



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 197-87

To adopt Amendment Number 125
and Amendment Number 125 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 125 and Amendment Number 125 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 125 and Amendment Number 125 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, 1987.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 8/1

ORIGINAL

B.H.W. 197-87


AMENDMENT NUMBER 125
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 125 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

21-0P 0031-125-1

Amendment No. 125
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 125 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under section 17 of the Planning Act, 1983, as Amendment No. 125 to the Official Plan for the City of Brampton Planning Area.

Date June 28/88 
Minister of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

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

this 17th day of August, 1987.

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

SEP 26 1987

APPROVED
AS TO FORM
LAW DEPT.
CLERK
DA

AMENDMENT NUMBER 125
and
AMENDMENT NUMBER 125 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 Purpose

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A to this amendment, and to provide supplemental principles for the development of the subject lands.

2.0 Location

The lands subject to this amendment are located on the north side of Vodden Street, approximately 180 metres east of Main Street North, being part of Lot 8, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 125 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 8 set out in the first paragraph of subsection 7.2.7.8, Amendment Number 125A.

3.2 Amendment Number 125 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being Subsection B2.2 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 5, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 8, as amended by Amendment Numbers 22, 42, 54, 60, 71, and 92, and by Amendment Number 5A, 71A), is hereby amended:

- (1) by changing, on Plate Number 5, thereof the land use designation of the lands shown outlined on Schedule A to this amendment, from Residential Medium Density to Service Commercial and Open Space.

- (2) by adding to Part C, Section B, Chapter B1, Subsection B2.2, Paragraph 4.0, the following:

"4.8 The Service Commercial designation on the north side of Vodden Street, approximately 180 metres east of Main Street North, is intended to permit a medical clinic, limited number of related medical uses and a coffee shop and shall be subject to the following principles:

4.8.1 Provision shall be made for adequate landscaping, fencing and buffering to minimize the adverse influence of development upon abutting residential uses and to enhance the appearance of the subject lands.

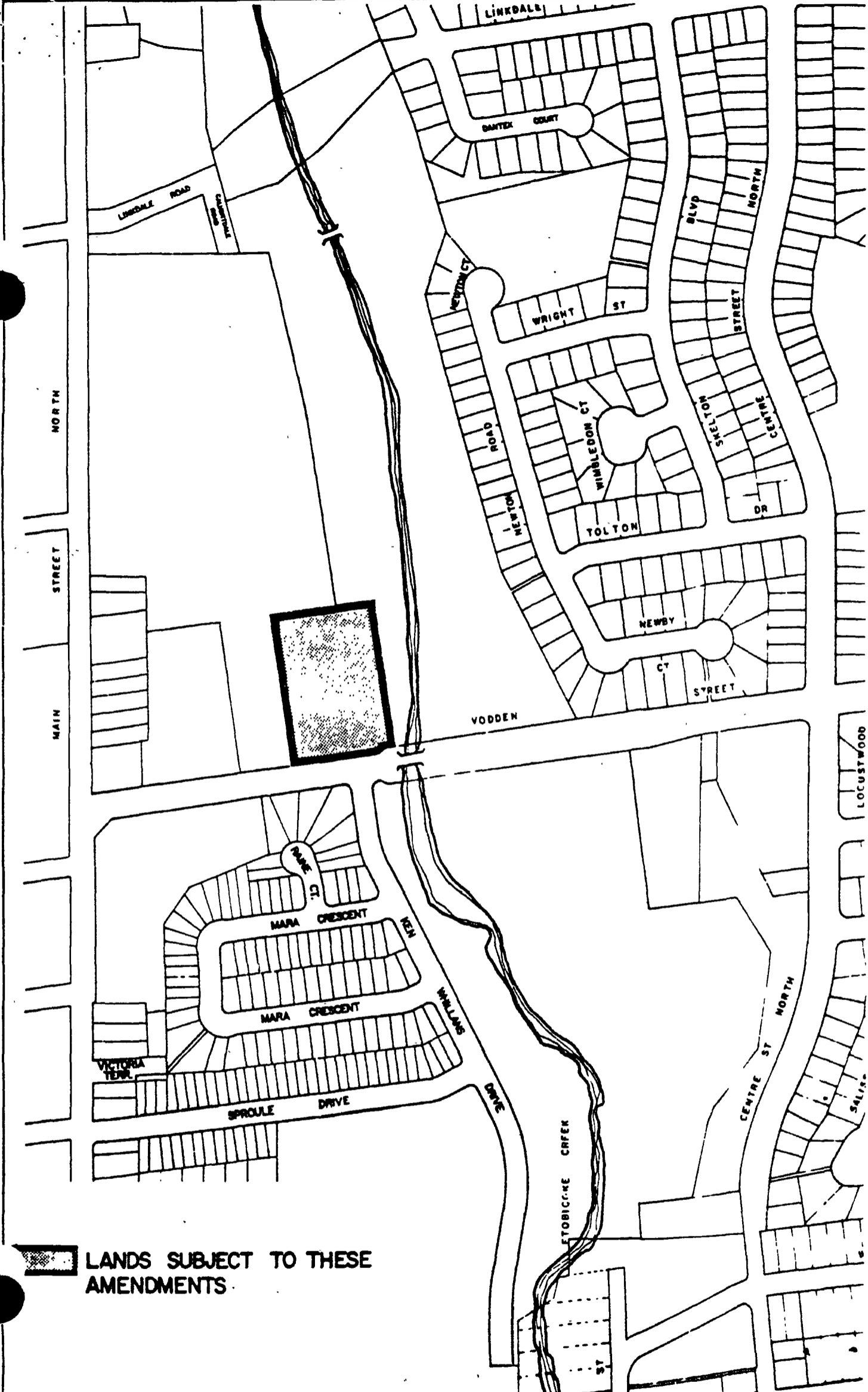
4.8.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers. The design of parking facilities shall have regard to the convenience and safety of customers and employees.

4.8.3 The location and design of access ramps shall be to the satisfaction of the City and Metropolitan Toronto and Region Conservation Authority.

4.8.4 Due to the proximity of the development to the Etobicoke Creek, an area regulated by the Metropolitan Toronto and Region Conservation Authority, approval of the site and grading plans will be required by the Authority prior to the issuance of a building permit. The Metropolitan Toronto and Region Conservation Authority require that no openings in the building be permitted below the established Regional Flood Plain levels, and that the elevation of the finished first floor be above the established Regional Flood Plain levels.

4.8.5 Adequate loading spaces shall be provided to the satisfaction of the City.

4.8.6 The illumination of parking and ancillary areas and the illumination of signs shall be controlled to minimize visual intrusion and glare upon the abutting residential properties."



 LANDS SUBJECT TO THESE AMENDMENTS.

OFFICIAL PLAN AMENDMENT No. 125
 OFFICIAL PLAN AMENDMENT No. 125A
 Schedule A


 1:4000

CITY OF BRAMPTON
 Planning and Development
 Date: 1987 08 13 Drawn by: *P.S.*
 File no. CIE8.13 Map no. 43-75E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 125
AND
AMENDMENT NUMBER 125 A

Attached are copies of a report from the Planning and Development Services Division, dated June 11, 1987 and a copy of the notes of a Public Meeting held on June 29, 1987, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

24/87/6

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 11, 1987

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Lot 22 and Part of Lot 23, Registered Plan BR-12
Ward Number 1
CENTRE PARK MEDICAL ARTS DEVELOPMENT
Our File Number: C1E8.13

1.0 Background

The applicant is requesting the redesignation of land on Vodden Street; and the removal of 3 semi-detached and 1 detached houses to permit the construction of a 3 storey of medical office building.

2.0 Property Description

The subject property is located on the north side of Vodden Street, east of Main Street North, between an entrance to Kingspoint Plaza and the Etobicoke Creek. The parcel has a frontage of 100.88 metres (330.98 feet) on Vodden Street and a total lot area of 1.29 hectares (3.2 acres). The lands are currently occupied by 3 semi-detached dwellings and a single detached dwelling and accessory buildings.

3.0 Official Plan and Zoning Status

The City of Brampton Official Plan, designates the subject property on Schedule 'A' as Commercial and Open Space; Schedule 'F' further defines the commercial designation with a symbolic District Commercial designation, and on Schedule 'B' as Hazard Lands. The

D12-2

Consolidated Official Plan (Brampton North Secondary Plan) designates the property as Residential High Density and Open Space.

The Zoning By-law 200-82, for the former Town of Brampton, zones the subject property as Residential Holding (RH).

4.0 Proposal

The applicant proposes to develop the site with a medical office building with a gross floor area of 2881.46 square metres (31,016.8 square feet), on 3 floors, each floor containing 960.488 square metres (10338.9 square feet) providing a coverage of 7.5 percent of the entire site of 1.3057 hectares (3.2263 acres). The project will have a landscaped area of 6,720.65 square metres (68,003.2 square feet) or 48.4 percent of the site, and parking for 189 cars, although the requirement is 202 spaces is noted.

The site will have 2 driveways from Vodden Street and 8 metres (26.3 feet) of landscaping between Vodden Street and the handicapped parking at the front of the building.

On the east side approximately 1/3 of the site (46m x 133m) (150.9 feet x 436 feet) will be conveyed to the City of Brampton as valley land.

5.0 Comment from Other Agencies and Departments

Community Services Department - Parks Division advises that a 1.8 metres (6 feet) chain link (black vinyl) fence will be required along the easterly property line, 1.5 metres (5 feet) from the proposed parking. A landscape plan for the valleyland to be conveyed, is required along with the applicant's agreement of responsibility to carry out any remedial work in terms of erosion embankment stabilization, debris removal, grading etc. A tree survey of the site is requested. The applicant should arrange for

survey stakes along the line proposal "to be given to the City of Brampton" and a site walk carried out to determine if the top of bank (buildable area) is acceptable.

Transit Division request the developer to pay \$1,800.00 cash-in-lieu or install one transit bus pad on the island area between the two driveways to Vodden Street, the pad to be 3.66 metres x 7.32 metres (12 feet x 24 feet) and built to City specifications.

The Public Works Department - Development Section have the following comments:

1. The proposed driveway location must be approved by our Traffic Department.
2. We require a 3 metre road widening along Vodden Street.
3. We require a grading and drainage plan for approval by this department.
4. This plan must be approved by the Metropolitan Toronto and Region Conservation Authority before proceeding any further.

The Traffic Engineering suggest that there is a strong possibility that traffic signals will be placed at Vodden Street and Ken Whillans Drive. This should be confined to a single access point located opposite Ken Whillans Drive 10 - 11 metres in width. The site layout should be adjusted to provide an efficiently operating "throat approach" and allow for a smooth transition to the internal aisles and parking areas. In the event of future signal installation the City will require an agreement with the owner to allow the placement and maintenance of a detector loop on the driveway access.

Zoning Division, in reviewing the application find that two uses requested - "chiropractor and podiatrist" would be classified as "drugless practitioners" and therefore are required to provide parking at a ratio of one space for every 12 square metres and not one for every 23 square metres as shown on the plan. The applicant should show the actual floor area to be used for the two uses to determine total parking spaces needed. The parking provision of 189 spaces is shown in less than the 202 required by the by-law.

The Regional Public Works Department has examined the proposal and indicates that sanitary sewer service is available on easement at the north limit of the site. Municipal water is available on Vodden Street and Regional roads are not directly affected.

The Metropolitan Toronto and Region Conservation Authority has reviewed the proposal and would have no objections to the amendment, subject to the lands on the site plan shown as "to be given to the City of Brampton" being designated to prohibit buildings and structures other than those required for flood and/or erosion control.

Since the subject property is within an area regulated by the Authority under Ontario Regulation 293/86, they request the opportunity to review site and grading plans prior to the issuance of a building permit by the City of Brampton. They also note that the applicant will require a permit from the Authority to develop the site.

The Community Design Section comment as follows:

1. It is recommended that the loading bay be relocated to the area abutting the rear pedestrian entrance so that the loading area is in alignment with driveway and presents an easier movement for delivery vehicles.

2. Conservation Authority shall comment on storm drainage issue.
3. The developer shall recognize that a retaining wall similar to those around the Kingspoint Plaza may be required by the Conservation Authority.
4. The proposal, if approved, shall be subject to site plan approval including the provision of planting in the area to be conveyed.
5. Curb radius should be increased to 7.5 metres. The Public Works Division shall confirm that two accesses are acceptable.

The following departments Fire, Law and Policy Section have no comments.

6.0 Discussion

In reviewing the application, staff consider the proposal a suitable use for the area. The Official Plan for the City of Brampton designates the property as Commercial a use compatible with the area. There are a number of matters that will require the attention of the applicant which will be part of the conditions of approval.

The parking space requirement should be reviewed in relationship to the differing uses proposed for the building. If the applicant was able to confirm the tenants in the building, calculating the parking space requirement would be straight forward. Because different users generate different parking requirements, we must modify the list of "related medical uses" (parking at 1 space/23 square metres) to include only the following: pharmacy, dispensary, laboratory, magazine and smoke shop; coffee shop, optical outlet, medical supplies, household health aids and orthopedic aids. The remainder must be considered medical offices (parking at 1 - 12 square metres) are as follows: ultrasound, x-ray, nuclear medicine, physiotherapy, sports medicine, massage therapy, chiropractor and podiatrist.

D12-6

The gross floor area of 2881 square metres produces a different gross leasable commercial floor area, the applicant assumes a 2/3 split for health care (physicians, etc.) and 1/3 of the building for retail and personal services. The parking requirement on the basis of 1/12 square metres for health care services , 1/23 square metres for related uses will generate a need for 202 spaces.

Because the applicant is proposing fewer parking spaces (189) than are required (202), the building gross floor area should be reduced to meet the requirements. For example a reduction of 69 square metres on the ground floor and each other floor, would result in a parking need of only 188 spaces.

In order to accommodate the expected traffic on Vodden Street, it will be necessary to relocate and limit the proposed entrances to the site. The resultant design should establish one entrance in line with Ken Whillans Drive. This access will encroach upon the flood plain valleyland and will require Metropolitan Toronto and Region Conservation Authority approval.

The proposed driveway realignment as recommended by the Manager of Traffic Engineering Services, will most likely require the building to be relocated to satisfy traffic circulation. The parking lot may also be sized and redesigned to reflect any changes to the overall size of the building.

Upon review by the Manager of Transit Services, the bus pad may be re-sited to create less conflict with regular vehicular traffic upon Vodden Street. The location of the loading bay should be reviewed to eliminate any on-site pedestrian and vehicular conflict.

The Metropolitan Toronto and Region Conservation Authority must have an opportunity to review the site and grading plan prior to the issuance of a building permit and the City will ensure that any grade design work will establish slopes that are easily maintained.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that subject to the approval of Metropolitan Toronto and Region Conservation Authority regarding the relocation of the entrance in the valleylands to permit the realignment of the entrance and Ken Whillans Drive that:

- A. A Public Meeting be held with respect to the proposed amendment to the Official Plan and Zoning By-law in accordance with City Council's procedures, and;
- B. Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the proposed development be recommended for approval subject to the following conditions:
 - 1. Conditions apply to the site plan dated November 26, 1986 and revised and follows:
 - a) To provide a building sized subject to the parking spaces available,
 - b) To locate a bus pad subject to the requirements of the Commissioner of Community Services, and
 - c) To relocate the loading bay to provide convenient and safe access for pedestrians and vehicles.
 - 2. The site specific zoning by-law shall contain the following:
 - a) the site shall only be used for:
 - i) health care practitioner offices, occupying a maximum of 2/3 the gross commercial floor area;

ii) retail and personal services, accessory to the permitted health care offices occupying a maximum of 1/3 the gross commercial floor area as follows:

- a) pharmacy;
- b) medical laboratory;
- c) magazine and smoke shop;
- d) coffee shop (subject to a gross commercial floor area of 50 square metres);
- e) optical outlet;
- f) medical supplies, and
- g) orthopedic aids.

b) building envelope, landscaped open space, parking, loading and paved areas shall be identified which are consistent with the amended preliminary site plan.

c) the maximum height of building shall not exceed three storeys;

d) all garbage and refuse storage containers shall be located within the building;

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

- a) prior to the issuance of a building permit a site plan, landscape plan, grading and drainage plan, elevation cross section drawings and a road works, parking areas and access ramp plan shall be approved by the City in accordance with the City's site plan approval procedures and appropriate securities shall be deposited with the City to ensure implementation of these plans.

- b) the landscape plan shall include the provision of street trees to the satisfaction of the City on Vodden Street.
- c) prior to the issuance of a building permit arrangements shall be made to the satisfaction of the Region of Peel for the servicing of the subject lands.
- d) the applicant, at his expense, shall provide a bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services.
- e) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit.
- f) the applicant, at his expense, shall construct a 1.8 metre high black vinyl chain link fence along the easterly and westerly boundary of the site of a design satisfactory to the City.
- g) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.
- h) The applicant shall grant easements as may be required for the installation of utilities and municipal services to the appropriate authorities.
- i) The applicant shall support an appropriate amendment to the Consolidated Official Plan and Zoning By-law to permit the proposed development.
- j) The applicant shall convey, gratuitously to the City, the area marked as "to be given to the City of

Brampton" 39.3 metres (128.94 feet) by 134.62 metres (441.69 feet) approximately to the City for Park purposes, in a condition satisfactory to the City.

k) The applicant shall submit, prior to the issuance of a building permit, for the review and approval of the Metropolitan Toronto and Region Conservation Authority and the City, the following:

i) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands.

ii) overall grading plans for the subject lands which shall show minimum elevation of any opening into the building of 218.6 metres.

l) The applicant shall agree by agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority;

i) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report(s), as required in Condition 2k.

ii) to obtain a permit for the works described in Condition 2k.

iii) to submit, site and grading plans to the Metropolitan Toronto and Region Conservation Authority for their review and approval. These plans shall be submitted prior to the issuance of building permits by the Municipality.

m) The owner shall not remove any trees or topsoil from the land or start any grading of the lands without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building.

n) The owner shall agree that in the event of future signal installation, to allow the placement and maintenance of a detector loop on the driveway access.


C. Staff be directed to prepare the appropriate documents.

Respectfully submitted,




Ron Burnett, M.C.I.P.
Development Planner

AGREED:



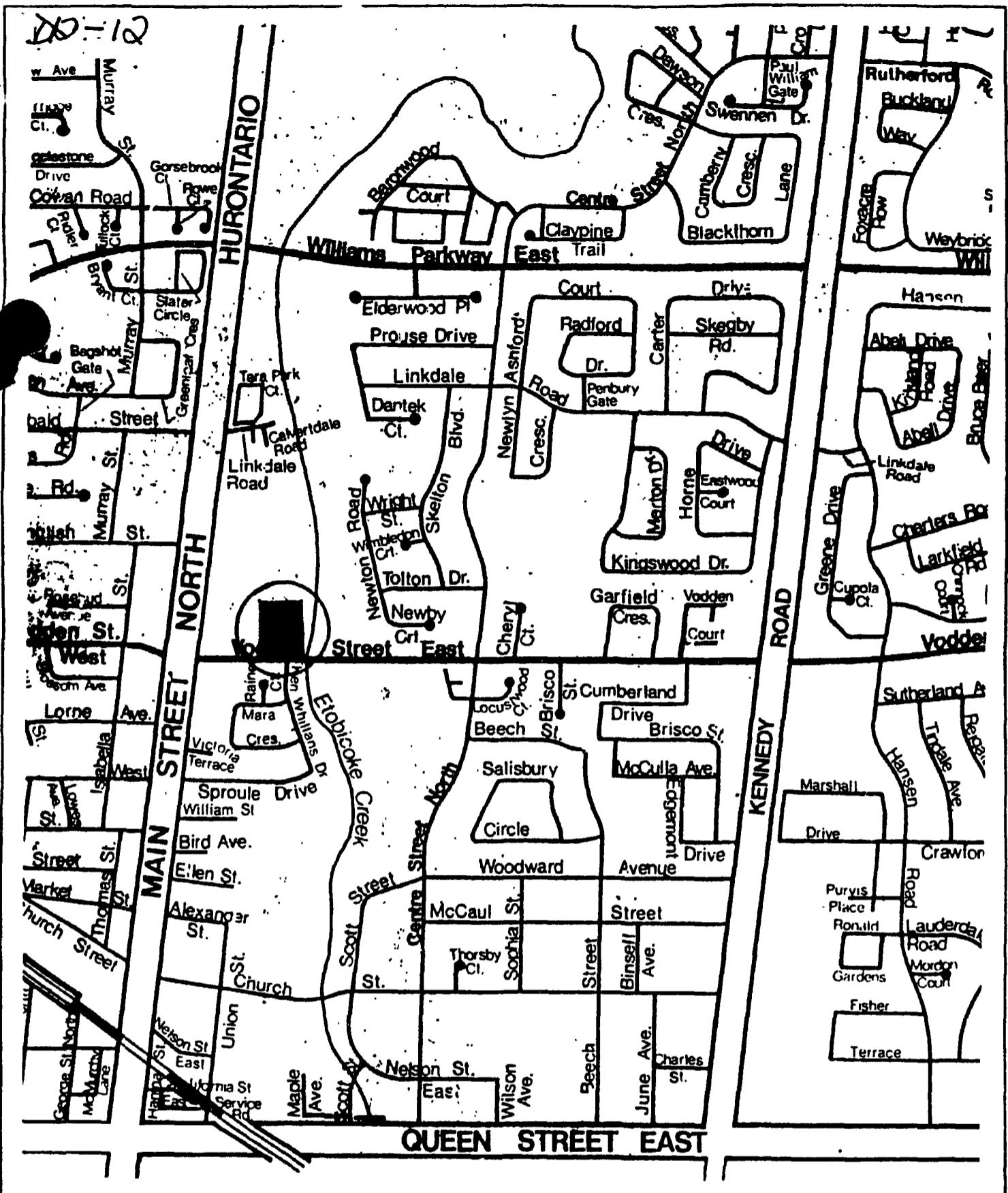
F. R. Dalzell, Commissioner of
Planning and Development




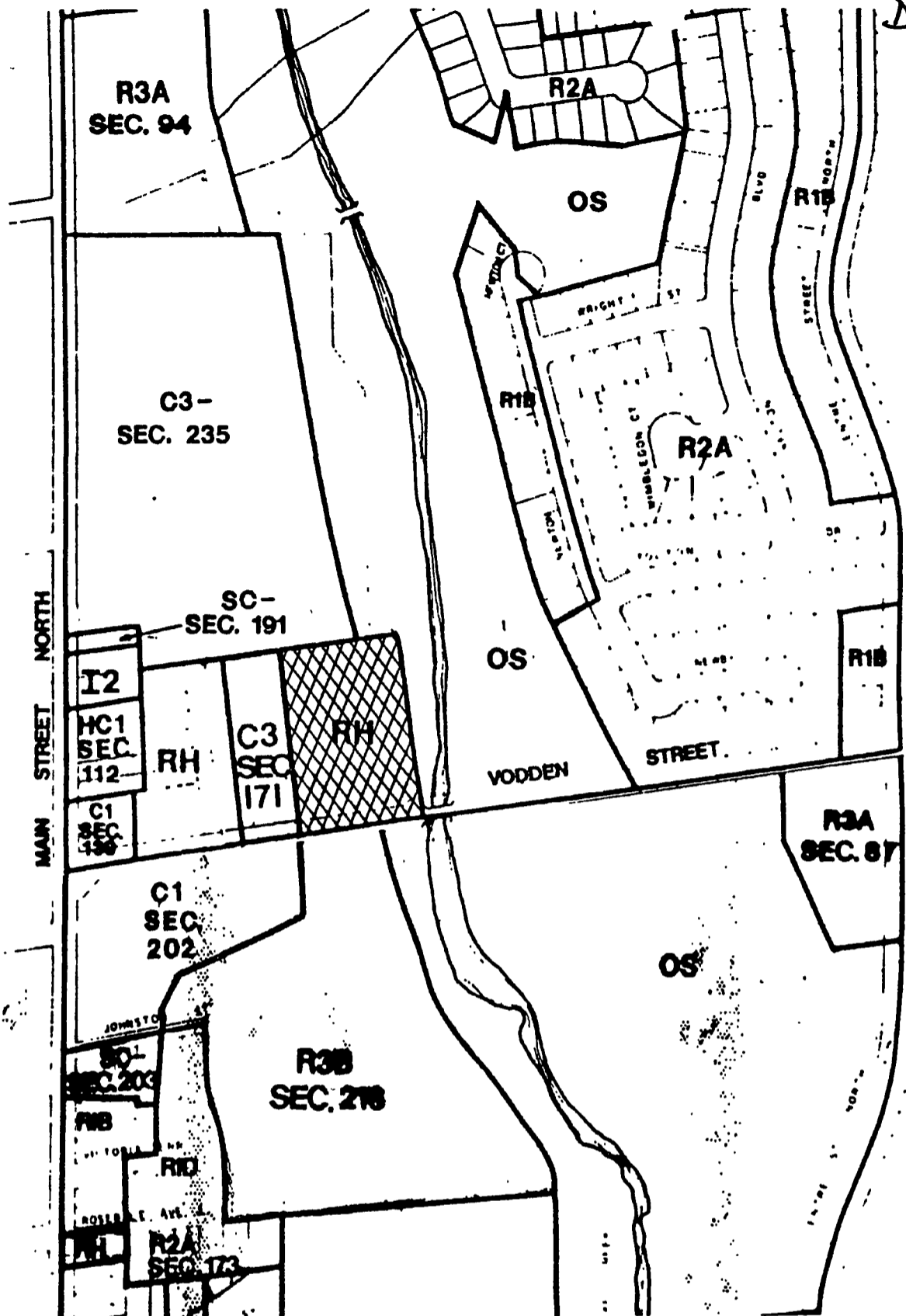
L. W. H. Laine, Director,
Planning and Development
Services Division


RB/hg/1

DD-12



<p>LOCATION MAP</p> <p>CENTRE PARK MEDICAL ARTS DEVELOPMENTS</p>	 <p>1:2000</p>	<p>CITY OF BRAMPTON Planning and Development</p> <p>Date: 87.06 01 Drawn by: J.K. File no. CIE8.13 Map no. 43-75A</p>
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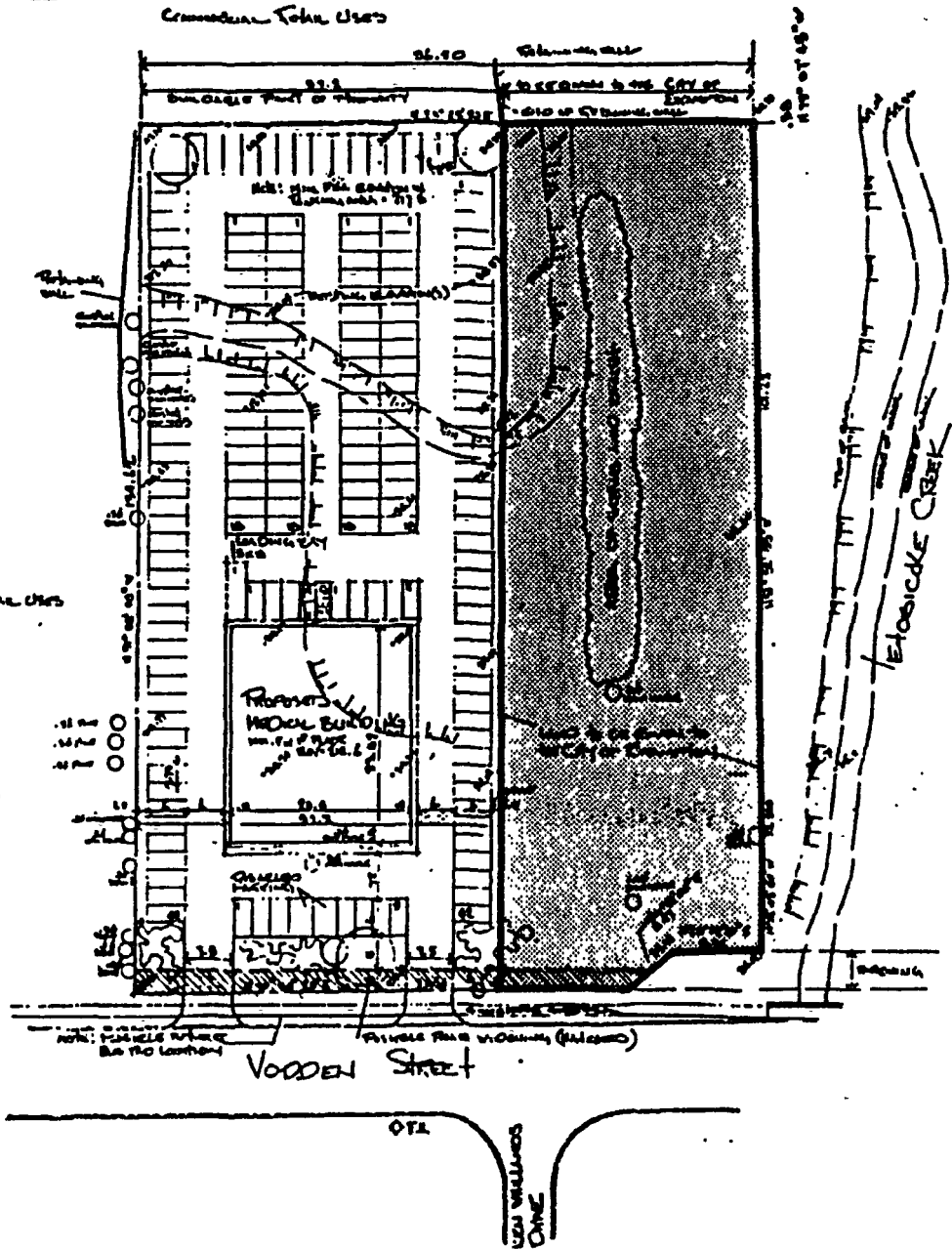
SURROUNDING ZONING
 SUBJECT PROPERTY 
CENTRE PARK MEDICAL ARTS DEVELOPMENTS



CITY OF BRAMPTON
 Planning and Development

Date: 87. 06 01 Drawn by: J.K.
 File no. CIE8.13 Map no. 43-75C

D12-14



Commercial Park Drive

- Note:
- Not a part of any other plan
 - Subject to all applicable laws and regulations
 - Subject to all applicable laws and regulations

Voodoo Street

133 AC.

PROPOSED SITE PLAN

CENTRE PARK MEDICAL ARTS DEVELOPMENTS



1:115

CITY OF BRAMPTON
Planning and Development

Date: 87.06.01 Drawn by: J.K.
File no. CIE8.13 Map no. 43-75B

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 3, 1987

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Lot 22 and Part of Lot 23, Registered Plan BR-12
Ward Number 1
CENTRE PARK MEDICAL ARTS DEVELOPMENT
Our File Number: C1E8.13

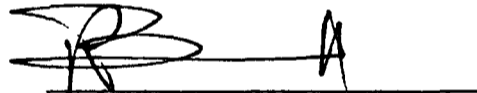
The notes of the Public Meeting held on Monday, June 29, 1987, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the Public Meeting and no letters or objections have been received.

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


- A) the notes of the Public Meeting be received;
- B) the application be approved as adopted by City Council on June 22, 1987, and
- C) staff be directed to present the appropriate documents for Council's consideration.

Respectfully submitted,




Ron Burnett, M.C.I.P.
Development Planner

AGREED:



F. K. Dalzell, Commissioner of
Planning and Development

RB/hg/1



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

D8-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Monday, June 29, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:19 p.m., with respect to an application by CENTRE PARK MEDICAL ARTS DEVELOPMENT (File: C1E8.13 - Ward 1) to amend both the Official Plan and the Zoning By-law to permit the development of a medical office building on the subject property.

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

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

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

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

There were no interested members of the public present and the meeting adjourned at 9:50 p.m.