



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ 262-82 \_\_\_\_\_

To adopt Amendment Number 9 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment Number 9A to the Consolidated 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, hereby ENACTS as follows:

1. Amendment Number 9 to the Official Plan of the City of Brampton Planning Area and Amendment Number 9A to the Consolidated 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 9 to the Official Plan of the City of Brampton Planning Area and Amendment Number 9A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council.

This 13th day of December, 1982.

  
KENNETH G. WHILLANS MAYOR

  
RALPH A. EVERETT CLERK

ORIGINAL

# 21-OP-0031-9

AMENDMENT NUMBER 9

to the Official Plan for the  
City of Brampton Planning Area

*AM-1*  
*D. 10/15/52*

AMENDMENT NUMBER 9A

to the Consolidated Official Plan for the  
City of Brampton Planning Area

Amendment No. 9A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment 9 to the Official Plan  
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of  
the Planning Act, the further and final portions of  
Amendment 9 to the Official Plan for the City of  
Brampton Planning Area and Amendment 9A to the  
Consolidated Official Plan for the City of Brampton  
Planning Area:

1. Section 3.1, page 1, in its entirety.

Date ... Jan: 25/84 ..... *D. P. McHugh*

D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing

Amendment No. 9A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area

and

Amendment No. 9  
to the  
Official Plan for the  
City of Brampton Planning Area.

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area and 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 in accordance with Section 17 of the Planning Act as Amendment No. 9A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 9 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 14(3) of the Planning Act:

1. Section 3.1, page 1, in its entirety.

Date ..... Feb. 28/83 .....

David McHugh  
D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing



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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council.

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KENNETH G. WHILLANS

MAYOR

RALPH A. EVERETT

CLERK

to the Official Plan for the  
City of Brampton Planning Area

to the Consolidated Official Plan  
for the City of Brampton Planning Area

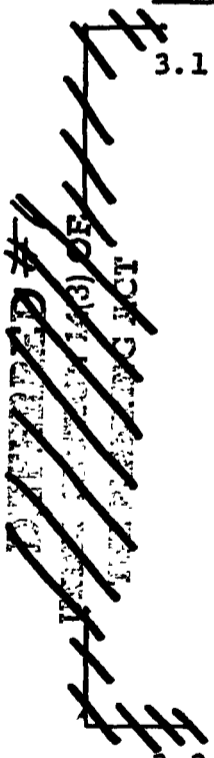
1. Purpose:

The purpose of this amendment is to change land use designation of lands shown outlined on Schedule A attached hereto from Low Density Residential to Institutional.

2. Location:

The lands subject to this amendment are located on the west side of Main Street North approximately 155 metres north of Williams Parkway, being part of Lot 9, Concession 1, W.H.S. (former Township of Chinguacousy, County of Peel) in the City of Brampton.

3. Amendment:



3.1 The Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.6 and substituting therefore the following:

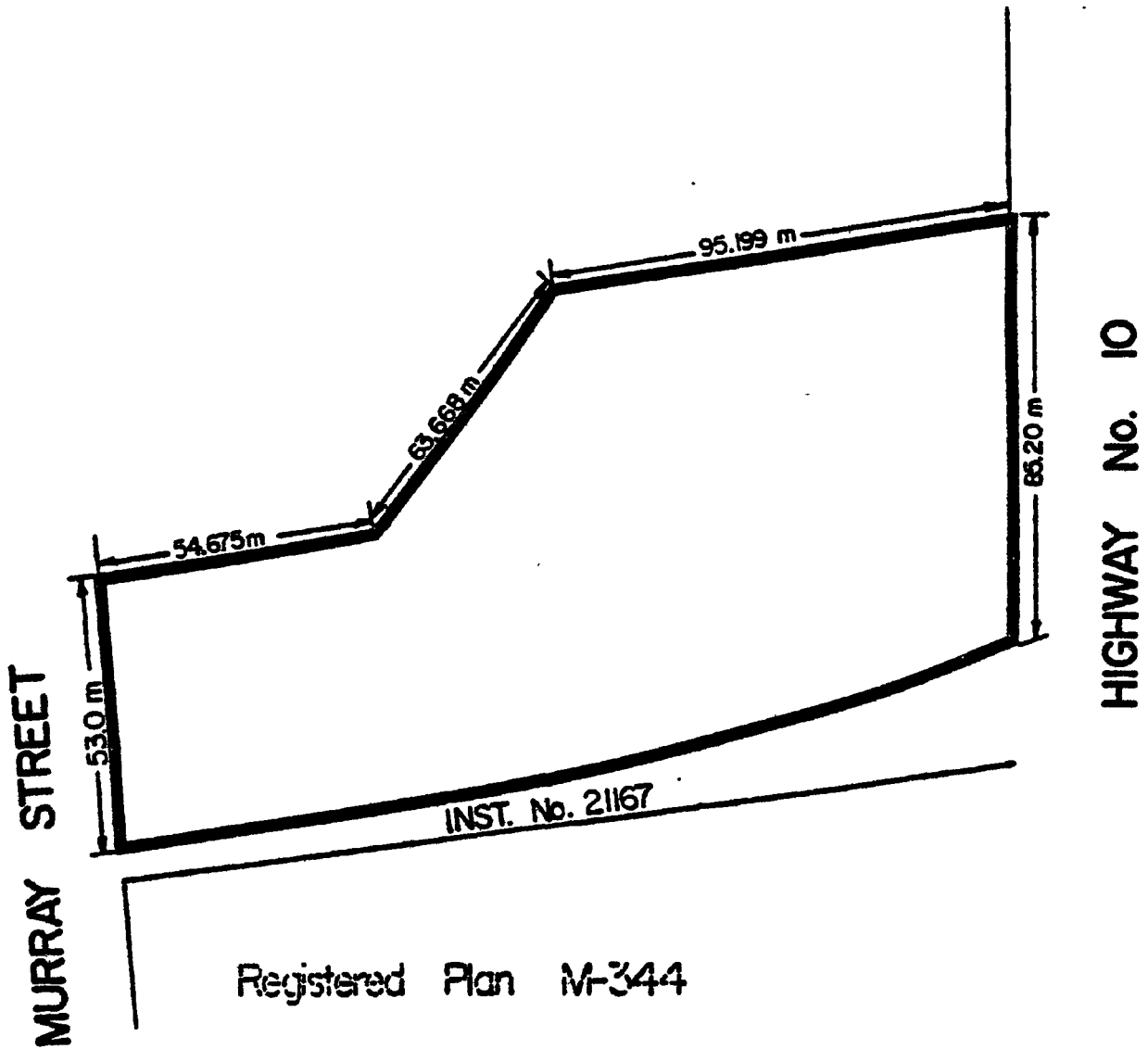
"Subsection B2.2 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 6, of the Consolidated Official Plan for the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 6, as amended by Amendments 42, 63, 66 and 88 and by Amendment Number \_\_\_\_\_ to this Official Plan, are combined, and shall constitute the Brampton West Secondary Plan."

3.2 The Consolidated Official Plan for the City of Brampton Planning Area, as it relates to the Brampton West Secondary Plan, is hereby amended:

- (1) by changing, on Plate Number 2, the land use designation of lands shown outlined on Schedule A attached hereto, from Low Density Residential to Institutional.
- (2) by adding to Part C, Section C, Chapter C35, paragraph 3.0, the following:

"3.5 The Institutional designation in this area includes lands which are predominantly used for home for the aged, nursing homes, senior citizen residences and associates facilities. Senior citizen residences have less impact on a community than the same number of units of another type. The maximum density development of senior citizen residences shall not exceed 30 dwelling units per net acre or 45 persons per net acre, whichever is the lessor. The development shall not exceed 6 storeys in height."

PART LOT 9, CONCESSION 1 W.H.S.



— Limit of lands affected

OFFICIAL PLAN  
AMENDMENT No. 9  
SCHEDULE A



1:1020

CITY OF BRAMPTON  
Planning and Development

Date: 82 10 25  
File no. CIW9.5A

Drawn by: RB  
Map no. 42-60D



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 9

Attached is a copy of a report dated 1982 09 15 and a copy of notes of a special meeting of the Planning Committee held on 1982 10 06 after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.

1982 10 13

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan  
and Restricted Area By-law  
PEEL NON-PROFIT HOUSING CORPORATION  
Part of Lot 9, Concession 1, W.H.S.  
Ward 5  
Our File: CIW9.5A

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Notes of a Public Meeting held on Wednesday, October 6, 1982 are attached.

It will be noted that adjacent residents raised concerns regarding the proposed 6 storey building with respect to increased traffic movement on Murray Street, particularly during visiting periods, decreased privacy because of the 'overlook' of the proposed apartment building, inappropriate height (scale) of the building in relation to the neighbouring low density dwellings, and depreciation of property value that might ensue.

Solutions advanced proposed that access be restricted to Highway Number 10 with no access to Murray Street and that the building be relocated to the north of the existing Peel Manor buildings. It was indicated that the proposed apartment building site will be sold to Peel Non-Profit Housing Corporation as a separate entity and that shifting the building location cannot be achieved without disruption to Peel Manor. The program of Peel Manor renovation and expansion to the north inhibits the use of a suitable site to accommodate the proposed 100 unit senior citizen building. With regard to access facilities, the creation of a separate parcel or lot for the apartment building generates a need for a separate and distinct principal entrance facility. The Ministry of Transportation and Communi-

- cont'd. -

cations is not willing to grant another access onto Highway Number 10 in recognition of its function as an arterial road and in view of future planned accesses to the north.

Planning staff is of the opinion that the siting of the building in relationship to adjacent uses to the south is acceptable and that the proposed principal access from Murray Street with emergency access to Peel Manor driveway system is feasible from a traffic circulation perspective. The planned distance of the apartment building to the rear (north) property line of adjacent residences is about 68 metres (223 feet) which is a very significant factor.

It is recommended that Planning Committee recommend to City Council that:

- 1) notes of the Public Meeting held on Wednesday, October 6, 1982, be received, and
- 2) staff be directed to prepare the appropriate Official Plan amendment, Restricted Area (Zoning) By-law amendment, and Development Agreement for consideration of City Council.

AGREED



F. R. Dalzell,  
Commissioner of Planning  
and Development



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

LWIL/ec  
attachment

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, October 6th, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at p.m., with respect to an application by PEEL NON-PROFIT HOUSING CORPORATION, File: C1W9.5A, to Amend both the Official Plan and Restricted Area (Zoning) By-law to permit the construction of a 6 storey, 100 unit apartment building for the use of senior citizens.

Members Present: Councillor D. Sutter - Chairman  
Alderman F. Kee  
Alderman H. Chadwick  
Alderman F. Russell  
Alderman C. Gibson  
Alderman R. Callahan  
Councillor W. Mitchell

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

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Approximately 28 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet 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.

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

- cont'd. -

Mr. J. Bureau, 16 Gorsebrook Court, suggested that the proposed building might be better located on the north side of Peel Manor instead of the south side.

Mr. Peter Smith, representative for the applicant, explained that the subject proposal was part of an over-all plan - master concept - and the lands to the north were slated to be used for additional facilities for recreation and therapeutic health services related to Peel Manor, including a chronic care unit, to be connected by tunnels. He noted that the existing care facilities were located at the north end of Peel Manor, necessitating the extension to the north.

Mr. Bureau questioned the access on Murray Street, suggesting that a better access would be off Highway 10, to avoid traffic congestion on Murray Street. Also, he questioned the number of parking spaces, and the impact on the value of homes in the area.

Mr. Smith made reference to the Ministry of Transportation and Communications' restriction to access on Highway 10, and that the access for Peel Manor was a private driveway.

Mr. Laine explained that the proposal relates socially to normal areas and thus is oriented more towards Murray Street than towards Peel Manor. He noted that parking requirements for Senior Citizens was less than that for conventional apartment buildings.

Mr. Bureau wanted to know if there was a plan to develop land to the west of Peel Manor.

Mr. Laine explained the proposed subdivision plan for the lands to the west.

Mr. Bureau asked if there would be traffic lights installed at the intersection of Williams Parkway and Highway 10, and voiced concern relating to the proposal causing traffic problems.

It was noted that the matter was under consideration but that traffic lights were not installed for a particular proposal, but rather as part of an over-all need for the area.

Mr. Funk, 32 Rowe Court, voiced concern relating to traffic congestion caused by visitors, particularly on weekends when it would pose a danger to children. He suggested the access

from Murray be changed to Highway 10. Also, he voiced concern about the height of the proposed six storey building, and the close proximity to his property and suggested that it should be located elsewhere, perhaps to the north of Peel Manor. He was also concerned about the impact on the aesthetic value of his property.

Mr. Shilton, 2 Rowe Court, expressed concern related to the potential for traffic problems, and explained his experience with a similar situation in Toronto. Also, he complained about the height of the proposed building, loss of privacy, etc., and suggested the access be from Highway 10.

Mr. Bureau complained about the potential for loss of privacy, a six storey building with balconies overlooking his backyard, and the impact on property value in the area.

Mr. S. Gallagher, 32 Gorsebrook Court, asked if fumes from the bulk oil storage facilities had been considered.

It was noted that the subject was under consideration.

Mr. Mueller, 26 Gorsebrook Court, asked if money had been allocated for the proposal.

Mr. Smith noted the Federal source of funding would be available for Spring construction.

Alderman Callahan commented on public transit to Peel Manor.

There were no further questions or comments.

the meeting adjourned at 8:30 p.m.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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1982 09 15

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official  
Plan and Restricted Area By-law  
PEEL NON-PROFIT HOUSING CORPORATION  
Part of Lot 9, Concession 1, W.H.S.  
Ward No. 5  
Our File: C1W9.5A

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1.0 BACKGROUND:

The major portion of a 19.51 hectare (48.22 acre) holding of the Regional Municipality of Peel is the subject of a residential draft plan of subdivision known as Peel Manor Park Estate Subdivision (Peel Region File: 21T-78071B). Recently, the above noted application for the development of a senior citizen's apartment project on part of the residual land retained from the draft plan of subdivision has been received.

2.0 SITE DESCRIPTION:

The area of this development is about 1.43 hectares (3.5 acres) which is the land to be sold to the applicant by the Regional Municipality of Peel.

As shown on the attached location map, the site has frontage onto the west side of Highway No. 10. To the north, the site abuts the existing Peel Manor Senior Citizen Care Centre. The site is separated to the south from the Registered Plan M-344 by a strip of land previously used as a spur rail line to the operation of

Brampton Brick which is located across Highway No. 10 to the east and a bulk petroleum storage depot.

The site is about 1 to 1.5 metres lower than the existing Centre.

There are deciduous trees scattered on the site, whilst a row of deciduous trees parallel to Highway Number 10 and about 110 metres (365 feet) west of the highway traverses the site. To the north of the site is a row of mature coniferous trees.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject site is designated for Residential Low Density use with a maximum gross density of 24.4 persons per acre in the Consolidated Official Plan. In the new Official Plan, the site is designated for Institutional Use which permits, among other uses, homes for the aged.

The site is zoned Agricultural A1 by By-law 861 as amended.

4.0 PROPOSAL:

A 6 storey 100 unit apartment building with 50 parking spaces is proposed for this 1.43 hectare site.

There are two accesses proposed, one from the proposed public road of a draft plan of residential subdivision (Region of Peel File No. 21T-78071B) to the west and another, an emergency access, from the existing driveway of Peel Manor Senior Citizen Centre off Highway No. 10. The aforementioned residential subdivision is also a Peel Non-Profit Housing Corporation project which received draft approval status. Until the access to the west becomes available, the access through the Peel Manor site to Highway No. 10 may be used as a temporary access.

The proposed 100 units consists of 80 one bedroom units and 20 two bedroom units. The estimated population for these senior citizen units is 130 persons.



5.0

COMMENTS:

In the Consolidated Official Plan, the site is designated for Low Density Residential use. More specifically, the site is located in Area A of the North Brampton Area of the Official Plan with a policy that some medium density will be permitted providing that the overall gross density of the Area A does not exceed 24.4 persons per acre. The population density of the subject proposal is about 91 persons per hectare or 37 persons per acre. Nevertheless, the gross density of the Area A which includes the proposed residential subdivision to the west and the Peel Manor Senior Citizen unit site will be below 24.4 persons per acre. Although the population density of this proposal is similar to that of a conventional medium density development, staff believe that the form of the development, a 6 storey apartment building, should be subject to an Official Plan amendment.

The Regional Public Works Department has indicated that sanitary sewer and water services are available from Highway 10. However, the City Public Works Department has indicated that the storm sewer for this site should be drained through the proposed system of the residential subdivision to the west. If this proposal is to be developed prior to the residential subdivision, the applicant should obtain the approval from City Public Works Department in this regard.

The Ministry of Transportation and Communications staff indicate that a temporary mutual use of the existing access to Peel Manor Senior Citizen Care Centre as the access to the subject proposal is acceptable provided that when the permanent access through the Peel Manor Park Estate Subdivision is available, the access from the subject proposal to Highway No. 10 shall be barricaded and used as an emergency access only. A 0.3 metre (1 foot) reserve should be conveyed to the Ministry for access control purposes.

The Ministry of Environment staff have indicated concerns relating to the phytotoxic effects of fluoride emissions on certain types of vegetation. However, the Ministry staff assume that the source of emissions, the Brampton Brick Company, located within a proposed residential subdivision, will be eliminated in the future. Accordingly, the Ministry staff do not object to this application provided that the future occupants are advised of the effects of fluoride emissions on certain types of vegetation.

The predicted noise level for the outdoor ground level at building location is 65.4 dBA, about 10 dBA over the recommended sound level limits for outdoor recreational area. A 10 dBA excess creates a definite noise problem and for an apartment building, the second to fourth storey may be subject to more severe noise problem than that on the ground level due to the lack of ground attenuation. Accordingly, the proposed balconies cannot be considered as amenity areas. The applicant proposes to use an area further away from the noise source as quiet amenity areas for this proposed apartment. The total relatively quiet amenity area for this site as shown on the attached site plan is about 4000 square metres. However, some of the areas are located some distance away from the entrance of the building and the majority of the noise level of these areas is still above the recommended level of 55 dBA. The future occupants should be advised of the balcony noise problem, the distance factor to the amenity areas, and the projected sound level for these amenity areas.

The proposal shows 50 parking spaces for these 100 units of senior citizen projects. The parking provision meets the general standard for this type of development as required in By-law 25-79.

The applicant should provide cash-in-lieu for park contribution and levies similar to the other senior citizen projects in the City, e.g., Holland Christian Homes and Grace Retirement.

The site layout is generally acceptable although, more detailed site plan information such as walkway systems, on-site recreational facilities, curbing, and some dimensions are not provided. These site plan matters and a detailed landscaping provision including the preservation of trees and the provision of berms can be dealt with at the site plan approval process.

6.0

RECOMMENDATION:

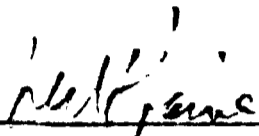
It is recommended that:

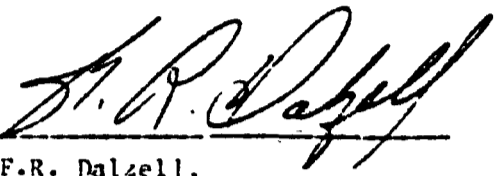
- A. Planning Committee hold a public meeting in accordance with Council's procedure; and
- B. subject to the result of the public meeting it is recommended that the proposal be approved subject to the following conditions:
  1. The applicant shall support an Official Plan Amendment and an Amendment to the Restricted Area By-law for the proposed development;
  2. The access to the proposal shall be from the internal road through the residential subdivision to the west. If this proposal is to be developed prior to the development of the subdivision, the applicant may arrange a temporary access with the existing Peel Manor Senior Citizen Care Centre provided that the temporary access is to be used as an emergency access only when the permanent access is available;
  3. The owner shall convey a 0.3 metre reserve to the Ministry of Transportation and Communications along the limits of the subject site abutting Highway 10;
  4. The owner shall provide appropriate warning clause to future occupants with respect to the effects of fluoride emissions;
  5. The owner shall provide appropriate warning clause to the future occupants with respect to balcony noise problem, the distance factor to the amenity areas, and the projected

sound level for these amenity areas;

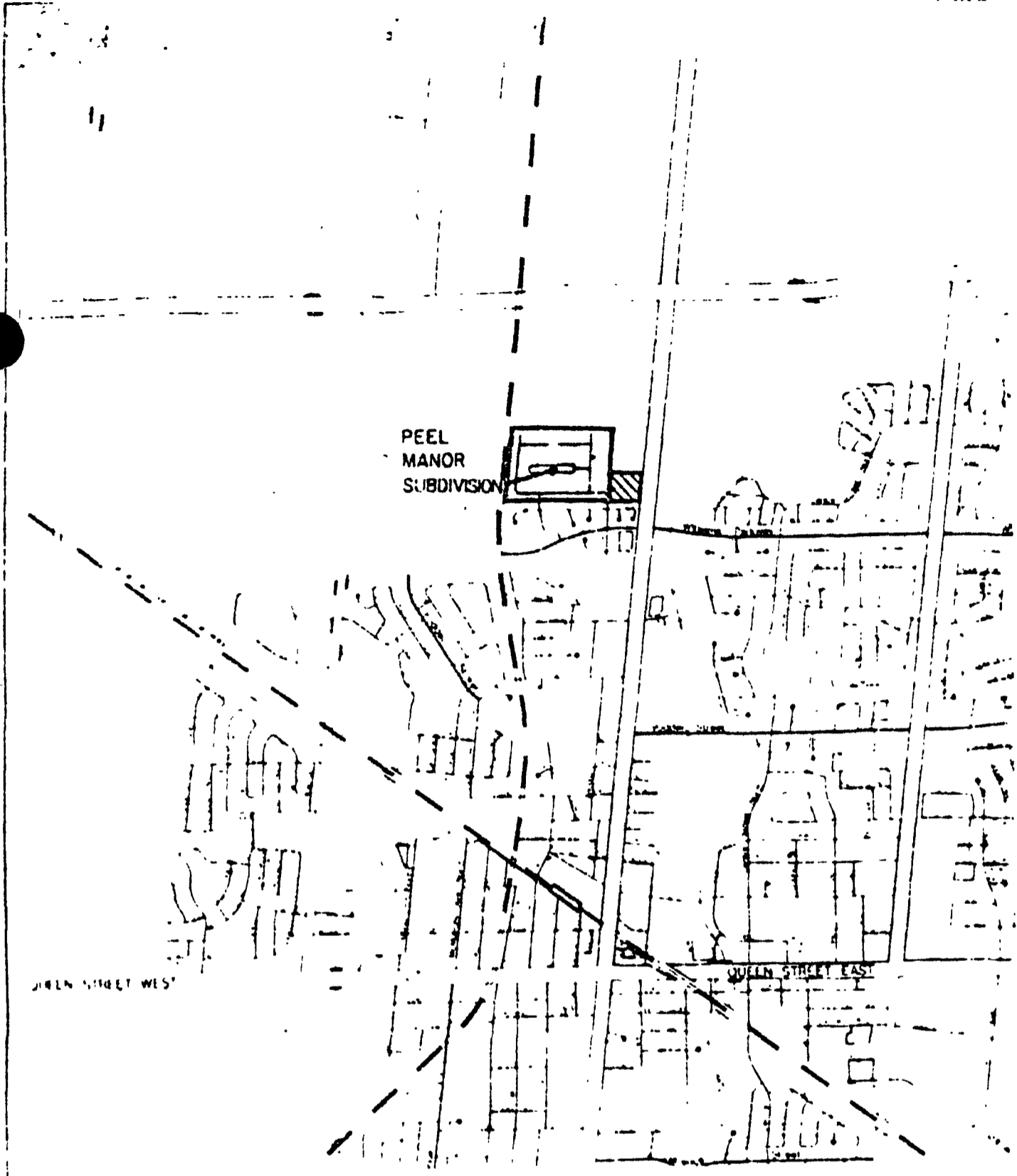
- 6. The owner should provide cash-in-lieu for park contribution and levies in accordance with City policies;
- 7. The development of the site shall be subject to site plan approval process.


AGREED:

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

  
 \_\_\_\_\_  
 F.R. Dalzell,  
 Commissioner of Planning  
 and Development.

LWH./WL/kab  
 Attachment.



 SUBJECT SITE

PEEL NON-PROFIT HOUSING CORPORATION

Location Map



1:25000

**CITY OF BRAMPTON**  
Planning and Development

Date: 82 08 25      Drawn by: RB  
File no. CIW9 5A      Map no. 3160A

OXFORD ESTATES



THE PLAN IS TO BE USED AS A GUIDE ONLY AND DOES NOT REPRESENT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PROPOSED TIME: 12:00 PM  
 EXISTING TIME: 12:00 PM  
 DATE: 12/12/2023

MANORBRIDGE



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 014  
 01 00 00