



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 102-79

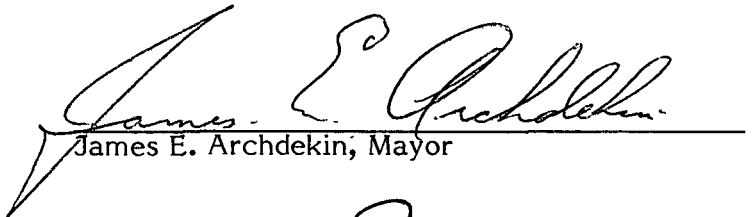
A By-law to amend the Official Plan of  
the City of Brampton Planning  
Department

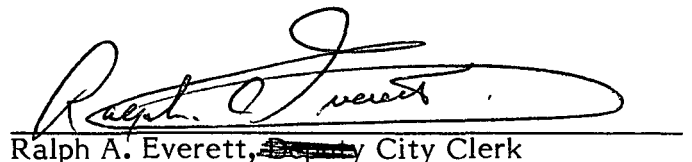
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, (R.S.O. 1970 Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973 hereby ENACTS as follows:

1. Amendment Number **35** to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number **35** to the Official Plan of the City of Brampton Planning Area.

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

This                      7th                      day of                      May                      1979

  
James E. Archdekin, Mayor

  
Ralph A. Everett, ~~Deputy~~ City Clerk

DUPLICATE ORIGINAL

1980 FEB 13 PM 3 41

OPC 0006-35

4

AMENDMENT NUMBER 35  
TO THE  
OFFICIAL PLAN  
OF THE  
CITY OF BRAMPTON PLANNING AREA

REG. PLAN NO. 561

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

1980 Feb 13 3:41 P.M.

Katherine Baughman D.L.R.  
REGISTRAR OF DEEDS, COUNTY OF PEEL

City of Brampton

## TABLE OF CONTENTS

PAGE

CERTIFICATION

ADOPTING BY-LAW

PART A - PREAMBLE

PART B - THE AMENDMENT

1.0 Amendment to Part C, Section B,  
Chapter B1, Section B.1.0,  
Subsection B1.2, Clause 5.1(ii)

2.0 Amendment to Part C, Section B,  
Chapter B1, Section B.2.0,  
Subsection B.2.5, Clause 4.0

3.0 Amendment to Plate 9

4.0 Implementation

5.0 Interpretation

PART C - APPENDIX

Amendment No. 35

to the

Official Plan for the

City of Brampton Planning Area

This amendment 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 modified under the provisions of section 17 of The Planning Act, as follows:

1. Part B - The Amendment, is modified by deleting the second paragraph of section 2.0 in its entirety and replacing it with the following:

"4.12 The area designated Community Commercial on Plate 9 at the southeast corner of Clarence Street and Kennedy Road South may serve for a special use such as a discount department store."

2. Part B - The Amendment, is modified by adding to section 3.0, Land Use, the following as a new last sentence:

"Plate Number 3, Generalized Land Use of the Official Plan is amended by showing the lands redesignated by this amendment as Commercial."

As thus modified, this amendment is hereby approved as Amendment No. 35 to the Official Plan for the City of Brampton Planning Area under section 17 of The Planning Act.

Date.....*Jan. 29/80*.....

ORIGINAL SIGNED BY  
G. M. FARROW

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

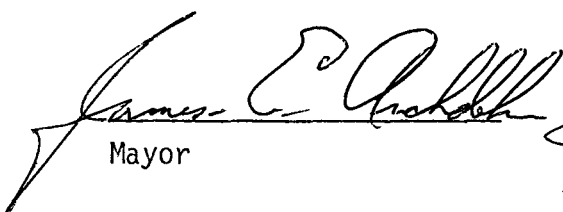
CONSOLIDATED OFFICIAL PLAN

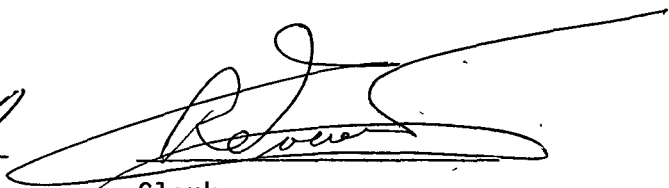
OF

THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 35

The attached maps, Schedule 'A' and 'B' and explanatory text, constituting Amendment Number 35 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law Number 102-79, in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14 and 17 of The Planning Act, (R.S.O. 1970, Chapter 349, as amended) on the 7th day of May, 1979.

  
Mayor

  
Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 35 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

~~\_\_\_\_\_~~  
Date



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 102-79

A By-law to amend the Official Plan of  
the City of Brampton Planning  
Department

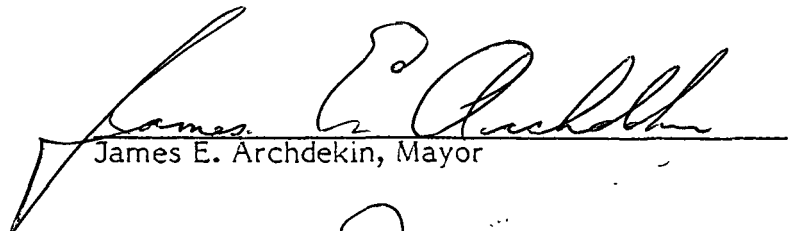
---

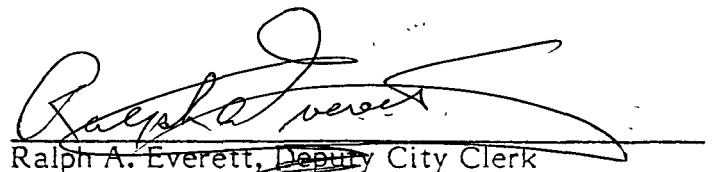
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, (R.S.O. 1970 Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973 hereby ENACTS as follows:

1. Amendment Number 35 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment Number 35 to the Official Plan of the City of Brampton Planning Area.

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

This 7th day of May 1979

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Deputy City Clerk

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 35 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 35 .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 35 . Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

3.0 Location

This Amendment is concerned with land situated on Part Lot 4, Concession 2, east of Hurontario Street in the City of Brampton, Regional Municipality of Peel. Being located at the southeast corner of Clarence Street and Kennedy Road South, the property comprises an area of 6.016 hectares (14.87 acres).

4.0 Purpose

The purpose of this Amendment is to change the present designation of the lands from Industrial to Commercial and to establish principles for the development of the property.

5.0 Background

The property is currently designated Industrial in the Consolidated Official Plan of the City of Brampton and similarly, zoned H1, Heavy Industrial by By-law Number 1827 of the former Town of Brampton.

An application was submitted to the City of Brampton to amend the Official Plan and Restricted Area By-law to permit the erection of a commercial mall on the presently vacant site.

Subsequent to a public meeting held on September 27, 1978, in the Council Chambers at 24 Queen Street East, City Council, on October 23, 1978, directed staff to prepare amendments to the Official Plan and Restricted By-law.

PART B - THE AMENDMENT

- 1.0 Part C, Section B, Chapter B1, Section B.1.0, Sub-section B1.2, Clause 5.1(ii). A Community Commercial Area is hereby amended by adding a new paragraph as follows:

"Notwithstanding these provisions, the Community Commercial Area located at the southeast corner of Clarence Street and Kennedy Road South may include a department store and may have a maximum floor area of 14864 square metres (160,000 square feet)."

- 2.0 Part C, Section B, Chapter B1, Section B.2.0, Sub-section B.2.5. Clause 4.0 Commercial Uses is hereby amended by adding the following paragraphs constituting a new sub-clause.

"4.12 In the area designated Community Commercial on Plate 9 at the southeast corner of Clarence Street and Kennedy Road South may serve a regional function for special uses such as discount department store.

The development shall be in the form of a commercial mall. The maximum floor area for the development of this commercial property shall not exceed 14864 square metres (160,000 square feet). Adequate off-street parking spaces shall be provided to satisfy the requirements of both the customers and the employees of this development. Landscaping and fencing provisions, the location of signs as well as the architectural aspect of the development shall be subject to controls to ensure the high quality of the development.

The development of the site shall be subject to the review and approval of drainage and traffic studies and subsequently, subject to all necessary public work improvements as deemed necessary."

3.0 Land Use

The land use classification of lands outlined on Schedule 'A' hereto attached is hereby designated Community Commercial.

Plate Number 9 of the Consolidated Official' Plan of the City of Brampton Planning Area is hereby amended to incorporate this designation as shown on Schedule 'B' hereto attached.

4.0 Implementation

The provisions of the Consolidated Official Plan as amended from time to time with respect to implementation shall apply to this Amendment.

MODIFICATION  
NO. 2  
UNDER SECTION 14(1) OF  
THE PLANNING ACT

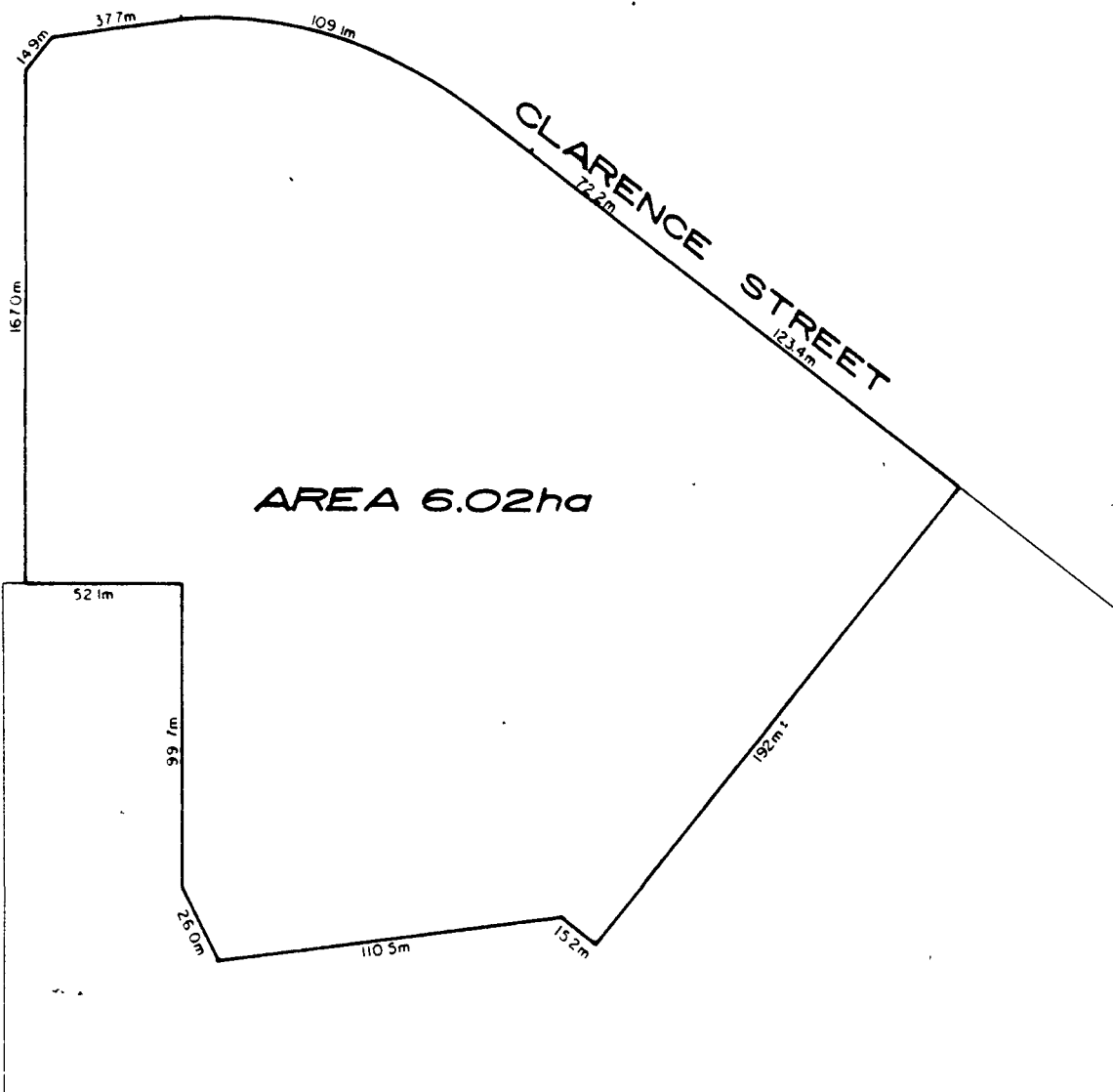


PART B - THE AMENDMENT (cont'd)

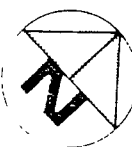
5.0 Interpretation

Boundaries of the land use are approximate where the general intent of this Amendment is maintained, minor adjustment to boundaries will not require an amendment to the Official Plan.

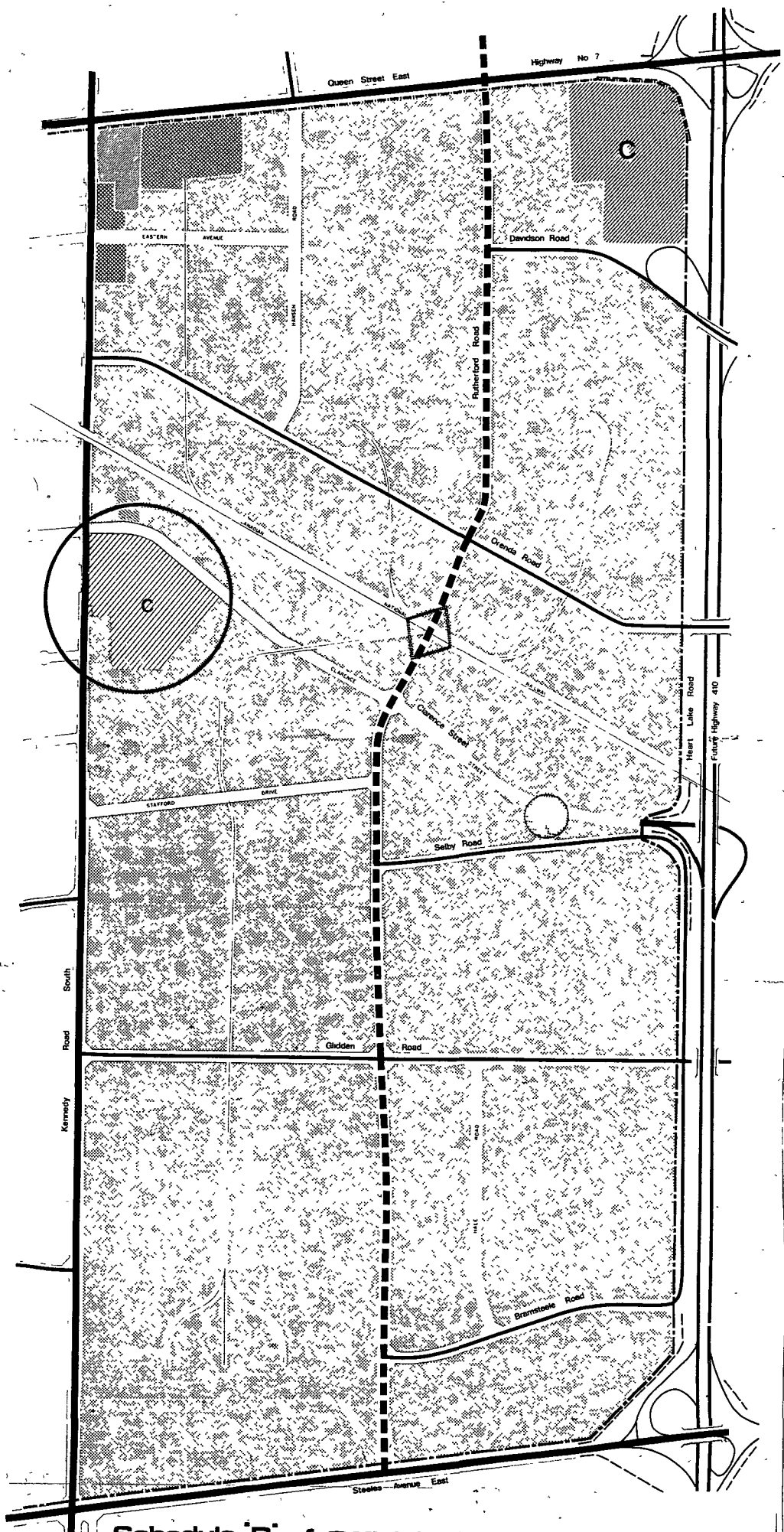
KENNEDY ROAD SOUTH



Official Plan Amendment 35  
Schedule A



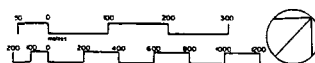
City of Brampton  
Planning Department



**Schedule 'B' of Official Plan Amendment 35**  
**BRAMPTON EAST**  
**PLANNING DISTRICT**  
**PLATE No.9**

- |  |                          |  |                            |
|--|--------------------------|--|----------------------------|
|  | SPECIAL COMMERCIAL       |  | MAJOR ARTERIAL ROAD        |
|  | COMMUNITY COMMERCIAL     |  | MINOR ARTERIAL ROAD        |
|  | NEIGHBOURHOOD COMMERCIAL |  | COLLECTOR ROAD             |
|  | HIGHWAY COMMERCIAL       |  | HIGHWAY AND INTERCHANGES   |
|  | INDUSTRIAL               |  | PLANNING DISTRICT BOUNDARY |
|  | INTERSECTION IMPROVEMENT |  | GRADE SEPARATION           |

**LAND USE & ROADS**



THE CITY OF BRAMPTON PLANNING DEPARTMENT

PART C - APPENDIX

- 1.0 Attached are one copy each of the staff reports with respect to this development and a copy of the minutes of a special meeting of the Planning Committee held on September 27, 1978, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 121.92 metres (400 feet) of the subject site.

1978 09 28

TO: J. Galway, Chief Administrative Officer

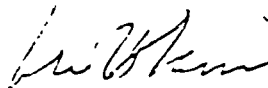
FROM: Planning Director

RE: Application to Amend the Official Plan  
and Restricted Area By-law  
Part Lot 4, Concession 2, E.H.S.  
DEGALO DEVELOPMENTS LIMITED  
Our File : C2E4.1B  
-----

Attached is the minutes for the public meeting held on  
September 27, 1978 for the above noted.

There was no objection raised at the meeting. It is recom-  
mended that staff be authorized to prepare the draft amend-  
ments to the Official Plan and Restricted Area By-law and  
Development Agreement of this project.

WML/rla

  
L.W.H. Laine  
Planning Director

attachment

cc: J.F. Curran  
R.A. Everett ✓  
D.M. Gordon  
L. Koehle  
J.G. Metras

Oct 5/78  
4724  
PL3.107-7S

PUBLIC MEETING

A Special Meeting of Planning Committee was held on WEDNESDAY, SEPTEMBER 27, 1978 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:30 p.m. with respect to an application by DEGALO DEVELOPMENTS LIMITED to construct a one storey mall type commercial project at the southeast corner of the intersection of Kennedy Road South and Clarence Street.

Members present were: F.R. DALZELL - Chairman  
R.F. RUSSELL - Alderman  
D. SUTTER - Alderman

Staff present were: W.M. Lee - Planner

-----

Seven members of the public were in attendance. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of the members of the public with respect to the proposal as submitted by the applicant.

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 newspaper. Mr. Lee replied in the affirmative.

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

Mr. D. Groot enquired about the frontage of the property on Clarence Street and whether the area was to be zoned Commercial instead of Industrial.

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

1978 09 01

To: Mr. J. Galway, Senior Administrative Officer  
From: Planning Director  
Re: Application to Amend the Official  
Plan and Restricted Area By-law  
Part Lot 4, Concession 2, E.H.S.  
DEGALO DEVELOPMENTS LIMITED  
Our File: C2E4.1B

1.0 Background

The original application for commercial use on the subject property, submitted in October 1975, proposed the development of two office buildings for 27,508 square metres (296,100 square feet) and a commercial mall of 8,621 square metres (92,800 square feet). In April 1976, City Council approved the recommendation of Planning Committee that no amendment be made to the Official Plan and Zoning By-law for the proposal.

In November 1976, the applicant submitted a site plan, a market analysis, and traffic study for a proposal of 1,858 square metres (20,000 square feet) of office floor space and 11,612 square metres (125,000 square feet) of commercial floor space. This proposal was referred to the Official Plan Task Force in February 1977.

In September 1977, the applicant changed the basic philosophy of the commercial function to a discount and clearance type of shopping centre. Accordingly, the applicant and his agents appeared several times before Planning Committee and City Council in October and November 1977. Subsequently, the proposal was approved in principle subject to the submission of 1-proof of tenancy, 2-commitment to construct within a reasonable period of time, 3-master plan on proposed use of all applicant's holding in the area by the applicant as well as a report on traffic concerns and other relevant matters by staff (Resolution of City Council, November 14, 1977).

In March 1978, the applicant submitted a revised plan for a proposal of 17,837 square metres (192,000 square feet) on a 6 hectares (14.87 acre) parcel. In July 1978, the attached site plan was submitted for the proposal of 14,864 square metres (160,000 square feet). At the Planning Committee meeting of August, 1978 the applicant's agent requested an urgent process of this application, resulting an resolution of City Council that directs staff to present a report with this regard on September 6, 1978.

## 2.0 Property Description

The proposal is on a property located at the south east corner of the intersection of Kennedy Road South and Clarence Street comprising an area of 8.14 hectares (20.128 acres) whereas the proposal shall occupy 6.02 hectares (14.87 acres).

The applicant owns additional parcels of land in this vicinity as shown on the attached survey plan. Except for the subject parcel and Parts 2 and 3 shown on the attached plan, all the holdings of the applicant are developed.

There are two service stations, a small plaza, an auto body repair shop and an office building located at or near the intersection. On the north side of Clarence Street opposite the site are several commercial uses which have been permitted subsequent to amendments to the Official Plan and Zoning By-law. To the east land\$are proposed for industrial uses and to the south are several small and large industrial and service commercial operations.

The site is relatively flat and weed covered. Several trees exist along Kennedy Road South frontage.

The site includes a lot in the dimension of 12.2 metres (40 feet) by 25.3 metres (83 feet) owned by the City. It is our understanding that the applicant has undertaken negotiations to purchase the lot from the City.



### 3.0 Official Plan and Zoning Status

The site is designated for Industrial use in the Official Plan and is zoned Heavy Industrial (H1) by By-law Number 1827 as amended. By-law Number 144-78, which has received two readings by City Council, zones the property as General Industrial (M2).

### 4.0 Proposal

As shown on the attached site plan, the applicant wishes to construct a one storey mall type commercial project of 14,864 square metres (160,000 square feet) gross floor area with 989 off-street parking spaces which exceeds the ratio of 5.5 cars per 93 square metres (1,000 square feet) of gross floor area by about 109 spaces.

As indicated on the site plan, three accesses are proposed. The most easterly access on Clarence Street is expected to be used mainly by employees of the shopping centre and service vehicles. Accordingly, two delivery places are located along the service route. At the other accesses, raised concrete medians with separate in-coming and exiting traffic flows.

A minimum width of 6.1 metres (20 feet) landscaped strip is provided along the property frontage on Kennedy Road South and Clarence Street. Additional landscaped areas are proposed within the site achieving a total landscaped area of about 13.5% of the site area.

### 5.0 Comments

The proposal was circulated to various departments of the Region and the City for their comments. Among them, the Building and Zoning Department and Transit Manager have indicated no comment. The fire Chief indicates private hydrants are necessary to be provided.

The Regional Public Works Department has noted that sanitary sewer and water services are available. The Development Control Division of the Regional Planning Department suggests that the appropriateness of this proposal should depend on its conformity with the City of Brampton Official Plan review study.

City Parks and Recreation Department indicates that small landscaping island would not survive traffic and snow clearing operations.

The traffic consultant of the applicant has had several meetings with staff of Regional Transportation Division and City Public Works Department. Some concerns of staff have been incorporated in the revised plan whereas following concerns are outstanding:

- a) staff feels that the pavement of Clarence Street should be widened to four lanes from Kennedy Road to the first major entrance of this proposal;
- b) widening of Kennedy Road to five lanes should be carried out and the developer should contribute land if necessary;
- c) the developer should bear the cost of installing the traffic signals at the Kennedy Road access to this project if signals are warranted now or at some time in the future, and contribute proportional cost towards the modernization of the signal hardware at Kennedy Road and Clarence Street for the provision of additional phases as necessitated by plaza traffic;
- d) sidewalks should be constructed by the developer along the frontage on Kennedy Road and Clarence Street and the developer should provide internal walkways;
- e) the access of 85 Kennedy Road South (Provincial Court)

should be reconstructed to align with the Kennedy Road access of this project.

In addition, the City Public Works Department requires a complete storm drainage report and has advised that several parking spaces may have to be removed to accommodate backing-in movement of trailers to the delivery ramp nearest Clarence Street. Further it is recommended that the opening for right turn from the Kennedy Road access driveway to the parking area at the south should be deleted to avoid the possibility of cars mistakenly exit on this one-way driveway.

The proposal is of the size of a district shopping centre. To avoid over designated of such commercial, the provision of list of uses, proof of tenancy as well as immediate construction are crucial for the proposal.

#### 6.0 Recommendation

It is recommended that a public meeting be held in accordance with City Council's procedure.

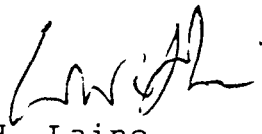
Subject to the result of the public meeting, it is recommended that this proposal be approved subject to the following conditions:

- 1) The applicant agrees to enter into a development agreement.
- 2) The access from Kennedy Road driveway to the south parking area, about 58 metres (190 feet) east of Kennedy Road, be deleted.
- 3) Complete storm drainage report be submitted for the approval of the Public Works Department prior to issuance of building permit.
- 4) Prior to the issuance of a building permit, the applicant

shall submit proof of tenancy and list of uses to be approved by City Council.

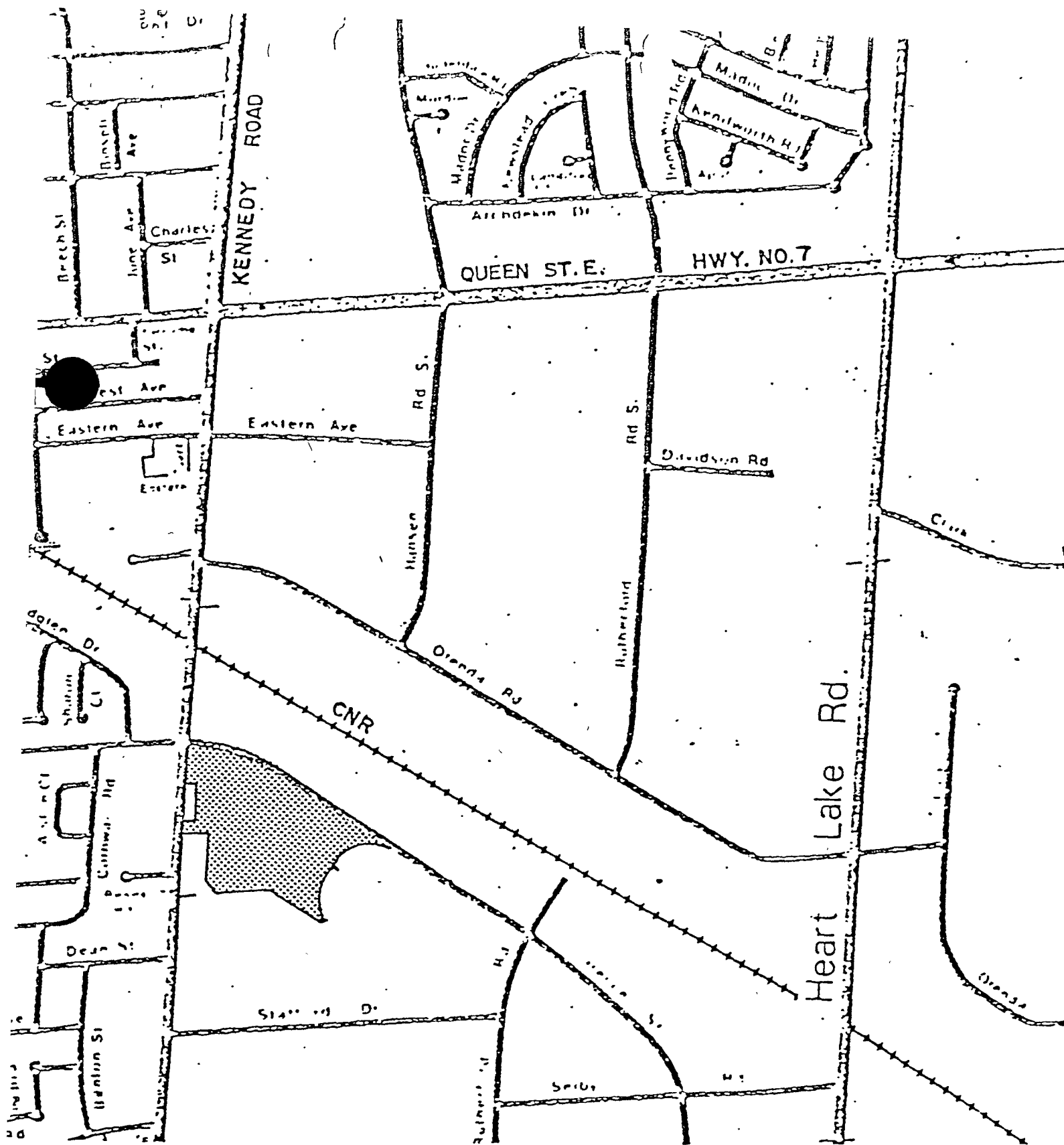
- 5) Prior to the issuance of a building permit, the applicant shall submit and receive approval of a landscaped plan including the planters in the parking area and in front of the main structure as well as landscaped treatment along the frontage of the property and fencing.
- 6) The developer agrees to bear the cost of engineering works as outlined in this report.
- 7) The applicant agrees to start construction of this proposal within 9 months of the approval of the amending By-law by the Ontario Municipal Board.
- 8) The applicant agrees to purchase the City owned parcel as a condition of the development agreement.

LWHL/WL/mm

  
L.W.H. Laine  
Planning Director

#### Attachments

cc: R. Everett  
J. Curran  
D. Gordon



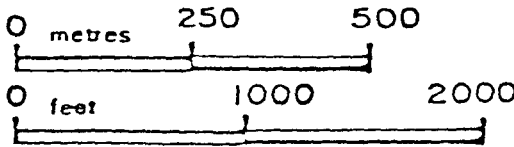
Location

GALO DEVELOPMENTS LTD.

and

LANDS OWNED BY  
APPLICANT

Scale

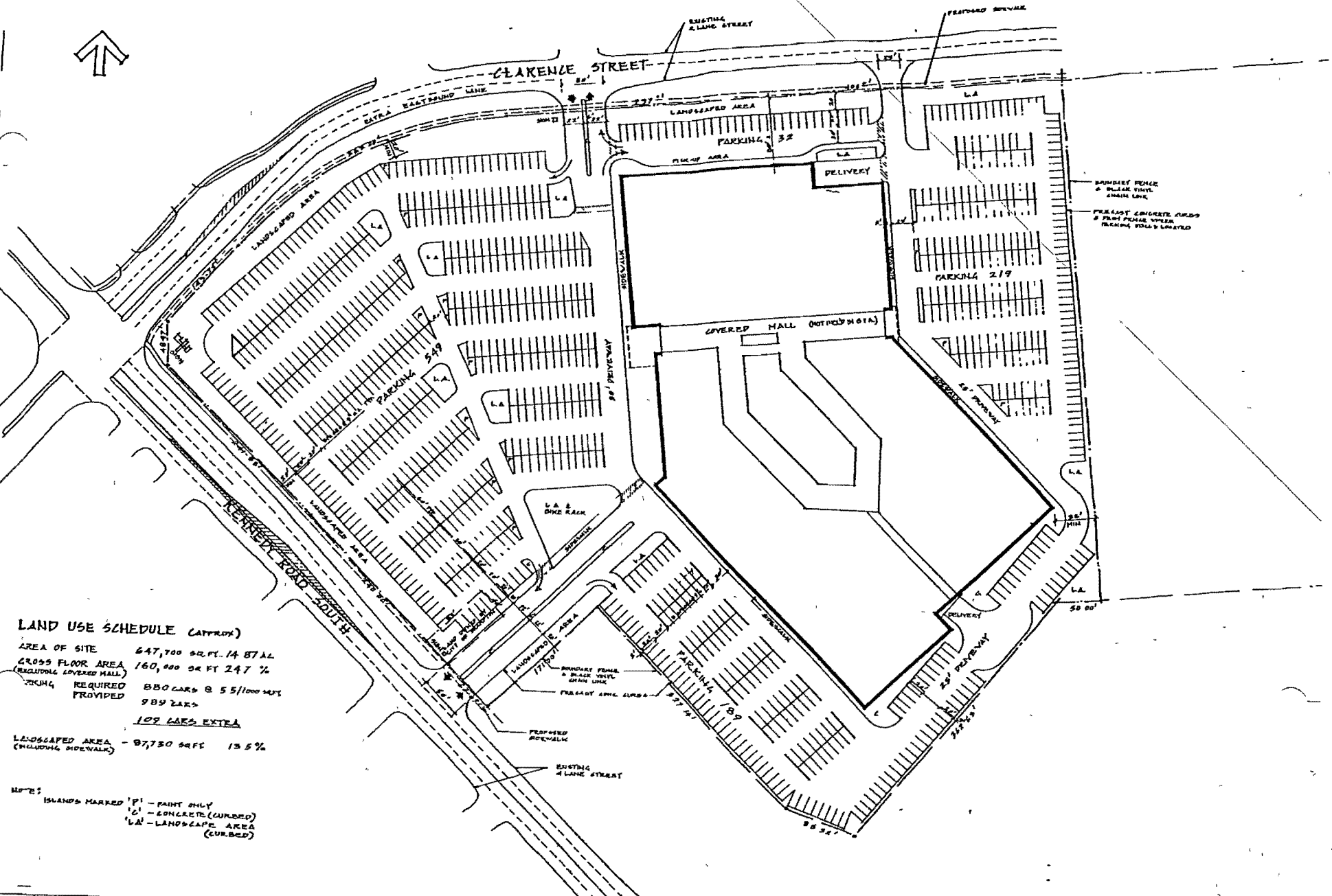


N



Drawn	b. q.
Date	April 15th, 1976.
File No.	C2E4.1b
Dwg. No.	A

CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT



**LAND USE SCHEDULE (APPROX)**

AREA OF SITE 647,700 SQ. FT. 14.87 AL

GROSS FLOOR AREA 160,000 SQ. FT. 24.7 %

(EXCLUDING COVERED MALL)

PARKING REQUIRED 880 CARS @ 55/1000 SQ. FT.

PROVIDED 989 CARS

109 CARS EXTRA

LANDSCAPED AREA - 87,730 SQ. FT. 13.5 %

(INCLUDING SIDEWALK)

**NOTES:**

ISLANDS MARKED 'P' - PAINT ONLY

'C' - CONCRETE (CURBED)

'L.A.' - LANDSCAPE AREA (CURBED)

4R-2

PROJECT  
**PROPOSED COMMERCIAL DEVELOPMENT  
CLARENCE SQUARE**  
CLARENCE STREET & KENNEDY ROAD SOUTH  
BURLINGTON, ONTARIO  
DEGALO DEVELOPMENTS LIMITED

DATE  
JAN 1978  
DRAWN  
D.A.  
CHECKED  
D.A.  
SCALE  
1" = 50'



**THOMAS B. DURLAKIAN  
ARCHITECT**  
NO. 1000, P.O. BOX 1000, DON MILLS, ONTARIO M3A 1B6

ALL DIMENSIONS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHOULD BE USED OR REPRODUCED WITHOUT HIS APPROVAL.

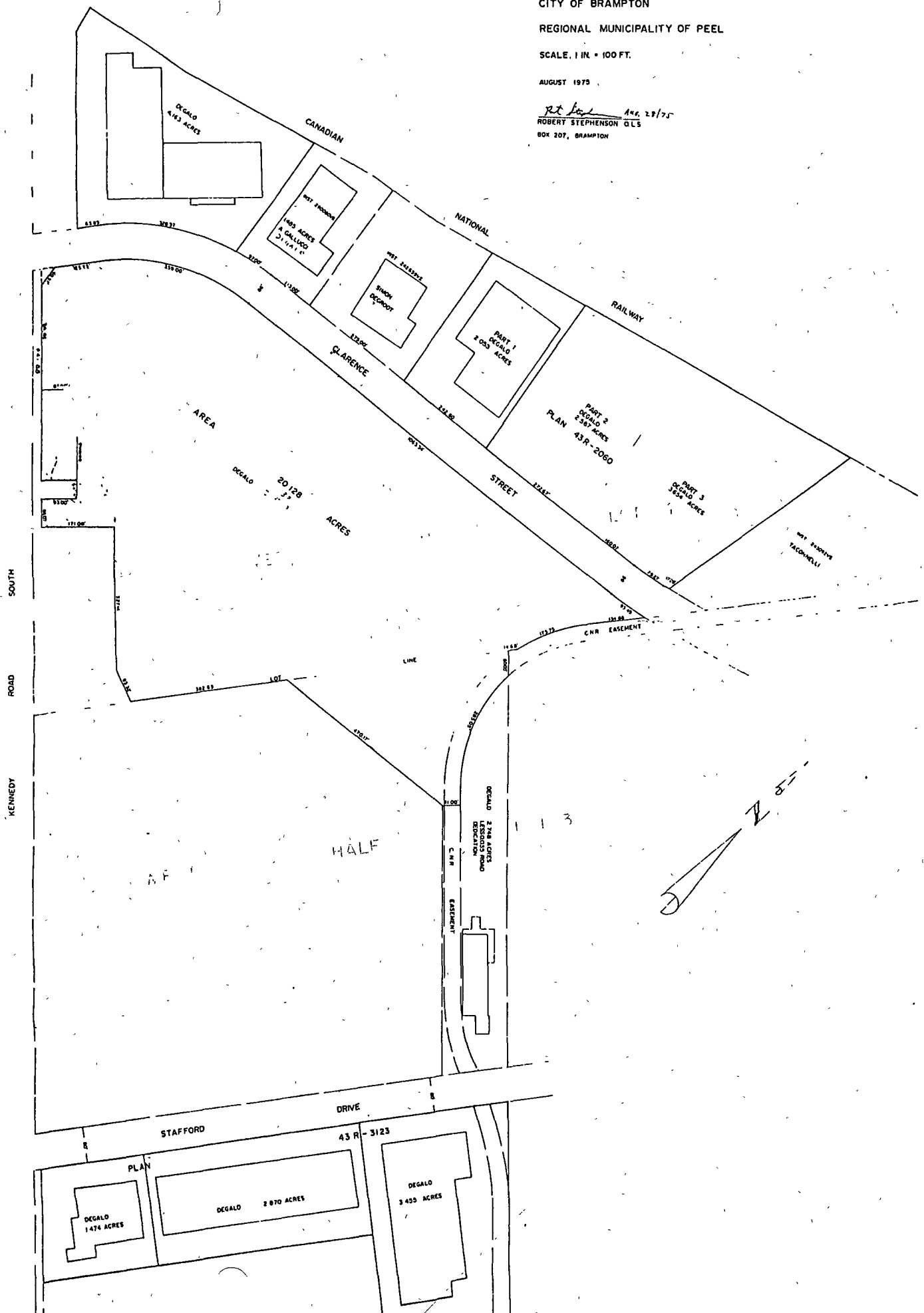
THE CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS OF THE SITE AND SURROUNDING AREAS AND VERIFY THEM TO THE ARCHITECT BEFORE PROCEEDING.

ALL DIMENSIONS MUST BE IN METERS.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT.

NO.	DESCRIPTION	DATE	BY
1	STREET & LANDSCAPE EBY	JULY 1978	D.A.
2	REVISIONS TO THE SITE PLAN	JULY 1978	D.A.
3	REVISIONS TO THE SITE PLAN	JULY 1978	D.A.
4	REVISIONS TO THE SITE PLAN	JULY 1978	D.A.
5	REVISIONS TO THE SITE PLAN	JULY 1978	D.A.

Robert Stephenson Aug. 28/75  
ROBERT STEPHENSON QLS  
BOX 207, BRAMPTON



1977.11 10

To: L.W.H. Laine  
Planning Director

From: J.A. Marshall  
Chief Planner-Policy

Re: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lot 4, Concession 2, E.H.S.  
Degalo Developments Limited  
Our File C2E4.1B

1. PROPERTY DESCRIPTION

The above noted property is located at the south-east corner of the intersection of Kennedy Road South and Clarence Street, comprising 10.67 acres (location map attached). In addition to the subject property, the applicant owns several parcels of land in this vicinity as shown on the attached property survey.

To the east of the site are lands proposed for industrial uses. There are two service station sites, one of which is vacant, located west of Kennedy Road at the intersection. The parking area for Provincial Courthouse and Rent Review, as well as Regional Public Service Department is located west of Kennedy opposite the subject site. Across Clarence Street on the north are several commercial uses, Bad Boy and Sears for which the applicant was able to achieve an Amendment to the Official Plan and Zoning By-law. To the south are several small and large industrial operations.

2. BACKGROUND

The original application for commercial use on the subject property, submitted in October 1975, proposed the development of two office buildings with a combined floor area of 296,100 square feet and a



commercial mall of 92,800 square feet. In April, 1976 City Council approved the recommendation of Planning Committee that no amendment be made to the Official Plan and Zoning By-law as proposed in this application.

At that time, it was noted that the submission did not evaluate traffic implications and lacked a market analysis. Further, it was noted that an office proposal of the suggested size would have a greater overall beneficial effect if it were integrated as part of existing commercial areas such as Bramalea City Centre, Shopper's World or the core area of Queen and Main Streets.

Subsequently, the applicant submitted a revised site plan, market analysis study and traffic access study for the revised proposal of 20,000 square feet of office and 125,000 square feet of commercial. This revised scheme was referred by City Council in February, 1977 to the Official Plan Task Force for discussion.

The evaluation of this application by the Official Plan Task Force was to be carried out on the basis of the report: A Study of the Existing and Future Retail/Service Framework in the City of Brampton, Ontario, prepared by Larry Smith & Associates Ltd. However, over the last, three months, the applicant has amended the basic philosophy of the commercial functions involved, and now is proposing a completely retail centre comprised of discount and clearance stores. A description of the types of commercial uses involved and the marketing basis for them are presented in a report prepared for the applicant by W.R. Kellough & Associates Inc. (see attached) On the basis of the Kellough report, the applicant is requesting expeditious approval in principle from Planning Committee and Council.

The objective of this report is to evaluate the content of the Kellough report as a basis for approving the proposed development in principle.

### 3. COMMENTS

The following evaluation of the subject proposal is based on the assumption that the municipality should be involved in establishing a commercial structure in which both healthy competition and the viability of commercial areas is in balance. By not being concerned with these matters, the municipality runs the risk of:

1. the over supply of commercial facilities in a particular area and the inevitable economic and physical blight of some commercial areas;
2. the over designation of commercial sites through the approval of development proposals that could not be implemented by the applicant, thereby artificial increasing land values in many locations; and
3. designating sites for commercial development that are less than ideal from a planning, traffic engineering and environmental viewpoint.

The involvement of the municipality is, therefore, not one motivated by a desire to interfere in private enterprise, but rather to avoid the concrete and abstract costs that could be incurred by assuming the above-noted risks. This report therefore focuses on these specific areas of concern.

#### 1. Market Impact

##### (a) Residual Demand for Retail Stores

The latest proposal by Degalo Developments contains the following breakdown of retail space:

- |   |   |                          |
|---|---|--------------------------|
| 1. Chain Department -Type Store                                   | - | 50,000 to 60,000 sq. ft. |
| 2. Major Chain Food Purveyor                                      | - | 30,000 to 40,000 sq. ft. |
| 3. Discount Drug Store<br>(if no drug component in<br>food store) | - | 10,000 to 25,000 sq. ft. |

4. Home Improvement Centre - 20,000 to 30,000 sq. ft.

The department-type store would be dealing primarily in quality goods remaining from the catalogue sales inventory of the large department store chains. The food store would be dealing to a large degree in bulk purchases similar to the Knob Hill Farms Store north of Toronto. It is indicated that such "bargain" centres cannot afford the rentals in established shopping areas and shopping centres. The report indicates that these stores are based on somewhat different marketing principles than "traditional" centres, therefore cannot be directly compared in marketing terms.

With regard to the marketing issues involved, staff have the following comments.

1. There is no evidence that the proposed department store differs significantly from such traditional discount department stores such as Miracle Mart, K-Mart, Zellers, Towers and Sentry and will not compete for the same basic market.
2. If the demand for "quality value" type of merchandising is very strong, the conventional discount department stores may well incorporate such an approach into their merchandising philosophy.
3. Similarly, there is no evidence that the remaining stores differ significantly from conventional stores and would not compete directly for the same markets. (e.g. bulk buying is possible at conventional supermarkets).
4. The residual demand for further commercial space in the City is occurring in the area well north of Queen St.-Highway NO.7, and any development in south-west Brampton will be well served by the Shoppers' World regional centre.
5. The immediate trade area has a relatively stable population and is presently well-served (and perhaps over-stored) by Shoppers' World,

Brampton Mall, Centennial Mall, and the Downtown area (see attached map). In addition, the Sentry Shopping centre has been committed at the corner of Highways NO.7 and 410 (Heart Lake Road), with the following space involved:

department store	-	130,000 sq. ft.
food store	-	30,000 sq. ft.
mall	-	23,500 sq. ft.
home improvement	-	51,000 sq. ft.
garden centre	-	450 sq. ft.

This may be implemented by 1979, with the construction of Highway 410. If this development is not implemented, such a site would be ideal for the uses proposed in the Degalo application.

6. Shoppers World and the downtown area have been endorsed (in the Official Plan objectives) as the major foci of commercial development in Brampton, west of Heart Lake Road. The proposed centre could not help but reduce the market for these commercial areas, and thereby detract from the desired commercial structure for the City. The argument in the Kellough report that the proposed development could possibly help the downtown area is unsupportable.

#### (b) Regional Market Interceptor

The assertion that such a centre will be critical in maintaining the inflow of commercial trade from the Region is not considered valid for the following reasons.

1. The subject proposal is 110,000 to 145,000 square feet in size and therefore is relatively small in contrast with Shoppers' World (480,000 sq. ft.), the Downtown (245,662 sq. ft. of retail and service) and the Bramalea City Centre (802,021 sq. ft.).

2. It was indicated on page 22 of the Larry Smith report that: "future department store space will probably not have this kind of regional draw as competing centres are developed outside the City's boundaries". Existing and future competing centres outside of Brampton are listed on page A-4 of the Larry Smith report.
3. The location of the proposed centre in the road system is far from ideal from a regional viewpoint, particularly in view of the fact that east-west connections via Clarence Street are very limited. Further to this, the construction of Highway 410 will greatly reduce the significance of Kennedy Road at a regional scale.

## 2. The Probability of Implementation

The second risk involved in giving approval to commercial development, particularly that of questionable merit is that it may not be implemented. If such is the case, an artificially high land value then is attached to the site and the credibility of the decision-making process regarding commercial development is reduced.

Therefore the ability of the applicant to implement this proposal, including some positive indications from prospective tenants, should be carefully evaluated.

## 3. General Planning Concerns

If the argument used in the Kellough report that lower rents is considered valid, the whole process of designating commercial sites in an Official Plan comes into question. If such commercial designations raise the value of land beyond which a centre such as this can pay, what is to prevent other developers from using the same argument in support of developing shopping centres in industrial areas.

Space-extensive, quasi-warehouse and general highway/service commercial uses are properly located along arterial roads, often at the periphery of industrial areas. However, more intensive shopping centres are not appropriate to such locations.

4. CONCLUSIONS

1. On the basis of the Kellough report, there is no conclusive evidence that the proposed shopping centre would not detrimentally effect the existing, committed and proposed commercial centres.
2. Because of the variability of the proposals that have been made for the subject site, the ultimate implementation of the proposal is subject to question.
3. From a general planning and locational viewpoint, the subject proposal is questionable.

5. RECOMMENDATION

That the subject application be not given approval in principle unless further evidence is submitted to alleviate the outstanding concerns noted in this report.



J.A. Marshall  
Chief Planner-Policy

JAM:pd

September 2, 1977

To: Chairman of Development Team

From: Planning Director

Re: Application to Amend the Official Plan  
and Restricted Area By-law  
Part Lot 4, Concession 2, E.H.S.  
Degalo Developments Limited  
(Clarence Square)  
Our File: C2E4.1B

## 1. PROPERTY DESCRIPTION

The above noted property is located at the south-east corner of the intersection of Kennedy Road South and Clarence Street, comprising 10.67 acres (location map attached). In addition to the subject property, the applicant owns several parcels of land in this vicinity as shown on the attached property survey.

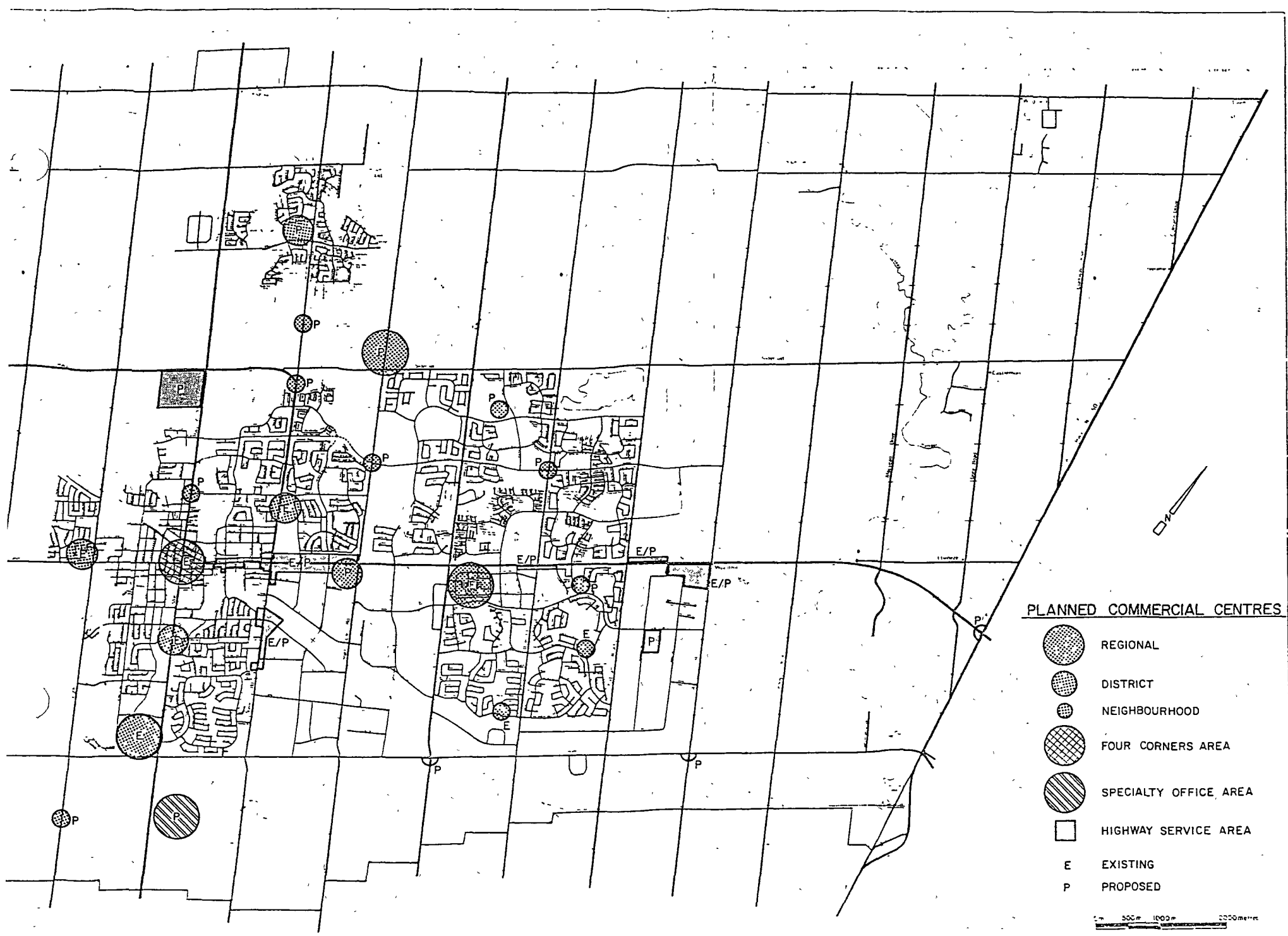
To the east of the site ~~abuts~~ are proposed for industrial uses. There are two service station sites, one of which is vacant, located west of Kennedy Road at the intersection. The parking area for Provincial Courthouse and Rent Review, as well as Regional Public Service Department is located west of Kennedy opposite the subject site. Across Clarence Street on the north are several commercial uses, Bad Boy and Sears, which the applicant was able to achieve an Amendment to the Official Plan and Zoning By-law for the specific purposes indicated. To the south are several small and large industrial operations.

## 2. BACKGROUND

In April, 1976 City Council approved the recommendation of Planning Committee that no amendment be made to the Official Plan and Zoning By-law with respect to the application for a 20 acre development submitted for this property. The development was proposed for the use of two office buildings with a combined floor area of 296,100 square feet and a retail commercial mall of 92,800 square feet. At that time, it was noted that the submission did not evaluate traffic implications and lacked a market analysis. Further, it was noted that an office proposal of the suggested size would have a greater overall beneficial effect if it were intergrated as part of existing commercial areas such as Bramalea City Centre, Shopper's World or the core area of Queen and Main Streets.

Subsequently, the applicant submitted a revised site plan, market analysis study and traffic access study for the revised proposal of 20,000 square feet of office and 125,000 square feet of commercial. This revised scheme was referred by City Council in February, 1977 to the Official Plan Task Force for discussion.

...2/






After discussion with staff, the applicant has made revisions on site layout. Attached are latest site layout and proposed floor and elevation plans. The applicant wishes to provide a food supermarket, a large-scale discount shopping outlets and offices for lawyers, doctors, etc.

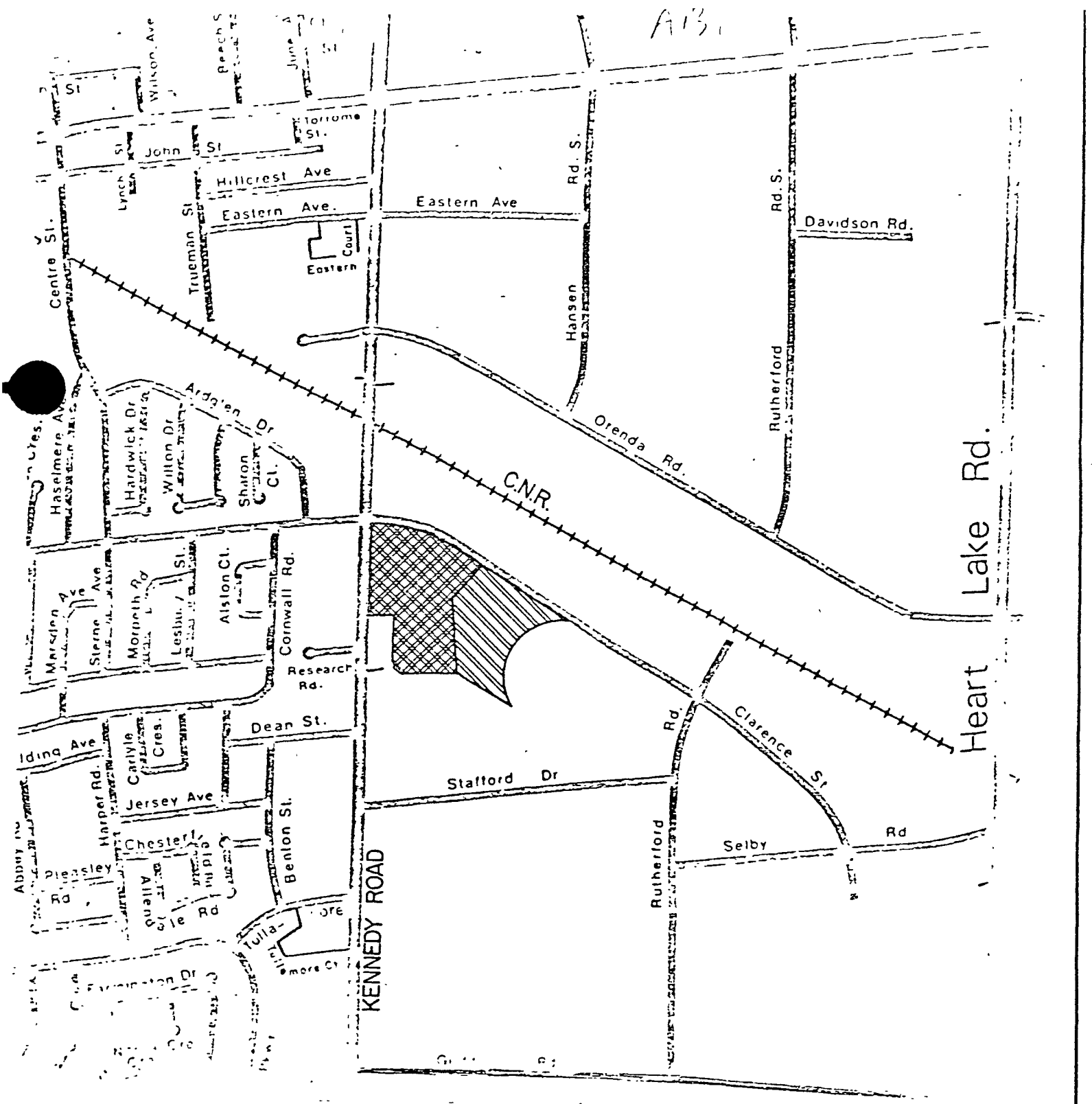
Prior to staff dealing with this matter in detail, the applicant has requested the opportunity of submitting the proposal as presently developed to Planning Committee.

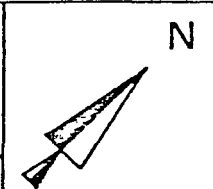

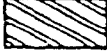
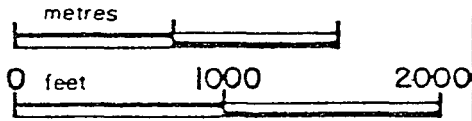
3. RECOMMENDATION

It is recommended that the applicant or his agent present the development proposal to Planning Committee.

LWHL/WL/sc  
Encls.

  
L.W.H. Laine  
Planning Director



Application			Drawn	D.V.C.
DEGALO DEVELOPMENTS LTD.			Date	JANUARY 1977
<b>Legend</b>  SUBJECT SITE  OTHER LANDS OWNED BY APPLICANT			File No.	C2E4.1B
			Dwg. No.	A 271 A
<b>Scale</b> 		<b>CITY OF</b> <b>BRAMPTON</b> PLANNING DEPARTMENT		

February 17, 1977

TO: J. Galway  
Senior Administrative Officer

FROM: Planning Director

RE: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lots 3 and 4, Concession 2 E.H.S.  
DEGALO DEVELOPMENTS LIMITED  
(Clarence Square)  
Our File : C2E4.1B

-----

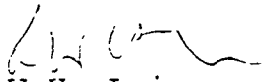
Attached is a report prepared by W. Lee of the Planning Department staff and a copy of the supporting reports submitted by the applicant.

Almost a year ago a previous application for a 20 acre development involving two office buildings with a combined floor area of 296,100 square feet and a commercial (retail) mall of 92,800 square feet was considered by Planning Committee. At that time it was noted that the submission did not evaluate traffic implications and lacked a market analysis. Further, it was noted that the scale or size of the office proposal would have greater overall beneficial effect if integrated as part of an existing commercial area such as Bramalea City Centre, Shopper's World or the core area of Queen and Main Streets.

The market analysis is deficient as noted by Mr. Lee. Further, the market analysis does not recognize the potential of the long proposed Sentry Department Store development at Queen Street East and Heart Lake Road. The traffic analysis prepared on behalf of the applicant, appears to superficially respond to short term traffic factors (1980), but does not go beyond that period.

Notwithstanding the reduced scale of the revised proposal, it is recommended that Planning Committee recommend that City Council not amend the Official Plan and restricted area by-law to permit the development of the 10.67 acre site for commercial and office use.

LWHL/rla

  
L.W.H. Laine  
Planning Director

attachment

February 17, 1977

TO: Planning Director

FROM: William Lee

RE: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part of Lots 3 and 4. Concession 2 E.H.S.  
DEGALO DEVELOPMENTS LIMITED  
(Clarence Square)  
Our File : C2E4.1B

-----

#### 1.0 BACKGROUND:

On behalf of Degalo Developments Limited, the firm of Thomas S. Demlakin Architect has submitted preliminary site plans and reports prepared by Marshall Macklin Monaghan Limited, comprising Analysis of the Retail Market, Traffic and Access Study and Overview of Storm Drainage.

The purpose of this application is to amend the Official Plan and Zoning By-law from Industrial to Commercial use. A similar application for the subject site was not endorsed by the Planning Committee at its April 19, 1976 meeting.

#### 2.0 THE SITE:

The subject site is located at part of the west half of Lots 3 and 4, Concession 2, E.H.S. and encompasses 10.67 acres. The site is located at the southeast corner of the intersection of Kennedy Road South and Clarence Street. (See location map attached). To the east of the site abuts an area of 9.83 acres, also owned by the applicant, proposed for industrial uses. There are two service station sites - one which is vacant - located west of Kennedy Road South at the intersection. Across Clarence Street on the north are several commercial uses, Bad Boy and Sears, which the applicant was able to achieve an Amendment to the Official Plan and zoning by-law for the specific purposes indicated. On the south boundary are several small and large industrial operations.

The site is relatively flat and weed covered. Several trees are existing along Kennedy Road South.

#### 3.0 OFFICIAL PLAN AND ZONING STATUS:

At the present, the subject site is designated for Industrial Use in the Official Plan and is zoned Heavy Industrial (H1) by By-law Number 1827 as amended.

../2

#### 4.0 PROPOSAL:

The applicant proposes to construct a commercial and office complex comprising 125,000 sq. ft. of commercial use and 20,000 sq. ft. of office use located above the central portion of the commercial area (see Site Plan attached). A total number of 687 parking spaces are provided on the basis of 5.5 spaces per 1,000 square foot of gross commercial area with no additional provision for the office space.

#### 5.0 ANALYSIS AND COMMENTS:

##### 5.1 Access and Traffic

A comprehensive examination of the traffic and access provisions has not been made, but several minor deficiencies are noted as follows:

- a) The location of the existing entrances to the commercial area north of Clarence Street should be shown on the site plan for the study of proper line-up or proper spacing.
- b) The impact of industrial and commercial truck movements should be examined in relation to the turning movement from the site to Clarence Street.
- c) No consideration has been given to public transit facilities such as bus stops.
- d) Existing and proposed grades of the property and adjacent lands and roads should be included.

##### 5.2 Landscaping

The Parks and Recreation Department indicates that the site plan provides inadequate landscaped open space and recommends landscaped buffer strips as follows:

Kennedy Road	- 30 ft. minimum
Clarence Street	- 20 ft. minimum
East and South Property Lines	- 10 ft. minimum

Further, traffic islands, areas adjacent to buildings and landscaped entrance areas should be enlarged and landscaped.

5.0 ANALYSIS AND COMMENTS: (cont'd..)

5.3 Market Analysis

The Retail Market Study by applicant's consultant indicates a market demand by 1979 for furniture store, sporting goods and automotive retail to be located in Clarence Square and some other commercial uses can also be justified. Followings are some concerns and comments with regard to the Market Study:

1. There are several existing commercial areas which Table 1 of the Study neglects:

- Avondale Plaza .. 31,400 square feet
- Southgate Plaza .. 32,700 square feet
- Medical, Furniture and other commercial east of Central Park Drive along Highway Number 7

In addition, there are approved commercial applications such as Northgate Shopping Centre (17,000 square feet) and Cloverlawn Centre (32,000 square feet).

With these additional commercial floor spaces, the whole prediction and analysis for future needs will be affected.

2. The commercial inventory done by Brampton Official Plan Task Force staff shows a different quantity of floor space of those shopping centres to that shown on Table 1 of the Market Study. Following is the comparison:

	O.P. TASK FORCE (Excluding Malls)	TABLE 1 OF CLARENCE SQUARE STUDY (G.L.A.)	DIFFERENCE (COL.2 MINUS COL.1)
	(1)	(2)	
	(sq. ft.)	(sq. ft.)	(sq. ft.)
Centennial Mall	159,000	126,800	- 32,200
Rosedale Plaza	8,200	28,200	+ 20,000
Dominion Plaza	15,900	16,000	+ 100
Brampton Mall	164,500	80,300	- 84,300
Clarence Plaza	7,500	4,600	- 2,900
Ardglen Plaza	6,000	1,600	- 4,400
Dean Plaza	4,100	1,400	- 2,700
East Gate Plaza	47,000	15,400	- 31,600
Shopper's World	430,000	439,000	+ 9,000
Bramalea City Centre	775,000	746,100	- 28,900
		NET DIFFERENCE :	- 157,900

5.0 ANALYSIS AND COMMENTS: (cont'd..)

5.3 Market Analysis (cont'd..)

From definition, the floor space, excluding malls, used by Official Plan Task Force staff should be similar to the Gross Leasable Area (G.L.A.) of the Market Study. Some difference may exist due to non-retail uses such as restaurant, banks, etc. that might not be included in the Market Study.

However, the difference as shown by the above comparison should not occur. The data shown on Table 1 of the Study are the basis of the whole analysis. Accordingly, original survey material should be submitted for further evaluation.

3. In the forecast of future Household Furniture demand, the Study argues that no competing stores in Caledon and Dufferin areas so that the population of these areas are included for the calculation of future demand. However, the Patterson's Furniture Fair at Orangeville advises that their floor space is 22,000 square feet (about the same as the proposed store to be located in Clarence Square).
4. Table 7 of the Study uses the total Primary and Secondary population for the forecasting of future Brampton furniture business floor space. It is very doubtful that 100 percent of furniture sales of Brampton, Caledon and Dufferin are attracted to Brampton. There is no consumer survey showing what percentage of furniture shopping has been made in Metro Toronto and Mississauga.
5. The Market Study proposed 50,000 to 60,00 square feet of commercial for drug store, convenience use, hardware and non-retail uses such as restaurant, bank, etc. to be located in Clarence Square. These uses are considered to be community commercial.

Sub-Section 4.0, Section B.2. Chapter B1 of the Official Plan states "The existing plaza at Main Street South and Nanwood Drive and the limited population growth proposed for the Planning District will limit the need for additional community commercial facilities west of Kennedy Road South". The major thrust of the statement is to limit duplicate service and to reserve the necessary community commercial to where the growth is anticipated. Accordingly, the 50,000 to 60,000 square feet of community commercial should not be located in the subject site.

A 3-7

5.0 ANALYSIS AND COMMENTS: (cont'd..)

5.3 Market Analysis (cont'd..)

6. There is no analysis of the type of office to be located although medical profession is implied in the analysis of potential drug store market. It is questionable whether the site is a good location for medical office since no rapid growth is anticipated in its vicinity.
7. No information is given regarding the adequacy of the site for new and used car dealers.

5.4 Land Use

In view of the traffic pattern, industrial integration and possible railway spur, the site has good industrial location to be developed simultaneously with the land to the east also owned by applicant.

6.0 CONCLUSION:

It is recommended that the Official Plan and Zoning By-law not be amended.

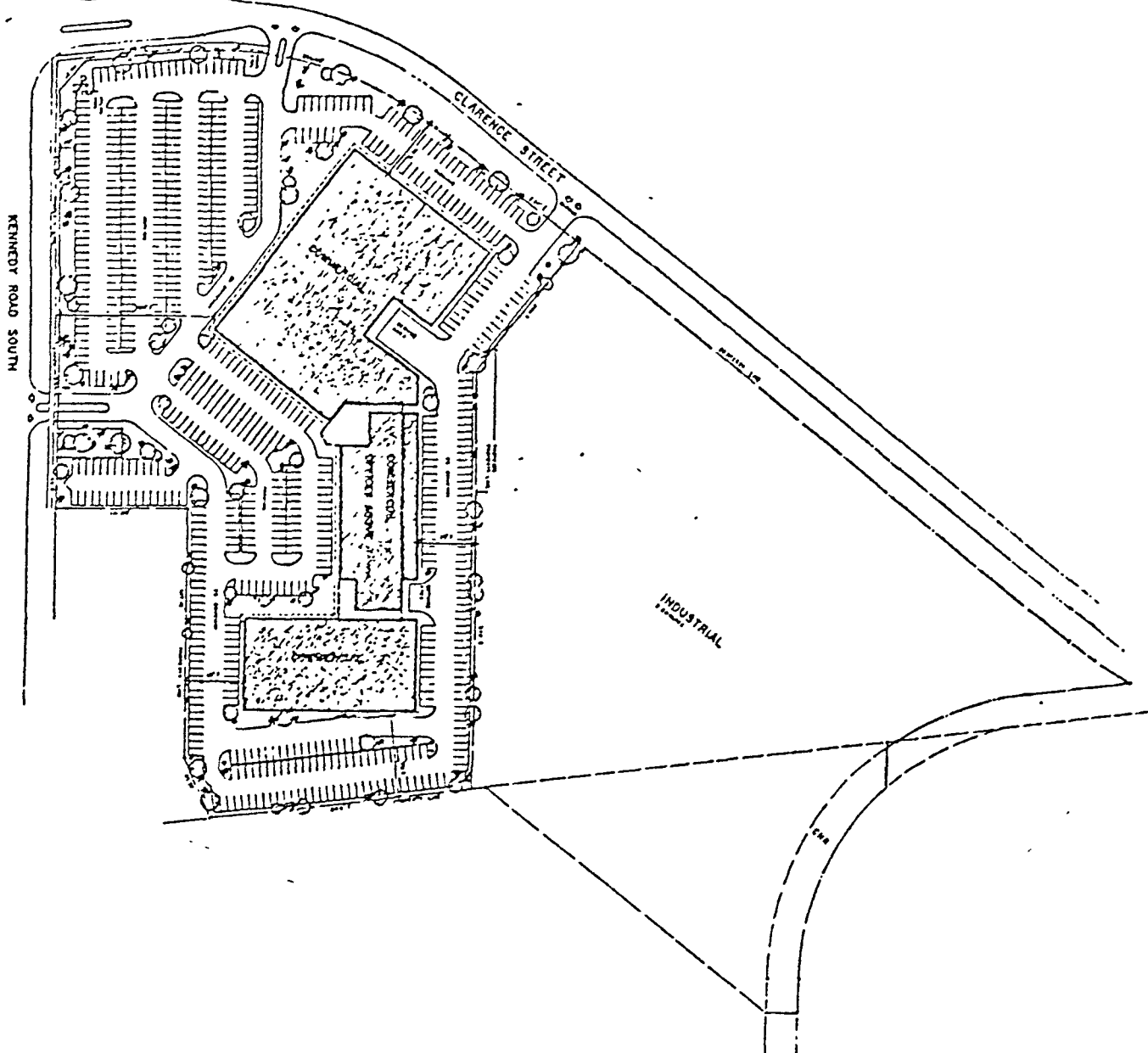
WL/rla

William Lee  
Planner


attachment



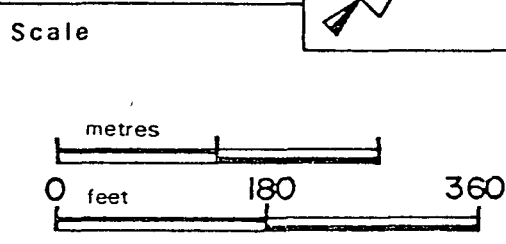
AL-7



Application  
DEGALO DEVELOPMENTS LTD.

	Drawn	D.V.C.
	Date	JANUARY 1977
	File No.	C2E4.1B
	Dwg. No.	A 2718

DRAFT PLAN



CITY OF  
**BRAMPTON**  
PLANNING  
DEPARTMENT

PASSED May 7, 19 79

---



# BY-LAW

No. 102-79

A By-law to amend the Official  
Plan of the City of Brampton  
Planning Department