



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 297-85

To adopt Amendment Number 71  
and Amendment Number 71 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 71 and Amendment Number 71 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 71 and Amendment Number 71 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 16th day of October, 1985.

KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

WCC

ks/ua

ORIGINAL

By-law 275-85

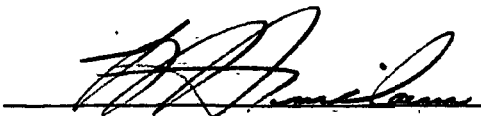
AMENDMENT NUMBER 71  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 71 A  
to the Consolidated Official Plan  
for the City of Brampton Planning Area

21 - OP 0031 - 071 - 1

Amendment No. 71A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 71 to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 71A to the Consolidated Official Plan and Amendment No. 71 to the Official Plan for the Brampton Planning Area.

Date ...*Nov. 29, 1985*.....

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



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LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
W.C.  
DATE 10/16/85

E-10-11

AMENDMENT NUMBER 71

AND

AMENDMENT NUMBER 71 A to the  
Official Plan of the City of Brampton  
Planning Area

1. 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. Location:

The lands subject to this amendment are located on the north side of Vodden Street, approximately 45 metres east of Main Street North, being part of Lot 8, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 71 :

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

(1) by adding, to Schedule F thereof, the land use designation of HIGHWAY AND SERVICE COMMERCIAL, for the lands shown outlined on Schedule A to this amendment.

(2) by deleting the first paragraph of subsection 7.2.7.8, and substituting therefor the following:

"Subsection B2.2 of Chapter B1 of Section B of Part C, and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 5, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 8, as amended by Amendment Numbers 22, 42, 54, 60, 71, and 92, and by Amendment Numbers 5A and 71 A, are combined, and shall constitute the Brampton North Secondary Plan."

3.2 Amendment Number 71 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton North Secondary Plan (being Subsection B2.2 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C, and Plate Numbers 2 and 5, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 8, as amended by Amendment Numbers 22, 42, 54, 60, 71, and 92, and by Amendment Number 5A), is hereby amended:

- (1) by changing, on Plate Number 5, the designation of lands shown outlined on Schedule A to this amendment, from Residential Medium Density to Service Commercial.
- (2) by adding to Part C, Section B, Chapter B1, Subsection B2.2, Paragraph 4.0, the following:

"4.7 The Service Commercial designation on the north side of Vodden Street, approximately 45 metres east of Main Street North, is intended to permit a full range of commercial uses, and shall be subject to the following development principles:

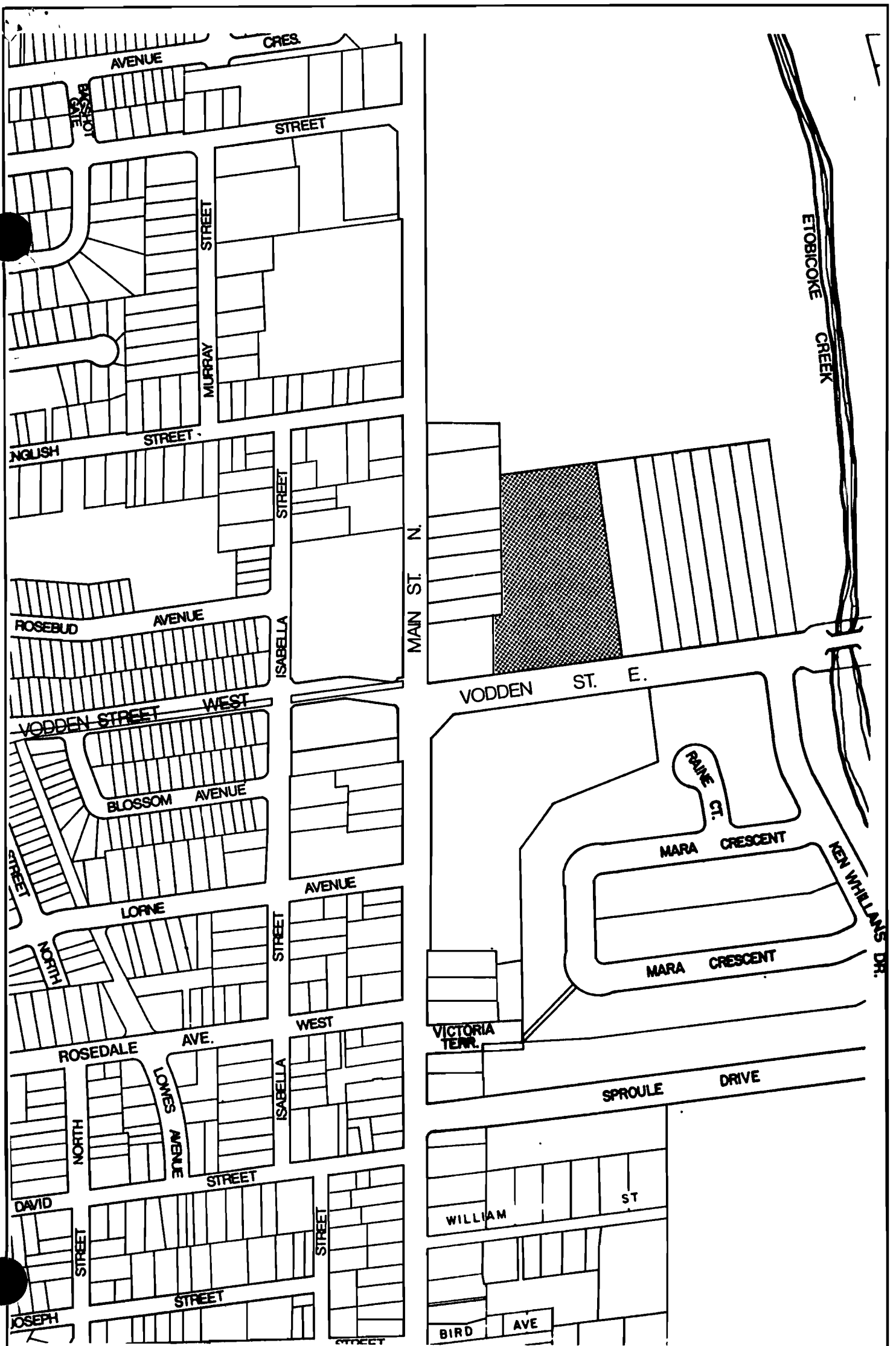
4.7.1 Provision shall be made for adequate landscaping, fencing and buffering to minimize the adverse influence of development upon abutting residential uses and to enhance the appearance of the subject lands.


4.7.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of parking facilities shall have regard to the convenience and safety of customers and employees.

4.7.3 The location and design of access ramps shall be to the satisfaction of the City.

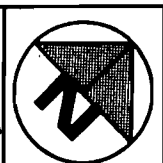
4.7.4 Adequate loading spaces shall be provided to the satisfaction of the City.

4.7.5 The illumination of parking and ancillary areas and the illumination of signs shall be controlled to minimize visual intrusion and glare upon the abutting residential properties."



 Lands subject to these amendments

**OFFICIAL PLAN AMENDMENT NO. 71**  
**OFFICIAL PLAN AMENDMENT NO. 71 A**  
**Schedule A**



1:4000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 85.07 09 Drawn by: J.K.  
 File no. CIE8.11 Map no. 43-63E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 71  
AND  
AMENDMENT NUMBER 71 A

Attached is a copy of a report from the Director, Planning and Development Services Division, dated July 11, 1985 and a copy of a report from the Director, Planning and Development Services Division, dated September 5, 1985 forwarding notes of a public meeting held on September 4, 1985.



# INTER-OFFICE MEMORANDUM

D4

## Office of the Commissioner of Planning & Development

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July 11, 1985

**TO:** Chairman of the Development Team  
**FROM:** Planning and Development Department  
**RE:** Application to Amend the Official Plan  
and Zoning By-law  
Block 4, Plan A-1  
12 Vodden Street  
TINY TOTS KNITTING  
Ward Number 1  
Our File Number CLE8.11

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1.0 Introduction

- An application to amend the Official Plan and the Zoning By-law to permit the renovation of an existing industrial building for commercial purposes, has been referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located on the north side of Vodden Street, approximately 45 metres (148 feet) east of Main Street North. It has an area of about 1 hectare (2.5 acres), a frontage of 84.6 metres (277.5 feet) and an average depth of 134.6 metres (441.6 feet).

The subject property is presently occupied by a vacant one storey concrete block industrial building with an attached office. Access to the property is obtained in three locations from Vodden Street. Two are at the easterly and westerly extremities of the site serving driveways to the paved parking and loading area to the rear of the structure. The third is in approximately the centre of the site and encompasses virtually all of the east side of the site's frontage, with the exception of the most easterly driveway and serves a paved

D4-2

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parking and loading area in front of the structure.

Vegetation on the site is limited to a small grassed area in front of the office portion of the structure and a number of trees and shrubs along the east and west boundaries of the site.

Although the structure appears to be in good repair the grounds show signs of a lack of maintenance.

The land uses surrounding the site are as follows:

- the abutting lands to the north and east are developed as part of the parking areas of an existing commercial facility (Kingspoint Plaza) as well as for the Vodden Street entrance to the facility which is located just east of the subject site. The site is separated from this parking area and driveway by two landscaped areas about 3 metres in width. Further east, lands are occupied by semi-detached dwellings fronting on Vodden Street.
- to the west, lands are occupied for a small commercial facility at the north-east corner of Vodden Street and Main Street North, and two vacant properties, three single family detached dwellings and a cemetery all fronting on Main Street North.
- to the south, lands are developed for commercial purposes in the form of a shopping plaza at the south-east corner of Main Street and Vodden Street.

### 3.0 Official Plan and Zoning Status

The subject property is symbolically designated in the Official Plan as "District Commercial" and is located in the Brampton North Secondary Plan area. The Brampton North Secondary Plan, which in the case of the subject site, consists of Chapter B1 and Plate 5, designates the subject property as "Residential Medium Density".

By-law 200-82, as amended, zones the subject property as "Residential Holding" (R.H.).

Considering the "Residential Medium Density" designation of the subject property in the secondary plan for the area, amendments to both the Official Plan and the Zoning By-law are necessary.

4.0 Proposal

The applicant is proposing that the Official Plan and the Zoning By-law be amended to permit the renovation of the existing industrial building for commercial purposes. More specifically, the applicant has requested the following uses:

- a retail establishment having no outside storage;
- a service shop;
- a personal service shop;
- a bank, trust company and finance company;
- an office;
- dry cleaning and laundry distribution station;
- a laundromat;
- a parking lot;
- a dining room restaurant, a fast food restaurant, a standard restaurant, a take-out restaurant;
- a printing or copying establishment;
- a garden centre sales establishment;
- a community club;
- a health centre, and
- a tavern.

In support of the requested zoning, the applicant has submitted a preliminary site plan along with an artist's rendition of the proposed development. The site plan indicates that the existing structure will be reduced in size and renovated to a gross commercial floor area of 2979.2 square metres occupying approximately 29.6% of the site area.

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A total of 159 parking spaces are proposed, 47 in front of the structure and along the west boundary of the site, 42 along the east boundary of the site and 70 to the rear of the structure. Access to these parking areas is proposed via a 7.6 metre wide aisle along the east side of the structure and a one-way 4.0 metre wide aisle along the west side of the structure with vehicular access to the site proposed via two 7.6 metre wide driveways to Vodden Street, to the east and west of the structure.

The balance of the site is proposed to be retained in the form of landscaped open space and sidewalks. In this respect, the plan indicates landscaped areas 3.0 metres in width along Vodden Street, about 1.4 metres in width along the east boundary of the site, 1.8 metres in width along the north boundary of the site and a broken landscaped area up to 2 metres in width along the west boundary of the site. Sidewalks are proposed along the north and east sides of the structure as well as a covered sidewalk area at the front of the structure. A refuse storage area and two loading spaces are proposed along the west side of the structure. A 3.0 metre road widening has been shown along the Vodden Street frontage of the subject lands.

#### 5.0 Comments from Other Departments and Agencies

The Community Services Department request that screen fencing be required along the west boundary of the site where it abuts existing residential uses and the Pioneer Cemetery and that the coniferous trees on the east property line be retained through minimum grading and protection during construction. They also noted concerns with respect to landscaping and snow storage on the site, as well as fire hydrant locations and turning radius necessary for fire apparatus.

The Public Works Division advise they have no objection to the proposed development from an engineering point of view. They note that the developer should be required to replace all curb cuts with new barrier curbs and that new driveway should be provided as shown on the proposed site plan. They also note that a 3.0 metre road

widening is required along the Vodden Street frontage of the site.

The Building Division advise they have no comments.

The Metropolitan Toronto and Region Conservation Authority advise that the subject property is identified as being partially flood vulnerable according to the Authority's floodplain mapping. However, the development of the abutting lands to the east (Kingspoint) included the construction of a concrete retaining wall which has the effect of removing the abutting lands to the east and the subject property from the floodplain. In view of this, the Authority has no objection to the subject proposal.

The Region of Peel advise that sanitary sewer facilities are available on Vodden Street, water is available on Vodden Street and regional roads are not directly affected.

#### 6.0 Discussion

Concerning the proposed development of the subject lands for commercial purposes, it is noted that with the exception of a cemetery and a few residential properties fronting on Main Street North, the subject lands are surrounded by commercial developments. These developments range from a small convenience commercial facility which abuts the site to the west, to a district commercial facility which abuts the site to the north and east. In view of this, the development of the subject lands for commercial purposes would appear appropriate from a land use perspective.

In addition, it is noted that the subject lands are partially encompassed by the symbolic designation of "District Commercial" within the Official Plan, but are designated "Residential Medium Density" within the secondary plan for the area. The general land use designation on Schedule "A" of the Official Plan clearly indicates commercial development for the subject property and the entire north-easterly quadrant of the intersection of Vodden Street and Main Street North. The development of the subject lands for

commercial purposes is consistent with this general intent of the Official Plan to establish a commercial node at the intersection of Vodden Street and Main Street North.

In view of the foregoing, staff are of the opinion that the development of the subject lands for commercial purposes can be supported in principle from a planning perspective.

Concerning the uses proposed by the applicant, it is noted that they are consistent with the uses permitted within the "Service Commercial" SC zoning category of By-law 200-82 and consequently the Service Commercial land use designation contained in the Official Plan. The designation of the site "Service Commercial" and the limiting of the uses to those consistent with such a designation, in the opinion of staff, will result in a commercial development which is compatible with the surrounding area. Since the Official Plan does not require the submission of an economic impact study for "Service Commercial" facilities, no study has been requested. In this respect, the Policy Planning and Research Division have indicated that marketing and economic studies are limited to those proposals that include supermarkets and/or department stores. Since the subject proposal does not include either a supermarket or a department store and is of a limited scale, a economic study is not considered to be warranted in this instance.

Although the development of the site for Service Commercial purposes can be supported, in principle, from a land use perspective, there are a number of detailed aspects of the development that should be considered. Staff recognize that by rehabilitating the existing industrial structure for the proposed commercial development, design constraints have been established with respect to building location, etc. However, matters such as the provision of satisfactory parking, access, landscaping, refuse storage, loading, screening and lighting should be given careful consideration with the expectation that the proposed commercial development will be functional both now and in the future.

In this respect, staff note that the site plan submitted by the applicant indicates a total gross commercial floor area of 2979.2 square metres. The uses proposed by the applicant have varied parking requirements. For example, should the structure be used for at least five separate commercial uses then parking would be required on the basis of 1 space for every 19 square metres of gross leasable commercial floor area or approximately 157 spaces. However, if the structure is used for medical office purposes, parking would be required on the basis of 1 space for every 12 square metres of gross commercial floor area or approximately 248 spaces. The site plan submitted by the applicant indicates a total of 159 spaces.

Considering the foregoing, it is obvious a serious parking problem could result should the uses with the proposed development not be commensurate with the amount of parking being provided. In view of this, it is recommended that any amending by-law require that parking be provided on the basis of the parking standards contained in By-law 200-82.

With regard to the details of the site development plan submitted by the applicant, it is noted that as a result of providing the required 3 metre road widening plus a 3 metre landscaped area along the Vodden Street frontage, a 6.8 metre wide parking aisle along the front of the building has been proposed. Although, staff would normally recommend this aisle be increased in width to 7.6 metres, it is recognized that such an increase could be onerous considering the intent of using the existing structure and therefore, the 6.8 metre wide aisle is accepted as a compromise design solution. Also with respect to the proposed internal vehicular circulation on the site, it is noted that in order for the 4.0 metre wide one-way aisle along the west side of the structure to be functional, it will be necessary for the applicant to provide signage for one-way traffic and the appropriate turning radius at the north-west corner of the structure for emergency and delivery vehicles. In order to provide such turning radius for emergency and delivery vehicles,

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minor revisions to the parking area at the rear of the structure may be necessary.

Concerning access to the site, staff note that although the two proposed 7.6 metre wide driveways to Vodden Street are satisfactory in both width and location, they will necessitate the closure of portions of the existing entrances to the site and the relocation of one or more existing fire hydrants located on the north side of Vodden Street. It is recommended that the applicant agree to the closure of the appropriate portions of the driveways to the site, to reconstruct curbs where necessary and to relocate and/or install fire hydrants where necessary along the north side of Vodden Street where it abuts the subject lands.

The landscaping proposed on the site primarily consists of perimeter landscaped strips along the north, east and south boundaries of the site and along portions of the west boundary. In this respect, it is recommended that as many of the existing trees as possible be preserved within these landscaped areas. Street trees should be provided along Vodden Street where it abuts the subject lands.

In keeping with the City's practice to minimize the impact of commercial uses on abutting residential properties, staff would normally recommend that a solid masonry wall, 1.8 metres in height, be constructed along any boundary of a proposed commercial site where it abuts an existing residential use. In the case of the subject site, there are three existing residential properties abutting the west boundary of the site, two vacant parcels, an existing commercial facility and a cemetery. Since these vacant properties and the three residential properties are currently zoned for commercial purposes and presumably will ultimately be developed for commercial purposes, staff are of the opinion that a masonry wall is not warranted in this instance. In lieu of a masonry wall, it is recommended that a 1.8 metre high wooden screen fence be erected along the west boundary of the site where it abuts an existing residential use and the existing cemetery.



Since the applicant has indicated that it is not possible to integrate the subject proposal with abutting commercial developments, it is recommended that a 1.2 metre high chain link fence be erected along the north, east and west boundaries of the site where the foregoing wooded screen fence will not be located. Such chain link fencing will clearly separate the proposed development from abutting properties and contain any litter which may result from the subject proposal.

As with any commercial operation, on-site lighting should be designed so as not to have an adverse impact on neighbouring properties. In this regard, it is recommended that all lighting be designed and oriented so as to minimize glare on adjacent roadways and properties.

Concerning loading, it is noted that should the structure be totally used for retail commercial purposes, 2 loading spaces are required. The loading area shown on the preliminary site plan on the west side of the structure appears to satisfy this requirement but does not have ingress and egress, 6 metres in width, to and from Vodden Street. This is due to the one-way aisle proposed by the applicant along the west side of the structure. Staff are of the opinion that the proposed loading spaces will be functional regardless of this deficiency and therefore are of the opinion that the appropriate provisions in the zoning by-law to permit the loading arrangement as proposed by the applicant should be made.

A refuse storage area is also proposed on the west side of the structure serviced by the one-way aisle. Although staff are of the opinion that this refuse storage area will be functional, due to its proximity to the existing residences to the west, it is recommended that it be totally enclosed, including a roof, and that all garbage and refuse containers for any restaurant be totally enclosed and

D4-10

located in a climate controlled area within the building.

7.0 Recommendation

In view of the foregoing, it is recommended that:

- A. A public meeting be held in accordance with City Council's procedure;
- B. Subject to the results of the public meeting, staff be directed to prepare the appropriate amendment to the Official Plan and the Zoning By-law, subject to the following conditions:
  1. The site specific zoning by-law contain the following:
    - (a) the site shall only be used for those uses permitted within the Service Commercial SC zone as requested by the applicant
    - (b) the maximum gross commercial floor area of all structures shall not exceed 2980 square metres
    - (c) the maximum height of all structures shall not exceed 1 storey
    - (d) parking shall be provided on the basis of the requirements of the SC zone
    - (e) all garbage and refuse storage containers shall be totally enclosed, including a roof
    - (f) garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building
    - (g) building envelopes, driveways, loading and landscaped areas shall be identified, which are consistent with the preliminary site plan

- (h) an adult entertainment parlour shall not be permitted, and
  - (i) no amusement devices shall be permitted.
2. Development of the site shall be subject to a development agreement.
  3. The development agreement shall contain the following provisions:
    - (a) that prior to the issuance of a building permit site plan, landscape plan, grading and drainage plan, elevation and cross-section drawings, road works, parking areas and access ramp plan and a fire protection plan shall be approved by the City,
    - (b) that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties,
    - (c) that the applicant, at his own expense, construct a 1.8 metre high solid wooden fence to screen the site from the abutting residential properties to the west and the abutting cemetery, to the satisfaction of the City and in a location satisfactory to the City,
    - (d) that the applicant, at his own expense, shall close all portions of the existing driveways from Vodden Street which are not shown on the preliminary site plan and replace all curb cuts with standard barrier curbs to the satisfaction of the City,
    - (e) that the applicant, at his own expense, shall relocate and if determined necessary by the City,

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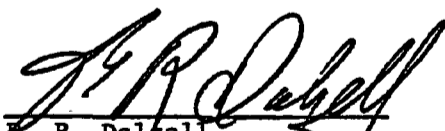
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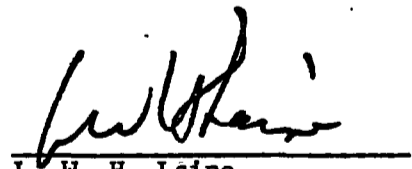
install fire hydrants on the north side of Vodden Street where it abuts the subject lands to the satisfaction of the City,

- (f) that as many of the existing trees as possible will be preserved,
- (g) that the applicant, at his own expense, shall provide street trees on Vodden Street where it abuts the subject lands to the satisfaction of the City,
- (h) that the applicant, at his own expense, shall construct a 1.2 metre high chain link fence to separate the subject property from abutting properties to the south, east and west, to the satisfaction of the City and in locations satisfactory to the City, and
- (i) that the applicant, at his own expense, shall provide and maintain signage to the satisfaction of the City, and in locations satisfactory to the City regarding the one-way aisle along the south side of the structure.

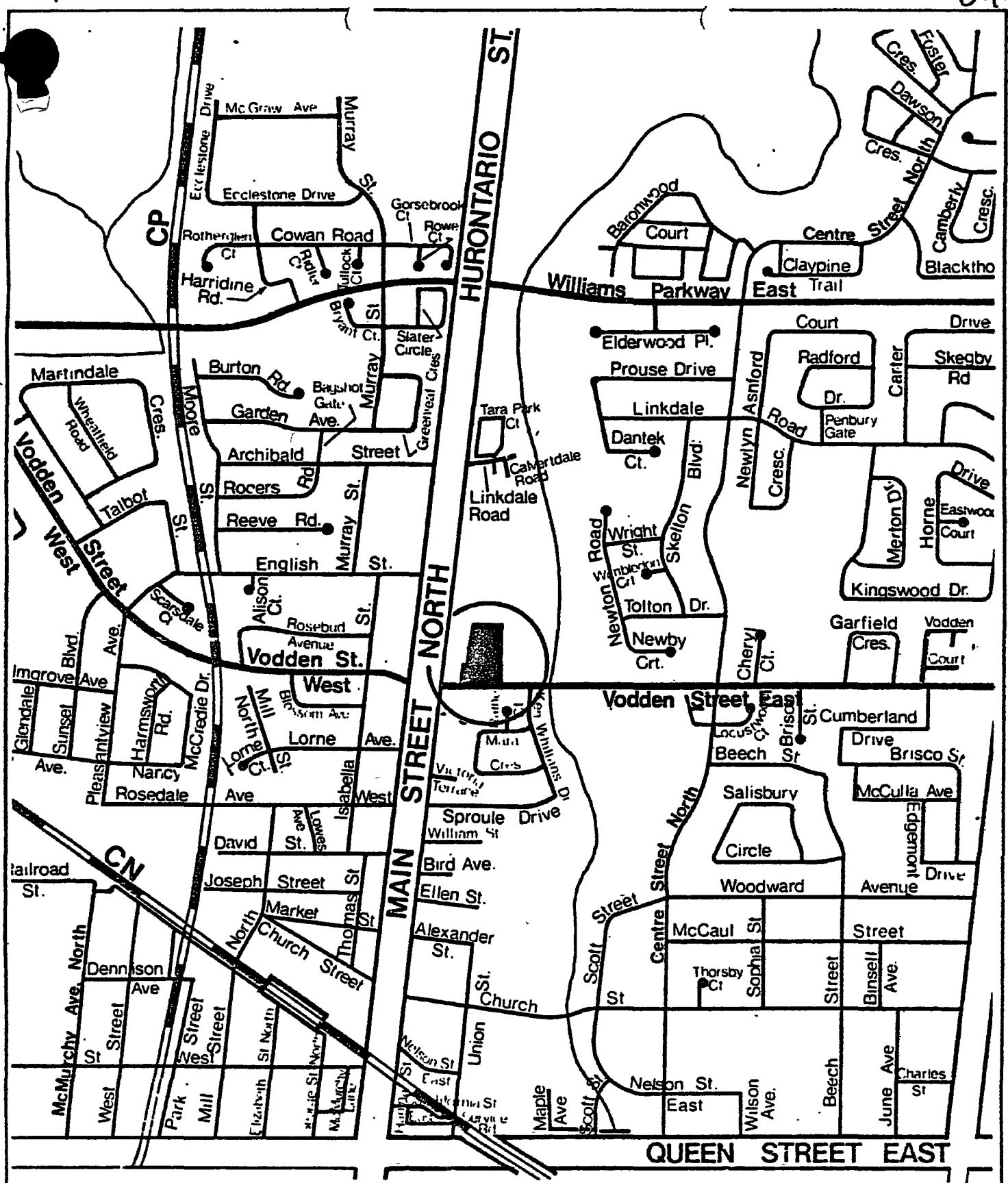
- 4. A 3 metre road widening where the subject lands abut Vodden Street, be conveyed to the City.

AGREED:

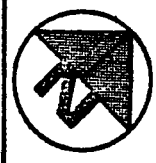
  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

DR/jp/17



LOCATION MAP  
**TINY TOTS KNITTING**

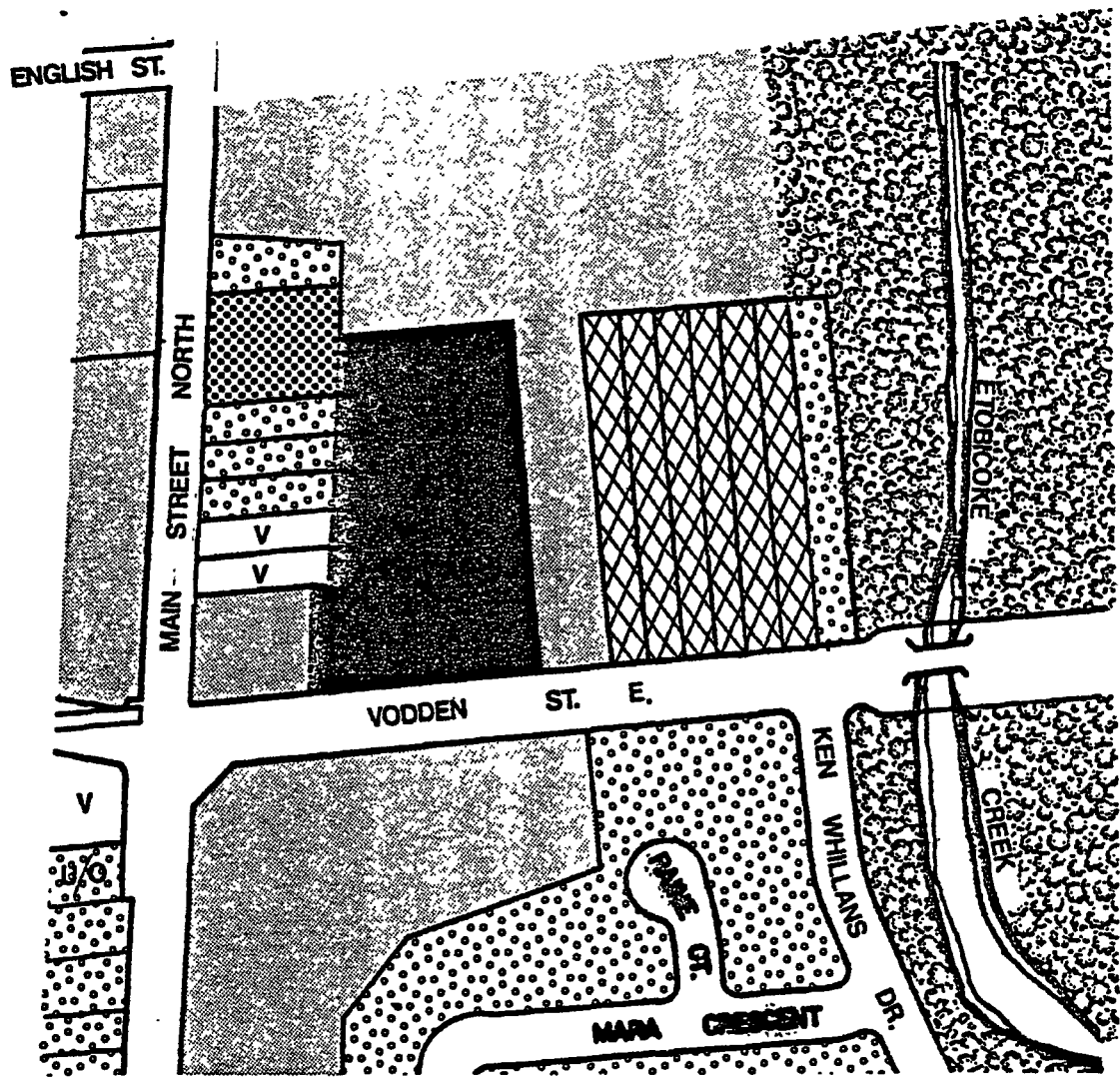


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**CITY OF BRAMPTON**  
 Planning and Development

Date: 85.07 02 Drawn by: J.K.  
 File no. CIE8.11 Map no. 43-63A

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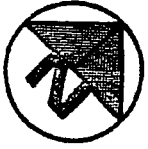


KEY

-  COMMERCIAL
-  INSTITUTIONAL
-  OPEN SPACE
-  SEMI DETACHED
-  SINGLE FAMILY
-  SUBJECT PROPERTY
-  UNOCCUPIED
-  VACANT

LAND USE

TINY TOTS KNITTING



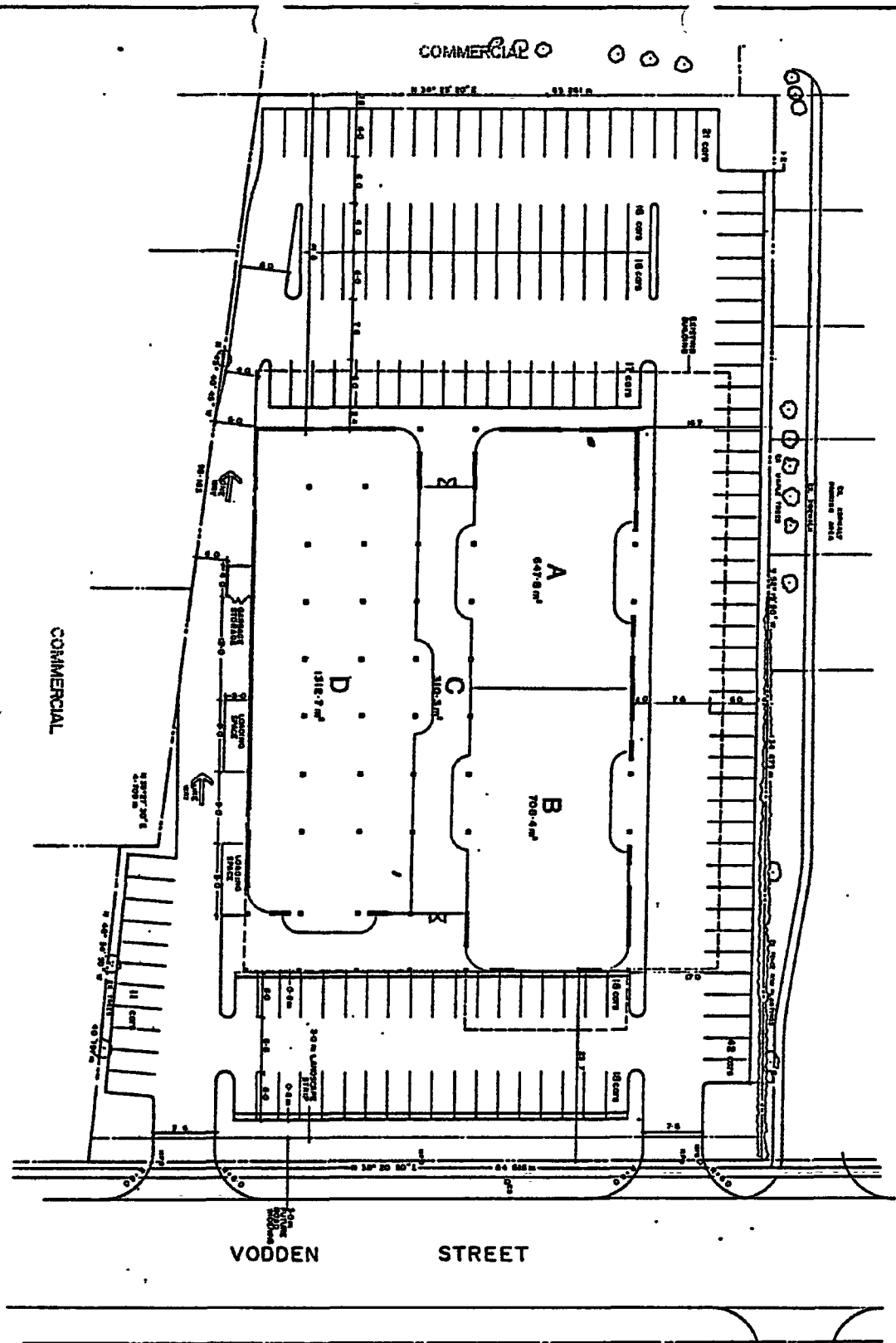
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**CITY OF BRAMPTON**  
Planning and Development

Date: 85.07 02 Drawn by: J.K.

File no. CIE8.11 Map no. 43-63B

D4-15



PRELIMINARY SITE PLAN

TINY TOTS KNITTING

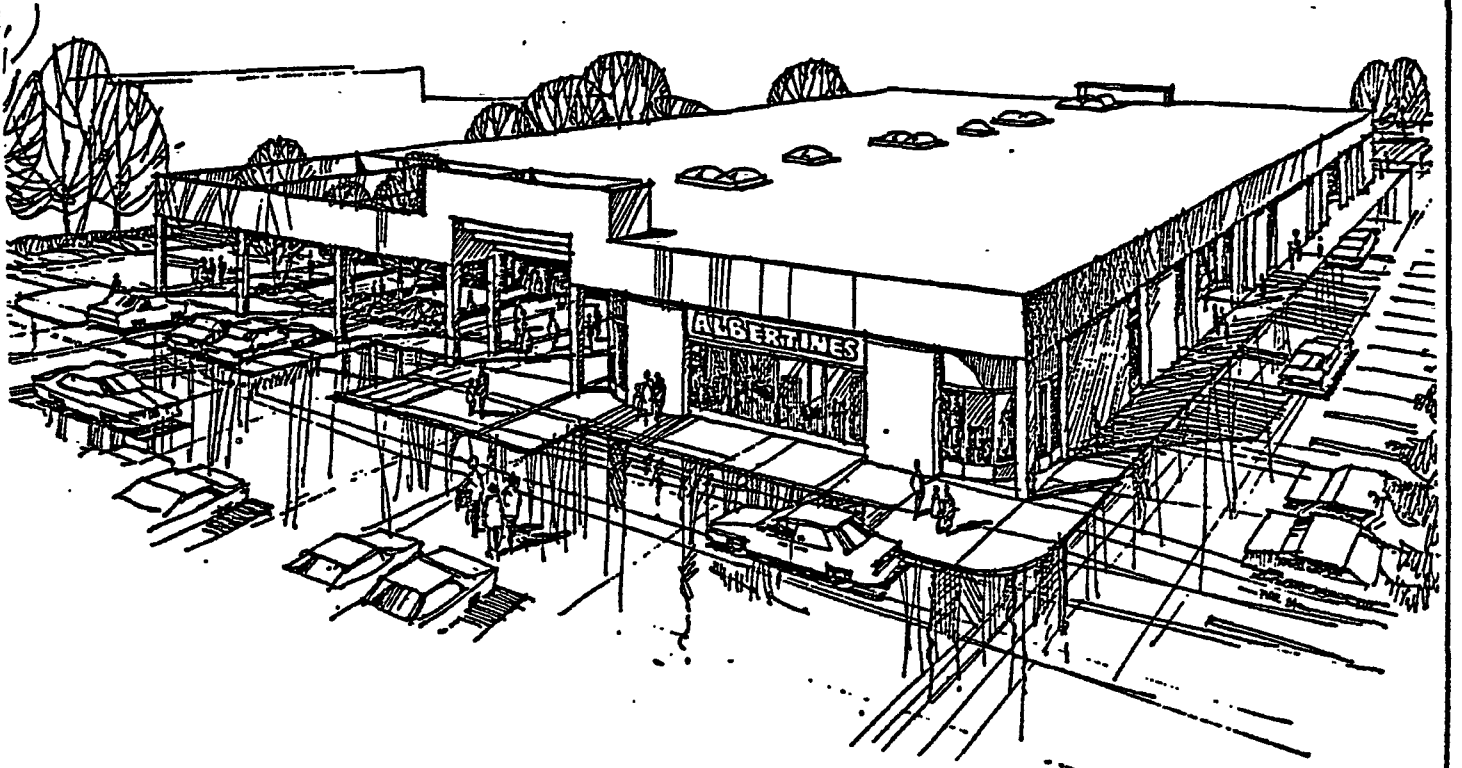


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**CITY OF BRAMPTON**  
Planning and Development

Date: 85.07.02 Drawn by:  
File no. CIE8.11 Map no. 43-63C

04-16



ARTISTS RENDERING

TINY TOTS KNITTING



**CITY OF BRAMPTON**  
Planning and Development

Date: 85.07 02 Drawn by:

File no. C1E8J1 Map no. 43-63D



## INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning &amp; Development

September 5, 1985

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and the Zoning By-law  
Block 4, Plan A-1, 12 Vodden Street  
Ward Number 1  
TINY-TOTS KNITTING  
Our File: CLES.11

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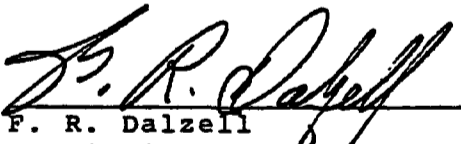
The notes of the Public Meeting held on Wednesday, September 4, 1985, with respect to the above noted application are attached for the information of Planning Committee.


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

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

- a) the notes of the Public Meeting be received;
- b) the application to amend the Official Plan and the Zoning By-law be approved subject to the conditions contained in the staff report dated July 11, 1985, and
- c) staff be directed to prepare the appropriate documents.

AGREED:

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

Attachment

DR/jp

03-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, September 4, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9.18 p.m. with respect to an application by TINY TOTS KNITTING to amend both the Official Plan and the Zoning By-law (File: C1E8.11).

Members Present: Councillor E. Mitchell - Chairman  
Councillor N. Porteous  
Alderman R. Luciano  
Alderman F. Kee  
Alderman H. Chadwick  
Alderman B. Crowley

Staff Present: L.W.H. Laine, Director, Planning and  
Development Services  
J. Marshall, Director of Planning Policy  
& Research  
W. Lee, Manager, Community Design  
S. Dewdney, Landscape Architect  
C. Brawley, Development Planner  
D. Ross, Development Planner  
J. Corbett, Development Planner  
J. Robinson, Development Planner  
P. Tardif, Recording Secretary

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Approximately 55 members of the public were in attendance.

The Chairman enquired 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. Laine replied in the affirmative.

There were no members of the public interested in this application and the meeting was adjourned at 9.18 p.m.