



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 114-77

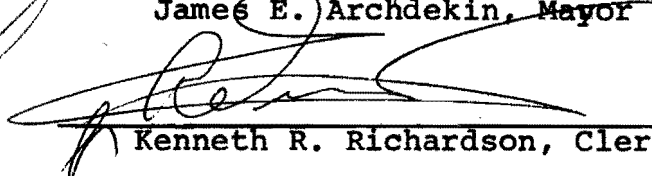
A By-law to amend the Official
Plan of the City of Brampton
Planning Area.

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

1. Amendment No. 14 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 No., 14 to the Official Plan of the City of Brampton Planning Area.
3. This by-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council
this 24th day of May, 1977.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

OPC 0006-14

-3

AMENDMENT NUMBER 14

TO THE CONSOLIDATED OFFICIAL PLAN

OF

THE CITY OF BRAMPTON PLANNING AREA

MISC. PLAN NO. 500

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1977 Oct 12 A.M. 9:51

Kathleen Bayla
Deputy Land REGISTRAR OF PEEL, COUNTY OF PEEL

1977 OCT 12 AM 9 51

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SECTION 2.0 - LAND USE

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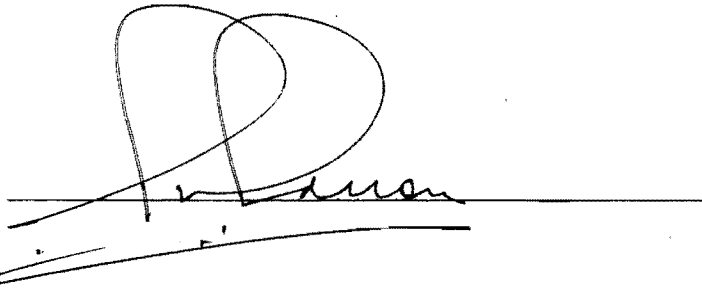
SECTION 5.0 - INTERPRETATION

PART C - APPENDICES

This Amendment No. 14 to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 14 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date

Sept. 13/77



A large, stylized handwritten signature in black ink, appearing to read 'G. M. Farrow', is written over a horizontal line. Below the line, there is a long, thin, horizontal stroke.

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

CONSOLIDATED OFFICIAL PLAN

OF

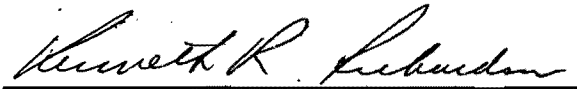
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 14

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 14 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 No. 114-77, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 24th day of May, 19 77.



Mayor



Clerk

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Date



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 114-77

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

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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council this 24th day of May, 1977.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 14
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 14 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 14.

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment Number 14. Part A - Preamble and Part C - Appendices, are included only to provide background for Part B and shall not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment comprising a new chapter to be added to the Official Plan contains five sections as follows:

Section 1.0	-	Purpose and Property location
Section 2.0	-	Land Use
Section 3.0	-	Development Principles
Section 4.0	-	Implementation
Section 5.0	-	Interpretation

3.0 Background

The approximate 10 acre parcel of land having a frontage of 750 feet on McLaughlin Road South (First Line West) is currently designated Agricultural by the Official Plan of the City of Brampton Planning Area. The property is zoned Agricultural by By-law Number 5500, as amended, of the former Town of Mississauga.

An application was made to the City of Brampton requesting an amendment to the Official Plan and the Restricted Area By-law to permit the erection of a senior citizen project on the site.

The City Council at its meeting held on October 25, 1976, directed that amendments to the Official Plan and Restricted Area By-law be prepared subsequent to a public meeting which was held on November 2, 1976.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached map constitute Amendment Number 14 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new chapter. Chapter A20, after Part C - Section A Chapter A19.

1.0 Purpose and Property Location

1.1 The purpose of this chapter is to redesignate certain lands located within the City of Brampton Planning Area from Agricultural to Senior Citizen use and to establish principles for the development of the site.

1.2 This Amendment is concerned with land located at the west side of McLaughlin Road South (First Line West) approximately 400 feet south of Steeles Avenue, described particularly as being part of Lot 15, Concession 2, West of Hurontario Street (Toronto Township) and outlined on Schedule 'A' attached hereto.

2.0 Land Use

3.1 The land use classification of lands as outlined on Schedule 'A', attached hereto shall be designated as Senior Citizen use.

In this Amendment, Senior Citizen use means housing for the aged including nil to intensive care level of senior citizen residents.

3.2 Plate Number 2 Generalized Land Use of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to incorporate Schedule 'A', hereto attached.

3.0 Development Principles

3.1 The development of the site shall be subject to Site Planning Control and Architectural Control such as location of buildings, landscaping, setback, access, architectural layout, building exterior materials, sign, and off-street parking controls.

3.2 Nursing home shall be permitted at proper location for convenient access with minimum influence upon nearby senior citizen housing.

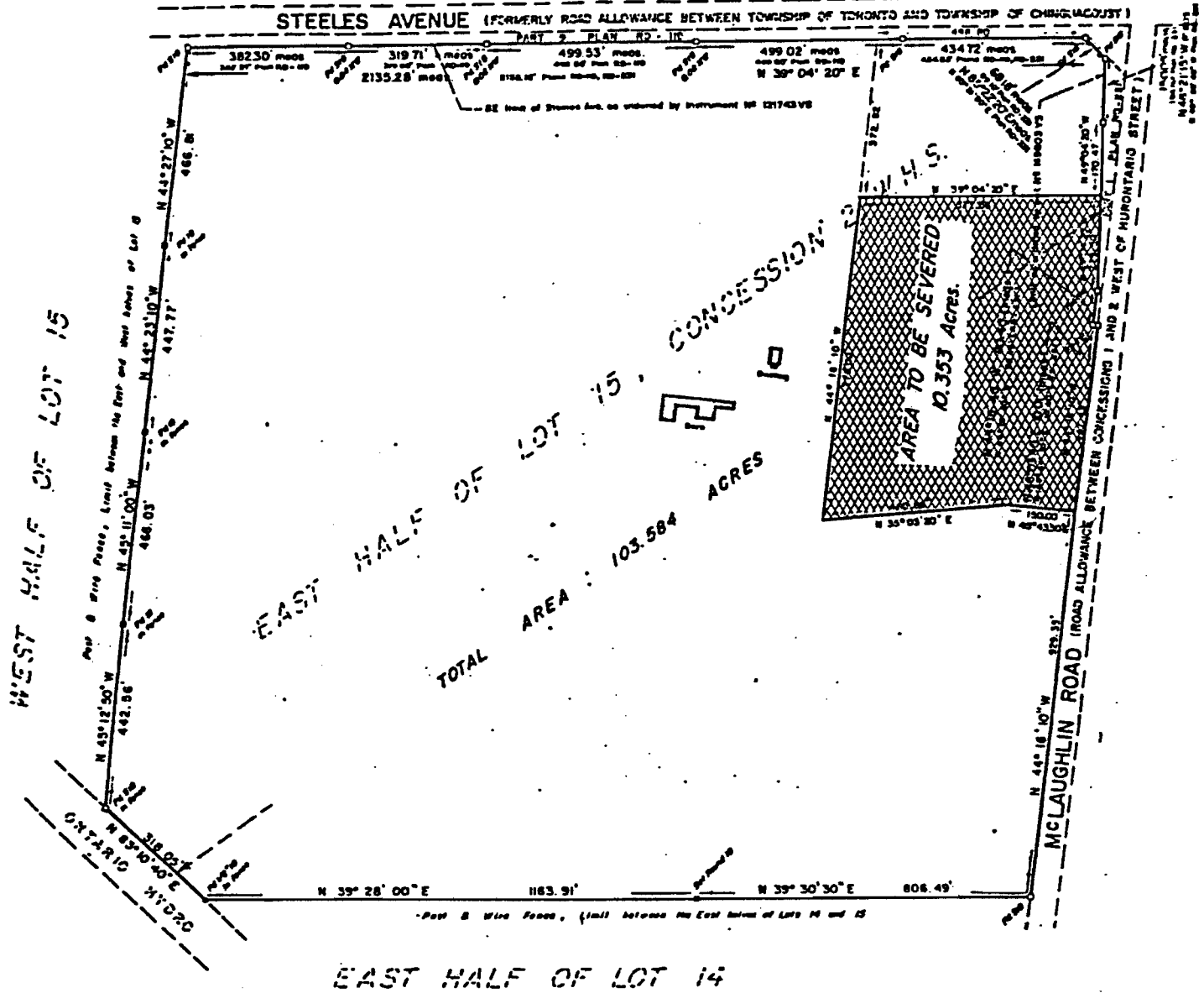
- 3.3 The maximum density for the site shall not exceed 300 persons for senior citizen residents plus 100 beds for nursing home.
- 3.4 Development shall be phased or staged in accordance with the availability of adequate utilities and necessary services.
- 3.5 Development shall be staged in conformity with municipal water and sewage servicing capacity and demand of accommodation.
- 3.6 Development shall be proceeded only when adequate transit service is available.
- 3.7 Servicing commercial for day to day living needs of Senior Citizens such as drug, laundry and barbering shall be permitted provided that such commercial shall not exceed approximately 1,000 square feet of gross floor area.
- 3.8 Parkland dedication or cash in lieu shall be provided and approved by City Council.

4.0 Implementation

Amendment Number 14 shall be implemented by appropriate amendment(s) to the restricted area by-law and agreement(s) as deemed necessary by City Council.

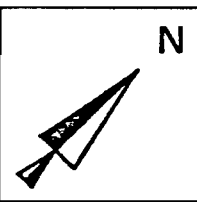
5.0 Interpretation

- 5.1 This Amendment shall apply to the lands outlined in Schedule 'A', attached hereto.
- 5.2 All numerical figures shall not be interpreted as obsolete or rigid. Minor variation from these figures will be tolerated without the necessity of making formal amendment to the Official Plan insofar as the spirit and intent of the Amendment is maintained.




OFFICIAL PLAN AMENDMENT NO. 14

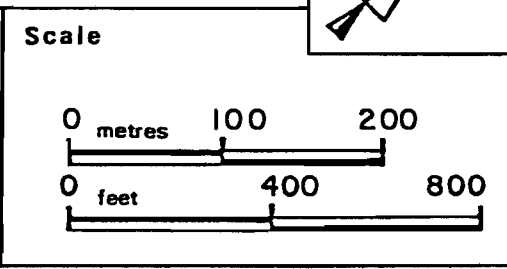
SCHEDULE 'A'



Drawn	b. k.
Date	Dec. 1, 1976
File No.	T2W15.2
Dwg. No.	A

Legend

 - Area of Amendment



CITY OF

BRAMPTON

PLANNING DEPARTMENT

PART C - APPENDICES

Attached is one copy of each of the staff reports to Planning Committee including notes of the Public Meeting on the subject of this Amendment.

'3-1

October 14, 19

REPORT ON REZONING APPLICATION - HOLLAND CHRISTIAN HOMES INC.
WARD 4

To: Mr. J. Galway, Senior Administrative Officer
From: Mr. A. K. Macdonald, Urban Development Officer

COMMENT

Attached is the City Planner's Report on the above noted rezoning application.

This application is to permit the development of approximately 10 acres of land for a Senior Citizens project. The application was previously before the Planning Committee on July 20, 1976. At that time the City Planner outlined certain concerns of the Region with regard to the proposal. Subsequently, Planning Committee directed Staff to proceed with an investigation of the proposal in an attempt to resolve the outstanding matters.

One of the outstanding concerns related to this application is the availability of the sanitary sewer. As the Committee is aware there are certain constraints in the Fletcher's Trunk Sewer which relate to the total capacity of the pumping station on Steeles Avenue. The Region has indicated to the City that the surplus capacity in that system would accommodate approximately 500 units. In the recent past Council has released for development certain development in the Fletcher's Trunk area. These include Roseville Farms 21T-23160, Brampton Park Estates 21T-23897, Endcliffe Construction 21T-76606B and Peelson Hills 21T-23440. Still to be dealt with in this area is Sonata Developments 21T-24183 and Gary Broos 21T-24824. At the time arrangements were being made by the Region to establish the pumping station the City had indicated that Sonata, Roseville and Brampton Park Estates plans should be included in the capacity of that system and it is assumed that the 500

unit surplus that the Region refers to is over and above those plans. The Endcliffe plan and the Broos plan would provide approximately 380 units into the system and it would appear that there is some surplus capacity which could be considered for the application in question. Subject to the Region's confirmation that this capacity is available Staff would not object to this application proceeding.

The Development Committee have reviewed the proposal and are prepared to see it proceed on the basis of the Planner's Report.

RECOMMENDATION

It is recommended that (a) the report of the City Planner be adopted (b) that the Region be requested to confirm sewage capacity for this application.

J. E. Hendy

City Solicitor

A. K. Macdonald

A. K. Macdonald
Urban Development Officer

J. F. Curran

J. F. Curran
City Engineer

D. M. Gordon

D. M. Gordon
Parks and Recreation Director

L. W. H. Laine

L. W. H. Laine
Planning Director

L. S. Thurston

L. S. Thurston
Building and Zoning Co-ordinator

AKM:dc

Att.

c.c. K. R. Richardson
M. McLeod
M. Gowland

Office of Planning Director

A7-3

October 14, 1976

TO: J. Galway
Senior Administrative Officer

FROM: Planning Director

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 15, Concession 2, W.H.S.
(Toronto Township)
HOLLAND CHRISTIAN HOMES
Our File : T2W15.2

1.0 BACKGROUND:

At the Planning Committee meeting held on April 20, 1976, the Committee considered a report from the Planning Director dealing with the proposal to erect a senior citizen residential project on a ten acre site located on the west side of Second Line West south of Steeles Avenue.

The Committee recommended that "Planning Committee being fully aware of the regional staff views, re-affirm the earlier resolution that staff proceed with the investigation of the proposal in an attempt to resolve the outstanding matters".

The basic concerns fall into three categories, being services (sanitary sewer connection and water supply by the Region, storm drainage as a City responsibility), site design considerations involving internal/external access and isolation from other services and amenities such as food and personal services.

2.0 PROPOSAL:

For purposes of considering the proposal more fully, the applicant has submitted a concept development plan that proposes the development of a variety of housing types to accommodate senior citizens.

The main or principal components are illustrated by the attached plan which comprise the following elements:

1. Community Centre comprising a reception area, administrative offices and recreational facilities with a gross floor area of about 10,890 square feet.
2. Senior Citizens' Apartment linked to the community centre providing hostel and residential care with dining and kitchen facilities located on the top floor of the six storey building. The apartment building is designed to contain 86 units accommodating 16 couples and 70 single person household units (total population of 102 persons).

2.0 PROPOSAL: (cont'd..)

3. Senior Citizens' Cluster housing with a total of 56 units connected to the community centre. The units will provide independent care (with light care available) accommodation for 30 couples and 25 single persons (total population of 85 persons).
4. Senior Citizens' Cottage housing comprising 12 two-storey dwelling units providing independent care facilities for 12 couples (24 persons).
5. Nursing Home as a future building. The details of this building are not known at this time.

Off-street parking facilities are to be provided in the form of 4 parking lots comprising a total of 125 parking spaces.

3.0 COMMENTS:

The concept of providing a range of senior citizen housing types on one site is unique to the City of Brampton. A total of 153 dwelling units will be provided comprising 58 two person dwelling units and 95 one person dwelling units accommodating a total of 211 persons. Omitting consideration of the future nursing home, population density on the 10.353 acre site is approximately 20.3 persons per gross acre. Notwithstanding that the proposal is a relatively self-contained senior citizens' project and will be located on a site that will be severed from a larger parcel, it remains that the project is principally of a residential nature and under normal development conditions would be located within a residential subdivision that had been planned with the dedication of public open space as a requirement. The subject project will be a part of the larger community of the City and provision for public open space contribution should be made.

The applicant has submitted a preliminary servicing study (copy attached) which has been made available to the engineering departments of the City and the Region. The Regional Public Works Department has commented as follows:

Water: Services to be extended from Steeles Avenue to McLaughlin Road (Alternative #1 on page 2 of Paul Theil report dated August 25, 1976 would not be acceptable).

Sanitary: Previous comments still apply (please see our memo of March 26, 1976). Only available sewer outlet will be at a trunk sewer crossing Steeles Avenue at Fletchers Creek, expected to be constructed during 1976. At present, no other development aside from that previously released by the City of Brampton is allowed access to the system.

Roads: No comments.

3.0 COMMENTS: (cont'd..)

The City Engineer has recorded the following comments:

1. Drainage: All drainage facilities and grading plans shall be designed to the latest City Standards and subject to the approval of the Engineering Department.

Provision shall be made to accommodate external drainage.

2. Roads: The access onto McLaughlin Road shall be subject to detailed Engineering design and approval.

Only the first three (3) phases shall be developed until the second access is available.

Sidewalk and streelighting are required on McLaughlin Road from Steeles Avenue to the south limit of the site.

3. Widenings: We require a widening sufficient to provide a 120' right-of-way on McLaughlin Road.
4. One Foot Reserves: Required along McLaughlin Road.
5. General: If an when this plan is approved, this Department will be pleased to discuss details of Engineering requirements relating to the roads, sidewalks, drainage, streetlighting, etc.

The City of Brampton Fire Department has advised as follows:

Due to the limited access for any emergency vehicles to the centre, building of the proposed cluster type housing plus the fact that only one face of the Community Centre is accessible, we would suggest consideration be given to a looped access integrated with the landscaping to take the place of a portion of the presently proposed walkways. This access could be of a material other than asphalt if desired in order to blend with the landscaping providing it is capable of supporting our apparatus. The width of the surface could vary from a minimum of 10' up to whatever width would be necessary to compensate for any required turning radii. The access would have to be maintained in the winter as would the other pedestrian walks.

The looped access, as noted above, connecting to the future parking area for the proposed nursing home would eliminate the need for turning facilities for Department vehicles in this area. Control of access could be maintained by the use of chains at entry points. In the north parking area as well as the parking area between Blocks 4 and 3, the long dead end situation should be alleviated.

The matter of hydrants, their number and location, will have to be reviewed once the matter of access is resolved.

-4- A3-6'

3.0 COMMENTS: (cont'd..)

The absence of a second or alternate access has been noted by the City Engineering Department and it would appear reasonable that a further access be provided as a condition of development onto a public road to be dedicated at the south boundary of of the site.

The present isolation of the project from normal community facilities is to be reduced by the provision of a tuck shop and beauty and barber shop facilities within the project at the initial stage. In addition, transit facilities will be available either on a municipal basis with regard to the service to Sheridan College campus or in the form of privately operated buses.

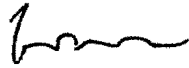
The quantity of off-street parking, with the exception of the unknown information on the future nursing home, is more than adequate. Approximately 39 spaces would be adequate for a conventional 153 unit senior citizens' project. Thus, consideration could be given to a reduction in the number of parking spaces at the detailed planning stage prior to the enactment of the restricted area by-law.

Further, the location of the parking lots should be reconsidered at the detailed design stage to reduce potential pedestrian/vehicle conflicts.

4.0 CONCLUSION:

It is recommended that Planning Committee hold a public meeting prior to the preparation of an official plan amendment, restricted area by-law and development agreement.

LWHL/rla


L.W.H. Laine
Planning Director

attch.

cc: A.K. Macdonald

Office of Planning Director

November 12, 1976

TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan and
Restricted Area By-law
Part of Lot 15, Concession 2, W.H.S. (Toronto Township)
Holland Christian Homes
Our File T2W15.2

Attached is a copy of the notes taken during the Public Meeting held on Tuesday, November 2, 1976 held by the Planning Committee.

No objections were raised to the proposals and it is recommended that staff be authorized to proceed with (1) the preparation and submission of the appropriate Official plan amendment to City Council and (2) further refinement of the development proposal with respect to the preparation of the restricted area by-law and development agreement.



L.W.H. Laine,
Planning Director

LWHL/jb

Attachment

PUBLIC MEETING

HOLLAND CHRISTIAN HOMES

A Special Meeting of Planning Committee was held on TUESDAY, NOVEMBER 2, 1976 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:30 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law of former Town of Mississauga.

Members present were:	F.R. Dalzell	Chairman
	J.J. Yarrow	Vice-Chairman
	T.P. Miller	Councillor
	M. Robinson	Councillor
	F.W. Andrews	Alderman
	Mrs.D. Sutter	Alderman
	R.V. Callahan	Alderman
	R.F. Russell	Alderman
	A. Ferri	Alderman
	W.J. Baillie	Alderman

Staff present were:	L.W.H. Laine	Planning Director
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Approximately 26 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed by-law and to solicit their comments and questions.

The Chairman then asked the Planning Director to outline the proposal to the public and explain the intent of the applicant. After the close of the Planning Director's presentation, the Chairman invited questions and comments from the members of the public in attendance.

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Mr. Morris Finer, a Toronto resident, enquired into the accessibility to the water and sanitary sewage services. He also enquired whether this particular area fitted into the overall planning of the area.

The Chairman and Mr. Laine, Planning Director, responded to Mr. Finer's questions.

There were no further comments or questions and the meeting adjourned at 7:45 p.m.

131 JAN
Brookwood Office
34 Queen St. East
City of Toronto
City of Toronto
TOMMIE HENRY