



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 5-94

To adopt Amendment Number 242
to the 1984 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, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number 242 to the 1984 Official Plan of the City of Brampton Planning Area, is 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 242 to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of January, ~~1988~~ 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
WJCC
DATE 12/10/10

OPA/1.94
OPAbram3.1984

**AMENDMENT NUMBER 242 AND
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to expand the land area of an existing district commercial designation from 5.78 hectares (14.28 acres) to 11.13 hectares (27.5 acres). Specifically, this amendment:

- redesignates lands shown outlined on Schedules 'A', 'B' and 'C' to this amendment from "Residential" to "Commercial", and "District Commercial" as shown on the appropriate secondary plan;
- changes the housing mix and density for New Development Area 6;
- deletes specific policies within the applicable secondary plan; and
- sets out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are situated on the south side of Bovaird Drive approximately 180 metres (591 feet) east of Main Street North. The lands have an area of 5.3 hectares (13.2 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 242:

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

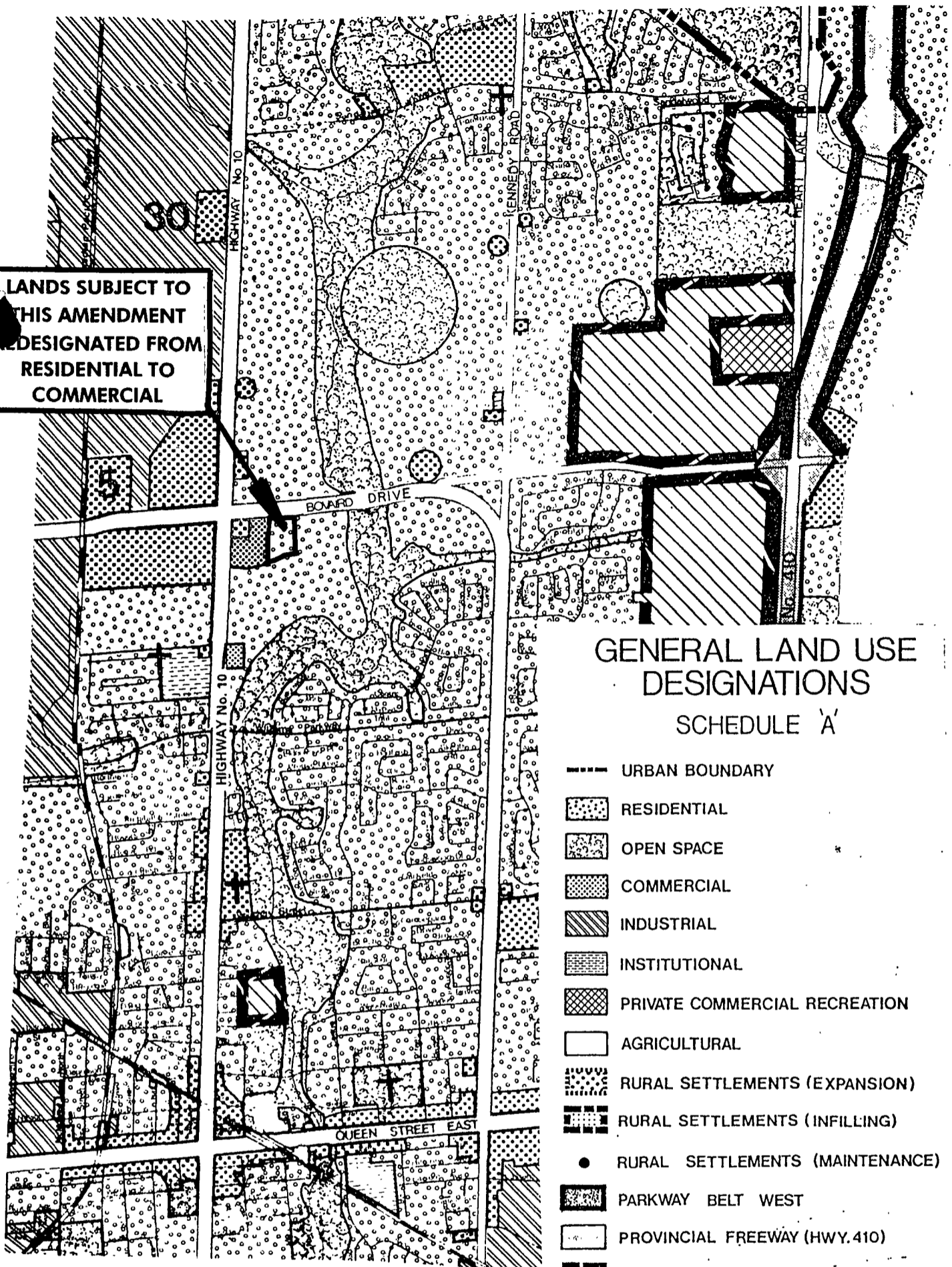
- (1) by changing, on Schedule "A", General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Residential" to "Commercial";
- (2) by adding, on Schedule "F", Commercial thereto, the land use designation "District Commercial" for the lands shown outlined on Schedule B to this amendment; and

- (3) by deleting the column headed "Area 6" in Table 1 (Housing Mix and Density for New Residential Development Areas) in Section 2.1.1., and substituting therefor the following column headed "Area 6":




















<u>Housing Types Mix</u>	<u>Area 6</u>
Percent "Single Detached Density" Types	0%
Percent "Semi-Detached Density" Types	19%-22%
Percent "Townhouse Density" and "Cluster Housing and Apartment Density" Types	78%-81%
<u>Minimum Gross Residential Density</u>	
Units Per Hectare	-
(Units Per Acre)	-
<u>Maximum Gross Residential Density</u>	
Units Per Hectare	44
(Units Per Acre)	(18)

- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 8, as set out in sub-section 7.2.7.8, Amendment Number 242 ;
- (5) by changing on Schedule SP 8(A), thereto, the land use designation of the lands shown outlined on Schedule "C" to this amendment from "Low and Medium Density Residential" to "District Commercial"; and
- (6) by deleting policies 3.4.6, 3.5.1 and 3.5.2 of Chapter 8(A) of Part IV - Secondary Plans.

**LANDS SUBJECT TO
THIS AMENDMENT
REDESIGNATED FROM
RESIDENTIAL TO
COMMERCIAL**



**GENERAL LAND USE
DESIGNATIONS
SCHEDULE 'A'**

-  URBAN BOUNDARY
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  RURAL SETTLEMENTS (EXPANSION)
-  RURAL SETTLEMENTS (INFILLING)
-  RURAL SETTLEMENTS (MAINTENANCE)
-  PARKWAY BELT WEST
-  PROVINCIAL FREEWAY (HWY.410)
-  RURAL ESTATE
-  RURAL ESTATE EXPANSION
-  RURAL-COMMERCIAL
-  OPEN SPACE - CEMETERIES
-  SPECIAL STUDY AREA
-  SPECIALTY AGRICULTURAL

0m 250 500 1000 2000metres

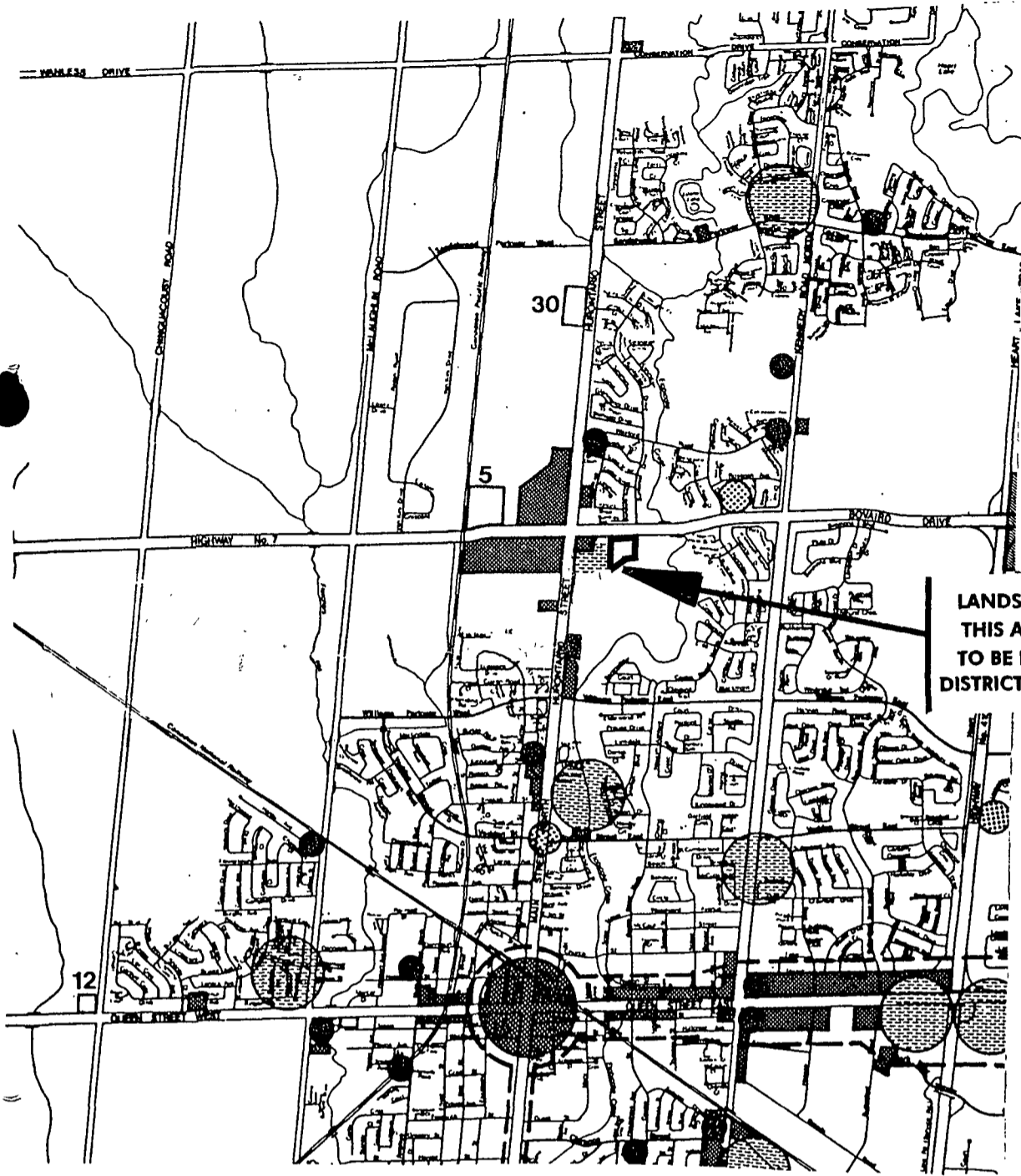
MAY 1987

O.P. AMENDMENT NO. 242
SCHEDULE 'A' to By-law 5-94













CITY OF BRAMPTON
Planning and Development

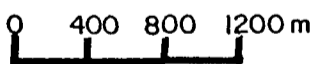
Date: 1993 11 17 Drawn by: K.M.H.
File no. C1E9.3 (A) Map no. 43-101D



LANDS SUBJECT TO
THIS AMENDMENT
TO BE DESIGNATED
DISTRICT COMMERCIAL

COMMERCIAL*
SCHEDULE 'F'

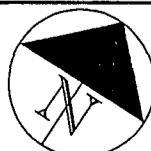
-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL



Date: MAY 1987

City of Brampton
Planning and Development Department

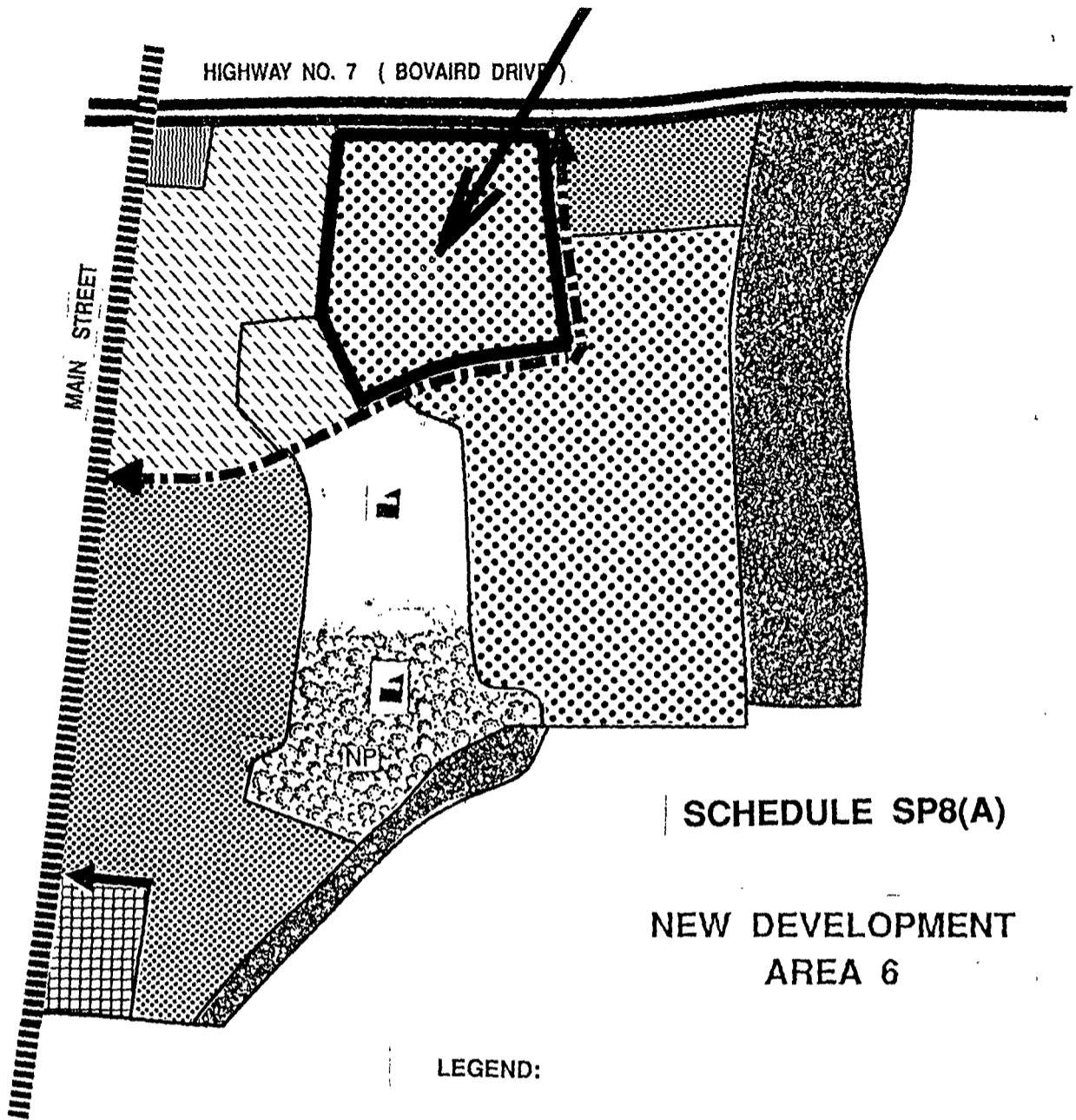
O.P. AMENDMENT NO. 242
SCHEDULE 'B' to By-law 5-94



CITY OF BRAMPTON
Planning and Development

Date: 1993 11 17 Drawn by: K.M.H.
File no. C1E9.3 (A) Map no. 43-101E













**LANDS SUBJECT TO THIS AMENDMENT
REDESIGNATED FROM LOW AND MEDIUM DENSITY RESIDENTIAL
TO DISTRICT COMMERCIAL**




SCHEDULE SP8(A)

**NEW DEVELOPMENT
AREA 6**

LEGEND:

-  HAZARD LANDS
-  HIGHWAY COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  DISTRICT COMMERCIAL
-  LOW AND MEDIUM DENSITY RESIDENTIAL
-  MEDIUM AND HIGH DENSITY RESIDENTIAL
-  PUBLIC OPEN SPACE — NEIGHBOURHOOD PARK
-  SCHOOL
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL ROAD
-  MINOR COLLECTOR ROAD
-  LOCAL ROAD ACCESS -
SUBJECT TO THE APPROVAL
OF THE MINISTRY OF TRANSPORTATION
AND THE CITY OF BRAMPTON

0 50 100 150 200 METERS



O.P. AMENDMENT NO. 242
SCHEDULE 'C' to By-law 5-94



CITY OF BRAMPTON
Planning and Development

Date: 1993 11 17 Drawn by: K.M.H.

File no. C1E9.3 (A) Map no. 43-101F



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 5-94

To adopt Amendment Number 242
to the 1984 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, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number 242 to the 1984 Official Plan of the City of Brampton Planning Area, is 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 242 to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 10th day of January, ~~1988~~ 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

Deputy Clerk
City of Brampton

Jan 19 1994

OPA/1.94
OPAbram3.1984

103CC
1030 htd. to

ORIGINAL

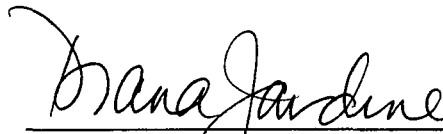
AMENDMENT NUMBER 242
to the 1984 Official Plan of the
City of Brampton Planning Area

21-0P-0031-242

AMENDMENT NO. 242
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

This Amendment No. 242 to the Official Plan for the City of Brampton, which was adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-03-10



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest

AMENDMENT NUMBER 242 AND
TO THE 1984 OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to expand the land area of an existing district commercial designation from 5.78 hectares (14.28 acres) to 11.13 hectares (27.5 acres). Specifically, this amendment:

- redesignates lands shown outlined on Schedules 'A', 'B' and 'C' to this amendment from "Residential" to "Commercial", and "District Commercial" as shown on the appropriate secondary plan;
- changes the housing mix and density for New Development Area 6;
- deletes specific policies within the applicable secondary plan; and
- sets out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are situated on the south side of Bovaird Drive approximately 180 metres (591 feet) east of Main Street North. The lands have an area of 5.3 hectares (13.2 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 242:

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule "A", General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Residential" to "Commercial";
- (2) by adding, on Schedule "F", Commercial thereto, the land use designation "District Commercial" for the lands shown outlined on Schedule B to this amendment; and

- (3) by deleting the column headed "Area 6" in Table 1 (Housing Mix and Density for New Residential Development Areas) in Section 2.1.1., and substituting therefor the following column headed "Area 6":

<u>Housing Types Mix</u>	<u>Area 6</u>
Percent "Single Detached Density" Types	0%
Percent "Semi-Detached Density" Types	19%-22%
Percent "Townhouse Density" and "Cluster Housing and Apartment Density" Types	78%-81%

Minimum Gross Residential Density

Units Per Hectare -

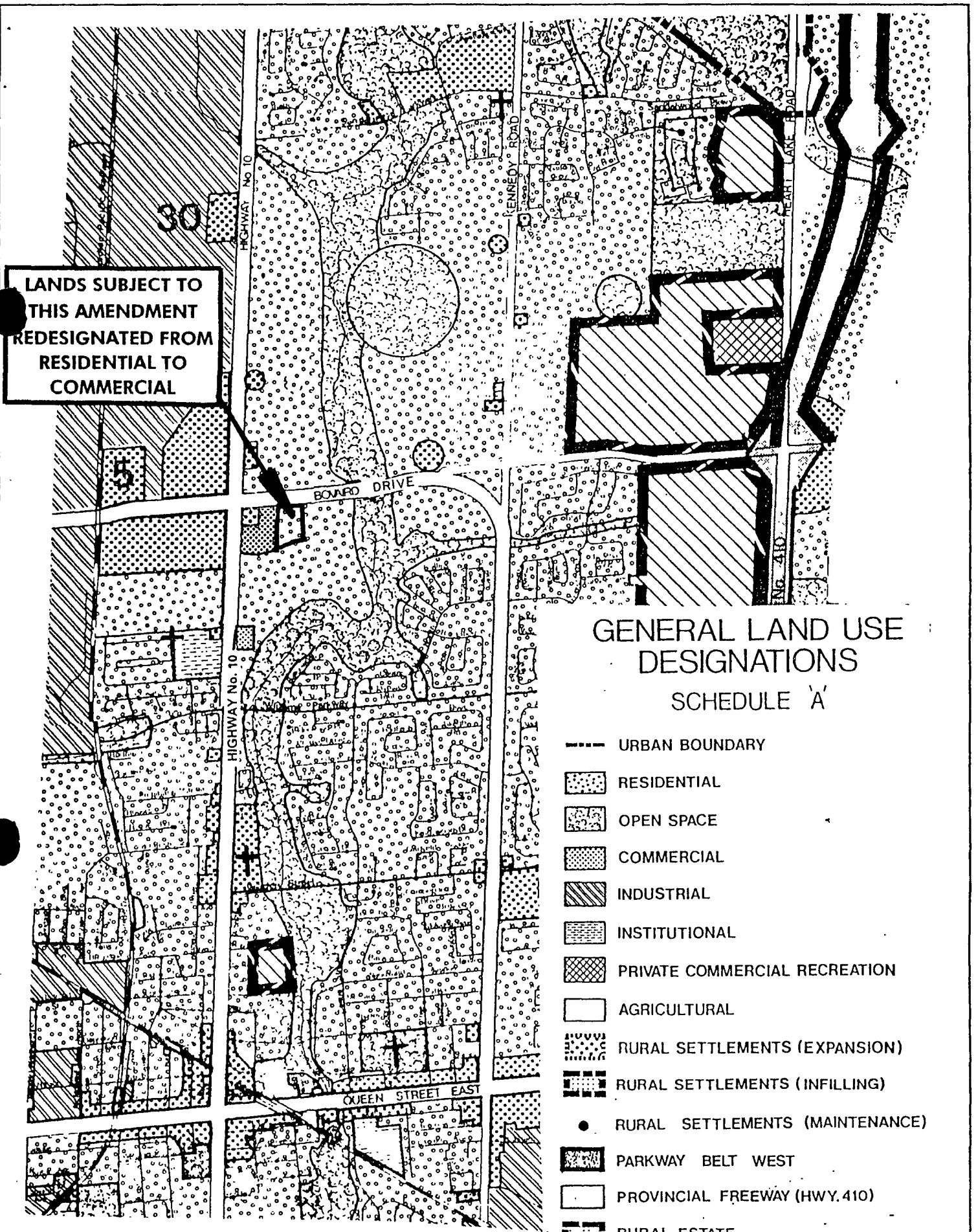
(Units Per Acre) -

Maximum Gross Residential Density

Units Per Hectare 44

(Units Per Acre) (18)

- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 8, as set out in sub-section 7.2.7.8, Amendment Number 242 ;
- (5) by changing on Schedule SP 8(A), thereto, the land use designation of the lands shown outlined on Schedule "C" to this amendment from "Low and Medium Density Residential" to "District Commercial"; and
- (6) by deleting policies 3.4.6, 3.5.1 and 3.5.2 of Chapter 8(A) of Part IV - Secondary Plans.



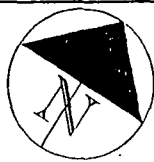
GENERAL LAND USE DESIGNATIONS
SCHEDULE 'A'

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL

0m 250 500 1000 2000metres

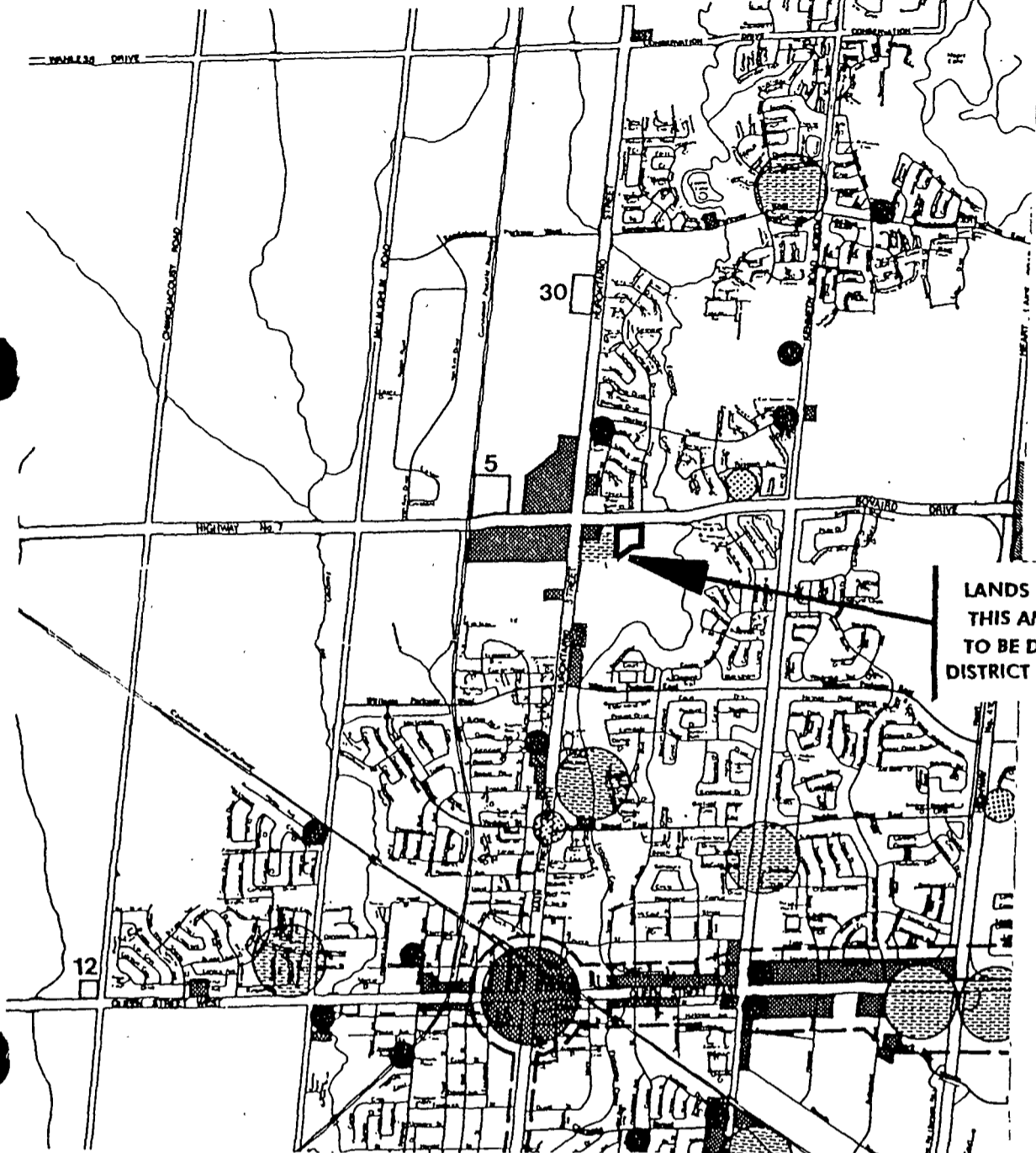
MAY 1987

O.P. AMENDMENT NO. 242
 SCHEDULE 'A' to By-law 5-94













CITY OF BRAMPTON
 Planning and Development

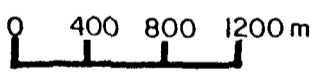
Date: 1993 11 17 Drawn by: K.M.H.
 File no. C1E9.3 (A) Map no. 43-101D



LANDS SUBJECT TO
THIS AMENDMENT
TO BE DESIGNATED
DISTRICT COMMERCIAL

COMMERCIAL*
SCHEDULE 'F'

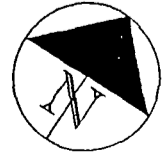
-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL



Date: MAY 1987

City of Brampton
Planning and Development Department

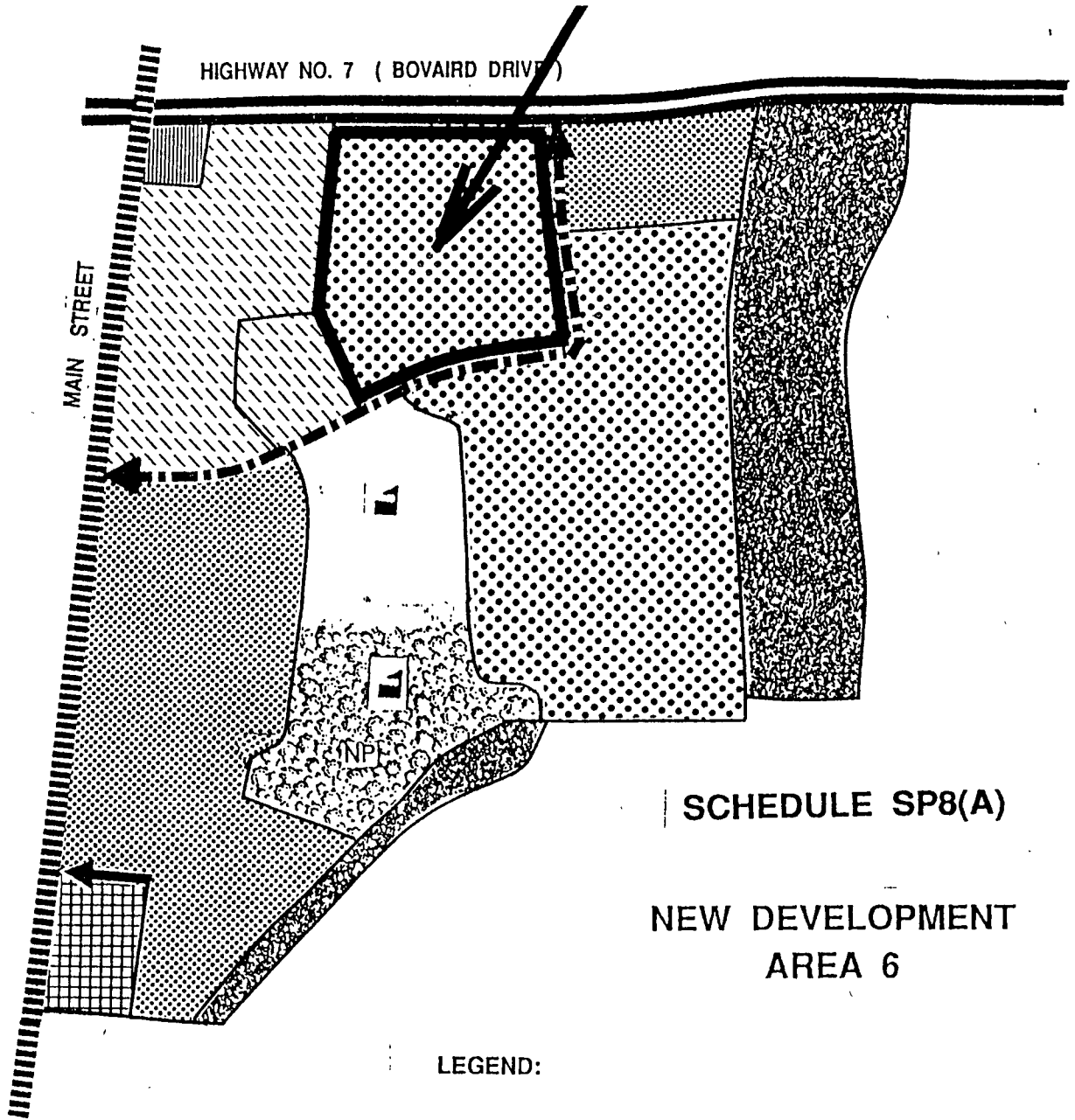
O.P. AMENDMENT NO. 242
SCHEDULE 'B' to By-law 5-94



CITY OF BRAMPTON
Planning and Development

Date: 1993 11 17 Drawn by: K.M.H.
File no. C1E9.3 (A) Map no. 43-101E













**LANDS SUBJECT TO THIS AMENDMENT
REDESIGNATED FROM LOW AND MEDIUM DENSITY RESIDENTIAL
TO DISTRICT COMMERCIAL**



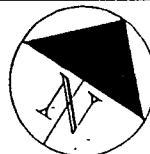
SCHEDULE SP8(A)

**NEW DEVELOPMENT
AREA 6**

LEGEND:

-  HAZARD LANDS
-  HIGHWAY COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  DISTRICT COMMERCIAL
-  LOW AND MEDIUM DENSITY RESIDENTIAL
-  MEDIUM AND HIGH DENSITY RESIDENTIAL
-  PUBLIC OPEN SPACE — NEIGHBOURHOOD PARK
-  SCHOOL
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL ROAD
-  MINOR COLLECTOR ROAD
-  LOCAL ROAD ACCESS -
SUBJECT TO THE APPROVAL
OF THE MINISTRY OF TRANSPORTATION
AND THE CITY OF BRAMPTON

O.P. AMENDMENT NO. 242
SCHEDULE 'C' to By-law 5-94



CITY OF BRAMPTON
Planning and Development

Date: 1993 11 17 Drawn by: K.M.H.

File no. C1E9.3 (A) Map no. 43-101F

**BACKGROUND MATERIAL TO
AMENDMENT NUMBER 242
OF THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

Attached is a copy of a planning report to Planning Committee dated November 9, 1993, a planning report to City Council dated November 18, 1993, and a planning report to Planning Committee dated December 2, 1993 forwarding the notes of the Public Meeting held on December 1, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submission was received with respect to the proposed amendment:

Region of Peel November 1, 1993

Dufferin-Peel Roman Catholic Separate School Board . . . January 3, 1994

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

November 9, 1993

To: The Chairman & Members of Planning Committee

From: Planning and Development Department

RECEIVED
CLERKS DEPT

NOV 10 1993

REG. No.:
FILE No.: C1E9.3A

RE: Application to Amend the Official Plan and Zoning By-law
and Revised Draft Plan of Proposed Subdivision
BRAMPTON BRICK LIMITED
Part of Lot 9, Concession 1, E.H.S.
(Former Township of Chinguacousy)
Ward Number 5
Region of Peel File: 21T-80029B
Our File: C1E9.3(A)

1.0 INTRODUCTION

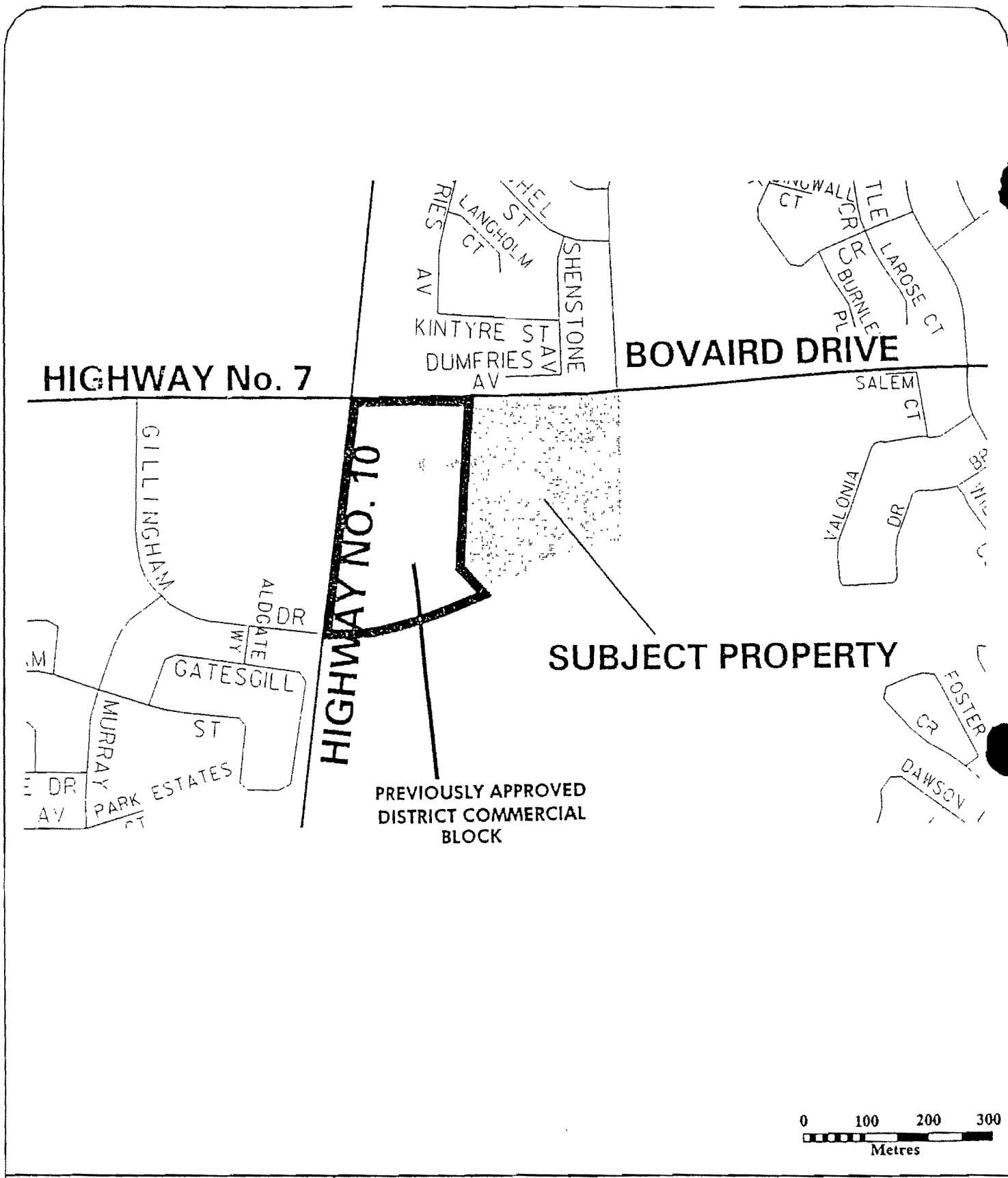
This staff report examines a proposal to amend the Official Plan and zoning by-law to permit the expansion of a previously approved district commercial development in conjunction with lands abutting to the east. The proposal would result in the enlargement of the commercial block from 5.78 hectares (14.28 acres) to 11.13 hectares (27.5 acres).

The application represents an enlargement of lands currently designated for district commercial development, and requires only minor amendments to the 1984 and New Official Plan. Therefore an abbreviated report format has been utilized, consisting of the following:

- Background Information, Proposal & Summary Impact Table;
- Development Analysis; and
- Conclusions and Recommendations.

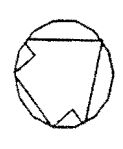
2.0 BACKGROUND INFORMATION, PROPOSAL & SUMMARY IMPACT TABLE

In 1991, the applicant submitted a draft plan of proposed subdivision and an application to amend the Official Plan and zoning by-law affecting the subject lands. On September 28, 1992 City Council recommended draft plan approval subject to an official plan and zoning by-law amendment. The approved plan



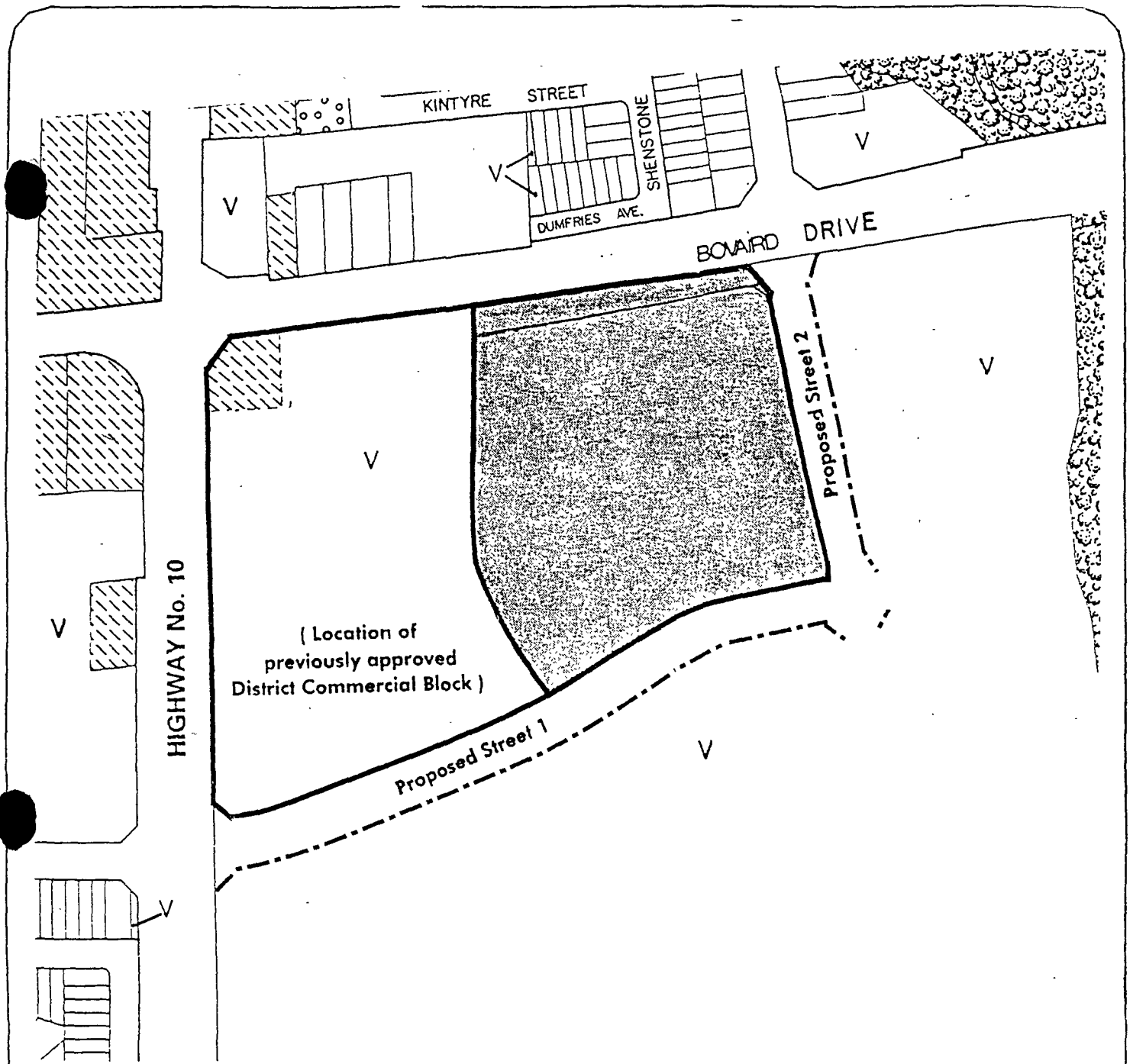
CITY OF BRAMPTON

Date: 1993 10 26 Drawn By: CJK
 File no. C1E9.3 Map no. 43-30BB









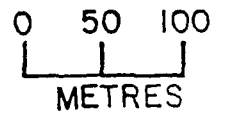
LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON BRICK LIMITED



LEGEND

-  SUBJECT PROPERTY
-  SINGLE FAMILY RESIDENTIAL
-  SEMI-DETACHED RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  VACANT



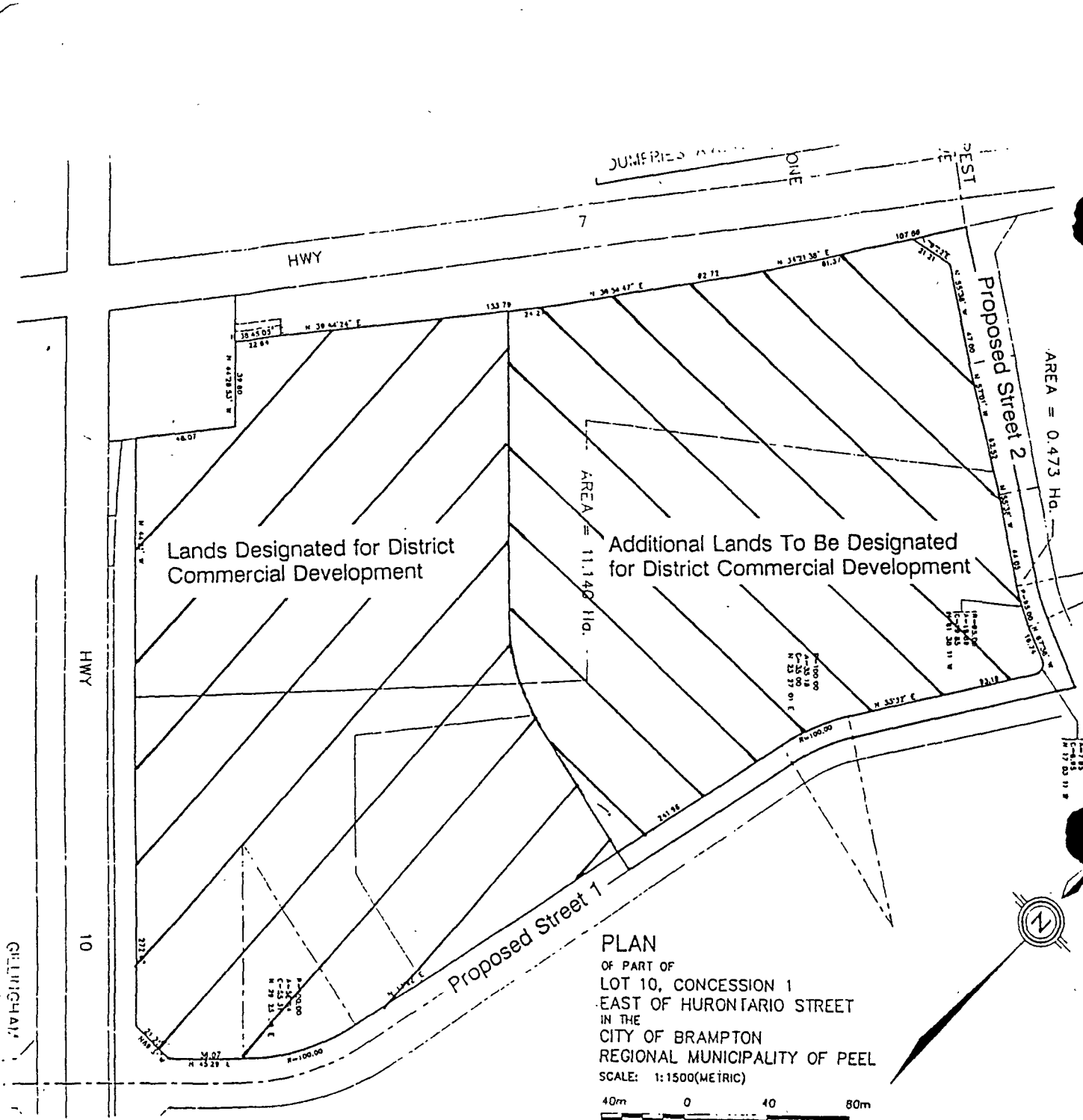
CITY OF BRAMPTON

LAND USE MAP

Date: 1993 10 26 Drawn By: CJK
File no. C1E9.3 Map no. 43-30CC

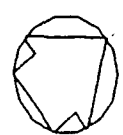


PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
BRAMPTON BRICK LIMITED



CITY OF BRAMPTON

Date: 1993 10 26 Drawn By: CJK
 File no. C1E9.3 Map no. 43-30DB



SURVEY PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON BRICK LIMITED

consisted of the following: a total of 1,179 dwelling units consisting of 74 single family detached dwelling units, 190 semi-detached dwelling units, 256 quattroplex dwelling units, 93 street townhouse dwelling units, 326 block townhouse dwelling units, and 240 high density (apartment) dwelling units. Also provided were two school sites, three commercial blocks, a neighbourhood park and two valleyland blocks. On March 18, 1993 Official Plan Amendment Number 223 & 223A was approved by the Ministry of Municipal Affairs and the plan was draft approved by the Region of Peel on March 24, 1993.

The applicant now proposes that the district commercial block located at the south-east corner of Main Street North and Bovaird Drive be expanded to the east. The area of the district commercial block would be increased from 5.78 hectares (14.28 acres) to 11.13 hectares (27.5 acres). The floor area would be increased from 14,864. square metres (160,000. square feet) to 27,870. square metres (300,000. square feet).

The expansion of the district commercial block would result in the removal on the draft approved plan the following:

- 71 single family detached dwelling units;
- 20 semi-detached dwelling units;
- 36 quattroplex dwelling units;
- 38 semi-detached and/or quattroplex dwelling units on Block 256 which is dual zoned for either district commercial or residential land uses; and
- Streets "5" and "6", and Block 257 - Noise Attenuation Buffer since this would not be required for the commercial block.

Specifically, the applicant requests an extension of the current "District Commercial" designation in the official plan and an extension of the "Commercial Three (C3)" zoning which is currently in place for the abutting lands to the west.

The property subject to this application has the following characteristics:

- is LOCATED approximately 180 metres (591 feet) east of the south-east corner of the intersection of Main Street North and Bovaird Drive;
- has an AREA of 5.35 hectares (13.2 acres); and
- has a FRONTAGE 200 metres (656 feet) on Highway #7.

The subject property has no significant slopes (as the former pit has been filled in this area), and has no significant vegetation. The property is currently vacant.

The property is bounded by the following:

- NORTH: King's Highway #7 (Bovaird Drive), beyond which from west to east are a vacant lot, automobile repair garage, single family dwellings, vacant land draft approved for a church or single family dwelling units;
- SOUTH: vacant land draft approved in the Brampton Brick plan for Street "1", beyond which is a school block, single family lots, semi-detached lots and quattroplex lots;
- EAST: vacant land draft approved in the Brampton Brick plan for Street "2", beyond which is a townhouse block and semi-detached lots; and
- WEST: vacant land draft approved in the Brampton Brick plan for commercial and commercial/townhouse development, beyond which is Main Street North; on the west side of Main Street North is a gas bar, commercial uses, vacant land, single family detached dwelling units.

The subject property has the following Official Plan and zoning by-law status:

- designated "Residential" on Schedule A, General Land Use Designations, in the 1984 Official Plan (by Official Plan Amendment Number 223 and 223A);
- designated "Residential" on Schedule A, General Land Use Designations, in the New Official Plan;
- designated in the applicable secondary plan as "Low and Medium Density Residential" (Official Plan Amendment Number 223 and 223A);
- zoned Residential Single Family D (R1D), Residential Two Family C - Section 654 (R2C - Section 654) and Residential Extended - Section 655 (R2B - Section 655) by By-law 151-88.

Accordingly, amendments to both official plans, including the applicable secondary plan and the zoning by-law are required.

This proposal has been thoroughly analyzed, and the results of that analysis are summarized in Table One - Summary Impact Table, below.

TABLE ONE
SUMMARY IMPACT TABLE

ISSUE	SUMMARY
1984 Official Plan/ 1993 Official Plan/ Secondary Plan	requires an amendment to all of these documents;
Zoning By-law	requires amendment from Residential Single Family D (R1D), Residential Two Family C - Section 654 (R2C - Section 654) and Residential Extended - Section 655 (R2B - Section 655) to extend the Commercial Three (C3) zone applying to the abutting lands to the west;
Land Use	there is sufficient basis to support this application from a land use policy perspective given that it: <ul style="list-style-type: none">• fulfills the criteria contained in the Official Plan for district commercial sites; and• is compatible with the proposed uses on abutting lands;
Strategic Plan (1993)	is consistent with the "Prosperous Economy" goal stream, "encouraging desirable and sustainable economic growth ... for long term community prosperity";
Site Design	matters such as fencing, landscaping, grading, and access can be adequately addressed by the appropriate conditions of approval and/or through the site plan approval process;
Financial Impact	provides positive financial impacts; and
OVERALL SUMMARY	The subject proposal is supportable from a land use planning perspective, has merit with respect to the City's strategic planning goals and is recommended for approval.

3.0 DEVELOPMENT ANALYSIS

A complete circulation of this application has been undertaken and the comments received are attached as Appendix A to this report. Following a thorough evaluation of this proposal, and in consideration of the comments received, this application has been analyzed with respect to the following factors:

- Official Plan and other policy considerations;
- the implementing zoning by-law; and,
- site design.

3.1 Official Plan and Policy Considerations

Both the 1984 and 1993 Official Plans provide policies for district commercial shopping centres. The Official Plans require the main tenants to be one or two junior department stores, the range of gross leasable area to be 9,000. to 28,000. square metres (96,900. to 301,400. square feet), and the site area anticipated is 4 to 12 hectares (10 to 30 acres). The 1984 Official Plan requires that the district commercial be located at the intersection of arterial road or highways. The subject proposal would meet all of these requirements.

Official Plan Amendment Number 223 and 223A which was approved by the Ministry of Municipal Affairs on March 18, 1993 contains several policies for district commercial development (please refer to Appendix B). The requested development would conform to all of these policies.

Policy 2.2.3.24 of the 1984 Official Plan requires a shopping centre impact study for the development of a Regional, District or Neighbourhood Commercial area. The applicant submitted a market feasibility study (prepared by Ernst and Young Consultants) for the 5.78 hectare (14.28 acre) district commercial block contained within draft approved plan 21T-80029B. The study was reviewed by the Business Development Office and Planning and Development Department, Planning Policy and Research Division. The report estimated that the subject property could support between 160,000 square feet and 230,000 square feet of retail and service commercial floor space before 1996.

The Business Development Office has now reviewed the market opportunity beyond the original 3 year period (ending 1996) and conclude that the subject property could accommodate an additional 50,000 to 75,000 square feet of retail and service space.

In addition, Ernst & Young consultants recommended in a October 1991 market feasibility submission that the subject property could support between 236,000 and 375,000 square feet of retail and service space over a ten year period.

With respect the permitted uses, the Business Development Office expects the subject development to have tenant representation dominated by the food services, discount apparel, discount drug, home furnishing, home improvement, mass merchandisers, tire/batteries/accessory, restaurant and other service institute market segments. The development of this site, with these business users, will not detrimentally impact any one commercial node in Brampton.

On January 14, 1993 the Planning and Development Department received an addendum to the market feasibility study which addressed the potential to locate an supermarket on the district commercial site. Staff supported the supermarket on the subject property and recommended that a maximum floor space restriction of 30,000 square feet to be applied to the major food store. The Business Development Office supports this restriction and recommends that it remain in effect with the current application.

The proposal requires the following amendments to the 1984 Official Plan:

- Schedule "A", General Land Use Designations should be amended to include the 5.35 hectare (13.2 acre) expansion of the district commercial site;
- Schedule "F", Commercial, should be amended to include the 5.35 hectare (13.2 acre) expansion of the district commercial site; and
- adjust the housing mix provisions to reflect the loss of 71 single family detached dwellings units, 20 semi-detached dwelling units, 36 quattroplex dwelling units, and 38 semi-detached and/or quattroplex dwelling units on Block 256 which is zoned for either district commercial or residential land uses.

The proposal if approved, requires the following amendments to the Brampton North Secondary Plan:

- Schedule SP8(A) - (Land Use Designations) should be amended to include the 5.35 hectare (13.2 acre) expansion of the district commercial site; and
- residential policy 3.5.1 should be deleted and replaced with a housing mix policy which will reflect the loss of 71 single family detached dwellings units, 20 semi-detached dwelling units, 36 quattroplex dwelling units, and 38 semi-detached and/or quattroplex dwelling units on Block 256 which is zoned for either district commercial or residential land uses.

Official Plan Amendment Number 223 and 223A was adopted by the Ministry of Municipal Affairs prior to City Council adopting the New Official Plan on June 28, 1993. The subject proposal will require that the New Official Plan list of amendments pertaining to Secondary Plan Area 8: Brampton North be amended to include the amendment for the subject property.

3.2 Implementing Zoning By-law

The current zoning by-law Schedule A applying to the subject property is attached as Appendix C. The currently designated 5.78 hectare (14.28 acre) district commercial site is zoned as follows:

- the Commercial Three - Section 660 (C3 - Section 660) zone designates a 4.76 hectare (11.77 acre) district commercial block for the following:

Permitted Purposes

- (1) a retail established having no outside storage;
- (2) a supermarket;
- (3) a service shop;
- (4) a personal service shop;
- (5) a bank, trust company and finance company with or without a drive through facility;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant with or without a drive through facility;
- (11) a printing or copying establishment;
- (12) a commercial school;
- (13) a garden centre sales establishment;

- (14) a temporary open air market;
- (15) a community club;
- (16) a health centre;
- (17) a taxi or bus station;
- (18) a theatre;
- (19) a custom workshop;
- (20) a motor vehicle repair shop;
- (21) a swimming pool sales and service establishment;
- (22) a home furnishing and improvement retail outlet;
- (23) a beer or liquor store;
- (24) purposes accessory to the other permitted purposes; and
- (25) a place of commercial recreation. Adult entertainment parlours, billiard parlours, pool halls, amusement arcades and adult video stores shall not be permitted.

Requirements and Restrictions:

- (1) Maximum Gross Leasable Floor Area:
12,077 square metres
- (2) Maximum Gross Leasable Floor Area for a Supermarket:
2,787 square metres
- (3) Minimum setback from Bovaird Drive:
13.8 metres
- (4) Minimum setback from Main Street:
 - (a) for a building equal or larger than 2300 square metres:
4.5 metres

(b) for a building less than 2300 square metre:

6 metres

(5) Minimum setback from other streets:

4.5 metres

(6) Minimum setback from other zones shall be 6 metres except abutting a residential zone, then the minimum setback shall be 9 metres.

(7) Maximum Building Height: No restrictions except for a building containing more than 1,850 square metres of office use, the minimum building height shall be 2 storeys.

(8) Minimum Landscaped Open Space:

(a) abutting Main Street and Bovaird Drive:

4.5 metre wide landscaped strip

(b) abutting other streets, residential zones and residential development within the zone:

3 metres

(9) All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the main building.

(10) All garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building.

- the Commercial Three -Section 662 (C3 - Section 662) zones a 1.024 hectare (2.53 acre) commercial/residential block either for the above noted purposes or 38 semi-detached and/or quattroplex dwelling units.

The Urban Design and Zoning Division notes that the proposal creates an interface between proposed commercial and residential development to the south in the draft approved subdivision. They recommend that the Commercial Three - Section 660 (C3 - Section 660) and Commercial Three -Section 662 (C3 - Section 662) zoning be amended to the effect that there will be a 6 metre (19.6 foot) wide landscaping strip on the commercial site along a street which

abuts residential lots. The Division also recommends that the subdivision agreement be amended to require architectural treatment of the commercial development as follows:

- have the quality of "front" elevation treatments for all sides of the development having exposure to residential development;
- be sensitive to the abutting residential development; and
- the waste disposal and loading area shall be located away from residential properties with special attention addressing noise, visual aspects and odour.

The applicant has indicated that this may not be feasible in some locations. Therefore it is recommended that conditions of approval relating to the interface between commercial and residential development include, "the landscaped strip may contain a berm and masonry wall to buffer the commercial development from residential land uses".

The revised district commercial site will require the following modifications to By-law 16-93 which was adopted by City Council on February 8, 1993:

- the deletion of section 662 which would have permitted either district commercial development or 38 dwelling units on a portion of the site;
- the following deletions and replacements for the section 660 requirements and restrictions for the district commercial block:
 - Maximum gross leasable floor area increased from 12,077 square metres (130,000 square feet) to 27,870 square metres (300,000 square feet); and
 - Minimum Landscaped Open Space abutting residential zones to be increased from 3 metres (10 feet) to 6 metres (20 feet).

It is noted that the list of permitted purposes would remain the same for the district commercial block.

3.3 Site Design

A concept site plan has not been submitted for the district commercial site therefore an detailed analysis of the site plan is not possible at this time. The Public Works and Building Department, Development Services Division advise that ingress and egress locations to be determined in conjunction with the site plan approval process. The Public Works and Building Department recommend that Streets 1 and 2 abutting the entire district commercial block be

constructed in their entirety. They recommend that the streets have a right-of-way of 23 metres (75.4 feet). They note that the traffic impact study (related primarily to off-site intersection improvements) for the draft approved plan has not been completed (completion is required prior to registration). Staff recommend a condition of approval which requires the completion of the study prior to the approval of engineering drawings for the construction of Streets 1 and 2.

Matters such as fencing, landscaping, grading, and access can be adequately addressed by the appropriate conditions of approval and/or through the site plan approval process.

The Law Department notes that if the commercial block is to be severed from the draft plan of subdivision, appropriate servicing conditions would have to be inserted in the zoning/site plan agreement for the commercial block.

4.0 **CONCLUSION AND RECOMMENDATION**

4.1 **Conclusion**

The subject proposal is supportable from a land use planning perspective, has merit with respect to the City's strategic plan and is recommended for approval.

4.2 **Recommendation**

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

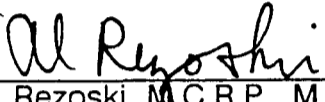
- A. A public meeting be held in accordance with City Council procedures; and,
- B. Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - 1. The applicant shall agree that the official plan amendment redesignate the subject lands from residential to district commercial.
 - 2. The amending zoning by-law shall contain the following provisions:
 - (a) the subject lands shall be rezoned from Residential Single Family D (R1D), Residential Two Family C - Section 654 (R2C - Section 654) and Residential Extended - Section 655 (R2B -Section 655) to Commercial Three (C3) and subject to the following:

- (1) Maximum gross leasable floor area: 27,870 square metres (300,000 square feet); and
 - (2) Minimum Landscaped Open Space abutting residential zones: 6 metres (20 feet); and
 - (b) with respect to the Commercial Three - Section 662 (C3 - Section 662) zone that it be deleted.
3. Development of the site shall be subject to a development agreement, which shall contain the following provisions:
- (a) Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation and cross-section drawings, a grading and drainage plan, an engineering and servicing plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.
 - (c) The land for the 23.0 metre right-of-way and associated daylight roundings, for Streets 1 and 2 abutting the district commercial block on draft plan 21T-80029B shall be gratuitously conveyed to the City with good and marketable title, free and clear of all encumbrances.
 - (d) The applicant shall agree that no building permit shall be issued for the subject lands until Streets 1 and 2 abutting the lands designated district commercial have been constructed, complete with underground utilities, to City standards, in conformance with the road pattern shown on draft plan 21T-80029B to the satisfaction of the Commissioner of Public Works and Building.
 - (e) The applicant shall agree that the road right-of-way for Streets 1 and 2 be 23 metres (75.4 feet) in width.
 - (f) The applicant shall agree to indemnify the City, from and against, all claims arising out of the establishment of Streets 1 and 2 as public highways until such time as the City assumes as public highways the streets on draft plan 21T-80029B.

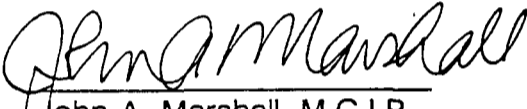
- (g) The applicant shall agree to provide a landscape strip having a minimum width of 6.0 metres on the district commercial site where it fronts on a street which abuts residential lots, except at the location of the approved driveway access. The landscaped strip may contain a berm and masonry wall to buffer the commercial development from residential land uses.
- (h) A 0.3 metre reserve shall be conveyed to the City along the entire Main Street North, Street 1 and 2 road frontages of the district commercial site, except at the location of the approved driveway access.
- (i) A 0.3 metre reserve shall be conveyed to the Ministry of Transportation along the entire Bovaird Drive frontage of the district commercial site, except at the location of the approved driveway access.
- (j) The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
- (k) The applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on abutting properties and streets.
- (l) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly for the commercial development.
- (m) The applicant shall agree that all garbage and refuse containers shall be located within the building.
- (n) The applicant shall agree that all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- (o) The applicant shall agree that the architectural treatment of the commercial development shall have the quality of "front" elevation treatments and be sensitive to the abutting residential development, and waste disposal and loading area shall be located away from residential properties with special attention addressing noise, visual aspects and odour. In locations where this is not feasible, the 6 metre wide landscaped area on the subject property abutting a residential zone shall contain a berm and masonry wall satisfactory to the Commissioner of Planning and Development.


- (p) The applicant shall agree to complete the traffic study for draft approved plan 21T-80029B prior to the approval of engineering drawings for Streets 1 and 2, to the satisfaction of the Commissioner of Public Works and Building.

Respectfully submitted,


Al Rezoski, M.C.R.P., M.C.I.P.
Development Planner

AGREED:


John A. Marshall, M.C.I.P.,
Commissioner of Planning
and Development


John Corbett, M.C.I.P.,
Director, Development
Services

AR/bramb3.rep

Appendix A

COMMENTS FROM INTERNAL DEPARTMENTS AND EXTERNAL AGENCIES

The following departments and agencies have no comments:

Treasury Services Department; Public Works and Building Department, Building Division; Community Services Department, Transit Division, Fire Department; and Parks and Recreation Division; and Planning and Development Department, Planning Policy and Research Division.

Public Works and Building Department, Development Services Division advise:

We see this as an improvement to the original plan. Ingress and egress locations to be determined in conjunction with the site plans.

Public Works and Building Department, Traffic Engineering Services Division advise:

The Traffic Impact Study for draft approved plan 21T-80029B has not been completed. Streets 1 and 2 should be constructed to service the subject property. The streets should have a right-of-way of 23 metres (75.4 feet).

The Law Department advise:

No objections. However, if the commercial block is to be severed from the draft plan of subdivision, appropriate servicing conditions would have to be inserted in the development agreement for the commercial block.

Business Development Office advise:

On May 15, 1992, the Brampton Business Development Office submitted to the Planning and Development Department comments related to the commercial feasibility of the above noted application. That report answered two questions:

1. What is the maximum amount of commercial space that can be supported on the subject property for a three year period between 1993 and 1996?
2. What type of centre should be developed at this location taking into consideration the scale and form of existing competition, location attributes of the site and so on?

With respect to Question One, the report estimated that the subject property could support between 160,00 square feet and 230,000 square feet of retail and service based space before 1996. The Business Development Office reviewed the market opportunity beyond the three year study period, and concluded that the subject property could accommodate an additional 50,000 to 75,000 square feet of retail and service space. Ernst & Young consultants recommended in their October 1991 market feasibility submission that the subject property could support between 236,000 and 375,000 square feet of retail and service space over a ten period.

With respect to Question Two, the Business Development Office expects the subject development to have tenant representation dominated by the food services, discount apparel, discount drug, home furnishing, home improvement, mass merchandisers, tire/batteries/accessory, restaurant and other service institute market segments. The development of this site, with these business users, will not detrimentally impact any one commercial node in Brampton.

In summary, the Business Development Office supports the expansion of the subject property to accommodate additional retail and service floorspace. Our cursory review of the market opportunity surrounding the subject property reveals that there is potential for approximately 300,000 square feet of retail and service space. The existing site specific by-law applies a maximum floorspace restriction of 30,000 square feet on the major food store. The Business Development Office supports this restriction and recommends that it remain in effect with the current application.

Planning and Development Department, Urban Design and Zoning Division advise:

1. In view that the proposal creates an interface between commercial and residential development, we require that the commercial zoning be amended to the effect that there will be a 6 metre wide landscaping strip on the commercial site where it fronts a street which abuts residential lots.
2. Further, in an agreement, the owner shall agree that architectural treatment of the commercial development shall have the quality of "front" elevation treatments and be sensitive to the abutting residential development, and waste disposal and loading area shall be located away from residential properties with special attention addressing noise, visual aspects and odour.

Regional Municipality of Peel, Planning Department and Public Works Department advise:

Municipal Water: Facilities are available in a 400mm diameter watermain on Highway 7 and a 300mm diameter watermain on Highway 10.

Sanitary Sewers: Facilities are available in a 975mm diameter sewer on easement from the Etobicoke Creek Sanitary Trunk Sewer.

Regional Roads: Not directly affected.

The Transportation Planning Division and the Peel Regional Police have also reviewed the proposed application and have no comments to offer.

AR/bramb3.rep

Appendix B

District Commercial Policies from Official Plan Amendment Number 223 & 223A

3.4 District Commercial

3.4.1 The area designated "District Commercial" on Schedule SP 8(A) shall be developed in conformance with the district commercial policy contained in section 2.2.3.17 of the Official Plan. However, a supermarket shall only be permitted subject to the following:

(i) The completion of a Market Impact Study satisfactory to the City of Brampton; and,

(ii) An amendment to the zoning by-law.

3.4.2 The maximum gross leasable commercial floor area shall be specified in the implementing zoning by-law and shall be in conformance with the general criteria in Table 2 of the Official Plan.

3.4.3 Comprehensive development plans and design schemes will be required and development will be subject to site plan approval under the provisions of the Planning Act.

3.4.4 Where the commercial site abuts residential areas, consideration will be given to the following:

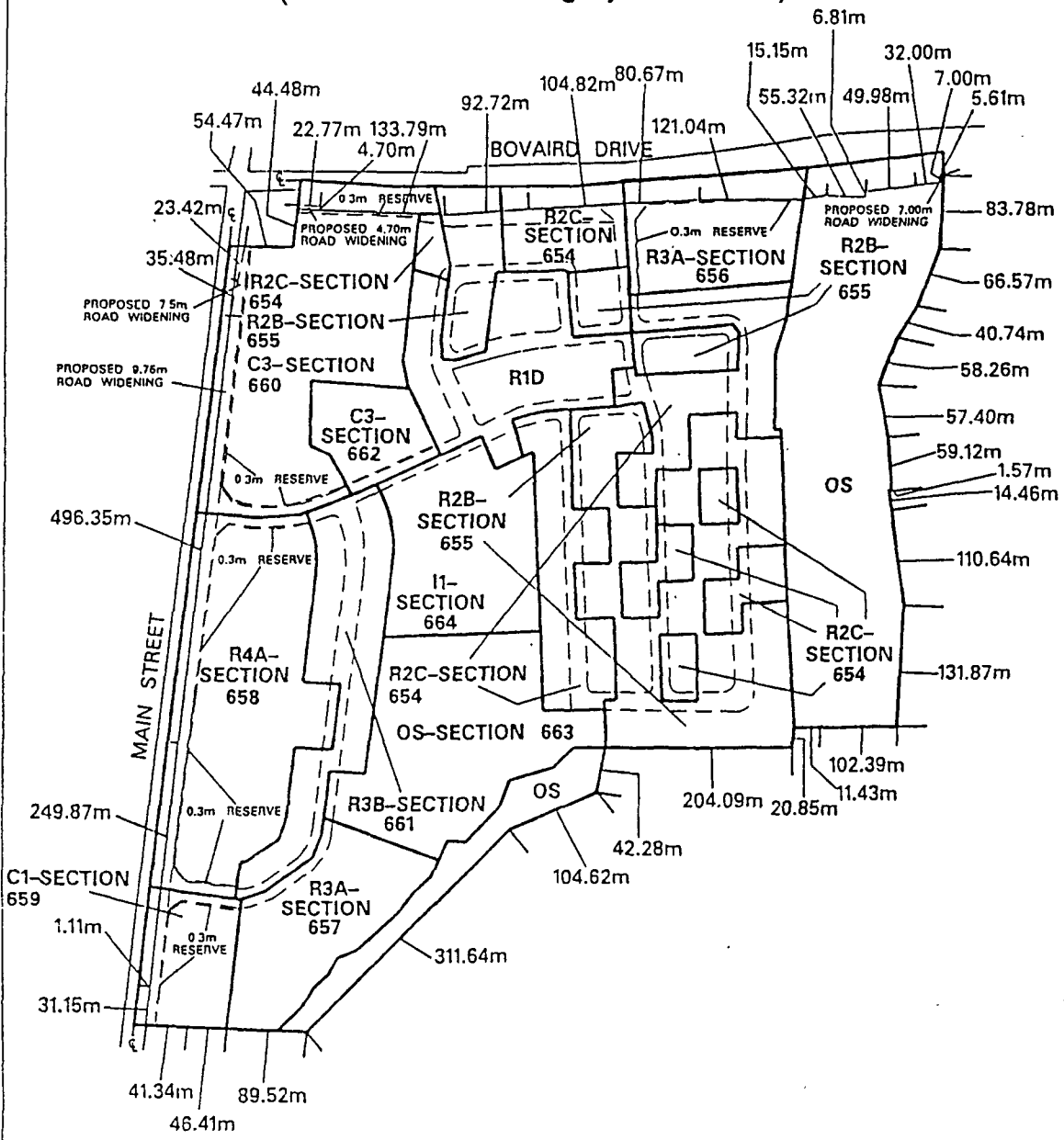
(i) that structures and traffic, parking and service areas are screened and buffered to a degree that noise, light and undesirable visual effects emanating from the commercial uses are minimized; and

(ii) that traffic, parking and service areas do not adversely affect adjacent residential land uses.

3.4.5 Access to the district commercial site shall be to the satisfaction of the City of Brampton for access to Main Street North and the Ministry of Transportation for access to Highway #7.

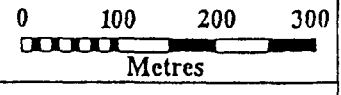
Appendix C

Current Zoning By-law Schedule A Applying to the Draft of Subdivision
(Extracted from Zoning By-law #16-93)

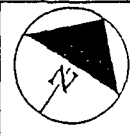


LEGEND

- ZONE BOUNDARY
- ⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



PART LOTS 9&10, CON. 1 E.H.S. (CHING.)
BY-LAW 151-88 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law _____ Schedule A

Date: 1992 09 03 Drawn by: CJK
File no. C1E9.3 Map no. 43-30W

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 18, 1993

To: The Mayor & Members of City Council

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
and Revised Draft Plan of Proposed Subdivision

BRAMPTON BRICK LIMITED

Part of Lot 9, Concession 1, E.H.S.
(Former Township of Chinguacousy)

Ward Number 5

Region of Peel File: 21T-80029B

Our File: C1E9.3(A)

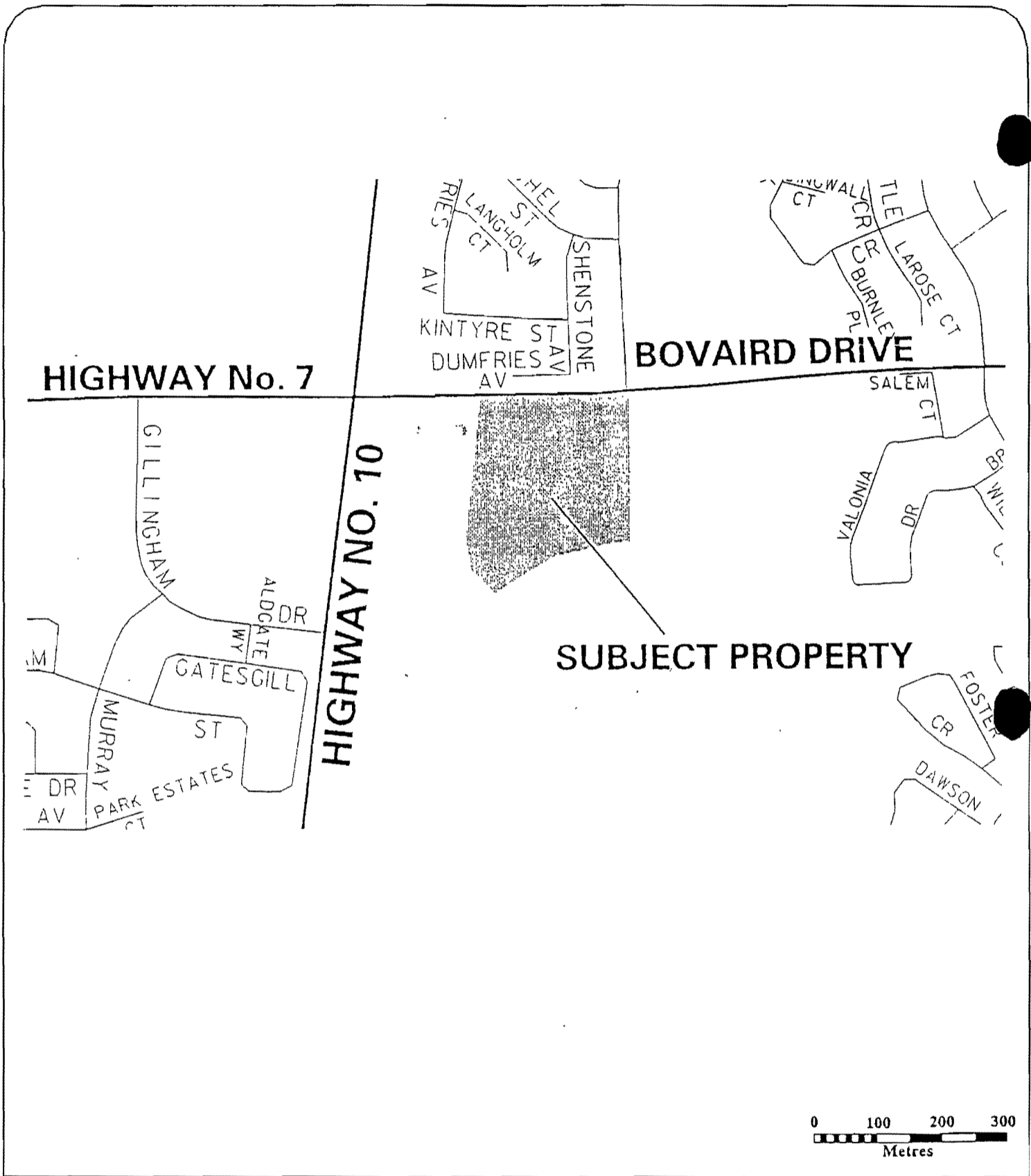
RECEIVED
CLEARED
NOV 18 1993

1.0 INTRODUCTION

REG. No.:
FILE No.: C1E9.3(A)

The above noted application to enlarge a previously approved district commercial block from 5.78 hectares (14.28 acres) to 11.13 hectares (27.5 acres) was recommended for a public meeting at the November 15, 1993 Planning Committee meeting. Subsequent to the November 15, 1993 Planning Committee meeting, staff from the Law Department, Public Works and Building Department, and Planning and Development Department and the agent for the above noted application met to discuss changes to the conditions of approval. A consensus has been reached on the following:

- the road right-of-way for Streets 1 and 2 will be 23 metres (75.4 feet) wide at the intersection of Main Street North and Bovaird Drive respectively to the points of access for the district commercial development, and then taper down to 20 metres (66 feet) east and south of the respective access points, in an alignment satisfactory to the Commissioner of Public Works and Building;
- building permits for the commercial development will be tied to the construction of Streets 1 and 2 abutting the subject lands to provide for adequate construction access to the satisfaction of the Commissioner of Public Works and Building;
- the applicant will agree to provide access to the lands designated district commercial through the construction of temporary cul-de-sacs from Main Street North and Bovaird Drive in a manner satisfactory to the Commissioner of Public Works and Building;



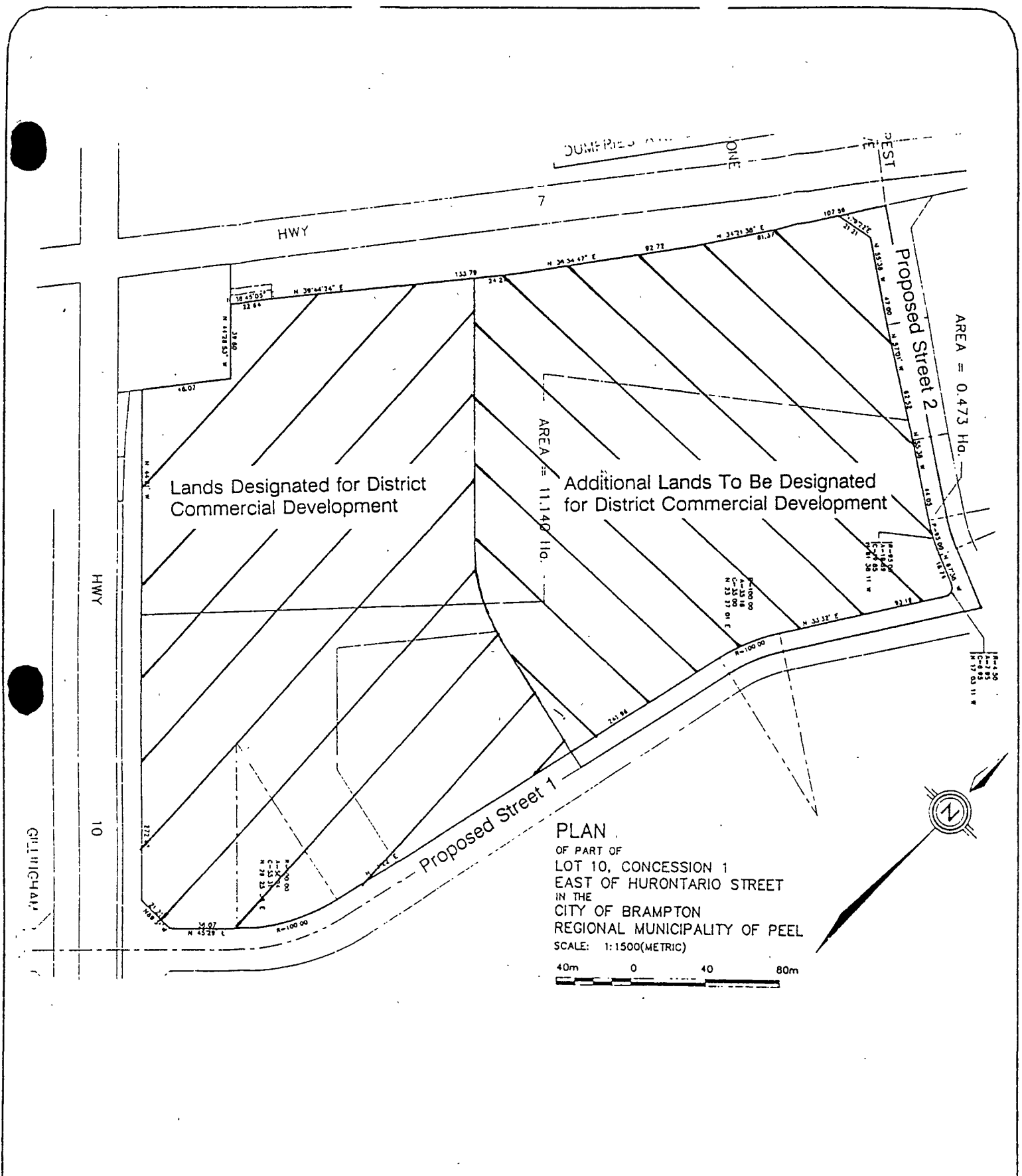
CITY OF BRAMPTON

Date: 1993 10 26 Drawn By: CJK
 File no. C1E9.3 Map no. 43-30DD



LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON BRICK LIMITED



PLAN
 OF PART OF
 LOT 10, CONCESSION 1
 EAST OF HURONTARIO STREET
 IN THE
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:1500(METRIC)

40m 0 40 80m

CITY OF BRAMPTON

Date: 1993 10 26 Drawn By: CJK
 File no. C1E9.3 Map no. 43-30BB



SURVEY PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON BRICK LIMITED

- the applicant will agree to provide for the removal of all works associated with the temporary cul-de-sacs, and restore the full road right-of-way in a condition satisfactory to the Commissioner of Public Works and Building; and
- the applicant will agree to indemnify the City, from and against, all claims arising out of the establishment of Streets 1 and 2 as public highways until such time as the City assumes as public highways these streets not later than April 1, 1997.

2.0 CONCLUSION AND RECOMMENDATION

2.1 Conclusion

The proposed modifications to the conditions of approval are considered to be minor in nature and do not alter the substance of the proposal.

2.2 Recommendation

It is recommended to City Council that:

- (1) Condition 3 (c) be deleted and replaced with the following:

"(c) The land for the right-of-way and associated daylight roundings, for Streets 1 and 2 abutting the district commercial block on draft plan 21T-80029B shall be gratuitously conveyed to the City with good and marketable title, free and clear of all encumbrances."

- (2) Condition 3 (d) be deleted and replaced with the following:

"(d) The applicant shall agree that no building permits shall be issued for the subject lands until Streets 1 and 2 abutting the lands designated district commercial have been constructed to provide adequate construction access to the satisfaction of the Commissioner of Public Works and Building."

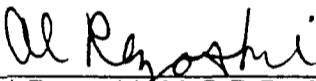
- (3) Condition 3 (e) be deleted and replaced with the following:

"(e) The applicant shall agree that:

- (1) access to the lands designated district commercial will be provided through the construction of temporary cul-de-sacs from Main Street North and Bovaird Drive in a manner satisfactory to the Commissioner of Public Works and Building; and

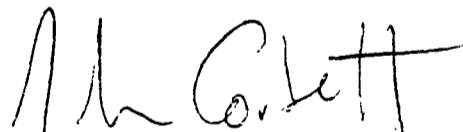
- (2) the road right-of-way for Streets 1 and 2 will be 23 metres (75.4 feet) wide at the intersection of Main Street North and Bovaird Drive respectively to the points of access for the district commercial development, and then taper down to 20 metres (66 feet) east and south of the respective access points, in an alignment satisfactory to the Commissioner of Public Works and Building.";
- (4) Condition 3 (f) be deleted and replaced with the following:
 - "(f) The applicant shall agree to indemnify the City, from and against, all claims arising out of the establishment of Streets 1 and 2 as public highways until such time as the City assumes as public highways these streets not later than April 1, 1997."
- (5) Add condition 3 (r) as follows:
 - "(r) The applicant shall agree to provide for the removal of all works associated with the temporary cul-de-sacs, and restore the full road right-of-way in a condition satisfactory to the Commissioner of Public Works and Building."

Respectfully submitted,


Al Rezoski, M.C.R.P., M.C.I.P.
Development Planner

AGREED:


John A. Marshall, M.C.I.P.,
Commissioner of Planning
and Development


John Corbett, M.C.I.P.,
Director, Development
Services

AR/bramb4.rep

Handwritten notes:
District
AR
CAS

C2-17

- a. Provide an extension of the existing wood privacy fence along the north property boundary to the rear property boundary.
- b. Not locate the refuse enclosures to the north of the dwelling, and;
- c. Locate the air conditioning units in the most amenable locations, to the abutting residents, practicable."

C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

P147-93

RECOMMENDATION A:

THAT the delegation of Mr. R. K. Webb, Davis, Webb & Schulze to the Planning Committee meeting of November 15, 1993 re: Application to Amend the Official Plan and Zoning By-law and Revised Draft Plan of Proposed Subdivision - BRAMPTON BRICK LIMITED - Part of Lot 9, Concession 1, E.H.S. (Former Township of Chinguacousy) - Ward 5, be received.

RECOMMENDATION B:

THAT the report dated November 9, 1993 to the Planning Committee meeting of November 15, 1993 re: Application to Amend the Official Plan and Zoning By-law and Revised Draft Plan of Proposed Subdivision - BRAMPTON BRICK LIMITED - Part of Lot 9, Concession 1, E.H.S. (Former Township of Chinguacousy) - Ward 5, C1E9.3(A), be received, and that:

- A. A Public Meeting be held in accordance with City Council procedures.
- B. Subject to the results of the Public Meeting staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - 1. The applicant shall agree that the official plan amendment redesignate the subject lands from residential to district commercial.
 - 2. The amending zoning by-law shall contain the following provisions:
 - a. the subject lands shall be rezoned from Residential Single Family D (R1D), Residential Two Family C - Section 654 (R2C - Section 654) and Residential Extended - Section 655 (R2B - Section 655) to Commercial Three (C3) and subject to the following:
 - i. Maximum gross leasable floor area: 27,870 square metres (300,000 square feet); and
 - ii. Minimum Landscaped Open Space abutting residential zones: 6 metres (20 feet); and

- C2-18
- b. with respect to the Commercial Three - Section 662 (C3 - Section 662) zone that it be deleted.

- 3. Development of the site shall be subject to a development agreement, which shall contain the following provisions:

- a. Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation and cross-section drawings, a grading and drainage plan, an engineering and servicing plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
- b. The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.
- c. The land for the 23.0 metre right-of-way and associated daylight roundings, for Streets 1 and 2 abutting the district commercial block on draft plan 21T-80029B shall be gratuitously conveyed to the City with good and marketable title, free and clear of all encumbrances.
- d. The applicant shall agree that no building permit shall be issued for the subject lands until Streets 1 and 2 abutting the lands designated district commercial have been constructed, complete with underground utilities, to City standards, in conformance with the road pattern shown on draft plan 21T-80029B to the satisfaction of the Commissioner of Public Works and Building.
- e. The applicant shall agree that the road right-of-way for Streets 1 and 2 be 23 metres (75.4 feet) in width.
- f. The applicant shall agree to indemnify the City, from and against all claims arising out of the establishment of Streets 1 and 2 as public highways until such time as the City assumes as public highways the streets on draft plan 21T-80029B.

C2-19

- g. The applicant shall agree to provide a landscape strip having a minimum width of 6.0 metres on the district commercial site where it fronts on a street which abuts residential lots, except at the location of the approved driveway access. The landscaped strip may contain a berm and masonry wall to buffer the commercial development from residential land uses.
- h. A 0.3 metre reserve shall be conveyed to the City along the entire Main Street North, Street 1 and 2 road frontages of the district commercial site, except at the location of the approved driveway access.
- i. A 0.3 metre reserve shall be conveyed to the Ministry of Transportation along the entire Bovaird Drive frontage of the district commercial site, except at the location of the approved driveway access.
- j. The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
- k. The applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on abutting properties and streets.
- l. The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly for the commercial development.
- m. The applicant shall agree that all garbage and refuse containers shall be located within the building.
- n. The applicant shall agree that all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building.
- o. The applicant shall agree that the architectural treatment of the commercial development shall have the quality of "front" elevation treatments and be sensitive to the abutting residential development, and waste disposal and loading area shall be located away from residential properties with special attention addressing noise, visual aspects and odour. In locations where this is not feasible the 6 metre wide landscaped area on the subject property abutting a residential

zone shall contain a berm and masonry wall satisfactory to the Commissioner of Planning and Development.

- p. The applicant shall agree to complete the traffic study for draft approved plan 21T-80029B prior to the approval of engineering drawings for Streets 1 and 2, to the satisfaction of the Commissioner of Public Works and Building.

P148-93

THAT the report dated November 9, 1993 to the Planning Committee meeting of November 15, 1993 re: LAFAYETTE INVESTMENTS INCORPORATED - Application to Amend the Official Plan & Zoning By-law - Lot 11, Concession 5, E.H.S. - Northeast Corner of Bovaird Drive at Professor's Lake Parkway - Ward 10, C5E11.8, be received, and that:

- A. A Public Meeting be held in accordance with City Council procedures.
- B. Subject to the results of the Public Meeting staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:
 - 1. The site specific zoning by-law shall contain the following provisions:
 - a. The subject lands shall only be used for the following purposes:
 - Commercial
 - i. an office, and;
 - ii a bank, trust company or financial institution.
 - Accessory
 - i. a bank, trust company or financial institution.
 - b. shall be subject to the following requirements and restrictions:
 - i. a landscaped strip with a minimum width of 4.5 metres shall be provided abutting Bovaird Drive and the north-south collector road.
 - c. shall also be subject to all the requirements and restrictions of the Service Commercial (SC) Zone and all the general provisions of the zoning by-law which are not in conflict with those set out in section 1(b)(1).
 - 2. Development of the site shall be subject to a development agreement, which shall contain the following provisions:
 - a. Prior to the issuance of a

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

December 2, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: **NOTES OF THE PUBLIC MEETING**
Application to Amend the Official Plan and Zoning By-law
and Revised Draft Plan of Proposed Subdivision
BRAMPTON BRICK LIMITED
Part of Lot 9, Concession 1, E.H.S.
(Former Township of Chinguacousy)
Ward Number 5
Region of Peel File: 21T-80029B
Our File: C1E9.3(A)

The notes of the Public Meeting held on Wednesday December 2, 1993, are attached for the information of Planning Committee.

There were two interested members of the public in attendance, and staff have received no written submissions with respect to this application. A presentation on the application was made at the Public Meeting and there were no questions from the members present.

Accordingly it is recommended that:

- A) The notes of the Public Meeting be received;
- B) The application to amend the official plan and zoning by-law be approved subject to the conditions approved by City Council on November 22, 1993; and
- C) Staff be directed to prepare the appropriate documents for the consideration of City Council.

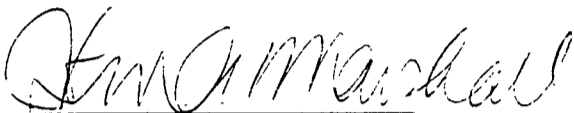
Respectfully submitted,


Al Rezoski, M.C.R.P., M.C.I.P.,
Development Planner

DEC 3 1993

FILED C1E9.3(A)

AGREED:

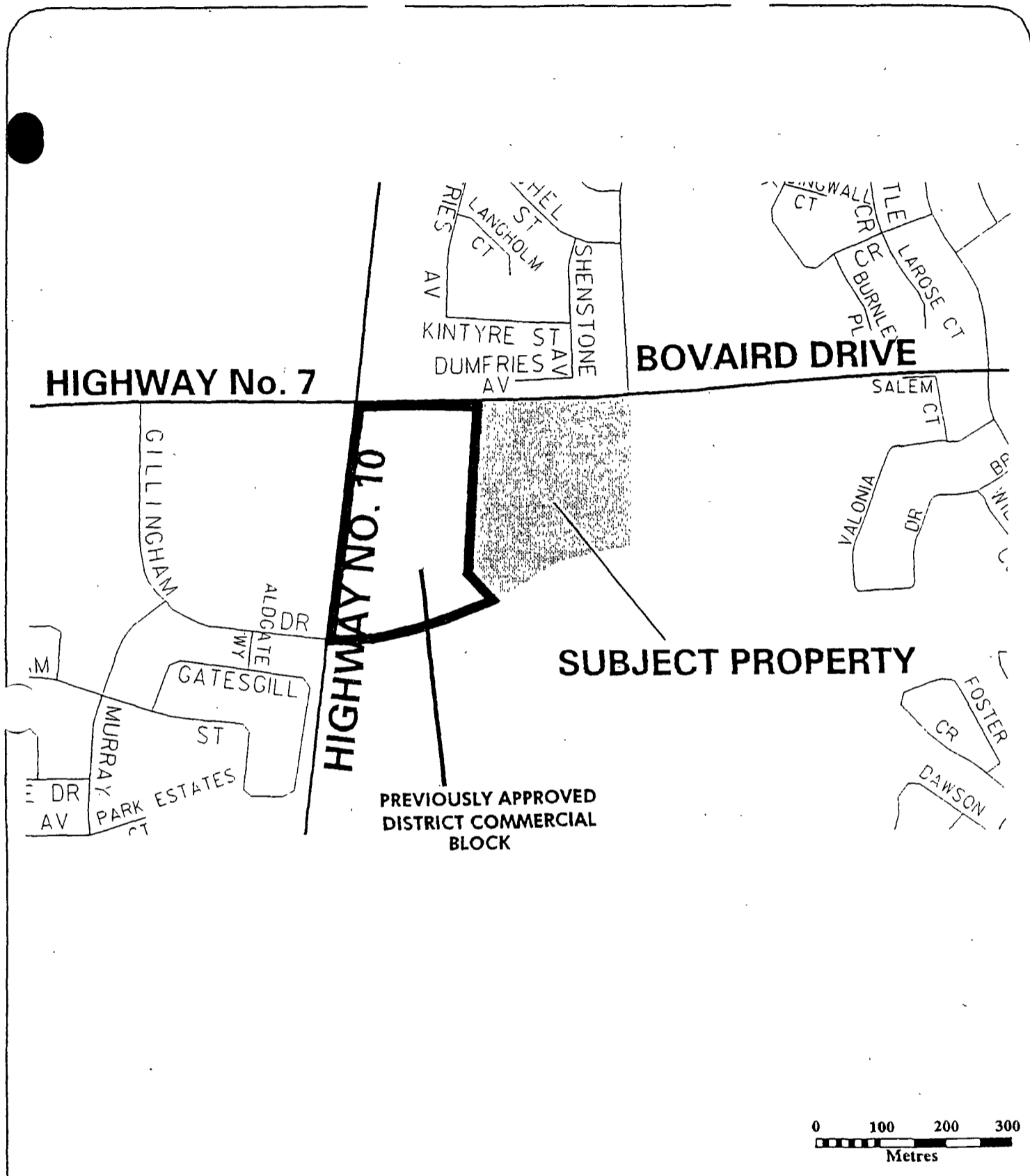


John A. Marshall, M.C.I.P.,
Commissioner, Planning and Development



John Corbett, M.C.I.P.,
Director, Development Services

AR/bram3.pub



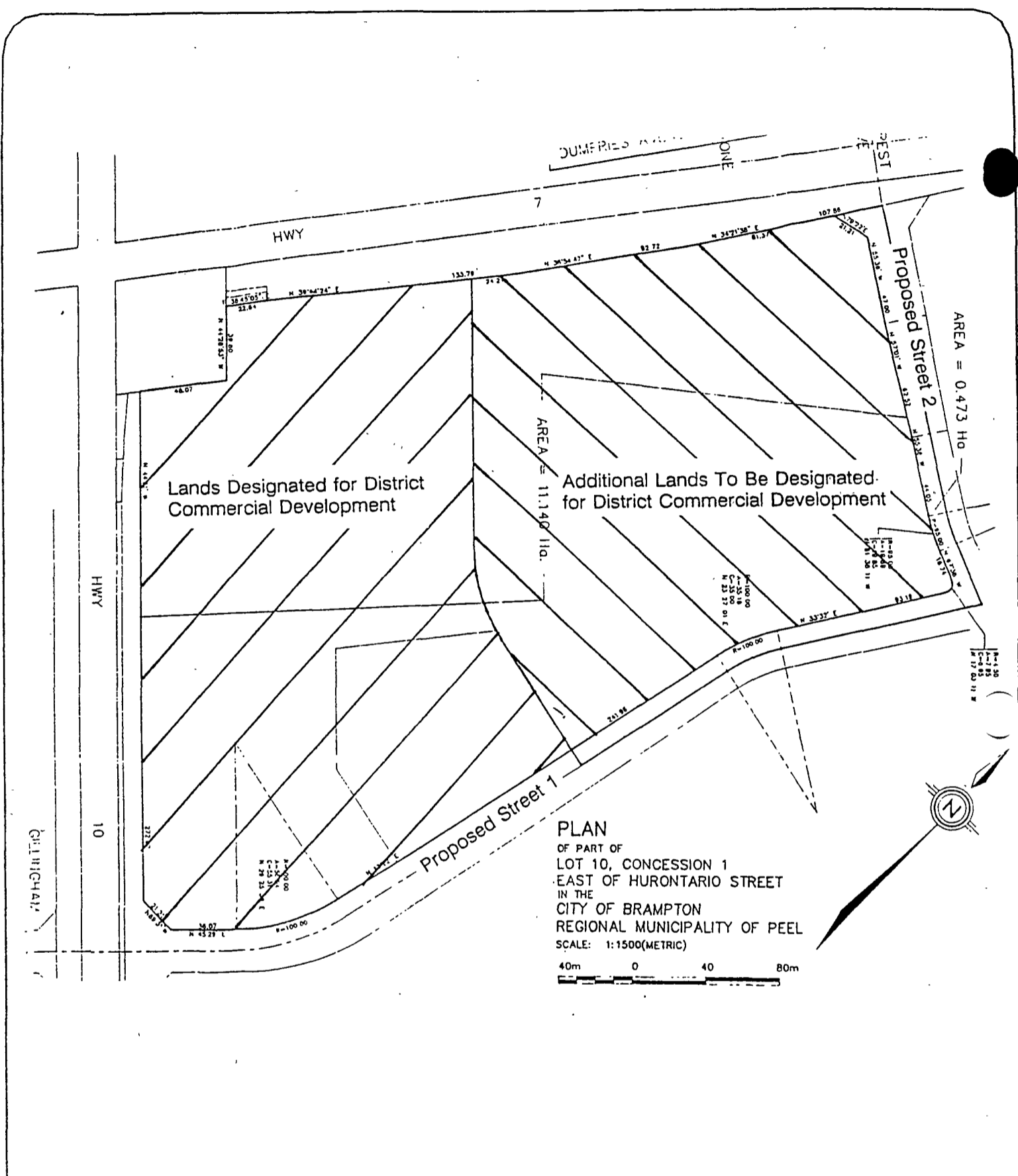
CITY OF BRAMPTON

LOCATION MAP

Date: 1993 10 26 Drawn By: CJK
 File no. C1E9.3 (A) Map no 43-101A



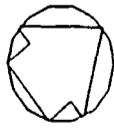
PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON BRICK LIMITED



CITY OF BRAMPTON

Date: 1993 10 26
File no. C1E9.3

Drawn By: CJK
Map no. 43-30BB



SURVEY PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
BRAMPTON BRICK LIMITED

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, December 1, 1993 in the Municipal Council Chambers, 2 Wellington Street West, Brampton, Ontario, commencing at 7:35 p.m. with respect to an application by BRAMPTON BRICK LIMITED (File - C1E9.3(A) - Ward 5 to amend the Official Plan and By-law AND Revised Draft Plan of Proposed Subdivision to permit the expansion to the east of a previously approved district commercial block. The applicant requests an extension of the current "District Commercial" designation in the Official Plan and an extension of the "Commercial Three (C3)" zoning for abutting lands to the west.

Members Present: City Councillor D. McMullen - Chairman
City Councillor L. Bissell
City Councillor B. Hunter
City Councillor G. Gibson

Staff Present: J. Corbett, Director, Development Services
D. Ross, Manager, Development Services
A. Rezoski - Development Planner
E. Coulson, Secretary

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Corbett replied in the affirmative.

Two interested members of the public were in attendance.

Mr. Rezoski outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

There were no comments or questions and the meeting adjourned at 7:40 p.m.

C1-21

3. The implementing zoning by-laws be modified to include a minimum separation distance of 500 metres between an "Adult Video Store" and a dwelling unit or a residential zone.
4. Staff be directed to submit the appropriate documents to City Council for enactment.

P156-93

THAT the report dated December 2, 1993 to the Planning Committee meeting of December 6, 1993 re: **BRAMPTON BRICK LIMITED** - Application to Amend the Official Plan and Zoning By-law and Revised Draft Plan of Proposed Subdivision - Part of Lot 9, Concession 1, E.H.S. (Former Township of Chinguacousy) - Ward 5, C1E9.3(A), be received; and that:

1. The notes of the Public Meeting dated December 1, 1993, be received.
2. The application to amend the official plan and zoning by-law be approved subject to the conditions approved by City Council on November 22, 1993 (P147-93).
3. Staff be directed to prepare the appropriate documents for the consideration of City Council.

P157-93

THAT the report dated December 1, 1993 to the Planning Committee meeting of December 6, 1993 re: **LAFAYETTE INVESTMENTS INCORPORATED** - Application to Amend the Official Plan and Zoning By-law - Lot 11, Concession 5, E.H.S. - Northeast Corner of Bovaird Drive at Professor's Lake Parkway - Ward 10, C5E11.8, be received, and that:

1. The notes of the Public Meeting held December 1, 1993, be received.
2. The application to amend the official plan and zoning by-law be approved subject to the conditions approved by City Council on November 22, 1993 (P148-93).
3. Staff be directed to prepare the appropriate documents for the consideration of City Council.

P158-93

THAT the report dated December 2, 1993 to the Planning Committee meeting of December 6, 1993 re: **SOUTHBROOK LODGE** - Application to Amend the Official Plan and Zoning By-law - Part of Lot 14, Concession 1, W.H.S. - 400 Ray Lawson Boulevard - Ward 3, T1W14.14, be received, and that:

- A. A Public Meeting be held in accordance with City Council procedures.
- B. City Council confirm that the 80 unit residential apartment proposal is a residential infilling of a small site which has merit for the City.
- C. Prior to the enactment of the amending zoning by-law the applicant shall agree to satisfy any requirements of the Credit Valley Conservation Authority with respect to setback and development limits from the Fletchers Creek top-of-bank.



**Regional
Municipality
of Peel**

November 1, 1993

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

CITY OF BRAMPTON	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	NOV 02 1993 Rec'd
File No.	C1E 9.3

Attention: Mr. Al Rezoski
Development Planner

Re: Application to Amend the
Official Plan and Zoning By-law
Brampton Brick Limited
Pt. Lot 10, Con. 1, E.H.S.
Your File: C1E9.3
Our File: R39N 223B
City of Brampton

DEVELOPMENT SERVICES	
J.B.C.	
D.R.	
<input type="checkbox"/> K.A.	
<input type="checkbox"/> N.G.	
<input type="checkbox"/> C.L.	
<input type="checkbox"/> R.N.	
<input type="checkbox"/> M.L.P.	
<input checked="" type="checkbox"/> A.R.	NOV - 2 1993
<input type="checkbox"/> R.W.	
<input type="checkbox"/> FILE	

Dear Sir:

In response to your memo dated October 22, 1993, please be advised that we have reviewed the proposed Official Plan Amendment and Rezoning Application with our Public Works Department and offer the following comments:

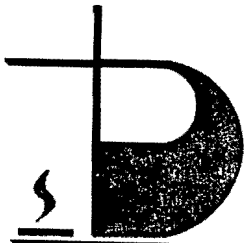
- Municipal Water: Facilities are available in a 400mm diameter watermain on Highway 7 and a 300mm diameter watermain on Highway 10.
- Sanitary Sewers: Facilities are available in a 975mm diameter sewer on easement from the Etobicoke Creek Sanitary Trunk Sewer.
- Regional Roads: Not directly affected.

The Transportation Planning Division and the Peel Regional Police have also reviewed the proposed applications and have no comments to offer. We trust that this information is of assistance.

Yours truly

Vince Zammit
Senior Planner
Development Review

JL:nb



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

January 3, 1994

40 Matheson Blvd. West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221

Dave Ross
Planning & Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT
DATE JAN 05 1994 Rec'd
File No. C1E9.3(A) AR

Dear Dave Ross:

Re: **Planning File No. C1E9.3 (A)**
Separate Elementary School Site
Brampton Brick Limited (21T-80029B)

Further to your December 16, 1993 circulation of the rezoning application to expand commercial uses within the above noted plan of subdivision, staff of the Dufferin-Peel Roman Catholic Separate School Board wish to advise the Council for the City of Brampton that there are serious concerns with respect to the proposed expansion given the location of the Separate Elementary School Site.

Planning staff feel that the expanded District Commercial block, located immediately opposite the school site, will result in an incompatible land use relationship, and will lead to operational difficulties both at the future school and shopping centre. Staff is particularly concerned with the traffic and safety aspects of having an elementary school with children as young as three and four years old situated directly across from a major commercial centre.

Board staff have discussed this matter with the developer, who has now proposed a minor revision to the plan. The proposed modification would remove the school site frontage from Street '1' to Street '3', thereby eliminating the direct exposure of the school site to the commercial block. The proposal has some merit, and will be reviewed in detail by the Board's Planning and Transportation staff, and by the Board of Trustees at their regular meeting on January 18, 1994, prior to the publication of a formal position by the Board on the proposed rezoning application.

Dave Ross
City of Brampton
Page 2

Thank you for your attention to the concerns of this Board.

Yours sincerely,

Beth Chandler

Beth Chandler
Manager of Planning

c. J. Robinson, Kerbel Group

:rms