



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 180-90

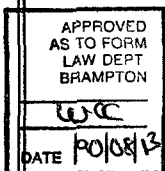
To adopt Amendment Number 184
and Amendment Number 184 A
to the Official Plan of the City
of Brampton Planning Area

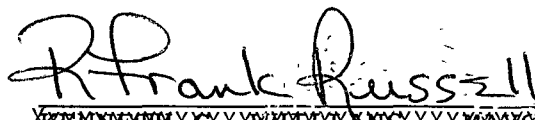
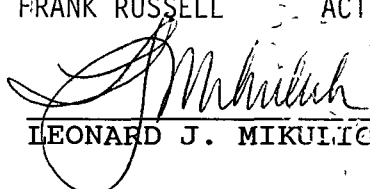
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 184 and Amendment Number 184 A to the 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 Municipal Affairs for approval of Amendment Number 184 and Amendment Number 184 A to the Official Plan of the City of Brampton Planning Area.

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

this 22nd day of August, 1990.




~~XXXXXXXXXXXXXXXXXXXX~~
FRANK RUSSELL ACTING MAYOR

LEONARD J. MIKULICH CLERK

08/90/jo

ORIGINAL

Bx-AW 180-90

AMENDMENT NUMBER 184

AND

AMENDMENT NUMBER 184 A

to the Official Plan of the
City of Brampton Planning Area

21-0P 0031 184 - 1

AMENDMENT NO. 184 and 184 A

TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

This Amendment No. 184 and 184-A to the Official Plan for the City of Brampton which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act, 1983.

Date: 1990-11-16 Diana L. Jardine

**Diana L. Jardine, M.C.I.P.
Director**

**Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs**



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 180-90

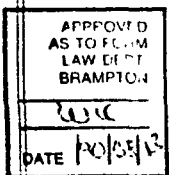
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FRANK RUSSELL ACTING MAYOR

LEONARD J. MIKULICH - CLERK

08/90/jo

CERTIFIED A TRUE COPY

City Clerk
City of Brampton
AUG 29 1990

AMENDMENT NUMBER 184
AND
AMENDMENT NUMBER 184 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to redesignate lands on Schedule 'A' to the Official plan from Institutional to Commercial, and on Schedule 'F' to the Official Plan to Specialty Office - Service Commercial. In addition this amendment redesignates lands High Density Residential and Specialty Office - Service Commercial on the applicable secondary plan.

2.0 Location

The lands subject to this amendment are described as Part of Lot 15, Concession 2, W.H.S., in the former geographic Township of Toronto, now in the City of Brampton. The lands are situated at the south-westerly corner of the intersection of McLaughlin Road South and Kingknoll Drive.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 184 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Schedule 'A', GENERAL LAND USE DESIGNATIONS thereto, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from INSTITUTIONAL to COMMERCIAL;
- (2) by adding, on Schedule 'F', COMMERCIAL thereto, the land use designation of SPECIALTY OFFICE - SERVICE COMMERCIAL for the lands shown outlined on Schedule 'B' to this amendment, and
- (3) by adding to the list of amendments pertaining to Secondary Plan Area 24, and set out in the first paragraph of section 7.2.7.24, Amendment Number 184 A.

3.2 Amendment Number 184 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

(1) by changing, on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereto, the land use designation of the lands shown outlined on Schedule C to this amendment, from INSTITUTIONAL to SPECIALTY OFFICE-SERVICE COMMERCIAL, and HIGH DENSITY RESIDENTIAL.

(2) by adding, to section 6.8 thereof, the following:

"6.8.5 The Specialty Office - Service Commercial Area designation on the south-westerly corner of the intersection of McLaughlin Road South and the Minor Collector Road (Kingknoll Drive) is primarily intended for a community health care facility, a walk-in medical clinic, and business and professional offices."

(3) by adding, to section 5.0 thereof, the following:

"5.16 The High Density Residential designation on the south side of the Minor Collector Road (Kingknoll Drive), approximately 55 metres west of McLaughlin Road South is primarily intended for senior citizens' housing and purposes accessory thereto, including on-site nursing facilities."



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A'

SUBJECT PROPERTY

----- URBAN BOUNDARY

RESIDENTIAL

OPEN SPACE

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PRIVATE COMMERCIAL RECREATION

AGRICULTURAL

RURAL SETTLEMENTS (EXPANSION)

RURAL SETTLEMENTS (INFILLING)

● RURAL SETTLEMENTS (MAINTEN.)

PARKWAY BELT WEST

PROVINCIAL FREEWAY (HWY. 410)

RURAL ESTATE

RURAL ESTATE EXPANSION

RURAL-COMMERCIAL

OPEN SPACE - CEMETERIES

SPECIAL STUDY AREA

SPECIALTY AGRICULTURAL

OFFICIAL PLAN AMENDMENT

NUMBER 184 A

SCHEDULE A



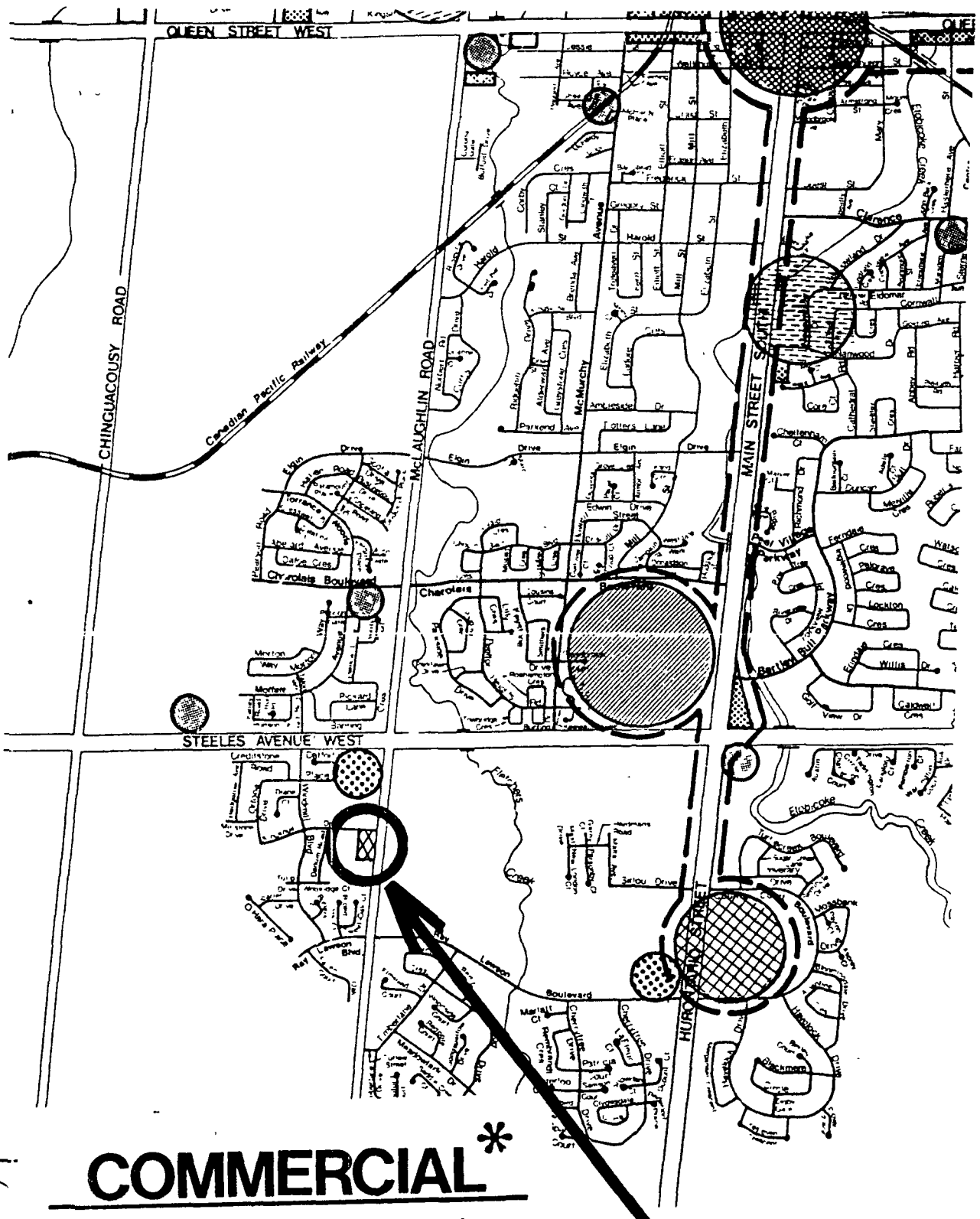
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CITY OF BRAMPTON

Planning and Development

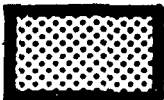

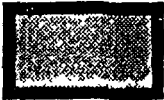
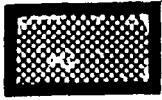
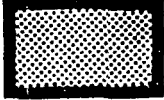



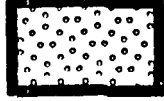
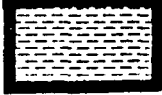
Date: 1990 06 15 Drawn by: K.M.H.

File no. T2W15.6 Map no. 74-12E



COMMERCIAL* **SCHEDULE 'F'**

SUBJECT PROPERTY

- | | | | |
|---|------------------------------|---|-------------------------------------|
|  | NEIGHBOURHOOD COMMERCIAL |  | CENTRAL COMMERCIAL CORRIDOR |
|  | CONVENIENCE COMMERCIAL |  | FOUR CORNERS COMMERCIAL |
|  | HIGHWAY & SERVICE COMMERCIAL |  | SPECIALTY OFFICE SERVICE COMMERCIAL |
|  | SITE SPECIFIC DESIGNATIONS |  | REGIONAL COMMERCIAL |
|  | RURAL COMMERCIAL |  | DISTRICT COMMERCIAL |

OFFICIAL PLAN AMENDMENT
NUMBER 184 A

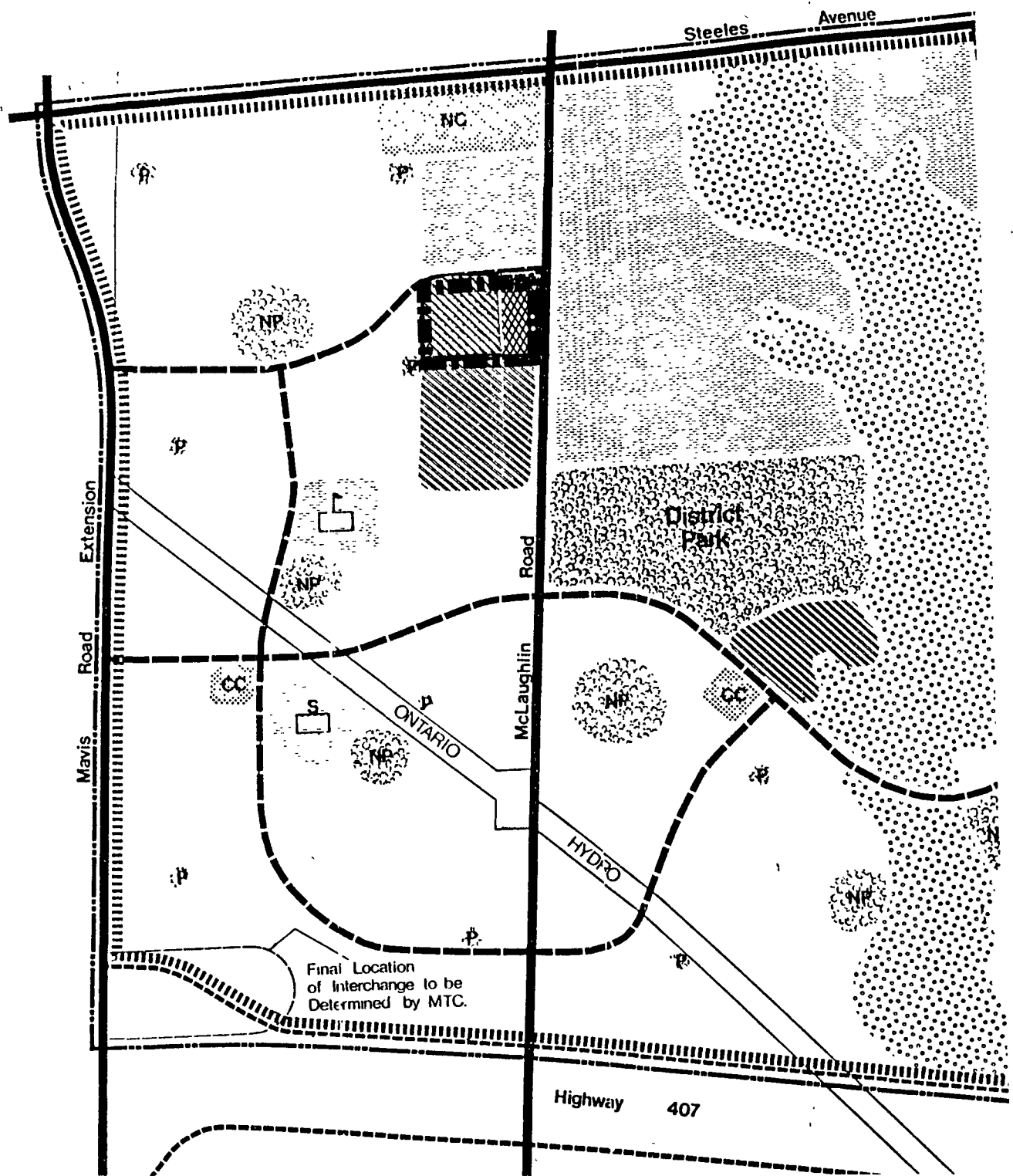
SCHEDULE B



1 : 25000

CITY OF BRAMPTON
Planning and Development

Date: 1990 06 15 Drawn by: K.M.H.
File no. T2W15.6 Map no. 74-12 F



||||| Area To Be Deferred
 - - - Secondary Plan Boundary

RESIDENTIAL

Low and Medium Density
 High Density

COMMERCIAL

HC Highway Commercial
 CC Convenience Commercial
 NC Neighbourhood Commercial
 Specialty Office - Service Commercial

PUBLIC OPEN SPACE

Public Open Space
 District Park
 Community Park
 NP Neighbourhood Park
 P Parkette
 W Woodlot
 Cemetery
 Hazard Land



SUBJECT PROPERTY

Official Plan Amendment No. 61

Schedule A

INSTITUTIONAL

Institutional
 Secondary School
 Senior Public School
 Public School
 Separate School

ROADS

Freeway
 Provincial Highway
 Arterial Road
 Collector Road

OFFICIAL PLAN AMENDMENT
 NUMBER 184 A

SCHEDULE C



1:8500

CITY OF BRAMPTON
 Planning and Development

Date: 1990 06 15 Drawn by: K. M. H.
 File no. T2W15.6 Map no. 74-12G

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 184
AND
AMENDMENT NUMBER 184 A

Attached is a copy of a planning report dated February 12, 1990, as well as 2 reports dated April 9, 1990 and May 7, 1990 forwarding the notes of 2 Public Meetings held on March 7, 1990 and May 2, 1990, respectively, after notification in the local newspaper 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 Region of Peel	August 24, 1989
F.J. Reinders and Assoc. Canada Ltd	March 5, 1990
Angelo and Anna Silva	March 7, 1990
The Harrington Corp.	April 3, 1990
The Harrington Corp.	April 24, 1990
Ewart Tomlin	(undated - hand-delivered)

INTER-OFFICE MEMORANDUM

PC - Feb. 19

Office of the Commissioner of Planning & Development

February 12, 1990

To: Chairman of the Development Team
From: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 2, W.H.S.
McLaughlin Road and Kingknoll Drive
Ward Number 4
SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION
Our file: T2W15.6

1.0 Introduction

The subject application was referred to staff for a report and recommendation on May 8, 1989.

2.0 Property Description

The subject property:

- is located at the south westerly corner of McLaughlin Road South and Kingknoll Drive;
- has an area of 2.088 hectares (5.2 acres);
- has a lot width of approximately 115 metres (377 feet);
- has a lot depth of approximately 176 metres (577 feet), and
- is currently vacant and contains no significant vegetation.

Surrounding land uses:

NORTH - Kingknoll Drive, beyond which is high density seniors' apartments and seniors' care centre;

EAST - McLaughlin Road, beyond which is institutional;

SOUTH - vacant, and

WEST - single family detached residential.

3.0 Official Plan and Zoning By-law Status

"Institutional" (Schedule 'A' - Official Plan)

"Institutional" (Fletchers Creek South Secondary Plan - Amendment Number 61 to the Consolidated Official Plan)

"Agricultural (A)" (By-law 139-84, as amended)

4.0 Proposal

The preliminary site development plan submitted in support of the application indicates a residential and commercial component on the property. If approved, the applicant proposes to pursue an application for a consent to sever the components onto two separate parcels of land. The residential component is located on the westerly portion of the site and consists of:

- two 15 storey apartment towers containing a total of 210 dwelling units and connected by a 1 1/2 storey foyer area;
- 76 parking spaces located at grade;
- 210 parking spaces located below grade, and
- an open space area located in the south-westerly corner of the site.

Further, the residential building is not proposed to contain any health care or treatment facilities.

The commercial component, which is proposed to be located between the apartment towers and McLaughlin Road South consists of:

- a 3 storey medical and general office building, and
- 107 parking spaces located at grade.

The total gross floor area of the office building is proposed to be 2,196 square metres (23,638.3 square feet) and is proposed to contain the following:

- 708 square metres (7,621.1 square feet) of medical office, and
- 1,488 square metres (16,017.2 square feet) of general office.

Access for both components is proposed from Kingknoll Drive.

5.0

Comments from Departments and Agencies

The Planning Community Design Section makes the following comments:

- a separate site for a medical centre is not desirable. It appears that this is a good opportunity for a mixed use development which can achieve a shared parking concept, driveway alignment and better urban design scheme;
- the Traffic Division may have comments on the access, especially the access to the proposed medical centre. We believe that the two uses can share one access;
- the residential parking module shall be 2.75 by 6.0 metres, rather than 2.7 by 5.4 metres;
- the access shall be 7.5 metres in width;
- the parking spaces at the end of the driveway aisle are not acceptable, and
- a noise report is required.

The Planning Policy and Research Division note the following:

- The subject property is designated institutional in the Fletchers Creek South Secondary Plan (O.P.A. 61, Consolidated O.P.). Section 8.3 of the Secondary Plan recognizes the existing Holland Christian Homes development on the north side of Kingknoll Drive. Section 8.4 permits secondary uses in large Institutional areas as long as they do not detract from development of the area for the main permitted uses (The area is basically developed). Secondary uses include residential buildings, convenience commercial facilities and community service facilities which directly serve or are complimentary to the primary use.
- The policies for residential development in Section 5.0 of the Secondary Plan should also be reviewed in light of this proposal, particularly Section 5.4, 5.6, 5.8 and 5.10. It is noted that the residential component of the proposal would develop out at a density of 60 upa when the secondary plan permits 40 upa. We are not concerned with the housing density in this instance as the overall mix and density for the Fletchers Creek Area is likely to be adjusted subsequent to current review of the development concept for the southwest quadrant of Steeles Avenue and Hurontario Street.

- In recognition of this proposal, the Fletchers Creek South Concept Plan contains the following section regarding the subject site:

11.2 Clinic/Residential Complex

The Salem Christian Mental Health Association has requested that a 2.0 hectare (5 acre) site be reserved (opposite the senior citizens' residence) on the south side of the minor collector road, for related institutional and residential purposes. At the present time the Association has indicated tentative proposals for an out-patient mental health clinic and some specialized housing. In the event that these specific plans are not realized, the site is ideally suited for a community health centre, a senior citizens' recreation centre or other specialized housing. Alternative types of development of an institutional/residential nature which complement or are related to the existing uses on McLaughlin Road will be favourably considered.

- In order to reflect approved high and medium density development immediately to the south and to lessen the visual impact on low density uses to the west, the higher density residential use on the subject site should be moved out to McLaughlin Road with any lower density use, if supported, to be located on the westerly portion of the site.

The Development and Engineering Services Division note the following:

1. the Traffic Department should comment on the proposed location of the driveways especially relative to the existing driveway on the north side of Kingknoll Drive, and
2. we require a site plan agreement addressing grading, drainage and access.

The comments received from the Traffic Engineering Services Division can be summarized as follows:

- The proposed access to the condo, Buildings B and C, should be redesigned to operate on a mutual access basis with the proposed entry to the Medical Centre and shall align with the existing asphalt driveway located on the northerly side of Kingknoll Drive, and
- During formal site plan review, the applicant will make the necessary arrangements to lift the portion of 0.3 metre reserve for access purposes.

The Community Services Department: Parks has reviewed the application and offer the following comments:

- For the residential component of the plan it is required that the applicant provide .70 ha (1.73 acres) of parkland for public use. The application shows no parkland except an area on site for the private use of condominium residents. Cash-in-lieu for parkland for the residential component and 2% on the appraised land value for the commercial component is to be obtained in accordance with the Planning Act and City policy prior to the issuance of the building permits.

Parkland dedication 1 hectare/300 units.
Total units 210 - 300 = 0.7 ha (1.73 ac)

- The applicant is to provide 1.8m high solid screen fence adjacent to the single family land use to the west of the vacant lands to the south of the application.
- That the applicant prepare a landscape plan for the interior site development of the plan.
- That the applicant is required to plant boulevard street trees along the Kingknoll Drive and McLaughlin Road street frontages.
- It is recommended that active on site recreational uses proposed adjacent to the single family residences be located a minimum of 20m from the property line to adequately buffer against noise transfer.

The Community Services Department: Transit make the following comments:

- In regards to the above noted plan, the Transit Department requires the applicant to install a 25' long concrete bus stop pad between the curb and sidewalk; on the south side of Kingknoll Drive, at and west of McLaughlin Road.
- A detailed location of this pad is to be obtained from Transit Staff and be included on engineering plans.

The Region of Peel Public Works Department notes no objection to the proposal, however, prior to the enactment of a zoning by-law for the subject proposal by City Council, enter into an agreement for the payment of Regional levies.

The following departments and agencies offer no comments:
Zoning and By-law Enforcement Division; Community Services Department: Fire; Law Department, and Chief Building Official.

6.0 Discussion

The application comprises 2 separate, distinct components: residential and commercial. The applicant's agent has indicated that when one of the buildings is constructed the applicant proposes to pursue a consent to sever the property in order to functionally and physically separate the 2 uses. As a result, the following discussion evaluates the planning merits of the 2 components individually.

6.1 Residential Component

Planning staff have recently been advised by the applicant's agent that the subject lands are currently owned by the Salem Christian Mental Health Association. However, Holland Christian Homes has entered into an Agreement of Purchase and Sale with Salem to buy the residential component of this proposal.

The applicant's agent further advises that Holland Christian Homes requires the proposed residences in order to accommodate persons currently on their waiting list. Further, Holland Christian Homes wishes to accommodate persons who have the means and desire to own the unit in which they live. To provide for this type of tenure the proposed apartment units would normally be administered by a condominium corporation. Holland Christian Homes, however, does not anticipate establishing a condominium corporation, as they wish to retain control over certain aspects of the project, such as price of individual units, occupancy of units or speculative buying of individual units. As a result, Holland Christian Homes has developed a tenure scheme which is referred to by the applicant and the applicant's agent as a "life lease". This tenure scheme is proposed to be administered entirely within the Holland Christian Homes administration and will require no further input from the City or the Region.

It is noted that the Fletchers Creek South Concept Plan, which provided the conceptual basis for the Fletchers Creek South Secondary Plan, recognized a request by the Salem Christian Mental Health Association to reserve the subject site for a residential care facility and associated office building. In light of the Agreement of Purchase and Sale between the Salem Christian Mental Health Association and Holland Christian Homes, and in light of the absence of any health care or treatment facilities within the proposed residential buildings, staff conclude that the desire for a residential care facility in this location, as indicated during the formulation of the area concept plan is no longer applicable.

It is on this basis, that the following discussion will examine the planning merits of the proposal.

With respect to locational criteria for high density residential developments, Official Plan policy 2.1.1.4.10 reads as follows:

Apartments shall have primary access to an Arterial, Collector or Minor Collector Road and shall be limited to the following locations:

- i) either within or adjacent to major concentrations of commercial or institutional uses; or
- ii) adjacent to significant topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) or
- iii) in proximity to major public transportation facilities (e.g. GO TRANSIT).

It is noted that Plate 43 of Consolidated Official Plan Amendment Number 61/Fletchers Creek South Secondary Plan) identifies Kingknoll Drive as a Collector Road. Further, the site is bordered to the north and to the east by institutional purposes (Holland Christian Homes to the north; Sheridan College and a temporary separate secondary school to the east).

Staff also note that the subject site is bounded to the south by vacant lands which are currently zoned for high and medium density residential purposes. Further, the Holland Christian Homes site to the north is developed with 3 seniors' apartment buildings. As a result, staff are of the opinion that the residential component as proposed by the subject application is in keeping with the existing and potential land uses along McLaughlin Road South, and it conforms with the Official Plan locational criteria.

Staff note that the 210 apartment units are proposed to be located on about 1.424 hectares (3.52 acres) of land following the proposed severance. This proposal constitutes a density on the site of about 148.3 units per hectare (60 units per acre). With respect to density, it is noted that the Fletchers Creek South Secondary Plan permits a maximum density of 99 units per hectare (40 units per acre). However, the comments of the Planning Policy and Research Division are noted in which they indicate no concern over the proposed density as the overall housing mix and density policies are likely to be adjusted following a review of the development concept for this area. Planning staff concur with this conclusion and recommend that the applicant enter into an agreement to the effect that density on the site shall not exceed 148.3 units per hectare (60 units per acre).

Considering the low density residences currently located on lands abutting the subject site to the west, staff note that a Shadow Study submitted by the applicant indicates that the impacts of shadowing upon these dwellings will be minimal. However, it is also noted that one of the apartment towers is proposed to be located only about 20.5 metres (67.0 feet) from the rear property lines of those residences. By-law 139-84 requires minimum side yard and rear yard setbacks of 10.0 metres (33 feet) or half the height of the building, whichever is the greater. Staff are concerned that the proposed 20.5 metre setback is less than half the height of the proposed 15 storey building.

As a result, staff recommend that the applicant be required to provide side yard and rear yard setbacks of at least 20.5 metres or half the height of the building, whichever is the greater.

Concerning parking on the site, it is noted that the applicant proposes to provide a total of 286 parking spaces. As the applicant did not provide information on the number or types of apartment units within the towers, staff cannot determine if the proposed amount of parking is satisfactory. However, staff recommend that the amending zoning by-law incorporate the most current standard for rental apartments based on the tenure scheme proposed at this time. Similarly, staff would recommend that, should the applicant, or a subsequent applicant propose to establish a condominium corporation over the project, the latest parking standard for residential condominiums should be applied.

These standards can be summarized as follows:

	<u>Resident Spaces</u>	<u>Recreation Visitor Spaces</u>	<u>Equipment Spaces</u>	<u>Total Spaces</u>
<u>Rental Apartments</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-bedroom Unit	1.18	0.20	0.03	1.41
Two-bedroom Unit	1.36	0.20	0.03	1.59
Three-bedroom Unit	1.50	0.20	0.03	1.73
<u>Condominium Apartment</u>				
	1.75	0.25		2.00

With respect to access to the site, it is noted that the Traffic Engineering Services Division and Planning Community Design Section indicate some concern with the location of 2 access driveways to the site. As a result, staff recommend that access to both sites be at one location only, and further, that the access be aligned with the entrance to the seniors' apartment complex on the north side of Kingknoll Drive.

The comments of the Planning Community Design Section are noted in which they recommend that both the residential and commercial components be located in one building and that a shared parking concept be utilized. Discussions with the applicant's agent have revealed that both Holland Christian Homes and the Salem Christian Mental Health Association desire separate buildings located on 2 separate building lots. Planning staff do not object to this requirement.

Further, it is noted that the Planning Policy and Research Division suggests that the residential component be located near the corner of Kingknoll Drive and McLaughlin Road South, and the commercial component be located on the westerly portion of the site in order to lessen the visual impacts that the higher density use would have on the residences. Planning staff note, however, that the commercial component will also have adverse impacts upon the low density residential uses in terms of automobile traffic and noise. As a result, Planning staff support the applicant's proposal to locate the high density use on the westerly portion of the site and the commercial use near the corner of Kingknoll Drive and McLaughlin Road South.

6.2 Commercial Component

As noted earlier, the applicant also proposes to develop a 3 storey medical and general office building on the easterly portion of the site. It is also noted that, as with the residential component, the Fletchers Creek South Concept Plan recognized a request by the Salem Christian Mental Health Association for a medical building on this site. The applicant's agent has advised that Salem requires only about 186 square metres (2,000 square feet) of office space within this building.

The balance of the building is proposed to be leased to various professionals (e.g. doctors, dentists, lawyers or financial professionals) to serve the residents of the whole locality. Based upon this information, the proposal can be supported from a planning perspective.

Whilst staff can support the commercial component of this proposal in principle, there are a number of detailed aspects which should be considered to ensure the proposed development is functional both now and in the future.

In this respect, staff have concerns with respect to access to the proposed commercial property. The comments of the Traffic Engineering Services Division are noted in which they recommend that access to both the residential and commercial components of the property be provided on a mutual basis, and further, that the mutual access be aligned with the entrance to the Holland Christian Homes property on the north side of Kingknoll Drive. Planning staff support this recommendation.

Staff concur with the comments of the Planning Community Design Section in which they state that the proposed offices could detract from the overall appearance of the development. However, staff also note that should the office building be constructed utilizing the same architectural style and detailing as that of the proposed residential component, the office building potentially could enhance the appearance of the site. Further, staff are of the opinion that the streetscape along the west side of McLaughlin Road South would benefit should the buildings associated with the subject proposal utilize an architectural style similar to that of the existing Holland Christian Homes. Therefore, staff recommend that the applicant be required to enter into an agreement with the City to the effect that the subject site be developed utilizing an architectural style similar to that of the existing Holland Christian Homes.

Concerning signage of this site, staff note that since the applicant's agent has indicated that the commercial component will be primarily oriented towards serving the needs of the elderly residents in the immediate area, large illuminated pylon or wall signs which would detract from the development's appearance, would not necessarily be required. As a result, staff recommend that any signs on the site be of a low intensity, non-illuminated variety, and that site signage be approved by the Commissioner of Planning and Development through the site plan approval process.

Finally, staff have concerns with respect to garbage and refuse storage facilities on the site. In the past, commercial developments have been required to provide one enclosed space in which to store garbage.

However, since commercial corrugated cardboard was banned from the Britannia Landfill Site as of January 1, 1989, most commercial developments have required an additional waste receptacle to store recyclable materials. Thus, staff recommend that two (2) waste storage facilities be provided in conjunction with the commercial component. Furthermore, it is recommended that all waste storage facilities for the residential component be placed within a building.

7.0 Conclusion

Planning staff can support the proposal by the Salem Christian Mental Health Association to develop the site for residential and commercial (office) purposes in principle. However, staff have also identified some deficiencies of the plan submitted in support of the proposal. Planning staff consider it critical that the site development plan be amended to address such concerns as:

- a mutual access arrangement which aligns with the Holland Christian Homes entrance on the north side of Kingknoll Drive;
- the parking for the residential component of the proposal;
- the siting, design and architectural detail of the proposal;
- the signage of the commercial component, and
- the refuse and garbage storage facilities.

Other site details such as landscaping, fencing, parking layout and the provision of boulevard trees may be appropriately addressed during the formal site plan review process.

8.0 Recommendation

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, the use of the subject lands for Residential and Commercial (office) purposes be approved, and that staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following:
 - 1) The site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for the following purposes:
 - i) the uses permitted in the Residential Apartment A(R4A) zone, and
 - ii) offices not including real estate offices.

- b) the Residential Apartment A (R4A) zone shall be subject to the following requirements and restrictions:
 - i) Minimum lot width - 115 metres
 - ii) Minimum front yard depth - 7.5 metres
 - iii) Minimum side yard width - 20.5 metres, or 1/2 the height of the building, whichever is greater
 - iv) Minimum rear yard depth - 20.5 metres, of 1/2 the height of the building, whichever is greater
 - v) Maximum building height - 15 storeys
 - vi) Maximum lot coverage by main building(s) - 25 percent
 - vii) Maximum number of apartment units - 210 units
 - viii) Minimum landscaped open space - 60 percent of the lot area
 - ix) Maximum gross floor area - 31,785 square metres
 - x) parking shall be provided in accordance with the provisions for either Rental Apartments or Condominium Apartments as outlined in By-law 139-84, as amended.
- c) the offices not including real estate offices shall be subject to the requirements and restrictions a outlined in the Service Commercial One (SC1) zone as contained in By-law 139-84, as amended, with the exception of the following:
 - i) a landscaped strip, not less than 5.0 metres in width, shall be provided along McLaughlin Road South;
 - ii) a landscaped strip, not less than 8.0 metres in width, exclusive of driveway locations, shall be provided along Kingknoll Drive;
 - iii) a landscaped strip, not less than 4.5 metres in width, shall be provided where the subject property abuts the hypotenuse of the daylighting triangle at the corner of Kingknoll Drive and McLaughlin Road South;

- iv) a landscaped strip, not less than 3.0 metres in width, shall be provided where the Service Commercial One (SC1) zone abuts any Residential zone;
 - v) Maximum gross floor area for medical offices shall not exceed 710 square metres;
 - vi) Minimum front yard depth - 11.0 metres, and
 - vii) Maximum gross commercial floor area - 2,200 square metres.
- d) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building, and
- e) any signs placed on the lands zoned Service Commercial One (SC1) shall be of the low intensity, non-illuminated variety.
- 2) Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) prior to the issuance of a building permit, a site development plan, a landscape plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - b) the applicant shall agree that access to the site for both the commercial and residential components shall be limited to one location only and shall align with the entrance to the seniors' apartment complex on the north side of Kingknoll Drive;
 - c) the applicant shall agree to utilize consistent and complementary architectural style and design for both the residential and commercial components of the subject proposal, and further shall agree to utilize architectural style and design similar to that of the Holland Christian Homes development located on the northerly side of Kingknoll Drive;

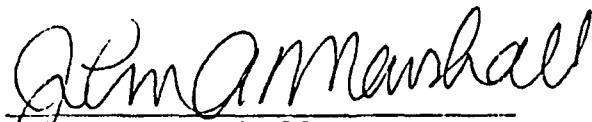
- d) the applicant shall agree that signage for the commercial component of the proposal shall be of a low intensity, non-illuminated variety, and further the said signage shall be approved by the Commissioner of Planning and Development during the site plan approval process;
- e) the applicant shall agree that all garbage and refuse storage containers for both the residential and commercial components of the subject plan, including any containers for recyclable materials, shall be located within a building;
- f) the applicant shall agree that access to the subject site shall be not less than 7.5 metres in width;
- g) prior to the issuance of any building permits, the applicant shall engage the services of a consultant to submit, and to revise if necessary, a noise study recommending noise control measures satisfactory to the Ministry of the Environment, the Region of Peel and the City of Brampton;
- h) the applicant shall agree to install a concrete bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services;
- i) the applicant shall agree that density on the subject site shall not exceed 60 units per acre.
- j) the site plan shall indicate loading and refuse storage areas in locations such that they are not visible from Kingknoll Drive and McLaughlin Road South;
- k) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
- l) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit;
- m) the applicant shall agree to pay Regional Industrial/Commercial levies prior to the issuance of a building permit;


- n) the applicant shall agree to provide parking spaces for the residential component of the proposal in accordance with the provisions as outlined for either Rental Apartments or Condominium Apartments in By-law 139-84, as amended;
- o) the applicant shall provide a 1.8 metre high solid screen fence along the westerly property boundary satisfactory to the Commissioner of Planning and Development;
- p) the applicant shall agree to locate all active on-site recreational uses such that noise impact upon the abutting single family residences will be minimal;
- q) the applicant shall agree to make parkland contributions to the City for both the commercial and residential components of the subject proposal in accordance with the City's latest policies, and
- r) the applicant shall agree to provide street trees along Kingknoll Drive and McLaughlin Road South to the satisfaction of the Commissioner of Planning and Development.

Respectfully submitted,

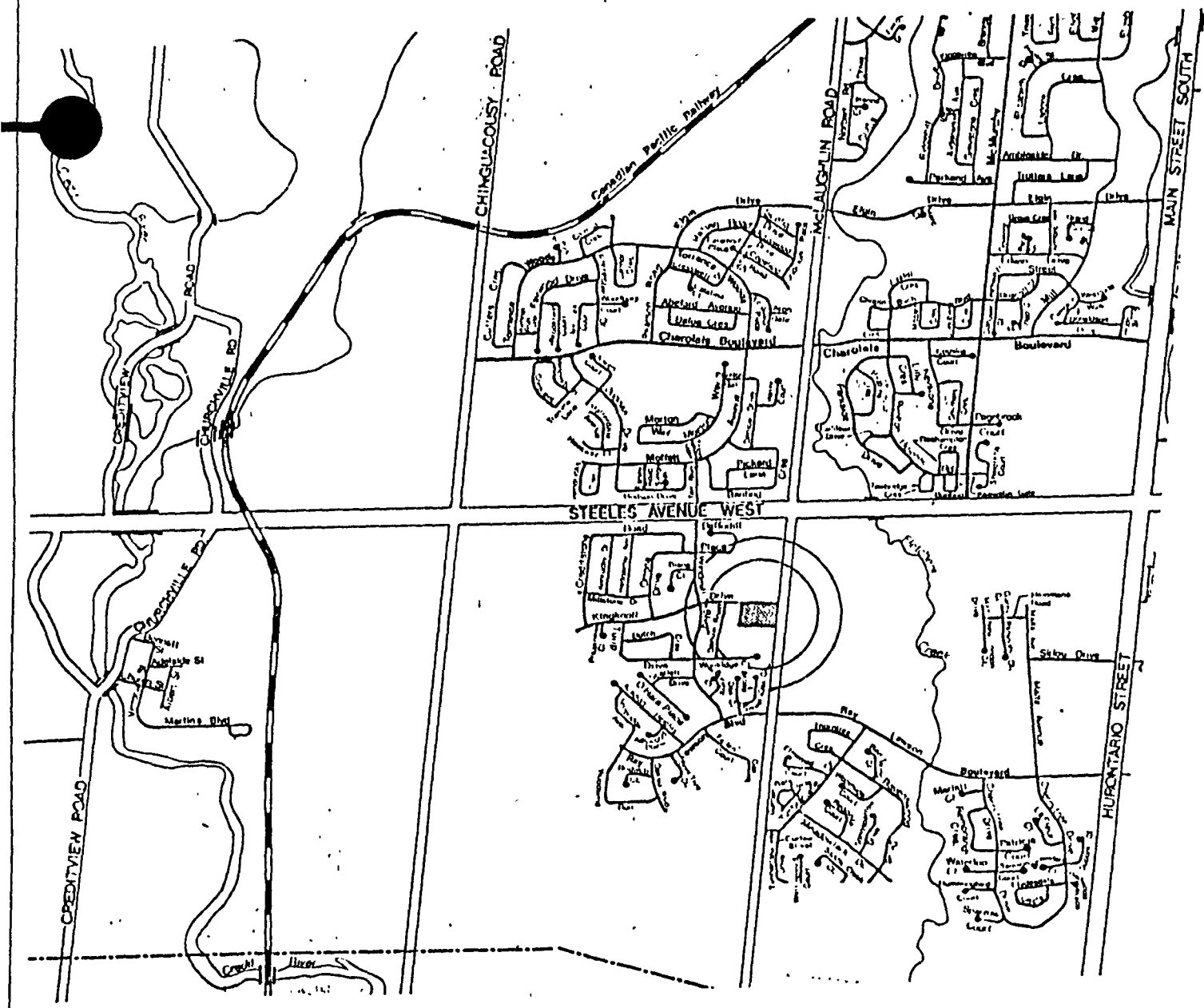

John Armstrong,
Development Planner

AGREED:


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

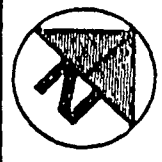

L.W.H. Laine, Director
Planning and Development
Services Division

JA/jo



SALEM CHRISTIAN MENTAL
HEALTH ASSOCIATION

Location Map



1:25000

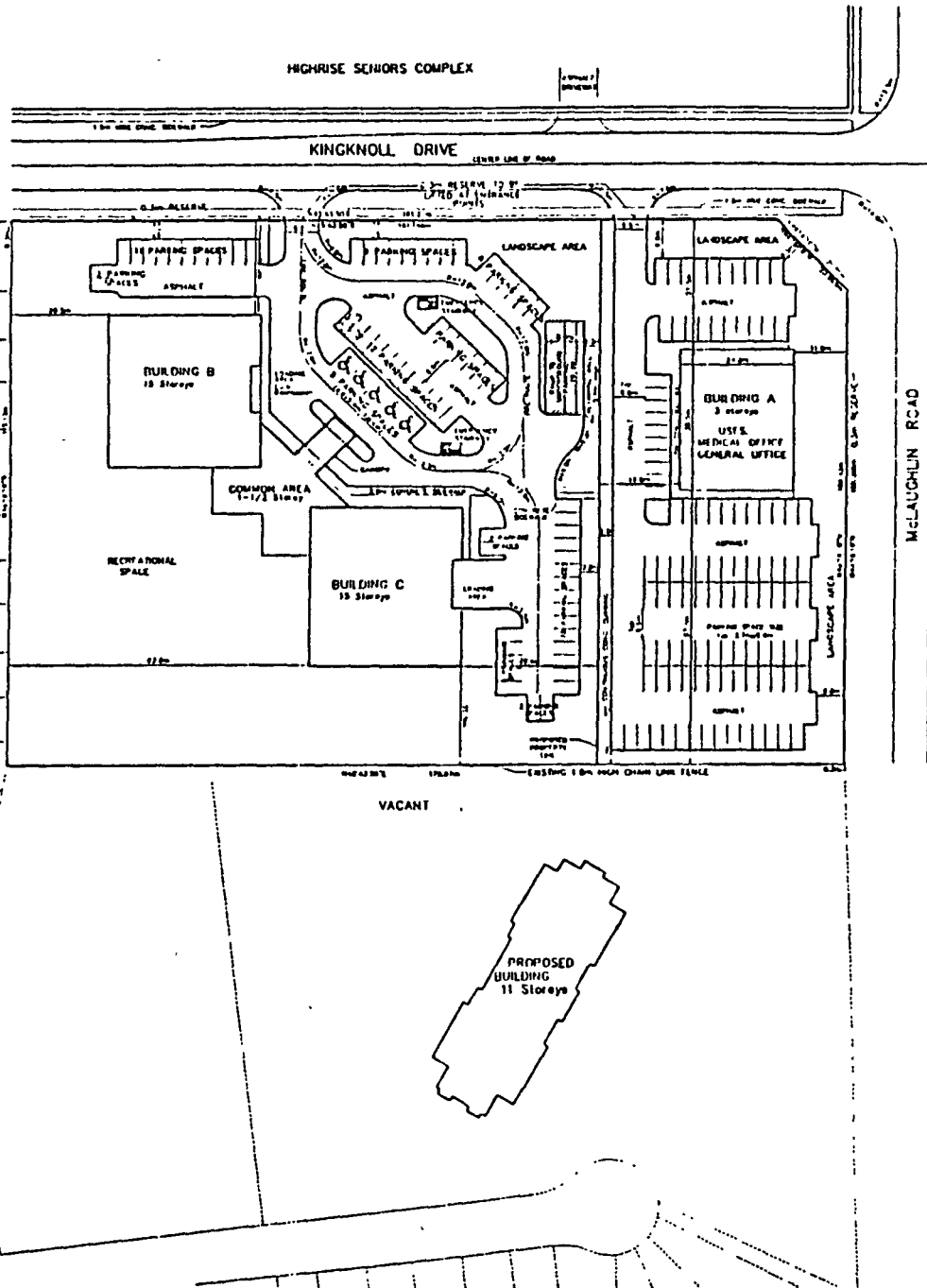
CITY OF BRAMPTON
Planning and Development

Date: 1990 01 11 Drawn by: CJK
File no. T2W15.6 Map no. 74-12 A

SHERIDAN COLLEGE

HIGHRISE SENIORS COMPLEX

KINGKNOLL DRIVE



MCLAUGHLIN ROAD

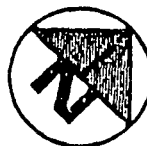
SECONDARY SCHOOL

VACANT

PROPOSED
BUILDING
11 Storeys

SALEM CHRISTIAN MENTAL
HEALTH ASSOCIATION

Preliminary Concept Site Plan



1:1540

CITY OF BRAMPTON
Planning and Development

Date: 1990 01 11 Drawn by: CJK
File no. T2W15.6 Map no. 74-12B

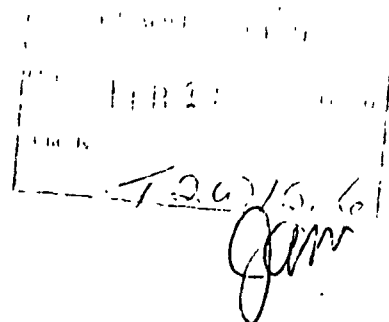
REINDERS



WINNER OF THE "LIBREY" AWARD

February 14, 1990

John Marshall, Planning Commissioner
City of Brampton
150 Central Park Drive
Brampton, Ontario L6T 2T9



Dear Sir:

RE: SALEM PROJECT - KING KNOLL/MCLAUGHLIN ROAD

As discussed by telephone the other day, this is to confirm that we have been approached by Peel Memorial Hospital with respect to the office component of the above site. The site is being considered by the hospital for a community health facility in conjunction with the various office uses presently proposed. My client is in support of this use of part of the building and looks forward to finalizing arrangements with the hospital board.

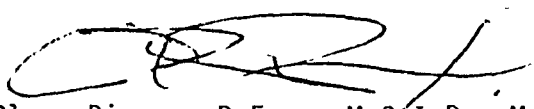
The use of part of the building by Peel Memorial Hospital changes the nature of our application to some degree. While we are still in the preliminary stages of design, this is to advise that we would request that the building contain approximately 55,000 square feet, with 2 levels of underground parking. It is intended that the driveway access would be relocated slightly to the west and that one driveway would service both the medical facility and the seniors residence and that the underground parking be co-ordinated as well. The office building would remain at its three storey height.

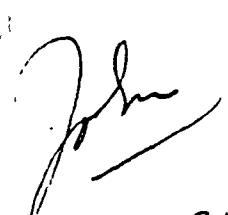
As we do not wish to impede the approval process as a result of these changed circumstances, this is to advise that I will make verbal representations to this effect at Planning Committee on February 19, 1990 and I will be submitting revised drawings to you as soon as they are available.

I trust that this is in order and look forward to working with you.

Yours truly,

F.J. REINDERS AND ASSOCIATES CANADA LTD.


Clare Riepma, P.Eng., M.C.I.P., M.E.S.
Vice President


900219

CR:jh

cc: Salem Christian Mental Health Assoc.
Roland Jonker

F.J. Reinders and Associates Canada Limited Architects, Consulting Engineers, Planners, and Project Managers
201 County Court Blvd., Suite 500, Brampton, Ont., Canada L6W 4L2
(416) 457-1618 Telex 06-97830 Fax (416) 457-8852

INTER-OFFICE MEMORANDUM

PC: April 17

Office of the Commissioner of Planning & Development

April 9, 1990

To: Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 2, W.H.S.
McLaughlin Road and Kingknoll Drive
Ward Number 4
SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION
Our file: T2W15.6

The notes of the Public Meeting held on Wednesday, March 7, 1990, with respect to the above noted application are attached for the information of Planning Committee.

Approximately 92 members of the public were in attendance in order to voice their concerns with respect to this application, and 2 letters of objection have been received, copies of which are attached.

It is noted that the staff report submitted to Planning Committee on February 19, 1990 and dated February 12, 1990 indicated that the proposal consisted of 210 dwelling units in two 15 storey apartment towers, connected by a 1 1/2 storey foyer area and a medical and general office building with a total gross floor area of 2,196 square metres (23,638.3 square feet). The Notice of Public Meeting which was mailed to property owners located within 120 metres of the subject site, and which was published in the local newspapers provided the same information as the staff report, yet the Notice made no mention of the total gross floor area to be devoted to either use. During the Public Meeting held on March 7, 1990, staff presented this proposal to those in attendance. Mr. Reipma, the applicant's agent, made reference to possible changes to the commercial component on the subject site.

Subsequent to the Public Meeting, the Planning and Development Department received a letter from the applicant's agent dated March 5, 1990 to formally revise the subject application in accordance with the attached revised site plan to permit a larger commercial component on the site. The applicant is now proposing an office building with a total gross floor area of 4,752 square metres (51,152 square feet). The revised site plan also indicates above ground and underground parking facilities for a total of 275 automobiles, which satisfies the requirements of By-law 139-84, as amended.

A portion of the enlarged office building is proposed to be occupied by Peel Memorial Hospital for the purposes of a community health care facility which will consist of a walk-in medical clinic and laboratory facilities, in addition to the originally proposed medical and general offices.

Staff note that the proposed revisions do not affect the residential portion of the site. However, in staff's opinion, the proposed revisions constitute a substantial change to the commercial portion of the site, as the applicant proposes to increase the gross commercial floor area of the commercial/medical building by more than two times, and is proposing to supply underground parking facilities on the site. As a result, staff recommend that, following careful consideration by Planning Committee and Council, staff be directed as to the need for a further Public Meeting for the revisions to the commercial component on the site. Since the revisions do not affect the residential portion, staff believe that this portion may proceed without further consultation with members of the public.

Concerning the requirement for a further Public Meeting, Section 34 (16) of the Planning Act, R.S.O., 1983 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.

In addition to the above proposed revisions, the applicant's agent has identified some concerns with respect to City Council's conditions of approval for the residential component. The first such concern occurs with the amount of parking proposed for the residential component on the site. In this regard, staff note that the Council resolution regarding this project dated February 26, 1990 requires that parking be provided on the following basis:

	<u>Resident Spaces</u>	<u>Visitor Spaces</u>	<u>Recreation Equipment Spaces</u>	<u>Total Spaces</u>
<u>Rental Apartments</u>				
Bachelor Unit	1.00	0.20	0.03	1.23
One-bedroom Unit	1.18	0.20	0.03	1.41
Two-bedroom Unit	1.36	0.20	0.03	1.59
Three-bedroom Unit	1.50	0.20	0.03	1.73
<u>Condominium Apartment</u>				
	1.75	0.25		2.00

Based on these standards, the applicant notes that the parking ratio on the site would be approximately 1.6 parking spaces per unit, and would therefore increase the amount of parking required on the site by 60 spaces. The applicant contends that since this is a non-profit senior's apartment complex, the additional 60 parking spaces is an extremely onerous requirement, and as a result, requests that the parking ratio be limited to 1.3 parking spaces per unit. Planning staff have some concerns with respect to the amount of parking to be provided for the residences. In this regard, a parking ratio of 1.3 spaces per unit may be valid provided the buildings are for seniors' accommodation only. However, it is noted that the City has no means by which the dwelling units can be limited to seniors' housing. Discussions with the City Solicitor have revealed that an amending zoning by-law can be structured such that a ratio of 1.3 spaces per unit is acceptable while the property is owned and/or operated by Holland Christian Homes, yet should the property be owned/operated by another interest, the aforementioned standards shall apply. A similar clause shall also appear in a development agreement.

An additional concern occurs with access to the subject site. Staff note that when the original preliminary concept site plan was circulated to various departments and agencies for comments, some concern was raised that both the residential and commercial components should utilize a shared access arrangement, and said access should align with the entrance to the Holland Christian Homes site on the opposite side of Kingknoll Drive. The revised site plan which was submitted following the Public Meeting illustrates an attempt to address the above concerns. However, the Traffic

Engineering Services Division indicates further concern with respect to the most recent proposal, as this revised site plan illustrates increased commercial floor area, and subsequently, underground commercial parking which is to be accessed by a ramp shared with the residential component on the site. As a result, the Traffic Engineering Services Division recommends that access for the commercial component only to Kingknoll Drive be directly opposite the existing driveway to the north. An access to Kingknoll Drive to serve only the residential component shall be located a minimum of 50.0 metres west of the access noted above. The Division also notes that separate underground parking ramps shall be required, and shall be situated in such a manner so as to not create conflicts with the revised access scenario. Planning staff support the position of the Traffic Engineering Services Division.

With regard to the Public Meeting, one of the concerns raised by nearby property owners dealt with the name under which this application had been filed; namely the Salem Christian Mental Health Association. In this regard, the applicant's name was the object of some confusion, as some residents were concerned that a mental health patient out-clinic or hospital was locating on the site. The applicant's agent has advised that Salem proposes no such facility. The Salem Christian Mental Health Association requires only about 186 square metres (2,000 square feet) of office space to be used for their administrative offices. Any out-clinic or hospital type use would be under the jurisdiction of Peel Memorial Hospital.

One member of the public indicated concern regarding the signs posted on the property pursuant to City Council's policies. In this respect, it was stated that the signs mentioned only the residential portion of the proposal and did not mention the commercial portion. However, the photographs submitted by the applicant which demonstrate compliance with the signage requirement, indicate that both the residential and office components were indicated on the sign.

A further concern was raised relating to the traffic impact that the proposal will have on the local roads. In this regard, Mr. Sansom of Ortona Drive indicated concern about pedestrian and vehicular traffic safety in the area. However, it is noted that the Traffic Engineering Services Division of the Public Works and Building Department have reviewed this plan from a traffic standpoint and have no comments or concerns with regard to the proposal's impacts upon abutting streets. The Traffic Engineering Services Division did, however, make comments to the on-site circulation and have suggested measures to improve safety on the site. These measures will be incorporated into the plan when the applicant obtains site plan approval for the development.

Staff note that the 2 letters of opposition (copies attached) received by this department indicate concern with respect to the impacts that the proposed development may have on nearby single family residential properties. Angelo and Anna Silva of 28 Windmill Boulevard note that a correctional institution and Senior's

apartments are presently located in this vicinity and any further development of a similar nature will depreciate the value of their property. Staff do not concur with this viewpoint as there has been no evidence in the past to indicate that developments which were similar in nature to the subject proposal have had a depreciative effect on property values.

Second letter received from Mr. Ewart Tomlin, who resides at 25 Danum Road, expresses concern about the potential for the introduction of illegal drugs and deviant behaviour into this area as a result of the proposed development. In staff's opinion, senior's apartments and a medical and general office building are not land uses typically associated with introducing illegal drugs or deviant behaviour into existing neighbourhoods.

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

- A. The notes of the Public Meeting be received;
- B. City Council shall determine if a further Public Meeting is required for the revisions to the proposal with respect to the Official Plan and zoning by-law amendment 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;
- C. Subject to "B" above, the revised proposal be approved, subject to the conditions approved by City Council on February 26, 1990, together with amended conditions, which are:
 - 1. The site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for the following purposes:
 - i) the uses permitted in the Residential Apartment A(R4A) zone;
 - ii) offices not including real estate offices; and,
 - iii) a medical clinic.
 - b) the Residential Apartment A (R4A) zone shall be subject to the following requirements and restrictions:
 - i) Minimum lot width - 115 metres
 - ii) Minimum front yard depth - 7.5 metres

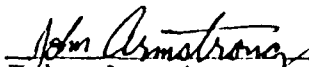
- iii) Minimum side yard width - 20.5 metres, or 1/2 the height of the building, whichever is greater
 - iv) Minimum rear yard depth - 20.5 metres, of 1/2 the height of the building, whichever is greater
 - v) Maximum building height - 15 storeys
 - vi) Maximum lot coverage by main building(s) - 25 percent
 - vii) Maximum number of apartment units - 210 units
 - viii) Minimum landscaped open space - 60 percent of the lot area
 - ix) Maximum gross floor area - 31,785 square metres
 - x) parking shall be provided on the site at a ratio of 1.3 parking spaces per unit during the time the property is owned/operated by Holland Christian Homes, or shall be provided in conformity with the applicable zoning by-law should the property be owned/operated by another interest.
- c) the offices not including real estate offices shall be subject to the requirements and restrictions as outlined in the Service Commercial One (SC1) zone as contained in By-law 139-84, as amended, with the exception of the following:
- i) a landscaped strip, not less than 5.0 metres in width, shall be provided along McLaughlin Road South;
 - ii) a landscaped strip, not less than 8.0 metres in width, exclusive of driveway locations, shall be provided along Kingknoll Drive;
 - iii) a landscaped strip, not less than 4.5 metres in width, shall be provided where the subject property abuts the hypotenuse of the daylighting triangle at the corner of Kingknoll Drive and McLaughlin Road South;
 - iv) a landscaped strip, not less than 3.0 metres in width, shall be provided where the Service Commercial One (SC1) zone abuts the Residential zone to the south;
 - v) Maximum gross floor area for medical offices shall not exceed 2,380 square metres;

- vi) Minimum front yard depth - 11.0 metres, and
 - vii) Maximum gross commercial floor area - 4,760 square metres.
 - d) all garbage and refuse storage areas, including any containers for recyclable materials, shall be located within a building, and
 - e) any signs placed on the lands zoned Service Commercial One (SC1) shall be of the low intensity, non-illuminated variety.
2. Development of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
- a) prior to the issuance of a building permit, a site development plan, a landscape plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - b) the applicant shall agree that access to the commercial component of the site shall align such that it is directly opposite the existing driveway on the north side of Kingknoll Drive;
 - c) the applicant shall agree that access to the residential component of the site shall be located a minimum of 50.0 metres west of the entrance to the commercial component;
 - d) the applicant shall agree that underground parking ramps for both the residential and commercial components shall be separate and shall be oriented so as to not conflict with on-site circulation;
 - e) the applicant shall agree to utilize consistent and complementary architectural style and design for both the residential and commercial components of the subject proposal, and further shall agree to utilize architectural style and design similar to that of the Holland Christian Homes development located on the northerly side of Kingknoll Drive;
 - f) the applicant shall agree that signage for the commercial component of the proposal shall be of a low intensity, non-illuminated variety, and further the said signage shall be approved by the Commissioner of Planning and Development during the site plan approval process;

- g) the applicant shall agree that all garbage and refuse storage containers for both the residential and commercial components of the subject plan, including any containers for recyclable materials, shall be located within a building;
- h) the applicant shall agree that individual access to each purpose on the subject site shall be not less than 7.5 metres in width;
- i) prior to the issuance of any building permits, the applicant shall engage the services of a consultant to submit, and to revise if necessary, a noise study recommending noise control measures satisfactory to the Ministry of the Environment, the Region of Peel and the City of Brampton;
- j) the applicant shall agree to install a concrete bus stop pad in a location and of a design satisfactory to the Commissioner of Community Services;
- k) the applicant shall agree that density of the residential component on the subject site shall not exceed 60 units per acre.
- l) the site plan shall indicate loading and refuse storage areas in locations such that they are not visible from Kingknoll Drive and McLaughlin Road South;
- m) all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and other properties;
- n) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit;
- o) the applicant shall agree to pay Regional Industrial/Commercial levies prior to the issuance of a building permit;
- p) the applicant shall agree that should the residential component not be owned/operated by Holland Christian Homes, parking for the residences shall be provided in accordance with the applicable zoning by-law;
- q) the applicant shall provide a 1.8 metre high solid screen fence along the westerly property boundary satisfactory to the Commissioner of Planning and Development;


- r) the applicant shall agree to locate all active on-site recreational uses such that noise impact upon the abutting single family residences will be minimal;
 - s) the applicant shall agree to make parkland contributions to the City for both the commercial and residential components of the subject proposal in accordance with the City's latest policies, and
 - t) the applicant shall agree to provide street trees along Kingknoll Drive and McLaughlin Road South to the satisfaction of the Commissioner of Planning and Development.
- D. Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,



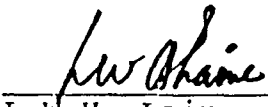
John Armstrong,
Development Planner

AGREED:

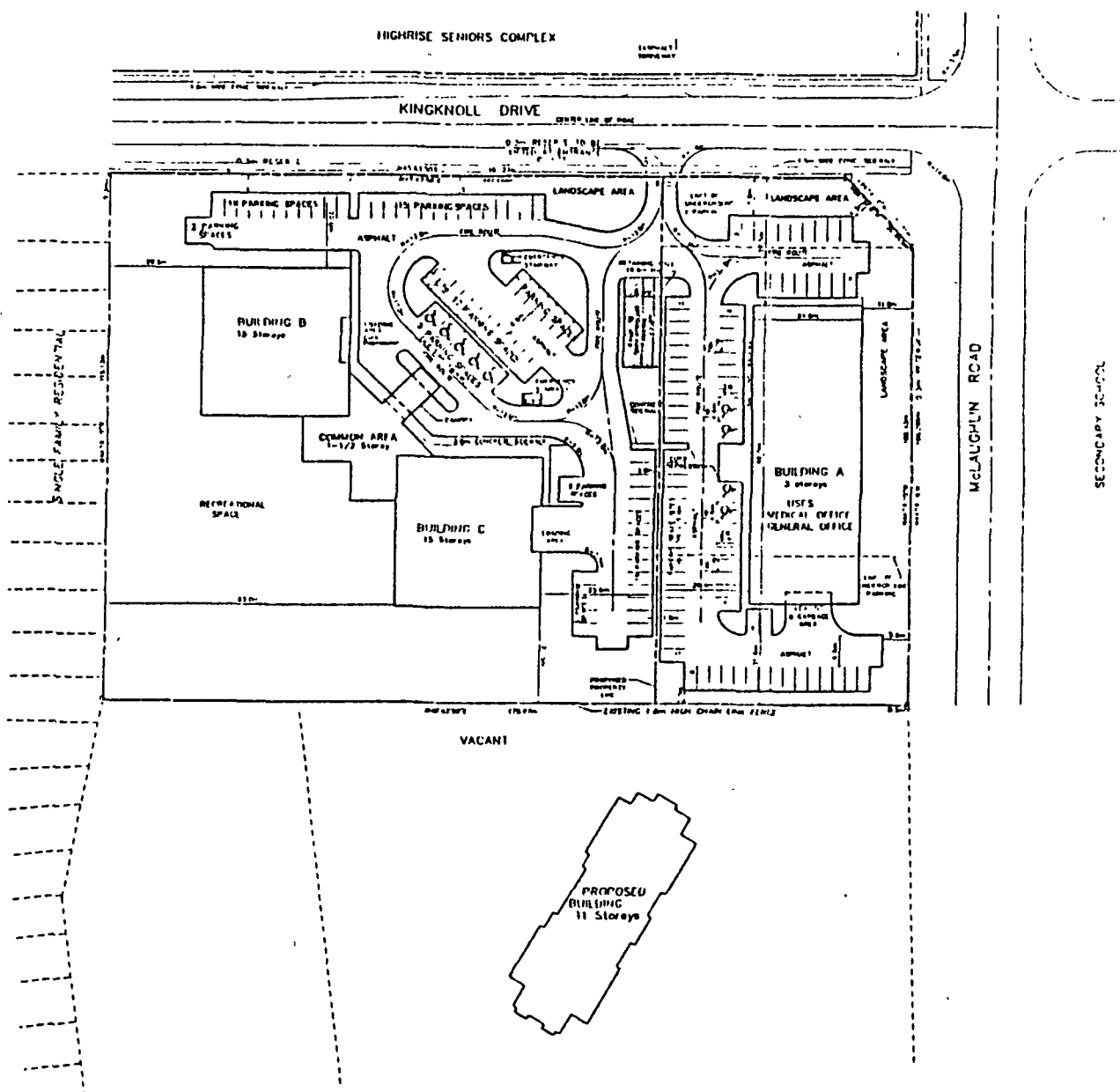


John A. Marshall, M.C.I.P.
Commissioner of Planning
and Development

JA/jo
Salem



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



SALEM CHRISTIAN MENTAL
HEALTH ASSOCIATION

Revised Preliminary Concept Site
Plan



1:1540

CITY OF BRAMPTON
Planning and Development

Date: 1990 03 16 Drawn by: CJK
File no. T2W15.6 Map no. 74-12D

28 WINDMILL BLVD
BRAMPTON, ONTARIO
L6Y 3E4

Case No.	19-000-000
File No.	19-000-000

7 MARCH 1990

John
900321

THE CORPORATION OF THE
CITY OF BRAMPTON
PLANNING & DEVELOPMENT DEPT.
BRAMPTON, ONTARIO

WITH RESPECT TO ITEM 11 OF THE AGENDA FOR WED THURSDAY
MEETING, REGARDING THE APPLICATION BY SALIM CHRISTIAN
MENTAL HEALTH ASSOCIATION, TO AMEND BOTH THE OFFICIAL
PLAN & ZONING BY-LAW, I WOULD LIKE TO EXPRESS MY
CONCERNS AND STATE THAT I AM STRONGLY OPPOSED TO THE
SAID ITEM.

WE ALREADY HAVE A CORRECTIONAL INSTITUTE (ON
MELNICHAM RD), AND AN OLD AGE HOME (ON
MELNICHAM RD) IN THIS AREA AND DO NOT NEED
ANY OTHER SUCH BUILDING TO DEPRECIATE THE VALUE
OF OUR HOMES. THIS SHOULD BE A RESIDENTIAL
ZONE AND NOT AN AREA FOR ANYTHING BUT THAT.

SIGNED: Angel Silva

John Silva

$f, g \in \mathcal{H}_1$

Page 143 of 143

Doc No. 72415.61

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712 / no volume.

2W 105.6 - Wm 4). The concern of the majority of the residents in this community is basically the same, the time of purchasing our properties we were led to the conclusion that the property in question was for some other purpose except for apartment buildings. So sir, for our display you would, or could imagine our ~~displeasure~~ displeasure at the suggestion of such an action.

I am not against apartment,
at this particular site does not
and should not be allowed to
accommodate such buildings.
Personally, I left the city so
- could bring up my kids away from
drugs and all the other ugly
and obvious things in life, and
my surprise has been shove down
my throat again.
We the residents of this community
strongly urge you to thoroughly
think this amendment through and
reject it.

Sincerely yours
Eugene T. Smith

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 7, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION (File: T2W15.6 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the development of 210 dwelling units in two 15 storey apartment towers to be connected by a 1½ storey foyer area on the westerly portion of the site. There is also proposed a 3 storey medical and general office building located on the easterly portion of the site.

Members Present: Alderman E. Ludlow - Chairman
Councillor R. Begley
Councillor F. Russell
Councillor P. Robertson
Councillor F. Andrews

Staff Present: J. A. Marshall, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
D. Ross, Development Planner
A. Rezoski, Development Planner
E. Coulson, Secretary

Approximately 92 interested members of the public were in attendance.

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.

Mr. Laine 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. Reipma, F.J. Reinders & Associates Ltd., representative for the applicant, gave further explanation of the intentions of the applicant. He noted that the residential component of the development is to become part of the Holland Christian Homes residences. Life Lease arrangements will be made for control over who resides in the units. The Commercial Component will contain only medical and general offices. He advised that Peel Memorial Hospital is considering operation of a community health facility, walk-in-medical and laboratory facility in the proposed offices. The remaining space to be utilized for general offices.

Mr. Keogh, 70 Windmill Blvd. asked why the Salem Christian Mental Health Association is applying for the amendments to permit the development.

Mr. Laine explained that they have applied for the changes as the owners of the property.

In response to further inquiry, Mr. Reipma explained the function of the Salem Christian Mental Health Association.

Mr. M. Argiriv, 80 Kingknoll Drive, was concerned about the applicant being a Mental Health Association and inquired as to how people would be classified as eligible for the Life Lease arrangements.

Mr. Reipma explained that Holland Christian Homes will own the building and control who is eligible for Life Lease arrangements, in all likelihood, those over 55 years of age and retired, who will reside in the proposed development until infirm and then be moved across the street to the existing Holland Christian Homes residence. He noted that purchase of the residential component by Holland Christian Homes, strictly as a residential apartment building, is to accommodate Holland Christian Homes members. There is a waiting list of 600 people, involving an 11 years waiting time for the existing residences.

Mr. McIntyre, 26 Diane Court, objected to the mailing of notices of the Public Meeting only to residents within 120 metres of the subject site. Also he noted the sign on the subject property indicating only a proposed senior condo development.

- cont'd. -

Mr. McIntyre inquired if there was any chance of Peel Memorial Hospital changing the medical use to mental health care, after the application has been approved.

Mr. Laine responded that any future deviation from the approved by-law would require further amendment to the Zoning By-law or a Committee of Adjustment variance to the approved by-law, which would be questionable.

Mr. McIntyre asked about notification to the public of a Committee of Adjustment application and stated that Billboards should announce a general meeting concerning a proposal.

Mr. Sansom, 31 Ortona Drive, expressed concern relating to traffic volume and the safety of children. He noted that Kingknoll Drive takes the overflow traffic from Sheridan College.

Mr. Laine advised that the City Traffic Department does not anticipate traffic problems as a result of the development. A condition of approval requires a single driveway for both the residential and office components of the proposal, lining up with the driveway of the existing Holland Christian Homes residence. He noted that there has been no comment received from circulation of the proposal indicating that this project would overload the roads.

Mr. Fleming, 12 Daffodil Place, inquired, because of the shape of the foyer area, if there is any plan for future development, (i.e) a third tower).

Mr. Reipma responded that there is no intention of constructing a third tower. He noted that Zoning By-law would be site specific for the uses proposed, and any deviation would require another application.

Responding to an inquiry pertaining to locating the buildings on the subject site, Mr. Reipma indicated that the plan showed the most appropriate location and design.

A resident asked where the Peel Memorial Hospital was considering locating their facility and asked if any social service was involved.

Mr. Reipma responded that Peel Memorial is considering locating in the commercial component of the development, a social service is

discharge planning, which can be done away from the hospital, (i.e.) a patient doesn't need hospital care but is not well enough to go home. He said there is no connection between the towers and the office component.

A resident asked about the criteria for becoming a member of the Holland Christian Homes, and Mr. Reipma explained.

There were no further questions or comments and the meeting adjourned at 8:20 p.m.

INTER-OFFICE MEMORANDUM

PC - May 22

Office of the Commissioner of Planning & Development

May 7, 1990

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law
Part of Lot 15, Concession 2, W.H.S.
McLaughlin Road and Kingknoll Drive
Ward Number 4
SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION
Our file: T2W15.6

The notes of the Public Meeting held on Wednesday, May 2, 1990 with respect to the above noted application are attached for the information of Planning Committee.

Approximately 3 members of the public appeared at the meeting and asked to hear a presentation of the proposal. Following the presentation, a question was raised as to status of the residential portion of the proposal. It was explained that the proposal pertaining to the residences is not changed, and further, that this Public Meeting was held in order to invite questions and comments regarding only the commercial component of this proposal. Those in attendance voiced no object to the proposal.

It is also noted that one letter of concern has been received (copy attached). In this regard, a letter from Mr. William Greenberg on behalf of the Harrington Corporation was received by this department via telefax on April 25, 1990. The letter states that the Harrington Corporation was not notified of the subject proposal. Our records indicate that proper notice of both Public Meetings was mailed to the Harrington Corporation in accordance with City Council's notification procedures. It is noted that the address used to send these notices is different from address indicated on the letterhead received from Mr. Greenberg. However, the notices sent to the Harrington Corporation were not returned to this office as undeliverable, and further, upon identification of the discrepancy in addresses, staff immediately dispatched an additional notice of Public Meeting to the most recent address.

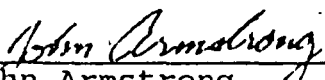
Furthermore, staff note that the applicant erected and maintained signs regarding this proposal on the subject property in accordance with Council's procedures.

Regardless of the above, the Harrington Corporation wishes to inform Council and staff that they will undertake a detailed review of the proposal and shall reserve any further comment until such time as said review is completed.

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


- A) the notes of the Public Meeting be received;
- B) the application be approved, subject to the conditions approved by City Council at their meeting held on April 23, 1990 and May 14, 1990, and
- C) staff be instructed to present the appropriate documents for Council's consideration.

Respectfully submitted,

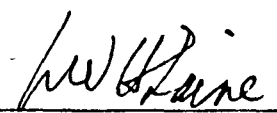


John Armstrong
Development Planner

AGREED:

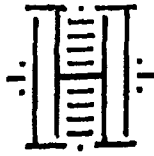


John A. Marshall, M.C.I.P.
Commissioner of Planning and
Development Department



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

JA/jo
christian



HARRINGTON

April 24, 1990

Corporation of the
City of Brampton
Planning Department
150 Central Drive
Brampton, Ontario
L6T 2T9

Attention: John Armstrong, Esq.

Dear Sir:

Re: Salem Christian Mental Health
Proposal for a Rezoning and Official Plan Amendment

We wish to inform you that we were not notified of the plans for Salem Christian Mental Health Association in respect to their lands on McLaughlin Road.

The proposed project is large and complex. We have not had an opportunity to undertake more than a preliminary review of the scheme and therefore, are reserving comment until we have had a chance to undertake a detailed review.

We would be pleased to meet with the proponents to review their scheme should such a meeting be appropriate.

Yours truly,

THE HARRINGTON CORPORATION
Per:

William Greenberg

WG:sc

cc. Ross Lloyd Martin, Esq.
cc. Heinz Vogt

sales office

tel 455-7907

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 2, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:10 p.m., with respect to an application by SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION (File: T2W15.6 - Ward 4). The applicant wishes to increase the size of the proposed medical and general office building on the site which was presented at an earlier Public Meeting held on March 7, 1990, from the original floor area of 2,196 square metres (23,640 square feet) to 4,752 square metres (51,150 square feet).

Members Present: Councillor E. Carter - Chairman
Alderman S. DiMarco
Councillor F. Andrews
Alderman J. Sprovieri
Councillor P. Robertson
Alderman J. Hutton
Alderman E. Ludlow

Staff Present: J. A. Marshall, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
W. Winterhalt, Director of Planning Policy
and Research
J. Armstrong, Development Planner
J. Corbett, Policy Planner
A. Rezoski, Development Planner
E. Coulson, Secretary

Approximately 3 interested members of the public were present.

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.

- cont'd. -

Mr. Armstrong 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.

A resident asked for clarification of the intent of the application, and Mr. Armstrong responded.

There was no objection to the proposal, or further questions or comments and the meeting adjourned at 9:20 p.m.



The Regional Municipality of Peel

Planning Department

August 24, 1989

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

Attention: Mr. John Armstrong
Planning Interne

[Handwritten signature]

City of Brampton PLANNING DEPT.	
Date	AUG 28 1989 Rec'd
File No.	T2W15.6

Re: Revised Application to Amend
the Official Plan & Zoning By-law
Salem Christian Mental Health Association
Pt. Lot 15, Concession 2, W.H.S.
City of Brampton
Your File: T2W15.6
Our File: R42 2W16B

Dear Sir:

In reply to your letter of August 16, 1989 concerning the above noted revised application, please be advised that our previous comments regarding the payment of Regional levies, as outlined in our correspondence dated June 15, 1989 still apply.

Our Public Works Department and Regional Transportation Policy Division have no further comments or objections to offer.

We trust that this information is of assistance.

Yours truly,

[Handwritten signature]
D. R. Billett
Director of
Development Control

JL:nb

cc: L. Eason, Regional Finance

650828

REINDERS

City of Brampton
Planning Department



WINNER OF THE SCHRIYER AWARD

March 5, 1990

T2W1S.6c

4632

City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Mr. John Marshall, Planning Commissioner

Dear Sir:

RE: SALEM MENTAL HEALTH ASSOCIATION - SENIORS COMPLEX AND OFFICE BUILDING
KING KNOLL AND McLAUGHLIN ROAD

Further to my recent letter concerning the above and the Staff Report concerning this project, I enclose 10 prints of a Revised Site Plan for the above. This Site Plan shows the following changes from the previous submission.

1. As requested, in the City Staff Report, the access to the site has been relocated so that it is now opposite the existing entrance to Holland Christian Homes. As a result, some minor modifications have been made to the site design.
2. The office medical building has been increased to approximately 55,000 square feet. This increase has required a two storey underground parking structure. The entrance to this parking structure will be shared between the office and residential component of the development.

As you are aware, the purpose of the revised medical office building is to accommodate a community health facility now being considered by Peel Memorial Hospital. My client is in the process of finalizing negotiations with the Hospital Board and we expect that this matter will be resolved in the near future.

Upon review of the Staff Report, dated February 12, 1990, with respect to this property the architect for the seniors complex has indicated a number of concerns. As you aware, the seniors component of this project is to be owned by Holland Christian Homes and as such the 210 units will form a part of the Holland Christian Homes Complex in that the residents of the new towers will have full access to the health care of the overall complex. All apartments in

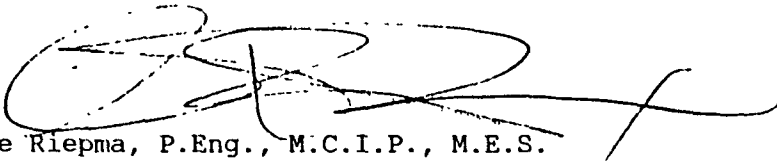
F.J. Reinders and Associates Canada Limited Architects, Consulting Engineers, Planners, and Project Managers
201 County Court Blvd., Suite 500, Brampton, Ont., Canada L6W 4L2
(416) 457-1618 Fax (416) 457-8852

the new building will have a built-in "nurse call" system which will be supervised 24 hours a day and activity and community programs will extend to all buildings new and old. We would point out, however, that the recommendations of the Staff Report do not totally reflect the non-profit senior citizens focus of the project, particularly in areas of parking requirements, parkland dedication and municipal and regional levies. For example, the existing complex has a parking ratio of approximately 0.8 parking spaces per unit. The experience at this site shows that the residents use less than 0.5 parking spaces per unit and the remainder of the parking lot is empty. For the new building we have proposed a parking ratio of 1.3 spaces per unit, which is in our view in excess of what will actually be required. The Staff Report, however, appears to indicate that the ratio should be approaching 1.6 parking spaces per unit. This would have the effect of increasing the parking structure by some 60 vehicles. Given the non-profit nature of the project, this would be extremely onerous requirement recognizing that experience is shown that parking space demand is far lower than in a conventional building. Consequently, we would request that a parking ratio of 1.3 spaces per unit be approved for the site.

We respectfully submit these matters for your consideration and look forward to meeting with you to resolve any outstanding matters.

Yours truly,

F.J. REINDERS AND ASSOCIATES CANADA LTD.



Clare Riepma, P.Eng., M.C.I.P., M.E.S.
Vice President

CR:jh

cc: Roland Jonker

28 WINDMILL BLVD
BRAMPTON, ONTARIO
L6Y 3E4

CITY OF BRAMPTON PLANNING DEPT.	
Date	MAR 15 1990 Rec'd
File No.	726/15.6

7 MARCH 1990

John
900321

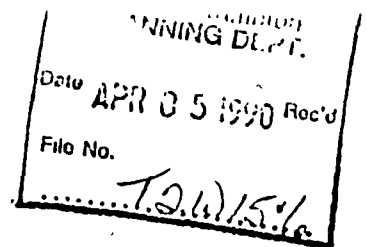
THE CORPORATION OF THE
CITY OF BRAMPTON
PLANNING & DEVELOPMENT DEPT.
BRAMPTON, ONTARIO

WITH RESPECT TO ITEM #1 OF THE AGENDA FOR WED 7 MARCH MEETING, REGARDING THE APPLICATION BY SALEM CHRISTIAN MENTAL HEALTH ASSOCIATION, TO AMEND BOTH THE OFFICIAL PLAN & ZONING BY-LAW. I WOULD LIKE TO EXPRESS MY CONCERNS AND STATE THAT I AM STRONGLY OPPOSED TO THE SAID ITEM.

WE ALREADY HAVE A CORRECTIONAL INSTITUTE (ON McLAUGHLIN RD), AND AN OLD AGE HIGHRISE (ON McLAUGHLIN RD) IN THIS AREA AND DO NOT NEED ANY OTHER SUCH BUILDING TO DEPRECIATE THE VALUE OF OUR HOMES. THIS SHOULD BE A RESIDENTIAL ZONE AND NOT AN AREA FOR ANYTHING BUT THAT.

SIGNED: Angel Sihri

John Sihri



April 3, 1990

Administration office

207 D'Onton Ave. E.

2nd floor

Toronto, M4P 1L3

Telephone 440-0366

Fax 440-0387

Mr. William Lee
Director of Planning & Development
City of Brampton
Brampton, Ontario
L6T 2T9

Dear Mr. Lee:

Re: Salem Mental Health Association

We understand our neighbour to the north of The Harrington is planning a major mixed-use project for their lands. We would appreciate if you could advise us of any site plan or zoning meetings discussing their approvals.

Yours very truly,

THE HARRINGTON

William Greenberg

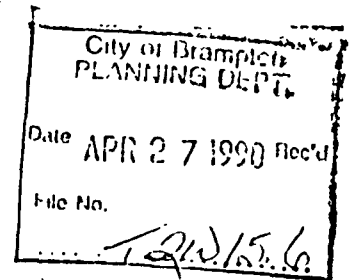
William Greenberg

WG:sc
c.c. Ross Lloyd Martin
dicta@arice.les

John Armstrong
please call him
W
90-04-05
called

Administration office

tel 416-739-7307



April 24, 1990

Corporation of the
City of Brampton
Planning Department
150 Central Drive
Brampton, Ontario
L6T 2T9

Attention: John Armstrong, Esq.

Dear Sir:

Re: **Salem Christian Mental Health**
Proposal for a Rezoning and Official Plan Amendment

We wish to inform you that we were not notified of the plans for Salem Christian Mental Health Association in respect to their lands on McLaughlin Road.

The proposed project is large and complex. We have not had an opportunity to undertake more than a preliminary review of the scheme and therefore, are reserving comment until we have had a chance to undertake a detailed review.

We would be pleased to meet with the proponents to review their scheme should such a meeting be appropriate.

Yours truly,

THE HARRINGTON CORPORATION
Per:

William Greenberg

WG:sc

cc. Ross Lloyd Martin, Esq.
cc. Heinz Vogt

900430

City of Brampton PLANNING DEPT.		
Date	MAR 5	Rec'd
File No.	T2W15.6	

25 LANHAM RD
BRAMPTON
ONTARIO L6Y3S2

jm

SIR/MADAME.

RE CONCERNING FILE NO.

T2W15.6 - Ward 4). The concern of the majority of the residents in this community is basically the same, at the time of purchasing our properties we were led to the conclusion that the property in question was for some other purpose except for apartment buildings. So sir to our dismay you should, or could imagine our ~~displeasure~~ displeasure at the suggestion of such an action.

I am not against apartment, but this particular site does not and should not be allowed to accommodate such buildings. Personally I left the city so I could bring up my kids away from drugs and all the other ugly and devious things in life, and to my surprise it's been shove down my throat again.

We the residents of this community strongly urge you to thoroughly think this amendment through and reject it.

Sincerely yours
Gunn Tomin