



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 63-86

To adopt Amendment Number 81  
and Amendment Number 81A to  
the Official Plan of the City of  
Brampton Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 81 and Amendment Number 81 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 81 and Amendment Number 81 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 24th day of March, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

*By Aw 63-86*

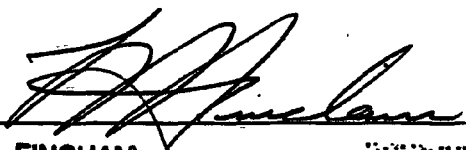
AMENDMENT NUMBER 81 -  
AND  
AMENDMENT NUMBER 81 A TO  
THE OFFICIAL PLAN  
OF  
THE CITY OF BRAMPTON PLANNING AREA

**21-0P-0031-081-1**

Amendment No. 81A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 81  
to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 81A to the Consolidated Official Plan and Amendment No. 81 to the Official Plan for the Brampton Planning Area.

Date ... *May 8, 1986* ...

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 63-86

To adopt Amendment Number 81  
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The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 81 and Amendment Number 81 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 81 and Amendment Number 81 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL,

this 24th day of March, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 81  
AND  
AMENDMENT NUMBER 81 A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to change the land use designation of a portion of a school site from Institutional to Low and Medium Density Residential. This would permit the eventual redevelopment of a portion of a surplus school site for residential purposes.

2. Location:

The lands subject to this amendment are described as part of Block 93 in Registered Plan 43M-523 and are located on the south side of Havelock Drive, approximately 51 metres (170 feet) southeast of the easterly intersection of County Court Boulevard and Havelock Drive.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 81 :

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

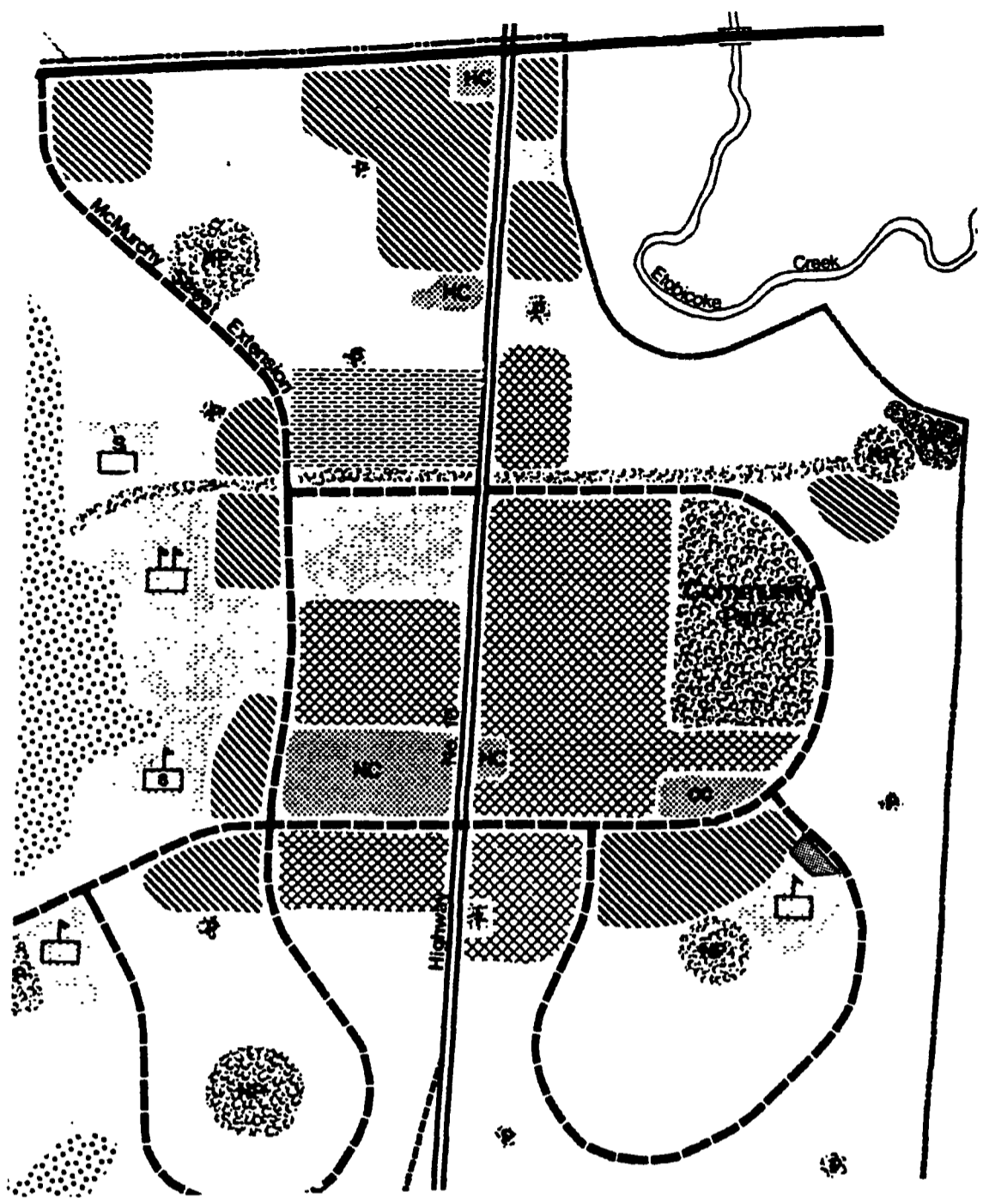
- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in subsection 7.2.7.24, Amendment Number 81 A.

3.2 Amendment Number 81 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by changing on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereto, the land use designation of the lands outlined on Schedule A to this amendment, from "INSTITUTIONAL - PUBLIC SCHOOL" to "RESIDENTIAL - LOW AND MEDIUM DENSITY."

JP  
8/3/20



— Secondary Plan Boundary

**RESIDENTIAL**

- Low and Medium Density
- High Density

**COMMERCIAL**

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

**PUBLIC OPEN SPACE**

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

**INSTITUTIONAL**

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

**ROADS**

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

**LEGEND**

**SUBJECT LANDS - CHANGE FROM "INSTITUTIONAL-PUBLIC SCHOOL" TO "RESIDENTIAL-LOW AND MEDIUM DENSITY."**

OFFICIAL PLAN AMENDMENT NO. 81  
 OFFICIAL PLAN AMENDMENT NO. 81A  
 SCHEDULE A



1:10000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 86 01 30 Drawn by: K.L.  
 File no. TIE 147 Map no. 76-17A

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 81  
AND  
AMENDMENT NUMBER 81A

Attached is a copy of a planning report dated January 8, 1986 including the notes of a Public Meeting held on February 5, 1986 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

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# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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January 8, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Proposed Draft Plan of Subdivision  
Application to Amend the Official Plan and  
Zoning By-law  
Part of Block 93, Plan 43M-523  
Part of Lot 14, Concession 1, E.H.S.  
(former Town of Mississauga)  
Ward Number 3  
RODNEY-WHITEHOUSE  
Region of Peel File Number 21T-85027B  
Our File Number T1E14.7

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1.0 Introduction

A proposed draft plan of subdivision has been circulated by the Region of Peel. An application to amend the Official Plan and Zoning By-law has been received by the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Uses

The subject property is described as part of Block 93 in Plan 43M-523 and is located on the south side of Havelock Drive, approximately 51 metres (170 feet) southeast of the easterly intersection of County Court Boulevard and Havelock Drive. The irregular shaped parcel has a frontage of approximately 94.6 metres (310.4 feet) on the south side of Havelock Drive and a lot area of 0.292 hectares (0.72 acres).



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The property is relatively flat and open, although some top soil mounds have been deposited on the site as a result of construction in the surrounding area. The subject parcel contains no mature vegetation of a significant nature.

The following land uses surround the subject parcel:

- to the north, on the north side of Havelock Drive, are recently constructed single family dwellings on 12.2 metre (40 foot) wide lots;
- to the south and east is a vacant parcel, currently designated and zoned for school purposes (public school) but subject to a recently submitted residential subdivision proposal (Upper Nine Properties Limited - Region of Peel File Number 21T-850338, City of Brampton File Number T1E13.5);
- to the southwest is a vacant parcel, currently designated and zoned for park purposes (neighbourhood park); and
- to the west is a vacant parcel, currently designated and zoned for a high density residential building (condominium) with a maximum height of 20 storeys (198 units).

### 3.0 The Proposal

The applicant proposes a subdivision for single family residential purposes with the following features:

- six interior lots with lot widths of 12.2 metres (40 feet) which front onto Havelock Drive;
- 4 blocks, 1 block to form part of a proposed cul-de-sac and 3 blocks to become residential lots in conjunction with the development of the lands to the south (the remainder of the school site).

The subject proposal constitutes the partial redevelopment of a designated school site for residential purposes. The School Boards have indicated that they no longer require the school site for the construction of a school due to a reduction in the projected population for the area. The proposal for the redevelopment of the remainder of the school site has been submitted by Upper Nine Properties Limited (Region of Peel File Number 21T-85033B, City of Brampton File Number T1E13.5).

4.0 Official Plan and Zoning By-law Status

The subject parcel is identified for residential purposes on Schedule A (General Land Use Designations) to the Brampton Official Plan. In the Fletcher's Creek South Secondary Plan (Official Plan Amendment Number 61), the subject property is identified as a public school site. Section 5.14 of the Fletcher's Creek South Secondary Plan reads as follows, the emphasis is added:

"It is estimated that three junior public schools, two junior separate schools and a senior public and high school campus will be required in the Fletcher's Creek South Area in the locations indicated on Plate 43. These school sites shall be included in the relevant plans of subdivision to the satisfaction of the School Boards. In the event that one or more of the school sites may not be required, then the appropriate residential density or alternative use for the site will be determined by an amendment to this plan."

Comprehensive By-law 187-82, as amended by By-law 215-82, zones the subject property I1 - Institutional. Comprehensive By-law 139-84, as amended by By-law 11-85, also zones the subject parcel as I1 - Institutional. These zones permit a public or private school, a religious institution, a day nursery and a park or recreation facility operated by a public authority.

Given the relationship to the relevant planning documents, the subject proposal requires Official Plan and Zoning By-law amendments.

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5.0 Comments

The Region of Peel conducted their customary circulation of the proposed draft plan to various provincial and regional agencies as well as certain service-related corporations. The City Planning and Development Department conducted an internal circulation to consolidate relevant City concerns. The following comments have been received to date:

Bell Canada has advised: no criticisms or comments.

Consumer's Gas has advised: no comments.

The Ministry of the Environment has advised: no objections.

The Ministry of Transportation and Communications has advised: this subdivision does not abut a King's Highway and at the present time, it not affected by any plans of this Ministry.

We will not require copies of the final or registered plans for this file. However, we would like to be advised of the registration date and number.

The Regional Public Works Department has advised: that full municipal services are available on Havelock Drive.

The following regional agencies have no objections:

Regional Police Force;

Social Services and Housing;

Transportation Planning; and

Socio-Economic Analysis.

The Peel Board of Education has advised: no objection subject to a condition regarding the bussing of students and temporary school facilities.

The Dufferin-Peel Roman Catholic Separate School Board has advised: they require the following condition be fulfilled prior to registration of the subdivision plan:

That the following clause be inserted in all agreements of Purchase and Sale for the residential lots in the plan, until the school for the area is completed;

"Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside the area, and further, that students may later be transferred to the neighbourhood school."

The Board also indicates that the separate school students generated by the subject subdivision will be bussed to St. Brigid School on Torrance Woods until the permanent school for the area is available.

The Metropolitan Toronto and Region Conservation Authority has advised: no objections.

Ontario Hydro has advised: no objections.

The Brampton Hydro Electric Commission has advised: they have no comments or modification requests at the present time. Their requests are guaranteed by the owner in agreements undertaken for hydro servicing.

The City's Public Works Division has advised: that they have no comments subject to the owner entering into a satisfactory servicing agreement with the City.

D9-6

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The Building and By-law Enforcement Division has advised: no comment.

The Community Design Section has advised: no comment.

The Community Services Department has advised: the school site is approximately 6 acres in size and now that it is being rezoned for residential purposes, we will require parkland conveyance in the amount of .30 acres or cash-in-lieu of parkland.

We should not be dealing with a draft plan for only a small portion of the former school site and would suggest that a comprehensive plan for the site be prepared. This would permit proper evaluation relative to the types of homes, parkland requirement, etc.

The Ministry of Municipal Affairs has not yet submitted comments.

#### 6.0 Discussion

By a letter dated May 15, 1985, the Peel Board of Education informed the Planning and Development Department that the Fletcher's Creek East Junior School site (Block 93, Plan M-523) was no longer required and that the Board had released its purchase agreement on the subject site. The Board indicated that the lower densities developing in the area covered by the Fletcher's Creek Secondary Plan had created a situation where there are insufficient students to justify a junior school east of Highway Number 10.

Staff note that the lands subject to this application do not constitute the whole of the original Block 93 in Plan M-523. On August 13, 1985 the Region of Peel Land Division Committee granted a consent for conveyance of a 0.143 hectare (.354 acre) portion of Block 93 to the abutting property designated and zoned for high density residential uses. This severed parcel abuts the rear lot

D9-7

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lines of Lots 1 to 4 and Blocks A and B on the attached reduction of the proposed draft plan.

The proposed redevelopment of the subject portion of the school site is appropriate in the manner submitted. Although the lots will abut a 20 storey residential building there are 12.2 metre lots on the northeast side of Havelock Drive. Therefore, the subject proposal will mirror the opposite side of the road which it fronts onto. Given this factor and the size and shape of the subject property, the proposal is the most appropriate redevelopment alternative.

One may question the compatibility of the proposed 12.2 metre lots with the neighbouring high density proposal. Examination of the proposed site plan for this project indicates that the recreational amenity areas for the 20 storey building will abut the rear yards of the lots 1 to 4 and Blocks A and B within the subject subdivision. The site plan for the high density building provides for a 1.8 metre (6.0 foot) high wood privacy fence abutting the subject subdivision.

The 20 storey building itself is approximately 40 metres (130 feet) southwest of the rear lot corner of Lot 1 in the subject subdivision. The planning report dated July 27, 1985 for the 20 storey building evaluated the shadow effect on nearby residential development as very minimal. Due to the orientation of the proposed 20 storey building to the subject proposal and to the path of the sun, minimal shadowing may occur only during the late evening hours on two or three of the lots in the subject subdivision.

Examining the design of the proposed draft plan, staff would recommend some minor changes. Since Lot 6 in the proposed plan is not a full lot, it should be identified as a Block for future development until it is a full lot. Staff would prefer that the two applicants redeveloping the subject school site deal with each other in the consolidation of part lots as opposed to a private land owner and one of the applicant corporations. Block C, which is identified

DQ-8

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as part of a corner lot, has a width of 15.0 metres and the abutting lots have a width of 12.2 metres. Standard corner lots are 3 metres wider than abutting interior lots and Block C may easily achieve a 15.2 metre width by the reduction of Block D, creating a minor re-alignment of the proposed road. The corner radius on Block C is not identified on the draft plan but the standard in this instance is 5.0 metres.

Block D represents a small portion of a proposed road allowance. The alignment of the road allowance is the most appropriate given the preliminary design submitted by Upper Nine Properties on the development of the remainder of the subject school site. A different alignment of the proposed road allowance would create lotting difficulties on the south side of the proposed road allowance given a 17.0 metre wide right-of-way and the proposed parkland dedication to the rear of the subject school site. Therefore, Block D should be identified as a proposed road allowance.

Blocks A and B are reserved as parts of future lots. Block B in the subject draft plan has a lot width of 12.2 metres whereas staff note that the preliminary submission by Upper Nine Properties identifies the lot which Block B will form part of as a 9.1 metre wide lot. Staff would prefer at this time to leave Block B at the 12.2 metre width, questioning the compatibility of 9.1 metre lots with development in the general area. If Block B is to form part of a 9.1 metre lot, this would be a minor change to the subject draft plan prior to registration.

Examining the comments submitted on the draft plan, both of the School Boards request conditions regarding the bussing of students and temporary school facilities. The Public Works Division requests a satisfactory servicing arrangement with the City. Draft approval will also be subject to standard City conditions such as drainage

plans, landscape plans, the establishment of an Architectural Control Committee and energy conservation considerations.

The Community Services Department requested a parkland conveyance of .12 hectares (.30 acres), or cash-in-lieu thereof, on the basis that the subject school site is approximately 2.43 hectares (6.0 acres) in size. It is noted that the City did accept the 5% parkland conveyance permitted by the Planning Act on the original subdivision plan for the area. Accordingly, staff are of the opinion that a parkland conveyance, or cash-in-lieu thereof, is unnecessary as a draft plan condition for the subject application.

7.0 Recommendation

That Planning Committee recommend to City Council:

- A. That a Public Meeting be held in accordance with City Council procedures; and,
- B. That subject to the results of the Public Meeting, draft approval of the proposed plan of subdivision be subject to the following conditions:
  1. The approval be based upon the draft plan (drawing number 4342) by F.J. Reinders and Associates Canada Limited, redline revised as follows:
    - a) Lot 6 be shown as Block E to be retained for future development;
    - b) Block C be provided with a width of 15.2 metres and a corner radius of 5.0 metres; and,
    - c) Block D be shown as part of a proposed road allowance.



D9-10


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2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel including the payment of Regional and City levies with respect to the subdivision.
3. Development of the subject lands shall be staged to the satisfaction of the City.
4. Blocks A, B, C and E shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.
5. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development.
6. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to review and approve the external design of buildings.
7. The applicant shall agree by agreement that prior to, Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
8. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel.

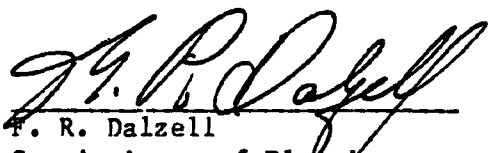
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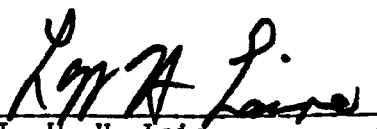
9. The proposed road allowance (Block D) shall be dedicated as a public highway upon registration of the plan.
10. The applicant shall agree by agreement to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
11. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocations of utilities required for the development of the subject lands to be undertaken at the developer's expense.
12. The applicant shall agree by agreement to advise purchasers, through purchase and sale agreements in wording acceptable to the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board, that students may be accommodated at temporary school facilities and/or bussed to a school outside the area and subsequently transferred to a neighbourhood school.

Respectfully submitted,

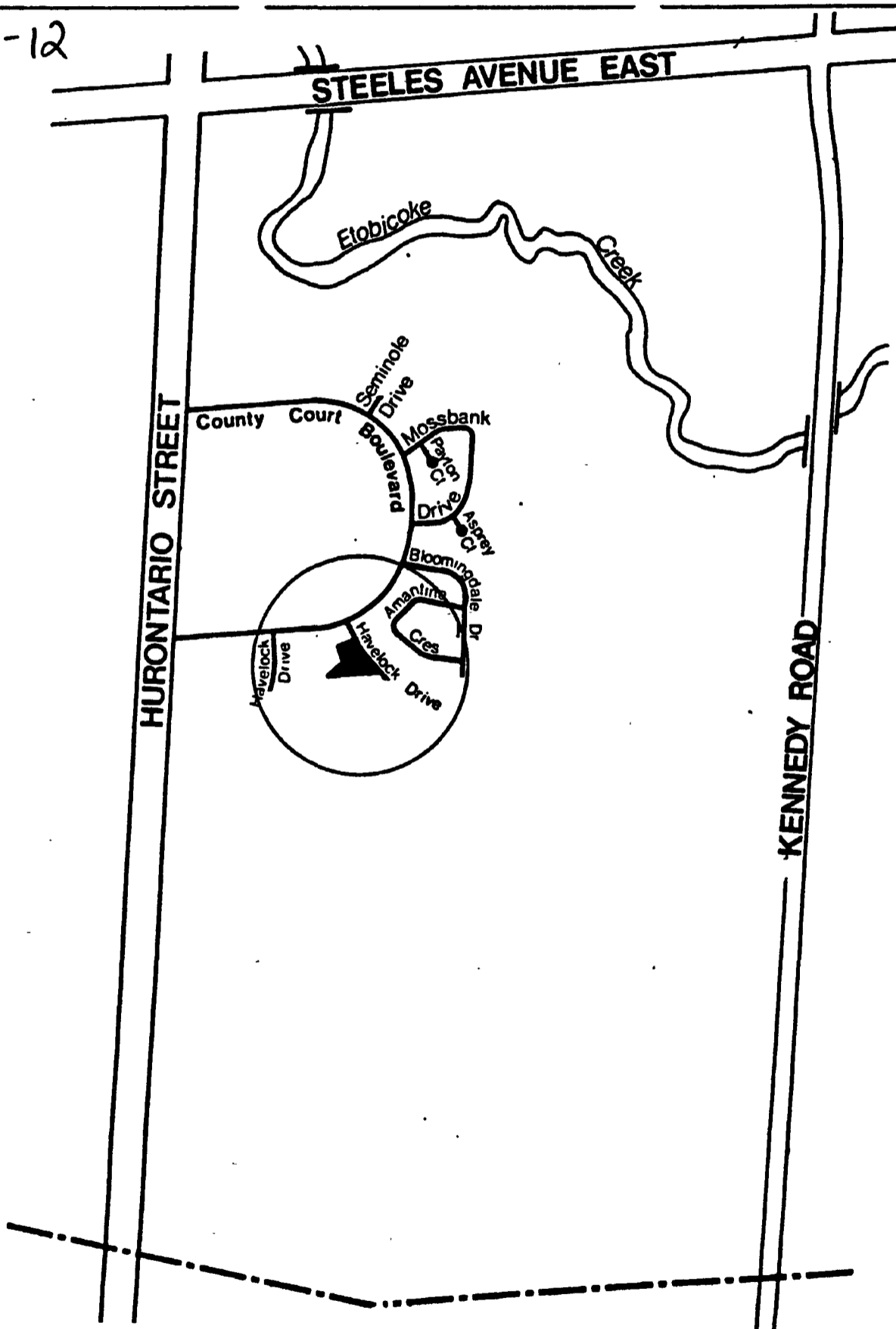
  
\_\_\_\_\_  
Carl Brawley  
Development Planner

Agreed:

  
\_\_\_\_\_  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

D9-12



RODNEY-WHITEHOUSE CORP.  
LOCATION MAP

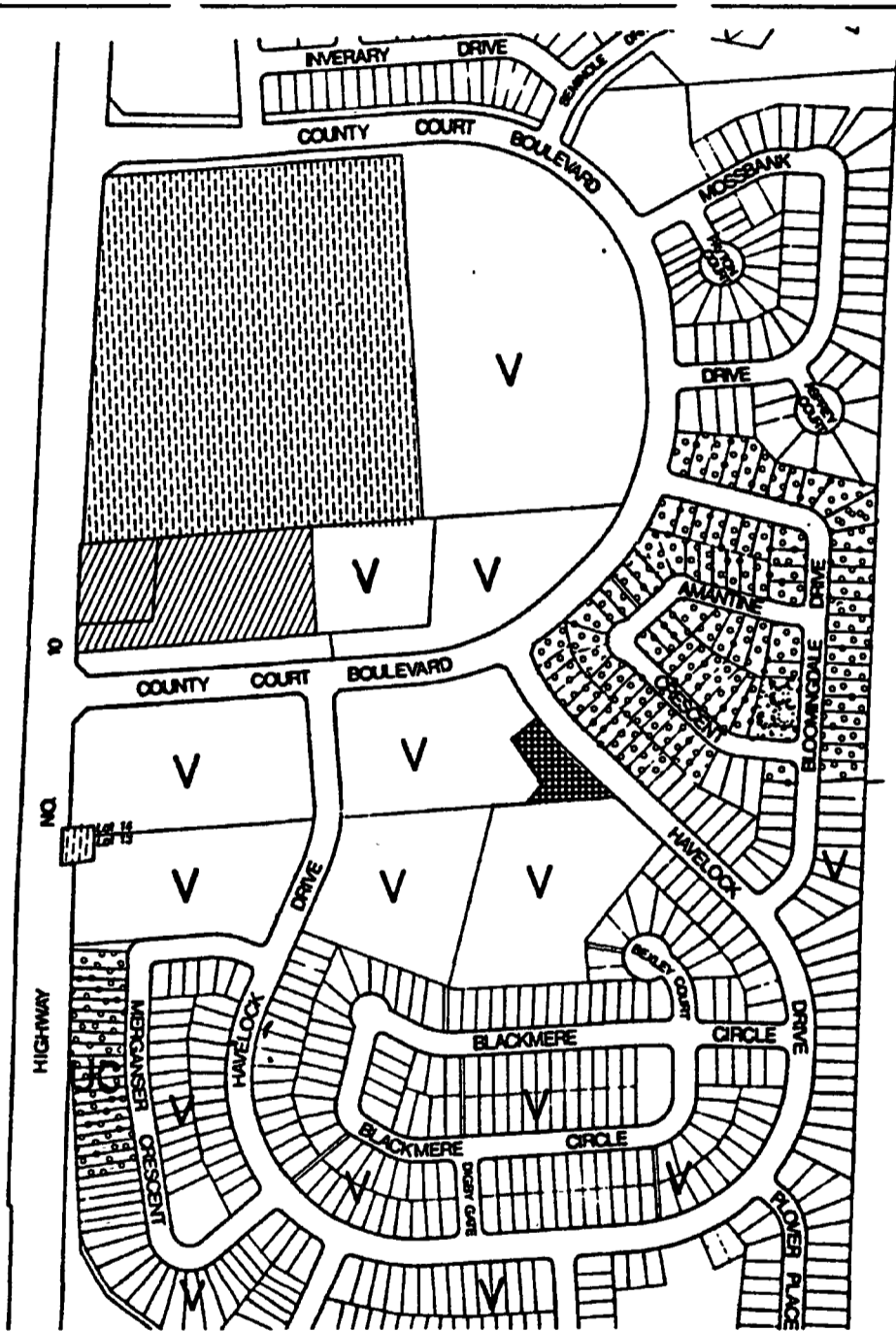


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



CITY OF BRAMPTON  
Planning and Development




Date: 85 09 20 Drawn by: K.L.  
File no. TIE14.7 Map no. 76-13A

09-13



**LEGEND**

-  **SUBJECT PROPERTY**
-  **SINGLE RESIDENTIAL**
-  **INSTITUTIONAL**
-  **COMMERCIAL**

-  **OPEN SPACE**
-  **VACANT**
-  **UNDER CONSTRUCTION**

**RODNEY-WHITEHOUSE CORP.**  
**LAND USE MAP**

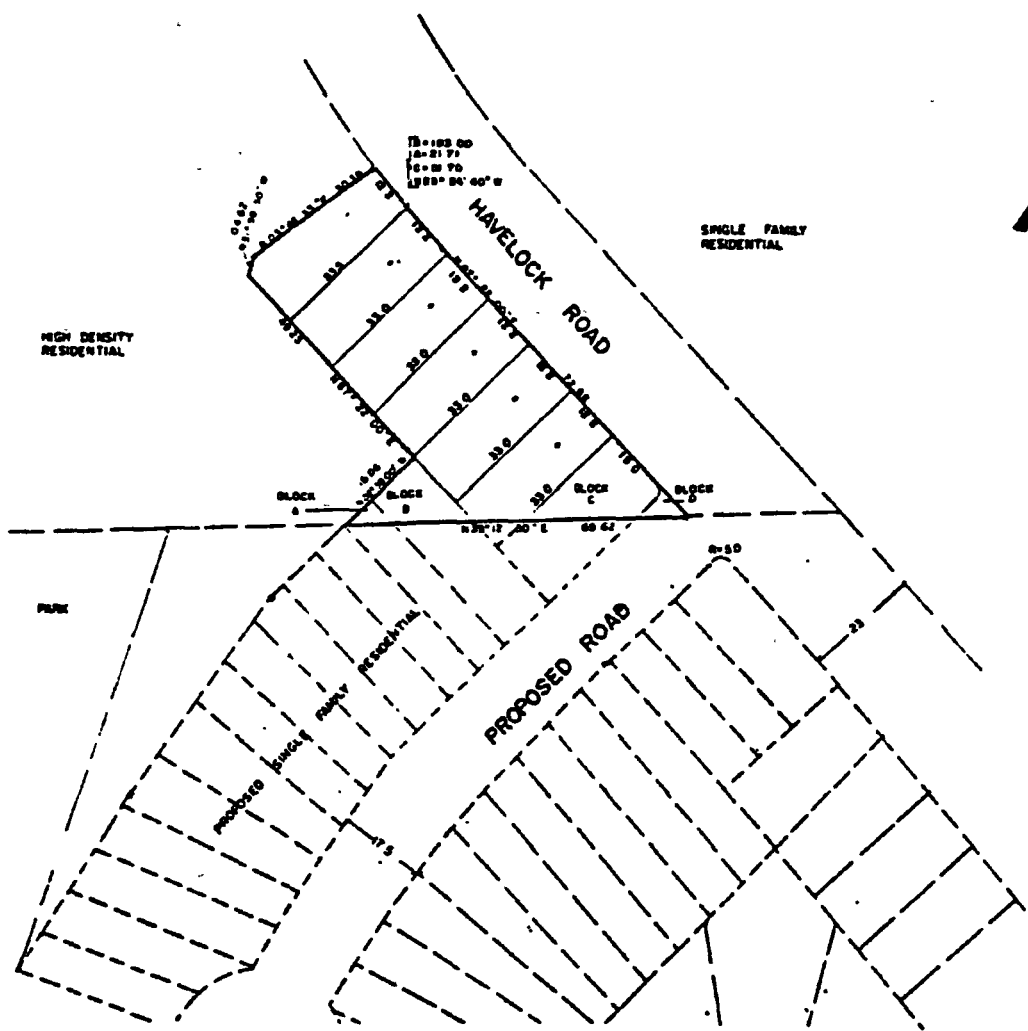


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**CITY OF BRAMPTON**  
 Planning and Development

Date: 85 10 22    Drawn by: K.L.  
 File no. TIE14.7    Map no. 76-13C

D9-14



RODNEY-WHITEHOUSE CORP.  
 DRAFT PLAN OF SUBDIVISION  
 (21T-85027B)



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**CITY OF BRAMPTON**  
 Planning and Development

Date: 85 10 22      Drawn by: K.L.  
 File no. T1E147      Map no. 76-13B

D7

## INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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February 7, 1986

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Proposed Plan of Subdivision  
Application to Amend the Official Plan  
and the Zoning By-law  
Part of Block 93, Plan 43M-523  
Part of Lot 14, Concession 1, E.H.S.  
(former Town of Mississauga)  
Ward Number 3  
RODNEY-WHITEHOUSE  
Region of Peel File Number: 21T-85027B  
Our File Number: T1E14.7

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The notes of the Public Meeting held on February 5, 1986 are attached for the information of Planning Committee.

A neighbour residing on Havelock Drive, opposite to the subject property, appeared at the meeting. The resident's objections regarding the loss of the school site and the lack of developed parkland in the area were noted.

The subject property was a proposed school site in the original Fletcher's Creek South Secondary Plan (Official Plan Amendment Number 61) although the Board of Education has determined that the school site is excess to their facility requirements and no longer required for school purposes. Since the Board of Education would never establish a school on the subject property, it is reasonable that the subject site be developed for residential purposes compatible with surrounding development. If the resident does have difficulty with the deletion of the school site, he should discuss the matter with the appropriate authority rather than City Council.

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- 2 -

Regarding the resident's concern with developed parkland, he was informed at the public meeting that a Neighbourhood Park will be developed immediately west of the subject school site. According to the Parks and Recreation Division of the Community Services Department, the subject park should be developed by the fall of 1986.


One final matter is that the staff report dated January 8, 1986, failed to implement the City's sidewalk policy regarding display maps to illustrate sidewalk and walkway locations. Staff recommend that the appropriate condition regarding the above matter be added to the condition of approval.

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

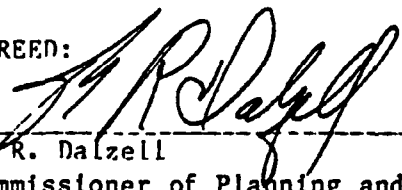
1. the notes of the Public Meeting be received;
2. the application to amend the Official Plan and Zoning By-law be approved subject to:
  - (1) the conditions contained in the staff report dated January 8, 1986; and,
  - (2) the addition of the following condition:


"13. The applicant shall agree by agreement to place a map on the wall of the sales office(s) which clearly indicates where the sidewalks and walkways will be constructed within the plan of subdivision."
3. staff prepare the appropriate documents.

Respectfully submitted,

  
\_\_\_\_\_  
Carl Brawley  
Development Planner

AGREED:

  
\_\_\_\_\_  
F. R. Dalzell  
Commissioner of Planning and  
Development

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

CB/jp/03

D7-3

PUBLIC MEETING

A Special Meeting of Planning Committee was held Wednesday, February 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:26 p.m. with respect to an application by RODNEY-WHITEHOUSE (File: T1E14.7) to amend both the Official Plan and Zoning By-law to permit the subdivision of the subject property into 7 single family detached dwelling lots.

Members Present: Councillor N. Porteous - Chairman  
Councillor E. Mitchell  
Alderman J. Shadrack  
Alderman D. Metzak  
Alderman S. DiMarco  
Councillor C. Gibson  
Alderman L. Bissell  
Alderman T. Piane

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

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One interested member of the public was in attendance.

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

Mr. Dalzell replied in the affirmative.

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



D7-4

- 2 -

A resident complained that he was led to believe that a school site was proposed on the subject property, and assumed that a play area would be available for his children. Also, he asked about park provision.

Mr. Laine pointed out the City park site, noting that parks are never developed before residents are established, and advised the resident to see Planning Staff for a look at the Parks Master Plan.

There were no further questions or comments and the meeting adjourned at 8:35 p.m.