



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 89-86

To adopt Amendment Number 84  
and Amendment Number 84 A to  
the Official Plan of the City of  
Brampton Planning Area.

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

1. Amendment Number 84 and Amendment Number 84 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 84 and Amendment Number 84 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 14th day of April, 1986.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

ORIGINAL

B. 20 87-6

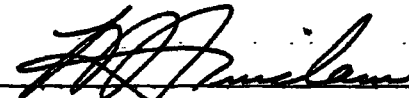
AMENDMENT NUMBER 84  
to the Official Plan of the  
City of Brampton Planning Area  
and  
AMENDMENT NUMBER 84 A  
to the Consolidated Official Plan  
for the City of Brampton Planning Area

21<sup>00</sup> OP 0031-084 - /

Amendment No. 84A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 84 to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 84A to the Consolidated Official Plan and Amendment No. 84 to the Official Plan for the Brampton Planning Area.

Date ... *May 26, 1986* ...



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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

this 14th day of April, 1986.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 84  
TO THE OFFICIAL PLAN FOR  
THE CITY OF BRAMPTON AND  
AMENDMENT NUMBER 84A TO  
THE CONSOLIDATED OFFICIAL PLAN  
FOR THE CITY OF BRAMPTON

1.0 Purpose:

The purpose of this amendment is to:

- change the land use designation of the subject lands from "Commercial" to "Residential" on Schedule "A" - General Land Use Designations of the Official Plan;
- change the land use designation of the subject lands from "Commercial/Medium Density Residential" to "Low Density Residential" on the applicable secondary plan; and,
- modify the policies within the secondary plan to accommodate the proposed land use.

The affected lands are outlined in Schedule A to this amendment.

2.0 Location:

The lands subject to this amendment:

- are located adjacent to the northeast corner of Grenoble Boulevard and Central Park Drive;
- are more particularly described as part of Lot 7, Concession 5, E.H.S., of the geographic Township of Chinguacousy; and,
- have an area of 1.2 hectares.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment 84 :

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 12 set out in the first paragraph of subsection 7.2.7.12, Amendment 84 A.
- (2) by changing, on Schedule "A" thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Commercial" to "Residential".

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

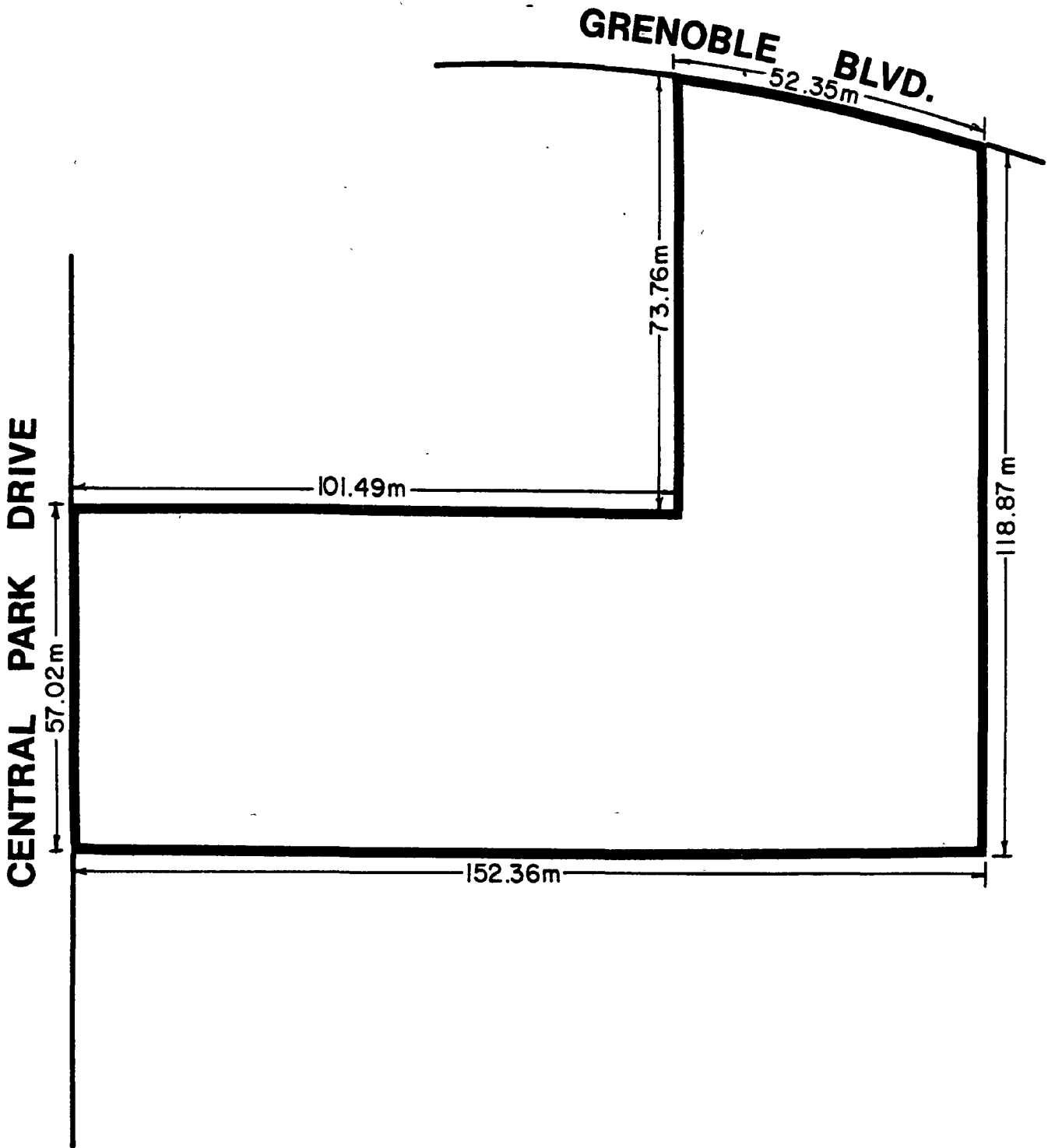
(1) by changing, on Plate Number 24 thereof, the land use designation of the lands shown outlined on Schedule A to this amendment from "Commercial" and "Medium Density Residential" to "Low Density Residential".

(2) by deleting therefrom subsection 5.2(v) of Chapter C17 of Section C of Part C, and substituting therefor the following:

"5.2(v) A "village centre", on separate parcels, including convenience commercial facilities, low density residential development, plus a church site to assist in the core function of this area."

JP  
8/4/10

LOT 7 CONCESSION 5 E.H.S.



SCHEDULE A  
OFFICIAL PLAN AMENDMENT NO. 84  
OFFICIAL PLAN AMENDMENT NO. 84 A



1:974

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 06 27 Drawn by: K.L.  
File no. C5E7.9 Map no. 47-24E

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 84 AND 84 A

Attached is a copy of a planning report dated February 17, 1986, including the notes of a Public Meeting held on March 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.



# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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February 12, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 7, Concession 5, E.H.S.  
Ward Number 11  
BRAMALEA LIMITED  
Our File Number C5E7.9

---

1.0 INTRODUCTION

An application has been received to amend the City's Official Plan and Zoning By-law to permit the development of 45 rental townhouse units on the above noted lands.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USE

The subject lands:

- are "L-shaped" with frontage of 52.41 metres on Grenoble Boulevard and 48.30 metres along Central Park Drive;
- have depth of 152.4 metres north of Central Park Drive and 118.8 metres east of Grenoble Boulevard;
- have an area of 1.2 hectares;
- are currently vacant; and,

- have no significant vegetation.

Abutting land uses are as follows:

To the North: public open space;

To the East: public open space and a church;

To the West: convenience commercial plaza directly at the northeast corner of Grenoble Boulevard and Central Park Drive.

Surrounding land uses include single family residential and multiple attached dwellings.

### 3.0 PROPOSAL

As previously noted, the applicant wishes to develop the subject lands with 45 rental townhouse units on behalf of the Peel Non-Profit Housing Corporation.

The site plan submitted in support of the application indicates:

- a gross residential density of 15.0 units per acre;
- the provision of 2 handicapped units;
- vehicular access from both Grenoble Boulevard and Central Park Drive via a private roadway;
- 14 visitor parking spaces;
- 2 recreation vehicle parking spaces;

- a tot lot;
- a 1.2 metre chain link fence along the north and east property boundaries;
- an existing 2.0 metre masonry wall along the south and west property boundaries; and,
- landscaped areas comprising 51.5% of the site area.

4.0 OFFICIAL PLAN AND ZONING STATUS

Schedule "A" of the Official Plan prescribes a "Commercial" designation for the subject lands.

The applicable secondary plan for the area (consisting of Plate Number 24 and Chapter Number 17 of Section C of Part C of the Consolidated Official Plan) designates the subject lands partially as "Medium Density Residential" and "Commercial".

Policy 5.2 (v) of Chapter 17 of the Consolidated Official Plan describes this area as a "Village Centre" including commercial facilities integrated with a tower apartment reserved for 250 units of non-family accommodation.

Thus, the proposal does not fully implement the Official Plan insofar as:

- the intended residential/commercial facilities are not an integrated development; and,
- the 250 non-family tower apartment units are not realized.

The subject lands are zoned "Commercial One (C1) H" by By-law 861,

as amended.

#### 5.0 BACKGROUND

The subject lands were originally part of a larger land holding comprising abutting lands at the northeast corner of Grenoble Boulevard and Central Park Drive. This entire land holding was zoned by By-law 861 as "Commercial One (C1) H" permitting an apartment building with ground floor commercial uses.

In 1977, City Council considered an application to develop these lands with a shopping centre and 46 townhouse units. Subsequent to public meetings, the applicant (Bramalea Limited) requested that the shopping centre be considered separately from the townhouse development. Hence, a 0.8 hectare parcel was rezoned to permit the development of the Northgate Shopping Centre. This commercial component was subsequently severed from the larger land holding in July of 1977.

#### 6.0 COMMENTS

The application was circulated to a number of departments and agencies and the following comments were obtained:

6.1 The Regional Municipality of Peel Planning Department has advised that:

- full municipal services are available on Central Park Drive and Grenoble Boulevard.

6.2 The Peel Board of Education has advised that:

- the Peel Board of Education has no objection to the above noted application;

- the anticipated yield from this plan is as follows:

K-6:	15
7-8:	5
9-13:	9

- the students generated are presently within the attendance areas of the following schools:

	<u>Level</u>	<u>Enrol.</u>	<u>OME-10%</u>
Grenoble P.S.	K-6	319	472
Greenbriar P.S.	7-8	616	664
Chinguacousy S.S.	9-13	1,581	1,176

- the foregoing comments apply for a two year period, at which time, updated comments will be supplied upon request.

6.3 The Dufferin-Peel Roman Catholic Separate School Board has advised that:

- they have no objection to the application;
- approximately 12 Junior Kindergarten to Grade 8 separate school pupils are projected from the 45 units proposed in the plan; and,
- separate school pupils generated from the 45 units will attend St. Jean Brebeuf School on Glenforest Drive.

6.4 The Public Works and Building Department - Zoning and By-law Enforcement Division has advised that:

- they have no comment at this time.

6.5 The Public Works and Building Department - Development and Engineering Services Division has advised that:

- the applicant will be required to submit a storm drainage study.

6.6 The Community Services Department has advised that:

- the Transit Division has no comments or concerns;

- The Fire Division submits that:

-access via the proposed private road is acceptable provided that it is designated and signed "Fire Route" on both sides; and,

-an internal system of hydrants is required.

- privacy fencing and/or landscape screening is required at the rear of units abutting the church and park sites;
- landscaping required in the rear yard of units abutting the existing masonry wall to soften the appearance;
- an access gate from the -playground to the park should be included;
- a walkway connection to the existing park walkway should be installed by the applicant at his expense; and,
- surface drainage is not to be directed towards abutting parkland.

## 7.0 DISCUSSION

As previously noted, the secondary plan prescribes a "Medium Density Residential" and "Commercial" designation for the subject lands. The intended development is to take the form of an apartment tower, with ground floor commercial. However, the historical development of the site has departed from this vertical integration of land use. Nevertheless, the prescribed land use mix, comprised of commercial and medium density residential is being maintained by existing and proposed development on the subject site and abutting lands. The loss of residential density is not considered critical given:

- the departure from vertical development; and,
- the reduction in available site area for residential development due to the severance of the commercial site.

As in other developments of this nature, consideration must be given to land use compatibility. In terms of surrounding land use, the proposal is similar in density and character to that of adjacent residential developments. Further, the presence of the townhouse units will be relatively innocuous to the surrounding residential community due to the physical separation afforded by:

- parkland to the north;
- the institutional (church) site to the east;
- the road and boulevard lands of Central Park Drive to the south; and,
- the Northgate Shopping Centre to the west.

In terms of abutting land use, potential incompatibilities may arise

from the interface between the proposed residential development, the Northgate Shopping Centre to the west, and the church site to the east.

In anticipation of future residential development on the subject lands, a 2.0 metre high masonry wall was constructed along the easterly and northerly property boundaries of the shopping centre site. This should mitigate the most pervasive impacts emanating from this facility on the proposed townhouse development.

It should be noted that a majority of the townhouse units do not have direct exposure to the commercial facility. In this regard, only the easterly property boundary of the commercial site is contiguous with townhouse development.

Hence, potential impacts between commercial and proposed residential uses have been significantly mitigated by site plan features.

A 1.8 metre chain link fence will be required along the northerly property boundary. This will provide the necessary separation between abutting parkland.

Similarly, a 1.8 metre wood privacy fence will be required along the easterly property boundary. This will shield the residential and tot lot area from the abutting church and its parking lot.

On-site resident and visitor parking, as proposed, is sufficient to satisfy City requirements. On-street parking will be regulated through normal enforcement procedures for private roads. (i.e. signage and fire route restrictions).

#### 8.0 CONCLUSIONS AND RECOMMENDATIONS

On the basis of the foregoing discussion there is no fundamental objection, from a land use planning perspective to the proposal.



Accordingly, it is recommended that Planning Committee recommend to City Council that:

A. A Public Meeting be convened in accordance with City Council's procedures.

B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council:

(1) An Official Plan Amendment to the text of the secondary plan to permit the intended development of the subject lands.

(2) A Zoning By-law Amendment to rezone the subject lands from "Commercial One (C1)" Zone to the "Residential Attached RMI(A)" zone containing the following provisions:

(i) the site shall only be used for 45 residential multiple attached dwellings;

(ii) building envelopes shall be identified on the by-law schedule;

(iii) a minimum of 2 parking spaces per dwelling unit shall be provided one of which shall be in a garage; and,

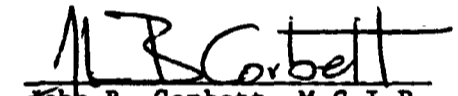
(iv) a minimum of 14 visitor parking spaces and 2 recreation vehicle spaces shall be provided.

C. The proposed development shall be subject to a development agreement, and prior to the issuance of a building permit, a site plan, a landscape plan and a grading and drainage plan shall be approved by the City.


D. The applicant shall agree by agreement to:


- (i) install a 1.8 metre standard wood privacy fence along the easterly property boundary to the satisfaction of the City;
- (ii) install a 1.8 metre chain link fence along the northerly property boundary to the satisfaction of the City;
- (iii) name the proposed private roadway to the satisfaction of the City starting with the letter "G";
- (iv) grant easements, as may be required for the installation of utility and municipal services to the appropriate authorities;
- (v) install an internal system of fire hydrants to the satisfaction of the City's Fire Department;
- (vi) designate the proposed private roadway as a "Fire Route" and no parking zone in accordance with the requirements of the City's Fire and Public Works Departments; and,
- (vii) provide an access gate and walkway connections to the existing park walkway to the satisfaction of the Commissioner of Community Services.

Respectfully submitted,

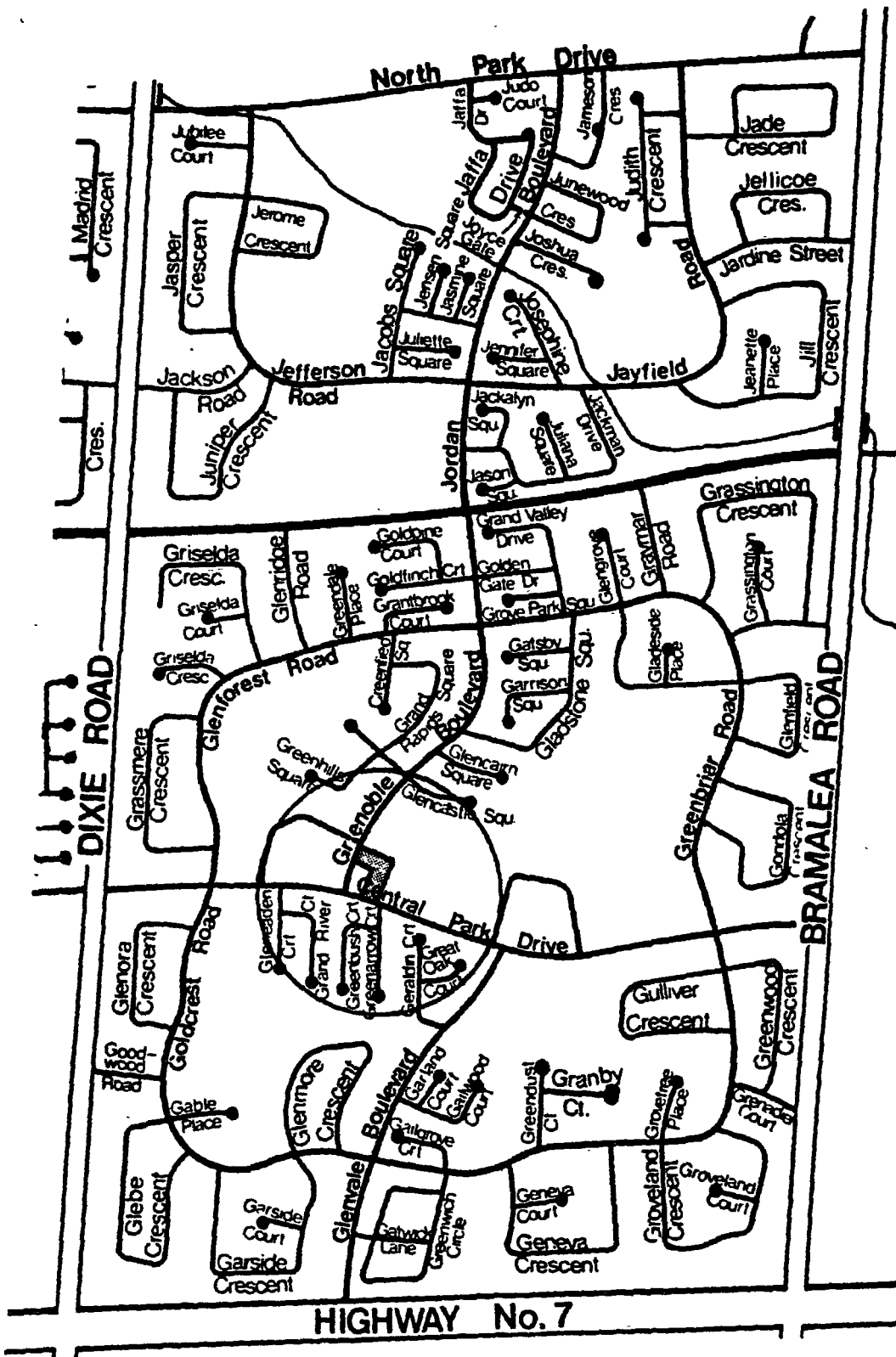
  
 John B. Corbett, M.C.I.P.  
 Development Planner

AGREED:

  
 F. R. Dalzell  
 Commissioner of Planning  
 and Development

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

JC/hg/4



BRAMALEA LTD.

Location Map



1:12000

CITY OF BRAMPTON  
Planning and Development

Date: 86 01 10 Drawn by: K.L.  
File no. C5E7.9 Map no. 47-24A

C4-12

GRENOBLE BOULEVARD

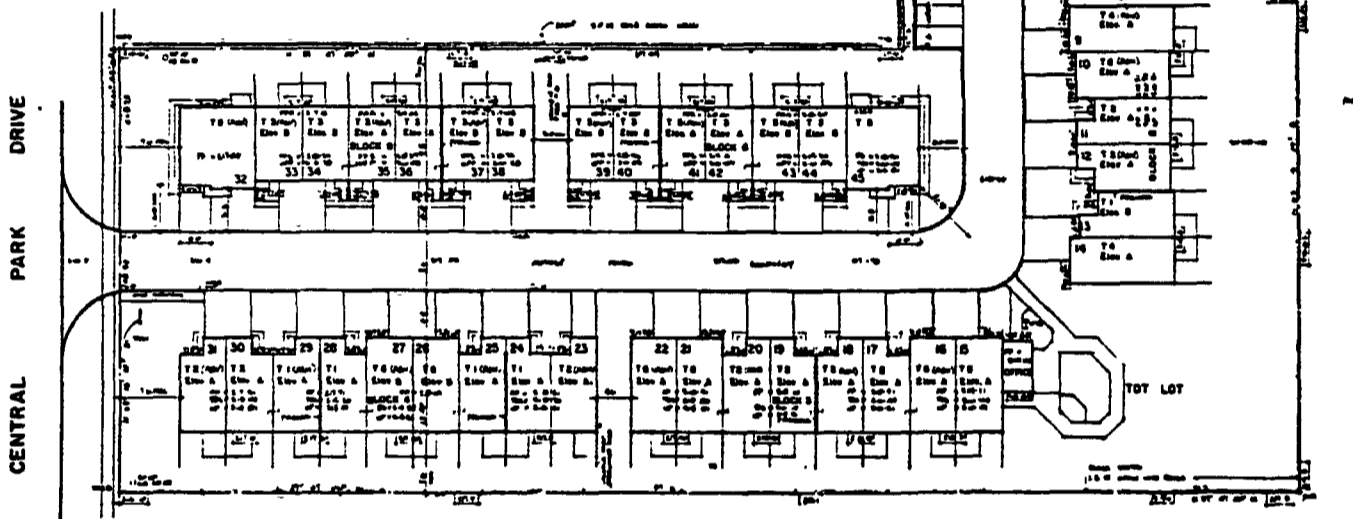
SITE INFORMATION		
LOT AREA	3.013 ACRES = 13,190 m <sup>2</sup>	
NO. OF UNITS	43	
DENSITY	37 PER HECTARE	
GREEN PAVED AREA	4,048.9 m <sup>2</sup>	
BUILDING COVERAGE	2,111.7 m <sup>2</sup>	25.8%
LANDSCAPE AREA PROVIDED	6,288.2 m <sup>2</sup>	51.5%
PAVED AREA PROVIDED	2,754.6 m <sup>2</sup>	23.0%

**UNIT MIX**

UNIT TYPE	NO.	AREA (m <sup>2</sup> )
T-1 3 BEDROOM	5	119.00
T-2 3 BEDROOM	13	129.00
T-3 3 BEDROOM	13	129.00
T-4 4 BEDROOM	6	19.00
T-5 3 BEDROOM - HANDICAPPED ENTRY	2	16.00
T-6 4 BEDROOM	0	17.00

**PARKING PROVIDED**

TYPE	NO.	AREA (m <sup>2</sup> )
RESIDENTS 1:1 (4:1)	50	1200.00
VISITORS	10	131.00
RECREATION VEHICLES	2	16.00
<b>TOTAL</b>	<b>62</b>	<b>1347.00</b>



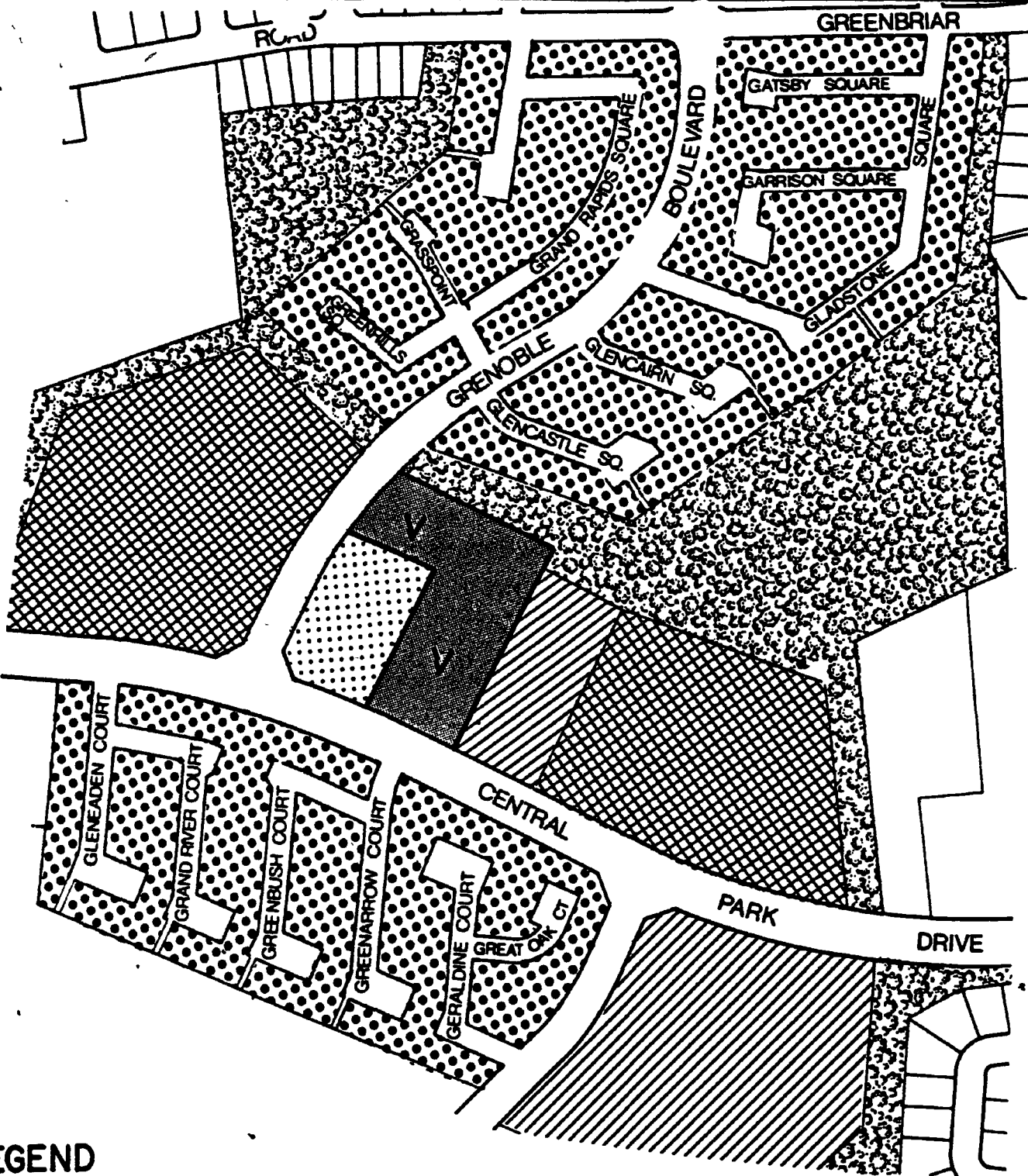
**BRAMALEA LTD.**  
Site Plan



1:974

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 01 10 Drawn by: K.L.  
File no. C5E7.9 Map no. 47-24C



**LEGEND**

-  SUBJECT LANDS
-  MULTIPLE ATTACHED
-  SINGLE & MULTIPLE ATTACHED
-  INSTITUTIONAL
-  OPEN SPACE
-  CONVENIENCE COMMERCIAL

**BRAMALEA LTD.**  
Existing Land Use.



1:4000

**CITY OF BRAMPTON**  
Planning and Development

Date: 86 01 10    Drawn by: K.L.  
File no. C5E7.9    Map no. 47-24B

1020 Central Pk' Dr.

Received  
Planning Comm  
8/2/02/11  
1  
[Signature]

We the undersigned are against the proposal to have townhouse units built in our neighbourhood, that will be government subsidized or low rental units. The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

C4

Names of Petitioners	UNIT #	Address
	UNIT 94	1020 Central Park Drive
[Signature]	unit 97	[Signature]
[Signature]	UNIT 95	
Paula Meyer	Unit 89	
J. Mout	Unit #89	
[Signature]	" 88	
[Signature]	" 91	
Charles Stewart	" 87	
[Signature]	# 86	
[Signature]	# 84	
[Signature]	# 83	
Michael Bourque	# 82	
Bonette Krasusien	# 79	
[Signature]	# 79	
Dan Wolf	# 92	
Pat Mark	# 12	
Ken Ryan	# 11	
Charla [Signature]	# 10	
Cardyn & Scott Pritchard	# 8	
[Signature]	# 2	

1020 Central Park Dr.

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Mr. + Mrs. Donald Semmors # 32

STEPHEN YOUNG - MARIANA HARE # 51

Norma Lefhalen # 52

Mr. & Mrs. ~~Clid~~ Clid Boucher # 49

Jel. Kemp # 46

Yancy Kemp # 46

Mirna Kostuk # 57

R. K. # 57

L. Brown # 60

B. Sadden # 65

Mr. + Mrs. Christopher J. Hanson 66

Mr. Ralph Bulmer - 68

L. Schmidt # 70

J. Sugan 71

H. M. # 78

Janne Kipura # 78

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Margaret Simms Unit 76.

John McLean " 75

D McStravick # 73

Arlene Gray # 74

Roger Gray # 74

Concent Ditcher # 99

Mary MacDonald # 98.

Donna Hall # 96.

Al Hall # 96

Clunk Busby # 100

Nancy Busby # 100

~~John~~ 61 GENEVA CR5.

Pat Bowe # 101.

Joanne Bowen # 101.



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Angela Clark #93      Gordon Clark #93

Rudolph Adams #5

A. Saeed Khan UNIT #30      [Signature] [Signature]

[Signature] Unit 29

[Signature] Unit 28

[Signature] Unit 25

[Signature] UNIT 23

Catkin Brundicombe UNIT 77

Lara Brewster Unit 22

Sandra Selous

Pat Mendies Unit # 4      [Signature]

J. Nelson Unit # 7

A. Venstra Unit # 20

J. Powell Unit # 42

R. Sturton UNIT # 41

Janice Hart UNIT # 40      [Signature]

[Signature] # 1      [Signature]

S. [Signature] Unit 35

[Signature] Unit 34      [Signature]

We the undersigned are against the proposal to have townhouse units, built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

GREEN BUSH CRES.

#4 ~~11~~ ~~Robert George Sullivan~~

#6 Laura Ragger.

#10 Roger Stund

#11 Art Scott

#34 ~~Emmanuel Tausa~~

#31 ~~W. Scott~~

#53 Ann Ma Carmack

#20 Joanne Steadman

#5 John A. Roy

#7 George C Kelly

#36 ~~Judith Dair~~

# ~~Judith Dair~~

#15 ~~W. Scott~~

#16 J. Lutz

#18 J. Koushal

#19 M. Dalton

#21 ~~W. Scott~~

#29 ~~W. Scott~~

#29 C.D. Mitchell

#7 ~~M. Dalton~~

#8 Greenbush Crt.,  
Nancy Giurdanella

#2 John McKing

#3 Jim McCutcheon

Nancy McCutcheon

W.C. Halliday

#12 ~~W. Scott~~

We the undersigned are against the proposal to have townhouse units built in our neighbourhood, that will be government subsidized or low rental units. The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

- 1. Mrs Dawn Wilson 25 Greenarrow Crt.
- 2. Fred Home 27 Greenarrow Crt.
- ③ Gord Harris 3 Greenarrow Crt.
- ④ Alan Simpson ④ Greenarrow Ct.
- ~~Stan & Linda Bell~~ 6 Greenarrow Crt.
- Cloude May 8 Greenarrow Crt.
- Lesley Cunningham 9 Greenarrow Court.
- James G. Harrison 11 " " "
- Grace 11 GREENARROW CRT
- Dawn Grace 11 Greenarrow Ct.  
791-3728
- W. L. Ward & wife 12 Greenarrow Rd
- M. Martin 13 Green Arrow Ct.
- C. Luskey 14 Greenarrow Court
- James Lusk 14 Greenarrow Court
- John Lusk 15 GREENARROW CT.
- Edna Lusk 15 Greenarrow Ct.
- Koraine Smith 18 Greenarrow Ct.
- Lynn LeRoux 19 Greenarrow Ct
- Robert G. Gause 20 Greenarrow Crt.
- R. P. Budget 21 Greenarrow Ct.
- Elliott C. Moran 22 Greenarrow Ct.
- Gloria Morris 22 Greenarrow Ct
- Jane de Henderson 23 GREENARROW CRT.

We the undersigned are against the proposal to have townhouse units, built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

*Ray Manger, 13 Glencastle Sq.*

We the undersigned are against the proposal to have townhouse units built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park and Grenoble Blvd. in Bramalea.

- 1 Ted Pike - 27 GLENCASTLE SQUARE
- 2 Bernard Beaul 1 Glencastrle Sq.
- 3 Albert B Reid 25 Glencastrle Sq.
- 4 Floyd Goodman 25 GLENCASTLE
- 5 Ronald Harris 24 GLENCASTLE Sq. Gurn.
- 6 J Gilson 23 Glencastrle Sq.
- 7 Herb Schuler 2 GLENCASTLE SQ.
- 8 D V Eagles 19 Glencastrle
- 9 H K Mundy 26 Glencastrle Sq.
- 10 Nancy Steele 21 Glencastrle Sq.
- 11 Jim Hurd " " "
- 12 Rudolph 18 GLENCASTLE SQ.
- 13 Chm Hurd 17 GLENCASTLE SQ.
- 14 W A McAllen 15 GLENCASTLE Sq
- 15 Lee MacLagan 15 Glencastrle Sq
- 16 Hank K. ... 16 Glencastrle Sq.
- 17 C Lee 14 Glencastrle Square
- 18 Ada Van Halen 12 Glencastrle Square
- 19 Mike Van Halen 12 Glencastrle square
- 20 Les Dwyer 9 Glencastrle Sq
- 21 Gary Kell 8 Glencastrle Sq.
- 22 Louise Thornycroft 7 Glencastrle Sq.
- 23 Paula Patterson 6 GLENCASTLE SQ
- 24 Cindy Cerver 4 GLENCASTLE SQ.
- 25 Amy Dominge 3 Glencastrle Square
- 26 Joanne Newman 11 Glencastrle Sq
- 27 ... 11 Glencastrle Sq

We the undersigned are against the proposal to have townhouse units, built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

Mr. & Mrs. McLean	13 Grasspoint Square
Mr. & Mrs. E. Coman	12 Grasspoint Square
Mr & Mrs. J. Gland	7 GRASSPOINT SQUARE
A. Mullock	8 GRASSPOINT SQ
Mr & Mrs W Armstrong	11 Grasspoint Sq
Pantanasayang	14 Grasspoint Sq
Mr & Mrs L. Sudeyke	15 GRASSPOINT SQ
Clive MacDonald	3 Grasspoint sq.
A. Houser	5 Grasspoint Sq.
Eddie & Gail Webster	6 Grasspoint SQ
R. L. Mah	7 Grasspoint Sq.
L. McNeill	9 GRASSPOINT SQ

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Alvin Ithorne	4 Greenhills Square
Ronald Dooley	1 Greenhills Square
R. SIMPSON	2 GREENHILLS SQ
S. Critchard	3 GREENHILLS SQ
Elva Whalen	6 Greenhills SQ
K. W. Gault	10 GREENHILLS SQ.
D. J. Spens	12 Greenhills Sq.
L. Walker	13 Greenhills Sq.
M. Chartus	15 Greenhills Sq.
Maureen Ryan	19 Greenhills Sq.
Gebriale Temelde	5 Greenhills SQ
M. Rajaneni	8 Greenhills Sq.
B. J. J.	9 Greenhills Sq.
M. J. J.	14 Greenhills Square.
J. Ranch	17 Greenhills Sq.
Benjamin Felbo	18 Greenhills SQ
Paul Cote	21 Greenhills Sq.
Mary Boté	21 Greenhills Sq.
MR. AND MRS. COSTON.	22 GREENHILLS SQ.
K. Boultarath	16 Greenhills SQ.
Mrs. M. Petini	20 Greenhills Sq.

900 Central Park

We the undersigned are against the proposal to have townhouse units built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

- ~~WA~~ # 91
- M. McDonald # 93
- 117 DEWITT # 94
- A. Scott # 95
- George Brown # 101
- M. Libral # 103
- Lo Sung # 104
- Wm & Janet Bond # 125
- Mr + Mrs. Steven Warner # 123
- Mrs S. Stramason # 122.
- Mrs. Laurel Budjinsky # 121
- John Hamilton 119
- John Hamilton 119
- Burke # 115
- J. Lowin # 114
- Sam # 111.
- H. Kaldor # 06
- Darlene Berger # 5
- Morton Sedford # 4
- Bill Smith # 3
- Bill Smith # 3
- Mr. + Mrs. G. Bailey # 1

- Mr. & Mrs. B Jones # 10.
- H. Bowen # 11
- AL GAMBELL # 12.
- Mr. + Mrs. D. Spamer # 15
- Bob & Helen # 17



900 Central Park

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- Keelan 60\*
- John #51
- A. Tower #50
- J. Jarmy 48
- D. Dunder 46
- Patricia Stank 45
- Lanni Feely 42
- Carol Kelly 43
- Erin Kelly 43
- Shirley Dickson 41
- James G. G. 38
- Lynne P. P. 39
- Paul Kelly #39
- J. J. #36
- Quinn Bibby #37
- Preda Bator #34
- Kevin Quirk #32
- Margaret Shephard #27
- Bob Sutherland #26

900 Central Park  
Bramalea, Ontario

1

We the undersigned are against the proposal to have townhouse units built in our neighbourhood, that will be government subsidized or low rental units.

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Marge Charles Marshall #60

Eric Kusur #59

Chelsea Cosway #54

Maria Volpe #53

Heather Lowe #55

Al P. #62

Brenda Dravell #63

Arthur O'Neil #66

Jeanne Vanrietigen #70

Mary Stockton #71

Bryana Hardy #72

Craig Huel #73

Clare Oldale #96

Pat Hartling #97

Debbie Lunergan #20

Debbie Ruyce #100

Debbie Warwick

Jean Hall #83

Ellen Egan #84

Bruce Elliott #90

Pat Egan #90

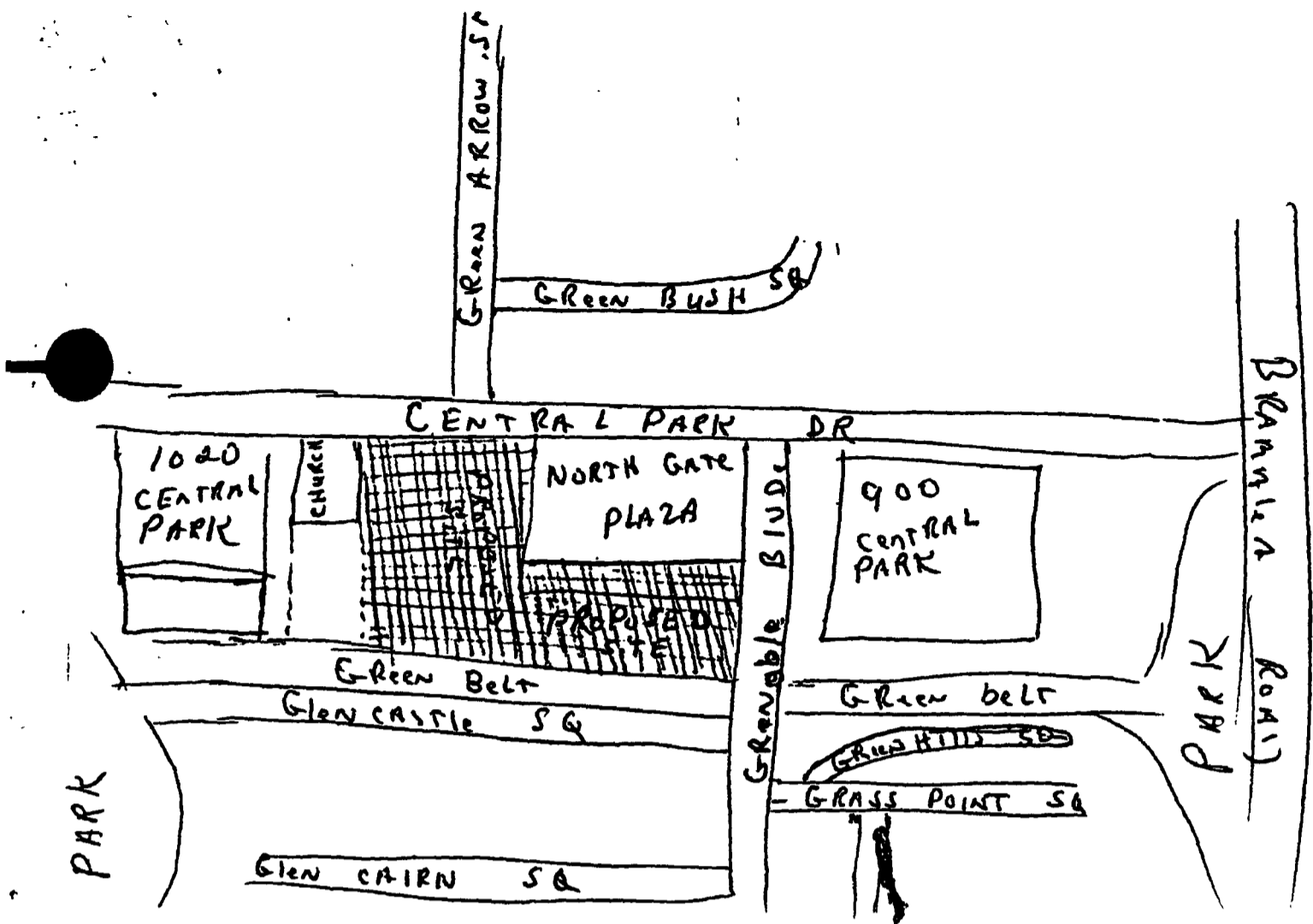


We the undersigned are against the proposal to have townhouse units, built in our neighbourhood, that will be government subsidized or low rental units.

The units referred to are those to be built behind and beside Northgate Plaza on the corner of Central Park Drive and Grenoble Blvd. in Bramalea.

S. BERC

1. GLENCAIRN SQ - BRAMPTON
- 3 Glencairn Sq M. Claudi / Goudreau
- 7 Glencairn Sq. - Smith
- 12 GLENCAIRN SQ. [unclear]
- 13 GLENCAIRN SQ. [unclear]
- 14 GLENCAIRN SQ. G. [unclear]
- 15 Glencairn Sq. R. [unclear]
- 16 Glencairn Sq. [unclear]
- 20 Glencairn Sq. [unclear]
- 21 Fuel City - M. R. Davis (Trif)
- 23 Glencairn Sq. [unclear]
- 4 Glencairn Sq. Chris Taylor



**PHONE CALL**

ite **Feb 5/86** Time **11:35**  
**ALAN**

WHILE YOU WERE OUT  
**MRS. PINFOLD**

Phone **791-3636**

Telephoned	<input checked="" type="checkbox"/>	Please call	<input type="checkbox"/>
Called to see you	<input type="checkbox"/>	Will call again	<input type="checkbox"/>
Wants to see you	<input type="checkbox"/>	Returned your call	<input type="checkbox"/>

**MESSAGE**

*Opposed to low rental*

**Operator**

**BARLOW OFFICE SUPPLY**  
 116 Kennedy Rd. S. - Brampton, Ont.  
 451-3544 677-2145

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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March 12, 1986

**TO:** Chairman and Members of the Planning Committee  
**FROM:** Planning and Development Department  
**RE:** Application to Amend the Official Plan  
and Zoning By-law  
Part of Lot 7, Concession 5, E.H.S.  
Ward Number 11  
BRAMALEA LIMITED  
Our File Number: C5E7.9

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1.0 INTRODUCTION

The notes of the public meeting held on Wednesday, March 5, 1986, are attached for the information of Planning Committee.

No communications have been received with respect to the application.

2.0 ANALYSIS

At the public meeting, concern was expressed by area residents that:

- the density of the proposed 45 townhouse units was excessive;
- provision for fencing was inadequate;
- the development would generate inordinate volumes of vehicular traffic; and,
- existing zoning by-law and official plan designations would

permit the development of a 250 unit apartment building on the site.

2.1 Density

In terms of density, the proposed 45 townhouse units on the 1.2 hectare (3.0 acre) site would yield 37 units per hectare (15 units per acre). This density is equivalent to existing development in proximity to the subject lands. Accordingly, there will be no perceivable impact on the residential character of the area in terms of density.

2.2 Fencing

The site plan originally submitted by the applicant proposed a 1.8 metre high chain link fence along the easterly and northerly property boundaries.

However, it has been determined that a wood privacy fence of the same height is necessary along the easterly boundary to afford the necessary buffer and separation from the abutting church and parking lot.

It was proposed at the public meeting that a masonry fence would be more appropriate to contain the development. From a planning perspective a masonry fence is not warranted for a development of this nature. The presence of the townhouse units will be relatively innocuous to the surrounding community due to the physical separation afforded by:

- parkland to the north;
- the road and boulevard lands of Central Park Drive to the

south; and,

- the Northgate Shopping Centre to the west.

### 2.3 Traffic

Some residents had concerns regarding the potential for increased traffic as a result of the development. Signalization of the intersection at Central Park Drive and Grenoble Boulevard was also suggested.

As to traffic generation potential, it should be noted that one of two accesses to the site will be attained by Central Park Drive, which is a designated Collector Road in the Official Plan. It is within the design capacity of the collector road system to accommodate a development of this nature. Accordingly, there will be no appreciable increase in traffic volumes, as a result of this development.

The potential signalization of the intersection at Central Park Drive and Grenoble Boulevard has been referred to the Public Works Department for review.

### 2.4 Official Plan and Zoning Status

As noted previously, there has been some concern that a 250 unit apartment building would be permitted in accordance with existing official plan designations and zoning provisions.

In this regard, it should be noted that:

- Schedule "A" of the Official Plan prescribes a "Commercial" designation for the subject lands;

- the applicable secondary plan (as embodied in the Consolidated Official Plan) designates the subject lands as "Medium Density Residential" and "Commercial"; and,
- the secondary plan describes this area as a "Village Centre" including commercial facilities integrated with a tower apartment reserved for 250 units of non-family accommodation.

The subject lands are zoned "Commercial One (C1) H" by By-law 861, which permits "...the construction of an apartment building which may be constructed above any commercial building ...".

To understand the current status of these designations, an explanation of the planning history of the site is essential.

The subject lands were originally part of a larger land holding comprising abutting lands at the northeast corner of Grenoble Boulevard and Central Park Drive. The entire land holding was zoned as "Commercial One (C1) H", as noted above.

In 1977, City Council considered an application to develop these lands with a shopping centre and 46 townhouse units. Subsequent to public meetings, the applicant (Bramalea Limited) requested that the shopping centre be considered separately from the townhouse development. Hence, a 0.8 hectare parcel was severed, and rezoned to permit the development of the Northgate Shopping Centre. The residential 1.2 hectare (3.0 acre) parcel, now subject to the current townhouse proposal, retained the "Commercial One (C1) H" zoning.

The historical development of the site has obviously departed from what was intended by the official plan and zoning by-law. It is



also clear that the construction of a 250 unit apartment building on the residual 3.0 acre parcel would be:

- impracticable given the resulting density and physical limitations of the site; and,
- contrary to the zoning by-law which stipulates that the apartment structure must be situated above a commercial building (originally intended for lands currently occupied by the Northgate Shopping Centre).

Accordingly, to permit an apartment building, a major redevelopment of the locality would be required, necessitating amendments to both the official plan and zoning by-law.

3.0 RECOMMENDATION

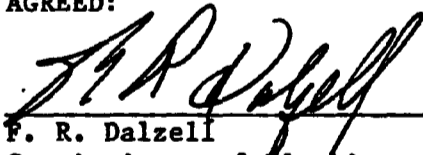
It is recommended that the Planning Committee recommend to City Council that:

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 the conditions contained in the staff report dated February 12, 1986; and,
3. staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,

  
 \_\_\_\_\_  
 John Corbett, M.C.I.P.  
 Policy Planner

AGREED:

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

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

JC/jp/6

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, March 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:41 p.m. with respect to an application by BRAMALEA LIMITED (File: C5E7.9) to amend both the Official Plan and the Zoning By-law to permit the development of 45 townhouse units on the subject property.

- Members Present:
- Councillor P. Robertson - Chairman
  - Alderman H. Chadwick
  - Alderman J. Shadrach
  - Alderman A. Gibson
  - Alderman S. DiMarco
  - Alderman T. Plane
  - Councillor N. Porteous
  - Councillor E. Mitchell
  - Alderman P. Beisel
  - Alderman E. Carter
  - Alderman J. Hutton
  - Alderman D. Metzack

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

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Approximately 20 members of the public were in attendance.

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

Mr. Dalzell replied in the affirmative.

Mr. Corbett 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.

Mr. A. DePasquale, 2 Greenbush Court, wanted to know if the housing would be non profit rental.

Mr. Corbett responded that 25% would be non profit rental and 75% free market.

Mr. DePasquale voiced objection to the proposal due to:

- . probable property devaluation, and
- . increased noise and problems associated with malls, which presently require police attention.

Mr. H. Beedon, 900 Central Park Drive, objected to the proposal, noting that a policeman had commented that one problem is the passing of drugs. He voiced the opinion that the density of the proposal is too high and would increase existing problems.

Mr. D. McArthur, 1020 Central Park Drive, voiced objection to the installation of a chain link fence, as being too easily broken and not good enough protection.

Mr. Corbett responded that a chain link fence is being proposed by the developer, however, staff recommend a wood privacy fence.

Mr. McArthur expressed objection to the proposal.

Mr. Tomlinson, of St. Jude's Church, 1000 Central Park Drive, voiced objection to the proposed chain link fence, noting that repair is continuous and often done with odd materials, which are not aesthetically pleasing. He requested a masonry wall preferably, or a wood fence, which would also be some protection from vandalism. As well, Mr. Tomlinson made mention of a meeting he attended (held under the auspices of Bramalea Limited and the Region of Peel Non Profit Housing Corporation, where the major subject of discussion was the fencing.

Mrs. Attard, 16 Glencairn Square, voiced concern relating to increased traffic and asked if any stop lights were proposed.

Mr. Corbett responded that there is no requirement of the developer for traffic related conditions at this time, as the roads are designed to handle anticipated traffic flow.

Mrs. Attard asked the location of the 11 units of subsidized housing, and objected to the proposed fencing, noting that a masonry wall would be preferred. Also, she asked about the existing zoning of the subject site and if higher density could be allowed.

Mr. Corbett explained the existing zoning and noted that another public meeting would have to be held for any new application.

Debbie Sullivan, 4 Greenbush Court, referred to a petition signed by a number of area residents, expressing objection to the proposal. The petition was submitted to Planning Committee at the meeting on February 17, 1986. Also, she expressed her concerns relating to problems with increased traffic flow.

Mr. W. Buchan, 900 Central Park Drive, voiced opposition to the meeting held on Monday, March 3rd, under the auspices for Bramalea Limited and Region of Peel Non-Profit Housing Corp. He said that those attending the meeting were told that a 250-unit apartment building would be built on the subject site, if the subject application for townhouses is not accepted.

Mr. T. Pike, 27 Glencastle Square, voiced objection to the proposal with devaluation of his property from low rental housing as his main concern. Also, he voiced concern relating to the cost of school supplies for children from the low rental housing. He commented that there will be increased traffic from whatever is built on the subject site, and mentioned the recent meeting relating to the proposal, which he considers a threat to build an apartment building if the townhouse proposal is not approved.

Nancy Holliday, 3 Greenbush Court expressed concern relating to garbage maintenance, and was told that Mr. Smith of Region of Peel Non-Profit Housing would address the issue in his comments.

Mr. Peter Smith, Commissioner of Housing, Region of Peel, Manager of Peel Non-Profit Housing Corporation noted the public information meeting held on March 3, 1986, in response to a petition, to review the public submission and answer questions. He outlined

the urgent need for subsidized housing in Brampton, noting that the families are being subsidized, not the housing, and that the units would be spread out throughout the project. With regard to the meeting, he noted that Bramalea Limited indicated what zoning would be permitted on the subject site, with the implication of apartments, not a threat. He said the fence issue can be negotiated and maintenance would be provided for by the Region of Peel Non-Profit Housing Corp., including garbage pick-up, 24 hour security, etc., and gave Chamney Court in Brampton and Springhill Terrace in Erin Mills as examples. He gave examples of the desperate situations and help needed, and the help being provided.

Mr. Morris, 22 Greenarrow Court, referred to the meeting and asked if it is not a threat, what is it? He said that the proposed subsidized housing is not in keeping with the area and proposed only owner occupied housing.

There were no further questions or comments and the meeting adjourned at 8:10 p.m.