brampton Central Secondary Plan)
- a portion of the property falls within the "Regional Storm Floodline" (Schedule F- Amendment Number 58, The Brampton Central Secondary Plan)
- "Low Density Residential" (Schedule E1, The Brampton Central Commercial Corridor Study).
- "Residential Single - Family B Zone (RIB)" (Zoning By-law 200-82, as amended).

### 4.0 PROPOSAL





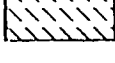

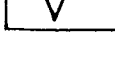
To demolish the existing single family dwelling, and construct a townhouse dwelling containing three street townhouse (3) dwelling units. In this respect, the applicant is proposing:

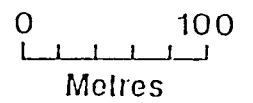
- to re-designate the subject property from low density residential to to medium density residential at a maximum density of 50 units per net hectare (20 units per net acre), and,





**LEGEND**

-  Subject Property
-  Single Family Residential
-  Semi-Detached Residential
-  Multiple Residential
-  Commercial
-  Transportation Facilities
-  Vacant



**CITY OF BRAMPTON**

Date: 1992 04 24      Drawn By: K.M.H.  
 File no. CIW6.47      Map no. 42-124B



**LAND USE MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 H & R INTERNATIONAL INVESTMENTS INC.

- to re-zone the subject property to "Residential Street Townhouse - R3B" as per the requirements and restrictions of Zoning By-law 200-82, as amended; save and except for, a reduction in the minimum interior side yard width from the required 1.8 metres to 1.58 metres, and, a reduction in the minimum rear yard depth from 7.5 metres to 6.9 metres.

As shown on the concept site plan, and elevation drawings, the key aspects of this proposal involve three (3) street townhouse dwelling units having a two storey elevation on Market Street, and a three storey elevation on Joseph Street with walkout basements. The applicant is also proposing two (2) parking spaces per dwelling unit (a single car attached garage, and a second parking space in the driveway) with the most westerly garage exiting to Joseph Street, and the remaining garages exiting to Market Street. Parking is provided in accordance with the requirements of the By-Law respecting the proposed freehold tenure of the townhouse development. Further, the applicant intends to retain some of the existing trees, and agrees to remove the balconies shown on the northerly wall of the townhouse dwelling.

#### 5.0 BACKGROUND

A previous application (John Alves; File: C1W7.42) was filed proposing a two storey semi-detached dwelling. City Council approved the application on April 24, 1989 subject to conditions. Subsequently, a site specific zoning by-law was drafted, the application was withdrawn, and the by-law was never enacted by City Council.

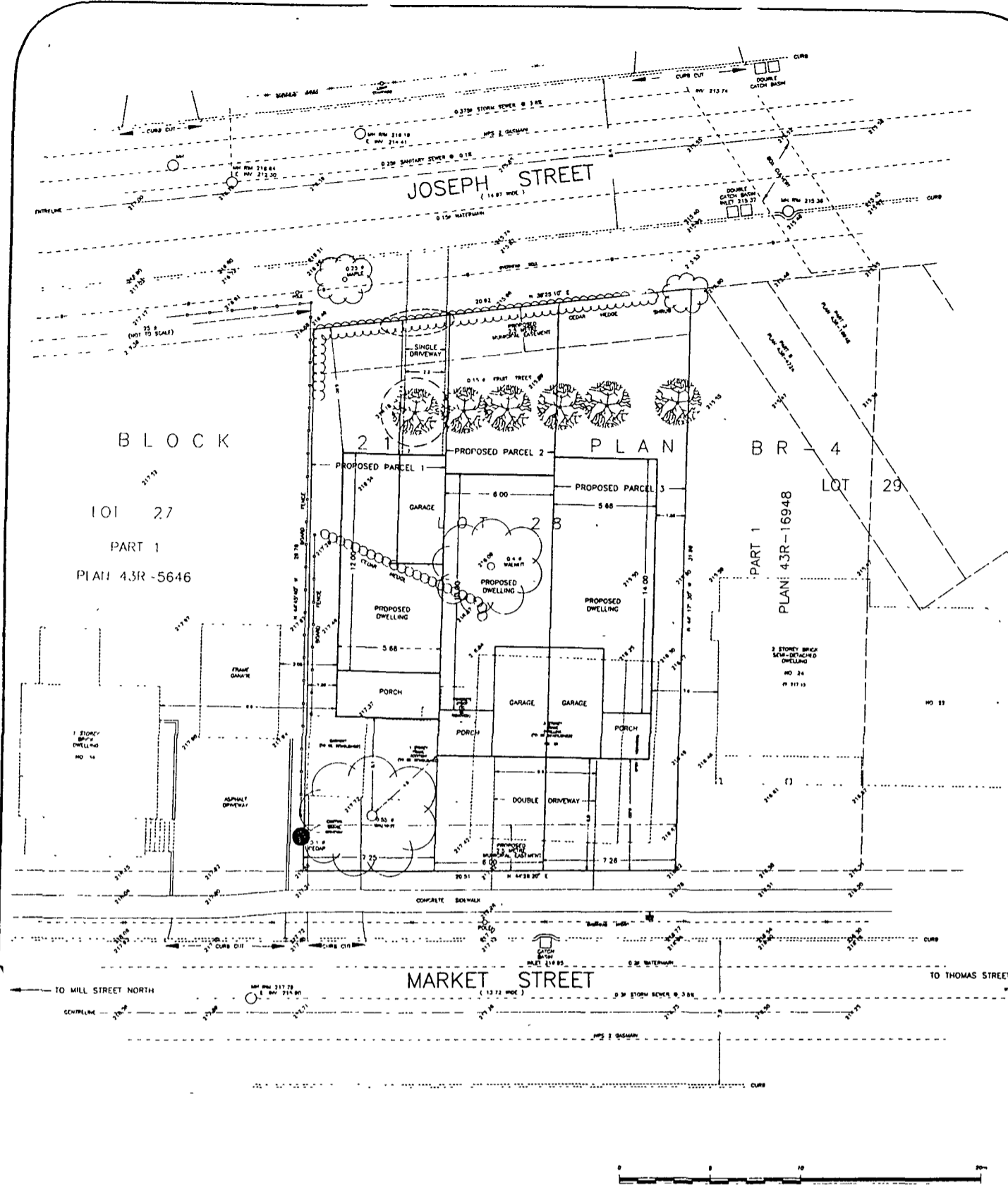
#### 6.0 DISCUSSION

Internal and external comments are attached as Appendix A.

#### 6.1 Density

The townhouse density, or medium density residential definition in the Official Plan, refers to a density of 36 to 50 dwelling units per net residential hectare (15-20 units per acre). The Brampton Central Secondary Plan (Amendment Number 58) 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). The proposed townhouse development has a density of 50 dwelling units per net residential hectare (20 units per net residential acre). In this regard, the Planning Policy and Research Division note that the application constitutes housing intensification, and should be evaluated on its own merits.

In assessing the merits of the proposed increase in density, staff notes 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



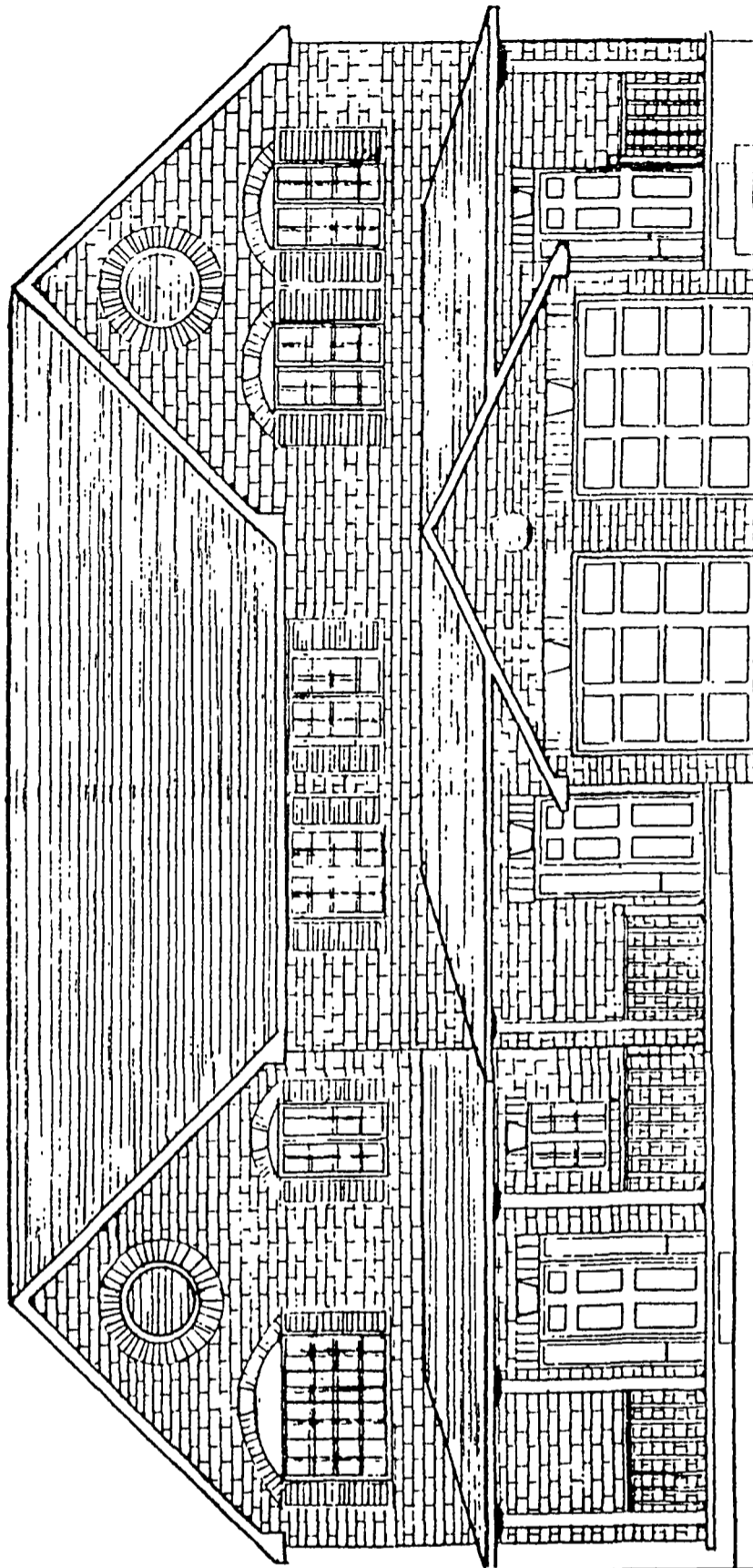
**CITY OF BRAMPTON**

Date: 1992 04 24      Drawn By: K.M.H.  
File no. CIW6.47      Map no. 42-124C

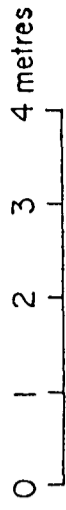


**CONCEPT SITE PLAN**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.



*MARKET STREET FRONT ELEVATION*

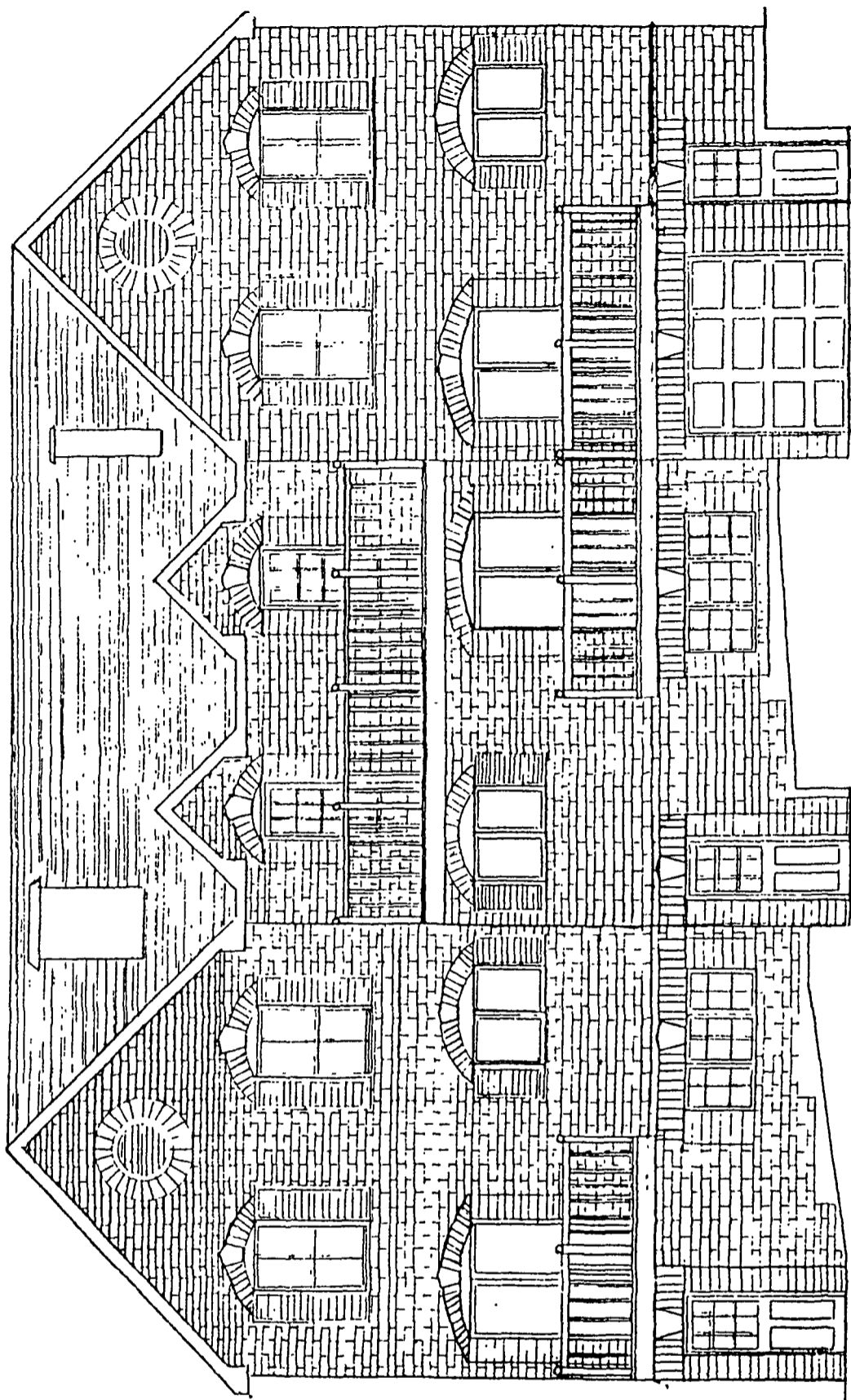


**CITY OF BRAMPTON**

Date: 1992 04 24      Prepared by : K.M.H.  
File no. CIW6.47      Map no. 42-124D

**MARKET STREET ELEVATION**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.



JOSEPH ST. ELEVATION

**CITY OF BRAMPTON**

Date: 1992 04 24    Prepared by : K.M.H.  
File no. CIW6 47    Map no. 42-124E

**JOSEPH STREET ELEVATION**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.

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 buildings is compatible with the surrounding area and existing community services are adequate. The addition of three townhouse dwelling units will not have any significant impact on existing community services. This aspect is more fully discussed in section 6.2 below, relative to proximity to road, transit, and open space/recreational uses. Staff notes that the subject property is located at the southerly most edge of a larger area designated for low density residential purposes (bounded by Vodden Street West to the north, Market Street to the south, Thomas Street to the east, and, the C.P. rail line to the west). The pattern of existing residential land uses (which in some instances, pre-date the approval of the Brampton Central Secondary Plan, and Zoning By-law 200-82, as amended) in the area immediately surrounding the subject property is a mix of multiple, semi-detached, and single family purposes, as opposed to a stable, predominantly single family neighbourhood. For instance, this area has experienced (and may continue to experience) residential intensification via conversion of existing dwellings and infill development. Based upon the foregoing, staff is of the opinion, that the proposed townhouse development is compatible with the character of the surrounding area, and sympathetic in terms of built form with existing residential development.

In conclusion, staff believes that the proposed increase from low to medium density is supportable from a land use planning perspective.

#### 6.2 Locational Criteria for Townhouse Density

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 arterial road (Main Street North). Further, it is a relatively short distance to bus stops along Main Street, as well as the GO station and the Brampton transit terminal.

With respect to the second locational criteria, the Brampton Central Commercial Corridor Study has conceptually designated an open space area (a parkette) adjacent to the subject property at the south-west corner of Market Street and Thomas Street. According to the Corridor Study, this park will cater primarily to adjacent residents, and might include such facilities as unstructured hard and soft surface areas,

playgrounds, seating areas and planted buffers. It is anticipated that this parkette will not be required until further significant residential intensification is experienced, primarily along the Main Street North Corridor. Further, residents of the proposed townhouse development would have a relatively short distance to travel to access a full range of retail and commercial opportunities in and around the Four Corners area.

6.3 Front to Rear Access

The design of the proposed townhouse units includes a single car garage within the building envelope for each dwelling unit. In this regard, the usual front to rear access for townhouse dwelling units (i.e. an access door from the garage to the rear yard) has not been provided. The City currently requires front to rear access through a non-habitable portion of the townhouse dwelling unit where exterior access to the rear yard is not available. Staff notes that front to rear access for both the westerly and easterly townhouse dwelling unit can be accomplished via the side yard. Respecting the centre townhouse dwelling unit, the applicant has provided a basement floor plan which shows a door through the walkout basement to the rear yard, with maintenance equipment (i.e. such as a lawnmower) having to be brought from the garage through a portion of the first floor entrance hall, and down a single flight of stairs into the basement. In order to alleviate a potentially cumbersome or onerous situation for the owner/tenant of the centre townhouse unit, and uphold City requirements respecting front to rear access, staff recommends that the applicant agree by agreement to provide a storage area integrated into the structure of the townhouse unit. This can be accessed from either the rear door of the dwelling unit, or Joseph Street.

6.4 Zoning Standards

The applicant is proposing to utilize the Residential Street Townhouse (R3B) zoning designation in By-law 200-82, as amended to implement the proposed development. The Urban Design and Zoning Division has reviewed the concept site plan as it relates to the general requirements of By-law 200-82, and those of the R3B zone. In this respect, it is noted that the applicant is proposing a minimum interior side yard width of 1.58 metres (5.18 feet), whereas the R3B zone requires 1.8 metres (5.9 feet). Further, the applicant is proposing a minimum rear yard depth of 6.90 metres (22.63 feet) for the most westerly townhouse dwelling unit, whereas the R3B zone requires 7.5 metres (24.6 feet).

Staff notes that the proposed development would meet the minimum lot area, lot width, lot depth, and front yard landscaped open space requirements of the R3B zone, as well as, the maximum building height and lot coverage requirements. In conclusion, staff supports the use of the proposed standards to be contained in the site specific amending zoning by-law.

6.5 Other Relevant Issues

Both the Urban Design and Zoning Division, and the Parks and Recreation Department, note the importance of protecting existing trees on the subject lands to the greatest extent possible. The benefits of tree preservation involve the provision of on site amenity for future owners/tenants, as well as buffering for some of the surrounding residents. It should be noted that the applicant is proposing to retain the majority of the section of cedar hedge, and fruit trees, adjacent to Joseph Street. Preservation of existing trees, and the provision of additional landscaping, will be ensured through the site plan approval process.

Although architectural compatibility will also be examined through the site plan approval process, staff is concerned with one particular architectural detail shown on the Joseph Street elevation drawing, namely, the proposed balconies on the most northerly wall of the townhouse dwelling. Specifically, staff believes that over time, issues relating to increased noise, and a lack of privacy could arise for some of the surrounding property owners, particularly the properties fronting on the north side of Joseph Street. The applicant's agent is aware of staff's concerns, and indicates that the applicant is unlikely to object to the removal of these balconies. Accordingly, staff is recommending that as a condition of approval, the applicant agree to remove all balconies from the northerly wall.

The development is consistent with existing Official Plan designations in terms of land use. However, Planning Committee should be advised that a negative net financial impact of \$1,279 would result for the development of three (3) townhouse dwelling units. (not considering the potential offsetting effect of other commercial/industrial/business assessment in other sections of the City)

With respect to the residential phasing allocation by sub-area approved by City Council on April 22, 1992, staff notes that the approval of this application will result in the assigning of 3 units of available 186 residual capacity in the Brampton North Sub-Area.

7.0 Conclusion

Based upon the foregoing, staff supports the proposed townhouse development from a land use planning perspective due to:

- the Official Plan being supportive of increases in residential density, provided that the scale and character of the new residential building is compatible with the surrounding area;
- the proposed townhouse development meets locational criteria in the Official Plan with respect to access to a major road system, public transit, open space/recreational facilities, and commercial uses, and,



- the amenity of both future residents/tenants of the proposed townhouse development, and surrounding landowners, is protected through front to rear access which meets City requirements, removal of balconies along the northerly wall of the townhouse dwelling, retention of existing trees, and appropriate zoning standards.

8.0 RECOMMENDATION

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that the application be approved, subject to the following conditions:

- A. A public meeting respecting an Official Plan Amendment and an application to amend the Zoning By-law be held in accordance with City Council procedures;
- B. That Planning Committee recommend to City Council that an additional 3 units of available 186 residual capacity in the Brampton North Sub-Area be assigned to application C1W6.47, and,
- C. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
  - 1) The site specific zoning by-law shall contain the following provisions:
    - a) shall only be used for the following purposes:
      - (1) a townhouse dwelling containing street townhouse dwellings;
      - (2) an auxiliary group home, subject to the requirements and restrictions set out in section 10.14.
      - (3) purposes accessory to the other permitted purposes.
    - b) Minimum Lot Area - 185 square metres
    - c) Minimum Lot Width - 6 metres
    - d) Minimum Lot Depth - 30 metres
    - e) Minimum Front Yard Depth - 4.6 metres, provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
    - f) Minimum Interior Side Yard Width - 1.58 metres
    - g) Minimum Rear Yard Depth - 6.9 metres for the westerly townhouse dwelling unit;

9.0 metres for the centre townhouse dwelling unit, and,

9.0 metres for the easterly townhouse dwelling unit.

- h) *Maximum Building Height - 9.0 metres*
  - i) *Maximum Lot Coverage by Principal Building - 45 per cent*
  - j) *Minimum Landscaped Open Space - 40 per cent of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30 per cent of the front yard.*
  - k) *For the purposes of this By-law:*
    - the front lot line shall be the line that divides the lot from Market Street, and,*
    - the rear lot line shall be the line that divides the lot from Joseph Street.*
2. *Development of the site shall be subject to a development agreement and the development agreement shall contain the following:*
- a) *Prior to the issuance of a building permit, a site plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.*
  - b) *The applicant shall 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 development charges in accordance with their respective Development Charges By-laws.*
  - c) *The applicant shall agree to provide a storage unit integrated into the structure of the principal building along the northerly wall of the centre townhouse dwelling unit to the satisfaction of the Commissioner of the Planning and Development Department.*
  - d) *The applicant shall agree not to construct balconies on the most northerly wall of the townhouse dwelling.*

- e) The applicant shall provide 0.3 metre reserves to the satisfaction of the City along the frontage of the most westerly townhouse dwelling unit, and along the rear lot line of the centre and most easterly townhouse dwelling units.
- f) The applicant shall agree to pay cash-in-lieu of parkland in accordance with the Planning Act, and City policy.
- g) Prior to the issuance of a building permit, or the commencement of any on site grading, the applicant shall install construction hoarding to protect the existing trees on the site, in locations satisfactory to the Commissioner of the Planning and Development Department.
- h) The applicant shall convey a 2.5 metre wide easement to the appropriate authority, such as Bell Telephone, Brampton Hydro, the City of Brampton, the Region of Peel, Rogers Cable, Consumers Gas along Market and Joseph Streets to the satisfaction of the Commissioner of the Public Works and Building Department.
- j) The applicant shall agree to eliminate the existing curb cut on Market Street, and extend the proposed walk(s) to the front door(s) to the sidewalk on Market Street, both to the satisfaction of the Commissioner of the Public Works and Building Department.
- k) Prior to the issuance of a building permit, the applicant shall agree to meet all the requirements of the Metropolitan Toronto and Region Conservation Authority including necessary permits pursuant to Ontario Regulation 293/86.
- l) The applicant shall agree to insert the following clause in English and French, in all offers of purchased and sale, or tenant agreements:

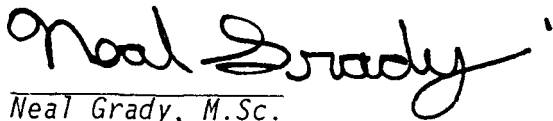
"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of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

- m) The applicant shall agree to meet all of the requirements of the Region of Peel with respect to the provision of sanitary sewer services to the subject property.

Respectfully Submitted,



Neal Grady, M.Sc.  
Development Planner



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



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

**APPENDIX A**

**Planning and Development Department**

Planning Policy and Research Division

1. The density proposed falls into a medium density rather than the low density as it is designated.
2. Although the Brampton Central Commercial Corridor Study designates the subject property "Low Density Residential", the application should be viewed for intensification purposes and evaluated on its own merits. Any new construction which falls within a density that is similar to that of the surrounding area may be viewed as appropriate.

Urban Design and Zoning

1. A tree inventory is not required as the drawings submitted provide adequate information regarding on-site vegetation. It appears that the walnut tree on the middle of the site can not be saved. The proposal is designed in such a fashion to save the walnut tree adjacent to Market Street prior to the issuance of a building permit. Hoarding should be installed by the developer and approved by Planning and Development, to ensure tree protection.
2. The development shall be subject to site plan approval with respect to fencing, boulevard trees, architectural and other detailed matters.

The subject lands are zoned R1B, Residential according to By-law 200-82 as amended.

We have reviewed the proposed site plan and offer the following comments as they relate to our general requirements, and those of an R3B zone that provides for a townhouse dwelling.

1. maximum lot coverage should be 45%
2. the side yard setbacks for a 2 storey dwelling unit is a minimum of 1.8m not 1.58m as shown.
3. the proposed front elevation clearly indicates all 3 units front onto Market Street, therefore, the minimum setback from Joseph Street should be 7.5m, not 6.9m as shown.

**Law Department**

That the appropriate 0.3 metre reserves should be taken to prevent vehicular access to the rear yard of these proposed lots.

**Community Services**

Parks and Recreation

1. That the existing Walnut tree along the Market Street frontage be saved and integrated in the approved development plan.
2. That the applicant pay cash-in-lieu of parkland in accordance with City policy.
3. That the applicant prepare a landscape and fencing plan for the site development.

Fire

No comment

Transit

No comment

**Administration and Finance Department**

Treasury Services Division

This application was evaluated to determine its impact on the City's annual net financial position and long-term goal to achieve a 60/40 assessment ratio (Residential-to-C.I.B.). As the Residential Mill Rate is always 85% of the Commercial/Industrial Mill Rate within Municipal property tax calculations, a dollar of new C.I.B. assessment will contribute 15% more to the City's operating revenues annually than is the case for a dollar of new Residential assessment. Operating subsidies associated with servicing a development's residents (ie. providing recreation facilities and programmes) negatively impact the City's Revenue Fund in the case of Residential, but not Non-Residential developments. The City also achieves a greater proportion of individuals living and working in the City as the assessment ration improves to target.

The following assumptions were made: 1) Standard Planning Department assumptions regarding site coverage, units per acre, and persons per unit for this one-eighth acre medium density development; 2) Total City, Region and School Board property tax of \$1.10/sq.ft. for medium density Residential. (Source: Ontario Ministry of Revenue Assessment Office and City of Brampton Tax Department); 3) City of Brampton tax records were used to determine actual assessment and tax data for 28 Market Street.

It was found that (in \$ 1991):

1. In 1991, assessment for the existing Residential detached home was \$19,370; Total assessment for the three townhouses proposed was \$61,890 (a difference of \$42,520 from existing use);

2. To achieve a 60/40 assessment ratio versus the change in Residential assessment of \$42,520 a C.I.B. development with total assessment of \$28,350 needs to be developed;
3. Currently the net financial impact upon City operations of the single-detached residential home of \$19,370 assessment is an annual negative \$414. The net financial impact of the proposed three residential townhouses is an annual negative \$1279. Consequently, the annual net financial operating impact of the proposed development is a negative \$865.

The development is consistent with the existing City plan designations but a negative net financial operating impact upon the City's Revenue Fund result annually. Further, a Commercial/Industrial development offset is required for the City to achieve its overall 60/40 assessment goal. The issue of sufficient Commercial/Industrial assessment to offset Residential assessment is being addressed within the City's New Official Plan report.

#### **Public Works and Building Department**

##### Traffic Engineering Services Division

1. The proposed parking does not appear to be a problem to this division.
2. Access particulars will be addressed by this department during formal site plan review. In this regard, revisions to the plans will be necessary to provide minimum widths for single and double driveways.

##### Development and Engineering Services

1. A 2.5 metre municipal easement must be provided to the frontage on Market Street and Joseph Street.
2. A site plan agreement must be entered into addressing grading, drainage and access and security amounts prior to building permits being released.
3. The existing curb cut on Market Street must be eliminated and the proposed walk to the front door must be extended to the sidewalk on market Street.

##### Building

No comments

##### The Metropolitan Toronto and Region Conservation Authority

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

1. construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a regional storm;

2. place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to on such area from some other place or places;
3. straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse.

This property is located partially within the Regional Storm Floor Plain of the Etobicoke Creek. The MTRCA recognizes that Central Brampton is an area which historically developed in the floodplain and has now received Special Policy Area (SPA) status to control redevelopment or structure including additions should not be susceptible to flooding under regional storm conditions. Where it is technically impractical to flood proof a building or structure to the regional level, consideration will be given to a level not less than the 350 year storm.

We would also like to take this opportunity to mention that as a condition of site plan approval, we will require that all permit pursuant to Ontario Regulation 293/86 are obtained.

The Dufferin-Peel Roman Catholic Separate School Board

Separate school students generated from this development application shall attend Our Lady of Fatima elementary and Cardinal Leger Secondary School.

Due to the fact that the anticipated pupil yield generated from the 3 townhouse units proposed in this rezoning application will be minimal (fewer than 10 elementary and 4 secondary pupils) the Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this development application. The Board, however, requests that the following condition be fulfilled prior to the approval of this application.

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

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



The Region of Peel, Public Works

1. Sanitary Services

Available in a 200mm diameter sewer on Joseph Street. Also, servicing is available from a 250mm diameter sewer on Market Street, however, an extension of the pipe is required to reach the subject lands.

2. Water

Available in a 200mm diameter main on Market Street.

3. Traffic

No objections

Comments not yet received

Peel Board of Education  
Business Development Office.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

Date: June 10, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law  
Part of Lot 6, Concession 1, W.H.S.  
Lot 28, Registered Plan BR-4  
Ward Number 5  
28 Market Street  
H & R International Investments Inc.  
Our File: C3E9.8

The notes of the public meeting held on Wednesday, June 3, 1992, involving the creation of three (3) street townhouse dwelling units, are attached for the information of the Planning Committee (please refer to the attached location map, and concept site plan).

Three residents were in attendance at the public meeting, and indicated that they did not object to the application, and were there out of interest. The Chairman directed staff to meet with the residents after the adjournment of the public meeting. Staff, the applicant, and the applicant's agent, met with these individuals, and presented the salient aspects of the application; all three individuals indicated their support for the proposed townhouse development.

Accordingly, IT IS RECOMMENDED:

- A. That the notes of the public meeting be received;
- B. That the application be approved subject to the conditions approved by City Council at its meeting of May 25, 1992; and,
- C. That staff be directed to prepare the appropriate documents for Council's consideration.

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C 275272

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C 1W.6.47

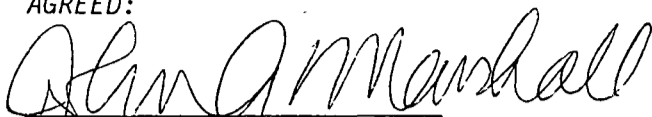
Respectfully Submitted,

*Neal Grady*

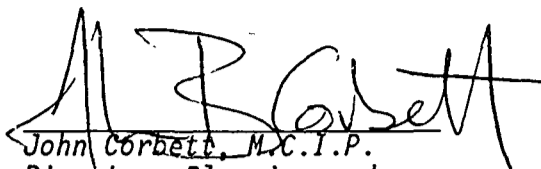
Neal Grady, M.Sc.  
Development Planner.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.

AGREED:



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



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

NG/sutterpubnts

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 3, 1992, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:32 p.m. with respect to an application by H & R INTERNATIONAL INVESTMENTS INC. (File: C2W6.47 - Ward 5) to amend both the Official Plan and the Zoning By-law to permit the demolition of the existing single family dwelling, and the construction of a townhouse dwelling containing three street townhouse (3) dwelling units.

Members Present: Alderman S. Hames - Chairman  
Alderman D. McMullen  
Councillor L. Bissell  
Alderman G. Gibson  
Alderman M. Moore  
Councillor P. Palleschi

Staff Present: J.A. Marshall, Commissioner of Planning and Development  
J. Corbett, Director, Planning and Development Services  
C. Logan, Development Planner  
N. Grady, Development Planner  
E. Coulson, Secretary

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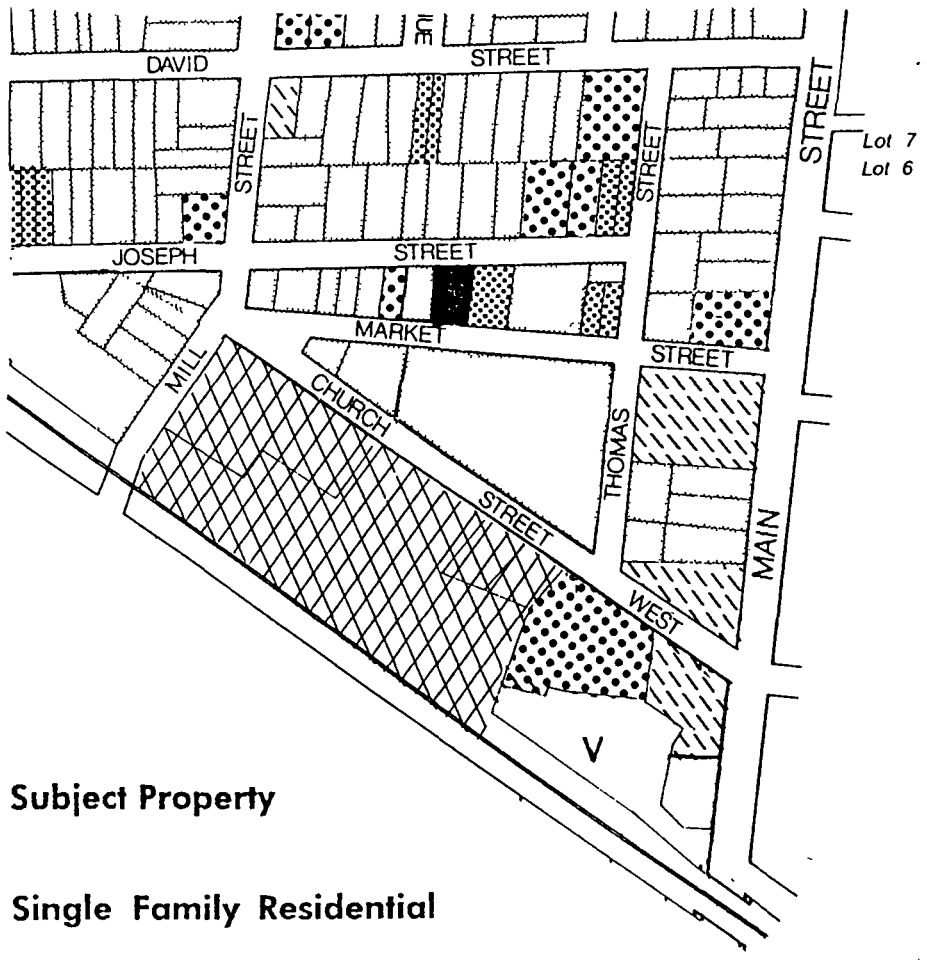
The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Marshall replied in the affirmative.



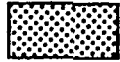

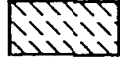


There were three interested members of the public in attendance.

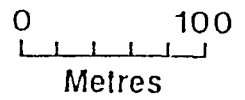
The members of the public declined a presentation and presented no objection, and it was agreed that Mr. Grady would meet with them to clarify the intent of the application.

There were no further comments and the meeting adjourned at 7:34 p.m.



**LEGEND**

-  **Subject Property**
-  **Single Family Residential**
-  **Semi-Detached Residential**
-  **Multiple Residential**
-  **Commercial**
-  **Transportation Facilities**
-  **Vacant**



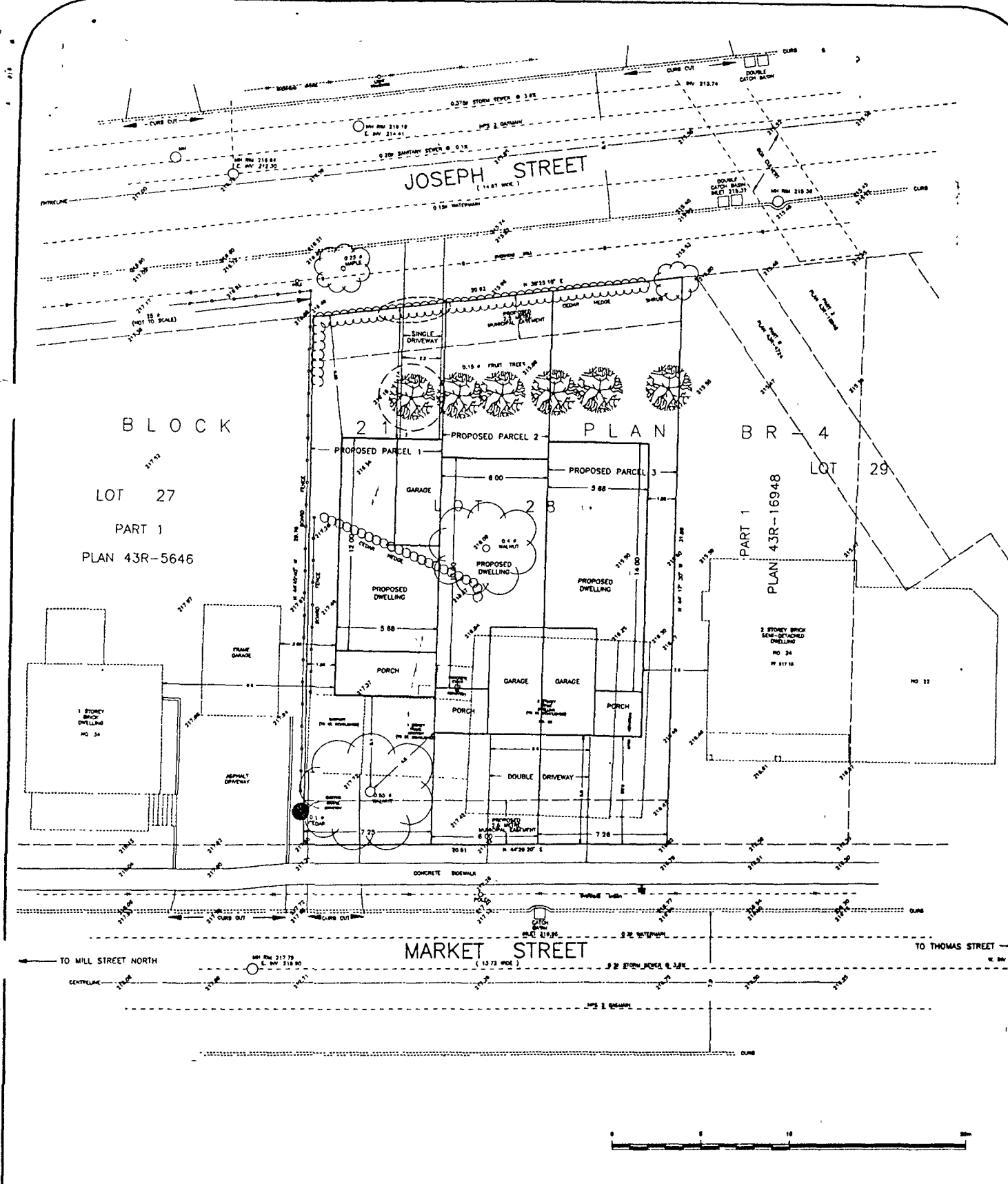
**CITY OF BRAMPTON**

Date: 1992 04 24      Drawn By: K.M.H.  
 File no. C1W6.47      Map no. 42-124B



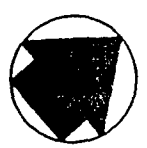
**LAND USE MAP**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 H & R INTERNATIONAL INVESTMENTS INC.



**CITY OF BRAMPTON**

Date: 1992 04 24      Drawn By: K.M.H.  
 File no. CIW6.47      Map no. 42-124C



**CONCEPT SITE PLAN**

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
 H & R INTERNATIONAL INVESTMENTS INC.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning and Development

Date: May 13, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: **EXECUTIVE SUMMARY** to the attached staff report  
H&R International Developments  
Ward Number 5  
Our File: C1W6.47

RECEIVED

CLERKS DEPT.

MAY 14 1992

REG. No.:

FILE No.:

C 247,72  
C1W6.47

The attached report reviews and analyses a proposal to construct a townhouse dwelling containing three street townhouse (3) dwelling units. In this respect, the applicant is proposing:

- to re-designate the subject property from low density residential to medium density residential at a maximum density of 50 units per net hectare (20 units per net acre), and,
- to re-zone the subject property to "Residential Street Townhouse - R3B" as per the requirements and restrictions of Zoning By-law 200-82, as amended; save and except for, a reduction in the minimum interior side yard width from the required 1.8 metres to 1.58 metres, and a reduction in the minimum rear yard depth from 7.5 metres to 6.9 metres for the most westerly townhouse dwelling unit

The key aspects of this proposal involve three (3) street townhouse dwelling units having a two storey elevation on Market Street, and a three storey elevation on Joseph Street with walkout basements. The applicant is also proposing two (2) parking spaces per dwelling unit ( a single car attached garage, and a second parking space in the driveway) with the most westerly garage exiting to Joseph Street, and the remaining garages exiting to Market Street. Parking is provided in accordance with the requirements of the By-Law respecting the proposed freehold tenure of the townhouse development. Further, the applicant intends to retain some of the existing trees, and agrees to remove the balconies on the northerly wall of the townhouse dwelling in order to mitigate against noise and a potential loss of privacy for surrounding residents.

Staff supports the proposed townhouse development from a land use planning perspective due to:

- the Official Plan being supportive of increases in residential density, provided that the scale and character of the new residential building is compatible with the surrounding area;

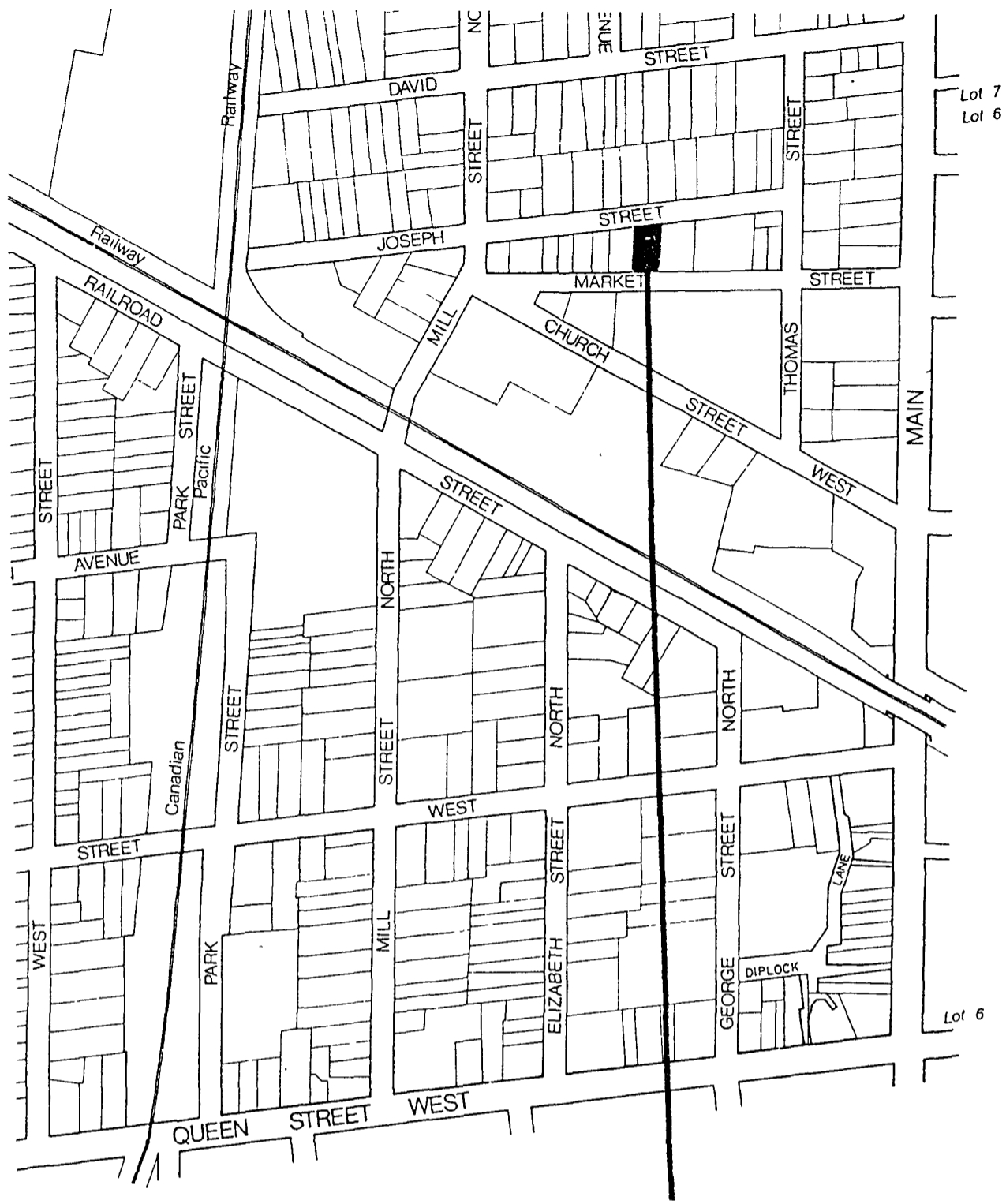
PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.

- *the proposed townhouse development meets locational criteria in the Official Plan with respect to access to a major road system, public transit, open space/recreational facilities, and commercial uses, and,*
- *the amenity of both future residents/tenants of the proposed townhouse development, and surrounding landowners, is protected through front to rear access which meets City requirements, removal of balconies along the northerly wall of the townhouse dwelling, retention of existing trees, and appropriate zoning standards.*

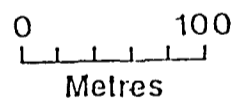
*Based upon the foregoing, staff is recommending that Planning Committee recommend to City Council that subject to the results of a public meeting, the application to amend the Official Plan and Zoning By-law be approved.*

*NG:rw/hrexcsum*



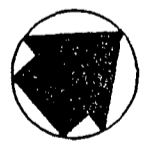


# SUBJECT PROPERTY



## CITY OF BRAMPTON

Date: 1992 04 24 Drawn By: K.M.H.  
File no. CIW6.47 Map no. 42-124A



## LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT  
H & R INTERNATIONAL INVESTMENTS INC.