



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 158-80

To adopt Amendment Number 54
to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 54 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 54 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

This 9th day of June 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

DUPLICATE ORIGINAL

21 - OP-0006 - 547

#6

AMENDMENT NUMBER 54
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING
AREA.

MISC. PLAN NO. 589

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PELL

1980 Sept 30 P.M. 12.10

Katherine Bayla, D.L.R.
~~REGISTRAR OF DEEDS, COUNTY OF PELL~~

1980 SEP 30 PM 12 10

Amendment No. 54

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 section 17 of The Planning Act, as follows:

1. Section 3 is modified by:

- (i) deleting the clause numbers "4.3" and "4.4" in the third, fourth and fifth lines of that subsection and replacing them with the clause numbers "4.4" and "4.5",
- (ii) adding the following as a new first paragraph to the new clause 4.4 (renumbered to 4.5):

"A DISTRICT COMMERCIAL AREA is defined as a group of commercial establishments planned and developed as a unit. District Shopping Centres generally range from 9 000 to 28 000 square metres (96 900 to 301 400 square feet) Gross Leasable Area in size and the principal tenants are junior or discount department stores.

Primary permitted uses include retail stores, offices, entertainment facilities and service establishments catering to personal or household needs.

Complementary uses such as automobile service stations, car washes, and maintenance and repair services that are not obnoxious by reason of noise, vibration, odour or smoke and which do not require outside storage may be permitted.

Uses such as community services, open space, recreational facilities, cultural facilities and other institutional uses may also be permitted." and

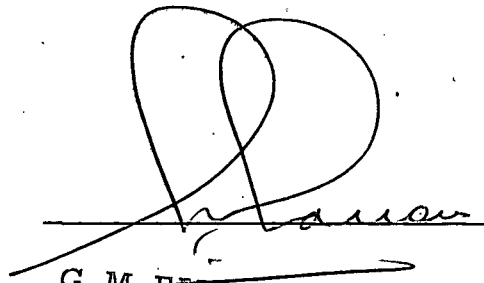
- (iii) deleting the last two lines of the new clause 4.4 (renumbered to 4.5) and replacing them with the following:

"and fences and the location of buildings, signs and structures and that site and grading plans are prepared acceptable to the Metropolitan Toronto and Region Conservation Authority and the City."

As thus modified, this amendment is hereby approved as Amendment No. 54 to the Official Plan for the City of Brampton Planning Area under section 17 of The Planning Act.

Date

Sept. 9/80



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 158-80

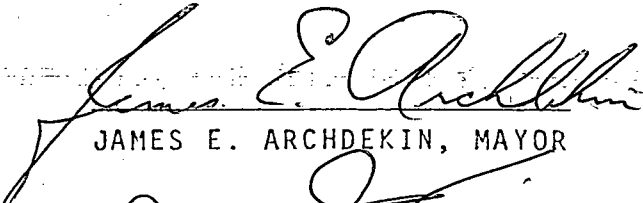
To adopt Amendment Number 54
to the Consolidated Official Plan of
the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 54 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 54 to the Consolidated Official Plan of the City of Brampton-Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

This 9th day of June 1980.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

AMENDMENT NUMBER 54
 TO THE CONSOLIDATED OFFICIAL PLAN
 OF THE CITY OF BRAMPTON PLANNING
 AREA

1. Plate Number 3 (GENERALIZED LAND USE) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule A hereto attached from RESIDENTIAL to COMMERCIAL.
- 2.0 Plate Number 5 (Brampton North Planning District - Land Use and Roads) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule A hereto attached from RESIDENTIAL HIGH DENSITY to DISTRICT COMMERCIAL.

MODIFICATION

NO. 1(i)

3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended, **UNDER SECTION 14(1) OF THE PLANNING ACT**

MODIFICATION

NO. 1(ii)

UNDER SECTION 14(1) OF THE PLANNING ACT

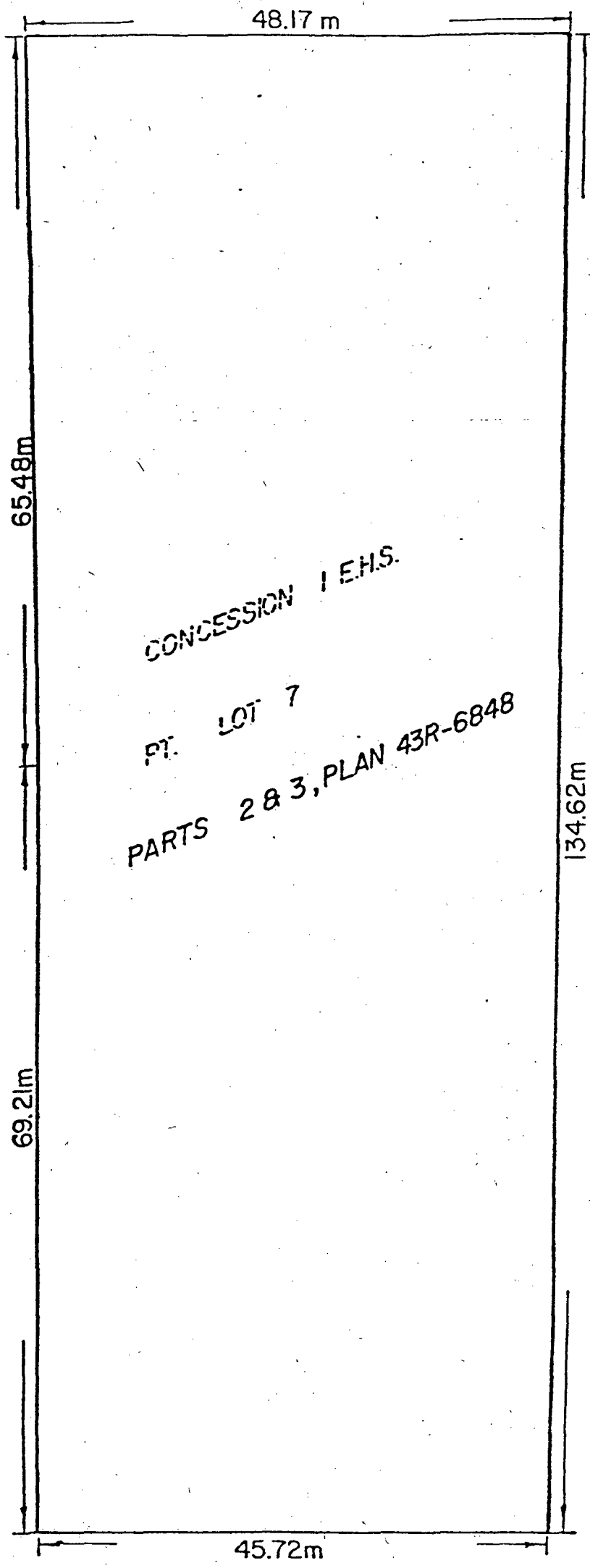
by adding the following clause after clause 4.3 of Part C, Section B2.0, Subsection B2.2, as clause 4.4

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

4.4 The district commercial designation of lands on the north side of Vodden Street comprising Parts 2 and 3 (of Reference Plan 43R-6848 is intended to provide a location for an access driveway to a proposed commercial mall and may accommodate commercial development consistent with the district commercial designation provided that measures acceptable to Council are undertaken to protect the amenity of adjacent residential uses through the provision of building height restriction, appropriate location of off-street parking and loading and unloading facilities, landscaping, screen wall ~~and fences and the acting of buildings, signs and structures.~~

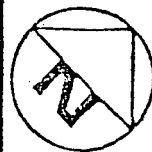
MODIFICATION
 NO. 1(iii)
 UNDER SECTION 14(1) OF THE PLANNING ACT

Sp
 9/6/80



VODDEN STREET

O.P. AMENDMENT NO. 54
Schedule 'A'



CITY OF BRAMPTON
Planning and Development

Date: 1980 06 05 Drawn by: J.M.L.

1:500

File no. C1579 Map no. 43-317

Attached are copies of reports of the Director of Planning and Development Services dated March 28, 1980 and May 15, 1980, and a copy of the notes of a special meeting of the Planning Committee held on May 13, 1980, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

1980 03 28

TO: Chairman of the Development Team

FROM: Director, Planning and Development Division

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 7. Concession 1. E.H.S.
(Chinguacousy Township)
Part 2 and 3 Reference Plan 43R-6848
Grand Marque Holdings Inc., and Edgewind
Construction Limited
Our File: C1E7.9

1.0 Background

An application has been filed to amend the Consolidated Official Plan of the City of Brampton and the Restricted Area By-law to permit the use of land located on the north side of Vodden Street east of Main Street North, for commercial purposes.

2.0 Property Characteristics

The subject lands have a frontage of 45.72 metres (150 feet) on Vodden Street, an average depth of 134.65 metres (441.78 feet) and comprise an area of approximately 0.627 hectares (1.55 acres). The property is located about 133.35 metres (437.5 feet) east of the north-east corner of the intersection of Main Street North and Vodden Street.

The lands formerly were occupied by two detached one-unit dwellings, and presently is vacant. A row of cedar trees and two medium-sized spruce trees occupy the western limit of the property while on the east property limit is a row of deciduous and coniferous trees. A moderate size deciduous tree is situated near the front lot line. Approximately 6 deciduous trees near the rear of the property have been removed by the applicant.

To the east of the subject lands are 4 residential buildings (3 semi-detached dwellings and 1 detached dwelling), to the north, the proposed Kings Point Mall, to the west, the warehouse of the former Calvert-Dale Estates Limited and

to the north is vacant land that is subject to a residential and a commercial development proposals filed by Kings Point Developments Limited.

3.0 Official Plan and Zoning Status

The subject lands are designated by the Consolidated Official Plan as Residential High Density (Plate No. 5). The zoning classification is Light Industrial (L.I.) according to By-law Number 1827 and Residential Holding (R.H.) according to By-law Number 25-79.

4.0 Proposal

The applicants have proposed that initially an access driveway be constructed over Part 3, Reference Plan 43R-6848 owned by Edgewind Construction Ltd. from Vodden Street to the proposed Kings Point Mall, located to the north, with a gross floor area of 17,837 square metres (192,000 square feet). The remainder of the lands, including Part 2 owned by Grand Marque Holdings Limited, would be developed for some unspecified commercial uses. The driveway is planned to have a width of 9 metres (29.5 feet).

5.0 Discussion

With regard to the specific proposal of the applicant to provide an access driveway from Vodden Street, the Superintendent of Traffic Services has advised that the proposed Vodden Street driveway access would prove beneficial to the traffic operations of the Kings Point Mall, at its Main Street North access and at the Main Street North and Vodden Street intersection.

The applicant is unable to define the nature of the proposed commercial use and though the opinion has been expressed that adequate protection exists under site plan approval legislation, the commercial designation and zoning should encompass development principles and standards that recognize:

- a) the extensive area of commercial development that presently exists and is being contemplated for the Main Street North/Vodden Street locality;
- b) the arterial function of Main Street North and Vodden Street;
- c) existing adjacent low density residential uses along Vodden Street;
- d) Official Plan designation of the lands noted in c) above as a Residential High Density area;
- e) conservation of existing significant vegetation, and
- f) necessity of providing adequate pedestrian facilities.

Accordingly, the following matters should be addressed:

- i) the location of the access driveway and other facilities required for the driveway, i.e. drainage, should minimize damage to existing trees. Acceptable arboricultural practices such as root and branch trimmings and fertilizing should be performed under the direction of qualified personnel.
- ii) A pedestrian walkway facility with a minimum width of about 2 metres (6.5 feet) should be provided from Vodden Street to the commercial mall.
- iii) the general location of the driveway and walkway should be limited to the westerly portion of the subject lands.
- iv) vehicle access to the residual lands of the application should be restricted to the driveway location noted in (iii) above, and a 0.3 metre reserve located along the balance of the Vodden Street frontage.
- v) the owners of the residual lands - Grand Marque Holdings Inc. and Edgewind Construction Limited - should agree that the residual lands will be developed as an integrated unit.

CS-4

- 4 -

- vi) the subject lands should be zoned for a 'commercial holding' classification requiring the developers to seek a further by-law amendment in order that regulations respecting building height, lot coverage, and use can be determined more precisely.

6.0 Recommendation

It is recommended that:

- A) Planning Committee hold a Public Meeting in accordance with City Council's procedures, and
- B) subject to the results of the Public Meeting, the application to amend the Official Plan and restricted area by-law be approved subject to the development guidelines outlined above, and further, that a development agreement be entered into to ensure completion of the proposal according to acceptable engineering and landscape standards.

*agreed
J. R. Duffell*

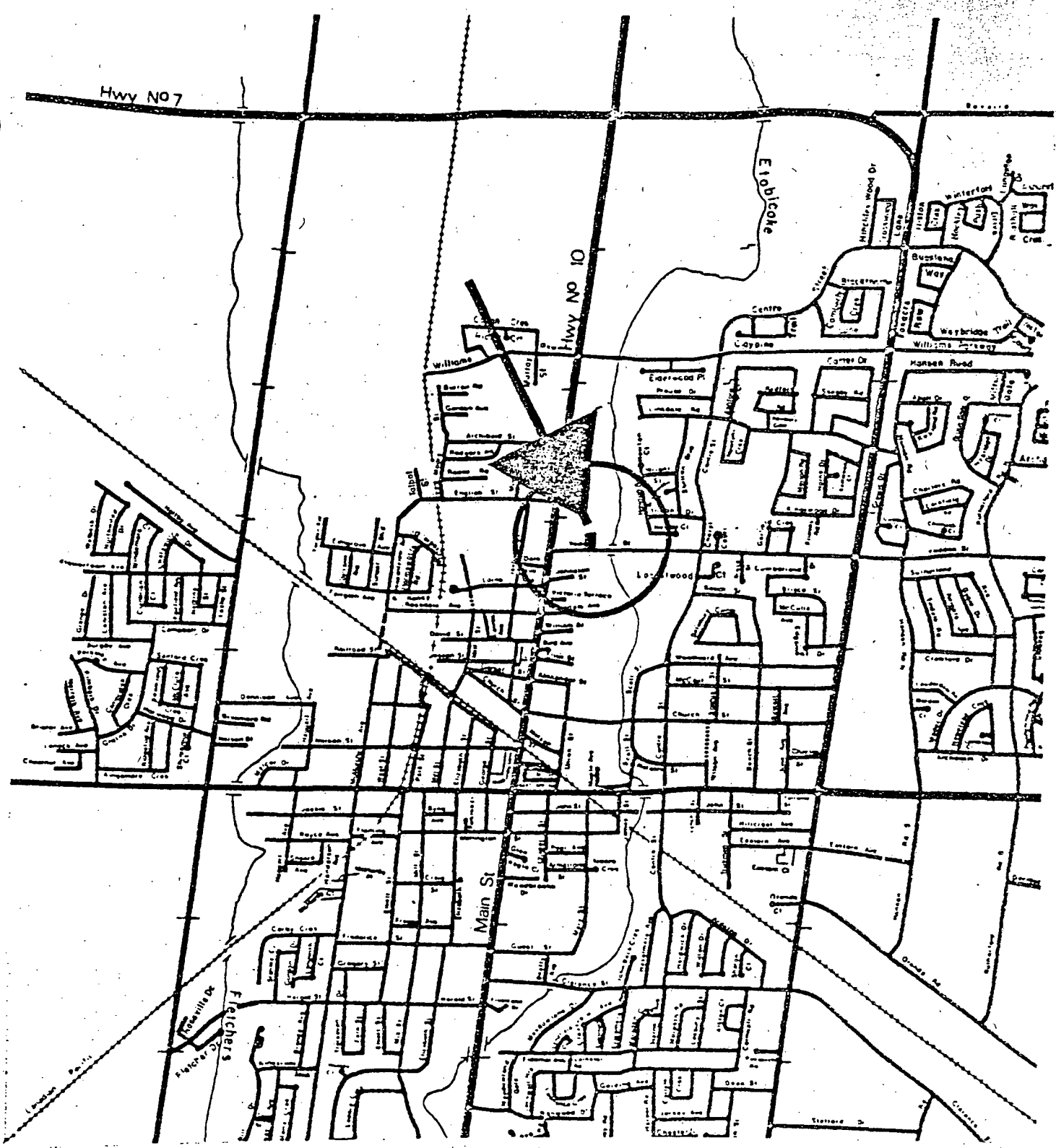
L.W.H. Laine

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

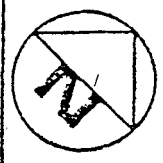
LWHL/jad

Attachments (3)

CS-5



Grand Marque Holdings Inc.
 Edgewind Construction Ltd.
 • KINGSPPOINT MALL •

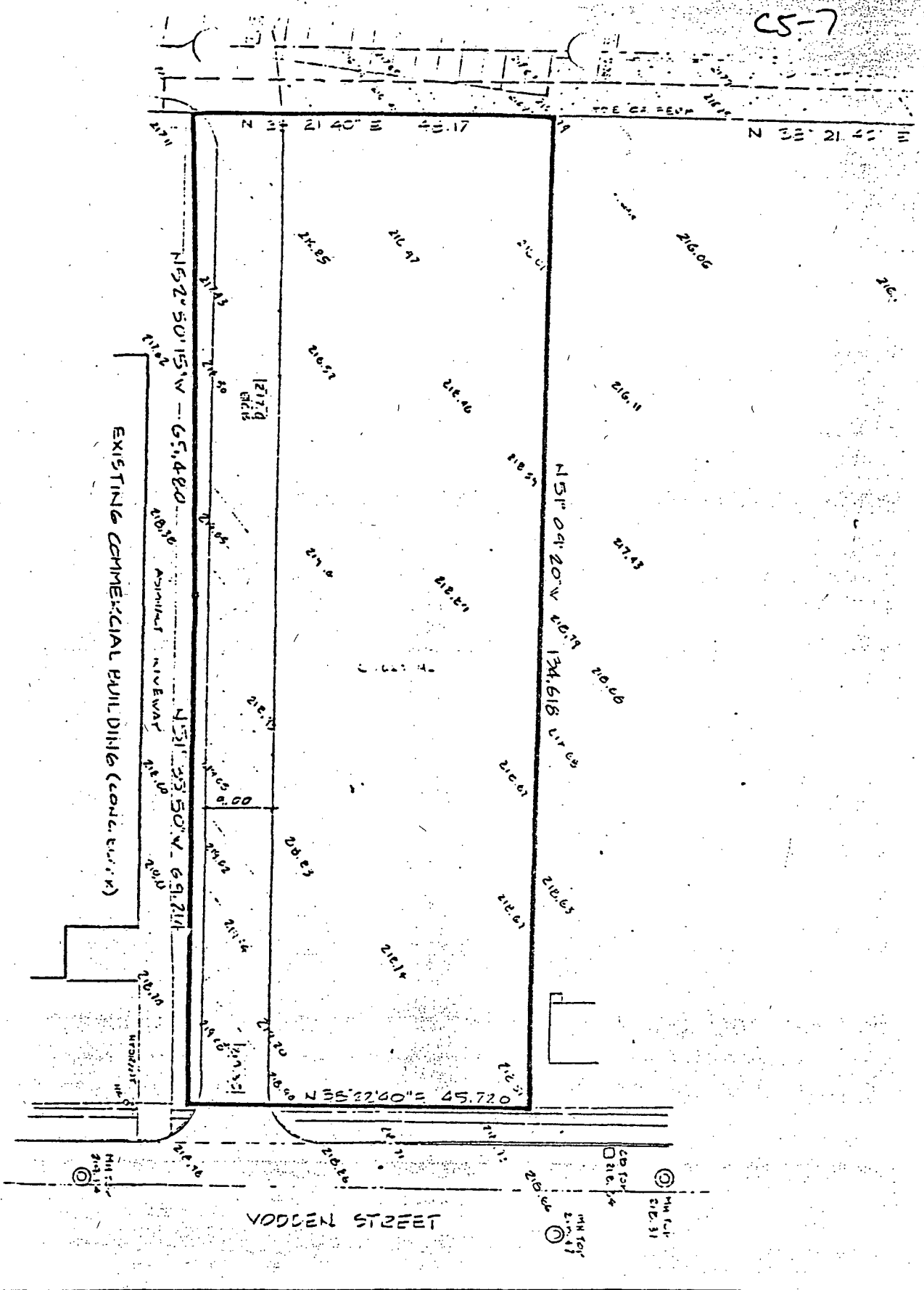


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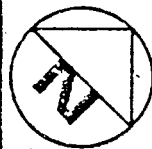
CITY OF BRAMPTON
 Planning and Development

Date: 1980 04 09 Drawn by: P.S.
 File no. CIE7.9 Map no. 43-31A

CS-7



DEVELOPMENT PROPOSAL



1:750

CITY OF BRAMPTON
Planning and Development

Date: 1980 04 09 Drawn by: *PS*
File no. CIE7.9 Map no. 43-31C

INTER-OFFICE MEMORANDUM

C13

Office of the Commissioner of Planning & Development

1980 05 15

To: The Chairman and Members of Planning Committee

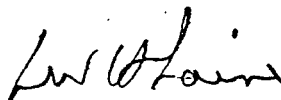
From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 7, Concession 1, EHS
(Chinguacousy Township)
EDGEWIND CONSTRUCTION LIMITED, and
GRAND MARQUE HOLDINGS INC.
Our File: C1E7.9

The notes of the public meeting held on Tuesday, May 13th, 1980, are attached.

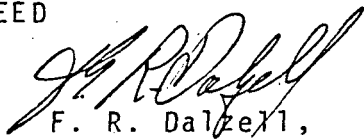
No members of the public appeared to oppose the application.

It is recommended that Planning Committee recommend to Council that staff be directed to prepare for the consideration of City Council, the appropriate Official Plan and Zoning By-law Amendments and Development Agreement.



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

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/ec
attachment

C13-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, May 13, 1980, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:22 p.m. with respect to an application by Grand Marque Holding Inc. and Edgewind Construction Ltd. to amend the Official Plan and Restricted Area (Zoning) By-law to permit initially an access driveway to be constructed (over Part 3, Reference Plan 43R-6848:-owners Edgewind Construction Ltd.) from Vodden Street to the proposed Kings Point Mall which is located to the north of the subject property. The remainder of the lands (including Part 2, Reference Plan 43R-6848:-owners Grand Marque Holdings Inc.) would be developed at a later date for some unspecified commercial use.

Members Present: Councillor D. Sutter - Chairman
Mayor Archdekin
Alderman F. Kee
Alderman F. Andrews

Staff Present: F.R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
W. Lee, Development Planner
E. Coulson, Secretary

Chairman Sutter was assured that the usual notification was sent. No members of the public with an interest in the application were in attendance.

The Chairman adjourned the meeting with respect to this application at 9:24 p.m.