



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 320-85

To adopt Amendment Number 74  
and Amendment Number 74 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 74 and Amendment Number 74 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 74 and Amendment Number 74 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 18th day of November, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 320-85

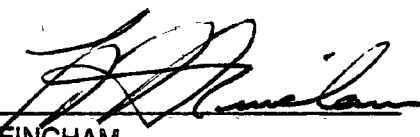
AMENDMENT NUMBER 74  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 74 A  
to the Consolidated Official Plan  
for the City of Brampton Planning Area

21-OP-0031-074-1

AMENDMENT No. 74A  
to the Consolidated  
Official Plan for the  
City of Brampton Planning Area and  
AMENDMENT No. 74 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. 74A to the Consolidated Official Plan and Amendment No. 74 to the Official Plan for the Brampton Planning Area.

Date ..*Dec. 13, 1985*.....

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



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AMENDMENT NUMBER 74  
AND  
AMENDMENT NUMBER 74 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 certain lands from "Low and Medium Density Residential" to "Institutional";
- to relocate a separate school site; and,
- to introduce policies governing the development of the subject lands.

This amendment will permit a proposed office building with ancillary commercial uses, and institutional development.

2.0 Location:

The lands subject to this amendment are located:

- on the west side of Highway Number 10, south of Steeles Avenue;
- in part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto, now in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment 74 :

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

- (1) by deleting therefrom subsection 7.2.7.24, and substituting therefor the following:

"7.2.7.24 Area 24: Fletchers Creek South,

Amendment Number 61 to the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 25A, 36A, 54A and 74 A, are combined, and shall constitute the Fletchers Creek South Secondary Plan."

3.2 Amendment 74 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 61,

25A, 36A, and 54A, which constitute the Fletchers Creek South Secondary Plan, is hereby amended:

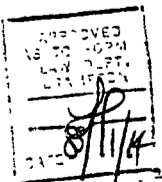
- (1) by changing the land use designations on Plate 43 of the Consolidated Official Plan for those lands shown on Schedule A to this amendment, as indicated below:

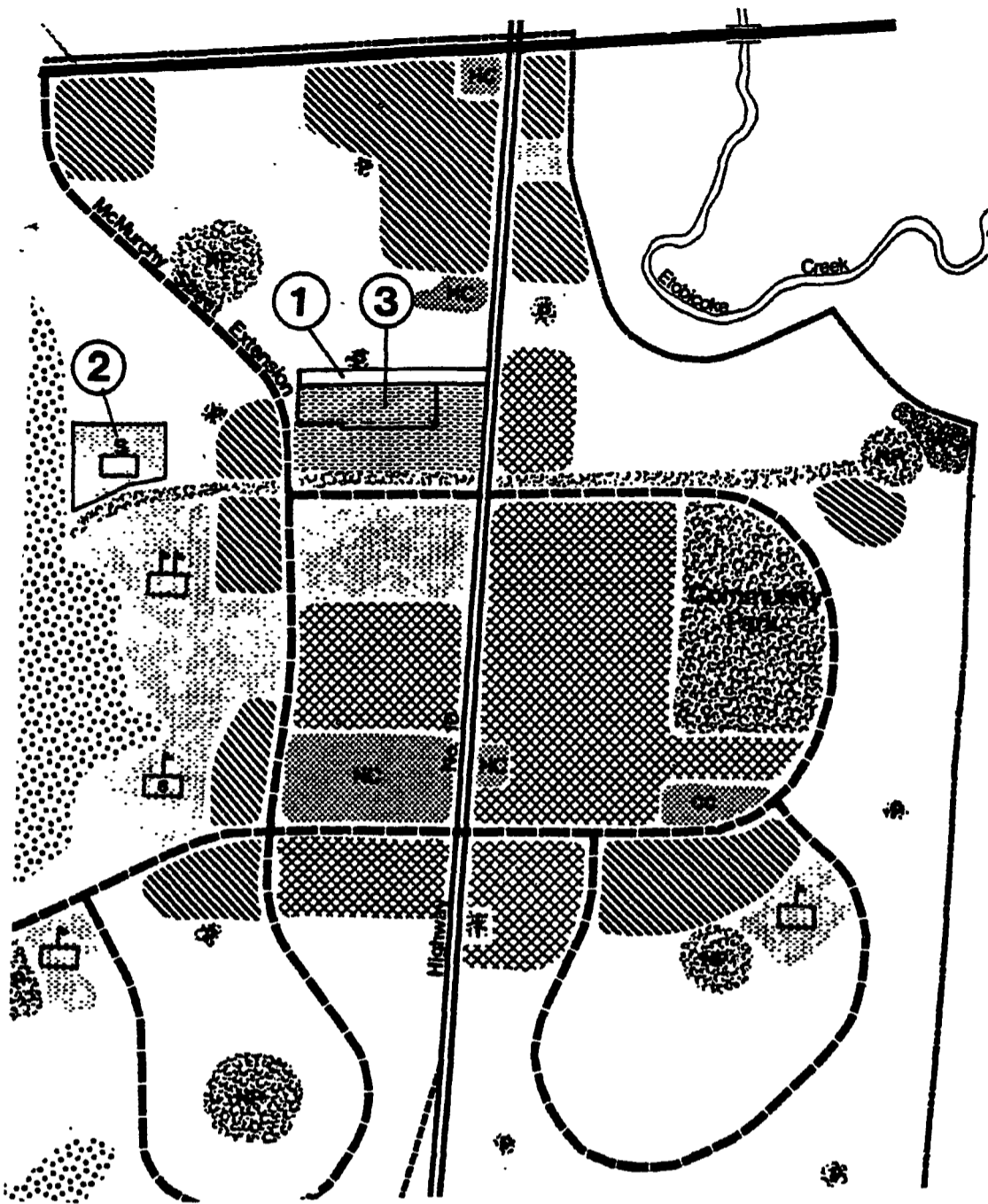
<u>Schedule A Reference Number</u>	<u>Existing Designation</u>	<u>Proposed Designation</u>
1.	"Low and Medium Density Residential"	"Institutional"
2.	"Institutional - Separate School Site"	"Low and Medium Density Residential"
3.	"Institutional"	"Institutional - Separate School Site"

- (2) by deleting Policy 8.2 of section 8.0 ("Institutional Policies") of Chapter A21, and substituting therefor the following:

"8.2 The Institutional designation on the west side of Highway Number 10 is intended primarily for community service facilities, but may also include an office building at the intersection of the collector ring road with the highway. An integrated development with a single access onto the ring road will be a condition for development approval. In addition, ancillary commercial and personal service shops may also be permitted, provided that:

- (i) they occupy only the ground floor of the permitted office building;
- (ii) they serve only the daily business needs of the office uses in the immediate area;
- (iii) adequate parking is available on-site; and,
- (iv) the proposed uses would not create any adverse impact on the proper functioning of the local street system."





— Secondary Plan Boundary

**RESIDENTIAL**

- Low and Medium Density
- High Density

**COMMERCIAL**

- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- Specialty Office - Service Commercial

**PUBLIC OPEN SPACE**

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Woodlot
- Cemetery
- Hazard Land

**INSTITUTIONAL**

- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School

**ROADS**

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

**LEGEND**

**1** CHANGE FROM "LOW AND MEDIUM DENSITY RESIDENTIAL" TO "INSTITUTIONAL"

**2** CHANGE FROM "INSTITUTIONAL - SEPARATE SCHOOL" TO "LOW AND MEDIUM DENSITY RESIDENTIAL"

**3** CHANGE FROM "INSTITUTIONAL" TO "INSTITUTIONAL - SEPARATE SCHOOL"

OFFICIAL PLAN AMENDMENT NO. 74  
 OFFICIAL PLAN AMENDMENT NO. 74 A  
 Schedule A



1:10000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 85 09 26 Drawn by: K.L.  
 File no. TIW15.7 Map no. 75-11G

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 74 AND 74 A

Attached is a copy of a planning report dated September 11, 1985, including the notes of a Public Meeting held on October 2, 1985 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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September 11, 1985

**TO:** Chairman of the Development Team  
**FROM:** Planning and Development Department  
**RE:** Draft Plan of Proposed Subdivision  
and Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 15, Concession 1, W.H.S.  
Ward Number 4  
Regional Municipality of Peel File: 21T-85013B  
SANFOUR DEVELOPMENTS  
Our File Number: T1W15.7

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1.0 Background

A draft plan of proposed subdivision and applications to amend the City's Official Plan and Zoning By-law have been submitted and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Use

The subject lands are located on the west side of Highway Number 10, immediately to the north of the Peel Regional Police Headquarters. The property has:

- frontage of 175.7 metres along Highway Number 10;
- depth of 641.9 metres; and
- area of 13.9 hectares.

The subject property has surface drainage in two directions:

- to the east towards the Etobicoke Creek; and,

- to the west towards the Fletchers Creek.

Traversing the westerly quarter of the site is a permanent drainage swale, which is approximately 2.0 metres below the general elevation of the surrounding area. The most westerly portion of the property consists of valley land and bank of the Fletchers Creek, having an area of approximately 1.5 hectares.

A deciduous hedgerow occurs along the west property boundary in the valley of the Fletchers Creek.

A portion of the subject lands, fronting on Highway Number 10, is currently being used as a golf driving range. The remaining lands are vacant.

Abutting land uses are:

- the City of Brampton Fire Department to the north; and,
- the Region of Peel Police Headquarters to the south.

Surrounding land uses include:

To the North: vacant and strip residential uses fronting on Highway Number 10

To the East: on the east side of Highway Number 10, residential development, an undeveloped commercial site, Provincial Court House and Registry Office

To the South: agricultural lands; and,

To the West: Sheridan College - Brampton Campus.

3.0 Official Plan and Zoning Status

Schedule "A" of the Official Plan designates the subject lands as:

- "Institutional";
- "Residential"; and,
- Open Space.

In addition, Schedule "B" designates the most westerly portion of the subject lands as "Hazard Lands".

The Fletchers Creek South Secondary Plan (as embodied in Official Plan Amendment No. 61 to the Consolidated Official Plan) provides more detailed land use designations for the subject lands; in particular:

- "Institutional" fronting on Highway Number 10 and extending west to the McMurchy Street Extension;
- "Low and Medium Density Residential" to the west of the McMurchy Street Extension and to the north of the "Institutional" designation, west of Highway Number 10;
- "High Density Residential" adjacent to the McMurchy Street Extension to the west;
- a "Parkette" adjacent to the "High Density Residential" designation;
- a "Separate School Site" situated on the most westerly portion of the subject lands; and,
- a linear "Public Open Space" corridor along the southerly property boundary.

4.0 Proposal

The applicant proposes to subdivide the subject property into:

- sixty-six lots for single family detached dwellings (minimum of 15.3 metre frontages);
- a separate elementary school site (2.43 hectares - Block 68);
- a church site (0.81 hectares - Block 69);
- a block for institutional purposes (1.44 hectares - Block 70); and,
- commercial, office and service commercial uses (1.72 hectares - Block 71).

The applicant has submitted a concept site plan in support of the proposed rezoning for the institutional uses (Block 70) and commercial uses (Block 71 - see attachment).

It should be noted that the proposed draft plan of subdivision makes reference erroneously to the street along the southerly property boundary by the name of "Ray Lawson Boulevard". This roadway has not been named, and will hereafter in this report be referred to as Street "D".

5.0 Comments

The application was circulated to a number of departments and agencies and the following comments were received:

5.1 Bell Canada has advised that:

- they have no comments to offer.

5.2 Consumer's Gas has advised that:

- they have no comments.

5.3 The Brampton Hydro-Electric Commission has advised that:

- they have no comments or modification requests.

5.4 The Peel Board of Education has advised that:

they have no objection to the further processing of the draft plan of subdivision, provided that the following statements are included in the conditions of draft approval:

- The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.
- The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:
  - "Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy."
- The Board requires the above to ensure that prospective purchasers of homes in this area are aware of the school accommodation situation.

- In accordance with the Implementation Section of the Secondary Plan, The Peel Board of Education requires that the applicant agree to participate in a cost-sharing arrangement with other land owners to ensure that school sites are available at the appropriate time and price.
- This plan of subdivision proposes a significant number of units for which there is no available permanent accommodation. The Board will therefore be utilizing portable accommodation and busing to hold schools until justification and funding for a new school is available from the Ministry of Education.

The anticipated yield from this plan is as follows:

17 K-5  
10 6-8  
13 9-13

The students generated are presently within the following attendance areas:

Parkway P.S. K-5  
W. G. Davis Sr. P.S. 6-8  
J. A. Turner S.S. 9-13

The schools have the following enrolments and capacities:

	<u>Enrol.</u>	<u>OME-10%</u>
Parkway P.S.	273	553
W. G. Davis Sr. P.S.	327	436
J. A. Turner S.S.	1065	1158

- The foregoing comments apply for a two year period, at which time, updated comments will be supplied upon request.

5.5 The Metropolitan Toronto and Region Conservation Authority has advised that:

- they have no objections to draft approval subject to the following conditions:

(1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:

(a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report should include:

- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of the overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?
- storm water management techniques which may be required to control minor or major flows;
- proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;

- location and description of all outlets and other facilities which may require permits under Ontario Regulation 170.

N.B. It is recommended that the developer or his consultant contact the Authority prior to preparing the above report to clarify the specific requirements of this development.

(2) That the owner agree in the subdivision agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority:

(a) to carry out, or cause to be carried, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report(s), as required in Condition (1)a.

In order to expedite the clearance of Condition 2, we would request that a copy of the signed subdivision agreement be forwarded to this Authority.

5.6 The Credit Valley Conservation Authority has advised that:

- they recommend the approval of the submitted draft plan, subject to the following conditions:
  1. The Municipality's Restricted Area (Zoning) By-law shall contain provisions which will have the effect of:
    - a) placing Block 67 in the appropriate "Open Space" or "Hazard Land" category;
    - b) requiring a minimum setback of 3 metres (10 feet)



from Block 67 for all buildings and structures, including swimming pools;

c) prohibiting the erection of all buildings and structures of any kind within Block 67, other than those structures necessary for flood and/or erosion control purposes.

2. Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the Credit Valley Conservation Authority which will describe:

a) details of any proposed alteration to the tributary drainage swale within the vicinity of Lots 17 and 46 and Street "B";

b) the means whereby stormwater will be conducted from the site to a receiving body;

c) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from this Authority, pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations), for any alterations to the drainage swale, and for any storm drainage works below the regulated Fill and Construction Control Line of Fletchers Creek.

3. The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit

Valley Conservation Authority, wherein the Owner agrees:

- a) to not oppose the By-law provisions as outlined in Condition 1;
- b) to carry out or cause to be carried out the works noted in Condition 2;
- c) to carry out any required storm drainage works in or adjacent to the channel of the Fletcher's Creek, only within the Authority approved periods for construction within this reach of the Creek (i.e. - from June 15 to November 30);
- d) to neither place nor remove fill of any kind whether originating on the site or elsewhere, nor alter any existing vegetation, nor in any way disturb the lands within Block 67, without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;
- e) to erect a snow fence or other suitable barrier 3 metres (10 feet) from the boundaries of Block 67 (i.e. - Lots 1 to 13 inclusive and Block 72), to prevent the unauthorized deposition of fill material or destruction of vegetation within the floodplain area. A note shall be added to the appropriate plans to the effect that a snow fence shall be erected prior to initiating any grading or construction the site and, shall remain in place and in good repair during all phases of grading and construction;
- f) to develop Lots 1 to 13 inclusive and Block 72 only according to site and grading plans

acceptable to the Municipality and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades.

In order to expedite clearance of the final plan, a draft copy of the Subdivider's Agreement should be forwarded to this office when available.

5.7 The Regional Municipality of Peel - Transportation Policy Division has advised that:

- o the existing median on the north leg of the intersection of Highway Number 10 and Street "D" should be extended northerly for a distance of 130.0 metres;
- o full access to the commercial block (Number 71) be limited onto Street "D" opposite the access to the Peel Regional Police Headquarters;
- o left turn storage lanes will be necessary on Street "D", eastbound and westbound at the Peel Regional Police H.Q. In addition full channelization will be required at the intersection of Highway 10 and Street "D";
- o 0.3m reserve will be required along Highway 10. The same 0.3m reserve should be extended along Street "D" to the Peel Regional Police H.Q. access;
- o no access should be permitted from Block 69 (church) onto McMurphy extension and Street "D" for a distance of 40m from the intersection of Street "D" and McMurphy extension;
- o Street "D" should be constructed to its entire width from McMurphy extension to Highway 10;

- residential lots 32, 33, 34 should not have direct access off McMurchy extension since they will interfere with the operation of the "T" intersection. A better land use for these three lots would be park/parkette; and,
- it should be noted that O.P.A. 61 proposes a public open space belt bordering the north side Street "D". If this belt is to remain, the number of accesses crossing this public open space should be kept to a minimum.

5.8 The Regional Municipality of Peel - Public Works Department has advised that:

- sanitary sewer facilities are available in the Fletcher's Creek trunk sewer west of the subject lands and on the access road into the Police Building;
- water facilities are available on Hurontario Street and on the access road into the Police Building;
- Regional Roads are not affected;
- waste management is not affected; and,
- full lot levies shall apply. Frontage charges shall apply for sanitary sewers and watermain on the access road to the Police Building as well as for watermains on Highway Number 10.

5.9 The Ministry of Transportation and Communications has advised that:

- they recommend dedication of a 0.30 metre reserve and a widening of 2.4 metres to 2.9 metres along the entire Highway Number 10 frontage;

- they require a 13.7 metre set-back from the future right-of-way limit on Highway Number 10;
- access to Blocks 70 and 71 should be positioned directly opposite the entrance to the Peel Regional Police facility;
- they request a drainage plan and report outlining the developers' intended treatment of the calculated run-off which must be cleared prior to final approval; and,
- site and drainage plans should be submitted to our District Building Inspector at the time permits are applied for by the developer.

5.10 The Community Services Department has advised that:

- there should be some verification as to what the applicant intends by proposing Block 70 as institutional. If there is no such need or demand, then the applicant will likely resubmit at a later date for another land use, likely commercial;
- service commercial uses should not be permitted fronting on Highway Number 10. This area should be prestige office commercial; and,
- the Transit Director and the Fire Chief do not have any comments at this time.

5.11 The Public Works and Building Department - Building Division has advised that:

- they have no comments at this time.

5.12 The Public Works and Building Department - Development and Engineering Services Division has advised that:

- consideration must be given for a secondary access prior to the approval of the plan;
- all drainage facilities and grading plans shall be designed to the latest City standards and subject to the approval of the Engineering Division; and,
- a storm water management report must be submitted as a condition of draft approval.

5.13 The Public Works and Building Department - Traffic Engineering Services Division has advised that:

- the access locations on the concept site plan appear acceptable.

It should be noted that formal comments have not yet been received from the Dufferin-Peel Roman Catholic Separate School Board.

6.0 Discussion

The draft plan of proposed subdivision does not comply, in several instances, with the land use and policy provisions of the Fletchers Creek South Secondary Plan (Official Plan Amendment Number 61 to the Consolidated Official Plan). The areas of non-compliance relate to:

- housing mix;
- the deletion of high density residential units;
- the deletion of an open space link along the southerly property boundary;
- the deletion of a parkette; and,
- the relocation of the separate school site.

With respect to housing mix, the Fletchers Creek South Secondary Plan prescribes the following distribution:

Single Family Density Types	20 percent
Semi-Detached Density Types	20 percent
Townhouse and Medium Density Types	30 percent
Cluster and Apartment Density Types	30 percent

In 1983, it was recognized that:

- the housing market had become strongly oriented to single family dwellings; and,
- the housing mix targets embodied in the secondary plan should be more flexible to reflect this trend.

The desired flexibility was proposed by means of Official Plan Amendment Numbers 25 and 25A, which were adopted by Council in August 1983. Further adjustments to the Fletcher's Creek South housing mix were subsequently proposed by Official Plan Amendment Number 36.

The housing mix provisions in the Official Plan, as amended by Amendment Number 25 were referred to the Ontario Municipal Board on the basis of an objection by "APPEAL". Accordingly, the final disposition of the housing mix, as proposed by Official Plan Amendment Numbers 25 and 36, will not be determined until the outstanding referral to the Ontario Municipal Board has been resolved.

In the interim, proposed draft plans of subdivision must collectively reflect the original housing mix embodied in the Fletcher's Creek South Secondary Plan, if they are to be approved by the Region.

Given existing development approvals within the secondary plan area,

the following housing mix is required to attain conformity with the Official Plan:

<u>Density Type</u>	<u>Percent of Total</u>	<u>No. of Units</u>
Single Family	21	22
Semi-Detached	32	34
Townhouses	47	50
Apartments	<u>N/A</u>	<u>80</u>
TOTAL	<u>100</u>	<u>186</u>

As noted previously, the applicant is proposing 100% single family dwellings. The imbalance between the required and proposed housing mix is obviously not a minor variation. Thus, the distribution of the housing types to be provided must be adjusted to reflect the above noted housing mix and to comply with the Official Plan.

In addition, the secondary plan designates lands to the west of the McMurchy Street Extension for "High Density " residential purposes. As indicated in the housing mix standards above, the implementation of this designation should result in the provision of 80 apartment units. The omission of the high density units is considered a major deviation from the intent of the secondary plan.

It should be noted that an amendment to the Official Plan is not feasible due to the current status of these policies relative to their referral to the Ontario Municipal Board.

In light of these circumstances, approval of the residential component of the proposed draft plan of subdivision is considered premature at this time. Thus, it is recommended that the draft plan be redline revised to reserve these lands as a block for future residential purposes. The actual housing mix can be determined pending the final disposition of:

- the Ontario Municipal Board referral; and,



- Official Plan Amendment Numbers 25 and 36.

In addition, a 0.30 metre reserve should be dedicated along the entire west limit of the McMurchy Street extension.

Alternatively, the applicant may choose to phase the residential component, and initially develop only a portion of the required housing mix, thereby achieving conformity with the Official Plan. The remaining residential lands would be developed pending the resolution of the Ontario Municipal Board referral.

Schedule "A" of the secondary plan designates a "Public Open Space" link along the southerly property boundary of the subject lands. It is the intent of the secondary plan that this landscaped open space link be provided for pedestrians and cyclists between the Fletchers Creek and the Etobicoke Creek, utilizing the signalized intersection at County Court Boulevard and Highway Number 10 to achieve the necessary continuity.

It should be noted that provisions have been made for the open space link along County Court Boulevard to the east of Highway Number 10. Accordingly, it is desirable that the proposed draft plan of subdivision incorporate the open space link to:

- fully implement the secondary plan;
- ensure its continuance west of Highway Number 10; and,
- provide a pedestrian link to the Fletchers Creek valley lands.

The open space link should consist of a 2.5 metre asphalt walkway within a 7.5 metre wide landscaped area.

The Commissioner of Community Services has indicated that it would be reasonable to accept the area of the open space link as a credit

towards the parkland dedication required by the Planning Act.

It should be noted that the site plan submitted for the commercial and institutional uses indicates the provision of this open space link. Access points affecting the open space link and the abutting land uses shall be determined prior to the approval of the final plan.

The fourth area of non-compliance with the secondary plan relates to the omission of the "Parkette" west of the McMurchy Street Extension. The intent of the "Parkette" designation in the secondary plan is to:

- provide visual relief in the urban area and sitting areas for shoppers, workers and neighbouring residents; and,
- serve areas containing 500 to 1,000 residents who would otherwise be further than 0.4 kilometres from a neighbourhood park or elementary school playground.

The deletion of the "Parkette" designation can be rationalized, given existing and planned open space areas within, and in proximity to the subject lands; in particular;

- another "Parkette" adjacent to the northerly limits of the subject lands to the east of the McMurchy Street Extension;
- lands designated as "Neighbourhood Park" approximately 200.0 metres to the north of the subject lands;
- open space related to the separate school site; and,
- the valley lands associated with the Fletcher's Creek.

However, the disposition of the "Parkette" should be re-evaluated when draft approval is given to the residential component of the

proposed plan of subdivision.

The secondary plan provides for a separate school site at the most westerly limits of the subject lands, abutting the valley lands of the Fletcher's Creek. However, the Separate School Board has indicated that a location adjacent to the proposed church site is acceptable. An Official Plan Amendment will be required to reflect this relocation.

As noted previously, the applicant has submitted a concept site plan in support of the proposed rezoning to permit institutional and commercial uses on Blocks 70 and 71 respectively.

Schedule "A" of the secondary plan designates Blocks 70 and 71 as "Institutional". These lands are intended to be used predominantly for:

- hospitals;
- clinics;
- homes for the aged;
- nursing homes;
- correctional institutions;
- colleges;
- universities; and,
- major public, religious, military and cultural buildings.

Secondary uses may be permitted in lands designated "Institutional" provided that they do not detract from the primary permitted uses.

For the institutional block, the applicant proposes a maximum building height of 3 storeys, and the following uses:

- all uses permitted in the "Institutional Two (I2)" Zone as per By-law 139-84;
- a medical dental clinic;

- high density residential with ground floor complimentary commercial;
- banquet hall;
- art gallery;
- fitness centre;
- crisis care facility;
- a group home;
- home for the aged; and,
- a non-profit housing project with complementary commercial.

The proposed uses, encompass a wide range of institutional as well as commercial and residential uses. Clearly, the proposed uses go far beyond what is intended by the "Institutional" designation in the secondary plan.

The plan does provide for secondary uses in large institutional areas provided that:

- they do not detract from development of the area for the primary permitted uses; and,
- they are limited to residential buildings, convenience commercial facilities and community service facilities which directly serve or are complementary to the primary permitted uses.

The applicant has not demonstrated how the proposed uses are to be integrated with the intended institutional use of the subject lands. There is also some question as to the compatibility between

some of the proposed uses. For example, it is difficult to perceive how a crisis care facility, home for the aged or group home could be successfully integrated with proposed commercial or residential uses.

Additionally, some of the uses are proposed without essential definitions related to size and density. Such a range of institutional, commercial and residential uses require different and potentially conflicting requirements and regulations.

Also, the site plan appears deficient in terms of:

- parking provisions; and,
- buffering and/or landscaping between the institutional use and the elementary school site to the north.

While the concept of providing institutional uses implements the secondary plan, the rezoning of Block 70 is premature pending the determination of:

- a more specific and complementary range of uses;
- proposed methods of integration and corresponding requirements; and,
- more specific site plan details relating to parking and proposed buffering methods.

For the commercial block, the applicant proposes a maximum building height of 12 stories containing offices related to business services, financial institutions, insurance, real estate, professional and governmental functions. Ancillary commercial uses are also proposed, in particular:

- a restaurant;
- barber shop;
- delicatessen;
- dry cleaner and laundry distribution station;
- printing or copying shop;
- tobacco or variety store;
- travel agency; and,
- photographic studio.

It should be noted that Block 71, which is intended for the above noted commercial uses is designated as "Institutional" in the secondary plan. However, the plan provides for community service facilities, as well as an office building on the subject lands provided that:

- it is an "integrated development"; and,
- only a single access onto Street "D" is permitted as a condition of development approval.

In this regard, it is important that the proposed commercial development does not detract from the intended institutional functions of the surrounding area. Accordingly, the range and scale of uses to be permitted should be limited. Accordingly, the proposed uses for Block 71, would also appear to go beyond those intended for the subject lands in the secondary plan.

It should be noted that the area is well served by existing and planned commercial developments along Highway Number 10. This

includes a currently undeveloped parcel, directly opposite the subject lands, on the east side of Highway Number 10 (Our File: T1E15.2). These lands are zoned to permit a 12 storey office building containing:

- offices;
- a bank, trust company or financial institution;
- a dining room restaurant; and,
- a variety store or a tobacco shop or a gift shop.

It would not be in keeping with the City's planning intentions to encourage the proliferation of similar commercial uses along Highway Number 10. Accordingly, the uses to be permitted should be limited to small scale convenience commercial facilities, intended to serve only the immediate area. Thus, an acceptable range of permitted uses would include:

- offices;
- bank, trust company or financial institution;
- a restaurant; and,
- a variety store.

The convenience commercial uses should not occupy more than 10 percent of the gross commercial floor area of the main building.

With regard to the physical development of the site, the Fletcher's Creek South Secondary Plan requires:

- high quality, harmonious and attractive "Gateway to Brampton";

- special setbacks and a comprehensive landscaping plan to achieve a uniform theme and visual continuity; and,
- access to be restricted from Highway Number 10, and be directed to the internal street system only.

The site plan indicates a 10.0 metre setback along the west limit of Highway Number 10. However, the Ministry of Transportation and Communications has requested a minimum 13.7 metre setback.

Landscaped areas, as shown on the site plan appear satisfactory.

No access is provided from Block 71 to Highway Number 10 which is consistent with the requirements of the Ministry of Transportation and Communications and the provisions of the secondary plan.

The Traffic and Engineering Services Division of the Public Works and Building Department has indicated that the proposed access location from Street "D" to Block 71 appears acceptable provided that it is directly opposite the entrance to the Peel Regional Police Building.

It appears that there would be insufficient area for parking given the size of the building envelope indicated on the attached site plan. This concern could be remedied by:

- reducing the size of the building; or,
- providing underground parking.

Parking requirements may be established in accordance with the ratios embodied in By-law 139-84.

#### 7.0 Conclusion

Based on the foregoing discussion, the proposed draft plan of subdivision has merit for further consideration on the following



basis:

- that lots 1 to 66 and Blocks 72 to 76 be redline revised to reserve these lands for future residential purposes and public open space link. The housing mix to be determined upon the final disposition of the outstanding Ontario Municipal Board referral and the approval of Official Plan Amendment Numbers 25 and 36; and,
- that the rezoning of the subject lands apply only to Block 67 for hazard lands and Blocks 68 and 69 for institutional purposes and Block 71 for commercial purposes.

8.0 Recommendation

That Planning Committee recommend to Council:

- A. That a Public Meeting be held in accordance with City Council procedures;
- B. Subject to the results of the Public Meeting, draft approval of the proposed draft plan of subdivision be subject to the following conditions:
  - 1. That approval be based upon the draft plan dated June 4, 1985 and redline revised as follows:
    - (a) 0.3 metre reserve be shown along the west limit of Highway Number 10;
    - (b) 0.3 metre reserve be shown along the north limit of Street "D" from Highway Number 10 to the Peel Regional Police Headquarters access;
    - (c) lots 1 to 66 and Blocks 72 to 76 inclusive be shown as a reserve for future residential purposes and public open space link;

- (d) 0.3 metre reserve be shown along the entire west limit of the McMurchy Street extension;
- (e) 0.3 metre reserve be shown along the north limit of Street "D" for a distance of 40.0 metres from the intersection of the McMurchy Street extension; and
- (f) to show a public open space link abutting the north limit of Street "D".

C. The proposed development shall be subject to a development agreement, and prior to the issuance of a building permit, a site plan, landscape plan and drainage plan shall be approved by the City.

D. The applicant shall agree by agreement:

- (a) to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel including payment of Regional and City levies with respect to the subdivision;
- (b) to establish an Architectural Control Committee to review and approve the external appearance of buildings and energy conservation principles;
- (c) to name streets to the satisfaction of the City of Brampton and the Regional Municipality of Peel;
- (d) to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities;
- (e) to dedicate Block 77 as a road widening of Highway Number 10;

- (f) to convey a 0.3 metre reserve block along the frontage of Highway Number 10 to the Ministry of Transportation and Communications;
- (g) to submit for the approval of the Ministry of Transportation and Communications and the City of Brampton, a drainage plan and report outlining the intended method of dealing with the anticipated run-off;
- (h) to convey to the City a 0.3 metre reserve along the north limit of Street "D" from Highway Number 10 to the Peel Regional Police Headquarters;
- (i) to convey a 0.3 metre reserve, to the City, along the north limit of Street "D" for a distance of 40.0 metres from the intersection of the McMurchy Street extension;
- (j) to convey a 0.3 metre reserve, to the City, along the entire west limit of the McMurchy Street extension;
- (k) to extend the existing median on the north leg of the intersection of Highway Number 10 and Street "D", for a distance of 130.0 metres to the north;
- (l) to make arrangements satisfactory to the Dufferin-Peel Roman Catholic Separate School Board respecting the reservation of Block 68 for a school site, prior to the final approval of the plan;
- (m) to participate in a cost-sharing arrangement with other land owners to ensure that school sites are available at the appropriate time and place;
- (n) to undertake, at his expense, the necessary roadway improvements at the intersection of Highway Number 10 and Street "D" to the satisfaction of the appropriate

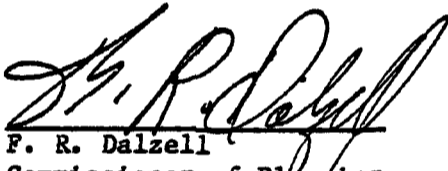
authorities;

- (o) to stage the development of the subject lands to the satisfaction of the City of Brampton;
- (p) to satisfy the requirements of the Metropolitan Toronto and Region Conservation Authority and the Credit Valley Conservation Authority;
- (q) to provide sidewalks and boulevard tree plantings in accordance with City policy;
- (r) to provide a 2.5 metre paved walkway within a 7.5 metre landscaped area abutting the northerly limit of the Street "D" right-of-way;
- (s) to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development;
- (t) that prior to the final approval of this plan or any on site grading, the owner or his agent, shall submit for the review and approval of the City, the appropriate Conservation Authorities and the Ministry of Natural Resources, a report describing:
  - (i) the means by which storm water will be conducted from the site and any storm water management techniques that will be used;
  - (ii) the construction practices which will be used to limit the effects of siltation and erosion on the site, prior to and after the construction period;
- (u) to carry out or cause to be carried out, the works recommended in Condition "s" parts (i) and (ii) above;

- (v) to provide and maintain a 13.7 metre wide landscaped area abutting Highway Number 10;
  - (w) to dedicate the proposed road allowances as public highways upon registration of the plan;
  - (x) to convey to the City a 7.5 metre wide open space link abutting the north limit of Street "D" and provide for the continuance of the open space link to the satisfaction of the Commissioner of Community Services, at the intersection of the McMurchy Street Extension and Street "D", in conjunction with the development of the lands west of the McMurchy Street Extension;
  - (y) to pay cash-in-lieu for the Public Open Space requirements in accordance with the Planning Act and City Policy; and,
  - (z) to reimburse the Fletcher's Green Developments Limited at the rate of \$40.00 per acre as their share of the cost of the Fletchers Creek South Stormwater Management Study.
- C. That staff be instructed to prepare a zoning by-law amendment for Blocks 67, 68, 69 and 71 only as follows:
1. Block 67 from the "Agricultural (A)" Zone to the "Floodplain (F) Zone".
  2. Block 68 and 69 from the "Agricultural (A)" Zone to the "Institutional One (I1)" Zone; and,
  3. Block 71 from the "Agricultural (A)" Zone to the "Service Commercial (SC1)" Zone containing the following provisions:
    - (a) The site shall only be used for:

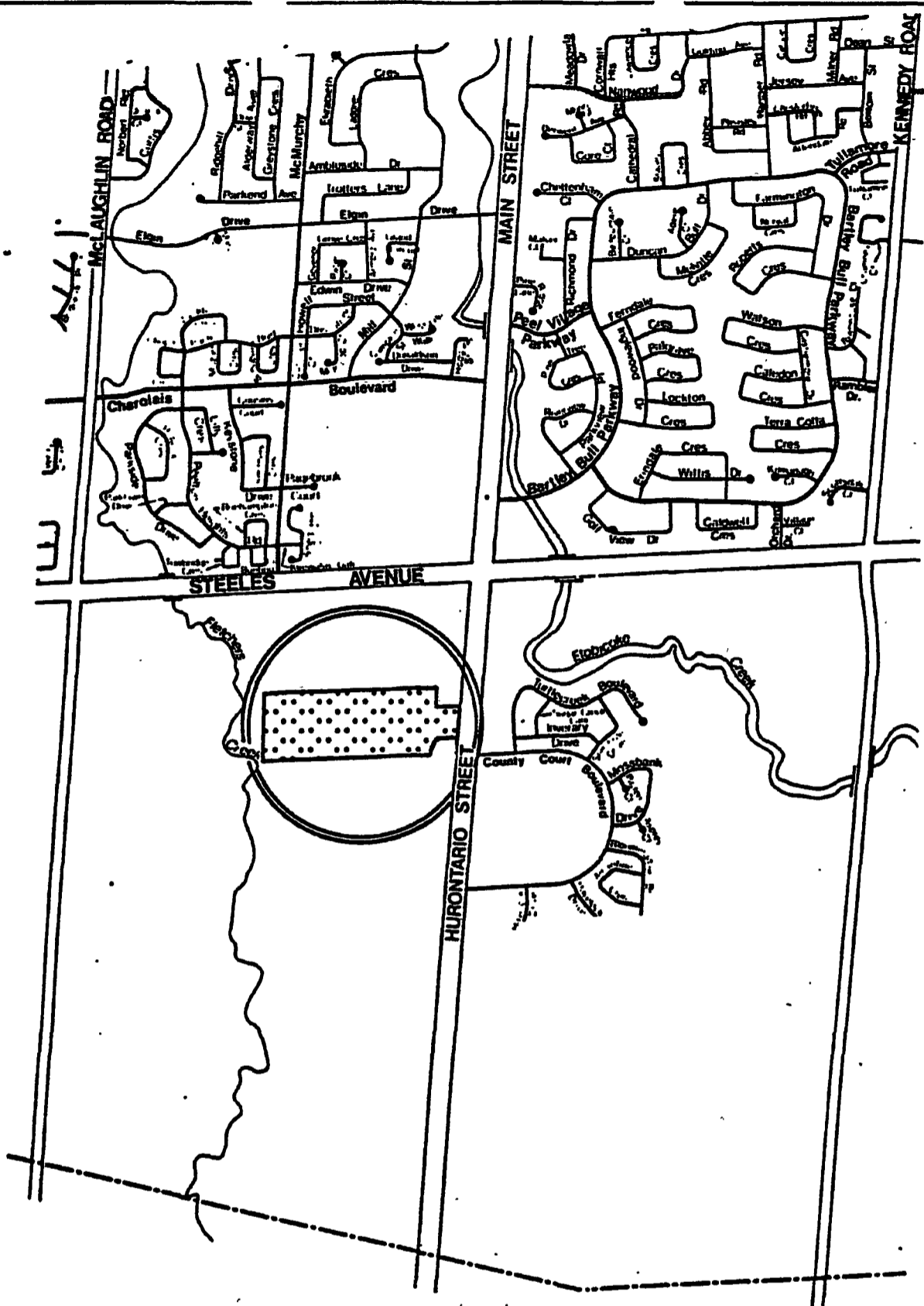
- (i) offices;
  - (ii) a bank, trust company or financial institution;
  - (iii) restaurant; and,
  - (iv) a variety store.
- (b) The total combined gross commercial floor area used for purposes (ii), (iii) and (iv) above shall not exceed 10 percent of the gross commercial floor area of the main building.
- (c) Maximum building height shall be 12 storeys.
- (d) A building envelope shall be identified on the by-law schedule.
- (e) Maximum Lot Coverage shall be 25 percent.
- (f) Maximum Floor Space Index shall be 0.75 metres.

AGREED:

  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

Attachment  
JC/jp/2



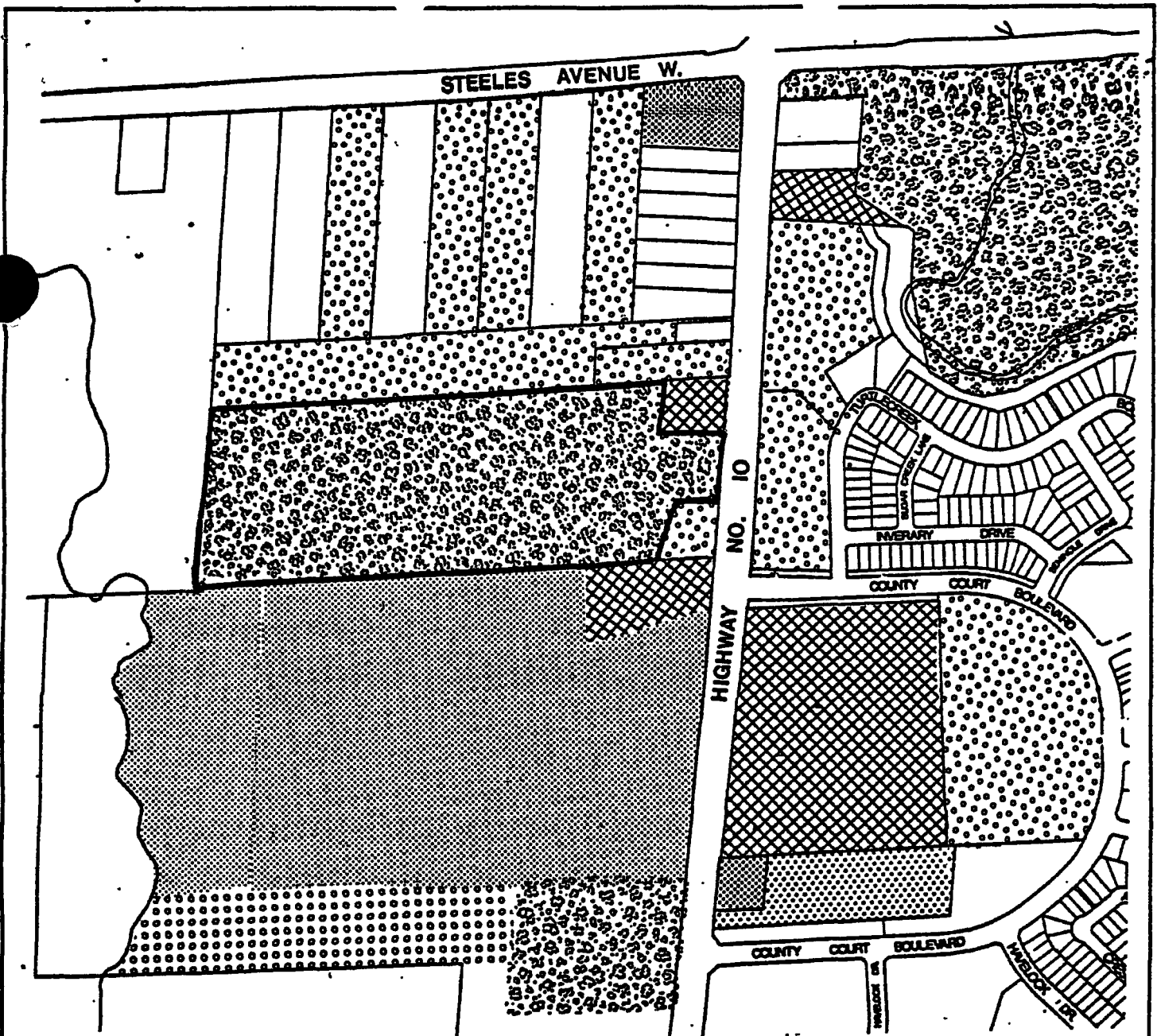
**SANFOUR DEVELOPMENTS  
LIMITED**  
LOCATION MAP





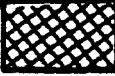
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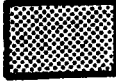

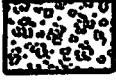
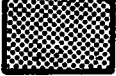
**CITY OF BRAMPTON**  
Planning and Development

Date: 85 08 29      Drawn by: K.L.  
File no. TIWI5.4      Map no. 75-11A



**LEGEND**

-  SUBJECT PROPERTY
-  RESIDENTIAL
-  INSTITUTIONAL

-  AGRICULTURAL
-  UNDEVELOPED
-  OPEN SPACE - RECREATION
-  COMMERCIAL

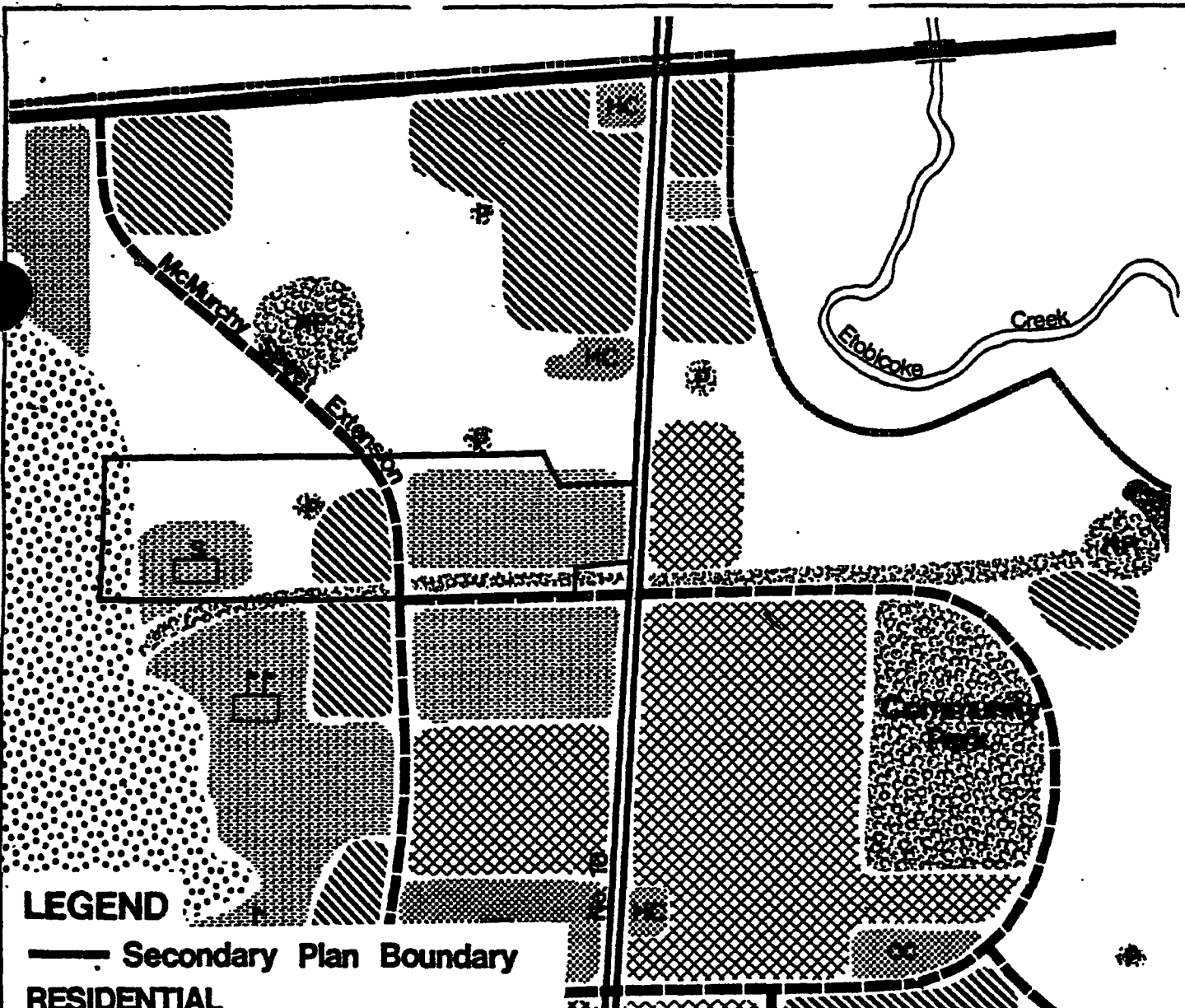
**SANFOUR DEVELOPMENTS LIMITED**  
**EXISTING LAND USE**



1:7500

**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 85 08 29 Drawn by: K.L.  
 File no. TIW15.4 Map no. 75-11B





**LEGEND**

— Secondary Plan Boundary

**RESIDENTIAL**

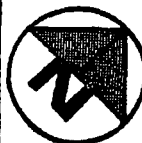
□ Low and Medium Density  
 ▨ High Density

▩ Public Open Space  
 ▩ District Park  
 ▩ Community Park  
 ▩ Neighbourhood Park  
 ▩ Parkette  
 ▩ Woodlot  
 ▩ Cemetery  
 ▩ Hazard Land

▩ Institutional  
 ▩ Secondary School  
 ▩ Senior Public School  
 ▩ Public School  
 ▩ Separate School  
 ▩ HC Highway Commercial  
 ▩ CC Convenience Commercial  
 ▩ NC Neighbourhood Commercial  
 ▩ Specialty Office  
 - - - Subject Property

**SANFOUR DEVELOPMENTS LIMITED**

OFFICIAL PLAN DESIGNATION  
 OFFICIAL PLAN AMENDMENT NO. 61

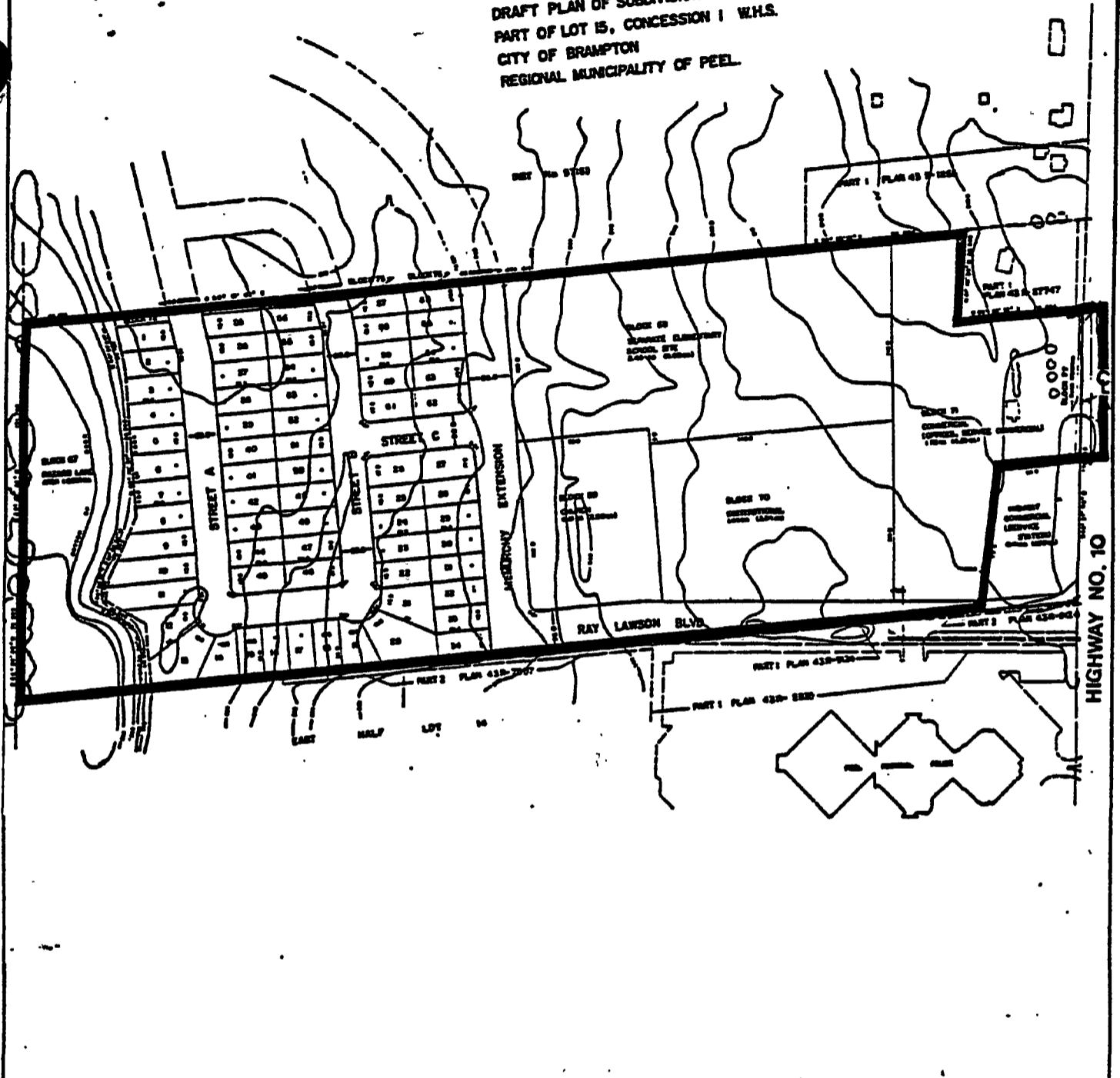


**CITY OF BRAMPTON**  
 Planning and Development


Date: 85 08 29 Drawn by: K.L.  
 File no. TIW15.4 Map no. 75-11C

C9-34

DRAFT PLAN OF SUBDIVISION  
PART OF LOT 15, CONCESSION 1 W.H.S.  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

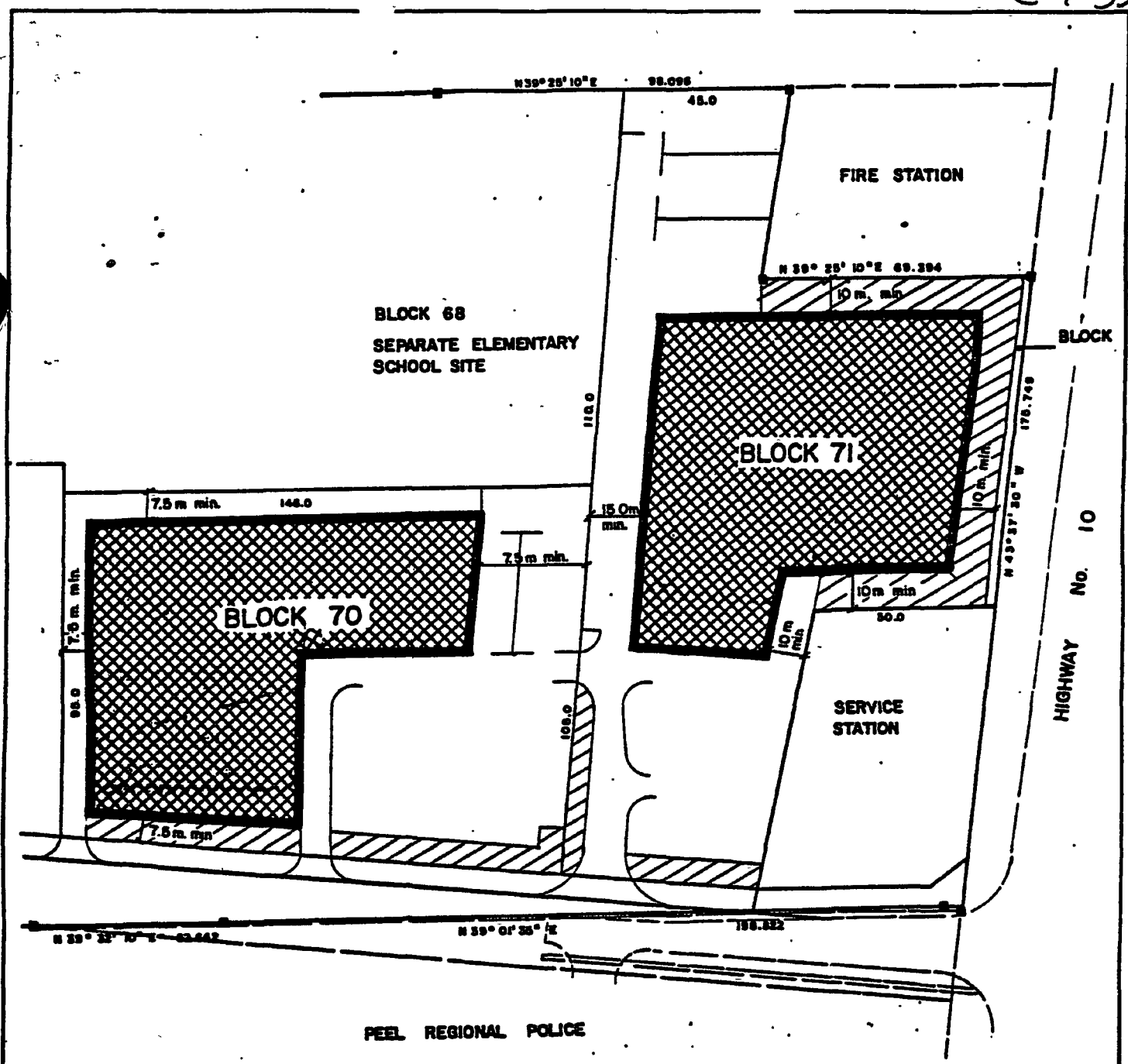


**SANFOUR DEVELOPMENTS  
LIMITED**  
DRAFT PLAN OF PROPOSED  
SUBDIVISION






1:3200

**CITY OF BRAMPTON**  
Planning and Development  
Date: 85 08 29 Drawn by: K.L.  
File no. TIW15.4 Map no. 75-110



PEEL REGIONAL POLICE

LEGEND

-  BUILDING AREAS
-  LANDSCAPED OPEN SPACE
-  PAVED AREA
- BLOCK 70 : INSTITUTIONAL
- BLOCK 71 : OFFICES & SERVICE COMMERCIAL

**SANFOUR DEVELOPMENTS LIMITED**  
**SITE PLAN - BLOCK 70 & 71**



**1:2000**

**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 85 08 29 Drawn by: K.L.  
 File no. TIW15.4 Map no. 75-11E

D7

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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October 3, 1985

**TO:** Chairman and Members of  
Planning Committee

**FROM:** Planning and Development Department

**RE:** Draft Plan of Proposed Subdivision and  
Application to Amend the Official Plan and  
Zoning By-law  
Part of Lot 15, Concession 1, W.H.S.  
Ward Number 4  
**SANFOUR DEVELOPMENTS**  
Region of Peel File Number: 21T-85013B  
Our File Number: T1W15.7

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The notes of the Public Meeting held on Wednesday, October 2, 1985 with respect to the above noted application are attached for the information of Planning Committee.

No members of the public commented on the proposal, and no correspondence has been received.

Accordingly, it is recommended that Planning Committee recommend to City Council:

- A) That the notes of the Public Meeting be received;
- B) The draft plan of proposed subdivision and application to amend the Official Plan and Zoning By-law be approved subject to the conditions contained in the staff report dated September 11, 1985; and,

.../2

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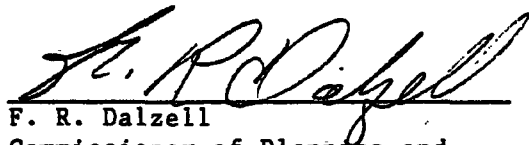
C) that staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,



John Corbett, 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

Attachment

JC/hg



IN THE MATTER OF the Planning Act,  
1983, section 34;

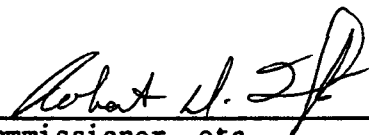
AND IN THE MATTER OF the City of  
Brampton By-law 319-85.

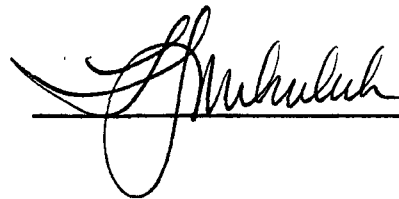
DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the  
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of  
Brampton and as such have knowledge of the  
matters herein declared.
2. By-law 318-85 which adopted Amendment Number 73  
and 73A and By-law 319-85 were passed by the  
Council of the Corporation of the City of  
Brampton at its meeting held on November 18th,  
1985.
3. Written notice of By-law 319-85 was required by  
section 34 (17) of the Planning Act, 1983 was  
given on November 27th, 1985, in the manner and  
in the form and to the persons and agencies  
pre-scribed by the Planning Act, 1983.
4. No notice of appeal under section 34(18) of the  
Planning Act, 1983 has filed with me to the date  
of this declaration.
5. Official Plan Amendment 73 and 73A were approved  
by the Ministry of Municipal Affairs on January  
13th, 1986.

DECLARED before me at the City of )  
Brampton in the Region of Peel )  
this 17th day of January, 1986. )

  
\_\_\_\_\_  
A Commissioner, etc. )

  
\_\_\_\_\_

ROBERT D. TUFTS, a Commissioner,  
etc., Judicial District of Peel, for The  
Corporation of the City of Brampton.  
Expires May 25th, 1988.