



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 194-86

To adopt Amendment Number 95
and Amendment Number 95 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 95 and Amendment Number 95 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 95 and Amendment Number 95 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 14th day of July, 1986.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

B/LW 194-86

AMENDMENT NUMBER 95
and
AMENDMENT NUMBER 95 A
to the Official Plan of the
City of Brampton Planning Area

21-0P - 0031 095

Amendment No. 95A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 95 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 95A to the Consolidated Official Plan and Amendment No. 95 to the Official Plan for the Brampton Planning Area.

Date ..*Aug. 28, 1986*.....



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 194-86

To adopt Amendment Number 95
and Amendment Number 95 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 95 and Amendment Number 95 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 95 and Amendment Number 95 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 14th day of July, 1986.



KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

JUL 21 1986

AMENDMENT NUMBER 95
AND AMENDMENT NUMBER 95 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to redesignate two residential properties to permit the construction of a retirement home. These properties have a combined frontage of 160.02 metres (525 feet) on McLaughlin Road and an area of approximately 2.5 hectares (6.2 acres).

2. Location:

The lands subject to this amendment are located on the east side of McLaughlin Road, approximately 30.5 metres (100 feet) south of Elgin Drive and described as part of the west half of Lot 2, Concession 1, W.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 95 :

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

(a) 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 RESIDENTIAL to INSTITUTIONAL.

(b) by adding, to the list of amendments pertaining to Secondary Plan Area Number 16 and set out in the first paragraph of subsection 7.2.7.16, Amendment 95 A.

3.2 Amendment Number 95A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton South Secondary Plan (being Subsection 2.4 of Chapter B1 of Section B of Part C, and Plate Number 7 thereto, as amended), is hereby further amended:

(a) by adding, to the legend of Plate Number 7 thereto, the land use category and corresponding symbol for a RESIDENTIAL - INSTITUTIONAL designation;

(b) by changing, on Plate Number 7 thereto, the land use designation of the lands shown outlined on Schedule B to this amendment, from RESIDENTIAL LOW DENSITY to RESIDENTIAL - INSTITUTIONAL;

(c) by renumbering, clauses 7.1, 7.2, 7.3, 7.4 and 7.5 thereof, to clauses 8.1, 8.2, 8.3, 8.4 and 8.5 respectively, and Paragraph 7.0 thereof, to Paragraph 8.0 respectively; and

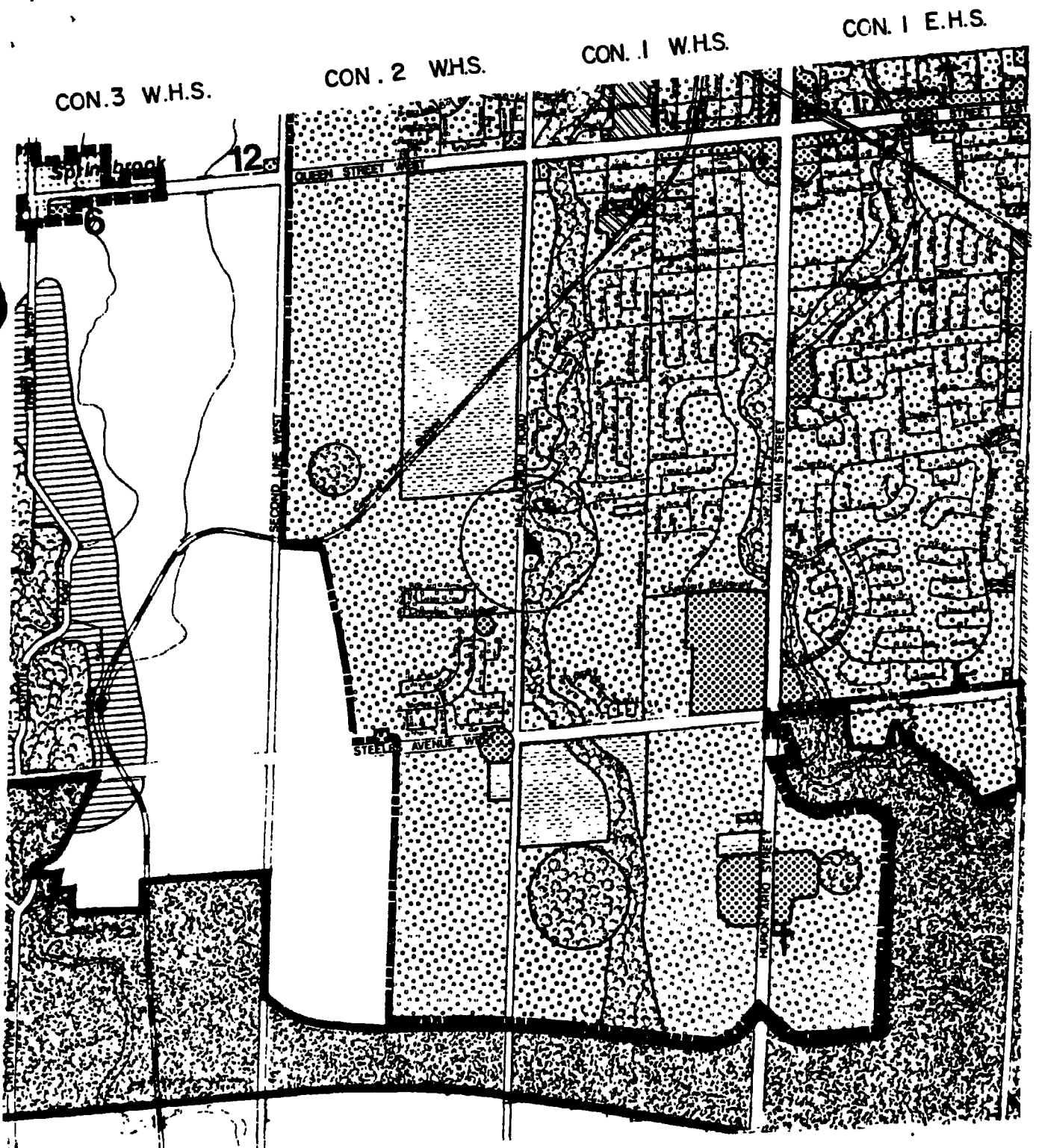
(d) by adding, to Part C, Section B, Chapter B1, Subsection 2.4, Paragraph 3.0 thereof, the following:

"7.0 Residential - Institutional Uses





















7.1 In Neighbourhood 8, the lands designated Residential - Institutional on the east side of McLaughlin Road, approximately 30.5 metres (100 feet) south of Elgin Drive, shall only be used for the purposes of a retirement home or nursing home or both. The retirement home will provide a mixture of living accommodations catering to senior citizens and shall include retirement home rooms where nursing care will be available and self-sufficient apartment units. Development of the lands shall be subject to site plan approval and the restrictions of a site specific zoning by-law amendment to minimize the impact of the project on the surrounding neighbourhood."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 95
AND
AMENDMENT NUMBER 95 A

Attached is a copy of a planning report from the Director, Planning and Development Services Division dated May 15, 1986 and a copy of a report from the Director, Planning and Development Services Division, forwarding notes of a public meeting held on June 4, 1986.



LEGEND

-  URBAN BOUNDARY
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  RURAL SETTLEMENTS (EXPANSION)
-  RURAL SETTLEMENTS (INFILLING)
-  LANDS SUBJECT TO THIS AMENDMENT
-  RURAL SETTLEMENTS (MAINTENANCE)
-  PARKWAY BELT WEST
-  PROVINCIAL FREEWAY (HWY. 410)
-  RURAL ESTATE
-  RURAL ESTATE EXPANSION
-  RURAL-COMMERCIAL
-  OPEN SPACE - CEMETERIES
-  SPECIAL STUDY AREA
-  SPECIALTY AGRICULTURAL

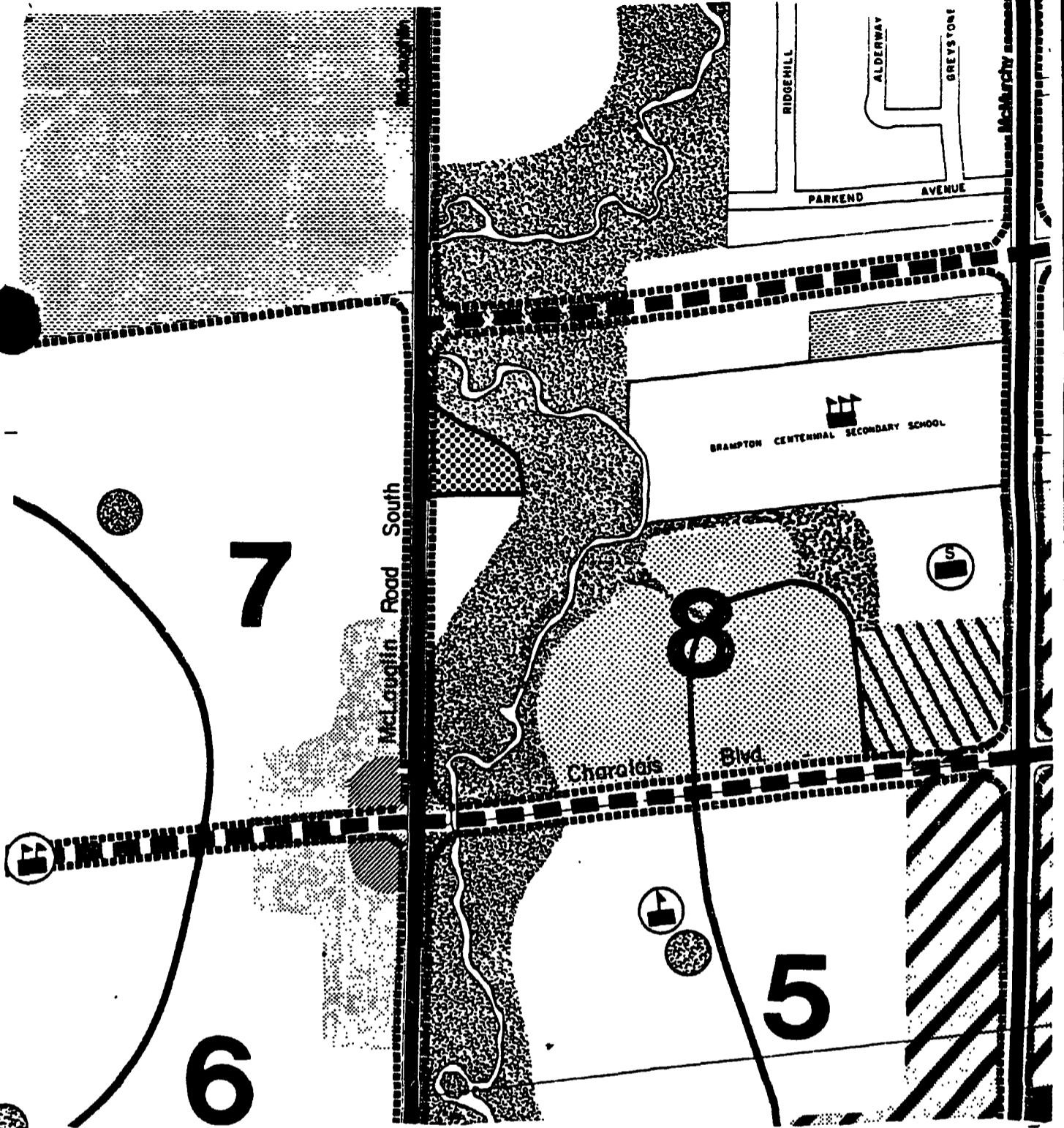
OFFICIAL PLAN AMENDMENT NO. 95
 Schedule A



1:30000

CITY OF BRAMPTON
 Planning and Development

Date: 86 06 02 Drawn by: K. L.
 File no. CIW2.8 Map no. 59-43E



LEGEND

- | | | | | | |
|--|-----------------------------|--|--|--|---------------------------------|
| | RESIDENTIAL - INSTITUTIONAL | | LANDS SUBJECT TO THIS AMENDMENT REDESIGNATED FROM RESIDENTIAL LOW DENSITY TO "RESIDENTIAL-INSTITUTIONAL" | | GRADE SEPARATION |
| | RESIDENTIAL LOW DENSITY | | PARK AND OPEN SPACE | | INDUSTRIAL |
| | RESIDENTIAL MEDIUM DENSITY | | SECONDARY SCHOOL | | MAJOR ARTERIAL ROAD |
| | RESIDENTIAL HIGH DENSITY | | SENIOR PUBLIC SCHOOL | | MINOR ARTERIAL ROAD |
| | COMMUNITY COMMERCIAL | | JUNIOR PUBLIC SCHOOL | | COLLECTOR ROAD |
| | REGIONAL COMMERCIAL | | SEPARATE SCHOOL | | PLANNING DISTRICT BOUNDARY |
| | NEIGHBOURHOOD COMMERCIAL | | INSTITUTIONAL | | NEIGHBOURHOOD BOUNDARY & NUMBER |
| | HIGHWAY COMMERCIAL | | INTERSECTION IMPROVEMENT | | |

**BRAMPTON SOUTH
PLANNING DISTRICT**

**PART 'C' CHAPTER 4
SCHEDULE 'A'
LAND USE & ROADS**

OFFICIAL PLAN AMENDMENT NO.95
Schedule B



1:6200

CITY OF BRAMPTON
Planning and Development

Date: 86 06 02 Drawn by: K.L.
File no. CIW28 Map no. 59-43F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER _____
AND
AMENDMENT NUMBER _____ A

Attached is a copy of a planning report from the Director, Planning and Development Services Division dated May 15, 1986 and a copy of a report from the Director, Planning and Development Services Division, forwarding notes of a public meeting held on June 4, 1986.

c3

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 15, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Zoning by-law
Part West Half Lot 2, Concession 1, W.H.S.
(former Township of Chinguacousy)
STONAT INVESTMENTS LIMITED
Our File Number: C1W2.8

1.0 INTRODUCTION

An application to amend the zoning by-law to permit a retirement home has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

The site for the proposed retirement home actually comprises 2 separate properties, both are located within part of the west half of Lot 2, Concession 1, W.H.S. of the former Township of Chinguacousy. The subject site is located on the west side of McLaughlin Road, approximately 30.5 metres (100 feet) south of the intersection of Elgin Drive and McLaughlin Road.

The subject properties have a combined frontage of 160.02 metres (525 feet) and a variable lot depth which coincides with the easterly bank of Fletchers Creek which traverses the site. The total lot area of the irregular shaped site is approximately 2.5 hectares (6.2 acres). The site is relatively flat and level with McLaughlin Road, although the properties slope to the valleylands which diagonally traverse the rear of the site.

C3-2

- 2 -

The subject site presently contains 2 single family detached dwellings and related accessory structures. There are many trees of different varieties situated on the site, particularly within the valleylands associated with Fletchers Creek. A 9.14 metre (30 foot) wide sanitary sewer easement in favour of the Region of Peel, also traverses the properties within the confines of the Fletchers Creek valleylands.

The following land uses surround the subject site:

- to the north, on the south side of Elgin Drive, is a substantial area of open space parkland associated with Fletchers Creek;
- to the east, on the east side of Fletchers Creek, is a school and associated playing fields (Brampton Centennial Secondary School);
- to the south is a single family detached residence, and
- to the west, on the west side of McLaughlin Road, are single family detached dwellings with reverse frontages to a local street (Bridekirk Place).

3.0 PROPOSAL

The applicant has submitted an application to amend the zoning by-law to permit a retirement home on the subject lands. The proposed retirement home is a 4 storey structure with a ground floor area of 2388.0 square meters (25,705.0 square feet) and a gross floor area of 10,080.0 square metres (108,504.0 square feet).

The attached site plans which were submitted in support of the proposal indicates that the proposed building is an elongated structure situated parallel to the westerly bank of Fletchers Creek and in a diagonal relationship to McLaughlin Road. The minimum

building setback from the top-of-bank is shown as 7.5 metres (24.6 feet) and from McLaughlin Road as approximately 13.3 metres (43.6 feet). The site plan also shows a total of 75 parking spaces to accommodate motor vehicles. Two access driveways to McLaughlin Road are provided.

The retirement home will tentatively contain 132 units, 84 of these would be apartments and the remaining 48 would be retirement home rooms. The apartment units are distributed as 51 one bedroom units and 33 two bedroom units. The rooms would be private or semi-private and vary in size from 14 square metres (150 square feet) to 28 square metres (300 square feet). The residents of the rooms would receive nursing or extended health care. The building will also contain a central amenity and service area where a main dining room will be provided, administrative offices and common areas for social activity.

The project will be luxurious in nature on the basis of the accommodation, services and amenities provided. The rental structure is likely to be based on a per diem rate for the retirement home rooms and a long term lease arrangement for the apartment units.

4.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The subject site is designated Residential and Open Space on Schedule A (General Land Use Designations) to the Official Plan. The Open Space designation, which appears to coincide with the Fletchers Creek valleylands, is further defined as Floodplain by Schedule B (Hazard Lands) to the Official Plan.

The subject site is also located within Secondary Plan Area Number 16, known as the Brampton South Secondary Plan Area. This document

C3-4

- 4 -

designates the site as Residential Low Density and Park and Open Space.

Comprehensive Zoning By-law 200-82 zones the subject site as Residential Holding (RH) Zone and Open Space (OS) Zone. The Residential Holding Zone would permit a single family dwelling, a home occupation, a golf course, a conservation area and an agricultural use. As the by-law would not recognize the subject proposal, a zoning by-law amendment is required to permit the establishment of the retirement home.

5.0 COMMENTS

Upon receipt of the application to amend the zoning by-law and accompanying site plan, the Planning and Development Department conducted the customary circulation of the proposal to various agencies and City Departments to consolidate the relevant development concerns. The following comments were received on the proposed site plan which resulted in the submission of the revised site plan.

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

that the top-of-bank must be staked and surveyed prior to the approval of the plan and proper building setbacks must be established.

Storm water management must be practised on the site and erosion protection provided along Fletchers Creek where specified by the Engineering Department and Conservation Authority.

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

that the driveway entrances should be widened to 7.6 metres from McLaughlin Road to the first parking aisle. We would also question whether the proposal provides for a sufficient number of parking spaces.

5.3 The Zoning and By-law Enforcement Section of the Building Division has advised:

that we have concerns regarding the proposed parking facilities for the subject application.

Although By-law 200-82 contains no provisions for a "retirement home" as such, it does specify the following:

a one bedroom apartment requires 1.41 spaces per unit. In this case there are 48 one bedroom suites requiring 68 spaces. In addition, the 96 additional rooms can either be classed for "senior citizens" as a reduced rate of 0.45 spaces per unit, for a total of 44 spaces, or as a "lodging house" which requires one space for each room.

In any case, the plan shows only 65 spaces with provisions for 12 additional spaces, whereas a total of 112 minimum should be provided, or a total of 164 if the lodging house provision is applied.

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

there are some concerns about having this area changed from what is now a residential zoning into what is being proposed, particularly in view of the fact that the area immediately abutting this proposal has recently had new houses built on it. However, should this proposal proceed, the following matters must be resolved.

1. A top-of-bank walk must be held to determine the exact line. This would involve the City of Brampton Engineering Department,

C3-6

- 6 -

Credit Valley Conservation Authority, Parks and Recreation Department and the Consultant acting for the developer.

2. A landscape plan will be required for the entire site, including any potential erosion work required in the valley.
3. All the land located (as agreed) below top-of-bank and east of the project will be dedicated to the City of Brampton for public open space uses.

5.5 The Transit Division of the Community Services Department has advised:

it is suggested that the area shown as "future parking" not be utilized for this purpose. Instead, a sidewalk should be provided beside the driveway out to McLaughlin Road. A concrete pad for a bus stop is to be provided immediately south of the north driveway.

5.6 The Fire Division of the Community Services Department has advised:

that due to the type of occupancy, we would request that the following be incorporated or considered as noted:

1. That access to the front of the building be extended to the westerly limit of the building face. The aesthetics would be retained through the use of interlocking stones or the equivalent, constructed in accordance with the Ontario Building Code.
2. That an internal hydrant and watermain be installed in a location approved by this Department.
3. That the developer consider construction under the Ontario Building Code that would incorporate the installation of a sprinkler system throughout the building.

4. That the developer enter into an agreement with this Department, to provide direct connection and supervision of any fire alarm system in the building.

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

that a minimum 3.0 metre landscaped strip shall be provided along McLaughlin Road beyond the road widening conveyance.

A minimum 3.0 metre wide landscaped strip shall be provided along the south limit of the site.

Privacy fencing shall be provided along the south limit of the site and chain link fence shall be provided along the top-of-bank.

The columns for the entrance canopy may cause vehicle movement problems for several parking spaces. There appears to be a lack of quiet amenity areas which are not affected by road noise.

5.8 The Region of Peel Public Works Department has advised:

that sanitary sewer is available in the existing sanitary sewer easement east of the site. Water is available on McLaughlin Road, frontage charges will apply. Regional roads are not directly affected.

5.9 The Credit Valley Conservation Authority has advised:

that portions of the subject property are susceptible to flooding from Fletchers Creek during "Regional Storm" conditions. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80) prohibit the erection of any structure or the placement or removal of any material in the floodplain area, or the alteration to any watercourse without the written approval of this

C3-8

- 8 -

Authority.

The area shown on the enclosed floodplain mapping within the "Regional Storm" floodlines and north of the top-of-bank, as staked in the field on April 10, 1986, should be zoned as "Open Space".

The Authority also has a concern with the proximity of the proposed structure to the valley slope, and the potential hazards to property which may result from construction in this area. It is the general policy of this Authority, to require a minimum setback of 7.5 metres (25 feet) from the top-of-bank of valley systems for stability purposes, for all buildings and structures, including swimming pools.

We therefore are unable to comment favourably upon the site plan as submitted, and recommend that the plan be revised to maintain a minimum 7.5 metre (25 foot) setback as per Authority policy. We would be in a position to reconsider this requirement, only if a detailed geotechnical assessment is submitted for the review and approval of this Authority. This submission must assess the stability of the slope under existing conditions and the impact on stability of the proposed development. Depending upon our evaluation of the findings of the Geotechnical Report, a reduction in setback from the top-of-bank may be considered.

5.10 The following agencies and Departments have no comment or have not submitted comments:

- City Law Department, and
- the Planning Policy and Research Division of the Planning and Development Department.

6.0 DISCUSSION

In evaluating the planning merit of the proposal and the appropriateness of the proposed use, a number of factors should be examined. In this regard, Official Plan policy should determine if the subject site is appropriate for the proposed use and basic site design characteristics should account for considerations such as the Fletchers Creek valleylands, parking, road widenings and abutting uses.

6.1 Official Plan Policy

As previously noted, the subject site is designated for low density residential use which would permit a maximum development density of 6.0 dwelling units per gross residential acre. The applicant has not submitted an application to amend the Official Plan although an amendment is required.

The Residential designation recognizes a full range of dwelling types from single family dwellings to high rise apartments. Complementary uses include community and social services required by local residents and quasi-institutional uses including service clubs, social service agencies, union halls, firehalls, police stations and utility installations. Although the subject proposal might be considered a quasi-institutional use, Section 2.1.1.2.9 of the Official Plan specifies that such uses shall only be permitted by a policy statement in the relevant Secondary Plan. It is also noted that the residential aspect of the proposal exceeds the development density (6.0 dwelling units per gross acre) permitted in the low density residential designation. Section 2.3 of Part III, Special Policies, of the Official Plan also states that residential care facilities for more than 10 persons shall only be permitted in areas designated Institutional. Although the subject proposal is not a nursing home or home for the aged facility, health care will be provided for retirement room residents. On this basis, the

C3-10

- 10 -

the proposal would be best recognized by a Institutional designation given the relationship to the policies of the Official Plan.

The Official Plan defines a number of locational criteria for the form of housing subject to this proposal. Section 2.1.1.7.5 of the Official Plan reads as follows:

"2.1.1.7.5 In locating new housing for senior citizens or selecting older housing to be renovated for senior citizens, due regard shall be had for the following principles:

- (i) accessibility by a variety of modes of transportation including public transit; and
- (ii) accessibility to shopping, parks, recreation facilities and community social and health services."

In the same vein as the locational policy for new senior citizen housing development, Section 2.4.2.1 of the Institutional designation reads as follows:

"2.4.2.1 The City shall encourage institutions to pay due regard to the following locational principles:

- (i) convenient access to at least one arterial or collector road;
- (ii) access to public transit where appropriate; and
- (iii) compatibility with the surrounding area."

On the basis of the locational criteria identified by the Official Plan, the subject site is appropriate for the proposed use. The site will obtain access to McLaughlin Road which is identified as a minor arterial road. Public transit service is available along McLaughlin Road and the Transit Department is requesting a concrete pad to be provided in front of the proposed retirement home to accommodate a bus stop. As well, there is a variety of commercial, open space and recreational areas in the vicinity of the site.

A Convenience Commercial plaza (Charolais Plaza) is in close proximity at the southwest corner of Charolais Boulevard and McLaughlin Road. There is also a Neighbourhood Commercial development soon to be constructed on the southwest corner of Steeles Avenue and McLaughlin Road and the Regional Shopping Centre (Shopper's World) located at Highway Number 10 and Steeles Avenue. The site abuts an extensive park and open space system associated with Fletchers Creek and the YMCA-YWCA is located nearby at the corner of Elgin Drive and McMurphy Avenue.

The proposed use will also be compatible with the surrounding area. The retirement home use will not be disruptive by virtue of excessive traffic or noise. The potentially disruptive aspect of the development are the mass and height of the proposed structure. There are approximately a dozen homes on the west side of McLaughlin Road which look onto the site and one dwelling abutting the south limit of the site. The dwelling to the south is well screened with existing landscaping and large mature trees; additional screening can be provided by the applicant to further protect the residential amenity of the property to the south. The properties on the west side of McLaughlin Road are screened by a 1.8 metre (6 foot) high wood privacy fence and the retirement home is proposed to be located well back from McLaughlin Road within an unobstrusive orientation to the road. The proposed building would not interfere with sunlight on abutting properties and with sensitive landscaping and building design, any perceived intrusion of the 4 storey structure could be

C 3-12

- 12 -

virtually eliminated. For this reasoning, the height and mass of the building will not be incompatible with the area.

6.2 Site Design

As the comments received indicate, a number of difficulties existed with the site plan originally submitted for the proposal. Since the proposed site plan provided for substantial open areas, the attached revised site plan incorporating the majority of concerns was possible without compromising the site design. Of major importance to a quality site plan is available parking for the project and the concerns of the Credit Valley Conservation Authority.

With respect to parking, the proposed site plan provided for 65 parking spaces with a reserved area for 12 future parking spaces. The revised site plan provides for 75 parking spaces. The problem in determining parking requirements is that By-law 200-82 has no standards applicable to the type of development proposed. Section 10.11.3 of By-law 200-82 specifies that one bedroom rental apartments for senior citizens provide 0.20 resident spaces and 0.25 visitor spaces for a total of 0.45 parking spaces per dwelling unit. Using this standard as a basis, the 132 units proposed would generate a parking requirement of 60 spaces but this figure would not account for the staff required to operate the project. Although the Zoning and By-law Enforcement Section of the Building Division suggest that a lodging house standard of one parking space per retirement home room may be appropriate, the clientele of the retirement home rooms render such a standard unrealistic.

Since there are no similar projects located within the City of Brampton, staff contacted the City of Mississauga to determine their experience with this type of development. Mississauga staff indicated that they have retirement home projects in the City to which they applied the following standards:

- apartments - 1 space per unit
- rooms - 0.25 spaces per unit (visitors)
- staff - 1 space for each staff member (largest shift and account for shift overlap)

On the basis of these parking standards, the subject proposal would generate a parking requirement of 105 to 110 parking spaces.

Staff are of the opinion that the approach which the City of Mississauga has used for similar projects is a reasonable one although excessive on parking required for the senior citizen rental apartments. By-law 200-82 requires .45 spaces per unit for one bedroom senior citizen apartments. As the difference in parking requirements between standard 1 and 2 bedroom apartments is .18 spaces per unit, a standard of .65 spaces for the senior citizen 2 bedroom units would be reasonable. Although the retirement home rooms are unlikely to require .45 spaces per unit, this standard will be applied as an insurance factor on parking for the project. As well, the applicant indicates that approximately 10 staff members will constitute a normal day shift. On this basis the applicant should provide parking as follows:

| | |
|------------------------------------|--------------------|
| 51 - 1 bedroom units at .45 spaces | = 23 spaces |
| 33 - 2 bedroom units at .65 spaces | = 22 spaces |
| 48 retirement rooms at .45 spaces | = 22 spaces |
| Staff | = <u>10 spaces</u> |
| | 77 spaces |

As the day shift staff will be about 10 members and other shifts are liable to be less, there is no concern for shift change overlap in this instance.

The Credit Valley Conservation Authority states they are not in a position at this time to support a building setback which would infringe on a minimum setback of 7.5 metres (25 feet) from the

C3-14

- 14 -

top-of-bank, as established by a site walk involving the interested parties and agencies on April 10, 1986. The Authority will only permit building encroachment into the 7.5 metre setback from the top-of-bank if such encroachment is supported by a detailed geotechnical report for the review and approval of the Conservation Authority. Regardless of whether an encroachment into the top-of-bank setback occurs, the subject site is capable of accommodating the proposal with an appropriate site design providing sufficient landscaping and parking. Staff estimate that the total 2.5 hectare (6.2 acre) site, approximately 1.2 hectares (3.0 acres) is developable given the conveyances for valleylands and road widening.

Of concern to staff is the residential amenity of the project for the residents. McLaughlin Road is an area where noise problems have been previously identified. Therefore the applicant should submit a noise report and demonstrate the noise attenuation features (if required) to create an acceptable living environment for the residents.

On the basis that the revised site plan is in a sufficiently finalized form, staff are prepared to recommend that the proposal proceed to a public meeting. Staff support the proposed use for the subject site and are of the opinion that any remaining site plan matters can be satisfactorily resolved even if the size of the project needs to be scaled down slightly to accommodate building setbacks, landscaping areas, parking areas, etc. On the basis that there is no similar development project in the City and there has recently been a great deal of interest in retirement homes by the development industry, there must be a need for this type of accommodation for senior citizens in the City. The living arrangement with both independence and health care provided under oneroof is a currently popular trend in the senior citizen housing industry which is desirable from a community viewpoint.

7.0 RECOMMENDATIONS

That Planning Committee recommend to City Council that:

- A. a public meeting be held in accordance with City Council's procedures;
- B. 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. That the applicant revise the application to include an amendment to the official plan and pay the necessary application fee.
 2. That the site specific by-law shall contain the following:
 - (a) the site shall only be used for a retirement home not to exceed 132.
 - (b) the lands below the surveyed top-of-bank shall be zoned Open Space.
 - (c) the ground floor area of the building shall not exceed 2400 square metres, the gross floor area shall not exceed 10100 square metres and the building height shall not exceed 4 storeys.
 - (d) a site plan schedule shall identify a building envelope, landscape areas and parking areas.
 - (e) a minimum front yard building setback of 7.5 metres from the widened limit of McLaughlin Road.

- (f) a minimum side yard building setback of 7.5 metres or 1/2 the building height, whichever is the greater.
 - (g) a minimum building setback from the surveyed top-of-bank of 7.5 metres (unless a lesser setback is approved by the Credit Valley Conservation Authority).
 - (h) a minimum 3.0 metre wide landscaped area abutting the widened limit of McLaughlin Road.
 - (i) a minimum 3.0 metre wide landscape area abutting the southerly side lot line.
 - (j) parking spaces at a requirement of 0.45 spaces per one bedroom apartment unit and retirement home room, 0.65 spaces per two bedroom unit and 10 spaces for staff.
 - (k) garbage and refuse storage areas shall be climate controlled and located within the building.
3. The applicant shall submit for the approval of the City, a site plan, a landscape plan, a grading and drainage plan and a fire protection plan, as well as deposit the appropriate securities to ensure the implementation of these plans.
4. The site plan and landscape plan shall account for the following:
- (a) a 1.8 metre high wood privacy fence along the south limit of the site.
 - (b) a 1.2 metre high black vinyl chain link fence along the surveyed top-of-bank in accordance with City policy.
 - (c) driveway entrance widths of 7.6 metres from McLaughlin Road to the first parking aisle.

- (d) provision for Fire department access to the building face.
 - (e) provision for an internal fire hydrant in a location to be approved by the Fire Department.
 - (f) provision for a concrete bus stop pad on McLaughlin Road, to the satisfaction of the Commissioner of Community Services.
 - (g) provision for a climate controlled garbage and refuse collection facility to be located within the building.
 - (h) the preservation of existing trees on the site to the greatest possible extent.
5. The applicant shall enter into a rezoning agreement with the City, whereby the applicant shall agree:
- (a) to convey to the City a 5.2 metre road widening along McLaughlin Road where abutting the site.
 - (b) to convey to the City for public open space purposes, all lands below the surveyed top-of-bank in accordance with City policy.
 - (c) to erect fencing along the surveyed top-of-bank in accordance with the City fencing policy.
 - (d) to erect wood privacy fencing in locations satisfactory to the City.
 - (e) to provide a concrete bus stop pad on McLaughlin Road in front of the subject site, to the satisfaction of the Commissioner of Community Services.

- (f) to provide an internal fire hydrant in a location approved by the Commissioner of Community Services.
- (g) to install a fire protection sprinkler system throughout the building, to the satisfaction of the Commissioner of Community Services.
- (h) to enter into an agreement with the City Fire Department to provide direct connection and supervision of any fire alarm system in the building.
- (i) that the proposed building shall be located no closer than 7.5 metres to the surveyed top-of-bank unless any encroachment on this setback is approved by the Credit Valley Conservation Authority.
- (j) to submit for the approval of the City and the Credit Valley Conservation Authority, prior to the initiation of any grading and the issuance of any building permits:
 - (l) a detailed engineering and drainage report that describes the storm water management techniques which may be required to minimize the amount of storm water drainage from the site and the proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
- (k) to carry out, or cause to be carried out, to the satisfaction of the Credit Valley Conservation Authority and the City, any works required in connection with condition (j) above.

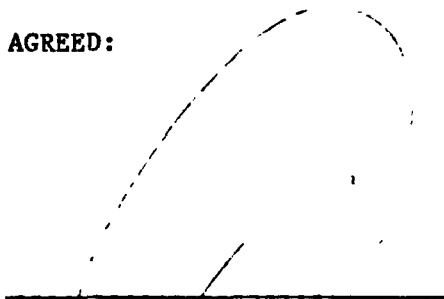
- (1) that prior to the issuance of any building permits, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the Region of Peel, the Ministry of the Environment and the City of Brampton.
- (m) that the noise control measures recommended by the acoustical report, as in condition number (1) above, shall be implemented to the satisfaction of the City of Brampton.
- (n) to satisfy all financial, engineering and other requirements of the City of Brampton, including the payment of levies with respect to the development.

Respectfully submitted,



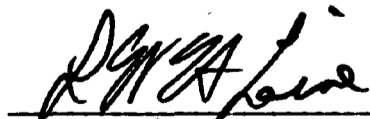
Carl Brawley, M.C.I.P.
Development Planner

AGREED:



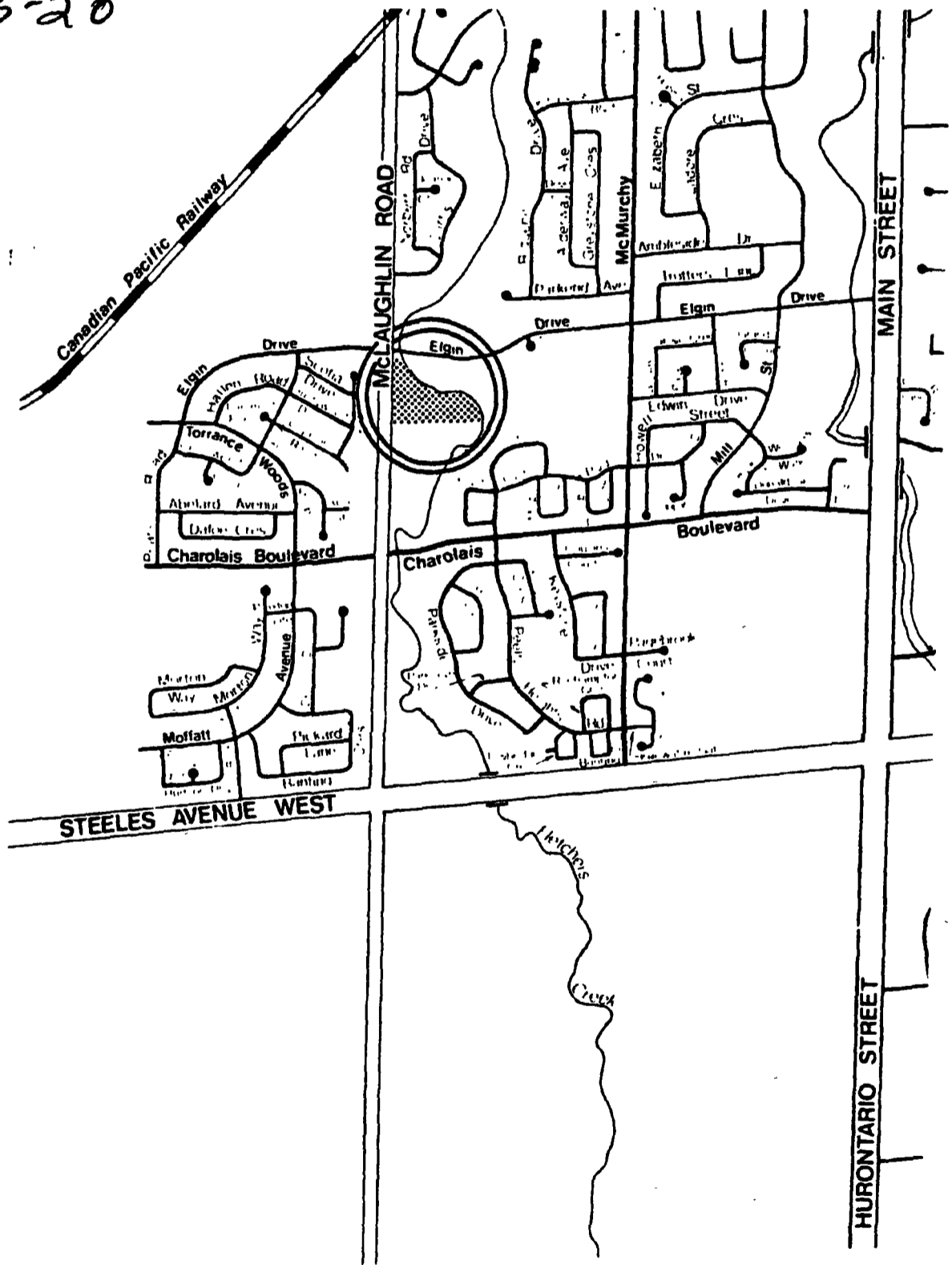
J. G. Metras
City Solicitor

CB/thk/5



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

C3-20



STONAT INVESTMENTS

Location Map



I:16700








CITY OF BRAMPTON
Planning and Development

Date: 86 02 11 Drawn by: RB
File no. CIW2.8 Map no. 59-43A

C3-21



LEGEND

-  Subject Property
-  Residential
-  Commercial
-  Recreation
-  Institutional
-  Open Space
-  Vacant

STONAT INVESTMENTS

Land Use Map

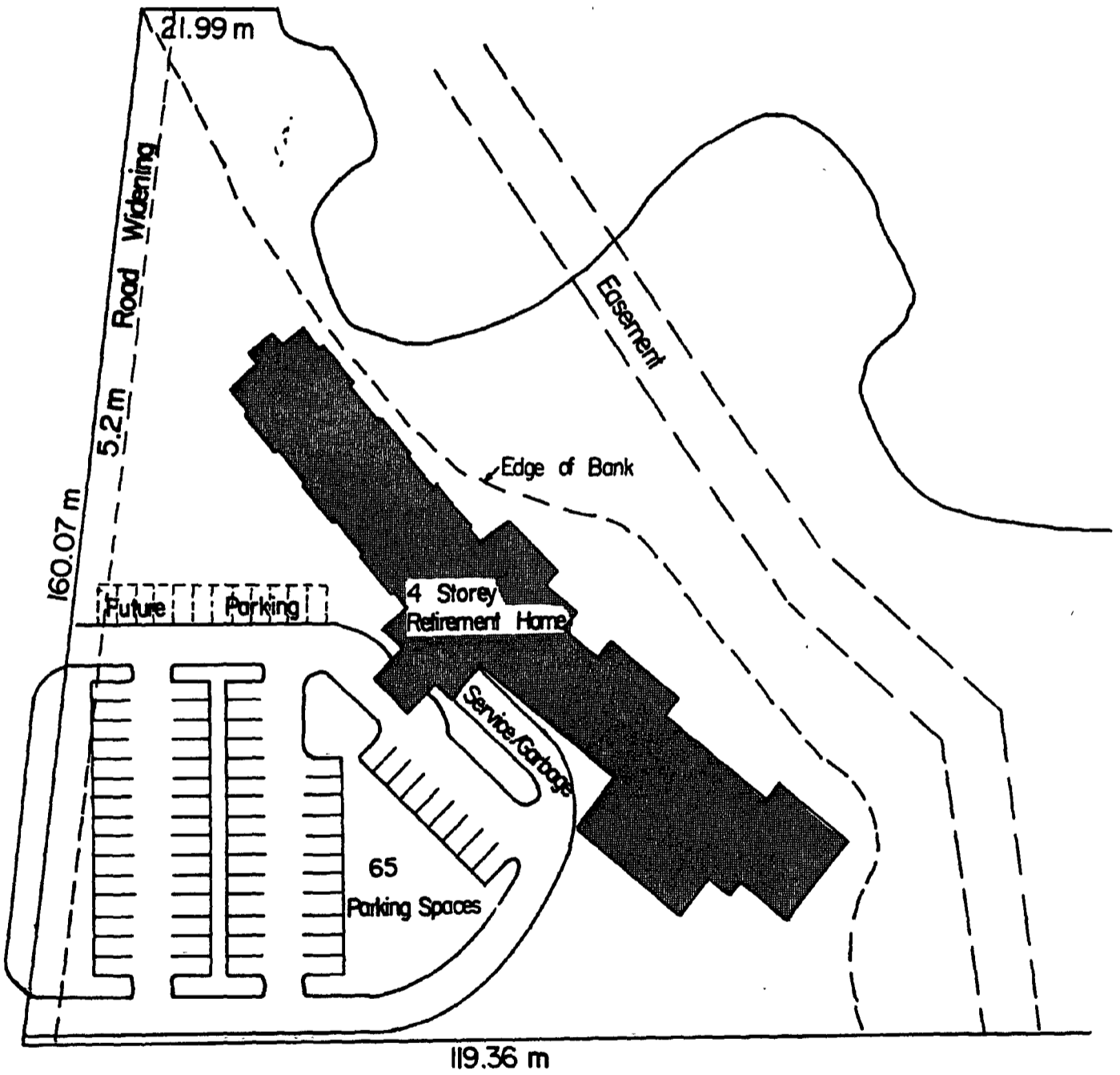


1:5200

CITY OF BRAMPTON
Planning and Development

Date: 86 02 11 Drawn by: RB
File no. CIW2 8 Map no. 59-43B

C3-22



STONAT INVESTMENTS LTD.

Proposed Site Plan



1:950

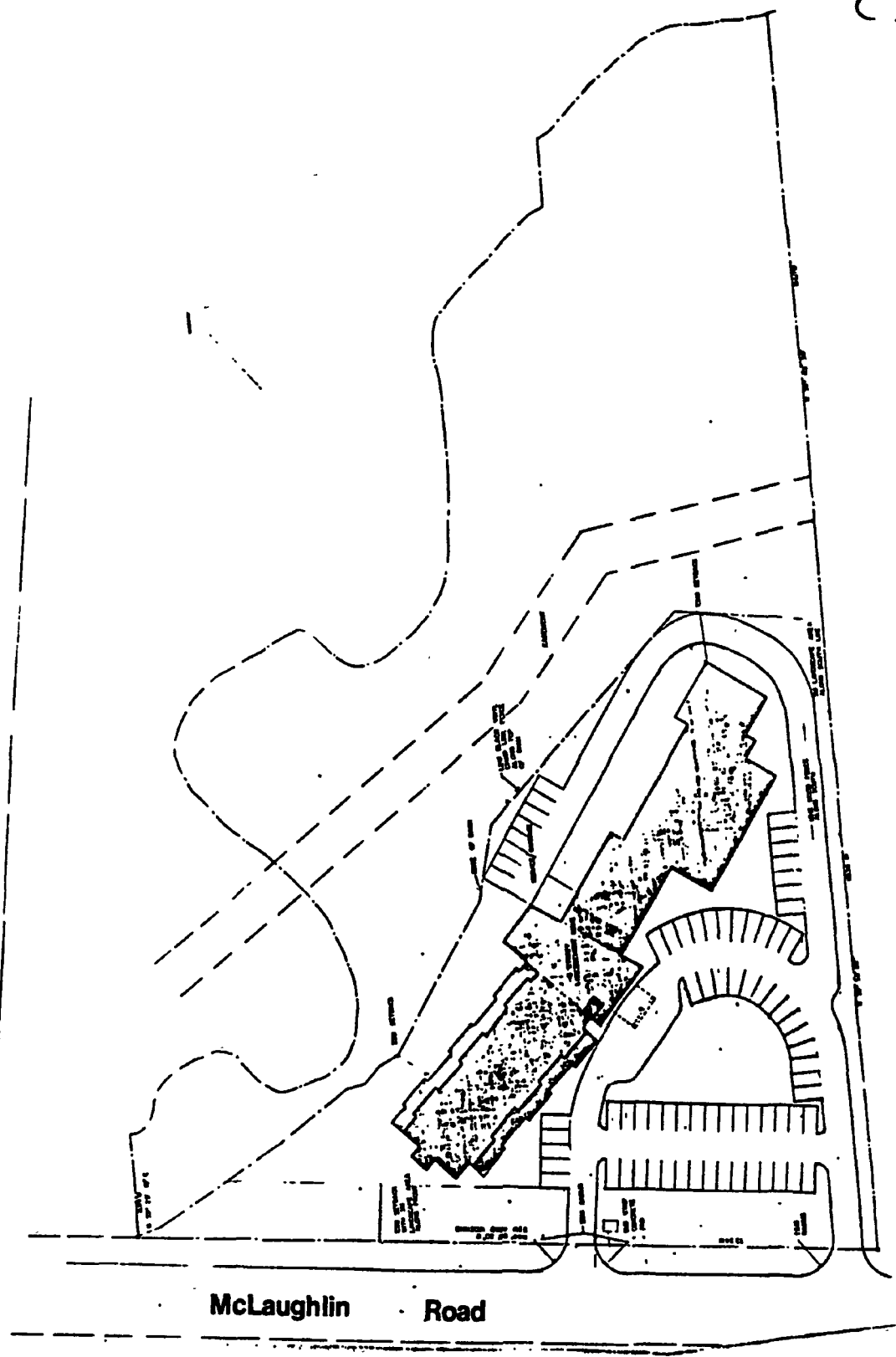
CITY OF BRAMPTON
Planning and Development

Date: 86 04 28 Drawn by: RB
File no. CIW2.8 Map no. 59-43C

C 3-23

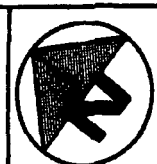
Elgin Drive

McLaughlin Road



STONAT INVESTMENTS LTD.

Revised Site Plan



1:1320

CITY OF BRAMPTON
Planning and Development

Date: 86 05 15 Drawn by: RB
 File no. CIW2.8 Map no. 59-43D

D8

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 12, 1986

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Zoning by-law
Part West Half Lot 2, Concession 1, W.H.S.
(former Township of Chinguacousy)
STONAT INVESTMENTS LIMITED
Our File Number: C1W2.8

Attached are the notes of the public meeting held on June 4, 1986 for the above noted application.

Mr. D. Reed of 30 Bridekirk Place, located on the west side of McLaughlin Road, submitted a petition opposing the application, a copy of which is attached. The petition is signed by 43 area residents and Mr. Reed noted the following objections to the proposal:

1. increased traffic flow,
2. eliminates privacy for local residents,
3. eliminates all possibilities for future parkland,
4. destroys existing open space and scenic view,
5. results in decreased property value, and
6. the floodplain to the east of the site will not be useful parkland and could pose a danger.

The subject proposal will definitely generate more traffic than the 2 single family dwellings which currently occupy the site. Access will be gained to McLaughlin Road which is designated as a minor arterial road and currently has 4 traffic lanes. On the basis that senior citizen retirement home projects are generally low traffic generators compared to other uses,

D8-2

- 2 -

the traffic impact of the subject proposal will be nominal given current traffic levels on McLaughlin Road and its carrying capacity.

With respect to the privacy of local residents, the planning report dated May 15, 1986 evaluates the effect of the proposal as minimal. The proposal would have the greatest effect on the privacy of the residential property abutting to the south, the owner of which supports the proposed use. The properties on the west side of McLaughlin Road, the owners of which are involved in the petition, are currently sheltered by a 1.8 metre (6 foot) high wood privacy fence along McLaughlin Road. With the width of McLaughlin Road and building setbacks of the relevant structures, the retirement home will be at least 52 metres (170 feet) away from the dwellings on the west side of McLaughlin Road. With the unobtrusive orientation of the proposed structure retreating from McLaughlin Road, the separation factor which includes McLaughlin Road and landscaping amenities which will be incorporated into the site and landscape plan for the retirement home, the effect of the proposal on the privacy of the homes on the west side of McLaughlin Road will be nominal.

With respect to the elimination of possibilities for future parkland, it is noted that the applicant is conveying 1.35 hectares (3.3 acres) of the 2.5 hectare (6.2 acre) site to the City for public open space purposes. This conveyance will virtually complete the extensive park system which is associated with Fletcher's Creek running along the east side of McLaughlin Road from Williams Parkway to Steeles Avenue. Established parkland within the general area is quite extensive and available; it is unlikely that the City would ever purchase the entire site to provide parkland.

The subject proposal will not destroy any open space but actually preserve it through the parkland conveyance to the City. The proposal will affect the view in the area but would not destroy it. With the architectural treatment the applicant intends to give the structure and with effective landscaping on the site, the development of the site should have an aesthetic quality. The structure will obviously be visible from McLaughlin

Road and probably will be visible from the second storey windows of the homes which back onto the west side of McLaughlin Road.

Staff cannot make a definitive comment on the allegation that the subject proposal will result in decreased property values in the area without the benefit of a valid study on such a matter. The allegation that property values will decrease as a result of this development is questionable.

The final objection regarding the floodplain to the east of the site not being useful for parkland is not a valid objection. The Fletcher's Creek Valley performs a valuable parkland function in the area for both passive and active recreational activity. The parkland which would be conveyed to the City after the approval of the application will help to complete the extensive open space system on the east side of McLaughlin Road. The possibility of flooding is always a danger within any valleylands but does not have any bearing on the subject development proposal as the building will be located outside of the floodplain.

M. Blozowsky appeared on behalf of M. Skawinski, the landowner abutting the south limit of the site. Mr. Blozowsky, while supporting the proposed land use, requested that the following matters be considered:

1. that the required wood privacy fence on the south limit of the site be constructed of wood and masonry brick for better stability and aesthetic appearance,
2. that the building be architecturally designed for aesthetic appeal and that this be incorporated into the zoning by-law amendment, and
3. that lighting of the site be low-level and low-intensity.

Staff concur with Mr. Blozowsky that the wood and masonry brick privacy fence would add a great deal to the aesthetics of the property and landscaping features. Even though the wood privacy fence with masonry treatment would be more expensive than the wood privacy fence required by

D8-4

- 4 -

the City, staff feel there is merit in requiring masonry pillars approximately every 30 feet to add to the aesthetic appeal of the site and the stability of an approximately 122 metre (400 foot) span of privacy fencing.

With respect to the three dimensional architectural treatment of the building in the zoning by-law, staff do not feel it is necessary or appropriate. The staff report specifies that a site plan schedule to the zoning by-law amendment will define a building envelope and the restrictions of the site specific zone will specify a maximum building height. Therefore, the mass of the building will be controlled by the by-law; specific architectural details are dealt with during the site plan approval stage. A condition could be added to the approval of the proposal directing the site plan to address architectural features to maximize the aesthetic appeal to the structure.

With respect to lighting of the site, the standard City rezoning agreement contains a clause whereby the developer agrees to orient lighting to minimize glare on abutting properties. This agreement clause could be revised to specify low-level, low-intensity lighting for the subject property.

In conclusion, Official Plan policies indicate that the subject site is an appropriate location for the proposed use. Staff concur that the site is appropriate for the use and that the use is desirable from a community viewpoint. Although the residents located on the west side of McLaughlin Road do have concerns, these concerns are not supportable from a planning perspective and staff recommend that the proposal proceed.

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

1. the notes of the public meeting be received;
2. the application to amend the zoning by-law be approved subject to

the conditions contained within the Council resolution dated 1986 05 26, amended as follows:

(a) condition 4(a) is deleted and replaced by the following:

"4(a) a 1.8 metre high wood privacy fence with brick masonry pillar treatment along the south limit of the site."

(b) condition 4(i) is added to read as follows:

"4(i) the consideration of architectural features to maximize the aesthetic appeal of the structure."

(c) condition 5(o) is added to read as follows:

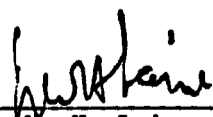
"5(o) that no flood lights shall be installed on the property and that all exterior lighting shall be of a low-level, low-intensity nature which will minimize glare on surrounding properties."

3. staff be directed to prepare the appropriate official plan amendment, zoning by-law amendment and rezoning agreement.

Respectfully submitted,

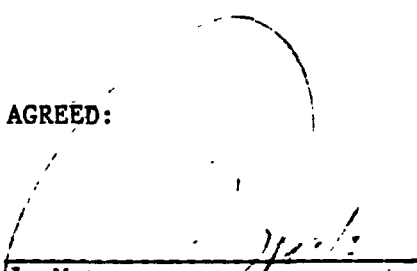


Carl Brawley
Development Planner



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

AGREED:



J. Metras
City Solicitor

Attachment
CB/thk5

D8-6

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 4, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:31 p.m. with respect to an application by STONAT INVESTMENTS LIMITED (File: ClW2.8 - Ward 4) to amend the Zoning By-law to permit the establishment of a four-storey retirement home for senior citizens. The retirement home will tentatively contain 132 units, 84 of those being apartment units and 48 retirement home rooms.

Members Present: Alderman Lorna Bissell - Chairman
Councillor F. Russell
Alderman H. Chadwick
Alderman D. Metzak
Alderman J. Hutton
Alderman S. DiMarco

Staff Present: L.W.H. Laine, Director, Planning and
Development Services
C. Brawley, Development Planner
J. Robinson, Development Planner
D. Ross, Development Planner
G. Speirs, Development Planner
P. Schwartzberg, Policy Planner
E. Coulson, Secretary

Approximately 4 interested members of the public were present.

The Chairman enquired 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. Laine replied in the affirmative.

Mr. Brawley outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public in attendance.

08-7

- 2 -

Mr. D. Reed, 30 Bridekirk Place, submitted a petition, signed by 43 residents in the area, opposing the application. Their concerns are:

- 1) potential for increased traffic flow;
- 2) eliminates privacy for local residents;
- 3) eliminates all possibility of any future parkland;
- 4) destroys existing open space and scenic view;
- 5) decreases property value (resident in possession of survey proof), and
- 6) Floodplain to the east of proposed site which could pose a danger and is not useful as parkland.

Myron Blozowsky spoke on behalf of his Aunt, Mary Skawinski, owner of property to the south. He said there is no objection to the proposed land use but requested the following considerations:

- 1) Construction of a brick and wood fence along the southerly boundary line, of effective stability, design and scale, as a condition of approval;
- 2) Consideration of the height and length relative to adjacent properties, is a concern; architectural design should have 3-dimensional treatment, be aesthetically pleasing, and form part of the by-law. Siting of the building is okay.
- 3) Lighting should be low-level, low intensity.

He commented that there is no concern relative to traffic, as there would be more from a subdivision; to buffering; to the open space aspect as half the property is open space; to the flooding aspect as this occurs only in the Spring for a short period of time and otherwise the land is useful for walking, etc.

- cont'd. -

D8-8

- 3 -

Blake Stoneburgh, representative for the applicant, explained the design of the building as being the approximate of 3½ storeys, with a step-up effect of 3 storeys in the front part and 4 storeys in the back part.

There were no further questions or comments and the meeting adjourned at 8:50 p.m.

May 27, 1986

Mr. Carl Brawley,
City of Brampton,
150 Central Park Drive,
Brampton, Ontario
L6T 2T9

Dear Sir:

Re: Stonat Investments Limited
(File Number CIW2.8)

This is a petition by residents in the area opposing an application by Stonat Investments Ltd. to amend the zoning by-law to permit the establishment of a 4-storey retirement home.

The subject site is located on the east side of McLaughlin Road, South, 525 feet south of Elgin Drive.

The 4-storey building is opposed for the following reasons:

1. Causes increased traffic flow
2. eliminates privacy for local residents
3. eliminates all possibilities of any future parkland
4. destroys existing open space and scenic view

All of the above result in decreased property value.

| PRINT NAME | SIGNATURE | ADDRESS |
|------------------|---------------|--------------------|
| SYLVIE HEBERT | S. Hebert | 12 BRIDKIRK PLACE |
| CLAUDE VIDAL | Claude Vidal | " " " |
| MARY CHAN | M Chan | 14 " " |
| FIDRETTA CLEMENT | F. Clement | 16 BRIDKIRK PLACE |
| DAVID CLEMENT | David Clement | 16 BRIDKIRK PLACE |
| SURESH PATEL | S. Patel | 20 BRIDKIRK PLACE |
| PUSHPA PATEL | P. Patel | 20 BRIDKIRK PLACE |
| NOBERT ARMANN | N. Armann | 22 BRIDKIRK PLACE |
| JANICE REED | J. Reed | 30 BRIDKIRK PLACE |
| FIONA GOIAS | F. Goias | 24 BRIDKIRK |
| FIONA GOIAS | Fiona Goias | 24 BRIDKIRK PL |
| David REED | David Reed | 30 Bridkirk Place. |

08-10

| PRINT NAME | SIGNATURE | ADDRESS |
|------------------------------------|-----------------|---------------------|
| BRIAN LEITHWOOD | Brian Leithwood | 26 Bridekirk Pl. |
| Janet Leithwood | Janet Leithwood | 26 Bridekirk Place |
| TONY PARISELLI | Tony Pariselli | 28 BRIDEKIRK PLACE |
| ALEXETTE PARISELLI | Alexiselli | 28 BRIDEKIRK PLACE |
| JITU JADETA | J. JADETA | 32 BRIDEKIRK PL. |
| JOHN THORBURN | John Thorburn | 34 BRIDEKIRK PL. |
| MAIRIANNE THORBURN | M. Thorburn | 34 BRIDEKIRK PL. |
| ISABELL BERRIE | Isabel Berric | 36 BRIDEKIRK PLACE |
| HENRY ZIENKOWICZ | H. Zienkowiez | 36 BRIDEKIRK PL. |
| BARBARA ZIENKOWICZ | B. Zienkowiez | 36 BRIDEKIRK PLACE |
| JOHN BERRIE | J. Berric | 36 BRIDEKIRK PLACE |
| DUDLEY MYERS | D. Myers | 38 BRIDEKIRK PL. |
| Frances Myers | F. Myers | 38 Bridekirk Place. |
| A. BARTOLINI | A. Bartoloni | 40 BRIDEKIRK PLACE |
| D. BARTOLINI | D. Bartoloni | 40 BRIDEKIRK PLACE |
| H. Gallant | H. Gallant | 42 Bridekirk Place |
| Kathy Woods. | Kathy Woods | 42 Bridekirk Place |
| MICHAEL GALLO | Michael Gallo | 44 BRIDEKIRK PL. |
| SANDRA GALLO | S. Gallo | " |
| Den Taylor LINDA TAYLOR | Den Taylor | 46 Bridekirk Place |
| Den Taylor | Den Taylor | " |
| Don Baker | D. Baker | 18 Bridekirk Place |
| CATHY BAKER | Cathy Baker | 18 Bridekirk Place |

| PRINT NAME | SIGNATURE | ADDRESS |
|--------------------|------------------------|------------------|
| MARA JOÃO CARVALHO | M. Carvalho | 28 SLOTTA DR. |
| A. ONYSZKO | A. Onyszko | 52 Bucklehole Pl |
| C. SOWERBY | Chudawerby | 56 BRIDEKIRK |
| K. SOWERBY | K.R. Sowerby | 56 BRIDEKIRK |
| BERORAH SCOTT | BScott | 58 BRIDEKIRK PL |
| GEORGE SCOTT | George Scott | 58 " " |
| MIKE WOODWARD | Mike Woodward | 31 SLOTTA DR. |
| KAREN WOODWARD | Karen Woodward | 31 SLOTTA DR. |