



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 286-87

To adopt Amendment Number 130  
and Amendment Number 130 A  
to the Official Plan of the  
City of Brampton Planning  
Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 130 and Amendment Number 130 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 130 and Amendment Number 130 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 23rd day of November, 1987.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
BY LAW DEPT.  
BRAMPTON

WCC

DATE 11/23

ORIGINAL

AMENDMENT NUMBER 130  
to the Official Plan of the  
City of Brampton Planning Area  
and

AMENDMENT NUMBER 130 A  
to the Consolidated Official Plan of the  
City of Brampton Planning Area

21-0P 0031-130-1


Amendment No. 130  
to the  
Official Plan for the  
City of Brampton Planning Area

This Amendment No. 130 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 modified:

1. Schedule A to this amendment is deleted in its entirety and replaced with a new Schedule A attached.

As thus modified, this amendment is hereby approved under section 17 of the Planning Act, 1983.

Date *Jan. 15, 1988*....

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



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KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

  
City Clerk  
City of Brampton

NOV 26 1987

APPROVED  
AS TO FORM  
11/23/87  
11/23/87

WC  
P/MB

AMENDMENT NUMBER 130  
and  
AMENDMENT NUMBER 130 A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON

1.0 Purpose

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

2.0 Location

The lands subject to this amendment are located on the north side of Ray Lawson Boulevard approximately 350 metres east of McLaughlin Road South, Part 1 of 43R-14516 and Block 134 of Plan 43M-775, being part of Lot 14, Concession 1, W.H.S., in the geographic Township of Toronto in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 130 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in the first paragraph of subsection 7.2.7.24, Amendment Number 130 A.

3.2 Amendment Number 130 A:

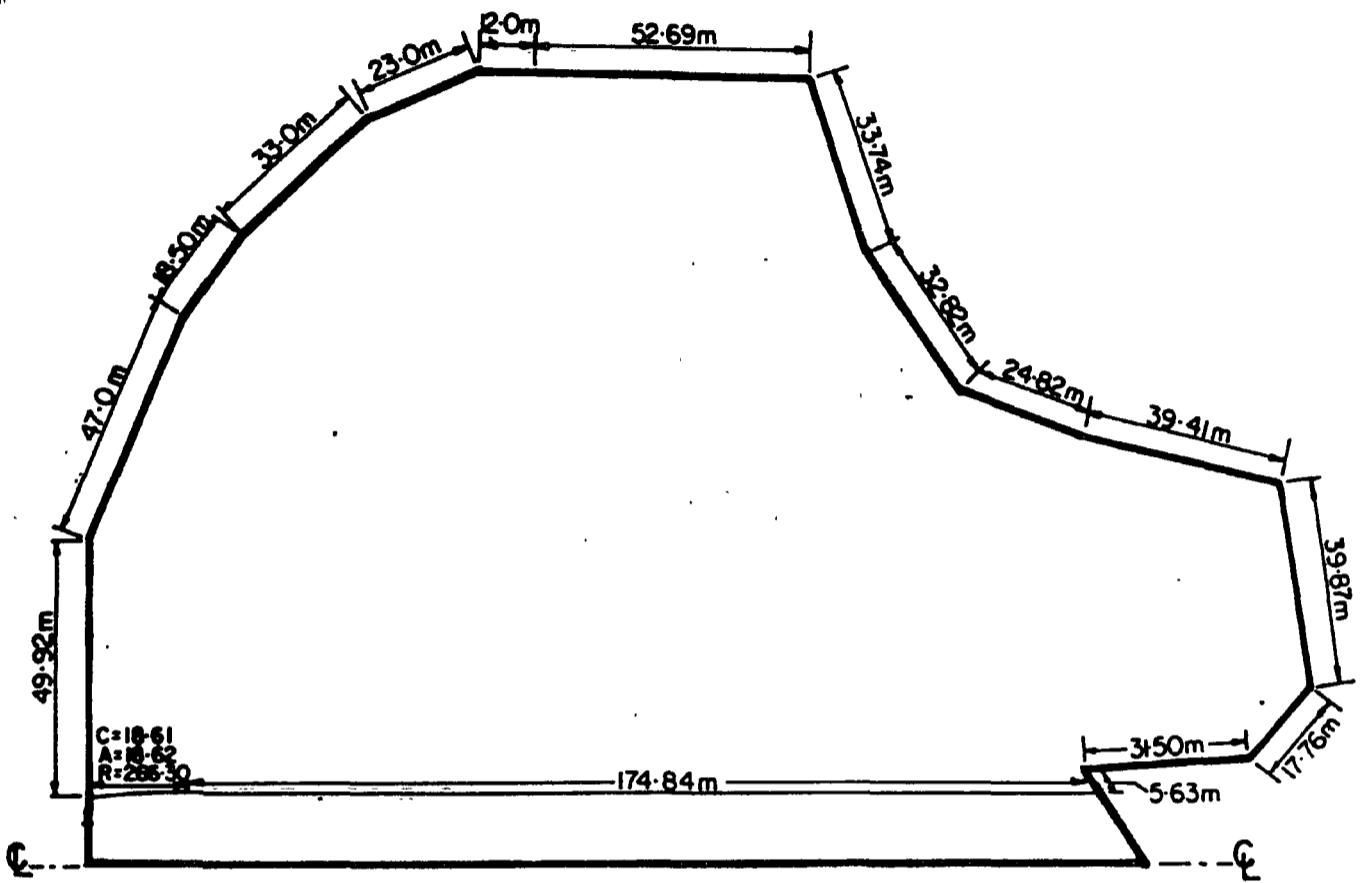
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, which constitutes the Fletchers Creek South Secondary Plan is hereby amended:

- (1) by changing, on Plate Number 43, thereof the land use designation of the lands shown outlined on Schedule A to this amendment, from Residential Medium Density to Institutional.
- (2) by adding after Section 8.4 thereto, the following Section 8.5:

"8.5 The Institutional designation on the north side of Ray Lawson Boulevard, approximately 350 metres east of McLaughlin Road South, is intended to permit a

114 unit retirement home, with indoor and outdoor amenities and shall be subject to the following principles:

- 8.5.1 Provision shall be made for adequate landscaping, fencing and buffering to minimize the adverse influence of development upon abutting District Park and Open Space uses and to enhance the appearance of the subject lands.
- 8.5.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees, residents and visitors. The design of parking facilities shall have regard to the convenience and safety of residents, visitors and employees.
- 8.5.3 Adequate loading spaces shall be provided to the satisfaction of the City.
- 8.5.4 The applicant shall include a warning clause in all offers to lease and leases, that nearby active, floodlit sport facilities may generate noise and disrupt residential activities.



C=18.61  
A=28.62  
R=288.30

RAY LAWSON BOULEVARD

TIMBERLANE

DRIVE

— PROPERTY BOUNDARY

MODIFICATION  
NO. 1  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983

OFFICIAL PLAN AMENDMENT 130



**CITY OF BRAMPTON**  
Planning and Development

Schedule A

1:1444

Date: 1987 11 12

Drawn by: C.R.E.

File no. TIW14-6

Map no. 75-191

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 130  
AND  
AMENDMENT NUMBER 130 A

Attached are copies of a report from the Planning and Development Services Division, dated September 16, 1987 and a copy of a report from the Director, Planning and Development Services Division, forwarding the notes of a public meeting held on October 7, 1987, and a copy of all written submissions received:

Public Works and Building Department

Development and Engineering Services Division 87 05 27.  
Traffic Engineering Services Division 87 06 04.

Community Services Department

Parks and Recreation 87 07 14.  
Transit Department 87 07 14.  
Fire Department 87 07 14.

Planning and Development Department

Community Design Section 87 06 01.  
Planning Policy and Research Division 87 05 22.

Law Department 87 05 28.

Credit Valley Conservation Authority 87 08 24.

Regional Municipality of Peel

Public Works Department 87 06 08.  
Planning Department - Development Control Division 87 06 08.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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September 16, 1987

TO: The Chairman of the Development Team  
FROM: Planning and Development Department  
RE: Application to Amend the Official Plan  
and Zoning By-law  
Part Lot 14, Concession 1, W.H.S. (Mississauga)  
Ward 3  
CITY SOUTH LIMITED  
Our File Number: TIW14.6

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1.0 INTRODUCTION

An application has been received by the Clerk's Department to amend the Official Plan and Zoning By-law to develop the site for a 114 room retirement home on a property previously designated for medium density residential.

2.0 PROPERTY DESCRIPTION

The subject lands are located on the north side of Ray Lawson Boulevard approximately 271 metres (889 feet) east of McLaughlin Road South, between the District Park and Open Space and opposite the intersection of Timberlane Drive. The property has approximately 205 metres (672.6 feet) frontage along Ray Lawson Boulevard in a semi-circular shape with a maximum radius or depth of approximately 140 metres (461.9 feet) and comprises a total area of 2.393 hectares (5.913 acres).

Topographically, the land slopes down to the north and east towards the open space of Fletchers Creek Valley. The easterly property boundary follows the westerly top of bank along Fletchers Creek. The site has no significant vegetation.

The land uses surrounding the subject property are as follows:

- to the west and north the abutting land is Fletchers Green District Park;
- to the east, the abutting land is Open Space as part of Fletchers Creek Valley;
- on the south side of Ray Lawson Boulevard is future residential.

3.0 OFFICIAL PLAN AND ZONING STATUS

The Official Plan Schedule A, General Land Use Designations identifies the property as Residential and Open Space. As part of Area 24: Fletchers Creek South Secondary Plan, and Amendment Number 54 to the Consolidated Official Plan of the City of Brampton Planning Area the land is designated as Low and Medium Density Residential.

The comprehensive Zoning By-law 139-84, as amended, designates the property partly as Agricultural (A) and partly as Residential Townhouse R3A (By-law 287-86).

4.0 PROPOSAL

The application proposes to develop a "retirement home" of 114 units with indoor and outdoor amenities to service the needs of a growing demand in the Brampton area. The facility will include full dining services, a tuck shop, a hair dressing salon, that may also serve a dual purpose as a dental check up area, a library, a games room and a TV video and movie room. The proposed development has been named by City South Limited as Southbrook Lodge and will be administered by a full time staff including a Registered Nurse, one being on duty

at all times. Other staff will co-ordinate the recreation activities, supervise the dietary provisions and manage the proposed facilities.

The units will be as follows:

Type	Floor Area Sq.Metre/Sq.Ft.		Number of Units
A1	40.6	437	96
A2	47.5	511	6
A3	50.9	548	<u>12</u>
TOTAL			114

A total of 58 parking spaces are proposed for residents, visitors and staff based on 44 for residents and 14 for staff and visitors. Outdoor amenities will include passive walkway and seating areas and active areas in the form of a golf putting green, 2 shuffleboard courts, garden plots, in the south easterly portion of the site, and a gazebo and an outdoor activity area accessed from the lower level lounge/dining room.

The site will have one access from Ray Lawson Boulevard, and for security reasons be enclosed by a chain link fence, with a gate/walkway connection to the abutting district park.

5.0 COMMENTS FROM OTHER AGENCIES

Public Works and Building Department

Development and Engineering Services Division

has advised that a site plan showing existing and proposed elevations, and the proposed storm sewer drainage system be approved prior to the issuance of a building permit.

Zoning and By-law Enforcement Division has no comments.

Traffic Engineering Services Division has no comment with regards to the access.

Community Services Department

Parks and Recreation advise that they are concerned because the project abuts Fletcher's Green District Park which will have active sports fields, and parking that will be floodlit and operating until 11:00 p.m. each night of the week.

They consider the application incompatible with the foregoing and one that will result in a continuous problem to the City whereby elderly people will expect a quiet surrounding and the noise and lighting from the abutting park will be considered an intrusion of their privacy.

If there is support for this proposal then Parks and Recreation recommend:

- a solid masonry fence of 8 feet in height where the property abuts the district park;
- a revision to the plan should be made to remove the two wings running westerly. If the proposed structure was moved easterly on the site and the building designed to result in a blank windowless wall facing the district park then the impact may be less;
- the proposal should indicate intended use of the easterly portion of the site. There is no reference in terms of landscaped space, etc.;
- access from the site to the park walkway system should be considered.

Transit Department suggest:

- a bus pad 12' X 24' is required on the north side of Ray Lawson Boulevard immediately east of the access road. The applicants should consider purchase of a shelter in respect of the age of the residents and in order to provide this facility immediately instead of waiting until the shelter meets the criteria.

Fire Department advise that:

due to the configuration and proposed layout of this complex, there are a few concerns that need to be addressed and additional information is required:

Access

Vehicle access to the building face by the turning circle is acceptable subject to adequate main doors that align between the front and back of the building. These are to be provided in order to obtain direct access to the "finger" faces, similar to that provided at the centre to the terrace.

Hydrants

That the proposed hydrant on the east side of the main entrance be deleted and a second hydrant be installed on the boulevard to the west of the entrance from Ray Lawson Boulevard.

Planning and Development Department

Community Design Section request the following information:

1. What is the purpose of the vacant sector on the site, east of the proposed development?

2. It appears that there is not sufficient room for a large moving vehicle in front of the proposed loading dock.
3. What are the common facilities and where are they located?
4. Detailed matters such as architectural, landscaping and fencing, as well as grading and servicing will be dealt with at site plan approval stage.

Policy Division advise that it would be expedient to process the proposal with the Official Plan Amendment (Institutional or variation thereof). Section 2.1.1.7.5 of the City of Brampton Official Plan states that "in locating new housing for senior citizens ... due regard shall be had for the following principles:

- (i) accessibility by a variety of modes of transportation including public transit; and
- (ii) accessibility to shopping, parks, recreation facilities and community social and health services."

The Institutional designation on Schedule "A" includes lands which are predominantly used for hospitals, homes for the aged, nursing homes, ... and may include service clubs and residential care facilities for more than 10 persons.

Also Section 2.4.2.1 states that:

"The City shall encourage institutions to pay due regard to the following locational principles:

- (i) convenient access to at least one arterial or collector road;
- (ii) access to public transit where appropriate; and

(iii) compatibility with the surrounding area."

In addition Policy Division also raise the potential of future problems in the following areas:

- 1) Parking;
- 2) future conversion to Plan of Condominium, and
- 3) the Fletcher's Green District Park.

Region of Peel

Public Works Department advise the following:

Sanitary and water facilities are available.

Regional roads are not directly affected.

The Development Control Division of the Regional Planning Department have no additional comments to make.

Credit Valley Conservation Authority provided the following comments for information and reference.

The subject site is located adjacent to the Fletchers Creek Valley. The proposed residential building is to be situated a minimum distance of 9.0 metres from the approved top of bank. The proposed development, therefore, is in conformance with the Authority's setback policy.

As no new construction is proposed within 9.0 metres from the top of bank, the proposed development will not require a permit from the Authority pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations). However, a

permit will be required for any works immediately adjacent to the top of bank or within the valley.

The Authority does have concerns regarding the potential impacts on the valley system from drainage and sedimentation resulting from the proposed development. In this regard, we require the submission of a detailed engineering submission which will indicate the proposed site grading and drainage and methods of erosion and sediment control to be implemented on site both during and after the construction period.

On this basis, the Authority does not object to the subject application for an amendment to the Official Plan and Restricted Area (Zoning) By-law. However, we request that the aforementioned engineering submission be circulated to the Credit Valley Conservation Authority prior to the final approval of the proposed development.

#### 6.0 DISCUSSION

From the City of Brampton "Rest and Retirement Homes Guide, June 1987" the following definition is included:

"Retirement Home" means a place or dwelling for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status, require a supervised living arrangement for their well-being, in which:

- (1) rooms or room and board are supplied for hire or gain;
- (2) more than 8 persons in addition to the staff and operator are accommodated in the retirement home; and,
- (3) there is a common dining room and common sitting room for the residents,



but shall not include

- (a) a group home;
- (b) an auxiliary group home;
- (c) a nursing home;
- (d) a place maintained and operated primarily for, and occupied by, inmates or adults placed on parole;
- (e) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons; or,
- (f) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs or alcohol.

Southbrook Lodge proposal will be a retirement home with 114 units and, according to the future management group - Beacon Hill Lodges Limited - after a two year fill up period, could expect to have 20% of the units with double occupancy hence a potential 137 residents. The units designed for double occupancy are most often used for single occupancy and are expected to rent on the basis of double occupancy at the rate of \$55.00 to \$65.00 per person per day or \$1,650.00 to \$1,950.00 per month with meals.

Site plan approval will be required subsequent to Official Plan and zoning approval. Similarly building permits will not be issued until the engineering services plan are approved.

The concern of Parks and Recreation regarding the physical and visual intrusion of Fletcher's Green District Park on the property are considered by the applicant to be at variance to the reason for

developing the project on this site. Southbrook Lodge considers the adjacent park with its active sports areas, important for their complex. The closest baseball diamond will be approximately 75 to 85 metres from the property and building. The 2 storey lodge should a 2.44 metre (8 foot) high solid masonry wall to provide visual and noise attenuation. The wall (with a gate or opening for access to the park) should extend the length of the common property boundary from Ray Lawson Boulevard to the point where the District Park ends and the Open Space begins. The remainder of the site should be fenced in conformity with City policies, utilizing dense plantings to create visual barriers and maintain privacy.

The applicant must acknowledge the adjacent park with the active floodlight sports facilities and make this information available to prospective tenants in the form of a coloured plan and warning clause in all offers to lease and leases. Thus the applicant acknowledges the facilities may generate noise and disrupt residential activities. The proposal to connect the internal pedestrian system to the walkway system of the District Park should be the responsibility of the applicant.

The prospect of this project being converted to a condominium is possible, though it is proposed as a private, for profit, operation. The plans show the common facilities located in the circular portion of the building that will function as the administrative and service hub for the residential spokes. The design suggest that all goods and services be received in the easterly side and they be circulated through to the west side.

The lodge will have a full time staff during the day time of about 20 persons, an Administrator, a Director of Nursing (an RN in the evening), a maintenance supervisor, a dietician, an activities co-ordinator and bookkeeper/receptionist. Additional staff are assistants providing health care, cooks and kitchen staff, laundry and housekeeping services, and a part-time activities co-ordinator.

The location of the project, on Ray Lawson Boulevard, a collector road, opposite the intersection of Timberlane Drive, also a collector road, and with a bus pad at the entrance, satisfy the principle of "accessibility by a variety of transportation including public transit" Section 2.1.1.7.5(i) Brampton Official Plan. Similarly the "accessibility to shopping" about 350 metres (1150 feet) west along Ray Lawson Boulevard; "parks" Fletchers Creek Valley abutting the property to the east; "recreation facilities and community social and health services" the Fletcher's Green District Park to the west satisfy the requirement of Section 2.1.1.7.5(ii). Similarly when considering the institutional designation, the proposal adequately satisfies the criteria established in Section 2.4.2.1.

Additionally the concern of future problems with parking should be resolved based on the following criteria:

PARKING CRITERIA - REQUIREMENTS

		<u>Spaces</u>
RESIDENTS:	1 space for every 10 units or fraction thereof	12
STAFF:	1 space for each of the day time staff	20
	plus, 1 space for each of the evening staff	10
VISITOR:	1 space for every 2.5 units or fraction thereof	46
SERVICE VEHICLE:	1 space for each	<u>1</u>
TOTAL present requirement		89

The prospect of future conversion to a Plan of Condominium is always possible but the project does not appear to be of a design that would be easily converted. More appropriate would be the conversion to a full care nursing home, a prospect that the applicant does not foresee.

The project is bordered by amenities that the residents will find advantageous, i.e., Fletcher's Green District Park; Fletchers Creek Valley; the convenience commercial at the corner of Ray Lawson Boulevard and McLaughlin Road, and a variety of housing in the area.

One consideration should provide for wheelchair access throughout the facilities, around the grounds and into the park. Motorized wheelchairs are an increasing popular way of moving around for elderly people.

7.0 Recommendations

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

- A. A Public Meeting be held with respect to the proposed amendment to the Official Plan and Zoning By-law in accordance with City Council's procedure, and;
- B. Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the proposed development be recommended for approval subject to the following conditions:
  - 1. The site plan dated April, 1987 be revised as follows:
    - a. additional parking be provided;
    - b. the proposed hydrant on the east side of the main entrance be deleted and a second hydrant be installed on the boulevard to the west of the entrance from Ray Lawson Boulevard;
    - c. masonry wall along northwest property limit, and
    - d. a pedestrian connection be shown between park walkway and the internal walkway system.

2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) the applicant shall support an appropriate amendment to the Official Plan and Zoning By-law to permit the proposed development.
  - b) the development should be subject to the City's site plan approval procedures and appropriate securities shall be deposited with the City and the Regional Municipality of Peel to ensure implementation of the project.
  - c) prior to the issuance of a building permit arrangements shall be made to the satisfaction of the Region of Peel for the servicing of the subject lands.
  - d) the applicant, at his expense, shall provide a bus stop pad at a location and of a design satisfactory to the Commissioner of Community Services.
  - e) the landscape plan shall include the provision of street trees to the satisfaction of the City on Ray Lawson Boulevard.
  - f) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.
  - g) the applicant shall agree by agreement to erect a masonry wall, 2.44 metres high, along northwest boundary and fencing in locations required by the City's fencing policies, including along the east boundary of the property abutting the valleyland.

h) prior to the initiation of grading, the applicant shall submit for the review and approval of the Credit Valley Conservation Authority and the City, the following:

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

(ii) overall grading plans for the subject lands.

i) the applicant shall, in wording acceptable to the Credit Valley Conservation Authority, to carry out, or cause to be carried out to the satisfaction of the Credit Valley Conservation Authority, the recommendations referred to in the report(s), as required in Condition h.

j) the applicant shall agree, prior to offering units for rent, to place in public view a plan on the wall of the sales office(s), which indicates the following:

(i) where sidewalks, walkways, fencing and parks and open space are located.

(ii) the type of fencing and landscape features.

(iii) active or passive park areas. Active park areas should indicate wording as follows:

'playground equipment or active sports field with floodlighting'.

(iv) The following information must also be shown in **BOLD CAPITAL TYPE** :

'For Further information on proposed and existing land use, please call The City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., Telephone: 793-4110.'

(k) a reduction of the display map must be given to all prospective tenants in the sales office.

(l) the applicant shall agree by agreement to include a warning clause in all offers to lease and leases, that nearby active, flood lit sports facilities may generate noise and disrupt residential activities.

3. The site specific zoning by-law shall contain the following:

a) the site shall only be used for:

(i) a retirement home;

(ii) purposes accessory to other permitted purposes, and

(iii) accessory uses only in conjunction with a retirement home:

1. tuck shop, subject to a maximum 40 square metres floor area, and

2. hairdressing salon, subject to a maximum floor area of 30 square metres.

- b) the maximum number of units permitted shall be 114.
- c) the maximum height of building shall not exceed 2 storeys;
- d) yard requirements shall be as follows:
  - 1. Minimum front yard depth 22 metres;
  - 2. Rear yard depth shall be:
    - (i) minimum 8.4 metres, and
    - (ii) abutting Open Space, a minimum of 9 metres from the approved top of bank.
- e) parking shall be based on the following standards:

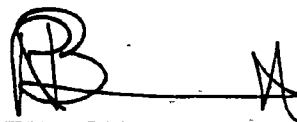
PARKING CRITERIA - REQUIREMENTS

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STAFF:	1 space for each of the day time staff	20
	plus 1 space for each of the evening staff	10
VISITOR:	1 space for every 2.5 units or fraction thereof	46
SERVICE VEHICLE:	1 space for each	1
TOTAL present requirement		89



f) all garbage and refuse storage containers shall be located within the building.

Respectfully submitted,



Ron Burnett  
Development Planner

AGREED:

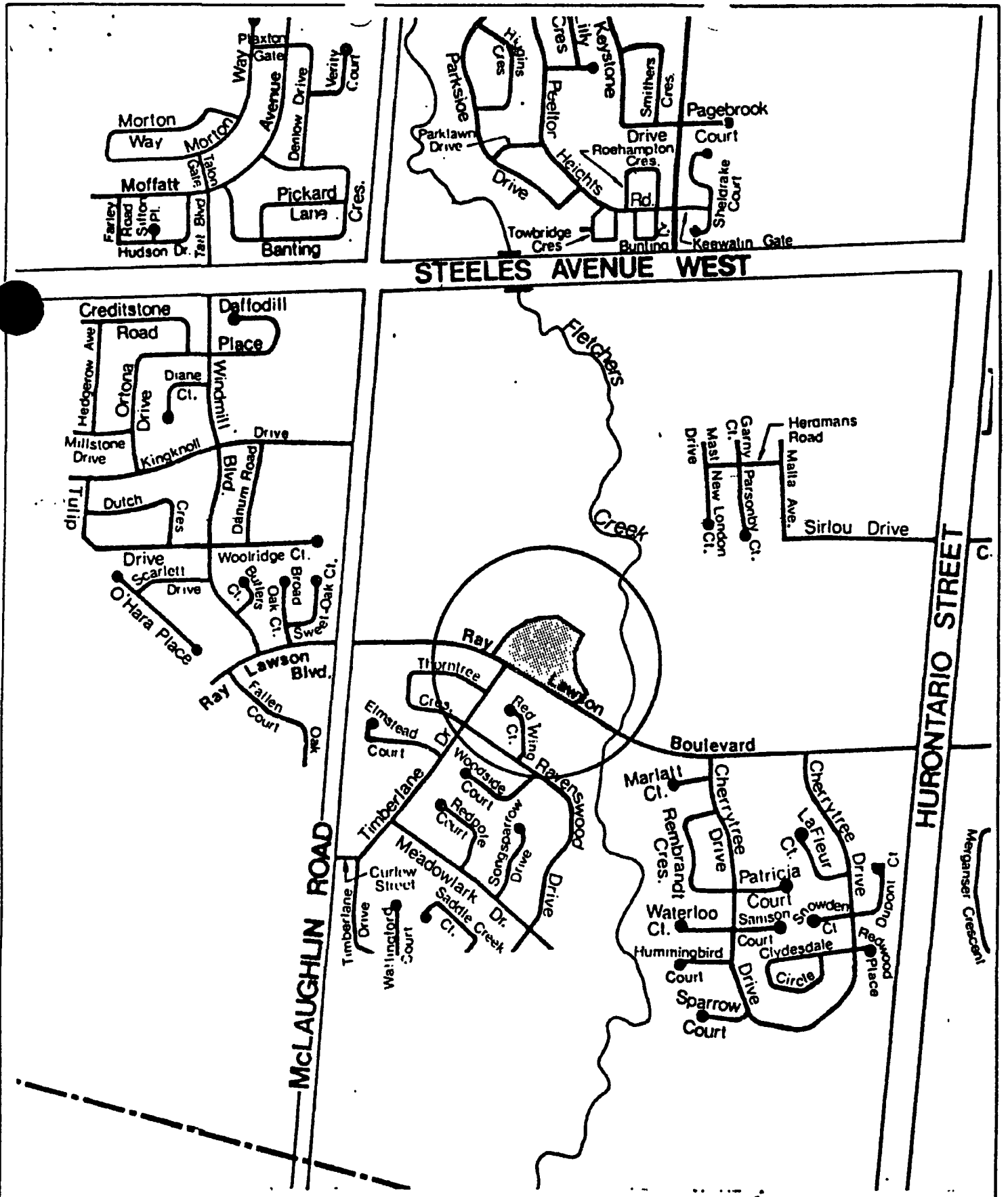


F. R. Dalzell, Commissioner of  
Planning and Development



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

RB/hg/am/2



**Crown West Limited**  
 Location Plan



1:2000

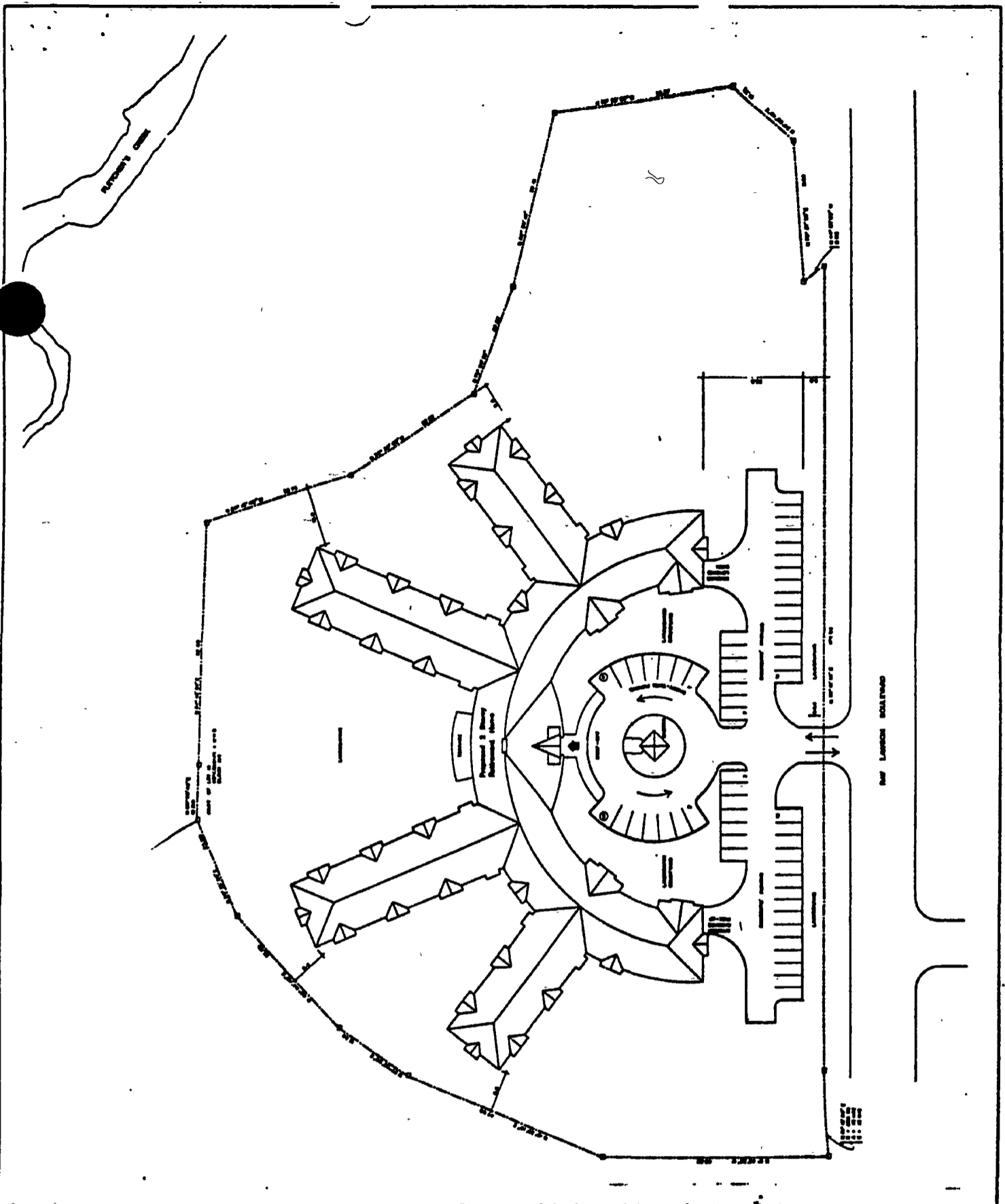
**CITY OF BRAMPTON**  
 Planning and Development

Date: 1987 08 27

Drawn by: P.S.

File no. TIW14.6

Map no. 75-19B



**Crown West Limited**

Site Plan



1:1135

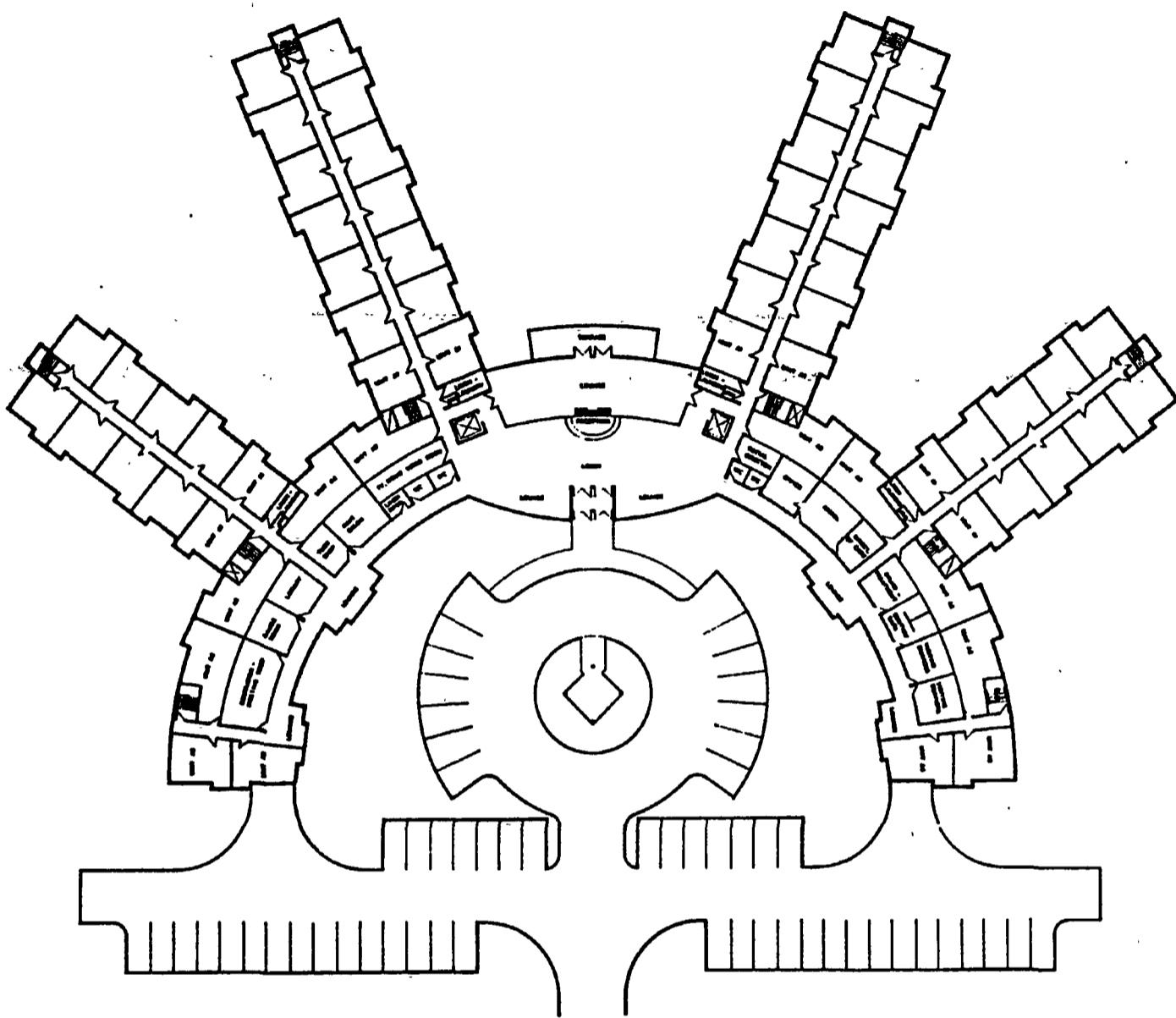
**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 08 27

Drawn by: *P.S.*

File no. TIW14.6

Map no. 75-19A



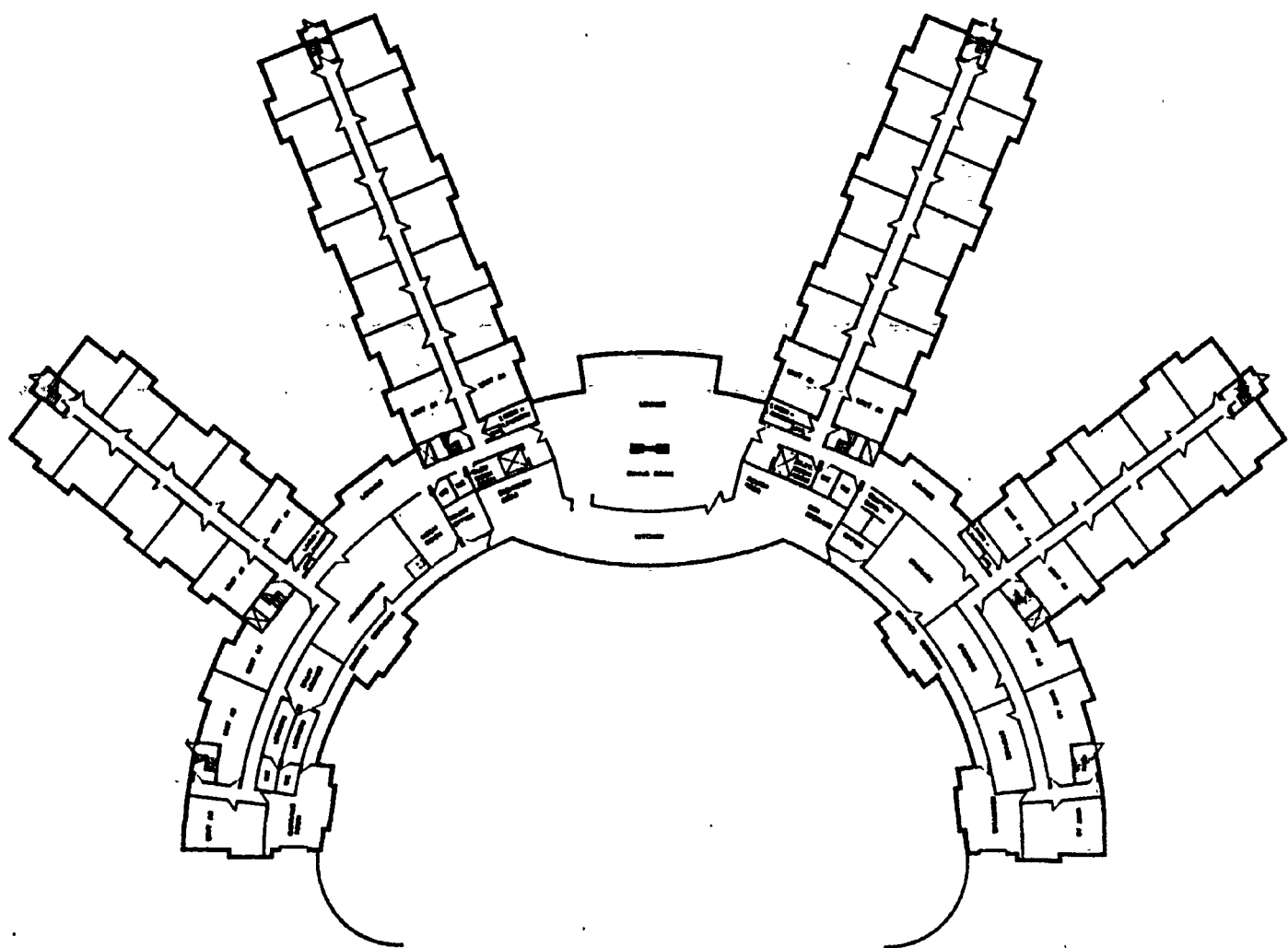
Ground Floor Plan

Crown West Limited



**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 09 03    Drawn by: *P.S.*  
File no. TIW14.6    Map no. 75-190



Basement Plan

Crown West Limited



**CITY OF BRAMPTON**  
Planning and Development

Date: 1987 09 03    Drawn by: *P.S.*  
File no. T1W14.6    Map no. 75-19C

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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October 13, 1987

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part Lot 14, Concession 1, W.H.S.  
(Mississauga)  
Ward Number 3  
CITY SOUTH LIMITED  
Our File Number: T1W14.6

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The notes of the public meeting held on Wednesday, October 7, 1987 with respect to the above noted application are attached for the information of Planning Committee.

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

Staff have noted that in the report adopted by City Council on September 28, 1987, the entrance to the district park from the City South Limited project should be located further to the east. The plan should be revised to show this addition.

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

- A) the notes of the Public Meeting be received;
- B) the application be approved as adopted by City Council at its meeting held on September 28, 1987, subject to the revision of the location for the entrance between the district park and the site, and

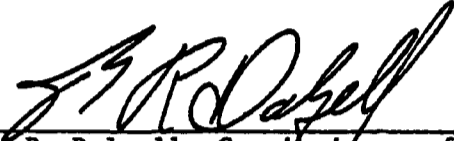
C) staff be directed to present the appropriate documents for Council considerations.

Respectfully submitted,



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

AGREED:



F. R. Dalzell, Commissioner of  
Planning and Development



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

RBhg/0

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, October 7, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by CITY SOUTH LIMITED (File: T1W14.6 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the development of a "retirement home" of 114 units.

Members Present: Alderman L. Bissell - Chairman  
Councillor N. Porteous  
Alderman A. Gibson  
Alderman S. DiMarco  
Alderman J. Shadrach

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

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The Chairman inquired 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 7:31 p.m.



# The Regional Municipality of Peel

Planning Department

City of Brampton  
PLANNING DEPT.

Date JUN 08 1987 Rec'd.

File No. T1W14.6

June 3, 1987

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. Ron Burnett  
Development Planner

Re: Application to amend  
the Official Plan and Zoning By-law  
(Crown West Limited)  
Pt. Lot 14, Con. 1. W.H.S., (Miss)  
Your File: T1W14.6  
Our Reference: R42 1W60B

Dear Sir:

Further to your letter of May 22, 1987 on the above subject, please be advised that the Regional Public Works Department has the following comments to offer:

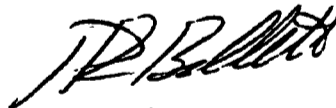
Sanitary and Water facilities are available in conjunction with subdivision 21T-76018B (Phase 2).

Regional Road are not directly affected.

The Development Control Division of the Regional Planning Department has no additional comments to make.

I trust that this information is of assistance.

Yours truly,



D. R. Billett  
Director of  
Development Control

IAP:nb

87.06.08



# CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

August 20, 1987

City of Brampton PLANNING DEPT.	
Date	AUG 24 1987 Rec'd.
File No.	T1W14.6

City of Brampton  
Planning & Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Ron Burnett  
Development Planner

Dear Sir:

Re: Application to Amend the Official Plan &  
Restricted Area (Zoning) Bylaw  
Part Lot 14, Concession 1 WHS  
Crown West Limited  
Your File No. T1W14.6

Further to your circulation dated May 22, 1987, we have now had the opportunity to review the above noted application and the accompanying site plan. The following comments are provided for your information and reference.

The subject site is located adjacent to the Fletcher's Creek Valley. The proposed residential building is to be situated a minimum distance of 9.0 metres from the approved top of bank. The proposed development, therefore, is in conformance with the Authority's setback policy.

As no new construction is proposed within 9.0 metres from the top of bank, the proposed development will not require a permit from the Authority pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations). However, a permit will be required for any works immediately adjacent to the top of bank or within the valley.

The Authority does have concerns regarding the potential impacts on the valley system from drainage and sedimentation resulting from the proposed development. In this regard, we require the submission of a detailed engineering submission which will indicate the proposed site grading and drainage and methods of erosion and sediment control to be implemented on site both during and after the construction period.

On this basis, the Authority does not object to the subject application for an amendment to the Official Plan and Restricted Area (Zoning) Bylaw. However, we request that the aforementioned engineering sub-

...continued...

870825

August 20, 1987

mission be circulated to the Credit Valley Conservation Authority prior to the final approval of the proposed development.

Yours very truly,



*for* Marilyn F.V. Eger  
Manager, Resource Planning

LA:sh

cc: City of Brampton

→ Attention: Mr. L.W.H. Laine  
Director of Planning and Development  
Attention: Mr. D. Van Beilen  
Director of Development and Engineering  
Attention: Mr. P. Hornblow  
Supervisor, Plans & Permits

Crown West Limited  
17 Dean Street  
Brampton, Ontario  
L6W 1M7

Attention: Mr. Andrew Orr

DEVELOPMENT COMMENT FORM

Applicant: CROWN WEST LIMITED Planner: Ron Burnett City of Brampton  
 File Number: TIW14.6 Date: May 22, 1987 PLANNING DEPT.  
 Summary: To develop a 114 bed retirement home on a residentially designated property. Date: MAY 28 1987 Re: TIW14-6

Department	Comments (Type or Print)
Public Works: - Development	
- Traffic	
- Zoning	
Community Services: - Parks	
- Transit	
- Fire	
Law Department:	No Comments John G. Metras May 28, 1987
Administration: - C.A.O.	
- Business Dev.	
Planning: - Community Design	
- Policy Division	

Other Comments:

*Resin*

*47074*

Responding Dept.: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

DEVELOPMENT COMMENT FORM

Applicant: CROWN WEST LIMITED

Planner: Ron Burnett

File Number: T1W14.6

Date: May 22, 1987

Summary: To develop a 114 bed retirement home on a residentially designated property.

Department	Comments (Type or Print)
<u>Public Works:</u> - Development	
- Traffic	The subject property was redesignated from high density residential to low and medium density residential by OPA 54 (Pitters/Green).
- Zoning	Since Official plan / secondary plan policies are tentative on this type of development it is possible would be expedient to process the proposal as if
<u>Community Services:</u> - Parks	An official plan amendment (institutional or residential) Section 5.10 of OPA 61 permits low rise senior citizen residential development on "suitable" sites in lower density residential areas. With respect to "suitable"
- Transit	See Sect 2.1.1.7.5 & 2.4.2.1 of the main official plan. Note - 2.4.1 Institutional definition pertains to
- Fire	aged, nursing homes & residential care facilities for more than 10 persons. → as always, parking may be an issue
<u>Law Department:</u>	with this type of development → with respect to this type of application, you may find Street Investments (CIW 2.1) of
<u>Administration:</u> - C.A.O.	use of OPA #95 / Bylaw → as Len will warn you, consider future applications for condominium plan & ask Andy or agent that possibility.
- Business Dev.	P.S. District Park to north will be a consideration re: compatibility with all the activities which
<u>Planning:</u> - Community Design	will go on there → Gordon/Plaid may know what they will be putting in the park by now.
- Policy Division	

Other Comments:

Responding Dept: POLICY DIVISION  
 Signature: [Signature]  
 Date: 05.26.87

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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June 1, 1987

TO: R. Burnett

FROM: W. Lee

RE: Rezoning & Site Plan Application  
Crown West Limited  
Our Files: T1W14.6 & SP87-62

We would like to comment as follows:

1. The key plan is incomprehensible.
2. The site plan should show proposed uses in the vicinity.
3. The site plan should show more dimensions and distances.
4. What is the purpose of the vacant sector on the site, east of the proposed development?
5. What is the definition of a retirement home. Is this to be a condominium? We understand that the Zoning Division has some problems with a similar type of use.
6. It appears that there is not sufficient room for a large moving vehicle in front of the proposed loading dock.
7. What are the common facilities and where are they located?
8. The applicant should elaborate the function of garbage pick-up activities, e.g. how residents will bring garbage to the garbage room.
9. Detailed matters such as architectural, landscaping and fencing, as well as grading and servicing will be dealt with at site plan approval stage.

  
William Lee  
Manager, Community Design

WL/ar

**DEVELOPMENT COMMENT FORM**

**Applicant:** CROWN WEST LIMITED **Planner:** Ron Burnett

**File Number:** T1W14.6 **Date:** May 22, 1987

**Summary:** To develop a 114 bed retirement home on a residentially designated property.

Department	Comments (Type or Print)	City of Brampton PLANNING DEPT. <hr/> Date <u>JUL 14 1987</u> Rec'd. File No. <u>T1W14.6</u>
<u>Public Works:</u> - Development		
- Traffic		
- Zoning		
<u>Community Services:</u> - Parks	See attached	
- Transit	See attached	
- Fire	See attached	
<u>Law Department:</u>		
<u>Administration:</u> - C.A.O.		
- Business Dev.		
<u>Planning:</u> - Community Design		
- Policy Division		

Other Comments:

870725

Responding Dept.: Comm. Services  
 Signature: [Signature]  
 Date: July 13/87

CROWN WEST LIMITED  
TLW14.6

PARKS AND RECREATION

*By we know  
line these  
divides will be  
rated? How do  
cross the road  
will also  
suffer more  
less.*

This proposal for a 114 bed retirement home concerns this department inasmuch as the site abuts the district park which will have active sports fields and parking, all of which will be floodlit and operating until 11:00 p.m. each night of the week. We consider this application incompatible with the foregoing and one that will result in a continuous problem to the City whereby elderly people will expect a quiet surrounding and the noise and lighting from the abutting park will be considered an intrusion of their privacy.

If there is support for this proposal then we would recommend:

-A solid masonry fence of 8 feet in height where the property abuts the district park.

-A revision to the plan should be made to remove the two wings running westerly. If the proposed structure was moved easterly on the site and the building designed to result in a blank windowless wall facing the district then the impact may be less.

-The proposal should indicate intended use of the easterly portion of the site. There is no reference in terms of landscaped space, etc.

-Access from the site to the park walkway system should be considered.

TRANSIT

-For transit purposes it may be more appropriate to relocate the entrance in line with the street on the south side of Roy Lawson Boulevard.



-A bus pad 12' x 24' is required on the north side of Roy Lawson Boulevard immediately east of the access road. The applicants should consider purchase of a shelter in respect of the age of the residents and in order to provide this facility immediately instead of waiting until the shelter meets the criteria.

#### FIRE DEPARTMENT

Due to the configuration and proposed layout of this complex, there are a few concerns that need to be addressed and additional information is required:

##### Access

Vehicle access to the building face by the turning circle is acceptable subject to adequate man<sup>?</sup>doors that align between the front and back of the building ring. These are to be provided in order to obtain direct access to the "finger" faces, similar to that provided at the centre to the terrace.

##### Hydrants

That the proposed hydrant on the east side of the main entrance be deleted and a second hydrant be installed on the boulevard to the west of the entrance from Ray Lawson Boulevard.

Donald M. Gordon  
Commissioner of Community Services

DMG/eb

DEVELOPMENT COMMENT FORM

Applicant: CROWN WEST LIMITED


Planner: Ron Burnett

File Number: TIW14.6

Date: May 22, 1987


Summary: To develop a 114 bed retirement home on a residentially designated property.

Date: Jun 01 1987  
File No. TIW14.6

Department	Comments (Type or Print)
<u>Public Works:</u> - Development	
- Traffic	no comment with regard to access
- Zoning	
<u>Community Services:</u> - Parks	
- Transit	
- Fire	
<u>Law Department:</u>	
<u>Administration:</u> - C.A.O.	
- Business Dev.	
<u>Planning:</u> - Community Design	
- Policy Division	

Other Comments:

57.06.02

Responding Dept:   
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

19870602

DEVELOPMENT COMMENT FORM

City of Brampton  
PLANNING DEPT.

Applicant: CROWN WEST LIMITED

Planner: Ron Burnett

File Number: T1W14.6

Date: May 22, 1987 MAY 27 1987 Rec'd

File No. T1W14.6  
Designated: .....

Summary: To develop a 114 bed retirement home on a residentially designated property.

Department	Comments (Type or Print)
<u>Public Works:</u> - Development	If you require a site plan showing existing and proposed elevations (contours) and the proposed storm sewer drainage system for approval prior to the issuance of a building permit.
- Traffic	
- Zoning	D. J. Price
<u>Community Services:</u> - Parks	
- Transit	
- Fire	
<u>Law Department:</u>	
<u>Administration:</u> - C.A.O.	
- Business Dev.	
<u>Planning:</u> - Community Design	
- Policy Division	

Other Comments:

*Handwritten note:* May 27, 1987

Responding Dept.:

Signature: D. J. Price

Date: May 27/87