



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 276-83

To adopt Amendment Number 22 to the Official Plan of the City of Brampton Planning Area and Amendment Number 22 A 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 22 to the Official Plan of the City of Brampton Planning Area and Amendment Number 22 A 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 22 to the Official Plan of the City of Brampton Planning Area and Amendment Number 22 A 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 12th day of October, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

DUPLICATE ORIGINAL

AMENDMENT NUMBER 22
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 22 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

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AMENDMENT NO. 22
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA
AND AMENDMENT NO. 22A TO THE
CONSOLIDATED OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment to the Official Plan for the City of
Brampton Planning Area and to the Consolidated 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, 1980 as Amendment
No. 22 to the Official Plan and Amendment No. 22A to the
Consolidated Official Plan for the City of Brampton
Planning Area.

Date ... *Jan. 4/84*

[Signature]



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This 12th day of October, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AMENDMENT NUMBER 22 TO THE OFFICIAL PLAN

AND

AMENDMENT NUMBER 22 A TO THE CONSOLIDATED OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on the attached Schedule A.

2. Location:

The lands subject to this amendment are situated between Isabella Street and Main Street North and to the south of the extension of Vodden Street, being part of Lot 7, Concession 1, W.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto:

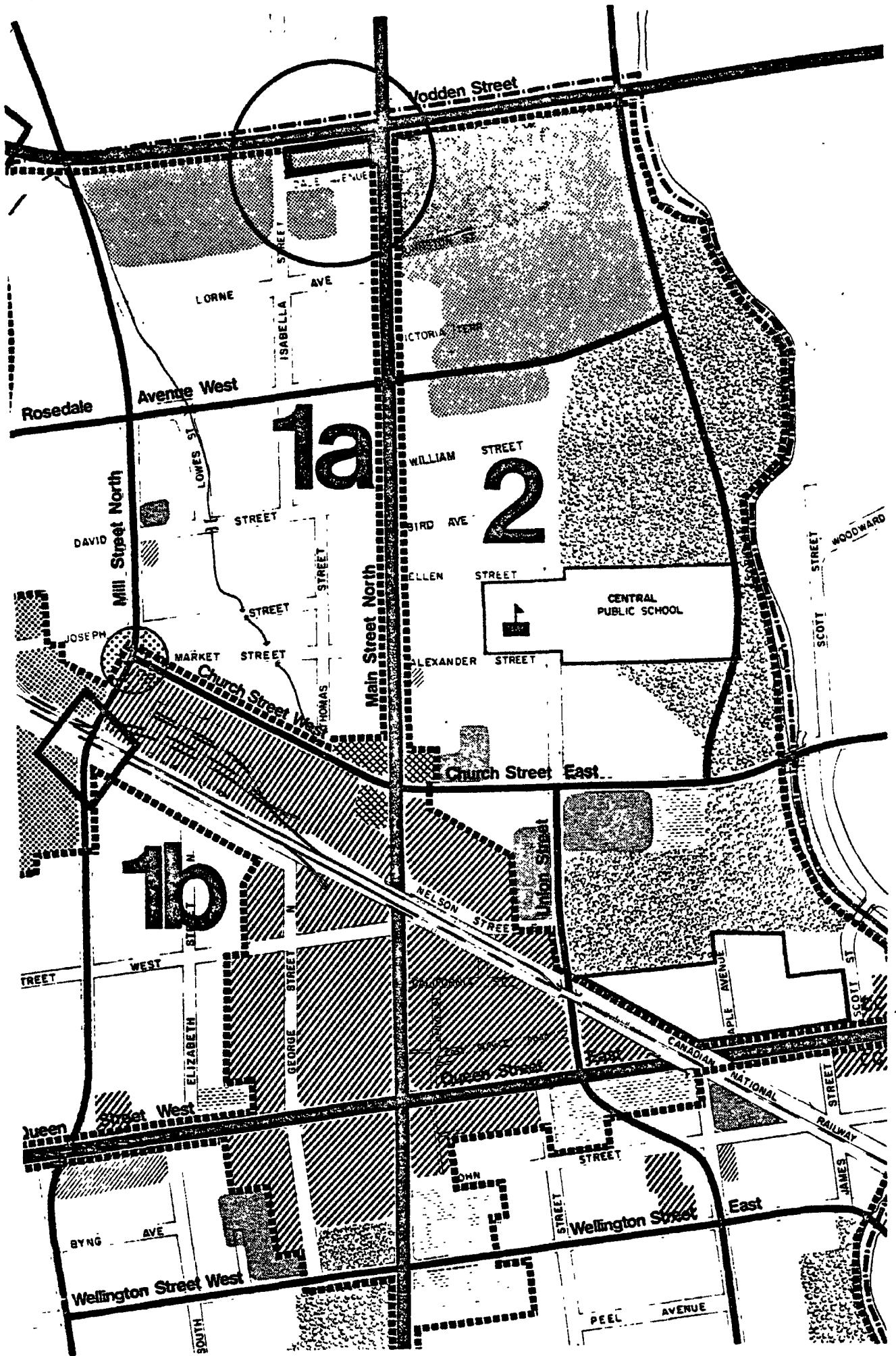
- (1) The Official Plan of the City of Brampton Area is hereby amended by deleting the first paragraph of subsection 7.2.7.7, and substituting therefor the following:

"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 Amendments Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96 and 99 and by Amendment Numbers 17A and 22 A to the Consolidated Official Plan, are combined, and shall constitute the Brampton Central Secondary Plan."

- (2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton Central Secondary Plan is hereby amended:

1. by changing on Plate Number 3 the land use designation of the lands shown outlined on Schedule A hereto attached from RESIDENTIAL to COMMERCIAL.
2. by changing on Plate Number 10 the land use designation of the lands shown outlined on Schedule A hereto attached from RESIDENTIAL MEDIUM DENSITY to NEIGHBOURHOOD COMMERCIAL.
3. by adding the following paragraph to Part C, Section B2.0, Subsection B2.6,

"4.10 Neighbourhood commercial facilities will be permitted on the lands situated between Isabella Street and Main Street North and lying south of the extension of Vodden Street between Isabella Street and Main Street North. All or part of Dale Avenue, subsequent to its closing, may be incorporated into the commercial development."



— Limit of Amendment

OFFICIAL PLAN AMENDMENT No. 22
 Schedule A



1:500

CITY OF BRAMPTON
 Planning and Development

Date: 83 04 26 Drawn by: RB
 File no. CIW7.7 Map no. 42-62C

BACKGROUND MATERIAL

Attached is one copy each of the staff reports, dated 1983 01 12 and 1983 02 10, and a copy of the notes of the public meeting held on February 2, 1983, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject land.

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INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 01 12

TO: Chairman and Members of the Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official
Plan and Restricted Area By-law
Block 6, Registered Plan A-21
CHELSEA HOMES LIMITED
Ward Number 5
Our Files: C1W7.7, C1W7.12 and C1W7.20

1.0 BACKGROUND:

A development proposal has been submitted by Chelsea Homes to develop part of Block 6, Registered Plan A-21, and a part of the contiguous portion of Dale Avenue for commercial purposes.

2.0 PROPERTY CHARACTERISTICS:

The subject lands are located between Main Street North and Isabella Street, with frontages on both streets and south of the commercial development of Loblaw's food supermarket.

The applicant owns a parcel of land with an average width of about 45.37 metres (148.86 feet) and an average depth or length of 101.0 metres (334.5 feet) and comprises an area of approximately 0.45 hectares (1.12 acres).

The site was occupied by a former flower retail sales outlet (Flowerland), and the remains of the former Calvert-Dale Estates boiler house structure.

C6-2

Abutting the site to the north is a former spur track right-of-way, to the south, Dale Avenue, and to the east and west, Main Street North and Isabella Street respectively. North of the spur track right-of-way is the parking lot of the previously noted food supermarket. At the north-east corner of the intersection of Vodden Street and Main Street North is a small convenience plaza and some 116 metres (380.0 feet) north is the site of a community scale shopping plaza proposed to be developed by Kingspoint Developments Limited. At the south-east corner of Vodden Street and Main Street North lands have been zoned to permit the erection of a convenience plaza with a gross floor area of 2787 square metres (30,000 square feet) on a site with an area of 1.23 hectares (3.03 acres). On the south side of Dale Avenue at Main Street North is a gallery, whilst on the east side of Isabella Street is a four-plex residence. On the west side of Isabella Street are single family dwellings. Immediately opposite the subject site, land is being developed for a small lot detached dwelling residential subdivision (Emmitt Developments Limited), whilst to the north, a similar residential development is being built (Moorville Properties Inc.).

Main Street is developed with a paved road surface, curb and gutter and sidewalks. Dale Avenue and Isabella Street abutting the site are surfaced but curb, gutters and sidewalks are not installed.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS:

The Consolidated Official Plan of the City of Brampton designates the subject lands as a Residential Medium Density Use Area. The new Official Plan has placed a Commercial designation on the land, as shown on Schedule 'A' General Land Use Designation and has further defined the commercial designation symbolically by a circle as Neighbourhood Commercial as shown on Schedule 'F'.

The Consolidated Official Plan has designated Main Street North as a Major Arterial Road with a right-of-way width of 26.21 metres (86 feet) north of Vodden Street and 23.16 metres (76 feet) south of Vodden Street, and Vodden Street by a recently approved Amendment

Number 66, as a Collector Road with a right-of-way width of 23 metres (75.46 feet). The New Official Plan has indicated the same functional classification for each road, but with a designated right-of-way width of 23 to 26 metres (75.46 to 85.30 feet).

The lands are zoned, by By-law Number 1827, as a Light Industrial Zone (L.I.) and are proposed to be zoned, by By-law 200-82, as a Residential Holding Zone (RH).

4.0 PROPOSAL:

The applicant proposes to redevelop his lands and half of the right-of-way width of Dale Avenue with a 2 storey commercial building with basement service and storage space, comprising a gross floor area including basement, of 2431 square metres (26,178 square feet). The proposal would permit the extension of Vodden Street on an alignment and right-of-way width previously approved by City Council.

Off-street parking facilities will comprise 76 spaces.

A landscaped area of 2.4 metres (7.9 feet) will be provided around the perimeter of the site except for two driveway entrances. Additional landscaping is located abutting the building as a feature of the pedestrian circulation area. A cedar board fence, 1.83 metres (6 feet) high, is proposed to be erected along the entire length of the south border of the site.

Vehicle access to the site is to be provided by two driveways, one from Vodden Street and the other from Main Street North with the Main Street North as the principal service access.

Widening of both Isabella Street and Main Street North as well as provision for the extension of Vodden Street will be accommodated.

The total area of the site to be developed comprises an area of about 4609 square metres (49,612 square feet) including 972 square metres

C6-4
(10,463 square feet) of half of the road allowance of Dale Avenue and 3637 square metres (39,149 square feet) of the applicant's land.

5.0 COMMENTS:

The proposal of the applicant to redevelop the site will provide an opportunity to integrate more fully development proposals and circulation systems of adjacent projects.

The abutting owners to the south of Dale Avenue have indicated an interest in acquiring half of the road allowance abutting their respective properties. The owner of the adjacent property on Main Street North (H.O. Gustafsson, File C1W7.21) has submitted a development proposal that is dependent upon the acquisition of half of the Dale Avenue allowance for access to Main Street North. It appears that a common or mutual driveway access to the Gustafsson and Chelsea Homes Limited proposals to Main Street North would be beneficial. Consequently the 'buffer' facilities of a cedar fence and landscaped area would be of questionable value to either applicant. However, if the Gustafsson property is to be developed with the intention of maintaining the existing low intensity residential character, a properly designed, constructed and easily maintained buffer facility would be essential. The residential property on Isabella Street would benefit by the provision of a proper screen or buffer to lessen the negative attributes of an adjacent commercial development.

In addition to the necessity of providing a screen facility, is the need to ensure that the design of the two storey - 8.53 metres (28 feet) - high commercial building has an attractive rear elevation. Refuse collection facilities should be completely screened or preferably located within the building.

If a cedar wood fence is used, it should be constructed of heavy material, treated to reduce the need for continuous staining or painting and protected from damage by motor vehicles. A more attractive alternative is the construction of a brick wall, which if properly

constructed, would be more attractive than a wood fence.

The width of the right-of-way of Isabella Street upon the registration of the Emmitt Developments Limited plan and the road widening conveyances to the City will be 20 metres (65.6 feet) which complies with the Public Works Department standard. On the Main Street North frontage, the widening to be conveyed to the City by the developer will widen the basic right-of-way to 13 metres (42.65 feet) from the original centre line to achieve a planned width of 26 metres (85.3 feet).

According to the standards of By-law 200-82, off-street parking requirements for a shopping centre of less than 2,000 square metres (21,528.5 square feet) of gross floor area is required on the basis of one parking space for each 23 square metres of gross leasable commercial floor area or portion thereof for uses other than restaurants, taverns, and medical offices, plus the parking required for a restaurant, tavern or medical office according to the by-law requirement, if these uses occupy greater than 10 percent of the total gross leasable commercial floor area. If the restaurants, taverns and medical offices occupy less than 10 percent of gross leasable commercial floor area, parking space for each 23 square metres of gross leasable commercial floor area shall be required.

The gross leasable commercial floor area will amount to 1449.0 square metres (15,544 square feet) with the balance of the gross floor area to be devoted to storage and common facilities such as corridors, stairs, ventilation and heating facilities. The second floor is planned to be used for office purposes, 676.5 square metres (7282 square feet) and the ground floor, 767.5 square metres (8262 square feet) for retail purposes. On the premise that restaurant, tavern and medical offices would occupy less than 10 percent of the gross leasable commercial floor area, the quantity of parking necessary to be provided in accordance with the standard of By-law 200-82 would be 63 spaces. However, if a tenant such as a restaurant or medical/dental offices were to occupy a significant quantity of floor space, the adequacy of

C6-6

off-street parking facilities would be in question. Therefore, it would be necessary to either prohibit or regulate the maximum size of the uses that generate a high(er) parking demand. Towards this end, restaurant use should be restricted to a dining room restaurant excluding mixed service, take-out or drive-in restaurants. Retail use should be restricted to the ground floor.

The principal access has been designed to be from Vodden Street and a secondary access from Main Street North. As noted previously, a common or mutual driveway on Main Street North involving the H.O. Gustafsson lands could be a feasible solution. Concomitant with the common driveway issue is the resolution of the Gustafsson application which could alter the "quasi residential/commercial" use to a more intensive commercial use.

With respect to the design of the principal access, very little vehicular storage or stacking space is provided opposite the driveway. Consequently, uses generating high traffic volumes with customer queueing should be located at the ends of the building to minimize driveway congestion.

Sidewalks should be provided on street frontages in locations that will permit their safe and convenient use by pedestrians. The applicant should be required to either construct or pay cash-in-lieu for a sidewalk on the Isabella Street frontage and to replace the existing substandard sidewalk on Main Street North. On the Vodden Street extension frontage, the required sidewalk will be provided as part of the road works to be undertaken by the City.

The space remaining within the boulevard areas not required for sidewalks and utilities, should be landscaped and planted with street trees to improve the visual amenity of the locality. Thus, the applicant should plant trees along the Isabella Street and Main Street North frontages in accordance with City standards. On the Vodden Street extension, the planting of boulevard trees will be part of the

road works contract, if adequate space is available.

6.0 CONCLUSION:

Council, by By-law 13-83, has closed Dale Avenue and further has authorized the exchange of lands to provide for the extension of Vodden Street between Main Street North and Isabella Street. The extension of Vodden Street would implement a component of the Official Plan.

The proposed development will have a minimal impact upon adjacent lands.

It is recommended that:

- A. A public meeting be held with respect to the submission of Chelsea Homes Limited; and
- B. Subject to the results of the public meeting, the proposal by Chelsea Homes Limited be approved subject to the following conditions:
 1. The applicant shall agree to convey to the City right-of-way widening of Isabella Street and Main Street North of 10 and 13 metres from the centre lines respectively.
 2. The gross leasable commercial floor area shall not exceed 1,444 square metres.
 3. The maximum height of the building shall not exceed two storeys or 8.3 metres, whichever is the greater.
 4. The gross leasable commercial floor area of dining room restaurant, tavern, medical/dental and similar uses shall be regulated in relation to the number of parking spaces to be provided.

C6-8

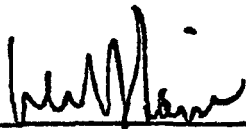
5. The minimum number of off-street parking spaces shall be in accordance with the requirements of By-law 200-82.
6. No outside storage shall be permitted. All refuse and garbage facilities shall be located within the building.
7. Driveway access to Main Street North may incorporate either:
 - (i) a mutual driveway design and implementing easements with the abutting lands to the south, or
 - (ii) two independent driveways.

In the event that an independent driveway is constructed, landscaping and a screen fence or wall shall be installed at the expense of the applicant along the southerly property limit, with due regard to the nature of the abutting use, acceptable to the Commissioner of Planning and Development.

8. Screen fencing or wall and landscaping, acceptable to the Commissioner of Planning and Development, shall be installed at the expense of the developer along the south property limit adjacent or abutting the residential use on Isabella Street.
9. The applicant shall either construct or make a cash-in-lieu payment for the construction of sidewalks to be located on Isabella Street and Main Street North frontages.
10. Boulevard landscaping, including street trees, shall be provided, to the satisfaction of the Commissioner of Planning and Development, at the expense of the applicant on Isabella Street and Main Street North.
11. High traffic generator uses shall be prohibited in the vicinity of the driveway access at Vodden Street.

12. The applicant shall be required to enter into a development agreement, prior to the adoption of an amendment to the Consolidated Official Plan and enactment of the restricted area by-law, whereby the owner shall agree that a building permit for the project will not be issued until such time as the exchange of lands has been completed and the City has entered into a contract for the construction of Vodden Street between Main Street North and Isabella Street.

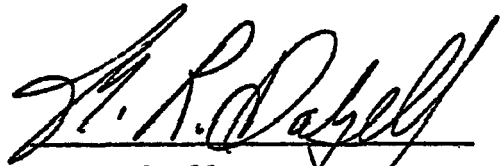
AGREED:



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

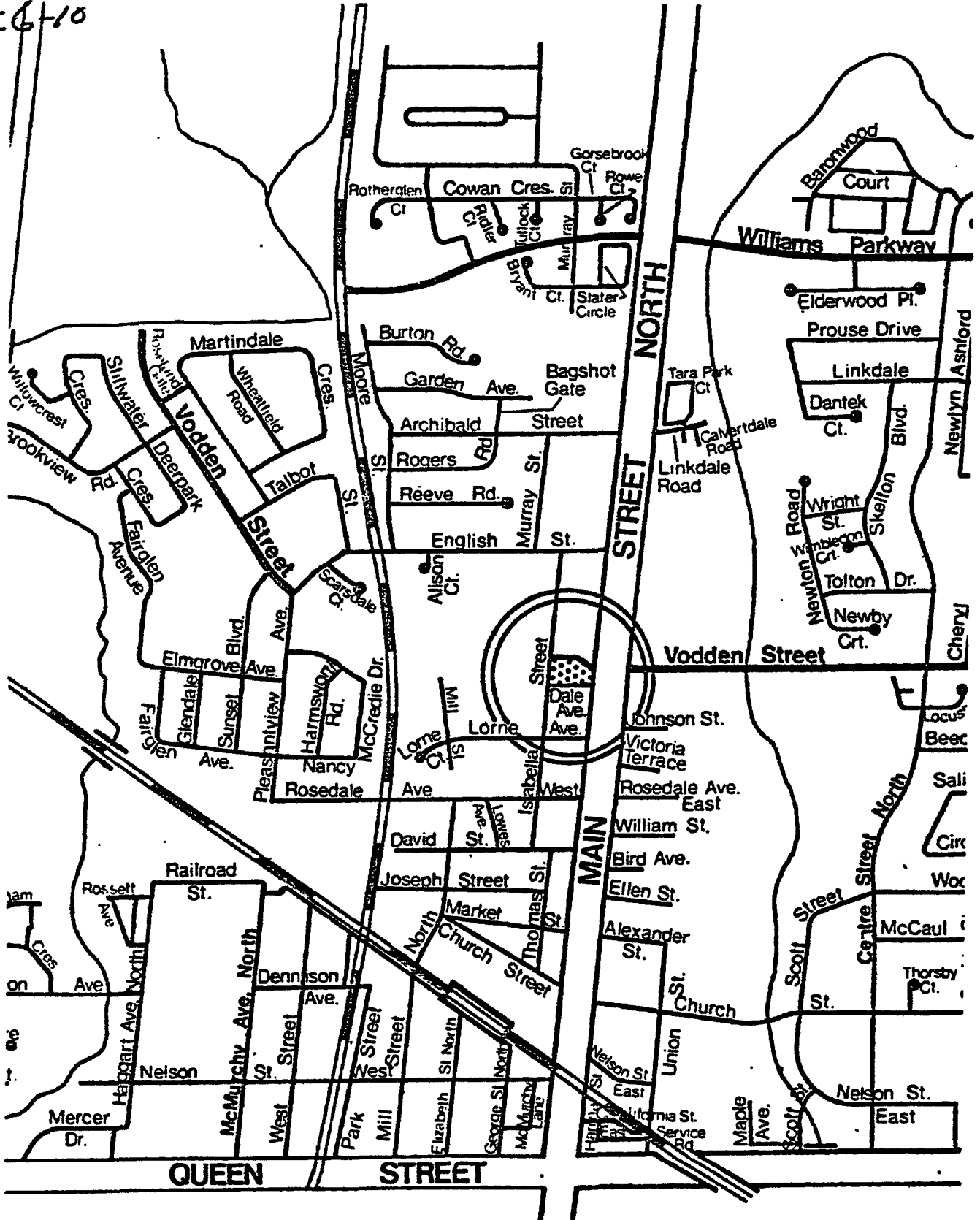
LWHL/kab

Enclosures (2)



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

CG-10



CHELSEA HOMES

Location Map







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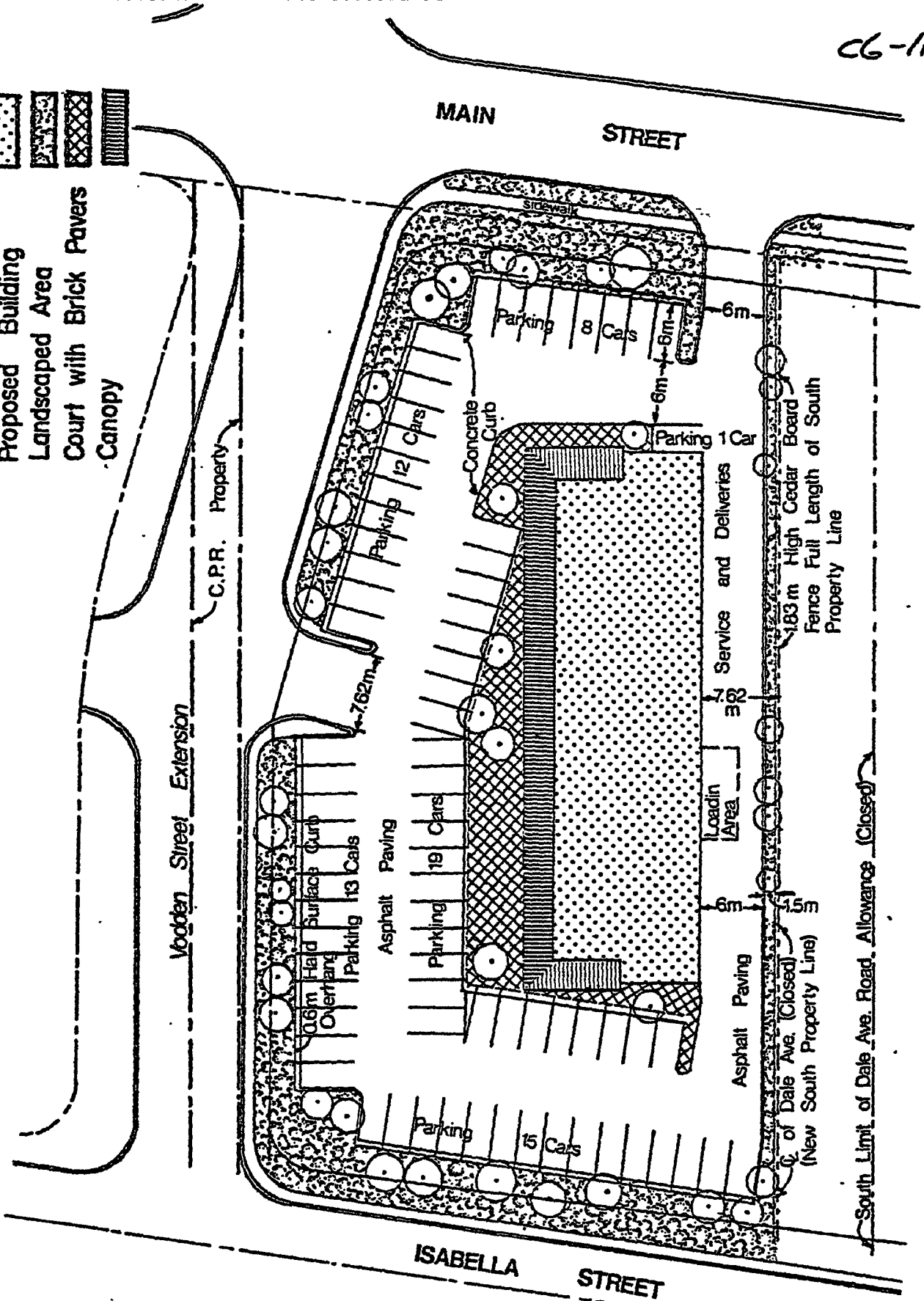
CITY OF BRAMPTON Planning and Development

Date: 83 01 10 Drawn by: RB
 File no. CIW7.7 Map no. 42-62A

CG-11

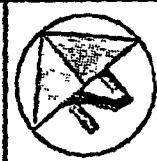
LEGEND

-  Proposed Building
-  Landscaped Area
-  Court with Brick Pavers
-  Canopy



CHELSEA HOMES

Site Plan



1:570

CITY OF BRAMPTON
Planning and Development

Date: 83 01 11
File no. CIW7.7

Drawn by: RB
Map no. 42-62B

DS

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 02 10

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
Block 6, Registered Plan A-21
CHELSEA HOMES LIMITED
Ward 5
Our Files: C1W7.7, C1W7.12 & C1W7.20

Attached are the notes of the Public Meeting held on Wednesday, February 2, 1983, with respect to the above noted matter.

Two principal concerns were raised at the Public Meeting. One concern noted pertained to the appearance or architectural treatment of the rear elevation of the plaza building. The design of the building should be compatible with the adjacent residential and commercial buildings and have all four sides done in an attractive manner. The other concern, raised on behalf of an adjacent property owner, dealt with the type of uses considered not acceptable. Mr. K. Whitbread, by telephone, advised that the following uses are not acceptable:

- i) take out or mixed service restaurant;
- ii) outside storage or exposed garbage container;
- iii) adult entertainment parlour;
- iv) location restriction on major traffic generators such as retail beer outlets;
- v) amusement (videogame) arcades;
- vi) dough-nut shop, and
- vii) convenience/milk store.

- cont'd. -

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- 2 -

It is staff's understanding that these uses are considered by Mr. Whitbread to be unsatisfactory by reason of:

- i) traffic generation,
- ii) visual incompatibility,
- iii) hours of operation,
- iv) light or illumination pollution,
- v) unnecessary duplication of a service available or to be available, and
- vi) inappropriate service or use for a residential locality.


Planning staff has indicated its views with respect to eating establishments, outside storage and the location of major traffic generators, whilst City Council, from time to time, has expressed views with respect to entertainment centres and hours of operation.

The applicant's solicitor has been advised of the uses considered unacceptable by Mr. Whitbread and may wish to address Planning Committee on this topic.


It is recommended that Planning Committee:

- 1) Receive the notes of the Public Meeting, and
- 2) After considering the unacceptable uses, recommend to City Council:
 - a) uses that are not acceptable,
 - b) that staff be directed to prepare the appropriate Official Plan amendment, development agreement and restricted area by-law for consideration by City Council.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/ec enclosure


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

PUBLIC MEETING

DS-3

A Special Meeting of Planning Committee was held on Wednesday, February 2, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:42 p.m. with respect to an application by CHELSEA HOMES LIMITED, Files: C1W7.7, C1W7.12 and C1W7.20, to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the applicant to redevelop his lands and half of the right-of-way width of Dale Avenue with a 2 storey commercial building comprising a gross floor area, including basement, of 2,431 square metres (26,178 square feet).

Members Present: Councillor D. Sutter - Chairman
Mayor K. Whillans
Alderman C. Gibson
Councillor F. Russell
Alderman P. Beisel
Alderman F. Kee
Alderman R. Crowley
Alderman E. Carter
Councillor E. Mitchell
Alderman H. Chadwick
Alderman D. Metzak
Alderman F. Andrews
Councillor N. Porteous

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

Approximately 4 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

- cont'd. -

Chairman invited questions and comments from the members of the public in attendance.

Mr. Whitbread, on behalf of his parents residing at 47 Isabella Street, asked if the purchasers of the houses in the proposed subdivision to the west had been notified of this proposal, the type of commercial establishment being proposed and proposed uses.

Mr. Laine responded that the zoning classification would be a special section of Commercial Class One, and outlined several permitted uses. A sign on the property would notify interested persons of the subject proposal and City staff is available to respond to questions.

Mr. Whitbread also expressed concern relating to traffic congestion and parking spaces.

Mr. Laine noted that traffic circulation and parking spaces had been taken into consideration by the Planning and Development and Public Works Departments.

Mr. Whitbread asked about the set-up for the garbage bin and Mr. Laine responded that site plan control would take care of this issue.

Mr. Whitbread suggested a barrier wall similar to the one constructed at the Bramalea Medical Centre.

After discussion, Mr. Whitbread was asked to telephone the Planning and Development Department with a list of uses he did not want for the proposal.

Mr. W. McCaw, 55 Union Street, referred to Page 4 of the Planning Report and asked for clarification of the design of the rear elevation.

Mr. Laine explained and noted that this issue would be part of the development agreement condition to be entered into prior to site plan approval.

there were no further questions or comments and the meeting adjourned at 8:10 p.m.