



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 264-81

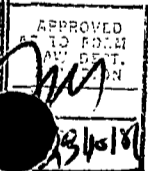
To adopt Amendment Number 85 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

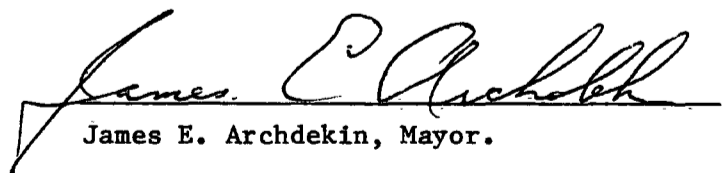
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

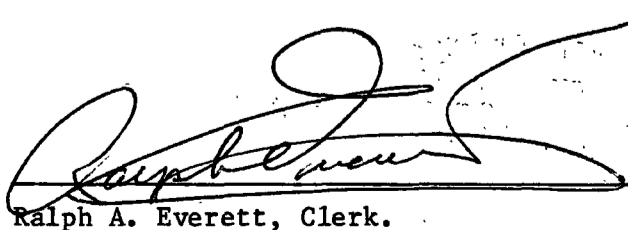
1. Amendment Number 85 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 85 to the Consolidated Official Plan of the City of Brampton Planning Area.

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

this 26th day of October, 1981.




James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

PASSED October 26th 19 81



BY-LAW

No. 264-81

To adopt Amendment Number 85 to
the Consolidated Official Plan
of the City of Brampton Planning
Area.
(T. LYSIAK)

DUPLICATE ORIGINAL

1982 JAN 22 PM 3 12

21-OP-0006-85

-3

AMENDMENT NUMBER 85
to the Consolidated Official Plan
of the City of Brampton Planning Area

MISC. PLAN NO. 645

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1982 Jan 22 P.M. 3:12

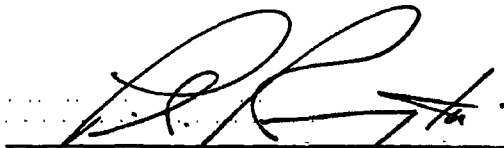
Asst Deputy Georgia J. Snuck
REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 85
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 85 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. 85 to the Official Plan for the City of Brampton Planning Area.

Date

January 11/82



P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 264-81

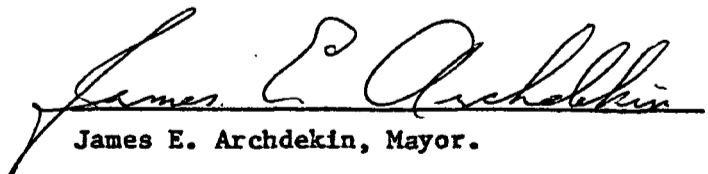
To adopt Amendment Number 85 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

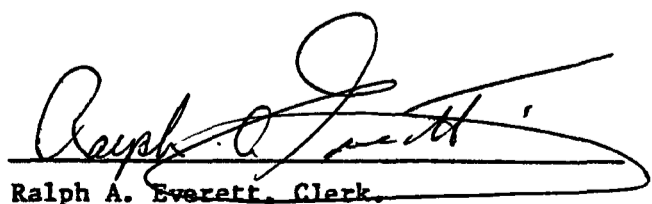
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

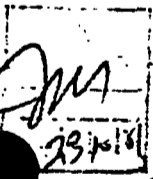
1. Amendment Number 85 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 85 to the Consolidated Official Plan of the City of Brampton Planning Area.

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

this 26th day of October, 1981.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.



AMENDMENT NUMBER 85
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1. The purpose of this amendment is to permit additional uses to be established on Block F, Registered Plan M-269, which is presently designated Industrial Use Area.
2. The land subject to this amendment has an area of approximately 0.552 hectares (1.365 acres) and is located in Lot 14, Concession 3, East of Hurontario Street, in the geographic Township of Toronto Township, now in the City of Brampton. Specifically, the affected property is located on the north side of Wilkinson Road, and comprises Block F, Registered Plan M-269.
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by adding to Part C, Section A, Chapter A21, after section 3.2.12, the following:

"3.2.13. Notwithstanding the definition of Industrial Use Area and the Industrial Use Area designation of Block F, Registered Plan M-269, the land may be used for the establishment of a fitness centre in addition to industrial purposes."

Attached is a copy of a report dated 1981 08 26, prepared by the Director, Planning and Development Services and a copy of a communication from R.D. Tufts Clerk's Assistant to Ted Lysiak, dated 1981 10 05.

INTER-OFFICE MEMORANDUM

*sent to PR.
Sept. 16.*

Office of the Commissioner of Planning and Development

1981 08 26

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area By-law
Block F, Registered Plan M-269
T. LYSIAK
Ward 8
Our File: T3E14.4

1.0 BACKGROUND:

An application has been filed to amend the Official Plan and Restricted Area By-law of the former Town of Mississauga to permit the construction and operation of a private recreation centre.

2.0 PROPERTY CHARACTERISTICS:

The subject lands consist of Block F, Registered Plan M-269, located on the north side of Wilkinson Road near the present terminus of the roadway.

Block F has a triangular shape with the hypotenuse of the triangle being the frontage on Wilkinson Road. The frontage on Wilkinson Road is 149.004 metres (488.86 feet), and the dimensions along the north and west property lines are 99.432 and 94.942 metres (326.22 and 311.49 feet) respectively. The area of the site is approximately 0.552 hectares (1.365 acres).

The property is relatively flat. It is bounded on the west by a drainage channel, on the north and east by vacant land, on the south-east by Wilkinson Road and to the south of Wilkinson Road

further vacant land. Further to the east of the vacant land on the north side of Wilkinson Road, are five small industrial buildings under construction.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject property is designated Industrial by both the Consolidated Official Plan and the new Official Plan.

The zoning classification on the property is Industrial M1 in accordance with By-law Number 5500 of the former Town of Mississauga, as amended by By-law Number 97-78.

4.0 PROPOSAL:

The applicant proposes to erect a two storey fitness centre building with a gross floor area of 1604.3 square metres (17,269.1 square feet). The second floor comprising a gross floor area of 238.7 square metres (2566.2 square feet) will be used for storage and office purposes. The main floor will contain 5 squash courts, lounge facilities (bar, washrooms, cloak room, sitting area) with a gross floor of 217.4 square metres (2340 square feet), a 6.1 by 9.1 metre (20 by 30 feet) swimming pool, and exercise room facilities with a gross floor area of 224.8 square metres (2420 square feet).

5.0 COMMENTS:

The policies of the Consolidated Official Plan applicable to the former Town of Mississauga do not consider the likelihood of a fitness centre being established in an industrial use area. The definition of this industrial use area would not permit a fitness centre.

Industrial Use Area shall mean land which is predominantly used for industry. The Industrial Use category includes such activities as warehousing, manufacturing, processing of raw or semi-processed materials, repair workshops, and the storage of goods. This category will not prevent some of the land being used for other than industrial purposes, provided that such other uses primarily serve

the principal use, being industry, and provided that such other uses do not serve uses of land within another land use classification. Such other uses, being uses auxiliary to the principal use - Industry, will be permitted provided that no constraint is imposed on the sound industrial development of the area. In no case will a residential use be permitted in the Industrial Use Area, with the exception of one dwelling unit for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment thereon.

On the other hand, the definition of industrial land use and policies of the new Official Plan contemplates some non-industrial uses. However, the definition of Section 2.3.1 and policy statement 2.3.5.7 as noted below would not permit the proposed use of a fitness centre without a relaxation of several of the criteria.

2.3.1 Definition

The Industrial land use designation shown on Schedule "A", shall include lands predominantly used for manufacturing, cleaning, packaging, processing or assembly of goods, foods or materials, repairing and servicing operations, warehousing, storage of bulk goods and transportation terminals, waste transfer stations and mineral extraction operations.

Non-industrial uses may be permitted in a designated industrial area provided they do not interfere with nor are detrimental to the development of the area for primarily industrial uses. Such non-industrial uses may include parks and open space, public and commercial recreation facilities, community services, educational uses, retail and office uses ancillary to an industrial use, and limited free-standing retail warehousing operations, service and office uses.

Retail warehousing uses shall include space-extensive retail operations dealing in home furnishings or home improvement products.

2.3.5.7 Service Commercial uses, offices, retail warehouse uses, and public and private commercial recreation facilities may be permitted in an industrail area subject to the following criteria:

- (i) the site is peripheral to the industrail area in which it is located and is in proximity to an arterial road;
- (ii) commercial development along arterial roads, interior to industrial areas will be discouraged;
- (iii) the site has satisfactory access to the road system and the potential to be served by public transit;
- (iv) where feasible and practicable, access to arterial roads will be restricted and vehicular access will be oriented to collector roads interior to the industrial area;
- (v) off-street parking, outdoor and service areas are located and screened to minimize adverse effects on nearby non-industrial uses; and
- (vi) the uses are provided with yards sufficient to minimize adverse influences on nearby uses.

The Industrial M1 uses permitted by the zoning by-law allow some manufacturing or industrial undertakings conducted within enclosed buildings or structures including storage warehouses and research

establishments but excluding bulk storage yards and truck terminals. Consequently, it is not likely that the fitness centre would be adversely affected by adjacent industrial uses, nor would the fitness centre adversely affect adjacent industrial uses. It is felt that the proposed fitness centre could be compatible with the adjacent industrial uses provided that comparable zoning regulations are employed for the development of the site and that a standard of off-street parking requirements is established consistent with the proposed use.

The applicant has obtained the concurrence of the assessed owners of property within 121.92 metres (400 feet) of the proposed fitness centre site in anticipation that Planning Committee might be prepared to recommend to City Council that the necessity to hold a public meeting be waived for this Official Plan and rezoning application.

The location of the proposed fitness centre at the end of a temporary cul-de-sac that is approximately 765.3 metres (2511.0 feet) in length should be acknowledged by the applicant as a potential marketing problem until Glidden Road is extended sometime in the future.

The site plan filed with the application warrants several comments because of the unusual shape of the site. The lot frontage of 149.004 metres (488.86 feet), which is equal to the lot width, exceeds 76.2 metres (250 feet) determines a minimum side yard width of 7.62 metres (25 feet). However, the building has been sited towards the larger useable area adjacent to an open drainage channel, and provided with a westerly side yard width of 4.572 metres (15 feet) which is not unreasonable in recognition of the shape of the lot. A minimum front yard depth of 9.144 metres (30 feet), consistent with the standard for industrial buildings has been achieved. A patio area which extends into the required front yard is acceptable provided that the facility is not covered by a roof. Since a rear lot line does not exist, a rear yard requirement is not necessary. The minimum front yard landscape requirement of 50 per

cent is readily realized in that only one access driveway occupies the front yard. The size of the proposed parking spaces are based upon a width standard of approximately 2.90 metres (9.5 feet) which exceeds the current standard of 2.75 metres (9.02 feet) employed in By-law Number 25-79. The length of the proposed spaces and the aisle width of 6 metres (19.68 feet) is identical to that employed in By-law Number 25-79.

The 71 parking spaces to be provided is equivalent to 1 space for each 22.6 square metres (243 square feet) of gross floor area. The racquetball and fitness centre under construction by Van Horne Construction Company on Hansen Road South is planned to be provided with 103 spaces for a building with a gross floor area of 1983.4 square metres (21,350 square feet) or equivalent to 1 space for each 19.2 square metres (207.3 square feet) of gross floor area. According to the standard of By-law Number 25-79, the fitness centre likely would require the provision of between 65 to 70 spaces. The number of parking spaces can be increased to 78 by decreasing the front yard landscaped area, but still be within acceptable by-law and site plan standards, and by reducing the parking space width to the standard of By-law Number 25-79. This would achieve a ratio of 1 space for every 20.6 square metres (221.4 square feet) of gross floor area.

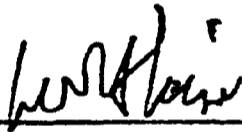
6.0 CONCLUSION:

The proposal to locate a fitness centre on Block F, Registered Plan M-269 does not appear would be detrimental to the industrial development of the adjacent lands. The westerly side yard regulation for the particular site because of its peculiar shape and proximity of the drainage channel can be reduced to 4.572 metres (15 feet) without serious consequences. The adequacy of off-street parking facilities is more pertinent. The number of spaces to be provided can be increased marginally if the applicant were to experience some degree of congestion. The minimum number actually provided can be resolved as part of the site plan review process.

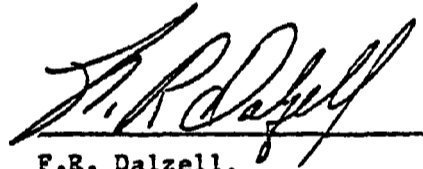
It is recommended that:

- A. Planning Committee recommend to City Council whether a Public Meeting should be held pursuant to City Council's policy, and
- B. subject to a determination of the above recommendation approve the proposal in principle conditional upon the following:
 - 1) An Official Plan amendment be prepared for consideration by City Council;
 - 2) A zoning by-law amendment be prepared for consideration by City Council, and
 - 3) A development agreement be submitted for City Council's consideration.

AGREED:



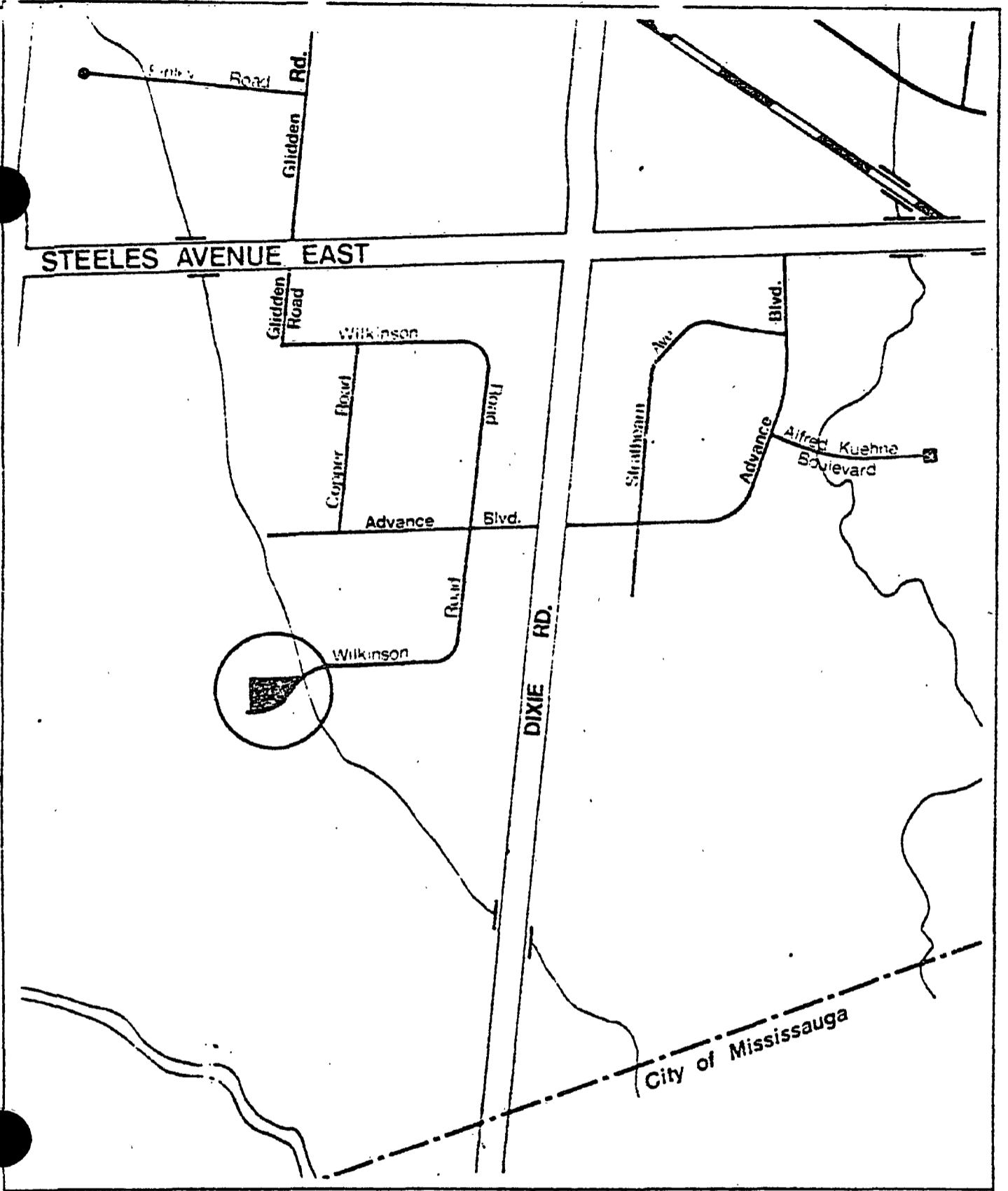
L.W.H. Laine,
Director, Planning and
Development Services.



F.R. Dalzell,
Commissioner of Planning
and Development

LWHL/kab

Encl (2)



LOCATION PLAN

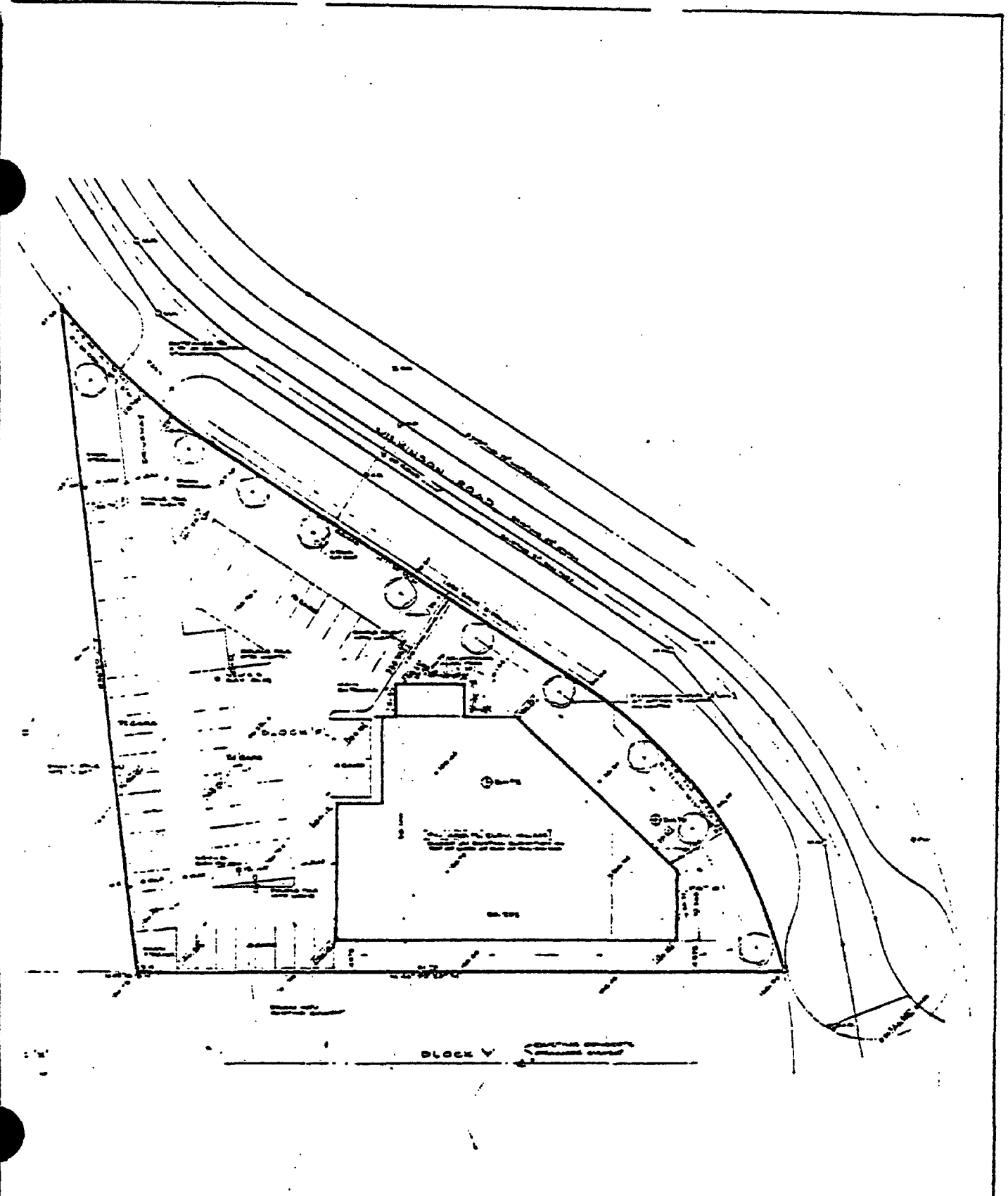
T. LYSIAK



1:10000

CITY OF BRAMPTON
 Planning and Development

Date: 81. 09 08 Drawn by: J.K.
 File no. T3E14.4 Map no. 78-108



SITE PLAN

T. LYSIAK



CITY OF BRAMPTON
 Planning and Development

Date: 81.09 08 Drawn by: J. K.
 File no. T3F14 4 Map no. 7R. 10 A

1:10000

A. Soiski, C.A.,
Commissioner and
City Treasurer



150 Central Park Drive,
Brampton, Ont., L6T 2T9
793-4110

R.A. Everett,
Clerk.

The Corporation Of The City Of Brampton

Administration and Finance Department

1981 10 05

Mr. Ted Lysiak
#805 - 2200 Sherobee Road
Mississauga, Ontario L5A 3Y3

Dear Sir:

Re: T. Lysiak
Block F, Plan M-269
Clerk's File: T3E14.4

City of Brampton PLANNING DEPT.		
Date	OCT 5 1981	Rec'd.
File No.	T3E14.4	

[Handwritten signature]

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held September 28th, 1981:

That the report dated 1981 08 26 re application to amend Official Plan and Restricted Area By-law - Block F, Plan M-269 - T. Lysiak, be received and the following recommendation approved:

- A. A public meeting not be held.
- B. The proposal be approved in principle subject to the following conditions:
 1. An Official Plan Amendment be prepared for consideration by City Council.
 2. A zoning by-law amendment be prepared for consideration of City Council.
 3. A development agreement be submitted to City Council for consideration.

Yours truly,

[Handwritten signature]
R. D. Tufts
Clerk's Assistant

RDT/sl

c: F. R. Dalzell J. G. Metras