



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 36-80

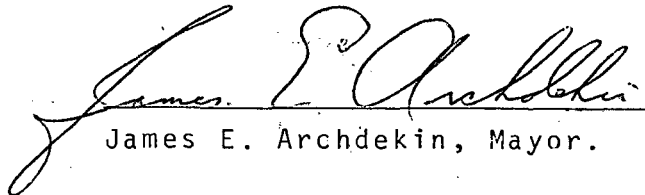
To adopt Amendment Number 44 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

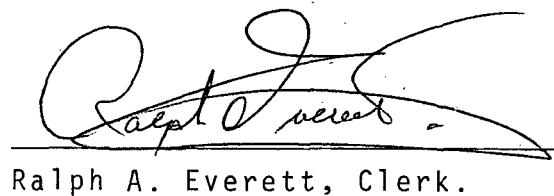
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 44 to the Consolidated 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 Housing for approval of Amendment Number 44 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 11th day of February, 1980.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

PASSED February 11, 19 80



BY-LAW

No. 36-80

To adopt Amendment Number 44 to the
Consolidated Official Plan of the City
of Brampton Planning Area.

DUPLICATE ORIGINAL

21-OP-0006-44

-3

AMENDMENT NUMBER 44

to the Consolidated Official Plan
of the City of Brampton Planning
Area

MISC. PLAN NO. 570
RECORDED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEBLES

1980 APR 22 P.M. 3:20
Katherine Bayle D.S.R.
REGISTRAR OF DEEDS, COUNTY OF PEEBLES

1980 APR 22 PM 3 28

City of Brampton

Amendment No. 44

to the

Official Plan for the
Brampton Planning Area

This amendment to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under section 17 of The Planning Act, as follows:

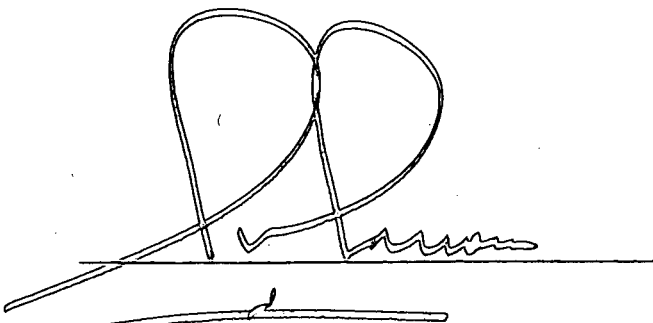
1. The page entitled "Amendment Number 44 to the Consolidated Official Plan for the City of Brampton Planning Area" is modified by adding the following, as a new section 4, after section 3:

- "4. Part C, Chapter 10, Section 5.0, is amended by adding the following as a new last paragraph:

'The Single and Semi-detached designation immediately north of Clark Boulevard between Finchgate Boulevard and Folkstone Crescent was adopted after the release of the Ministry of Housing's policy regarding land use near airports. That policy permits residential development on lands between the Noise Exposure Projection 30 and 35 contours, such as these, subject to municipal approval and compliance with acoustic design criteria identified in the Ontario Government publication Land Use policy near airports. The development of these lands will be subject to this policy'.

As thus modified, this amendment is hereby approved as Amendment No. 44 to the Official Plan for the Brampton Planning Area under the provisions of section 17 of The Planning Act.

Date..... April 8/80


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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 36-80

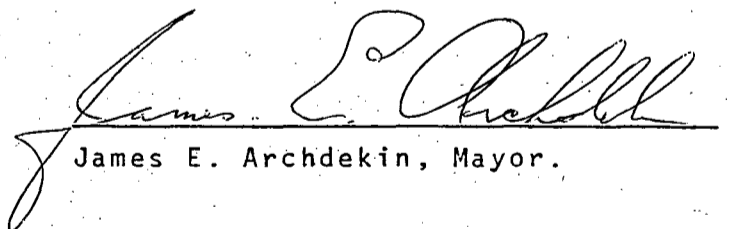
To adopt Amendment Number 44 to
the Consolidated Official Plan of the
City of Brampton Planning Area.

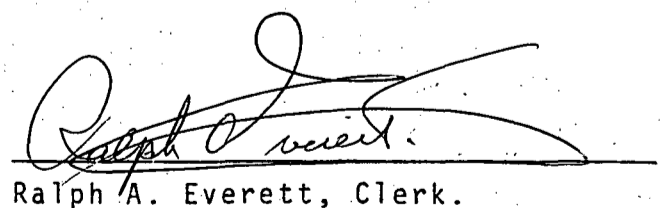
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 44 to the Consolidated 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 Housing for approval of Amendment Number 44 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 11th day of February, 1980.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

AMENDMENT NUMBER 44
to the Consolidated Official Plan
of the City of Brampton Planning Area

1. The purpose of this Amendment is to permit certain restricted residential development (single family and semi-detached dwellings) of Block A on Registered Plan 818 and Block H on Registered Plan 812.
2. Plate Number 16 (LAND USE) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designations of the land shown outlined on Schedule A hereto attached from Parks and Open Space, Local Shopping Centre and Multiple Dwellings to Single and Semi-detached.
3. Part C, Section C, Chapter 10, Section 3.0, fifth paragraph, of the Consolidated Official Plan of the City of Brampton Planning Area is hereby deleted and the following substituted therefor:
"One local shopping centre (not to exceed 5 acres) is indicated. It is centrally located in relation to medium and higher density residential uses which are grouped around it."

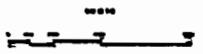
MODIFICATION
NO. 1
UNDER SECTION 14(1) OF
THE PLANNING ACT

Schedule A
Amendment 44

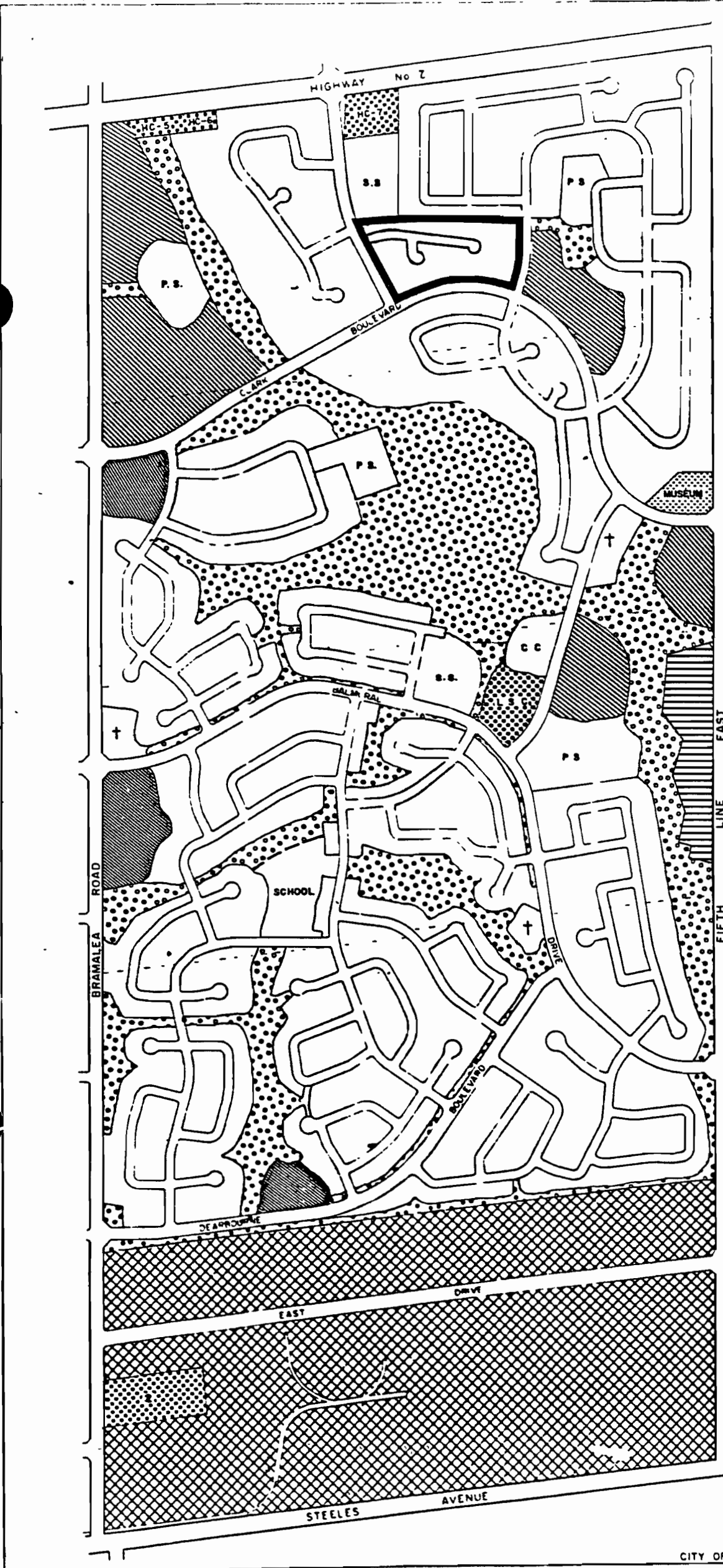
 Area of
Amendment

LEGEND

-  SINGLE & SEMI-DETACHED
-  MULTIPLE DWELLINGS - SITE PLAN CONTROL
-  MULTIPLE DWELLINGS
-  COMMERCIAL
-  LOCAL SHOPPING CENTRE
-  SERVICE STATION & CONVENIENCE GROCERY STORE
-  MOTEL
-  MEDICAL CENTRE - OFFICE & PROFESSIONAL SERVICES
-  INSTITUTIONAL
-  CHURCH
-  PUBLIC SCHOOL
-  SEPARATE SCHOOL
-  COMMUNITY CENTRE
-  INDUSTRIAL LAND-USE
-  SPECIAL INDUSTRIAL
-  PARKS & OPEN SPACE



LAND USE



0515.8 11-98

BACKGROUND MATERIAL TO AMENDMENT NUMBER 44

Attached are copies of reports of the Director of Planning and Development Services dated September 26th and December 12th, 1979, and a copy of the notes of a special meeting of the Planning Committee held on November 5th, 1979, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

1979-12-12

TO: Chairman of the Development Team

FROM: Director, Planning and Development Services.

RE: Application to Amend
the Official Plan and Restricted Area By-law
and Draft Plan of Subdivision
Part of Lot 5, Concession 5, E.H.S.
Block A, R.P.818 and Block H, R.P.812
BRAMALEA LIMITED
Regional File: 21T-79055B
Our File: C5E5.8

1.0 INTRODUCTION

An application has been submitted to the City to amend the Official Plan and Restricted Area By-law. In addition, a draft plan of subdivision has been submitted to the Regional Municipality of Peel and circulated to the City for comment.

On October 15th, Planning Committee considered a report dealing with the principle of the Official Plan amendment and Restricted Area By-law application. Approval in principle was given to an amendment to the Official Plan and the Restricted Area By-law. On November 5th, a public meeting was held with regard to the application. The members of the public present at the meeting supported the application. On November 19th, Planning Committee received the notes on the public meeting and through Council instructed staff to prepare a report on the draft plan of subdivision and provide the appropriate conditions of draft approval.

2.0 PROPERTY DESCRIPTION

The property has a frontage of approximately 151 metres (495 feet) along Finchgate Boulevard, a frontage of approximately 207 metres (679 feet) along Clark Boulevard and a frontage of approximately 126 metres (413 feet) along Folkstone Crescent.

Block A has an area of 1.9 hectares (4.7 acres). Block H has an area of 1.86 hectares (4.6 acres). The combined area of the subject property is 3.76 hectares (9.3 acres).

Sidewalks and boulevard tree planting exists within the road right-of-way of both Clark and Finchgate Boulevard where these abut the subject property.

The property presently exists as flat grassland. There are no trees on the site.

A 3 metre (10 feet) walkway, Block G. R.P. 812, which connects Finchgate Boulevard to Forsythia Road abuts the rear of Lots 1 to 4.

As can be seen on the Land Use plan, George Vanier School and lots with semi-detached dwelling units abut the subject property to the north. A church exists on the north-west corner of Finchgate and Clark Boulevards, a buffer strip and single family detached dwelling exists on the south side of Clark Boulevard and a "stacked townhouse" multiple family dwelling complex exists on the northeast corner of Folkstone Crescent and Clark Boulevard.

3.0 OFFICIAL PLAN AND ZONING STATUS

The Consolidated Official Plan designates a 15 metre (50 feet) strip of land abutting the northern boundaries of Blocks A and H as Parks and Open Space. It was intended that a landscaped buffer could be provided in this block to provide screening of the commercial centre and the multiple family units from the school and semi-detached dwelling units. (Since semi-detached dwellings are proposed

there is no need for a buffer area with this proposal). The remainder of Block A is designated as Multiple Dwellings Site Plan Control. The remainder of Block H is designated as Local Shopping Centre. The Residential 5 area was planned so that it would be served by two local Shopping Centres, this site, and the Southgate Plaza site.

The Draft Official Plan designates Block A as Medium Density Residential and Block H as Community Commercial.

By-law 861, as amended by By-law 95-67, zones Block A as RM3(H) - Residential Multiple 3 (Holding) which would permit approximately 8.3 units per hectare (20 units per acre). By-law 861, as amended by By-law 84-67, zones Block H as C1(H) - Commercial 1 (Holding) which would permit a wide variety of commercial uses.

4.0 PROPOSAL

The applicant requests that the Official Plan and Restricted Area By-law be amended to permit 38 semi-detached dwellings (76 dwelling units) with 18 metre (59 feet) frontages and approximately 33.5 metre (110 feet) depths and one single family dwelling unit with a 15 metre (50 feet) frontage and 33.5 metre (110 feet) depth.

A 7.5 metre (25 feet) landscaped buffer area to be deeded to the City has been proposed along Clark Boulevard. A 3 metre (10 feet) walkway has also been proposed linking one cul-de-sac to Clark Boulevard.

5.0 COMMENTS

Since the previous report dealt with the principle of the amendments to the Official Plan and Restricted Area By-law, comments in this report will be restricted to the details of the draft plan of subdivision.

No negative comments or objections related to the City's concerns or to details of the draft plan of subdivision have been received from any agencies outside the City.

City staff have the following comments:

- (1) The walkway indicated between lots 16 and 17 should be relocated between lots 15 and 16. This would enable access from the cul-de-sac to a point on Clark Boulevard which is as close as possible to Folkstone Crescent. This location would seem to provide the most convenient access to the public school and a transit stop on Clark Boulevard as well as providing the desired convenient emergency access.
- (2) Block A, the landscaped buffer space, should be reduced to 5 metres (16.4 feet). In addition, 'B' Court should be lengthened to provide more frontage along 'B' Court and therefore enable the widths of lots 19 and 26 to be widened to a minimum of 21 metres (68.9 feet). Lot 27 will also be able to be widened.

In newer residential areas, publicly owned landscaped buffer spaces are no longer included in draft plans of subdivision. Landscaped buffer spaces are now included on private lands in the rear yards of residential lots backing onto arterial or minor arterial roads. Since the area surrounding the two subject blocks is fully developed, this development should be integrated with what is existing in the surrounding area. A sparsely vegetated 9-metre (30-feet), publicly owned buffer spaces exists on the south side of Clark Boulevard. No buffer spaces exist on the north side of Clark Boulevard to the west of the subject blocks on the Church of Christ property or to the east on the multiple family block.

In view of this mixed surrounding area, staff feel that a 5 metre (16.4 feet), fenced and landscaped, publicly owned buffer space in addition to dense planting within the rear yards of the lots backing onto Clark Boulevard would maintain the principle of buffer spaces as well as provide sufficient space for more landscaping than that which was planted in the original buffer spaces in the area. In addition to providing additional lot width to several small corner lots, this buffer space reduction reduces the amount of land which needs to be maintained by the City.

- (3) Due to the poor conditions of the existing walkway abutting the north lot lines of lots 1 to 4, the developer should be required to reconstruct the fencing and surface of the walkway to the satisfaction of the City.
- (4) Since parkland has already been dedicated to the City on the basis of 8.3 units per hectare (20 units per acre) for Block A, a total of 94 dwelling units, there is no need for additional parkland dedication or cash-in-lieu for the 77 dwelling units proposed.
- (5) To be consistent with the existing street names in the area, the street names for the proposed culs-de-sac should begin with the letter 'F'.

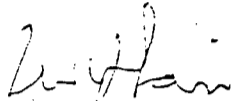
6.0 RECOMMENDATION

It is recommended that Planning Committee recommend to City Council that the proposed draft plan of subdivision be recommended for draft approval subject to the following conditions:

1. The approval be based on the attached draft plan by Johnson, Sustronk, Weinstein and Associates Limited dated May 1st, 1979.

2. The plan be redlined as follows:
 - (a) Block B, a walkway, be relocated from between lots 16 and 17 to between lots 15 and 16; and
 - (b) Block A, a buffer strip, be reduced from 7.5 metres to 5 metres and 'B' Court be lengthened in order to enable lots 19 and 26 to have a minimum width of 21 metres.
3. The developer shall agree by agreement to provide boulevard planting along Folkstone Crescent, fencing along the north limit of Block A, dense buffer landscaping within the yards abutting Block A and landscaping within Block A, all to the satisfaction of the City.
4. The developer shall agree by agreement to reconstruct to the satisfaction of the City the fencing and surface of the walkway abutting lots 1 to 4.
5. No parkland dedication or cash-in-lieu is required.
6. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
7. The streets shall be named to the satisfaction of the City.
8. The developer shall agree by agreement to grant easements as required for the installation of utilities and municipal services to the appropriate authorities.
9. The developer shall agree to support an amendment to the Official Plan and Restricted Area By-law to regulate the development of the lands for semi-detached dwelling units and a single family detached dwelling unit.

10. The developer shall agree by agreement to satisfy all financial requirements including the payment of City and Regional levies, in addition to all engineering, landscaping, fencing, and other requirements of the City and the Regional Municipality of Peel with respect to the subdivision.



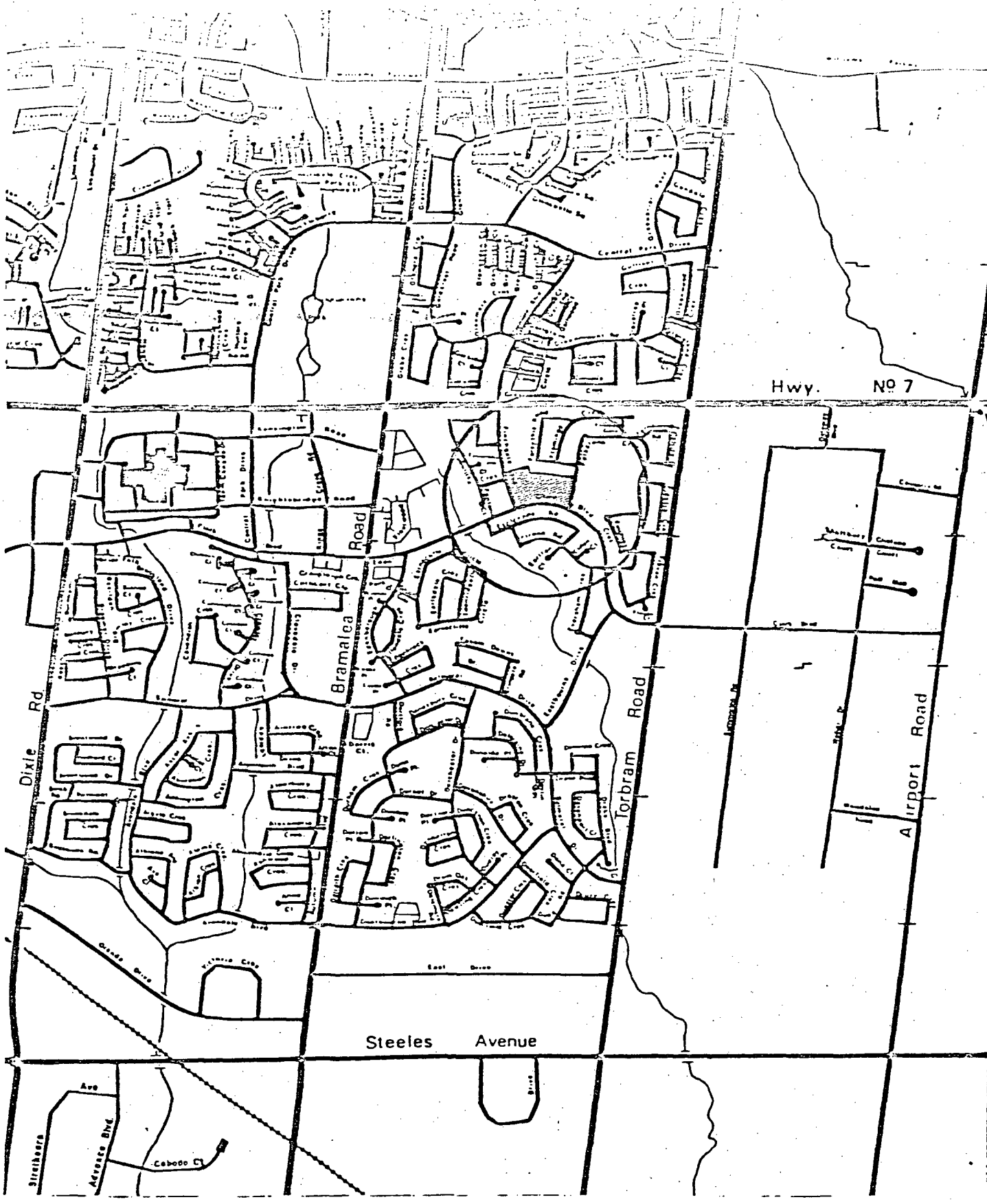
L.W.H. Laine
Director, Planning and
Development Services.

LWHL/GB/bt
Encls.

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development



Hwy. No 7

Dixie Rd

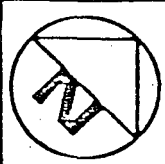
Bramalea Road

Torbram Road

Steeles Avenue

Airport Road

BRAMALEA LTD. RES. 5 (Blocks A & H)
 Location Map

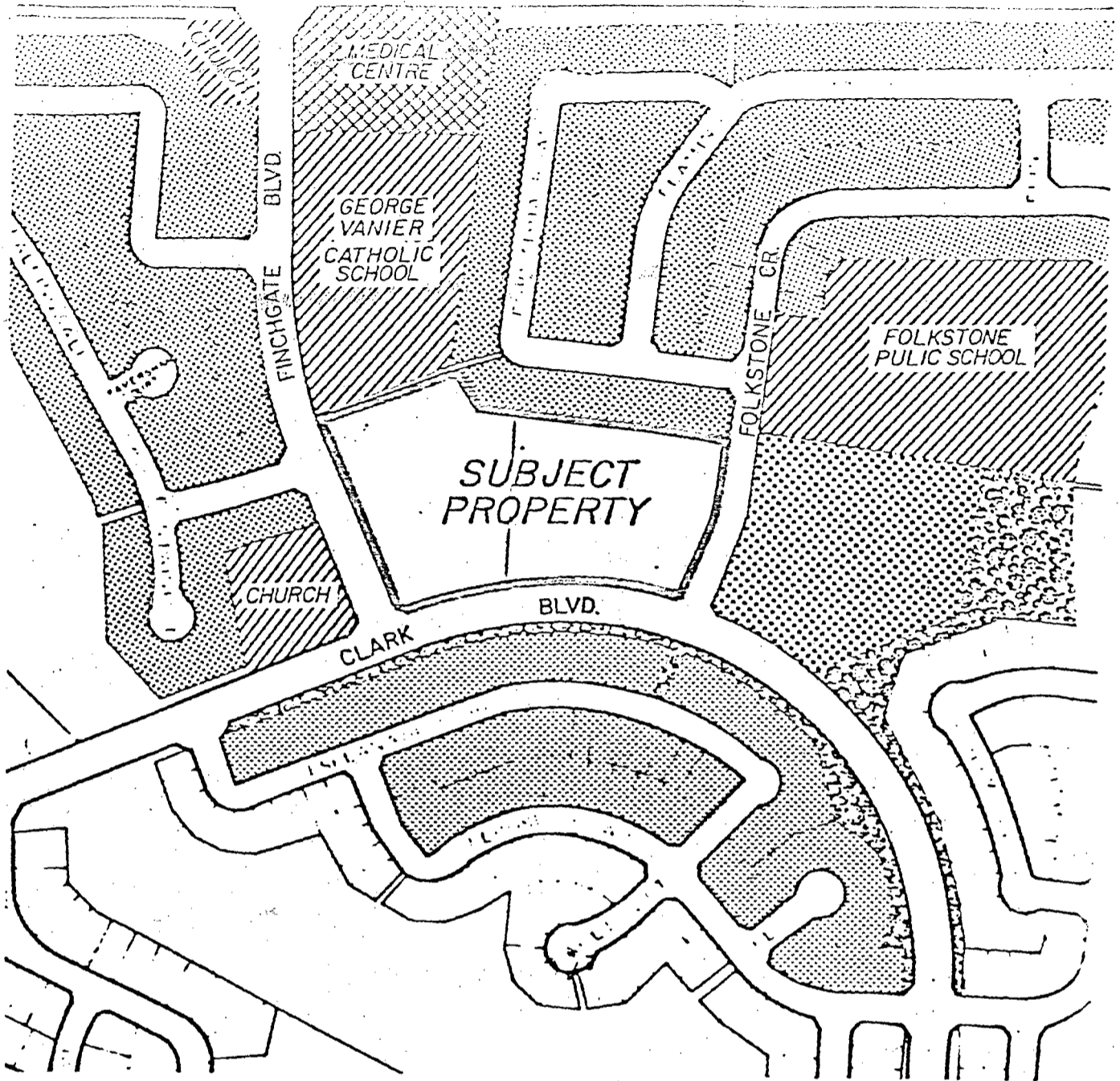








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CITY OF BRAMPTON
 Planning and Development

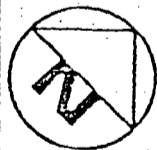
Date: 1979 09 26 Drawn by: C.R.E.
 File no. C5E5-8 Map no. 64-9A

HWY. No. 7



- | | | | |
|---|---------------|---|---------------|
|  | DETACHED |  | INSTITUTIONAL |
|  | SEMI-DETACHED |  | COMMERCIAL |
|  | MULTIPLES |  | OPEN SPACE |

MALEA LTD. RES. 5 (Blocks A & H)
 and Use



1:5000

CITY OF BRAMPTON
 Planning and Development

Date: 1979 09 26 Drawn by: C.R.E.
 File no. C5E5-8 Map no. 64-9B

1979 11 14

To: The Chairman and Members of Planning Committee

From: Planning and Development Department


Re: Application to Amend the Official Plan
and Restricted Area By-law
Block H, Plan 812, and Block A, Plan 818
BRAMALEA LIMITED
Our File: C5E5.8

Attached are brief notes of a public meeting held on Monday, November 5th, 1979, in the Civic Centre, for the above noted application, to enable the development of 30 semi-detached dwelling lots (75 units) and 1 single family detached dwelling lot.

No opposition to the proposal was raised at the public meeting, in fact, there was a consensus of support for the proposal by Bramalea Limited.

It is recommended that Planning Committee advise staff to prepare a report on the draft plan of subdivision which will include the appropriate conditions of draft approval.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development

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

LWHL/GB/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held in the Bramalea Civic Centre, Room 3-1, 150 Central Park Drive, Bramalea, Brampton, Ontario, on Monday, November 5, 1979, commencing at 7:30 p.m. with respect to an application by Bramalea Limited to amend the Official Plan and Restricted Area (Zoning) By-law to permit the building of 38 semi-detached dwellings (76 units) and one single family dwelling.

Members Present: Councillor D. Sutter - Chairman
Mayor J. Archdekin
Councillor N. Porteous
Councillor E. Mitchell
Alderman F. Russell
Alderman E. Coates
Alderman F. Chadwick
Alderman F. Andrews
Alderman B. Callahan

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director of Planning and Development Services
G. Brown, Development Planner
J. Singh, Development Planner
E. Coulson, Secretary

Mr. Bruce Kerr of Bramalea Limited and approximately 23 members of the public were present.

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

Mr. Brown outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- Cont'd. -

Mrs. Joan Brown, 21 Forsythia Road asked why another shopping centre was needed and was told that Block "H" was presently designated as Commercial but the application by Bramalea Limited proposed to change the designation, in order to build houses.

Mr. Hugh McNally, 103 Foldstone Crescent, enquired about the streets involved in the development and where the frontages for the houses would be located.

Mr. Brown explained the street locations and noted that there would be no houses fronting on Clark Boulevard but rather they would be facing onto Folkstone Crescent and Finchgate Boulevard, and backing onto Clark Boulevard.

Mr. R. Gillis, 19 Forsythia Road enquired as to traffic access.

Mr. Brown replied that the traffic flow would be onto Finchgate Boulevard.

Mr. and Mrs. Brown, 21 Forsythia Road, enquired as to what would happen to the 50 foot open space designation indicated in the Official Plan behind their property.

Mr. Brown explained that the open space designation is to be eliminated and lots for semi-detached dwellings are to back directly onto their property.

Mr. Gillis asked why the 50 foot buffer area had to be eliminated. He was told that it had been indicated in the Official Plan to provide a buffer between the commercial and high density designations and the semi-detached units on Forsythia Road. However, since the proposal was for semi-detached dwellings, the densities of existing and proposed residential developments would be the same and therefore, a buffer area was no longer necessary.

Questions were raised as to the style of houses to be built and whether the dwellings would be rented or sold.

It was noted that the Architectural Control Committee would be involved with the design of the houses and that the builder proposes to sell them.

Mr. David Prescott, 27 Esplanade Road, was concerned with people using his property as a walkway onto Finchgate Boulevard and noted that the increase in population in the area would add to his present problem.

Mr. P. Bottcher, 25 Esplanade Road, complained of the same problem.

It was recommended that Planning Staff report to Planning Committee on the walkway issue.

Mr. Brown, 21 Forsythia Road, enquired as to the adequacy of the school facilities and was assured by members of Council that they would be sufficient. He also expressed concern over his property being used as a walkway for access onto Folkstone Crescent, particularly by children on their way to school.

The Chairman indicated that Planning Staff would look at the location of the walkway from the cul-de-sac.

Mr. D. Boord, 7 Forsythia Road indicated that he approved of the application as presented.

Mr. P. Bottcher, 25 Esplanade Road, and Mr. A. McQueen, 21 Esplanade Road, asked if the developer could change the type of housing to town-house. They were told that the developer would have to apply again for approval should he wish to change the application from 38 semi-detached and one single-family dwelling.

Mr. M. Travis, 30 Fontaine Court, enquired if A.H.O.P. would be involved in the development. He was told that it would not.

There were no further questions or comments. The Chairman indicated that any further questions relative to the development could be directed to the Planning and Development Department.

The meeting was adjourned at 8:00 p.m.

REGIONAL OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 09 26

To: Chairman of the Development Team

From: Director, Planning and Development Services

Re: Draft Plan of Subdivision and
Application to Amend the Official
Plan and Restricted Area By-law
Part of Lot 5, Concession 5, E.H.S.
Block A, R.P. 818 and Block H, R.P.812
BRAMALEA LIMITED
Regional File: 21T-79055B
Our File: C5E5.8

1.0 INTRODUCTION

An application has been submitted to the City to amend the Official Plan and Restricted Area By-law. In addition, a draft plan of subdivision has been submitted to the Regional Municipality of Peel. Since the draft plan of subdivision contravenes the Consolidated Official Plan, the Region has asked whether the City wishes to have the Region circulate the draft plan of subdivision at this time or withhold circulation until an amendment to the Official Plan is considered by the City.

2.0 PROPERTY DESCRIPTION

The property has a frontage of approximately 151 metres (495 feet) along Finchgate Boulevard, a frontage of approximately 207 metres (679 feet) along Clark Boulevard and a frontage of approximately 126 metres (413 feet) along Folkstone Crescent.

Block A has an area of 1.9 hectares (4.7 acres). Block H has an area of 1.86 hectares (4.6 acres). The combined area of the subject property is 3.76 hectares (9.3 acres).

- Cont'd. -

The property presently exists as flat grassland. There are no trees on the site.

3.0 HISTORY OF THE PROPERTY

In 1971 Bramalea applied to the Township of Chinguacousy to amend the Official Plan and Zoning By-law to permit a 227 unit condominium townhouse complex (9.9 units per hectare (29.5 units per acre)) on Blocks A and H and a day care nursery and convenience store on the 0.73 hectare (1.8 acre) church site on the northwest corner of Finchgate Drive and Clark Boulevard. There was considerable public opposition to the requests for changes in the Official Plan and Zoning By-law. There did seem to be some support for convenience stores in this area, although not necessarily on the "church site" as proposed by Bramalea Consolidated Limited. In September 1972, Bramalea Limited withdrew their applications. Since that time no new proposals have been presented for the property.

4.0 OFFICIAL PLAN AND ZONING STATUS

The Consolidated Official Plan designates a 15 metre (50 feet) strip of land abutting the northern boundaries of Blocks A and H as Parks and Open Space. The remainder of Block A is designated as Multiple Dwellings - Site Plan Control. The remainder of Block H is designated as Local Shopping Centre. The Residential 5 area was planned so that it would be served by two local Shopping Centres, a centre on Block H, and the Southgate Plaza site.

The Draft Official Plan designates Block A as Medium Density Residential and Block H as Community Commercial.

By-law 861, as amended by By-law 95-67 zones Block A as RM3(H), Residential Multiple 3 (Holding) which would permit approximately 17 units per hectare (42 units per acre).

By-law 861, as amended by By-law 84-67 zones Block H as C1(H), Commercial 1 (Holding) which would permit a wide variety of commercial uses such as banks, offices, restaurants, retail commercial outlets, post office and private clubs.

5.0 PROPOSAL

The applicant requests that the Official Plan and Restricted Area By-law be amended to permit 38 semi-detached dwellings (76 dwelling units) with 18 metre (60 foot) frontages and approximately 33.5 metre (110 foot) depths and one single family dwelling unit with a 15 metre (50 foot) frontage and 33.5 metre (110 foot) depth.

A 7.5 metre (25 foot) landscaped buffer area to be deeded to the City has been proposed along Clark Boulevard.

A 3 metre (10 foot) walkway has also been proposed linking one cul-de-sac to Clark Boulevard.

6.0 COMMENTS

The Planning Policy and Research section were requested to comment on the proposed amendment to the Official Plan. A copy of the detailed evaluation and response is attached to this report. As can be seen by the attached report, it is indicated that there is potential for at least one jug milk or small grocery store, one barber shop, one beauty salon, one dry cleaning establishment, one bank and one fast-food outlet on a 1 to 2 acre site at the corner of Finchgate and Clark Boulevards.

Bramalea Limited have indicated that they are unwilling to modify their submission to incorporate a suitable block of land for a local convenience commercial centre.

While staff have not evaluated the proposed subdivision plan in detail, in recognition of the demand for lower density development, support can be provided for the development of semi-detached dwellings on the remainder of Blocks A and H in addition to a block for a local convenience commercial centre.

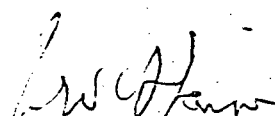
6.0 CONCLUSION

Since agreement on the proposed amendment to the Official Plan could not be achieved between staff and the applicant, direction and resolution of the impasse should be provided by Planning Committee and City Council.


7.0 RECOMMENDATION

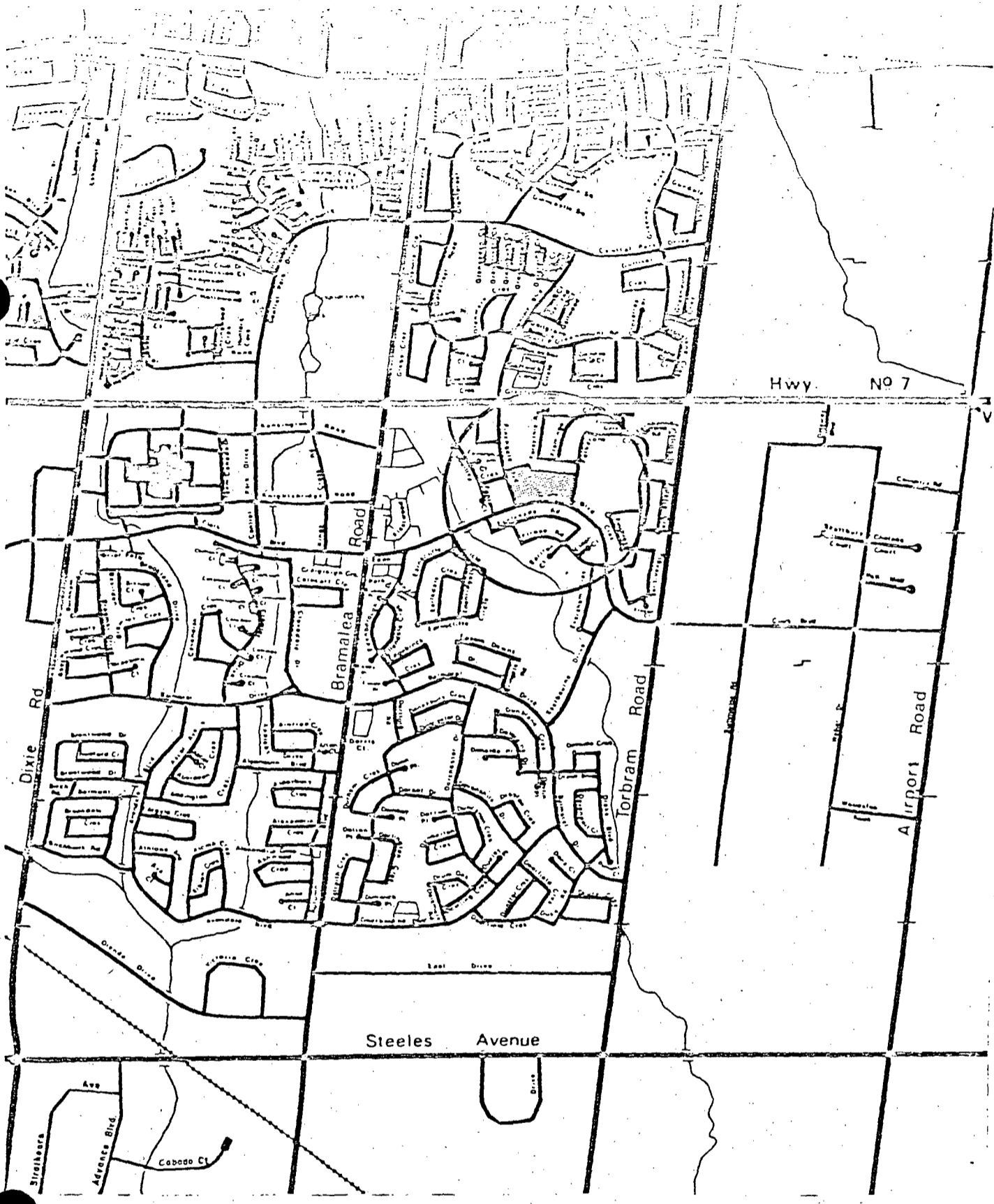
It is recommended that Planning Committee recommend to Council that;

- a) the position of staff be upheld and Bramalea Limited be advised that a 0.4 to 0.8 hectare (1 to 2 acre) block of land for a local convenience centre should be retained at the subject location, and
- b) a public meeting be held with respect to the application by Bramalea Limited, either as originally proposed or as modified, to amend the Official Plan and Restricted Area By-law.


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

LWHL/GB/af
Encls.

AGREED

F. R. Dalzell
Commissioner of Planning
and Development



BRAMALEA LTD. RES. 5 (Blocks A & H)
 Location Map

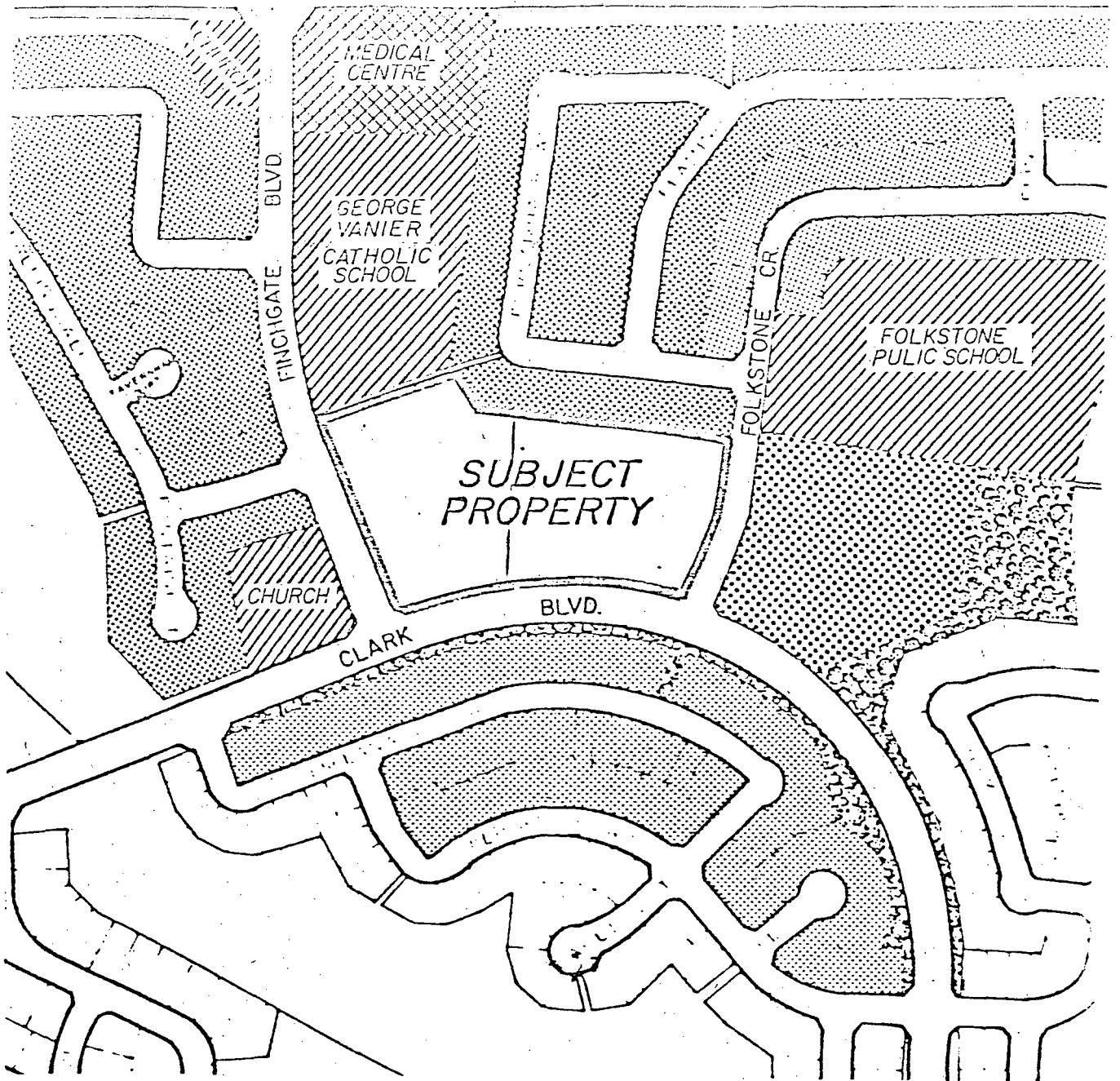


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CITY OF BRAMPTON
 Planning and Development

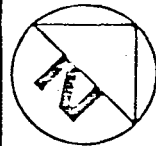
Date: 1979 09 26 Drawn by: C.R.E.
 File no. C5E5-8 Map no. 64-91

HWY. No. 7



- | | | | |
|--|---------------|--|---------------|
| | DETACHED | | INSTITUTIONAL |
| | SEMI-DETACHED | | COMMERCIAL |
| | MULTIPLES | | OPEN SPACE |

BRAMALEA LTD. RES. 5 (Blocks A & H)
Land Use



1:5000

CITY OF BRAMPTON
Planning and Development

Date: 1979 09 26 Drawn by: C.R.E.
File no. C5E5-8 Map no. 64-93

OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 07 19

To: Greg Brown, Development Planner

From: Director - Planning Policy and Research

Re: Bramalea Limited
Res. 5, Blocks A & H
Our File: C5E5.8

Further to your request, I have examined the potential for a convenience commercial centre at the north east corner of Clark Boulevard and Finchgate Boulevard.

Part of the site is designated "Local Shopping Centre" in the Consolidated Official Plan (Plate No. 16). The maximum site is to be 5 acres, therefore, there was some anticipation that a supermarket could be developed at the site.

The site is clearly not suitable for a supermarket-anchored neighbourhood shopping centre (see Larry Smith Report), however, it has been designated as "Convenience Commercial" centre in the draft Official Plan. Such centres are generally 1-2 acres in size and have a jug milk or grocery store as their main tenant. They are generally located on collector roads and central to residential communities.

To evaluate the designation of "Convenience Commercial" for the subject site, I have analysed the residual demand for the following convenience shopping facilities:

- 1) Other Food (total food minus supermarkets),
- 2) Beauty Salon/Barber Shop,
- 3) Laundry/Dry Cleaning,
- 4) Banks/Trust Co.,
- 5) Eating/Drinking.

- Cont'd. -

Since the trade area of convenience facilities is usually very compact, I have used the area bounded by Highway No. 7, Torbram Road, East Drive and Bramalea Road (Community "J") as the potential market for such a centre. (This is also the smallest unit for which population statistics have been compiled.)

The commercial space in the above five categories that can be supported from this area both in 1978 and ultimately is as follows:

1978 ANALYSIS

a) POPULATION (COMMUNITY J)

14,567

b) POTENTIAL CONVENIENCE COMMERCIAL SPACE

- 1) Other Food @ 0.9 square feet/pn - 13,110 sq. ft.
- 2) Barber/Beauty @ 0.44 square feet/pn - 6,409 sq. ft.
- 3) Laundry/Dry Cleaning @ 0.41 sq.ft/pn - 5,972 sq. ft.
- 4) Bank/Trust Co. @ 1.10 sq. ft./pn - 16,024 sq. ft.
- 5) Eating/Drinking @ 1.5 sq. ft./pn - 21,850 sq. ft.

c) COMPETITION

Includes Southgate, 0.5 x Torbram & No. 7, 0.3 x Bramalea City Centre, Mothers, Bramalea Road South:

- 1) Other Food - 8,756 sq. ft.
- 2) Barber/Beauty - 4,018 sq. ft.
- 3) Laundry/Dry Cleaning - 2,882 sq. ft.
- 4) Bank/Trust Co. - 12,636 sq. ft.
- 5) Eating/Drinking - 24,171 sq. ft.

d) UNSERVED RESIDUAL

- 1) Other Food - 4,354 sq. ft.
- 2) Barber/Beauty - 2,391 sq. ft.
- 3) Laundry/Dry Cleaning - 3,090 sq. ft.
- 4) Bank/Trust Co. - 3,388 sq. ft.
- 5) Eating/Drinking - 0 sq. ft.

- Cont'd. -

From this analysis, it is concluded that at present there is an unmet residual demand for convenience commercial facilities sufficient to warrant retention of a commercial site of 1-2 acres at the subject location. It should be noted that 30 percent of the commercial space in the Bramalea City Centre in the above five categories has been considered as competition in Community J. The 30 percent figure is based on the proportion of total population between Steeles Avenue and Williams Parkway in Bramalea represented by Community J. Since Community J is beyond 1/2 mile of Bramalea City Centre, including the portion of Bramalea City Centre space in the competition space is a very conservative assumption and therefore, results in very conservative residual figures, particularly in the Eating/Drinking category.

CAPACITY POPULATION ANALYSIS

a) CAPACITY POPULATION (Community J)

14,764

b) POTENTIAL CONVENIENCE COMMERCIAL SPACE

- 1) Other Food - 13,315 sq. ft.
- 2) Barber/Beauty - 6,509 sq. ft.
- 3) Laundry/Dry Cleaning - 6,066 sq. ft.
- 4) Bank/Trust Co. - 16,273 sq. ft.
- 5) Eating/Drinking - 22,191 sq. ft.

c) COMPETITION

Includes Southgate, 0.5 x Torbram & No. 7, 0.26 x Bramalea City Centre, Mothers, Bramalea Road South:

- 1) Other Food - 8,557 sq. ft.
- 2) Barber/Beauty - 3,835 sq. ft.
- 3) Laundry/Dry Cleaning - 2,797 sq. ft.
- 4) Bank/Trust Co. - 11,488 sq. ft.
- 5) Eating/Drinking - 23,022 sq. ft.

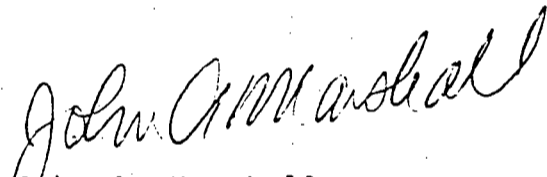
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d) UNSERVED RESIDUAL

1) Other Food	-	4,758 sq. ft.
2) Barber/Beauty	-	2,674 sq. ft.
3) Laundry/Dry Cleaning	-	3,269 sq. ft.
4) Bank/Trust Co.	-	4,785 sq. ft.
5) Eating/Drinking	-	0 sq. ft.

On the basis of the analysis and a brief discussion with Doug Annand of Larry Smith & Associates, I have concluded that a Convenience Commercial designation should remain on the subject site. There is potential for at least one jug milk or small grocery store, one barber shop, one beauty salon, one dry cleaning establishment, one bank, and one fast-food outlet (e.g. pizzeria) at this location. (Note previous comments on conservative assumptions.)

I therefore, recommend that the Draft Plan of Subdivision for this property be modified to incorporate a small convenience shopping centre of 1-2 acres at the corner of Finchgate Blvd., and Clark Boulevard.


John A. Marshall
Director - Planning
Policy and Research

JAM/ec

c.c. F. R. Dalzell
L.W.H. Laine