



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 45-83

To adopt Amendment Number 11
to the Official Plan of the City
of Brampton Planning Area and to
adopt Amendment Number 11A 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, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 11 to the Official Plan of the City of Brampton Planning Area and Amendment Number 11A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 11 to the Official Plan of the City of Brampton Planning Area and Amendment Number 11A 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 seventh day of February, 1983.



Kenneth G. Whillans - MAYOR

Ralph A. Everett - CLERK

15-83

ORIGINAL

21-OP-0031-11

AMENDMENT NUMBER 11

to the Official Plan of the
City of Brampton Planning Area

and

AMENDMENT NUMBER 11 A

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

-1

Amendment No. 11A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 11 to the Official Plan
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3)
of the Planning Act, the further and final portions of
Amendment 11 to the Official Plan for the City of
Brampton Planning Area and Amendment 11A to the
Consolidated Official Plan for the City of Brampton
Planning Area:

1. Section 3.1, page 1, in its entirety.

Date

D. P. McHugh Jan. 30/84

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 11A
to the
Consolidated Official Plan for the
City of Brampton Planning Area

and

Amendment No. 11
to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of the Planning Act as Amendment No. 11A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 11 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 14(3) of the Planning Act:

1. Section 3.1, page 1, in its entirety.

Date .. *March 1/83*

D. P. McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 45-83

To adopt Amendment Number 11
to the Official Plan of the City
of Brampton Planning Area and to
adopt Amendment Number 11A 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, and the Planning Act, hereby ENACTS as follows:

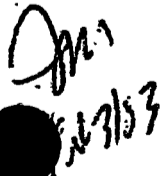
1. Amendment Number 11 to the Official Plan of the City of Brampton Planning Area and Amendment Number 11 A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 11 to the Official Plan of the City of Brampton Planning Area and Amendment Number 11 A 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 seventh day of February, 1983.


Kenneth G. Whillans - MAYOR


Ralph A. Everett - CLERK


Jan 1
1983

AMENDMENT NUMBER 11
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 11 A
to the Consolidated Official Plan
for the City of Brampton Planning Area

1. Purpose:

The purpose of this amendment is to change the land use designation of lands as shown outlined on Schedule A attached hereto from Residential Low Density to Residential Medium Density.

2. Location:

The lands subject to this amendment are located on the south side of John Street, known as Lots 50 and 51, Plan BR-6, being part of Lot Number 5, Concession 1, E.H.S., (former Town of Brampton) in the City of Brampton.

3. Amendment:

3.1 The Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.7 and substituting therefor the following:

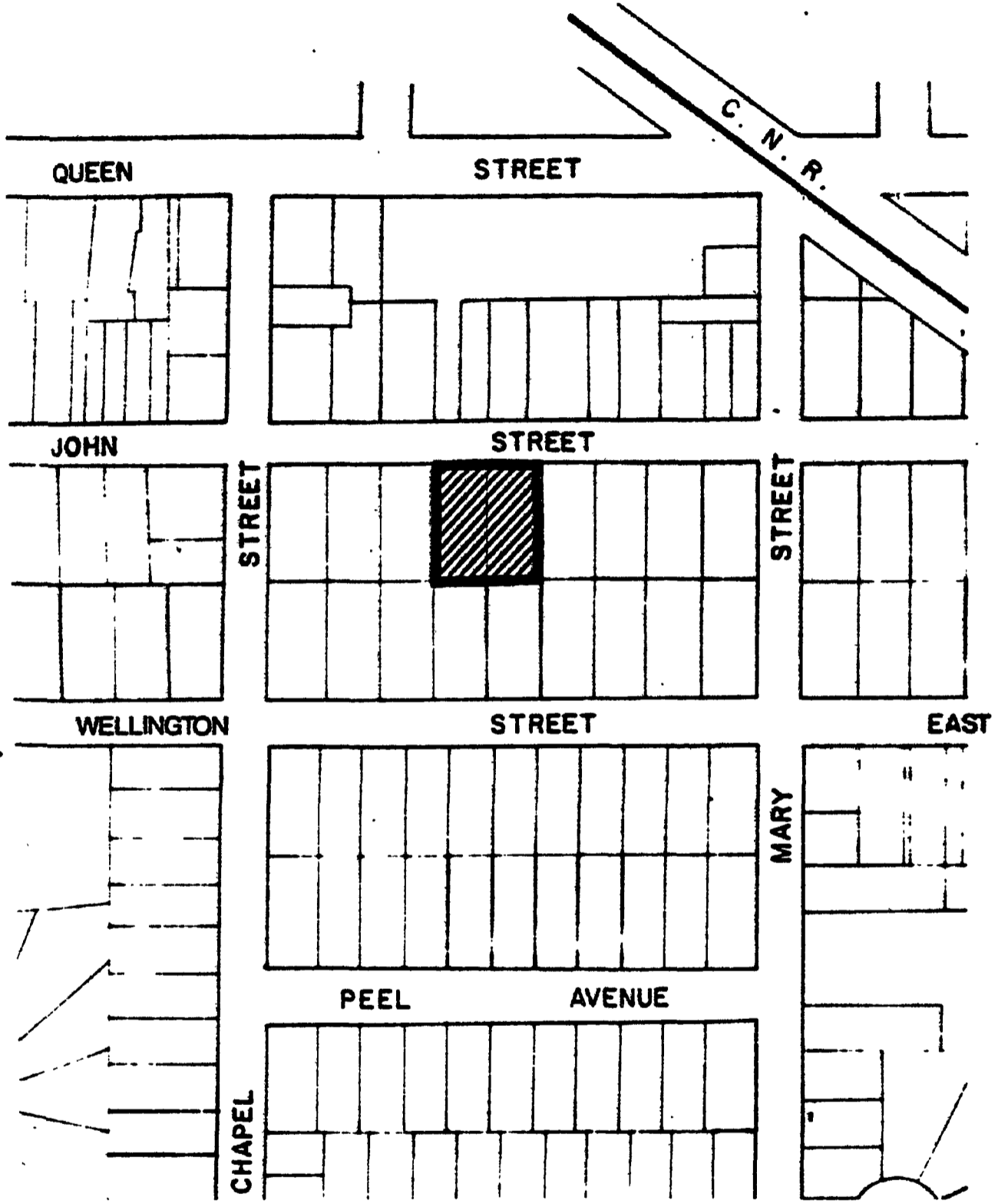
"Subsection B2.6 of Chapter B1, and Chapter B2 of section B of Part C and Plate Number 10 of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 42, 51, 67; 72, 79, 83, 84, 86, 96, and 99 by Amendment Number 11 A to the Consolidated Official Plan, are combined and shall constitute the Brampton Central Secondary Plan."

3.2 The Consolidated Official Plan for the City of Brampton Planning Area, as it relates to the Brampton Central Secondary Plan, is hereby amended:

- (1) by changing, on Plate Number 10, the land use designation of lands shown outlined on Schedule A attached hereto, from RESIDENTIAL LOW DENSITY to RESIDENTIAL MEDIUM DENSITY.
- (2) by adding to Part C, Section B, Chapter B2, the following:

"3.9 Notwithstanding the general Residential Medium Density designation, the development on Lots 50 and 51, Plan Number BR-6 located on the south side of John Street between Chapel Street and Mary Street in Neighbourhood Number 4, shall be a townhouse building containing a maximum of six (6) dwelling units."

3.1
3.2
UNDER SECTION 22(3) OF
THE PLANNING ACT



 Subject Property

OFFICIAL PLAN
 AMENDMENT No. 11 and 11A
 Schedule A



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 83 01 12
 File no. C1E5.18

Drawn by: RB
 Map no. 60-29D

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 11 and

AMENDMENT NUMBER 11 A

Attached is a copy of the Planning Report dated December 16, 1982 and a copy of the report dated January 6, 1983 forwarding notes of a public meeting held on January 5, 1983.

Office of the Commissioner of Planning & Development

1982 12 16

TO: The Chairman and Members of Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official
Plan and Restricted Area By-law
MURRAY M. LIPTON
Lots 50 and 51, Plan BR-6
Part Lot 5, Concession 1, E.H.S.
(Ward 3)
Our File: CIES.18

1.0 BACKGROUND:

An application has been submitted to amend the Official Plan and Restricted Area By-law to permit the development of the above noted lands with six townhouse dwelling units.

2.0 SITE DESCRIPTION:

As shown on the attached location map, the subject lands are located on the south side of John Street between Chapel Street and Mary Street. The site has a frontage of about 37.4 metres (122.6 feet) with a depth of about 39.4 metres (129.3 feet), comprising an area of approximately 1473.8 square metres (15864 square feet).

The property was previously known as 53 to 61 John Street. The semi-detached dwelling at 53 and 55 John Street was destroyed by a fire in October 1982.

Abutting the property on the east limit is the switching station of Bell Telephone Company, and on the south and west property limits are single family dwellings. On the opposite or north side of John

Street are property of the Department of National Defence, parking lot of the library and single family detached dwellings.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The property is designated Residential Low Density by the Consolidated Official Plan. This section of the Consolidated Official Plan has been readopted as the Brampton Central Secondary Plan in the new Official Plan.

The property is zoned Residential Two Family Zone R2A by By-law 200-82.

4.0 PROPOSAL:

The applicant proposes to replace the existing buildings and garage with a building containing 6 townhouse dwelling units. It is anticipated that these townhouse units will be marketed for condominium occupancy.

The height of these units is 2-1/2 storeys and each unit is 5.68 metres (18.6 feet) in width and about 13.7 metres (44.9 feet) in depth.

As shown on the attached site plan, each unit will have an attached garage. The garages and the driveways in front of the garages will provide 2 off-street parking spaces per dwelling unit.

The proposed rear yard depth is about 8.8 metres (28.9 feet) but there will be a 2.4 metre (7.9 feet) deck encroaching into the rear yard. The proposed side yard abutting the existing residential property to the west is 1.8 metres (5.9 feet) whereas that abutting the Bell Canada operation is 1.2 metres (3.9 feet).

5.0

COMMENTS:

The Region of Peel Public Works Department has indicated no objection to the rezoning.

The Peel Board of Education has advised that they have no objection to the proposal and students generated will be accommodated at Sir Winston Churchill and J.A. Turner schools.

The Dufferin-Peel Roman Catholic Separate School Board has indicated that pupils generated from this development will be accommodated at either St. Mary School or Cardinal Leger School.

The City Public Works Department requires a road widening conveyance, construction of sidewalk and approval of grading and drainage pattern.

6.0

DISCUSSION:

In the new Official Plan, it is stated that "the City shall encourage small scale infilling in the existing urban area to maximize benefits from municipal services already in place." (Policy 2.1.1.5.1) Further, it is stated that "in older residential areas an increase in residential density may be considered where the scale and character of new residential buildings is compatible with the surrounding area and physical and community services are adequate." (Policy 2.1.1.4.3) The proposal increases the density of the site development from 4 dwelling units to 6 dwelling units with an architectural treatment that enhances the streetscape and provides an appropriate transition from residential buildings to the Bell Canada building. The site is located in the central area where services such as transit, library, open space and recreational centre, post office, and retail, financial and medical facilities are within walking distance. Therefore, there is no objection to the proposed development.

04-4

The proposed residential condominium tenure is to satisfy the concerns of front-to-rear access and drainage pattern. The condominium declaration and by-law should be reviewed by the City to ensure that common access is not obstructed.

According to the general condominium standard, each unit of the proposed condominium project should have 2.3 parking spaces, 50 square feet of play area, 12 square feet of pool area, 7 square feet of multi-purpose facilities, and 20 square feet of hard surface recreational area. However, in view of the project size, we believe that these amenity requirements can be waived and 2 parking spaces per unit can be deemed acceptable.

Prior to the recent fire, 2 semi-detached dwellings (4 dwelling units) were situated on the site. Therefore, the applicant should contribute lot levies of 2 dwelling units for this proposed 6 dwelling units development. However, in view that there has been no parkland contribution from the previous development, the applicant should contribute cash-in-lieu for park purpose based on 6 dwelling units.

The proposal shall be subject to site plan approval process with respect to detailed consideration of fencing, landscaping, engineering and architectural matters.

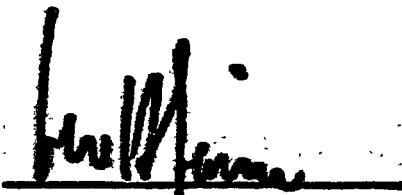
7.0 RECOMMENDATION:

It is recommended that:

- A. A Public Meeting be held, and
- B. Subject to the results of the public meeting, the application be recommended for approval subject to the following conditions:

1. The applicant agree that the development shall be registered as a condominium project;
- 2) Prior to the issuance of a building permit, the applicant shall provide park cash-in-lien contribution for 6 dwelling units and lot levy contribution for 2 dwelling units;
- 3) Prior to the issuance of a building permit, the applicant shall convey road widening to effect a 10 metre road right-of-way from the existing centre line of John Street and agree to the construction of a sidewalk;
- 4) Prior to the issuance of a building permit, detailed plans shall be approved in accordance with site plan approval process.

AGREED:

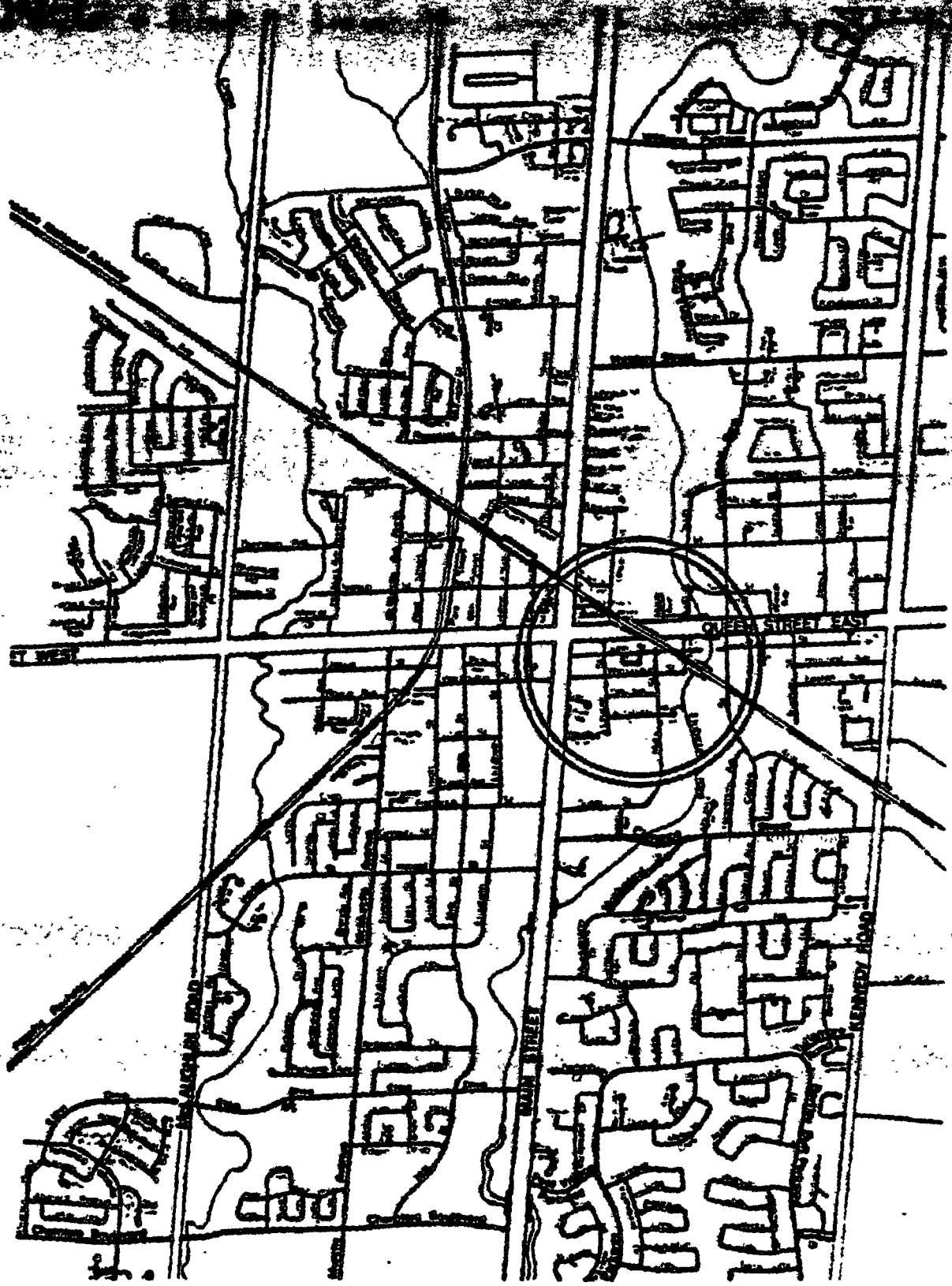


L.W.H. Laine,
Director, Planning and
Development Services.

LWHL/WL/kab



F.R. Dalzell,
Commissioner of Planning
and Development.



MURRAY LIPTON

Location Plan



1:25,000

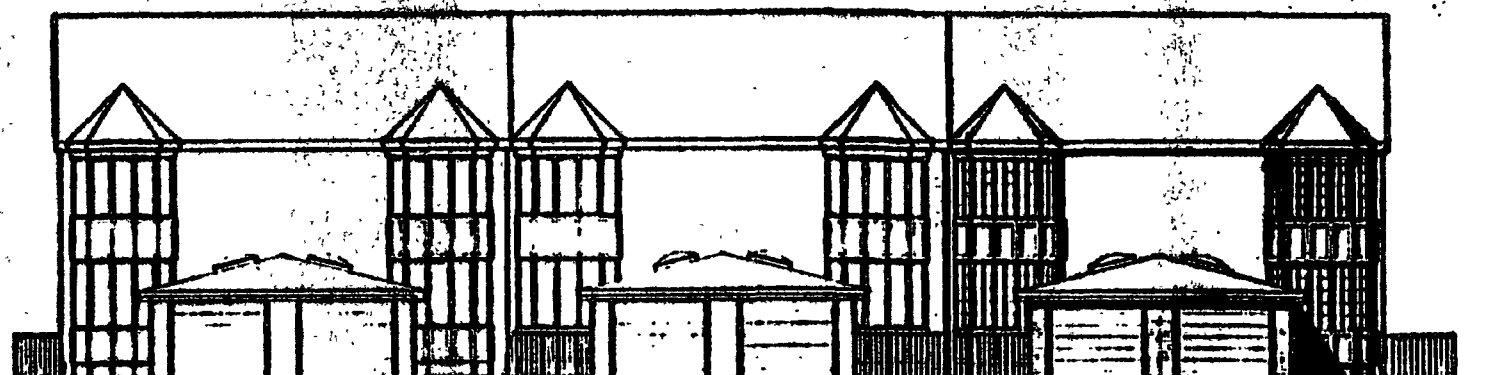
CITY OF BRAMPTON
Planning and Development

Date: 82 10 29

File no. CIES.18

Drawn by: RB

Map no. 60-22C



JOHN STREET ELEVATION

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY ORDINANCES AND ALL NECESSARY REGULATIONS AND I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR ANY OTHER PURPOSE.
 A.E. ARCHT.
 1000 W. 10TH AVE. S.
 MINNAPOLIS, MINN.
 55404

SPECIAL NOTE: THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A AARON LANDAU ARCHITECT
 225 W. 10TH AVE. S. SPOKANE, IDAHO 83402

LICENSED PROFESSIONAL ARCHITECT
 STATE OF IDAHO

PROJECT: CONDOMINIUM DEVELOPMENT
 DEVELOPMENT: JOHN ST. BRANFORD
 DRAWING NO.: JOHN ST ELEVATION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 01 06

TO: Chairman and Members of the Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and the Restricted Area By-law
MURRAY M. LIPTON
Lots 50 & 51, Registered Plan BR-6
Part Lot 5, Conc. 1, E.H.S. (Ward 3)
Our File: CLE5.18

The notes of the Public Meeting held on Wednesday, January 5, 1983 with respect to the above noted application are attached for the consideration of Planning Committee.

It is our opinion that the proposed six townhouse unit development is an adequate land use for the site and the scale and character of the proposed building is compatible with the surrounding area.

It is recommended that Planning Committee recommend to City Council that staff be directed to prepare appropriate documents for the consideration of City Council.

AGREED:



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

LWHL/WL/kab
Attachment



F.R. Dalzell,
Commissioner of Planning
and Development.

A Special Meeting of Planning Committee was held on Wednesday, January 5th, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by MURRAY M. LIPTON (File: CLE5.18, Ward 3) to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the replacement of the existing buildings and garage with a building containing six (6) town-house dwelling units.

- Members Present:**
- Councillor D. Sutter - Chairman
 - Mayor K. Whillans
 - Alderman M. Annecchini
 - Alderman R. Callahan
 - Alderman H. Chadwick
 - Alderman R. Crowley
 - Alderman C. Gibson
 - Alderman F. Kee
 - Alderman T. Piane
 - Councillor N. Porteous
 - Councillor P. Robertson
 - Councillor F. Russell

- Staff Present:**
- F. R. Dalzell, Commissioner of Planning and Development
 - L.W.H. Laine, Director, Planning and Development Services
 - J. Robinson, Development Planner
 - D. Ross, Development Planner
 - W. Lee, Development Planner
 - E. Coulson, Secretary

Approximately 12 members of the public were present.

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

Mr. Lee outlined the proposal and explained the intent of the

D-4-3

application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. D. Taanahill, 62 John Street, wanted to know the value of the houses to be built and if they would be sold as condominiums or rented. Also, he voiced concern relating to traffic and parking problems on John Street (municipal parking at night, driving schools training students, etc.). He commented that the multi-development proposal would detract from the character of the neighbourhood where the trend was to return to single-family housing.

Mr. Dalzell noted that the parking standards were the same as those for single-family dwellings.

Mr. Lee illustrated the architectural aspects of the dwellings.

There were no further questions or comments and the meeting adjourned at 8:40 p.m.