

AMENDMENT NO. 188
AND
AMENDMENT NO. 188A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

These Amendments No. 188 and 188A to the Official Plan for the City of Brampton which were adopted by the Council of the Corporation of the City of Brampton are hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1992-12-17



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 188 and 188A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on December 17, 1992.

Dated at the City of Brampton this 5th day of January, 1993.


L.J. Mikulich - City Clerk

ORIGINAL

AMENDMENT NUMBER 188
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 188 A
to the Consolidated Official Plan of the
City of Brampton Planning Area

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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 122-90

To repeal By-law 271-89 and to adopt Amendment Number 188 and Amendment Number 188A 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. By-law 271-89, which adopted the text and maps attached thereto as Official Plan Amendment 171 to the Official Plan of the City of Brampton Planning Area and Official Plan Amendment 171A to the Consolidated Official Plan of the City of Brampton Planning Area is hereby repealed.
2. Amendment Number 188 and 188A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
3. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 188 and Amendment Number 188A to the Official Plan of the City of Brampton Planning Area.

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

COUNCIL, this 16th day of July 1990.

APPROVED
AS TO FORM
17/1/83
LJ/JJ/ON

DATE 6/27/90

~~KENNETH G. XXVREYDANS XXXXX ZAVARX~~
PETER ROBERTSON ACTING MAYOR

CERTIFIED A TRUE COPY

City Clerk

LEONARD J. MIKULICH- CLERK

32/90/C1WS-18byLaw/am

JUL 23 1990 19

AMENDMENT NUMBER 188
AND
AMENDMENT NUMBER 188 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to permit an existing detached dwelling to be used, in part, for specific commercial purposes, and to provide supplemental principles for its development of such use.

2.0 Location

The lands subject to this amendment are located on the north side of Archibald Street, approximately 36.6 metres west of Main Street North, being part of Lot 8, Concession 1, West of Hurontario Street and shown as Part 1 on reference plan 43R-13072.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 188 :

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 6 set out in subsection 7.2.7.6, Amendment Number 188 ;

3.2 Amendment Number 188 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton West Secondary Plan (being Subsection B2.3 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C and Plate Numbers 2 and 6, thereof, as amended) is hereby further amended:

1. by changing on Plate Number 6, the land use designation of the land shown outlined on Schedule A to this amendment from RESIDENTIAL MEDIUM DENSITY to RESIDENTIAL LOW DENSITY,

2. by adding to Part C, Section B, Chapter B1, Subsection B2.3, Paragraph 3.0, the following:

"3.7 The lands on the north side of Archibald Street, approximately 36.6 metres west of Main Street North shall be developed for either 2 single family detached dwellings or for 1 single family detached dwelling on the westerly portion of the property, and 1 office building on the easterly portion of the property, and shall be subject to the following development principles:

- 3.7.1 the low density residential character of the property is to be maintained through the careful renovation and maintenance of the existing buildings, the judicious use of landscaping, the control and limited use of signs and external lighting, and the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
- 3.7.2 permitted commercial uses shall be limited to professional offices for a non-profit organization;
- 3.7.3 the maximum gross commercial floor area to be used for professional offices for a non-profit organization shall not exceed 330 square metres.
- 3.7.4 residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties;

3.7.5 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, or residents, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;

3.7.6 no floodlights or illuminated signs shall be permitted on the subject site;

3.7.7 all garbage and refuse storage containers shall be located within a building on the subject site, and

3.7.8 one non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres.

WILLIAMS PARKWAY

SLATER

BRYANT
CT.

STREET

CIRCLE

GREENLEAF

MURRAY

CRES.

AVENUE

BAGSHOT
GATE

ARCHIBALD STREET

MAIN STREET NORTH

Lot 9
Lot 8



SUBJECT PROPERTY

OFFICIAL PLAN AMENDMENT NO. 188

OFFICIAL PLAN AMENDMENT NO. 188 A

SCHEDULE A By-law 122-90



1:2000

CITY OF BRAMPTON

Planning and Development

Date: 89 01 23 Drawn by: K MH

File no C1W8.18 Map no 42-100F

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 188

AND

AMENDMENT NUMBER 188 A

Attached are copies of reports from the Director, Planning and Development Services Division, dated October 13, 1988, as well as a copy of a report from the Director, Planning and Development Services Division, dated November 3, 1988, forwarding the notes of a Public Meeting held on November 2, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The applicant subsequently revised the original proposal and as a result, copies of reports from the Director, Planning and Development Services Division, dated November 7, 1989, as well as a copy of a report from the Director, Planning and Development Services Division, dated January 9, 1990, forwarding the notes of a Public Meeting held on January 3, 1990 after subsequent notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached.

The Regional Municipality of Peel August 19, 1989

2/89/cp/icl/C1W8.18opa

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

October 13, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
 Part of Lot 27, Block A, Plan BR-25
 Part of Lot 8, Concession 1, W.H.S.
 6 and 8 Archibald Street
 Ward Number 5
 ELIZABETH FRY SOCIETY
 Our File Number: C1W8.18

1.0 Introduction

An application to amend the zoning by-law to permit the use of an existing residential structure for office purposes has been filed with the City Clerk and was referred to staff for a report and recommendation on August 8, 1988.

2.0 Property Description

The property subject to this application is located on the north side of Archibald Street, approximately 36.6 metres (120 feet) west of Main Street North. It has frontage on Archibald Street totaling 47.8 metres (157.0 feet) and comprises an area of 0.284 hectares (0.702 acres). The subject property is currently occupied by a 2 1/2 storey brick veneer and frame house with associated frame garage, on the easterly portion of the subject property, and by a 1 1/2 storey brick and frame house on the westerly portion of the subject property. At present, the westerly structure is being utilized for group home purposes.

A masonry retaining wall is located parallel to the southerly property boundary in front of the structure on the westerly portion of the property. Approximately 20 to 30 deciduous and coniferous trees are located on the subject property.

In addition, staff note that a precast concrete wall exists along most of the northerly property boundary of the subject site.

Access to the site is provided by two driveways. In this respect, a driveway is located between the two dwellings and is bounded on both sides by a concrete retaining wall as the property slopes gently downward from west to east. The second driveway is located to the east of the easterly structure leading to the aforementioned frame garage.

Surrounding land uses are as follows:

- NORTH - lands abutting the subject property to the north are currently vacant, while further north and fronting on Greenleaf Crescent lands are utilized for residential purposes;
- EAST - lands to the east of the subject property are utilized for commercial purposes;
- SOUTH - lands to the south, on the opposite side of Archibald Street, are utilized for a truck and trailer leasing establishment and an automobile leasing and sales office, and
- WEST - abutting lands to the west are currently being utilized for residential purposes, and further

west lands are developing for residential purposes.

3.0 Official Plan and Zoning By-law Status

The subject property is designated "Residential" according to Schedule 'A' to the Official Plan. The secondary plan for the area, the Brampton West Secondary Plan which consists of Subsection B2.3 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C and Plate Numbers 2 and 6, as amended, designates the property "Residential Medium Density".

By-law 200-82, as amended, zones the subject property "Residential Single - Family A (R1A)".

4.0 Proposal

The applicant proposes to utilize the easterly structure for the offices of the Elizabeth Fry Society. In this respect, the applicant advises that the entire structure, comprising a total of about 132.3 square metres (1,425 square feet), is to be utilized for office purposes.

In order to facilitate the proposed offices, the applicant proposes to provide 13 on-site parking spaces. A parking area which is to accommodate 11 cars is located between the two residences in the approximate centre of the site. The remaining two spaces are proposed to be located in the existing driveway of the easterly structure. The applicant also proposes no changes to the facades of either structure, except that the open brick veneer porch on the easterly residence is to be enclosed.

5.0 Comments from Departments and Agencies

The Planning Community Design Section notes the following:

1. The row of parking (parking space number 7 to parking space number 11) does not have sufficient aisle width, and
2. A road widening will likely be required.

The Region of Peel Public Works Department has examined the proposal and indicates no objections as full municipal services are available on Archibald Street and Regional roads are not directly affected.

The Traffic Engineering Services Division notes that in order to support the proposed use the existing driveway shall be widened to provide for proper two-way traffic movements. To assist the applicant in preparing a site plan for this proposal, the Division lists the following requirements for the widened driveway:

1. minimum 6.0 metres in width at the streetline;
2. easterly curb radius is to be a minimum of 3.0 metres, and
3. an additional curb cut will be required.

Further details pertaining to access to this site will be addressed at the time of formal site plan review.

The Development and Engineering Services Division has provided the following comments:

1. a site plan shall be submitted for grading and drainage approval;
2. fencing shall be as required by the Planning Department;
3. the existing retaining wall on Archibald Street shall be repaired, and
4. a 2.5 metre road widening is required along Archibald Street where it abuts the subject property.

Community Services Department

Parks

The sketch plan does not provide any information related to existing vegetation.

The amount of parking proposed will result in paving the majority of the rear yard which seems incompatible with a residential area.

If the application is approved, solid screen fencing to protect abutting residents should be required.

Fire

No comments.

Transit

No comments.

The following departments and agencies have advised that they have no comments: Law Department; Planning Policy and Research Division; Zoning and By-law Enforcement Division, and Chief Building Official.

6.0 Discussion

As noted earlier, the applicant proposes to amend the zoning by-law to permit the use of an existing residential structure for professional office purposes. More specifically, the house is proposed to be utilized for the offices of Elizabeth Fry Society.

It is noted that the subject property is designated residential according to Schedule 'A' to the Official Plan, and Residential Medium Density according to the Brampton West Secondary Plan; neither of which permit the use of the property for commercial (office) purposes. However, considering the location of the structure and its proximity to a commercial plaza on the east, an automobile leasing establishment on the south, and a developed or developing residential area on the west, staff are of the opinion that the use of the residence for office purposes will have minimal impacts on the surrounding area. As a result, the subject proposal can be supported from a planning standpoint provided the applicant agrees to revise the subject application to include an amendment to the Official Plan and to pay the appropriate fees associated therewith, and provided that care is taken to ensure that the proposed offices do not disturb the visual and functional harmony of the surrounding area.

While it is staff's opinion that the use of the easterly portion of the subject property for the offices of the Elizabeth Fry Society will have minimal impacts on the

surrounding neighbourhood, staff also believe that the long term future use of this property is residential, and the Official Plan designation should be indicative of this rather than commercial. Therefore, staff recommend that the land use designation in the Official Plan remain as Residential, the land use designation in the Secondary Plan be amended to reflect Residential Low Density, and the Secondary Plan policies be amended to recognize the proposed office use. Further to this, staff recommend that the Official Plan and zoning by-law amendments shall apply only to the easterly portion of the subject property.

With respect to the visual and functional harmony of the surrounding area, it is noted that the proposed use is low in intensity and further that the proposed changes to the structure and property are minimal. In this regard, the applicant proposes to enclose the open brick and concrete block porch which is located on the southerly wall of the structure to be used for office purposes. In addition, proposed changes to the property include the expansion of an existing paved area located between the two structures on the property in order to provide parking for 11 vehicles. Considering the number and size of maturing coniferous and deciduous trees on the site, as well as the precast concrete slab wall located along the northerly property boundary, which was required as a condition of development of the residential subdivision to the north, staff are satisfied that sufficient screening is in place to visually maintain the residential character of the property.

To maintain the residential appearance of the property, it is also critical that the amount of signage be minimal and the design and type of sign reflect the residential character of the surrounding area. As a result, it is staff's opinion that this objective can be achieved by means

of a provision within an amending by-law which limits the applicant to one non-illuminated sign attached to the wall of the structure which faces a public road allowance, and has a sign area not exceeding 0.25 square metres.

With respect to the comments submitted by the Planning Community Design Section and by the Traffic Engineering Services Division regarding insufficient driveway width, it is staff's opinion that, in the interests of maintaining the residential appearance of the property, it would be desirable to relax the current commercial zoning requirement of a 6.0 metre wide driveway and 6.6 metre wide aisle. In addition, Planning staff note that the parking required on the site for the proposed office totals 5 spaces whereas the applicant proposes to provide 13 spaces. The deletion of parking spaces numbered 7 through 11, inclusive, as shown on the attached preliminary site plan not only alleviates the problem of an insufficient aisle width, but would also assist in the maintenance of the residential character of the property by retaining the maturing trees which are located closest to Archibald Street. The residential character of the property is also maintained by retaining the existing concrete retaining walls and gentle slope of the property which currently bound the driveway located between the two structures, thereby avoiding the necessity to disrupt existing conditions.

Staff notes the comments of the Development and Engineering Services Division whereby the applicant shall be required to submit grading and drainage plans for approval, and additional fencing will be as required by the Planning and Development Department. In order to address these concerns it is recommended that the applicant be required to obtain

site plan approval prior to the enactment of a zoning by-law, through the City's formal site plan approval process.

The Development and Engineering Services Division also notes that the applicant shall repair the existing retaining wall on Archibald Street. Planning staff therefore recommend that a condition to this effect be included in a development agreement for this property.

7.0 Recommendation

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that the proposal to utilize an existing residential structure for office purposes be approved, subject to the following conditions:

- A. A Public Meeting to amend the Official Plan and zoning by-law be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following:
 - 1) prior to the enactment of the zoning by-law, a revised site plan, a landscape plan, grading and drainage plans and elevation cross-section drawings shall be approved by the Commissioner of Planning and Development and by the Commissioner of Public Works and Building, and securities shall be deposited with the City to ensure implementation of these plans;
 - 2) the zoning by-law shall contain the following provisions:

- a) the easterly portion of the site shall only be used for one of the following purposes, but not both:
 - i) a single-family detached residence, or
 - ii) professional offices for a non-profit organization.
- b) the westerly portion of the site shall only be used for purposes permitted in the Residential Single-Family A zone;
- c) the site shall not be used for the offices of a doctor, dentist or drugless practitioner;
- d) all garbage and refuse storage shall be located within the existing structures on the site;
- e) no floodlighting shall be permitted on the site;
- f) one non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;
- g) parking spaces shall be provided and maintained in accordance with the provisions of By-law 200-82, and
- h) the maximum gross commercial floor area to be utilized for professional offices only in

conjunction with the group home located on the site shall not exceed 132.3 square metres.

3. Development of the subject property shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) the applicant shall agree that any changes to the exterior of the structure shall be approved by the Commissioner of Planning and Development Department;
 - b) the applicant shall agree to revise the subject application to include an amendment to the Official Plan and to remit to the City Treasurer the appropriate fees associates therewith;
 - c) the applicant shall agree to make all necessary repairs to the masonry retaining wall, located parallel to the Archibald Street road allowance, to the satisfaction of the Commissioner of Public Works and Building, and shall deposit securities with the City to ensure that these repairs are carried out, and
 - d) the applicant shall agree to pay all applicable City and Regional levies prior to the issuance of a building permit.

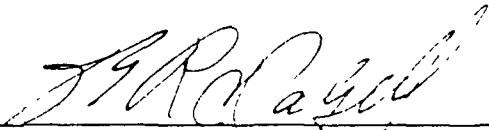
- e) the applicant shall agree to convey a 2.5 metre road widening along the entire frontage to the City.

Respectfully submitted,



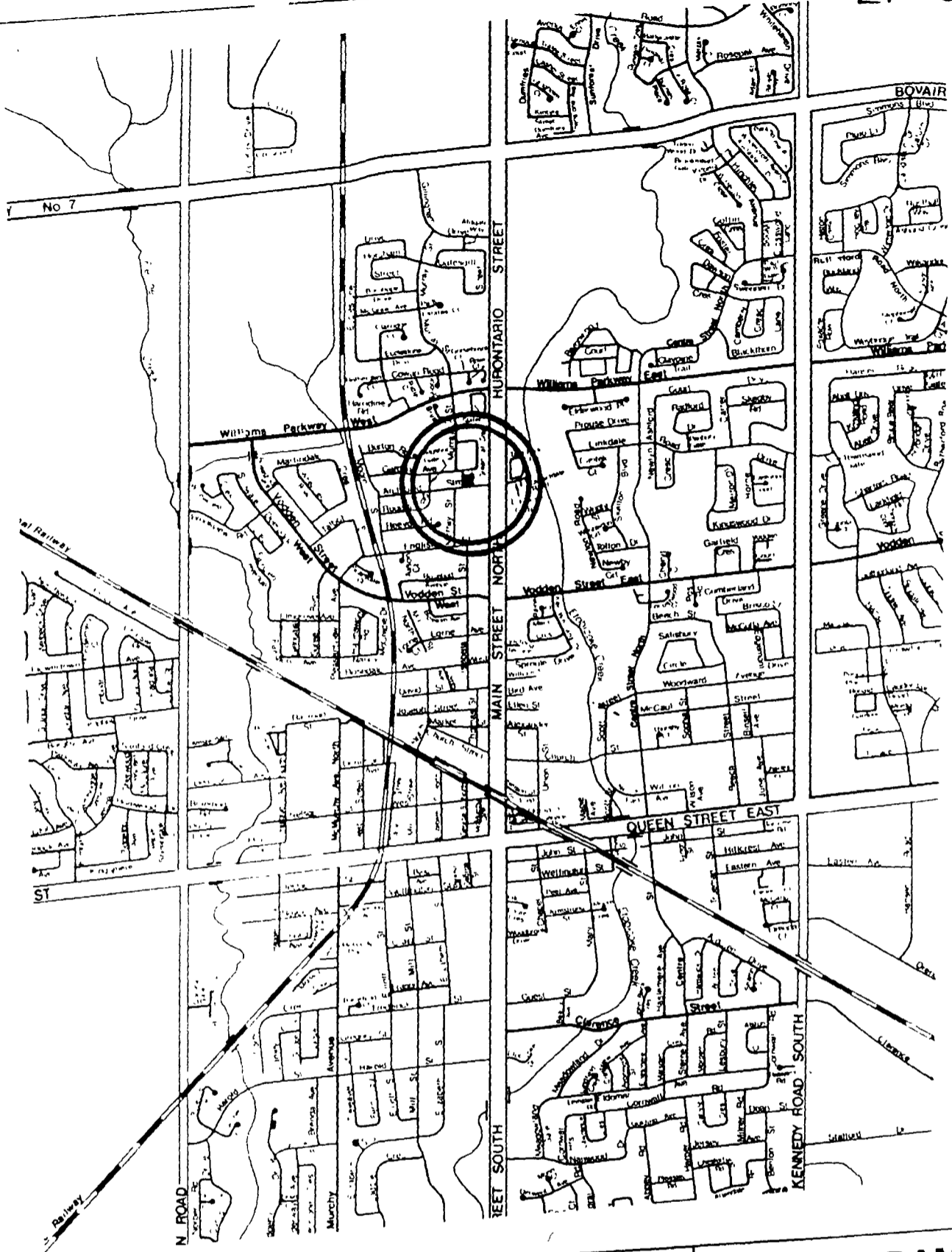
L. W. H. Laine, Director,
Planning and Development
Services Division

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

JA/hg/icl



ELIZABETH FRY SOCIETY

Location Map



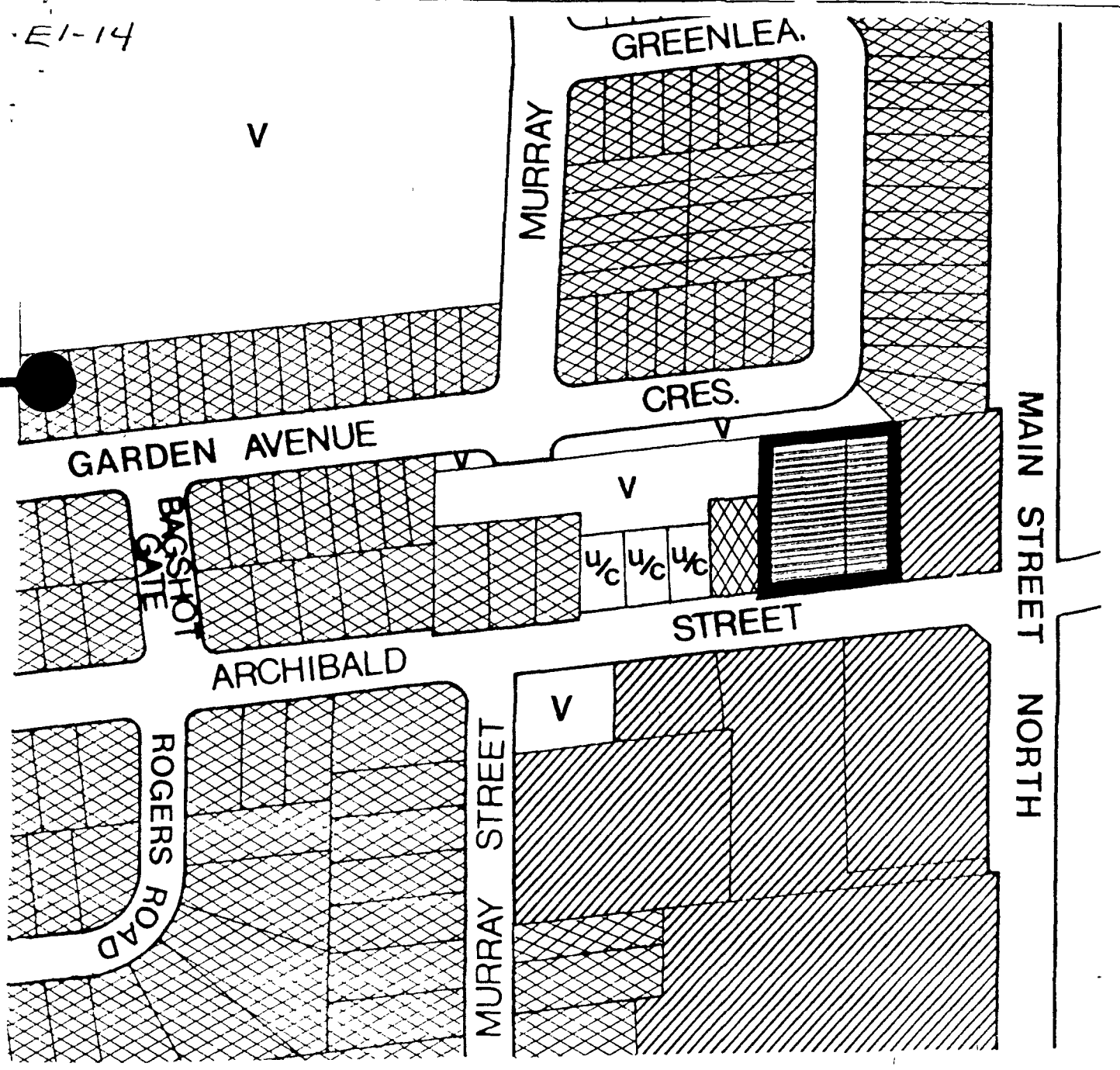
CITY OF BRAMPTON
 Planning and Development






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Date: 88 08 31 Drawn by: M.J.O.
 File no. CIW8.18 Map no. 42-100A

E1-14

V



-  VACANT
-  COMMERCIAL
-  RESIDENTIAL
-  SUBJECT PROPERTY
-  UNDER CONSTRUCTION

ELIZABETH FRY SOCIETY

Land Use Map



CITY OF BRAMPTON
 Planning and Development

Date: 88 08 31 Drawn by: M.J.O.
 File no. CIW8.18 Map no. 42-100C

1:2000

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 3, 1988

TO: The Chairman and Members
of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 27, Block A, Plan BR-25
Part of Lot 8, Concession 1, W.H.S.
6 and 8 Archibald Street
Ward Number 5
ELIZABETH FRY SOCIETY
Our File Number: C1W8.18

The notes of the Public Meeting held on Wednesday, November 2, 1988, with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the Public Meeting and no letters or objections have been received.

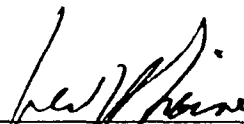
IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received, and
- B) Staff be directed to present the appropriate documents for the consideration of City Council.

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development



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

Attachment

JA/hg/icl

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 2, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:16 p.m. with respect to an application by ELIZABETH FRY SOCIETY (File. C1 W8.18 - Ward 5) to amend the zoning by-law to permit the use of the easterly structure, on the site, for the offices of the Elizabeth Fry Society.

Members Present: Councillor F. Russell - Chairman
Alderman S. DiMarco

Staff Present:	F.R. Dalzell,	Commissioner of Planning and Development
	L.W.H. Laine,	Director, Planning and Development Services
	D. Ross,	Development Planner
	K. Ash,	Development Planner
	J. Armstrong,	Development Planner
	T. Corbett,	Development Planner
	D. Menard,	Secretary

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public hearing was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance.

The meeting adjourned at 8:16 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 7, 1989

TO: Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and the Zoning By-law
Part of Lot 27, Block A, Plan BR-25
Part of Lot 8, Concession 1, W.H.S.
Ward Number 5
ELIZABETH FRY SOCIETY
Our File Number C1W8.18

1.0 Introduction

On October 23, 1989, City Council resolved that staff report to Planning Committee regarding a revised proposal on the above noted property.

2.0 Property Description

The subject property:

- is located on the north side of Archibald Street, just west of Main Street North;
- has a frontage of 47.8 metres (157.0 feet);
- has a depth of 57.3 metres (188.0 feet), and
- consists of a total of 0.284 hectares (0.702 acres).

The revised site development plan submitted to Planning staff indicates:

- a 2 1/2 storey brick veneer residence and associated frame garage located on the easterly portion of the property;

- a proposed 2 storey addition to the rear of the residence located on the easterly portion of the property;
- a 1 1/2 storey brick veneer and frame residence located on the westerly portion of the property, and
- a parking area which is to accommodate 13 vehicles.

Surrounding land uses:

- NORTH - vacant, however, further north on Greenleaf Crescent - residential;
- EAST - commercial;
- SOUTH - Archibald Street beyond which are commercial land uses, and
- WEST - residential.

3.0 Official Plan and Zoning By-law Status

- "Residential" (Schedule 'A' - Official Plan);
- "Low Density Residential" (Official Plan Amendment 171);
- "Residential Single-Family A (R1A) (By-law 200-82, as amended).

4.0 Proposal

The applicant has submitted a revised proposal which can be summarized as follows:

- a proposed 2 storey addition is to be constructed at the rear of the existing residence located on the easterly portion of the property;
- the addition will create a total floor area of about 329 square metres (3,541.4 square feet) to be used as offices for the Elizabeth Fry Society;
- the residence located on the westerly portion of the property is to continue to be utilized as a group home;
- a total of 13 parking spaces are proposed to be provided between the 2 residential buildings, and

- the existing frame garage is proposed to be removed.

For the information of Planning Committee, a copy of the originally submitted Site Development Plan is also attached.

5.0 Comments from Departments and Agencies

The above noted revised proposal was circulated to the Region of Peel and all appropriate City departments on September 25, 1989. The following comments pertain to the revised proposal.

The Zoning and By-law Enforcement Division make the following comments:

"We have reviewed the plan submitted for this location and note that the parking as shown is only sufficient for the commercial office area, based on a ratio of one space for each 31 square metres. The parking for the group home requires one space for each bedroom, or bed-sitting room, plus one space for the proprietor. The plan should be revised accordingly."

The Chief Building Official notes that if approved, the building and addition require the life and fire safety aspects of the Ontario Building Code and required permits.

The Development and Engineering Services Division notes no objections from an engineering point of view provided the standard site plan agreement is being entered into prior to the issuance of any building permits.

The Traffic Engineering Services Division have no objection from a traffic viewpoint. The Division's concerns regarding the entrance details remain as previously stated.

The Region of Peel Public Works Department indicate no objections to the proposal as full municipal services are available on Archibald Street.

6.0 Background

The subject application to permit the use of an existing dwelling for the offices of the Elizabeth Fry Society was approved, subject to conditions, by City Council on October 24, 1988. The Elizabeth Fry Society was permitted to occupy the residence for use as offices not exceeding 133.0 square metres (1,430.0 square feet) of gross commercial floor area. However, the applicant was required to apply

for and receive site plan approval prior to Council adopting an appropriate Official Plan Amendment and an amending zoning by-law. To date, site plan approval has not been granted as the applicant has not initiated the approval process.

It is also noted that a Public Meeting was held for the subject proposal on November 2, 1988. No members of the public attended the meeting and no letters or telephone calls of objection were filed.

7.0 Discussion and Summary

As noted earlier, the applicant has revised the original proposal to increase the total gross floor area for the offices of the Elizabeth Fry Society to 330 square metres (3,550 square feet) from the original proposal of 132.3 square metres (1,425 square feet). Subsequently, City Council adopted Official Plan Amendment Number 171 which designates the subject property for Low Density Residential purposes and would allow the proposed use at the increased density subject to Council adopting an appropriate amending zoning by-law.

Staff note that direction from City Council is needed as to the requirement of a further Public Meeting for the revised proposal. With respect to the requirement of a further Public Meeting, Section 34(16) of the Planning Act is noted, which states:

"Where a change is made in a proposed by-law after the holding of the meeting mentioned in subsection (12), the council shall determine whether any further notice is to be given in respect of the proposed by-law and the determination of the council as to the giving of further notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law."

In view of this, Planning staff are of the opinion that direction from Council is required as to the need for a further Public Meeting regarding the proposed change to the zoning by-law.

Furthermore, it is staff's opinion that the applicant shall still be required to apply for and obtain site plan approval, and to enter into a development agreement prior to Council enacting an appropriate zoning by-law amendment.

With respect to the comments received as a result of the circulation of the revised proposal, staff note that the applicant shall be required to construct the proposed addition and to upgrade the existing building to the life and fire safety standards of the Ontario Building Code. Therefore, it is recommended that a condition regarding the above shall be added to the conditions of development as approved by City Council on October 24, 1988.

It is noted that the applicant proposes to remove the existing frame garage which is currently located to the east of the easterly residence on the property. Staff support the removal of this garage, and further, recommend that the associated driveway be removed and replaced with landscaping to the satisfaction of the Commissioner of Planning and Development, and the curb depressions at this location shall be reinstated to the satisfaction of the Commissioner of Public Works and Building.

Concerning parking on the site, Planning staff note that according to the standards as contained in By-law 200-82, as amended, a total of 11 spaces are required for the proposed offices and 2 spaces are required for the existing residence located on the westerly portion of the property. The revised site development plan submitted in support of the revised application indicates the required 13 parking spaces in a parking area located between the two residences. However, staff are concerned that a parking deficiency could exist on the site should space within the proposed office building be utilized for meetings or assemblies of the Elizabeth Fry Society membership. As a result, staff recommend that the parking standard for offices as contained in By-law 200-82, as amended, be applied to the total amount of gross floor area devoted to office space, and that the parking standard for a place of assembly as contained in By-law 200-82, as amended, be applied to the total amount of gross floor area devoted to an assembly space.

Finally, it is recommended that the conditions which were approved by City Council on October 24, 1988 for the original Elizabeth Fry Society submission shall be revised to include the recommendations contained herein.

8.0 Recommendation

In view of the foregoing, staff recommend that Planning Committee recommend to City Council that the revised proposal be approved, subject to the following:

- A. City Council shall determine if a further Public Meeting is required for the revisions to the proposal with respect to the zoning of the subject property, and further, to instruct staff to hold a Public Meeting and report results of same to Planning Committee should it be deemed that a Public Meeting is necessary;
- B. Subject to "A" above, the revised proposal be approved, subject to the conditions approved by City Council on October 24, 1988, together with the required additional conditions, which can be summarized as follows:
1. Prior to the enactment of the zoning by-law, a revised site plan, a landscape plan, grading and drainage plans and elevation cross-section drawings shall be approved by the Commissioner of Planning and Development and by the Commissioner of Public Works and Building, and securities shall be deposited with the City to ensure implementation of these plans;
 2. The zoning by-law shall contain the following provisions:
 - (a) the easterly portion of the site shall only be used for one of the following purposes, but not both:
 - (i) a single-family detached residence, or
 - (ii) Professional offices for a non-profit organization;
 - (b) the westerly portion of the site shall only be used for purposes permitted in the Residential Single-Family A zone;
 - (c) the site shall not be used for the offices of a doctor, dentist or drugless practitioner;
 - (d) all garbage and refuse storage shall be located within the existing structures on the site;
 - (e) no floodlighting shall be permitted on the site;

- (f) one non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres;
- (g) parking spaces on the property shall be provided in accordance with the following provisions:

<u>USE</u>	<u>MINIMUM PARKING SPACES REQUIRED</u>
Residential	2 parking spaces for each unit
Professional Offices of a Non-Profit Organization	1 parking space for every 31 square metres of gross commercial floor area or portion thereof
Place of assembly or banquet room	1 parking space for every 9 square metres of gross floor area or portion thereof;"

- (h) the maximum gross commercial floor area to be utilized for professional offices only in conjunction with the group home located on the site shall not exceed 330.0 square metres.

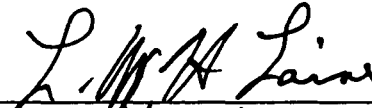
3. Development of the subject property shall be subject to a development agreement and the development agreement shall contain the following provisions:

- (a) the applicant shall agree that any changes to the exterior of the structure shall be approved by the Commissioner of Planning and Development;
- (b) the applicant shall agree to make all necessary repairs to the masonry retaining wall, located parallel to the Archibald Street road allowance, to the satisfaction of

the Commissioner of Public Works and Building, and shall deposit securities with the City to ensure that these repairs are carried out;

- (c) the applicant shall agree to pay all applicable City and Regional levies prior to the issuance of a building permit;
- (d) the applicant shall agree to convey a 2.5 metre road widening along the entire frontage to the City;
- (e) the applicant shall agree to construct the proposed addition and to upgrade the existing residence in order to meet the life and fire safety standards of the Ontario Building Code for commercial (office) purposes, and
- (f) the applicant shall agree to remove the existing frame garage, associated driveway and curb depressions located on the east side of the easterly building on the property and shall reinstate the above with landscaping and concrete curbing to the satisfaction of the Commissioner of Planning and Development and the Commissioner of Public Works and Building, and further, the applicant shall deposit securities with the City to ensure implementation of these works.

Respectfully submitted,



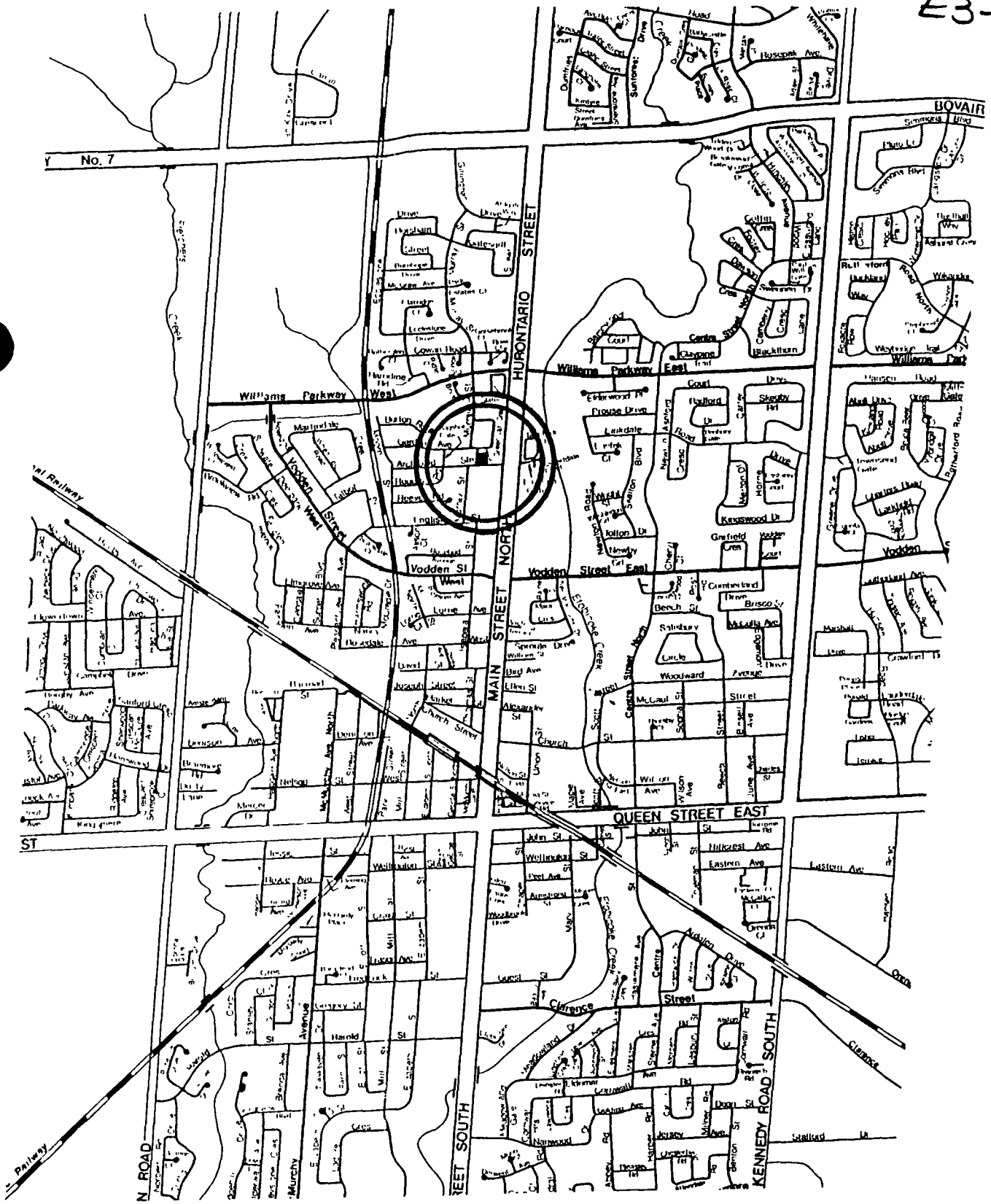
L.W.H. Laine, Director of
Planning and Development
Services Division

AGREED:



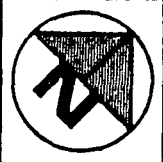
F.R. Dalzell, Commissioner,
Planning and Development

JA/am/icl



ELIZABETH FRY SOCIETY

Location Map

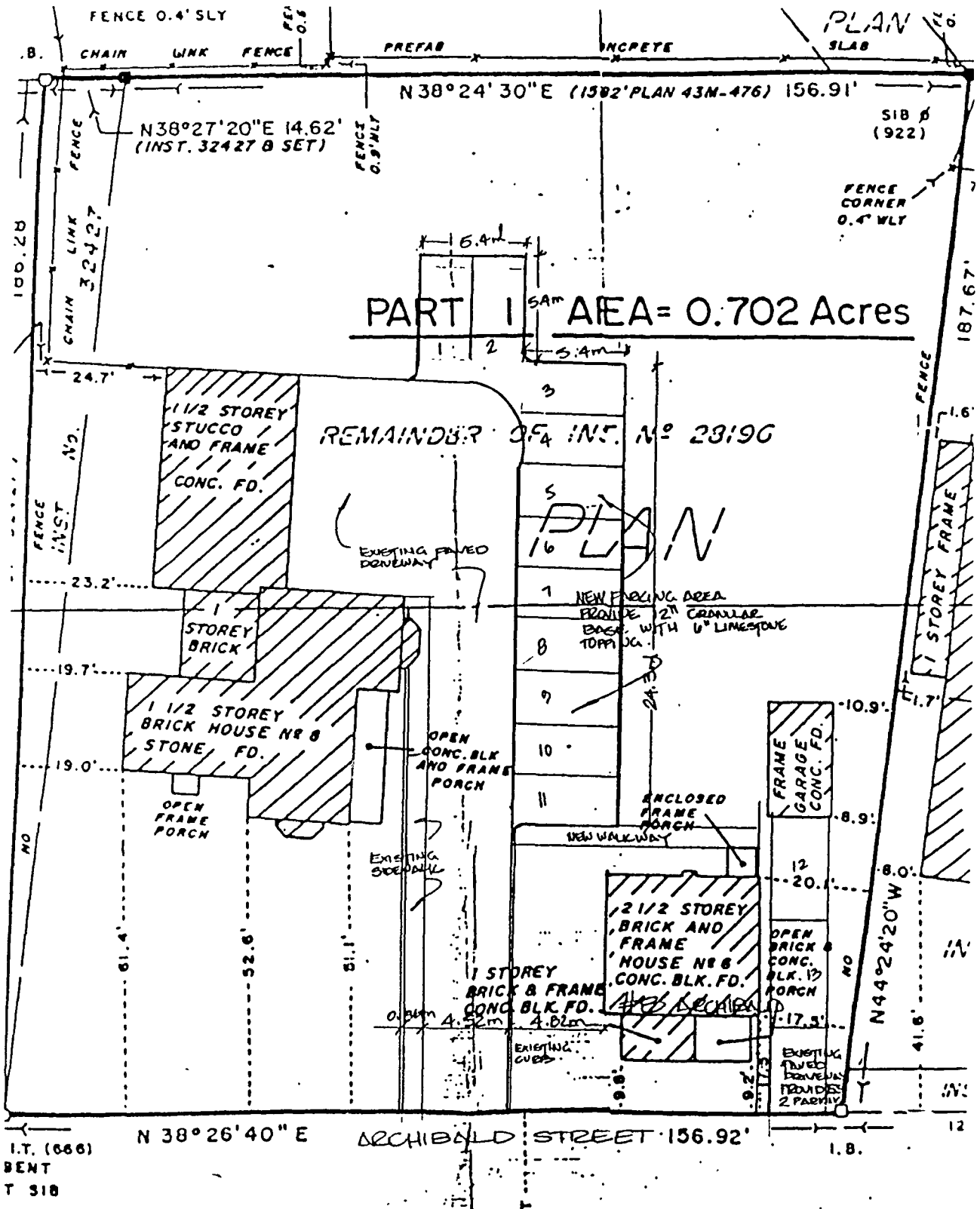


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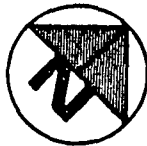
CITY OF BRAMPTON
Planning and Development

Date: 88 08 31 Drawn by: M.J.O.
File no. CIW8.18 Map no. 42-100A

E3-10



ELIZABETH FRY SOCIETY



CITY OF BRAMPTON
Planning and Development

Site Plan

1:186

Date: 88 08 31 Drawn by: M.J.O.
File no. CIW8.18 Map no. 42-100B

N 38 26' 40" E 171.54'

N 44 24' 20" V 187.67'

N 38 26' 40" E 156.92'

EXISTING HOUSE

EXISTING PARKING

EXISTING SIDEWALK

ASPHALT DRIVEWAY

28'6"

37'0"

PROPOSED ADDITION

EXISTING HOUSE TO BE RENOVATED

DEAD END EXISTING CARPORT STRUCTURE

ELIZABETH FRY SOCIETY

Revised Site Development Plan



1:310

CITY OF BRAMPTON
Planning and Development

Date: 1989 11 01 Drawn by: CJK
File no. CIW8.18 Map no. 42-100G

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 9, 1990

To: Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan
and the Zoning By-law
Part of Lot 27, Block A, Plan BR-25
Part of Lot 8, Concession 1, W.H.S.
Ward Number 5
ELIZABETH FRY SOCIETY
Our file: C1W8.18

The notes of the Public Meeting held on Wednesday, January 3, 1990, with respect to the above noted application are attached for the information of Planning Committee .

No members of the public appeared at the Public Meeting and no letters or objections have been received.


It is noted that in a report to Planning Committee dated November 7, 1989, staff recommended that the revised application be approved, subject to a number of conditions. Condition B.2.(h) of the staff report stated:

"the maximum gross commercial floor area to be utilized for professional offices only in conjunction with the group home located on the site shall not exceed 330.0 square metres."

Planning Committee, at their meeting held on November 20, 1989 tabled Recommendation Number P227-89, which referred the report back to staff to reduce the maximum size of the office use on the property to approximately 230 square metres and that the Official Plan Amendment which applies to this site be modified accordingly. However, at the City Council meeting held on November 27, 1989, Council resolved that a Public Meeting regarding the size of this proposal be held and that Recommendation Number P227-89 be tabled after the Public Meeting. As a result, staff respectfully request direction as to the maximum gross floor area to be permitted for use as offices for a non-profit organization on the subject property.


In view of the foregoing, IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A. the notes of the Public Meeting be received;
- B. staff be provided direction as to the maximum gross floor area to be permitted for use as offices for a non-profit organization on the subject site, and
- C. staff be directed to present the appropriate documents for Council's consideration.



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

AGREED:



John A. Marshall, M.C.I.P.
Commissioner of Planning
and Development

JA/jo

A Special Meeting of Planning Committee was held on Wednesday, January 3, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:37 p.m., with respect to an application by ELIZABETH FRY SOCIETY (File: C1W8.18 - Ward 5) to amend both the Official Plan and the Zoning By-law, to permit an addition to the existing residence, and to permit the occupancy of the expanded residence for office purposes.

Members Present: Alderman G. Miles - Chairman
 Alderman L. Bissell
 Councillor F. Russell
 Alderman J. Sprovieri
 Alderman P. Palleschi
 Alderman S. DiMarco
 Alderman S. Fennell
 Alderman A. Gibson

Staff Present: J. A. Marshall, Commissioner of Planning and Development
 L. Laine, Director, Planning and Development Services
 J. Armstrong, Development Planner
 K. Ash, Development Planner
 E. Coulson, Secretary

The Chairman inquired 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. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:38 p.m.

The Regional Municipality of Peel

Planning Department

August 19, 1988

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. John Armstrong
Planning Intern

Re: Application for Rezoning
Elizabeth Fry Society
Your File: C1W8.18
Our File: R42 1W83B

Handwritten initials

Date	AUG 23 1988
File No.	C1W8.18

Dear Sir:

In reply to your letter dated August 11, 1988 concerning the above noted application, our Public Works Department has examined the proposal and indicates no objections as full municipal services are available on Archibald Street and Regional roads are not directly affected.

We trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

VZ:nb