



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 327-85

To adopt Amendment Number 76
and Amendment Number 76 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 76 and Amendment Number 76 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 76 and Amendment Number 76 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

Ry. Inc. 327-85

AMENDMENT NUMBER 76
and
AMENDMENT NUMBER 76 A
to the Official Plan of the
City of Brampton Planning Area

21-OP-0031-076-1

AMENDMENT NO. 76A
to the
Consolidated Official Plan
for the
City of Brampton Planning Area
and
Amendment No. 76 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. 76A to the Consolidated Official Plan and Amendment No. 76 to the Official Plan for the Brampton Planning Area.

Date: ...*Jan. 7, 1986*.....



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



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Amendment Number 76
and
Amendment Number 76 A to the
Official Plan of the City of Brampton
Planning Area

1. Purpose

The purpose of this amendment is to change the development principles for the lands located southeast of the intersection of County Court Boulevard and Havelock Drive.

2. Location

The lands subject to this application comprises an area approximately 1.75 hectares, and is located at the south side of County Court Boulevard, between the two legs of Havelock Drive.

3. Amendment and Policies Relative Thereto

3.1 Amendment Number 66:

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

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

"7.2.7.24 Area 24: Fletchers Creek South

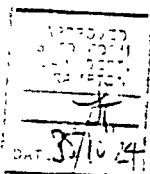
Amendment Number 61 to the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 25A, 36A and 76 A, are combined, and shall constitute the Fletchers Creek South Secondary Plan."

3.2 Amendment Number 7A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 61, 25A and 36A, which constitute the Fletchers Creek South Secondary Plan, is hereby amended:

- (1) by adding the following sentence at the end of subsection 5.4:

"Nevertheless, the Residential High Density designation located east of Highway Number 10, south of the community park designation, bounded on three sides by collector roads (as shown on Schedule A), may have a maximum net density of 113.15 units per hectare, provided that the total dwelling units on such development shall not exceed 198 units."



BACKGROUND TO
AMENDMENT NUMBER 76
AND
AMENDMENT NUMBER 76 A

Attached are one copy of reports dated July 27, 1985 and September 10, 1985 including the notes of a special meeting of Planning Committee held on Wednesday, September 4, 1985, after publication of notices in the local newspapers and mailing notices to assessed owners of property within 120 metres of the subject site.

INTER-OFFICE MEMORANDUM

*Sent to P.C.
Aug 6/85*

Office of the Commissioner of Planning & Development

July 27, 1985

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
DARCEL DEVELOPERS
Blocks 94 & 95 and Part of Block 93
Registered Plan 43M-523
Ward Number 3
Our File Number T1E14.6

1.0 Background

An application to amend the Official Plan and zoning By-law to develop a high rise condominium apartment building on County Court Boulevard has been referred to staff for a report.

2.0 Site Description

The 1.75 hectare (4.325 acres) site is located at the south side of County Court Boulevard between the two legs of Havelock Drive. Most of the site frontages are controlled by a 0.3 metre reserve (Block 112 of Registered Plan 43M-523). The site actually comprises 3 parcels of land. The majority of the site is a 1.2217 hectare (3 acres) portion known as Block 95 of Registered Plan 43M-523 which is zoned for an apartment development. A 0.410 hectare (1 acre) parcel, Block 94, is also part of the subject site. This parcel is owned by the City as part of park land conveyance. The remainder of the site is a small piece of land which is part of a surplus school site.

- The sites to the west and north are presently vacant land designated for office commercial development. The vacant land abutting the site to the south is a proposed Neighbourhood Park. There are

residential single family lots located to the east across Havelock Drive. The lands abutting the site to the southeast are the remainder of a surplus school site.

3.0 Official Plan and Zoning Status

The Official Plan designates the majority of the site as Residential High Density use whereas small portions of the site are designated for a Public School and Neighbourhood Park.

According to By-law 139-84, the Block 95 portion of the site is zoned Residential Apartment A, R4A-Section 575, which permits apartment development up to 18 storeys in height and a maximum density of 100 units per hectare. The portions of Blocks 94 and 93 are zoned Open Space and Institutional II respectively.

4.0 Proposal

The applicant proposes to develop a 20 storey 198 dwelling unit apartment on the site as shown on the attached site plan. It will have 197 2-bedroom units and one 1-bedroom unit. Parking will comprise 396 spaces, equivalent to 200 percent of the number of dwelling units, with 304 parking spaces located in an underground garage, 51 of which will be tandem spaces.

An outdoor swimming pool, a tennis court, a putting green, patio and a gazebo will be located east of the building. These facilities will have a lower elevation so that views from the patio will be feasible. The landscape concept is similar to that of Ritz Towers in Residential II.

An access driveway from County Court Boulevard is proposed, regulated by a gatehouse.

4.0 Comments

The Regional Public Works has advised that sanitary sewer and water facilities are available. Further, in view that an Official Plan

Amendment is required for the increased density, the Regional Planning Department suggests that the proposed amendment also include the deletion of the Fletchers Creek East Junior Public School on lands of this application and lands on both Whitehouse and Upper Nine subdivisions.

The City Public Works Division requests that a 14 metres distance be provided between the sidewalk and the entrance gate.

The Buildings and By-law Enforcement Division have indicated that the proposed gatehouse is not permitted by the present zoning by-law.

The Fire Chief advises that an internal system of fire hydrants shall be provided.

The Commissioner of Community Services believes that a small creative playground and indoor play area for pre-school age children should be provided. Further, the applicant may be required to provide a bus stop pad to accommodate transit service to residents of this building.

5.0 Discussion

The suggestion of Regional Planning Department to include remaining lands on the surplus school site on both Whitehouse and Upper Nine subdivision is theoretically sound. However, the applicant has indicated that the school property of the apartment development is only a small portion of the surplus school site and in the Official Plan, the limit of the school designation is not clearly defined. Therefore, the applicant argues that the apartment development should proceed without an amendment to the Official Plan with respect to the school designation. Since the majority of the surplus school site is not part of this application, the school site may be the subject of a further rezoning application, the applicant has indicated that the processing of this application should not involve a future application of unknown nature. Staff believe that

from an administrative viewpoint, it is better to have one Official Plan Amendment dealing with all aspects. However, staff agree with the applicant that the issue of the surplus school site is not the subject of this application. Therefore, the relevant Official Plan Amendment for this application shall be the proposed density increase from 100 units per hectare (40.46 units per acre) to 113.14 units per hectare (45.78 units per acre).

In the Fletchers Creek Secondary Plan, a housing mix of 20 percent single family units, 20 percent semi-detached dwelling units, 30 percent medium density dwelling units and 30 percent high density dwelling units is recommended. The latest statistics show that the area east of Highway 10 and south of Steeles Avenue will have 593 single family dwelling units, 98 semi-detached (small lot single family) dwelling units, 159 medium density dwelling units and 339 high density dwelling units (excluding the proposed increase of density on the subject site) resulting in a housing mix of 49.9 percent, 8.2 percent, 13.4 percent and 28.5 percent respectively. The increased density of 23 high density apartment dwelling units will result in a housing mix of 48.9 percent, 8.1 percent, 13.1 percent and 29.9 percent respectively for single family, semi-detached, medium density and high density housing types. The increased density is relatively minor in nature and is in keeping with the recommended housing mix ratio. Staff accordingly have no objection to the proposed number of dwelling units on the subject land.

The proposed 20 storeys building is 2 storeys higher than the maximum height of 18 storeys permitted by the zoning by-law. The increase of 2 storeys will not have an adverse impact on the streetscape. While the increased building height will result in a longer shadow, the orientation of the building is such that most of the shadow will be on office development and the additional shadowing of residential development is very minimal.

The bus stop in the vicinity of the site will not only serve the residents of the apartment but also office employees and residents of the subdivision. Therefore, the bus stop pad should be provided through the general levies. With respect to recreational facilities for pre-school children, the landscaped plan will be revised at the site plan approval stage to incorporate the necessary facility. However, it is uncertain what the likely number of children may be housed in this type of accommodation.

Although the proposed access is from County Court Boulevard across the 0.3 metre reserve rather than from Havelock Drive where no 0.3 metre reserve exist, staff believe that the proposed access is acceptable, in view of the shape of the lot and the orientation of the building.

For the incoming traffic, there are two gates at the gatehouse, one key operated gate for the residents and the other attendant controlled gate for visitors.

Staff have no objection to the proposed gatehouse. The distance between the controlled gates and sidewalk shown on the site plan is about 12 metres. The site plan can be revised to increase the distance to 14 metres as requested by the Public Works Division so that the stacking of two automobiles can be easily accommodated. Generally speaking, the site layout and landscaping concept are acceptable. The details of the development such as grading, drainage, landscaping and fencing, fire hydrants, as well as architectural concept shall be subject to site plan approval process.

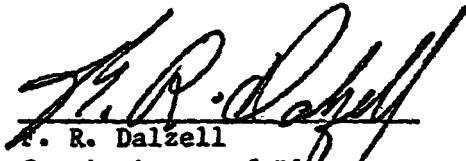
6.0 Recommendation

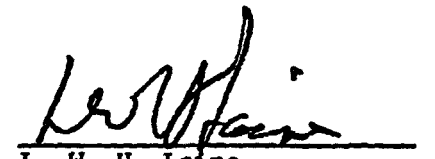
It is recommended that a public meeting be held in accordance with Council's procedure.

Further, subject to the result of the public meeting, it is recommended that the proposal be approved subject to the appropriate

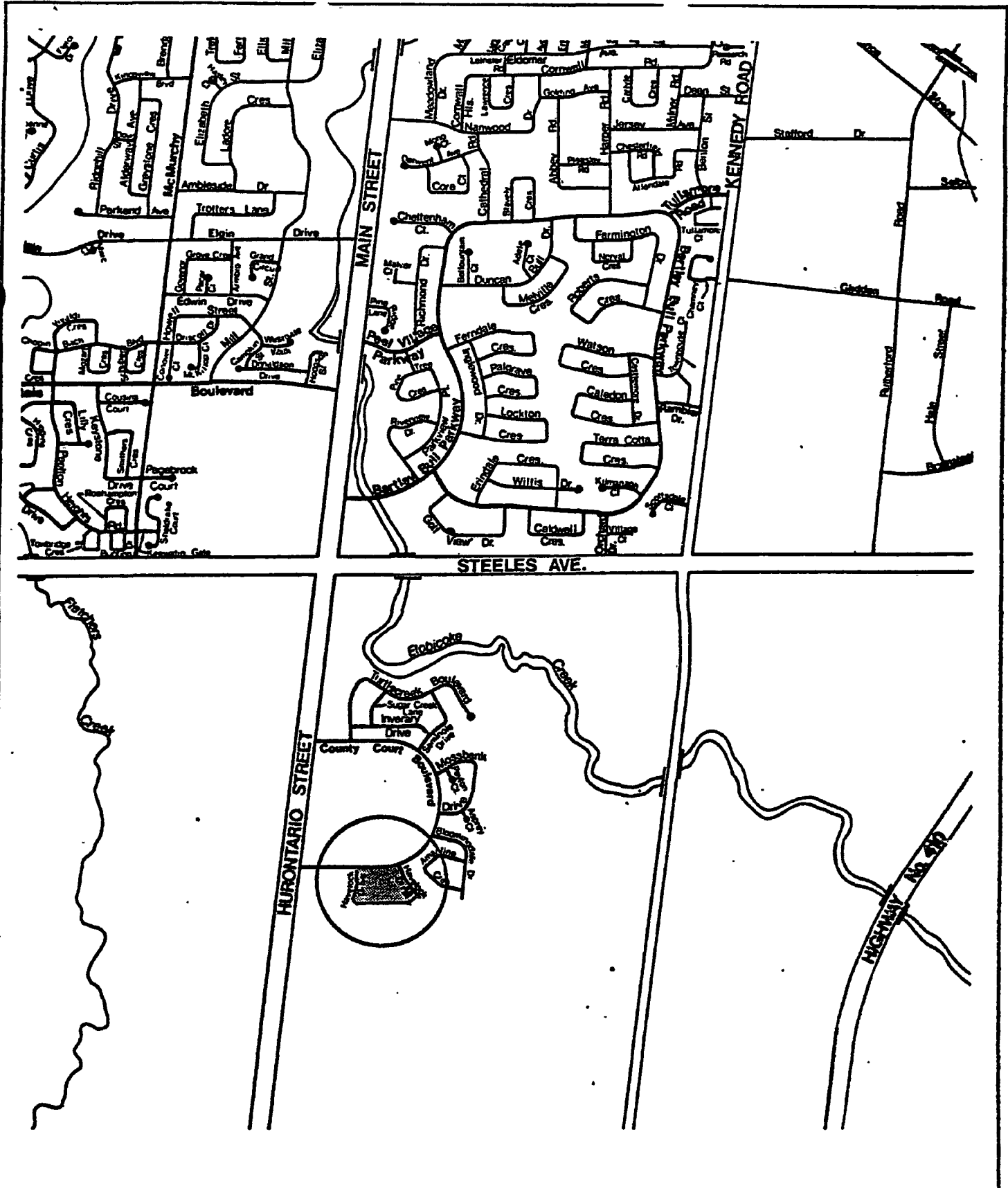
Official Plan and zoning by-law amendments as well as a satisfactory agreement.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

WL/thk/2



DARCEL DEVELOPERS

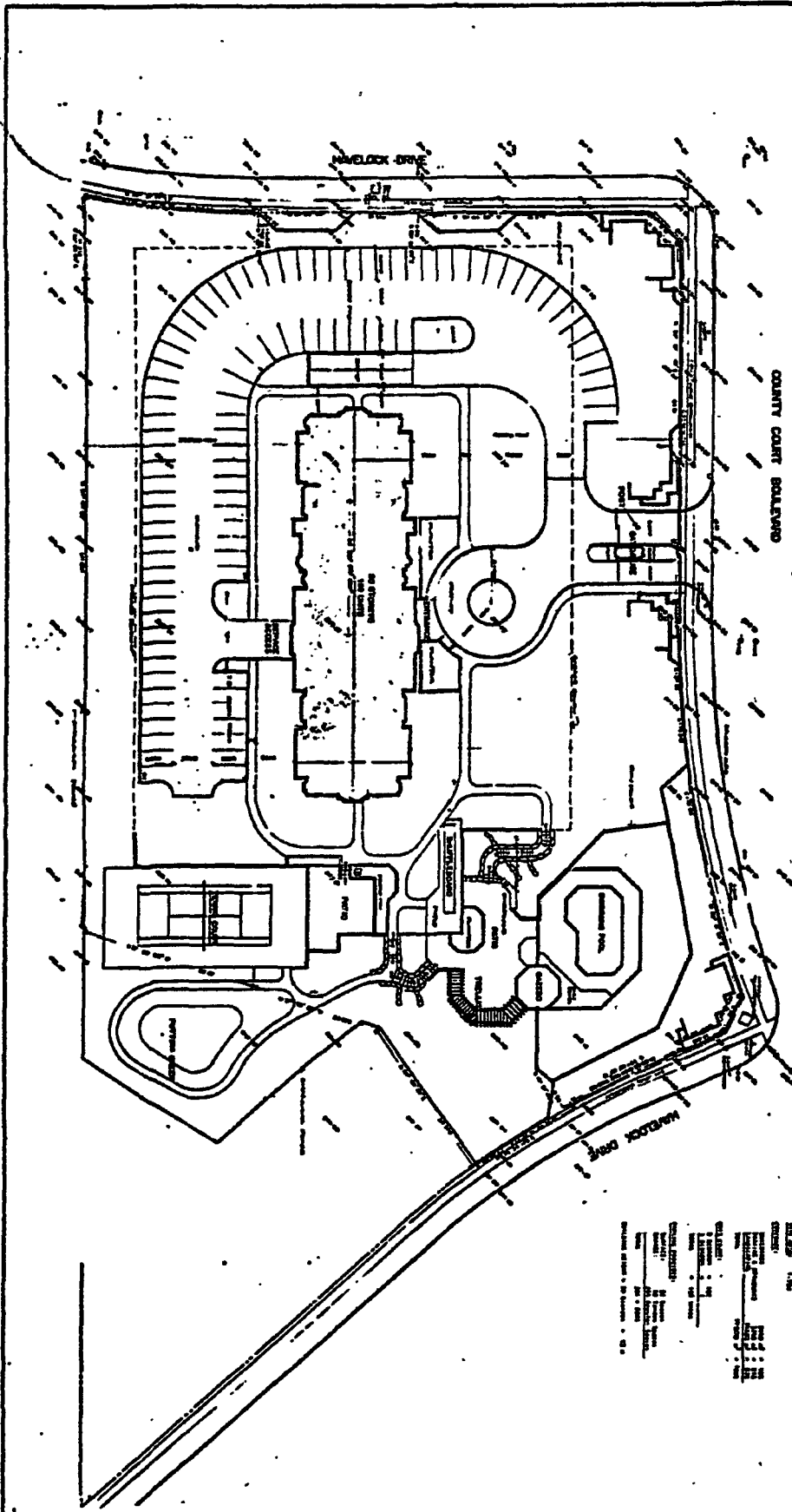
Location Map



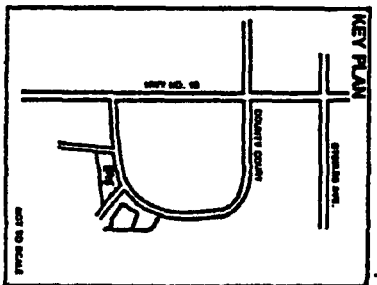
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CITY OF BRAMPTON
 Planning and Development

Date: 85 07 03 Drawn by: C.R.E.
 File no. TIE14-6 Map no. 76-12A



COUNTY COURT BUILDING



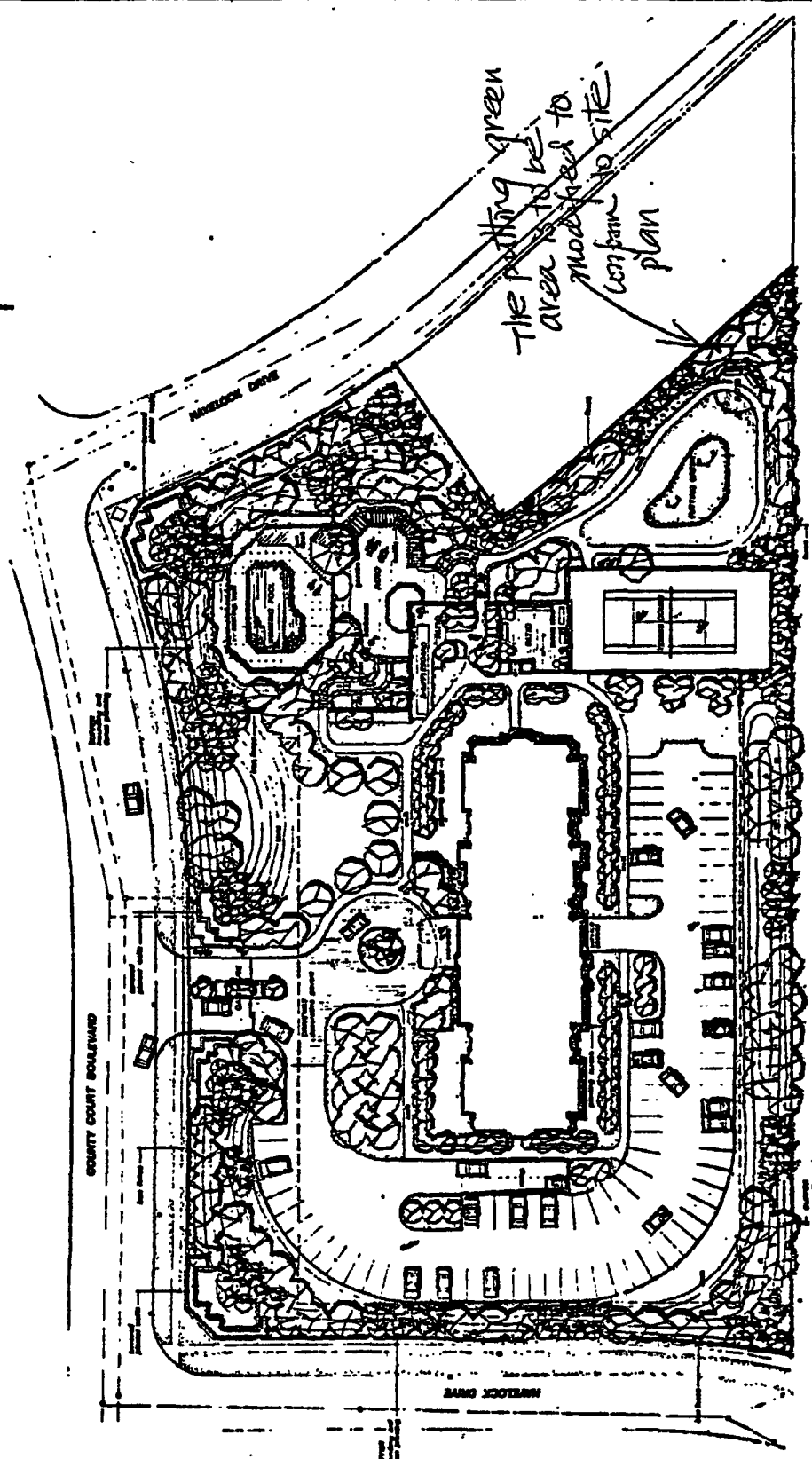
DATE: 1952
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4" = 1'-0"
 SHEET NO. 1 OF 1

<p>CONDOMINIUM APARTMENT BUILDING</p> <p>ALLEN KERBEL INVESTMENTS LTD.</p>	
<p>DATE: 1952</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>PROJECT NO. 85 05</p> <p>DATE: 1952</p>
<p>ARCHITECT: ALLEN KERBEL</p>	<p>ENGINEER: [Name]</p>
<p>CONTRACT NO. [Number]</p>	<p>DATE: 1952</p>



NOT TO SCALE
DATE: 10/1/70
PROJECT: 65-170
SHEET: 1

RAFAEL BERKA ARCHITECTS
STYBOS ASSOCIATES LTD.
APARTMENT BUILDING
ALLEN KERBEL INVESTMENTS LTD.
65-170



COUNTY COURT BOULEVARD

MARLOCK DRIVE

MARLOCK DRIVE

PLAN

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 9, 1985

TO: Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Blocks 94 and 95 and Part of Block 93,
Registered Plan 43M-523
Ward Number 3
DARCEL DEVELOPERS
Our File Number: T1E14.6

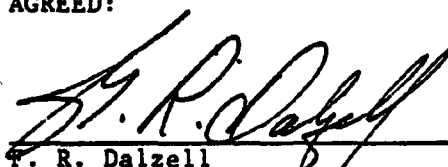
The notes of the Public Meeting held on Wednesday, September 4, 1985 with respect to the above-noted application are attached for the information of Planning Committee.

Mr. Macesic has expressed concerns about the proposed high density development. The majority of the subject lands have already been designated and zoned for a high rise apartment use. The proposed increase in height of 2 storeys (from presently permitted 18 storeys to the proposed 20 storeys) and in density of 13% (from presently permitted 100 units per hectare) are relatively minor. The proposed enlargement of the apartment site by incorporating part of the surplus school site and part of of the surplus open space should not have an adverse effect upon the neighbourhood. The proposal is in keeping with the recommended housing mix of the Official Plan.

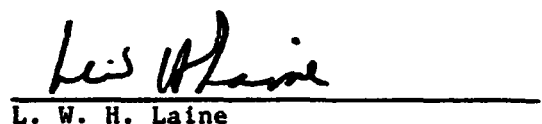
It is recommended that:

1. The notes of the Public Meeting be received, and
2. Staff be directed to prepare appropriate documents for Council's consideration.

AGREED:



F. R. Dalzell
Commissioner of Planning and
Development



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

Attachment

BL/hg

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 10:30 p.m. with respect to an application by DARCEL DEVELOPERS (File: T1E14.6) to amend both the Official Plan and the Zoning By-law.

Members Present: Councillor E. Mitchell - Chairman
Councillor N. Porteous
Alderman R. Luciano

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

Approximately 9 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.

W. Lee outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

M. Macesic of 16 Havelock Drive asked when the zoning by-law for the apartment development was approved by Council.

Mr. Lee replied that it was first approved in 1982, in conjunction with the by-law for the entire subdivision.

- cont'd. -

Mr. Macesic questioned if there was a by-law to regulate the posting of zoning provision since, when he purchased the house, he was told by Greenpark Homes that the land would be used for open space and a school, not a highrise apartment. Also, he questioned what would give the builder the confidence that the proposal would be approved, when he is already selling the units, and how much the residents can influence the proposal.

The Chairman stressed the importance of going to a City Planning Department before purchasing a property as they are the only ones who really know exactly what is planned.

Mr. Macesic wanted to know if a petition would help the residents.

The Chairman replied that it only becomes part of the report, but noted that he is the only resident at the Public Meeting and suggested that the residents go to the Planning Committee meeting on September 16th and then to the City Council Meeting on September 23rd.

Mr. C. Reipma, who was representing the Developer, said he would be happy to discuss the matter with Mr. Macesic and his neighbours at his convenience. He said that the change in zoning was relatively minor, since the zoning already allowed for an 18 storey building. Some land is being added and the difference is that the building will be a luxury condominium, not a standard building.

There were no further questions or comments and the meeting adjourned at 10:38 p.m.