



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 136-89

To adopt Amendment Number 163
and Amendment Number 163 A to
the Official Plan of the City
of Brampton Planning Area

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

1. Amendment Number 163 and Amendment Number 163 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 163 and Amendment Number 163A to the Official Plan of the City of Brampton Planning Area.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE

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

this 24th day of May, 1989.



 KENNETH G. WILLIAMS - MAYOR



 R. DAVID TUFTS - ACTING CLERK

ORIGINAL

B/-AW 136-89

AMENDMENT NUMBER 163
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA
AND
AMENDMENT NUMBER 163 A
TO THE CONSOLIDATED OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

21-0P 0031-163-1

Amendment Number 163

to the

Official Plan

for the

City of Brampton

This Amendment to the Official Plan for the City of Brampton which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved pursuant to Sections 17 and 21 of the Planning Act, S.O. 1983, as Amendment Number 163 to the Official Plan for the City of Brampton.

Date 1989:07:28.....

Diana Jardine

Diana Jardine, M.C.I.P.
Director (Acting)
Plans Administration Branch
Central and Southwest

AMENDMENT NUMBER 163
AND
AMENDMENT NUMBER 163 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to include within the basis of Chapter 10 of the Consolidated Official Plan provisions for specific quasi institutional uses on Clark Boulevard.

2.0 Location

The land subject to this amendment is located at the south-east quadrant of the intersection of Clark Boulevard and the first street east of Torbram Road.

3.0 Amendment and Policies Relative Thereto

3.1 Amendment Number 163 :

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 21 as set out in the first paragraph of subsection 7.2.7.21, Amendment Number 163 A;

3.2 Amendment Number 163 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, as it relates to the Southgate Secondary Plan is hereby further amended by adding to paragraph 3.0 Basis, the following paragraph:

"The designation of church located on the south side of Clark Boulevard near Torbram Road, may include a site for a community club, day nursery, school or public recreational facility."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER _____
AND
AMENDMENT NUMBER _____A

Attached are copies of planning reports, dated March 3, 1989 and the notes of Public Meetings held on Wednesday April 5, 1989, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Region of Peel

January 20, 1989

16/89/icl/am

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 3, 1989

TO: The Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 3, Concession 5, E.H.S.
Ward Number 9
IONIC-MASONIC CORPORATION
Our File Number: C5E3.9

1.0 Introduction

An application to amend the Official Plan and zoning by-law to permit the construction and use of the above noted property for a lodge facility has been referred to staff for a report and recommendation by City Council on December 19, 1988.

2.0 Site Description

The subject property has a frontage of approximately 54.86 metres (180 feet) along the south side of Clark Boulevard, an average depth of 85.145 metres (279.35 feet) and comprises a total area of 0.461 hectares (1.138 acres). The property is approximately 60 metres (200 feet) east of Eastbourne Drive, in the southeast quadrant of the intersection of Clark Boulevard.

The subject property is flat and vacant. The surrounding land uses are as follows:

EAST - the property abuts a residential townhouse
& SOUTH development;

WEST - the property abuts a church and its parking lot,
and

NORTH - on the north side of Clark Boulevard are single
family residential dwellings.

3.0 Official Plan and Zoning Status

The Official Plan, General Land Use Designations, Schedule A, indicates the subject property is Residential. The Consolidated Official Plan, Plate Number 16, constituting the Southgate Secondary Plan indicates the site is Residential Single and Semi-Detached and also has a symbolic cross indicating Church.

By-law 861, as amended, and By-law 151-88, as amended, indicate the property is zoned Institutional One (I1).

4.0 Proposal

The applicant proposes to build a lodge, a meeting hall, with associated parking facilities on the site. The applicant is undecided as to the height of the structure. Scheme A would be two storey structure with a ground floor of 195 square metres (2100 square feet) and a total floor area of 390 square metres (4200 square feet). Scheme B would be a one storey building with 520 square metres (5600 square feet).

Based on the larger single storey scheme, the proposal indicates the provision of 100 parking spaces, whereas the by-law requires the applicants to provide 58 parking spaces for this proposal.

5.0 Comments from Other Agencies and Departments

Public Works and Building Department

Development and Engineering Services Division have advised they require a site plan agreement addressing grading, drainage and access prior to the issuance of a building permit.

The Traffic and Engineering Services Division indicate that part 3 of Plan 43R-1845 has been deeded as a right-of-way for access to Eastbourne Drive from part 2 of the same plan. Access from the site to Eastbourne Drive should be given serious consideration.

Community Service Department

Parks and Recreation advise that a Landscape Plan and a Boulevard Tree Planting Plan for Clark Boulevard are required.

Transit indicate they will require the applicant to install a 12 x 25 foot concrete bus stop pad on the south side of Clark Boulevard approximately 40 feet off Eastbourne Drive.

The Planning and Development Department Community Design Section indicate the following:

1. Waste disposal facilities shall be located in a temperature controlled area within the main building;

2. Detailed site plan comments will be provided during the site plan review process, and
3. a minimum landscaped space of 3 metres shall be provided where the property abuts the residential zone.

Law Department; Fire; Building Division; Zoning and By-law Enforcement Division; and Planning and Development, Planning Policy and Research Division all indicate they have no comment.

The Regional Municipality of Peel - Public Works Department have examined the proposal and indicate the following:

1. Sanitary services are available at the intersection of Clark Boulevard and Eastbourne Drive.
2. Water services are available on Clark Boulevard and Eastbourne Drive and
3. Regional roads are not directly affected.

The Transportation Policy Division has also reviewed the application and noted that they have no objections to offer.

6.0 Discussion

The Official Plan designates the area as Residential (Schedule A, General Land Use Designations), a designation that includes Community and Social Services available for the residents of the area and other quasi - institutional uses including service clubs, social service agencies. The Ionic Masonic Corporation, if defined as a quasi-institutional use, would be a use permitted in this designation. However, the Secondary Official Plan should be amended to indicate the

use. By definition, the Corporation is a fraternal society organized for the pursuit of some common object by working together in brotherly union.

Quasi-institutional uses shall only be permitted in Residential areas by a policy statement in the secondary plan and according to the following guidelines:

1. The proposed use will have no deleterious effects on the surrounding residential neighbourhood;
2. The facility has access to a Collector road, Clark Boulevard, and
3. The use is located at the periphery of the residential neighbourhood.

The secondary plan, the Consolidated Official Plan, Plate No. 15, designates the site as Church (by symbol), and between the proposed site and the corner of Eastbourne Drive, there is a one storey church. The proposed use, similar to the church use designated, will probably generate similar traffic patterns and volumes. The concentration of the traffic will probably occur at non-peak periods during the day, and as a result, the traffic generated should have minimal impact upon the streets and neighbourhood. The quasi -institutional nature of the use will have minimal impact upon the residential neighbourhood which it abuts.

The proposed site plan shows a 3.048 metre (10 foot) landscaped buffer between the parking facilities and the abutting townhouse development to the east and south.

Along the east property limit, the private outdoor amenity area of the 3 storey townhouses is separated by a 1.5 metre

high chain link fence and some cedar trees. The proposed building will be located approximately 9.144 metres (30 feet) from the property line, comprised of a driveway and landscaped open space.

To the south, the separation is substantially greater, a distance of approximately 48.5 metres (160 feet). A private road, with front yards and driveway parking areas separated by a 1.5 metre high black vinyl chain link fence abut this part of the proposed development. The landscaped open space and parking area provide sufficient distance to buffer adequately this part of the townhouse development.

Part 3 of Plan 43R-1845, a 30 foot wide easement for underground service and right-of-way at the rear of the church property, potentially connecting the proposed site with Eastbourne Drive, is not planned to be used as an access route by the applicant. The Ionic-Masonic Corporation proposes to limit the vehicular access to Clark Boulevard directly, and not provide access to Eastbourne Drive. This easement should be incorporated and maintained as part of the church property to ensure appropriate maintenance.

The on-site traffic circulation pattern, with dead end aisles, may be a potential problem. This situation undoubtedly can be addressed as part of the site plan approval procedures.

The proposed site plan does not indicate any exterior garbage storage facilities. The applicant should be reminded that any food or similar type garbage must be contained within the building in a climate controlled atmosphere, and adequate garbage facilities must be located on site to accommodate other refuse from the proposed buildings. Site plan approval procedures will address the location of these facilities.

7.0 Recommendation

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

- A) A Public Meeting be held with respect to the proposed amendment to the Official Plan and Zoning By-law in accordance with City Council's procedures, and
- B) Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the proposed development be recommended for approval subject to the following conditions:
 - 1. The zoning by-law shall contain the following:
 - a) the site shall only be used for a service club with a total ground floor area of 520 square metres;
 - b) 90 parking spaces shall be provided,
 - c) Minimum lot width - 54 metres
 - d) Minimum lot depth - 82 metres
 - e) Minimum lot area - 0.40 hectares
 - f) Minimum front yard depth - 9.75 metres
 - g) Minimum interior side yard width - 9 metres
 - h) Minimum rear yard depth - 40 metres
 - i) Maximum building height - 2 storeys

j) Minimum landscaped open space - 3.05 metres abutting a Residential zone, and 100 percent of the front yard except for driveway access.

k) No storage shall be permitted outside the building

l) purposes accessory to other permitted purposes.

2. Development of the site shall be subject to the development agreement wherein:

a) the applicant shall agree to develop the site as indicated in the concept site plan attached, and

b) the applicant shall agree by agreement to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development.

Respectfully submitted,

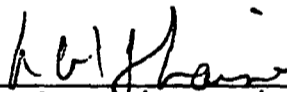


Ron Burnett,
Development Planner

AGREED:



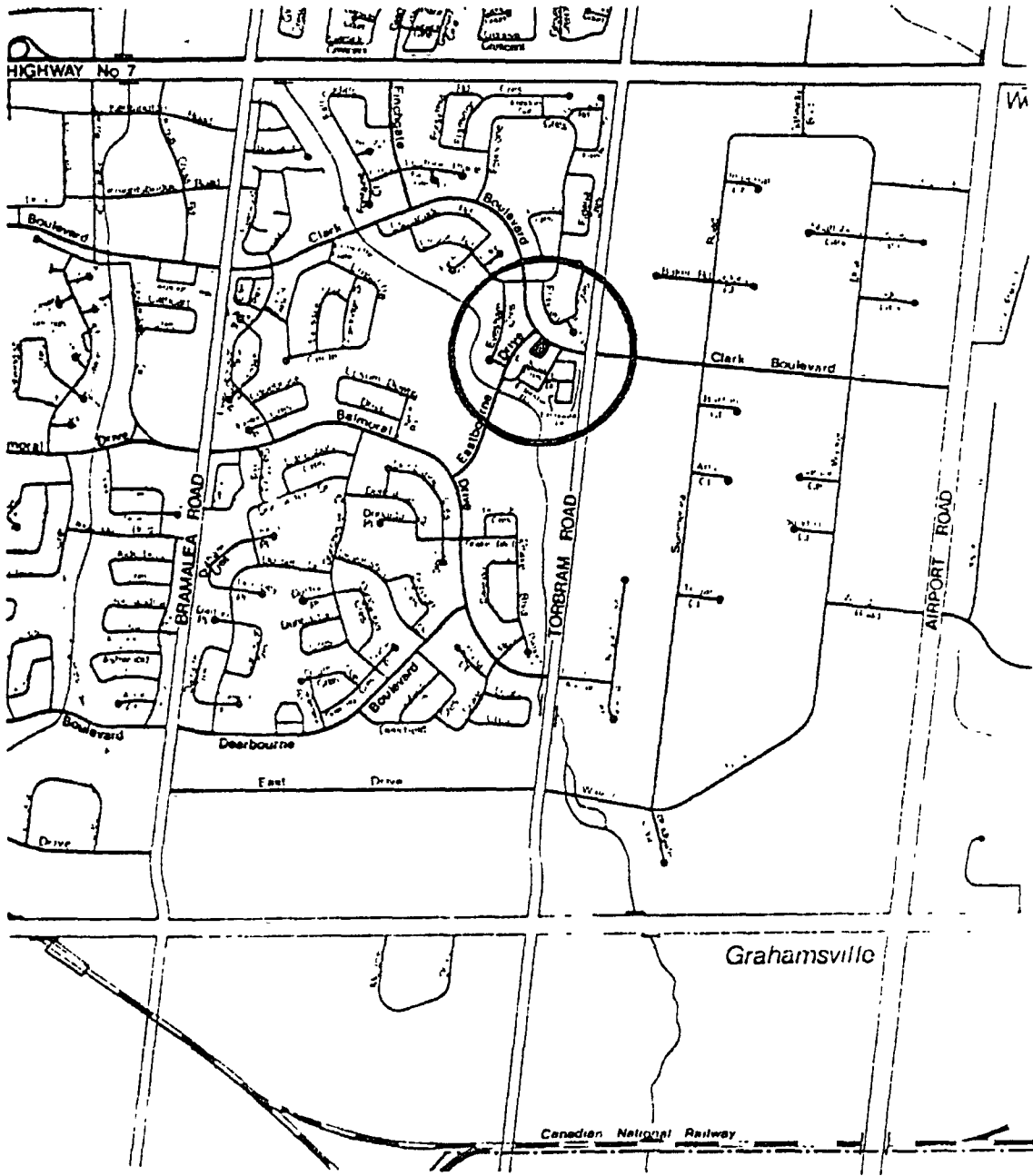
F.R. Dalzell, Commissioner,
Planning and Development



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

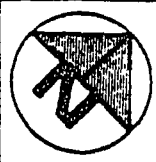
Attachments

RB/hg/icl



IONIC-MASONIC CORP.

LOCATION MAP



1:25000

CITY OF BRAMPTON
Planning and Development

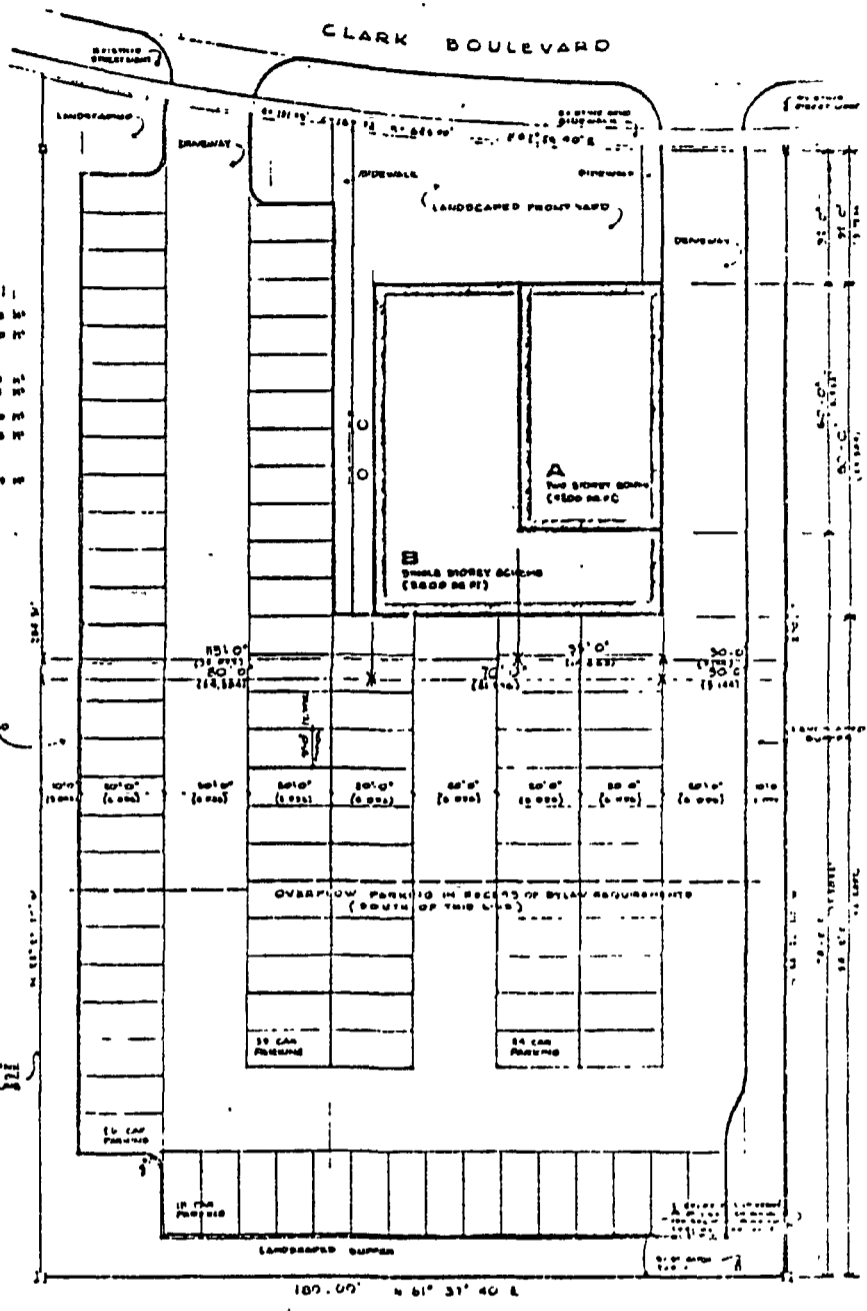
Date: 89 01 16 Drawn by KMH
File no. C5 E 3.9 Map no 64-18B

E7-10

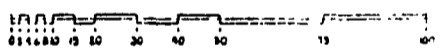
SITE ANALYSIS

AREA OF SITE	49,274 SQ FT	4,568 SQ M
AREA OF BUILDING COVERAGE	8,608 SQ FT	796 SQ M
GROSS FLOOR AREAS		
A - TWO STOREY SCHEME		
FIRST FLOOR	1,100 SQ FT	102 SQ M
SECOND FLOOR	2,100 SQ FT	195 SQ M
B - ONE STOREY SCHEME		
GROUND FLOOR	3,408 SQ FT	315 SQ M
DRIVEWAY AND HANDING AREA	21,140 SQ FT	1,960 SQ M
PARKING SPACES REQUIRED	55 SPACES	
PARKING SPACES PROVIDED	100 SPACES	
LANDSCAPED AREA	11,811 SQ FT	1,094 SQ M

NOTE:
 THIS PLAN INFORMATION IS FOR THE
 PLAN OF SUBDIVISION OF BLOCK A, PART 1,
 REGISTERED PLAN NO. 817, CITY OF BRAMPTON
 TOWN OF 1997, AS REVISED BY THE
 MODIFICATION, DATED FEBRUARY 12, 1974



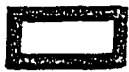
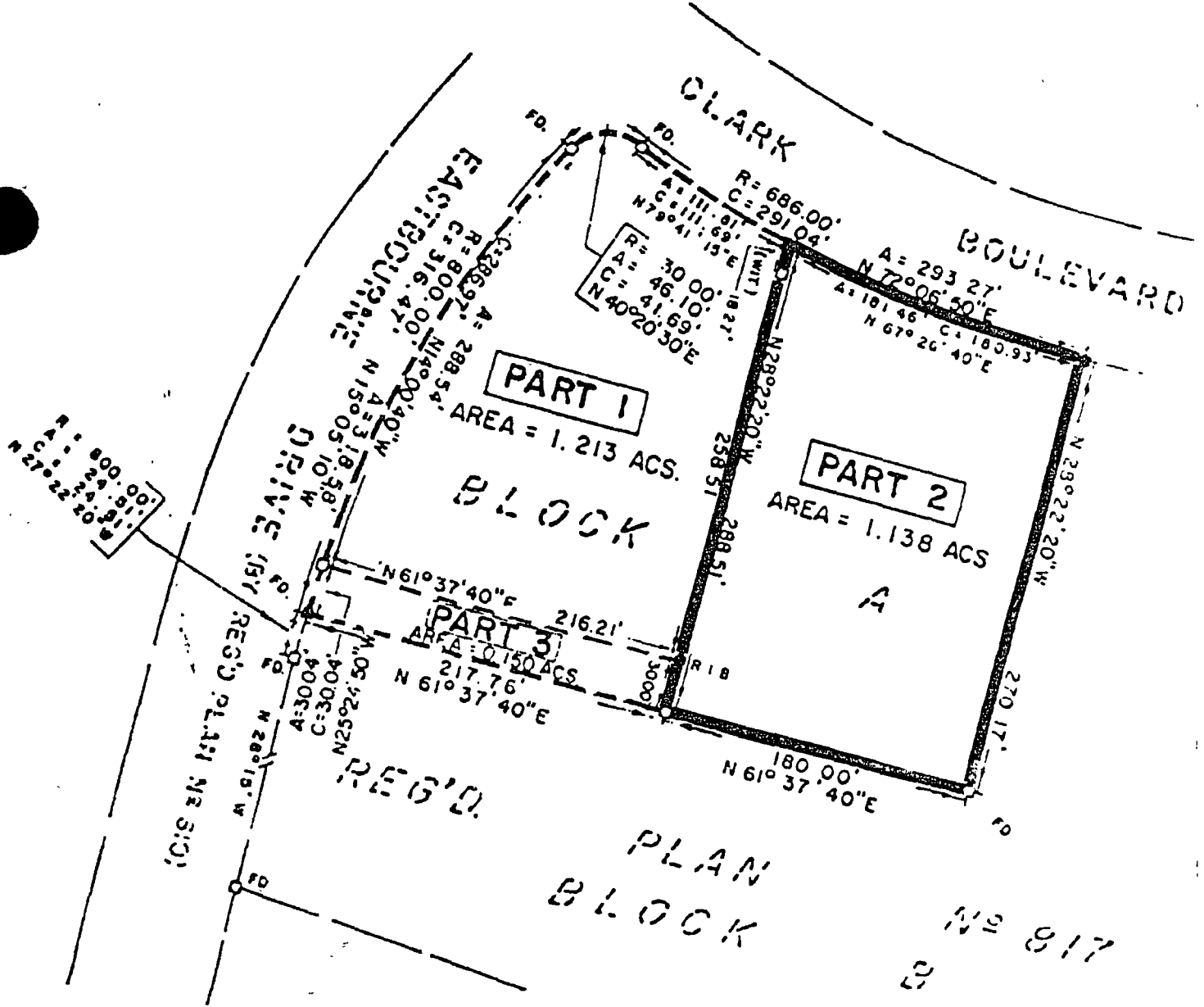
SITE PLAN
 SCALE: 1/8" = 1'-0"



IONIC-MASONIC CORP.
 REG'D PLAN N° 817 BLOCK A
 CONCEPT SITE PLAN



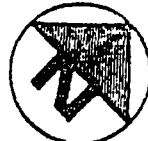
CITY OF BRAMPTON
 Planning and Development
 Date: 89 01 16 Drawn by KMH
 File no. C5E3.9 Map no. 64-18A



SUBJECT PROPERTY

IONIC - MASONIC CORP.

PLAN 43R-1845



1:1100

CITY OF BRAMPTON

Planning and Development

Date: 89 03 03 Drawn by KMH

File no. C5E3.9 Map no. 64-18c

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 13, 1989

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 3, Concession 5, E.H.S.
Ward Number 9
IONIC-MASONIC CORPORATION
Our File Number: C5E3.9

The notes of the Public Meeting held on Wednesday, April 5, 1989 with respect to the above noted application are attached for the information of Planning Committee.

One abutting condominium owner asked about the hours of operation, uses, hours of construction activity and availability of liquor on the property. The uses were explained as a meeting hall and banquet facilities. The potential noise levels of construction and operation are governed by the City's noise by-law, and the construction of another Church would be permitted because the property is designated and zoned for that use.


Traffic Engineering Services Division has reviewed the proposal and has determined that the entrance to Clark Boulevard should be limited to one access permitting all turning movements. If the applicant requires a second entrance, the applicant will be able to avail themselves of a 9.144 metre wide right-of-way that connects the site to Eastbourne Drive across the southerly portion of the abutting church property. Conditional upon the concept site plan being amended, condition 2(a) will require modification.

The applicant has requested that the front yard setback of 9.75 metres approved by Council be reduced to 7.6 metres, which is consistent with the setbacks required in the Institutional zones, in order to provide greater flexibility in siting the building. There are no objections to the 2 metre reduction.

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

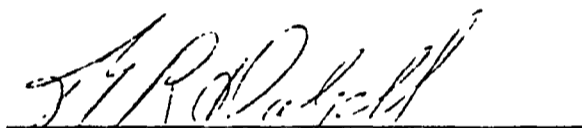
- A) the notes of the Public Meeting be received.
- B) the conditions approved by City Council on March 13, 1989, be amended by:
 - i) deleting condition 1(f) and substituting therefor the following:
 - "1(f) Minimum front yard depth - 7.6 m", and
 - ii) deleting condition 2(a) and substituting therefor the following:
 - "2(a) the applicant shall agree to develop the site in accordance with a revised concept site plan showing only one access driveway to Clark Boulevard, and"
- C) Staff be directed to present the appropriate documents for the consideration of City Council.

Respectfully submitted,

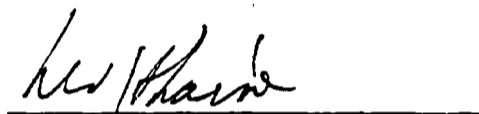


 Ron Burnett, M.C.I.P.
 Development Planner

AGREED:



 F.R. Dalzell, Commissioner,
 Planning and Development



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

RB/am/icl

A Special Meeting of Planning Committee was held on Wednesday, April 5, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:41 p.m., with respect to an application by IONIC-MASONIC CORPORATION (File: C5E3.9 - Ward 9) to amend both the Official Plan and the Zoning By-law to permit the building of a lodge, a meeting hall, on the subject property.

Members Present: Councillor F. Russell - Chairman
Alderman S. Fennell
Alderman E. Ludlow
Alderman J. Sprovieri
Alderman A. Gibson
Councillor F. Andrews

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. A. Marshall, Director of Planning Policy and Research
G. Speirs, Development Planner
C. Brawley, Policy Planner
J. Armstrong, Development Planner
D. Ross, Development Planner
J. Corbett, Policy Planner
R. Burnett, 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. Dalzell replied in the affirmative.

One interested member of the public was present.

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

- cont'd. -

Mr. Jonathan Dakin, 154 Enderby Crescent, inquired about other uses, hours of operation and hours of construction activity, and whether liquor will be served on the premises. He expressed concern relating to noise levels.

Mr. Burnett explained the proposed uses - meeting hall and banquet facilities.

Mr. Dalzell advised of the noise by-law and noted that a church could be built on the site, as a permitted use of the existing zoning, requiring similar construction activity.

Mary Bull, Solicitor for the applicant, explained the hours of operation as - meetings most evenings during the week, commencing between 6 and 7 p.m. and adjourning between 11 and 11:30 p.m. with occasional functions in the evening.

The Chairman responded that a liquor license would be required for any event.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.

F6

INTER-OFFICE MEMORANDUM

RECEIVED
CLERK'S DEPT.

APR 21 1989

Office of the Commissioner of Planning & Development

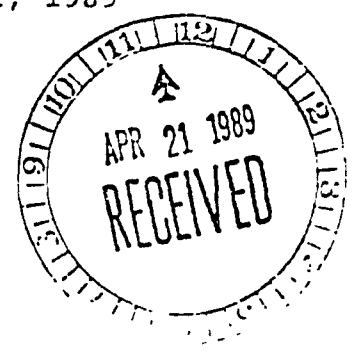
REC. No.: 211
No.: C5E3.9

April 21, 1989

TO: The Mayor and Members of City Council

FROM: Planning and Development

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 3, Concession 5, E.H.S.
Ward Number 9
IONIC MASONIC CORPORATION
Our File Number: C5E3.9



During the Planning Committee meeting of April 17, 1989, questions were raised regarding the phasing of construction and the proposed height of the building.

During recent discussions with the applicant, the Ionic Masonic Corporation disclosed that they have not established a formal building program to determine whether a one or two storey building would be constructed initially. The applicant anticipates that if the project is built as a phased development, the second phase would be 5 to 10 years hence.


In light of the proposed phasing of the construction, the applicant has requested that the condition respecting the minimum number of parking spaces, approved by Council, be amended to reflect the standard by-law requirement of By-law 151-88.

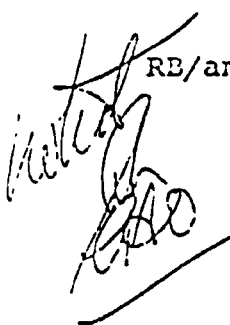
In view of the foregoing, IT IS RECOMMENDED THAT the conditions be further amended by:

F6-2

iii) deleting condition 1(b) and substituting therefor the following:

"1(b) parking facilities shall be provided in accordance with the provisions of By-law 151-88."


F.R. Dalzell, Commissioner,
Planning and Development


RE/am/icl



January 20, 1989

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

Attention: Mr. Ron Burnett, MCIP
Development Planner

City of Brampton
PLANNING DEPT.
Date JAN 27 1989 Rec'd
File No. C5E3.9

PLANNING & BUILDING DEPARTMENT RECEIVED			
JAN 23 1989			
	ACT/EN	INTD	SIT
COMMISSIONER			
BUILDING			
DESIGN & ENV.			
DEVELOPMENT W			
DEVELOPMENT E			
POLICY			
SUPPORT SERVICES			

Rg: Official Plan Amendment & Rezoning Application
Ionic Masonic Corporation
Part Lot 3, Concession 5, E.H.S.
Your File: C5E3.9
Our File: R42 5E26B
City of Brampton

Dear Mr. Burnett:

In reply to your letter of January 16, 1989 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and offers the following comments:

Sanitary: Available at the intersection of Clark Boulevard and Eastbourne Drive.

Water: Available on Clark Boulevard and Eastbourne Drive.

Regional
Roads: Not directly affected.

Our Transportation Policy Division has also reviewed the above noted proposal, and has no comments or objections to offer.

We trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

JL:nb

Plan B
490127