



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 215-84

To adopt Amendment Number 37
and Amendment Number 37 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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 37 and Amendment Number 37 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 and Housing for approval of Amendment Number 37 and Amendment Number 37 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 10th day of September, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

AM 210300

AMENDMENT NUMBER 37

and

AMENDMENT NUMBER 37 A

to the Official Plan of the
City of Brampton Planning Area

21 OP 0031 037

-1

Amendment No. 37
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 37A to the *CONSOLIDATED*
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. 37A to the Consolidated Official Plan and Amendment No. 37~~8~~ to the Official Plan for the Brampton Planning Area.

Date ... *Nov. 5, 1984*



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



THE CORPORATION OF THE CITY OF BRAMPTON

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This 10th day of September, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AND

1. Purpose:

The purpose of this amendment is to:

- (1) permit both low density residential and limited commercial uses along Main Street North between Church Street and Vodden Street, and
- (2) permit the existing detached dwelling located on the lands shown outlined on Schedule A to this amendment to be used for either residential or specific commercial purposes and to provide supplemental development principles for its specific commercial use.

2. Location:

The lands subject to this amendment are located:

- (1) on Main Street North between Church Street and Vodden Street, and
- (2) on the east side of Main Street North, approximately 18 metres south of Ellen Street, being part of Lot 6, Concession 1, E.H.S., geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 37 :

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

(a) by adding to Section 2.1 the following:

"Main Street North

2.1.1.2.11 Properties fronting on Main Street North between Church and Vodden Street which are designated "Residential" on Schedule A, may be used for residential purposes, limited commercial purposes, or a combination of the two, provided that the low density residential appearance of the property is maintained.

The type of commercial uses to which these properties may be put shall be subject to further amendments to this plan."

- (b) by deleting the first paragraph of subsection 7.2.7.7, and substituting therefor the following:

"Subsection B2.6 of Chapter B1, and Chapter B2 of Section B of Part C, and Plate Number 10, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96 and 99, and by Amendment Numbers 11A, 17A, 22A, 29A and A to the Consolidated Official Plan, are combined, and shall constitute the Brampton Central Secondary Plan."

(2) Amendment Number 37 A:

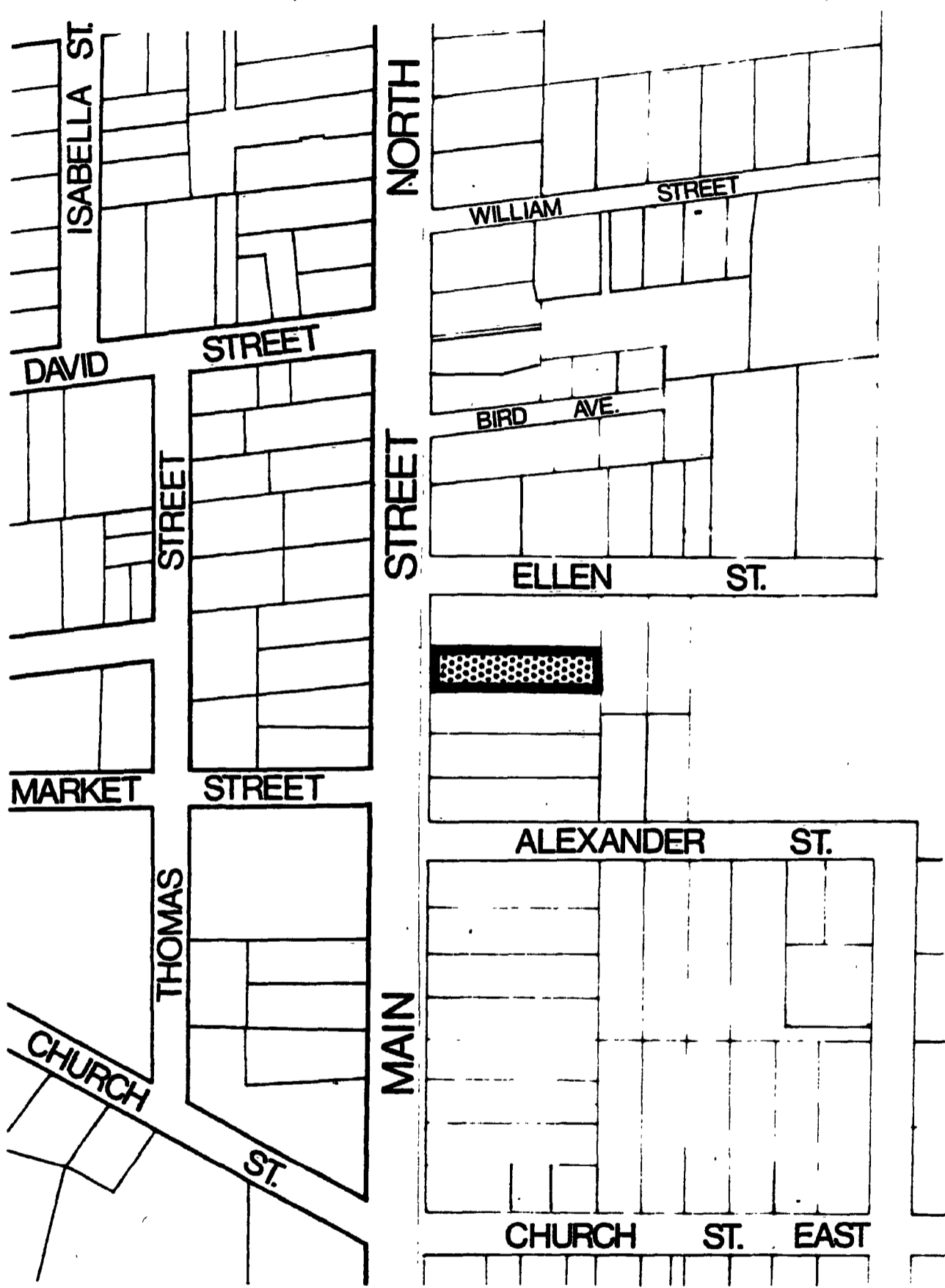
- I. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton Central Secondary Plan (being Subsection B2.6 of Chapter B1, and Chapter B2 of Section B of Part C, and Plate Number 10, all of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Official Plan Amendment Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96, 99, and by Amendment Numbers 11A, 17A, 22A and 29A), is hereby amended:

- (a) by adding to Part C, Section B, Chapter B1, Subsection B2.6, Paragraph 3.0, the following:

"3.9 In Neighbourhood 2, the existing detached dwelling located on the east side of Main Street North, approximately 18 metres south of Ellen Street, occupying part of Lots 113 and 114, Plan BR-2, and known municipally as 202 Main Street North, may be used for low density residential purposes or for limited office purposes. The low density residential character of the property is to be maintained through the careful renovation and maintenance of the existing building, judicious use of landscaping, controlled and limited use of signs, and the prohibition of outside storage of equipment or materials associated with the commercial undertaking.

Commercial floor space will be restricted to an amount for which adequate on-site parking can be provided."





 Lands Subject to this Amendment

OFFICIAL PLAN AMENDMENT No. 37
 OFFICIAL PLAN AMENDMENT No. 37 A
 Schedule A



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 84 05 22 Drawn by: RB
 File no. CIE6.29 Map no. 43-54 G

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 37

AND

AMENDMENT NUMBER 37 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated May 31, 1984 and a copy of a report from the Director, Planning and Development Services Division, dated July 30, 1984, forwarding notes of a public meeting held on July 25, 1984.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 31, 1984

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and the Zoning By-law
Part of Lots 113 and 114, Plan BR-2
202 Main Street North
Ward Number 5
MR. C. ROBERTSON and MR. W. MILES
Our File Number C1E6.29

1.0 Introduction:

An application to amend the Official Plan and the Zoning By-law has been filed with the City Clerk to permit the use of an existing single family detached dwelling for general office purposes.

2.0 Property Description:

The subject property is 0.054 hectares (0.13 acres) in size and is located on the east side of Main Street North, approximately 18 metres south of Ellen Street. The property has a frontage of 11.354 metres (37.25 feet) and a depth of 47.854 metres (157 feet).

The property is presently occupied by a two and one half storey brick single-family detached dwelling having a total floor area of approximately 181.4 square metres (1952.2 square feet). A two car frame garage in good condition occupies the rear portion of the site. Access to the garage is obtained via a 2.7 metre (9 foot) wide asphalt driveway between the house on the subject property and the

house on the abutting property to the south. This driveway not only serves as access to the subject site but as access to the property to the south, which is virtually a mirror image of the subject site.

A number of good quality deciduous trees exist in the rear yard, the majority of which are behind the existing garage or along the north property boundary. One mature Norway Maple, in good condition, exists in approximately the centre of the subject site, about 6 metres (20 feet) from the rear of the house.

A covered porch, a small portion of which is enclosed, and a concrete walk exist in the front yard of the site with the balance of the front yard being landscaped in the form of grass and shrubs.

Surrounding the site are the following uses:

- to the north, lands are developed for residential purposes fronting on Main Street North and Ellen Street, with the exception of a commercial operation (Flowerland Florist) at the north-east corner of Main Street North and Ellen Street.
- to the south, the abutting property has been developed for a single family detached dwelling in a virtually identical manner as the subject lands, and shares a common access with the subject lands to Main Street North. Farther south lands are also developed for residential purposes with frontages on Main Street North and Alexander Street.
- to the east, lands are developed for residential purposes, fronting on Ellen Street, while farther west is the Central Public School which is currently being used by the Board for administrative purposes.
- to the west, on the opposite side of Main Street North, lands are developed primarily for residential purposes, with the exception

of a funeral home (McKillop Coates) at the south-west corner of Main Street North and Market Street.

3.0 Official Plan and Zoning Status:

The subject site is designated in the Official Plan as Residential and is within the area known as the Brampton Central Planning District. By the readoption of the secondary plan for the Brampton Central Planning District, the Official Plan further defines this Residential designation as Residential Low Density.

Although the secondary plan for the Brampton Central Planning District has been readopted in the Official Plan, in January of 1981 Council initiated the preparation of a new secondary plan for the district. As part of this new secondary plan process, the Four Corners Revitalization Study was prepared, received by Council and referred to staff for further evaluation and as background material to the new secondary plan. The subject site is outside of the boundary of the revitalization study, but within the boundary of the Brampton Central Secondary Plan Area. At present, staff is preparing a concept plan for the Central Planning District, which is intended to form the basis for a new secondary plan.

In October of 1983, Council directed staff to prepare guidelines for Main Street North between Church and Vodden Streets to allow limited and controlled commercial development which would be compatible with the residential character of the area. Subsequently, Council at its meeting held on February 20, 1984, adopted the following recommendation:

"That the Report dated 1984 01 23 re Land Use Guidelines - Main Street North between Church and Vodden Streets, be received and;

1. That Attachment 1 (Land Use Map) to the staff report dated November 30th, 1983, be deleted and replaced by Attachment 1 (Land Use Map), hereto;

2. That "personal service shops" be added to the list of permitted commercial uses outlined under Section 6.2.2(2) of the staff report dated November 30th, 1983;
3. That development applications for properties along Main Street North between Church and Vodden Streets be considered on a site-specific basis and be evaluated in terms of their conformity with the objectives, land use criteria and development guidelines discussed under Section 5.0 and 6.0 of the staff report dated November 30th, 1983;
4. That staff be directed to incorporate the provisions of Sections 5.0 and 6.0 of the said report into the Secondary Plan concept for the Brampton Central Planning Area, and;
5. Add to criteria re: access to parking would only be allowed through the front yard."

By-law 200-82 zones the subject site Residential Single Family B (R1B), which limits the use of the subject property to a single family detached dwelling and a home occupation.

Considering the foregoing, amendments to both the Official Plan and the Zoning By-law are required to permit the use proposed.

4.0 Proposal:

The applicant is proposing that the Official Plan and the Zoning By-law be amended to permit the use of the existing detached dwelling for general office purposes, namely the administrative offices of a commercial printing operation which is located elsewhere within the City.

The applicant has submitted a preliminary site development plan (attached to this report) which illustrates the location of the existing house and garage. In addition to the two parking spaces

contained in the existing garage, five parking spaces are proposed in the rear yard abutting the north property boundary. To facilitate these parking spaces, it is proposed that the existing Norway Maple approximately 6 metres to the east of the existing house will be removed and the majority of the rear yard will be paved. Access is proposed via the existing 2.7 metre (9 foot) common driveway along the south side of the subject site to Main Street North.

With respect to the existing structure, the applicant has indicated that no alterations will be made to the exterior save minor maintenance and repair work and no significant alterations are necessary to the interior to accommodate the proposed use.

Access to the structure is proposed via the existing entrance on the Main Street frontage and the existing entrance to the rear yard. Concerning landscaping, it is proposed that the front yard, northerly side yard and portions of the rear yard which will not be used for parking purposes will be retained as landscaped open space. The existing vegetation on the site, with the exception of that within the proposed parking area, is proposed to be retained. In addition a 1.68 metre (5.5 foot) wood screen fence is proposed along the portion of the north property boundary to screen the proposed uncovered parking spaces from the abutting residential properties to the north.

5.0 Comments:

Public Works Division advise they require a 3 metre road widening along Main Street North where it abuts the subject site. They also require that the subject site be drained in such a way as not to interfere with the drainage of abutting properties.

Building Division advise they have no comments.

Fire Department advise they have no comments or objections.

Community Services Department advise that the existing mature Norway

Maple tree should be preserved and the proposal be modified accordingly.

Region of Peel advise that full municipal services are available and Regional roads are not directly affected.

6.0 Discussion:

As noted earlier, the subject site is located within a study area recently considered by a report entitled "Land Use Guidelines - Main Street North between Church and Vodden Streets" which was adopted by Council, with modifications, as the basis for reviewing development applications for properties along Main Street North between Church and Vodden Streets.

The proposal to use the existing detached dwelling as a general office is consistent with the type of commercial uses indicated in the aforementioned report as acceptable to achieve the objectives outlined in the report. However, there are several aspects of the subject proposal which require careful analysis to ensure that the objectives for Main Street North redevelopment are achieved.

Firstly, it is noted that one of the objectives for Main Street North redevelopment states "that redevelopment have no negative affects on the function of Main Street North as an arterial road." Access to the subject property is proposed via an existing 2.7 metre (9 foot) right-of-way containing an asphalt driveway. It is noted that fifty percent of this right-of-way and driveway is located on the subject site while the balance is located on the abutting residential property to the south, and is to serve as both ingress and egress for both properties. With such a limited ingress and egress arrangement the traffic flow on Main Street North could be delayed should a vehicle be exiting either property while another in attempting to enter. In addition it is noted that any effort to rectify this situation by widening the driveway between Main Street and the existing house would necessitate the removal of the front porch, which in the opinion of staff would not be desirable as the porch is

a significant element of the architectural design of the existing house. Although it is recognized that the access arrangements to the subject site are not ideal and cannot be improved, staff are of the opinion that considering the low intensity nature of the proposed use, it can be tolerated in this instance.

The second aspect deals with the provision of adequate parking. In this regard it is noted that a total of 6 parking spaces are required to accommodate the proposed use based on the standards contained in By-law 200-82. The preliminary site plan submitted by the applicant indicates that a total of 7 parking spaces can be provided, 2 of which are located in the existing garage. One of the parking spaces proposed in the garage will be partially obstructed by those spaces proposed abutting the northerly boundary of the site. However, both of the spaces proposed in the existing garage can be considered acceptable as the use proposed should result in a low turn over rate of parking spaces.

Although it would appear that a sufficient number of satisfactory parking spaces can be provided, the provision of these spaces as proposed by the applicant will result in the necessity to remove the existing Norway Maple located approximately in the centre of the site, 6 metres to the rear of the house. As noted earlier this tree is in good condition and in the opinion of staff is worthy of preservation. It is therefor recommended that the tree not be removed and that a satisfactory open space area surrounding the base of the tree be provided. Since the implementation of this recommendation will result in reducing the number of parking spaces which can be provided from 7 to 5, it is also recommended that the existing concrete porch at the rear of the house be removed and reconstructed such that the required sixth parking space can be provided between the house and the open space area surrounding the tree.

The third aspect involves the screening of the proposed parking area to minimize any negative affects on the abutting residential

properties. In this regard staff recommend that a 1.8 metre high wood screen fence will be provided to the satisfaction of the City along the north and east boundaries of the rear yard of the site, which in the opinion of staff will effectively screen the proposed parking area from the abutting residential properties to the north and the east.

Concerning the abutting residential property to the south, namely 200 Main Street North, the mutual driveway arrangement makes the screening of proposed parking area from this property virtually impossible. In recognition of this problem a letter has been received from Margaret Birss, owner of 200 Main Street North, a copy of which is attached, indicating her support of the subject proposal and outlining that she fully understands and consents to the increased volume of vehicles which will utilize the driveway which she shares and that no screening will be provided between her property and the parking area proposed by the applicant. Considering this letter and the likelihood that the abutting property to the south will be redeveloped in a similar manner to the subject site, staff can support the subject proposal without screening the proposed parking area from the abutting property to the south.

To further ensure that the objectives for the redevelopment of Main Street North are achieved, appropriate conditions of approval should be required in keeping with the development guidelines contained in the report entitled "Land Use Guidelines - Main Street North between Church and Vodden Streets". In addition, as a building permit may not be necessary for the subject proposal, the approval of a site and landscape plan, the depositing of appropriate securities and the execution of the appropriate development agreement should be carried out prior to the passing of an amending by-law.

7.0 Conclusion:

It is the opinion of staff that the subject proposal can comply with

the objectives for the redevelopment of Main Street North and can be supported from a planning standpoint. Although there are certain aspects of the proposal, namely the access arrangement, parking and screening of the parking area which are not ideal, staff feel that these matters are not significant considering the low intensity nature of the proposed use.

In view of the foregoing, it is recommended 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 appropriate amendments to the Official Plan and Zoning By-law for the consideration of Council, subject to the following conditions:

1) The site specific zoning by-law contain the following:

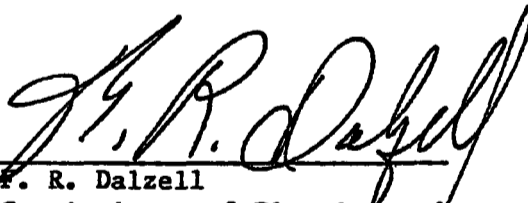
- (a) building envelopes be identified which are consistent with the existing house and garage on the site;
- (b) the site shall only be used for office purposes excluding the offices of physicians, dentists or drugless practitioners or a real estate office;
- (c) the gross floor area of the structures shall be limited to that which currently exists;
- (d) the gross commercial floor area of the office shall be limited to 182 square metres;
- (e) a minimum of 6 parking spaces shall be provided;
- (f) all garbage and refuse containers shall be located within the house or the garage;

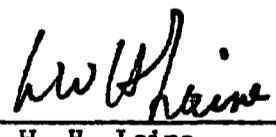
- (g) no outside storage or display of goods shall be permitted.
- 2) Development of the site be subject to a development agreement.
 - 3) The development agreement shall contain the following provisions:
 - (a) no flood lights will be installed on the site and all exterior lighting will be in keeping with the residential character of the area;
 - (b) all of the existing trees on the site will be preserved;
 - (c) all signs on the property shall be approved by the Commissioner of Planning and Development in accordance with the Main Street North Sign Guidelines as endorsed by Council, and;
 - (d) the drainage of the site shall not adversely affect the drainage of abutting properties.
 - 4) Prior to the enactment of the Official Plan Amendment and the site specific by-law, site plan approval, landscape plan approval and grading and drainage plan approval shall be obtained and appropriate securities be deposited with the City to ensure implementation of these plans.
 - 5) The site and landscape plans shall reflect the following:
 - (a) the provisions of a parking area in the rear yard to accommodate 6 vehicles, 4 to be located on a paved parking area and 2 to be located in an existing garage.
 - (b) the provision of a wood privacy fence, 1.8 metres in height, along the entire north and south boundaries of the rear yard to screen the parking area from the residential

properties to the north and east.

- (c) the preservation of existing good quality Norway Maple tree located in approximately the centre of the site, 6 metres east of the rear of the house along with a satisfactory open space area surrounding the base of the tree.
 - (d) the removal of the existing porch at the rear of the house and the reconstruction of said porch in such a manner that a parking space can be provided between the house and the open space area surrounding the tree.
 - (e) the provision of guards, curbs and/or car stops to protect the landscaped area, existing trees, structures and fencing which may be susceptible to damage from vehicular traffic.
- 6) A 3 metre wide road widening along the site's Main Street North frontage, be conveyed to the City.

AGREED:


F. R. Dalzell
Commissioner of Planning and
Development


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

Enclosures - 4

DR/jb/12

DZ-12

May 4th, 1984

Mr. C. T. Robertson and Mr. William Miles
c/o Bramalea Printing Limited
39 Stafford Drive
BRAMPTON, Ontario
L6W 1L3

Dear Mr. Robertson and Mr. Miles:

Re: Robertson and Miles proposed rezoning
202 Main Street North, Brampton

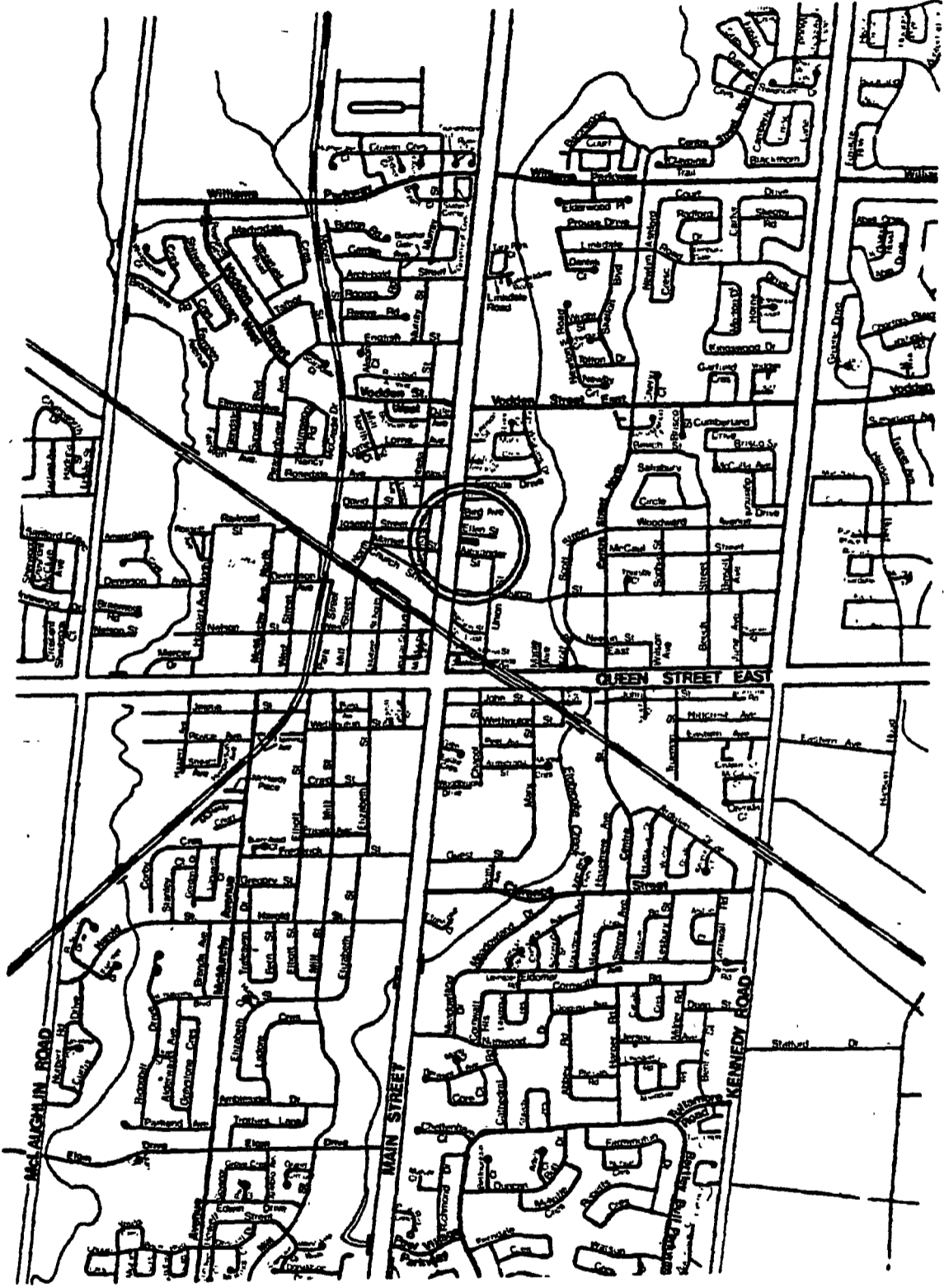
This letter will confirm that I support the rezoning of 202 Main Street North to "Service Commercial" for office purposes in accordance with the site plan prepared by Mr. Robert Posliff, which Site Plan has been fully reviewed with me. This letter will confirm that I fully understand and consent to the increased volume of cars which will result on the right-of-way between my property and 202 Main Street North and that it is impossible to screen my property from the proposed parking area to the rear of 202 Main St. North.

Yours truly



Margaret Birss

Owner 200 Main Street North
(Nearest property to the south)



G. ROBERTSON & W. MILES



CITY OF BRAMPTON
Planning and Development

Location Map

1:25000

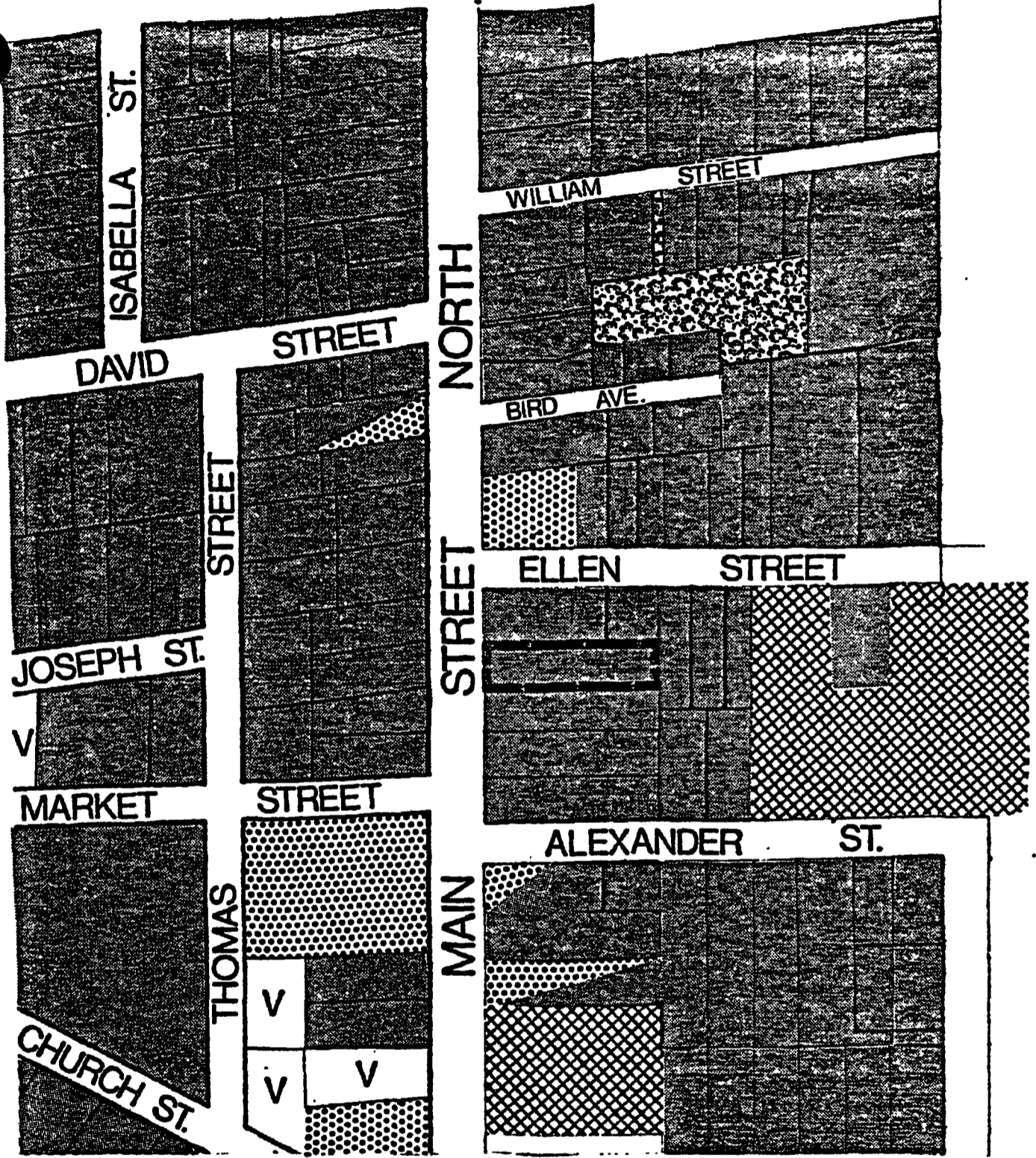
Date: 84 05 08

Drawn by: RB

File no. CIE6.29

Map no. 43-54A

D7-14



LEGEND

Residential

Institutional

Subject Property

Commercial

Open Space

ROBERTSON & W. MILES



CITY OF BRAMPTON
Planning and Development

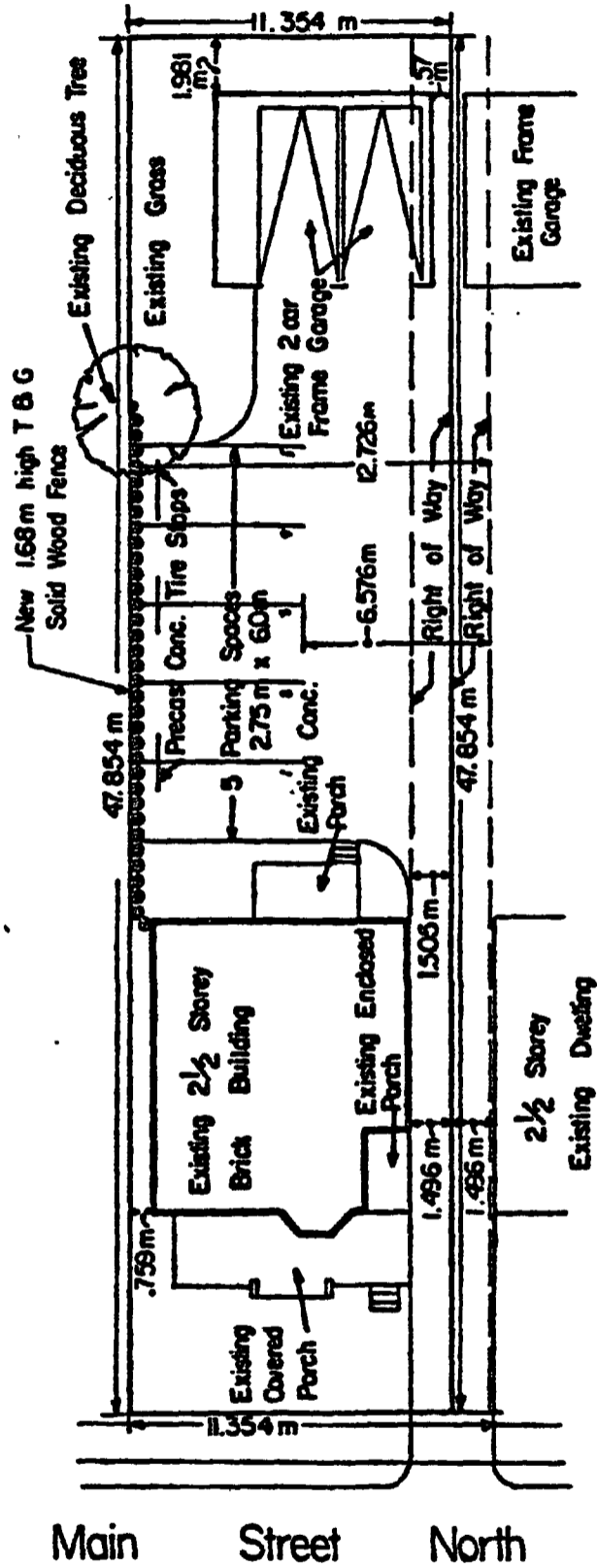
Land Use Map

1:2000

Date: 84 05 08 Drawn by: RB

File no. CIE6.29 Map no. 43-54B

D 7-15



C. ROBERTSON & W. MILES

Proposed Preliminary Site Plan



1:250

CITY OF BRAMPTON
Planning and Development

Date: 84 05 08 Drawn by: RB
File no. CIE6.29 Map no. 43-54C

E-4

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1984 07 30

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 Lots 113 and 114, Plan BR-2
202 Main Street North
Ward 5
MR. C. ROBERTSON and MR. W. MILES
Our File: C1E6.29


The notes of the Public Meeting held on Wednesday, July 25, 1984 are attached for the consideration of Planning Committee.


No members of the public appeared at the meeting and no letters of objection or comments have been received.

In view of the foregoing, 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 Official Plan and Zoning By-law be approved subject to the conditions contained in the staff report dated May 31, 1984, and
- 3) Staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/DR/ec
attachment

E-4-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 25th, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:40 p.m., with respect to an application by C. ROBERTSON and W. MILES (File: C1E6.29 - Ward 5) to amend both the Official Plan and Zoning By-law to permit the use of the existing detached dwelling for general office purposes.

Members Present: Councillor E. Mitchell - Chairman
Alderman H. Chadwick
Alderman F. Kee
Councillor F. Russell
Alderman E. Carter
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
D. Ross, Development Planner
E. Coulson, Secretary

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. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 8:41 p.m.