

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 296-80
To adopt Amendment Number 63
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 <u>The Regional Municipality of Peel Act, 1973</u> and <u>The Planning Act</u>, hereby ENACTS as follows:

- 1. Amendment Number 63 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
- The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number $\frac{63}{}$ 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 24th day of November, 1980

JAMES E. ARCHDEKIN, MAYOR

RALPH A. EVERETT, CLERK

1981 MAY 12 PM | 28

Area.

21-0P-0006-63

AMENDMENT NUMBER 63

to the Consolidated Official Plan
of the City of Brampton Planning

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PELL

1981 May 12 P.M. 1-28.

Shoria J. Smuck. Asst Deputy

SECSTAR OF DEEDS COUNTY OF BEEL

Amendment No. 63 to the Official Plan for the City of Brampton Planning Area

This amendment 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 under the provisions of Section 17 of The Planning Act, as follows:

1. The Amendment, Section 2, lines 6 and 7, is hereby modified by the deletion of the words: "to Residential Low Density Use".

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No. 63 to the Official Plan for the City of Brampton Planning Area.

G. M. FARROW, Executive Director Plans Administration Division
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

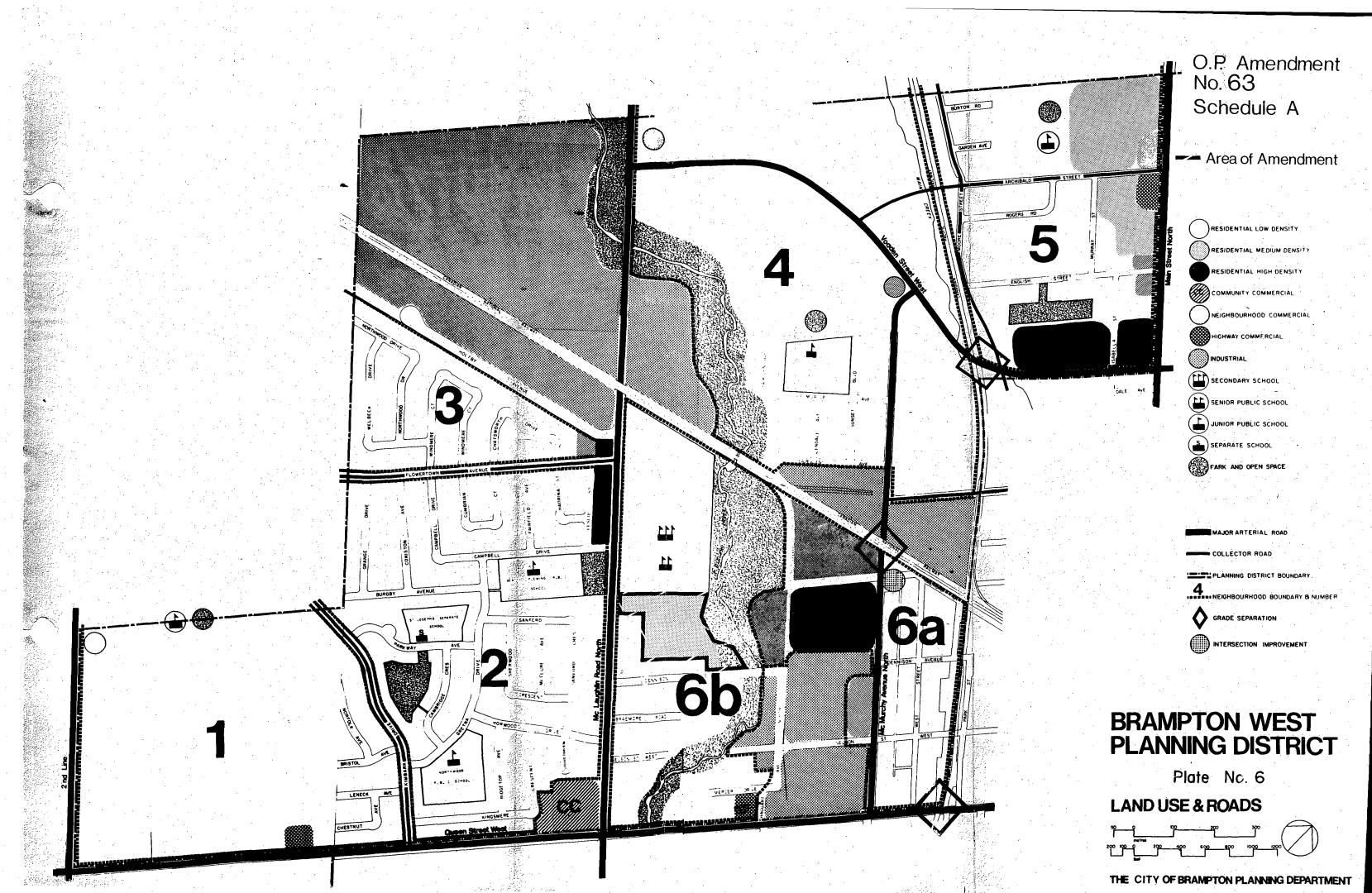
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JAMES E. ARCHDEKIN, MAYOR

EVERETT,

- 1. The purpose of this amendment is to redesignate certain lands, as shown on Schedule A to this Amendment within the City of Brampton Planning Area, from Residential Low Density Use to Residential Medium Density and Open Space Uses, and to establish the appropriate development principles.
- 2. Plate Number 6 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land northeast of the intersection of Dennison Avenue and McLaughlin Road North, and shown as subject to this amendment on Schedule A, from Residential Low Density Use New Persidential Low Density Use New Persidential Medium Density and Open Space uses.
- 3. The Consolidated Official Plan of the City of Brampton Planning Area is further amended by adding the following clause to Part C, Chapter B1, Section B2.0, Subsection B2.3:
 - "3.5 The Residential Medium Density designation in Neighbourhood 6b is intended to comprise one project. The size of the project may be enlarged through the redevelopment of the adjacent lots provided the additional lands are developed to maintain a single integrated project."



Attached are copies of report of the Director of Planning and Development Services dated July 8, 1980 and August 14, 1980 including a copy of the notes of a special meeting of the Planning Committee held on August 5, 1980 subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject application.





INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1980 08 14

T0:

Chairman and Members of Planning Committee

FROM:

Director, Planning and Development Services

RE:

Application to Amend the Restricted Area By-law Part of Lot 6, Concession 1, W.H.S.

(Chinguacousy Township)
DENNISON AVENUE PROPERTIES INC.,

Our File: (C1W6.2)

Notes of a public meeting held on Tuesday, August 5, 1980 with respect to the above noted application to amend the restricted. area by-law are attached.

The principal concerns that were mentioned pertain to:

- a :) increased traffic and resultant noise;
- **b**) attitude and conduct of future occupants;
- c) · incompatibility with existing (residential) uses.

A letter is attached from Mr. J. Arstikaits of 116 Denison Avenue offering several suggestions respecting the location of buildings and the type and height of fencing.

Planning staff is of the opinion that increased vehicular traffic that would be generated by the proposed residential development will not impede the function of either McLaughlin Road North or Denison Avenue. However, the Public Works Department has been requested to examine the traffic concerns and if changes of a detailed nature to the design of the subject are warranted for traffic reasons, they will be examined carefully before the development agreement is recommended for execution.

The conduct of the occupants of the proposed co-operation project is not a planning matter but it was noted several times that the proposal is not to be likened to the rent subsidized projects, of former years.



Staff is of the opinion that the proposal can be developed as a compatible neighbour to the existing uses with a reasonable and acceptable level of zoning and development control regulations.

It is recommended that Planning Committee recommend to City Council that staff be directed to:

- 1. Prepare an official plan amendment for consideration of City Council and
- continue discussions with the applicant towards the preparation of appropriate development agreement and zoning by-law for consideration of City Council.

L.W.H. Laine

Director, Planning and Development Department

Agreed

F. R. Balzell'

Commissioner of Planning

and Development

LWHL/dh

Attach: (2)

A Special Meeting of Planning Committee was held on Tuesday, August 5th, 1980, 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 Dennison Avenue Properties Inc. (File ClW6.2) to amend the Official Plan and Restricted Area By-law to permit the development of a proposed residential co-operative project to accommodate 158 dwelling units.

Members Present: Councillor D. Sutter - Chairman

Alderman F. Kee

Alderman E. Coates

Staff Present:

F.R. Dalzell, Commissioner of Planning

and Development.

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

Development Services.

A. Forbes, Secretary.

Approximately 45 members of the public were present.

The Chairman opened the meeting with comments to the public explaining the procedure and the reason for the meeting.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent, and whether the notification was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

The Chairman requested Mr. Laine to outline the project of DENNISON AVENUE PROPERTIES INC.

Mr. Laine outlined the project and its location on the map and then called on a representative of the project to speak.

Mr. Fitzhenry introduced himself and called on Mr. Harshton from Home Starts to explain the concept of non-profit co-operative housing.



Mr. Harshton noted that there is a significant difference between a co-operative and O.H.C. assisted housing. In a non-profit co-operative housing project potential residents are to upkeep the property and show their readiness to be a responsible neighbour with regards to noise level, etc.

The Chairman read a letter from Mr. Arstikaits recommending that no house be built less than 50 feet from the property line and that a fence of 6 feet be built at the property line to keep children from his greenhouse property.

Samuel McKelvey, 48 McLaughlin Road, objected to the project and said there was no sign on the property stating what was to be built.

Mr. Dalzell advised that this project was first dealt with in 1974 when no sign was required for proposed projects. Further, processing of the application was delayed because the Region was not able to provide sanitary sewer service but that it is now possible.

Jim McMurtry, 56 McLaughlin, enquired about the income range of residents and said with no capital investment that people tend to pick up and leave more easily.

Mr. Harshton indicated the down payments are low and carrying charges are about 30% of income, which includes taxes. The turnover rate in other projects is about 20%.

Dave Mallard, 58 McLaughlin, objected to the expected increase in traffic level, which is already very heavy. He also voiced concern about the storm sewer and its location — would it be put on Dennison Avenue? He felt his property would be devalued if this project is built. He would prefer single dwellings to be built.

Mr. Laine stated that storm water would probably be directed to Fletchers Creek and the Public Works Department would ensure that the storm sewer system met their specifications.

Maryann Jenko, 94 Dennison Avenue, a tenant in the existing fourplex, spoke on behalf of the owners and their neighbour as well as herself. She said the area was very quiet and this project will make it noisy. Also a road is planned close to the building which will increase the noise level. She felt there would be many children in the homes and this would also make it noisy; that residents of the project would not take care of their area and that the other properties would be depreciated. Her group rejected the project.

Ian Cuthbert, a Village Green resident (co-op housing), said he enjoyed living there and that the noise level was low. In his area there was no depreciation of other properties and that residents of his group were good neighbours and had upgraded the project, which had been taken over from a previous owner.

Sam McKelvey asked how emergency vehicles are expected to manoeuvre in and out of the narrow streets.

The Chairman said the Fire Department checks the road widths and lengths to accommodate their vehicles.

Another Village Green resident who has lived there for several years said that since the change to non-profit co-operative housing, the area is more quiet and receives better care and is a model place to live. At the moment they are doing some landscaping and so the area looks a bit messy.

Clifford MacDonald, 107 Dennison, wanted to know the possible number of units under the present zoning designation of the project area. He also wanted to know when Village Green was taken over by the non-profit co-operative housing group.

Mr. Laine said under the existing Official Plan designation, the implementing zoning by-law would permit 45-48 dwellings. The parcel of land was zoned with a holding zone and would be changed to R3 for this project. The remaining areas are zoned R1 and R2.

Mr. Harshton said that the Village Green property was taken over in January 1980.



Fran Forces, a resident of Village Green, said that the agreement which has to be signed by prospective residents is very specific with regards to what is expected of homeowners; e.g. keeping of pets, level of acceptable noise, and responsibility towards the whole project. If a resident is unreasonable and disruptive, they can be asked to leave. The slum concept does not exist at Village Green.

Donald Ashbaugh, 102 Dennison, asked if there were other projects like this in Toronto and Etobicoke.

Mr. Harston said there were 40-50 in Toronto and 4 in Mississauga; one project is at Kipling and Albion Road in Etobicoke.

Ben Church, 85 Dennison, wanted more explanation on non-profit co-ops. What happens financially if people move out? He also voiced objecton to the project because of traffic on Dennison Avenue. He felt the atmosphere of the area would change for the worse. He also thought there was protection through zoning against these kinds of projects.

Mr. Harshton said that if the majority of people moved out it would go bankrupt, but if there was the normal change-over of residents the project would be able to survive.

Dave Mallard did a count of traffic on McLaughlin and said he has counted as many as 250 cars at rush hours with 3-4 cars stopped on Dennison waiting to turn left onto McLaughlin.

Mr. Dalzell said a traffic count would be done of the area.

Sam McKelvey felt the project would be like McHardy Court.

The Chairman said there would never be another project like McHardy Court and that this project would be quite different.



Gary Goodyear, 38 Haggart Ave. North, asked about the water level in Fletchers Creek and about the traffic on McMurchy Avenue.

Mr. Dalzell mentioned that banks would be supported by gabions where necessary.

Donald Ashbaugh wanted to know who would pay for the sanitary sewer.

The Chairman responded that the developer would pay.

Sam McKelvey mentioned about Fletchers Creek flooding every spring and wanted to know what would be done about it.

Mr. Dalzell said it would stay that way.

Mr. Moorhouse, 50 McLaughlin, talked about the busy exit on McLaughlin and the high noise level, and said it would get worse with this project.

Mr. Dalzell said there would be two exits, one on Dennison and one on McLaughlin.

Dave Mallard talked about the shortage of parking for the number of homes. He also asked about the parcel left vacant and what would be built there.

The developer advised that a single family home would be built to replace the one demolished.

Donald Ashbaugh felt zoning by-laws gave some protection from building unwanted projects - but they keep getting changed to permit such building.

Mr. N. McLaughlin, McLaughlin Road, talked about the hydro right-of-way and the type of fencing to be used.

Mr. Dalzell responded by indicating that the right-of-way would be relocated and the project fenced.

Donald Ashbaugh said the road condition of Dennison Avenue was poor and that it would get worse with more traffic.

Margery Marshall, 66 McLaughlin, mentioned an ambulance being hit by a car when it was in the area. "No parking" signs have been taken away and speed limits are not observed.

Sam McKelvey asked about schools for the children of the project.

Mr. Laine mentioned there were no plans to add schools in this area. The present schools could handle the expected enrolment. A secondary school was south of the area and the Separate School Board had advised there was no problem for them.

The Chairman ended the discussion on this project by saying the comments noted would go to Planning Commmitte on September 15th and they would recommend whether the amendment would be submitted to the Minister of Housing. If approved, then the zoning by-law would be sent out to residents within 400 feet of the project. If residents want to attend Planning Committee, they should contact the City Clerk at least a week in advance of the meeting.

The meeting adjourned at 9:05 p.m.

116 Pannetun Cus Branger aug 5/1950 Mir F. R. Dalycil I would like to make a submission on DENISON ALENUE PROPERTIES INC Marine File No. 200 (0.3 Tuesday aug 5 1950. On July 18 1995 my association wrate li Hes Honour of ARCHOEKIN over a common problem when houses are built close to an exerciting greenhouse. This letter was sent to assist in planning and developmen and to point out possible problems Since that time many municipalities have set the 30 to 50 foot set back between The greenhouse property line and the house

in the new development

I would secommend that if the housen project is approved or if houses are built the eyen property that I. a six foot fence be built between The houses and the Sprenhouses This would les en the property line. The fines should be order Deich a pence would reduce the chance of chelchen getting into the greenhauser and fa throwing stone one breaking the greenhouse glan The fince would also rockue the noise and wind from the fans used in the menhouse to your the crops

that a have not be trutt send their 50 feet from the projectly line. This wie could he a back yard er parking anse To will solve any prelilems that mught arise over the noise of the fans and the efhaux lumes. People who are not growing crops think that any fume a smell are dangerous ind if the house is closer than 50 per could start a series of complaints to the city I beel that This Should be avaided by planner; I hope that my suggestion on considered to be constructive and helpfull 1: Gestilont

City of Bramoton
PLANNING DEPT.

DELS SEP 05 1980 Field

File No.

CIWb. 7

Guy 23rd 1980

To The-E-mascoser-of-Dianning,

this lefter is in regard to the change in the Zoning of a Parcel of land proposed by Dennison Quenue Properties Inc. that property being East of Mc Laughlin Rd, North of Dennison and West of my development statchers Geek I strongly Office this change in the Zoning When most of us bought in this reighbour hood we did so because of the Space around us Obviously the city of Brangton has an obigation to us residents in the west and of the city we wanted o bought away from the Mutiple complexes in the cost and Branaley and felt confident that this parce of Property was zoned for Low Density. It's the fulling of Medium & high density that has Made - Branalea a Stone gungle Please help us Preserve the hest end from such a fate galso

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Office of the Commissioner of Planning & Development

1980:07:08

TO:

Chairman of the Development Team

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E20M:

Planning and Development Department

RE:

Application to Amend the Official Planand Restricted Area By-law Part Lot 6, Con. 1. W.H.S. DENISON AVENUE PROPERTIES INC.

Our File: C1%6.2

1.0 Background:

In 1974, the applicant assembled several parcels of land for a proposed town housing development. The application was considered premature partially due to the lack of sanitary sewer capacity in the area. In late 1979, an updated application was submitted and City Council referred it to staff for a report. Recently, the applicant submitted plans and further information to permit the processing of this proposal.

2.0 Site Description:

The site is an irregular shaped parcel comprising an area about 4.66 hectares (11.5 acres) located to the east of McLaughlin Road North, west of Haggart Avenue and north of Denison Avenue. According to the latest submission, the proposal consists parts 1, 2, 3, 4, 6, 7 and 8 of Plan 43R-25852; Part 1 of 43R-3436, Part 1 of Plan 43R-6941, and Parts 1 to 11 of Plan 43R-4721 with about 132 metres (434 feet) and 30.2 metres (99 feet) frontage respectively on Penison Avenue and McLaughlin Road.

The site includes the valley land of Fletchers Creek along the easterly part of the site and hydro easement along the north limit of the site. The majority of the vegetation is located in the valley land with some small deciduous trees scattered on the site.

A condominium townhouse development is located to the east, across Fletcher's Creek. To the north is a vacant site owned by the school board. To the south and west, lands are developed for residential use with some old greenhouses and the operation of James Pace Construction Limited which has outside storage abutting the subject site.

3.0 Official Plan and Zoning Status:

The property is designated partly for Residential Low Density use and partly for Open Space use in Neighbourhood 6b of the Brampton West Planning District of the Consolidated Official Plan. According to the provisions of the Official Plan, low density residential development will not exceed an average of 6 dwelling units per gross acre. Further, it is stated that medium density residential development will be permitted only in Neighbourhood No. 5 and Area 6b.

In the Draft Official Plan, the site is designated for Residential use.

The site is zoned Residential Holding (RH) and Open Space (OS) by By-law 25-79 as amended.

.0 Proposal:

The applicant proposes to develop this site as a non-profit co-operative housing project by Homestarts Incorporated, the agency that has developed Terra Cotta

Co-operative, Midwich Housing Co-operative and the Meadowvale Co-operative, all in Mississauga and coordinated the renovation and conversion of College Green into a co-operative.

As shown on the attached layout, the proposal includes 96 townhouse dwelling units and a community centre building with a gross floor area of about 95 square metres (1,000 square feet). Each unit will have an attached garage and the driveway in front of the garage will be the second parking space for the unit. Twenty-four visitor parking spaces, equivalent to 25% of the unit number, are provided as shown on the site plan attached.

5.0 Comments:

The Peel Regional Public Works Department has indicated that sanitary sewer and water services are available.

As shown on the attached location map, the 39.95 acre holding of the Peel Board of Education is located immediately north of the subject site. The north part of the Board's property has facilities for a baseball diamond and two full size soccen fields and has been utilized by the various community sports organizations. Recently, the Parks and Recreation Department requested permission from the Board with respect to the installation of floodlighting. The easterly part of the School Board's property located east of the Fletchers Creek is designated and zoned for industrial, use and can be developed with a driveway in alignment with Haggart Avenue. The westerly portion of the School Board holding is designated for Residential Low Density use with symbolic indication of both junior and senior public schools. It is presently zoned Residential Holding R (H) by By-law 25-79 as amended. The School Board has indicated no objection to the subject-

- The creation of a medium density use in the middle of low density residential area;
- The creation of a medium density project with somewhat limited identity i.e. narrow frontage onto public roads;
- 3. The creation of isolated parcels which, from a long range perspective, are too large for single family dwellings yet too small for other uses; and
- 4. The possibility of setting a precedent.

To minimize the impact, we believe that if this application is to be approved, the layout of the development should consider the future development of the adjacent parcels. Therefore, the units at the end of the cul-ce-sac should be rearranged so that the cul-de-sac can be extended to provide the feasibility of developing the

rear portion of those lots facing McLaughlin Road or Denison Avenue. The developer may lose several units accordingly. The strip of land at the north-west section of the site should be developed only in conjunction with the property to the south. The applicant wishes to retain it as a separate identity from that of the co-operative development. We have no objection to this arrangement.

The applicant should dedicate the 1.6 hectare valley land to the City as Open Space. Further, the property east of the entrance driveway from Denison Avenue and the rear portion of the land behind the community centre should also be conveyed to the City as Open Space. The strip of land at the northeast section of the site should be conveyed to the City for future use either as a road right-of-way or as a pedestrian access to public open space.

There is a hydro easement along the north limit of the site. The applicant should negotiate with Brampton Hydro with respect to the disposition of this easement. The applicant should provide a tree survey indicating the condition of the trees on the site and their disposition to the Commissioner of Planning and Development.

The private road width should have a minimum width of 7.3 metres (24 feet) from curb to curb and the road should be constructed to the standard of City Public Works Department.

We have circulated the proposal to the Conservation Authority, and up to the present time, have not received any comment. Nevertheless, it would be appropriate that the determination of the top-of-bank and site plan should be approved by the Authority and that siltation protection

device and other requirements of the Authority should be part of the conditions of approval.

The visitor parking spaces abutting the entrance drive-way from McLaughlin Road are not convenient for visitors. We suggest that some parking spaces be located between unit numbers 87 and 88 opposite the proposed cul-de-sac.

A 17 foot road widening with 0.3 metre reserve along the northwest strip should be conveyed to the City.

Some of the residential lots abutting the site have chain-link or wire fence. The developer should install chain-link fence along the co-operative site boundaries including the limit between the site and the land to be conveyed.

Some of the multiple dwelling blocks have more than 8 units attached. We recommend that those large blocks be split into two blocks. Further, the proposed cul-desac should have a secondary emergency access. The site plan should be revised accordingly.

6.0 Recommendation:

It is recommended that the proposal be approved in principle subject to the comments of this report and a public meeting be held in accordance with Council's procedure.

Further, it is recommended that this report be forwarded to the Reel Board of Education for their information.

L.W.H. Laine

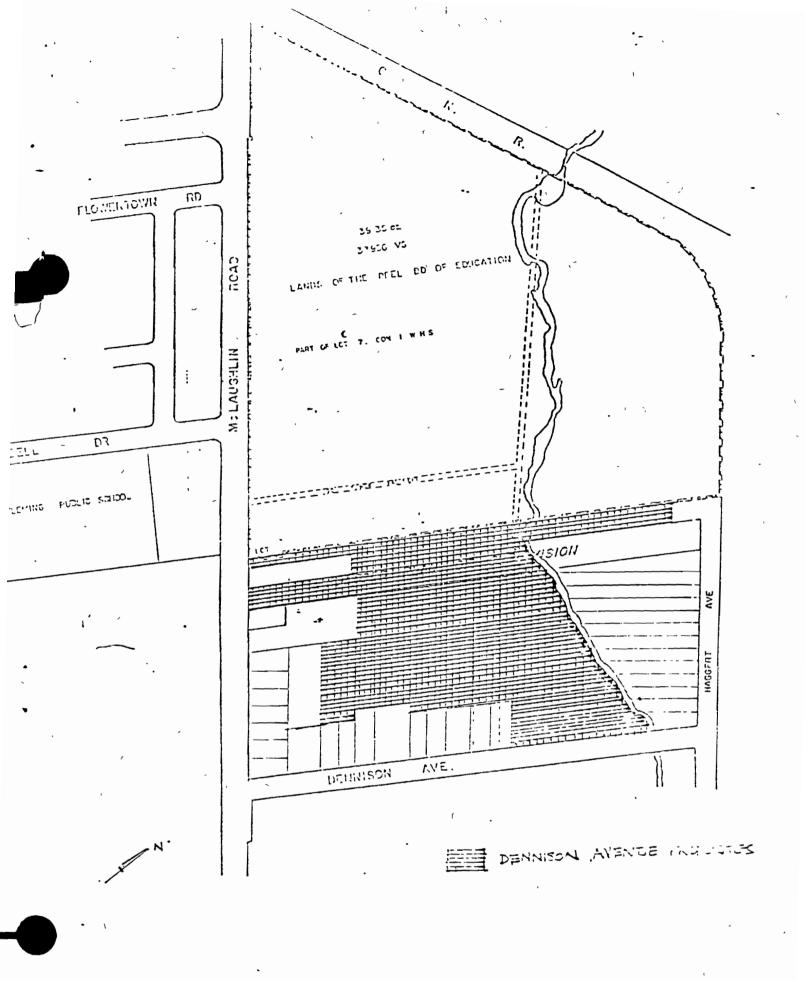
Director, Planning and Development Services

Agreed

F. R. Dalzell
Commissioner of Planning

and Development

LWHL/WML/dh? attachments:





Notification of Discrepancy

At the time of scanning the original record, the following discrepancy was noted.

By-law 296-1980	Subject	By-Laws 1980	24-Nov-80		
X Poor Quality Original	Fax				
	X Photocopy	X Photocopy			
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	Other	Page # 29 Poor photoco	pied map		
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