



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 201-88


To adopt Amendment Number 146
and Amendment Number 146 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 146 and Amendment Number 146 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 146 and Amendment Number 146 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 12th day of September, 1988.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE

ORIGINAL

B/- hu 201-88

AMENDMENT NUMBER 146
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 146 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

21-0P 0031-146-1

Amendment No. 146
and Amendment No. 146A
to the
Official Plan for the
City of Brampton

Amendment No. 146 and No. 146A to the Official Plan for the Brampton Planning Area, which has been 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, as Amendment No. 146 and No. 146A to the Official Plan for the Brampton Planning Area.

Date . Nov. 30. / 88. . .



J. H. Amelun



THE CORPORATION OF THE CITY OF BRAMPTON

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KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 11

CERTIFIED A TRUE COPY

City Clerk
City of Brampton
SEP 20 1988

AMENDMENT NUMBER 146
AND
AMENDMENT NUMBER 146 A
TO THE OFFICIAL PLAN OF
THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to redesignate a parcel of land from low density residential to medium density residential to permit 60 co-operative townhouse dwelling units.

2. LOCATION

The lands subject to this amendment are located on the north-east corner of McLaughlin Road and Steeles Avenue West and described as part of the west half of Lot 1, Concession 1, west of Hurontario Street, in the geographic Township of Chinguacousy, now in the City of Brampton.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number 146:

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 16 set out in subsection 7.2.7.16, Amendment 146 A.

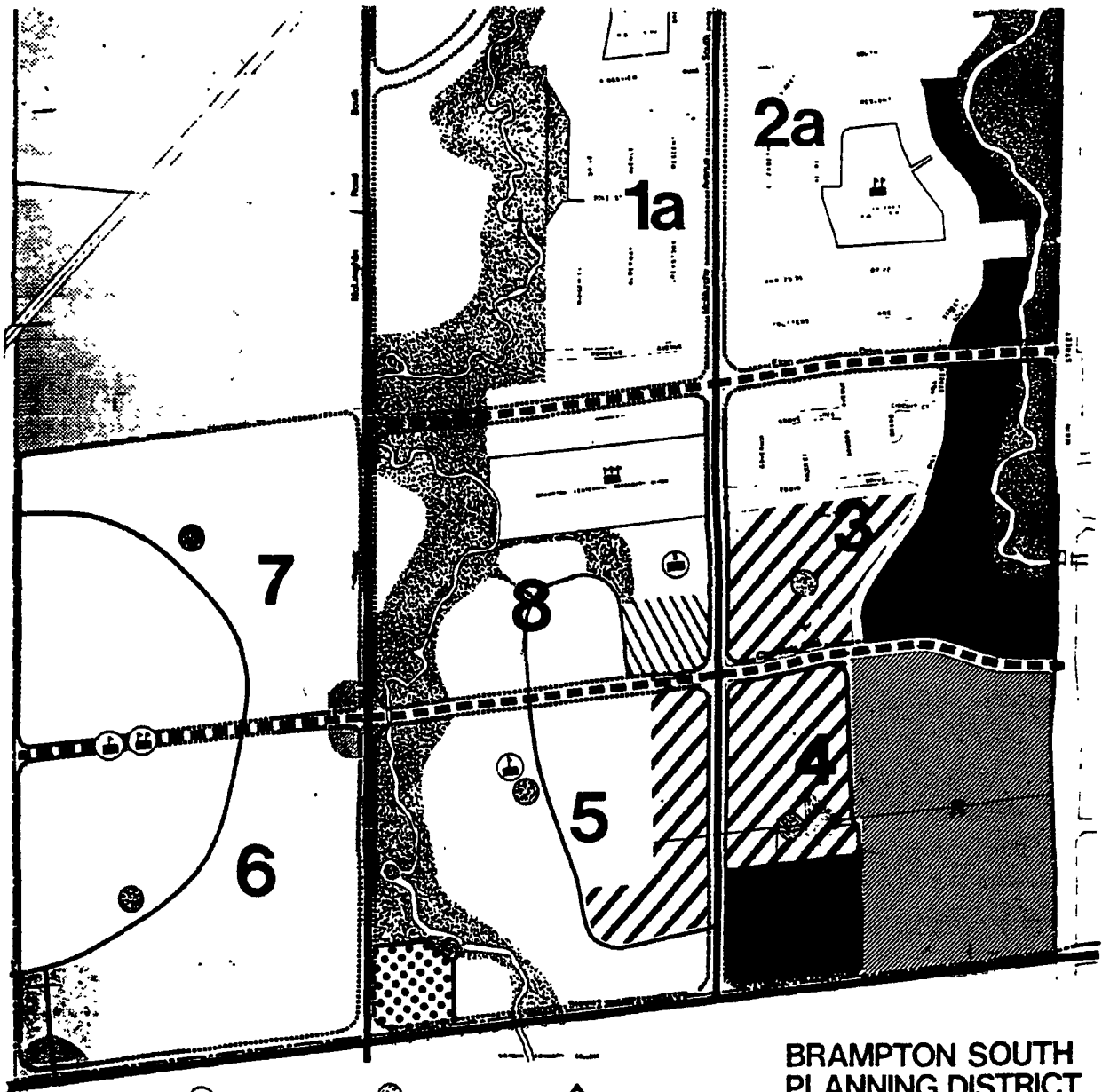
3.2 Amendment Number 146 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton South Secondary Plan (being Subsection 2.4 of Chapter B1 of Section B of Part C, and Plate Number 7 thereto, as amended), is hereby further amended:

- (a) by changing, on Plate Number 7 thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from RESIDENTIAL LOW DENSITY to RESIDENTIAL MEDIUM DENSITY; and
- (b) by adding, to Part C, Section B, Chapter B1, Subsection 2.4, Paragraph 3.0 thereof, the following:

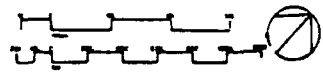
"3.5 In Neighbourhood 5, the lands designated Residential Medium Density at the north-east corner of McLaughlin Road and Steeles Avenue West shall only be used for townhouse dwelling units. Development of the lands shall be subject to site plan approval and the restrictions of a site specific zoning by-law amendment to minimize the impact of the project on the surrounding neighbourhood."

10/88/8



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**BRAMPTON SOUTH
PLANNING DISTRICT
PART 'C' CHAPTER 4
SCHEDULE 'A'
LAND USE & ROADS**



THE TOWN OF BRAMPTON PLANNING DEPARTMENT
REVISED 79 06 07

LANDS SUBJECT TO THIS AMENDMENT REDESIGNATED FROM
"RESIDENTIAL LOW DENSITY" TO "RESIDENTIAL MEDIUM DENSITY"

OFFICIAL PLAN AMENDMENT No. 146



1:8000

CITY OF BRAMPTON
Planning and Development

Date: 1988 08 10

Drawn by: C.R.E.

File no. CIWI-8

Map no. 59-50E

SCHEDULE A

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 146
AND
AMENDMENT NUMBER 146 A

Attached are copies of planning reports, dated June 15, 1988 and July 7, 1988, and the notes of a public meeting held on July 6, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the subject official plan amendment:

Region of Peel	January 28, 1988; March 7, 1988; May 25, 1988
Credit Valley Conservation Authority	May 4, 1988; June 8, 1988
D. David Rose	June 27, 1988 (Public Meeting Notes)
Mr. and Mrs. Hambly	July 18, 1988

10/88/8

C6

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 15, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 1, Concession 1, W.H.S.,
Ward Number 4
FRANK McLOUGHLIN CO-OPERATIVE HOMES INCORPORATED
Our File Number: C1W1.8

1.0 Introduction

An application for amendment to the Official Plan and zoning by-law to permit 60 townhouse units on the above noted property has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Use

The subject property is located on the north-east corner of Steeles Avenue and McLaughlin Road with an approximate 135 metre frontage onto McLaughlin Road. The property has an irregular shape with an area of 1.812 hectares (4.477 acres).

A brick house currently occupies the north-west portion of the property. Two large willow trees are situated along the dwelling's south wall. The remainder of the land is vacant. The surrounding land uses are as follows:

NORTH: a hydro electric sub-station abuts the north property boundary beyond which is open space and Fletchers Creek.

C6-2

EAST: a parking lot of the Second Christian Reformed Church and Fletchers Creek.

SOUTH: on the south side of Steeles Avenue are lands occupied by Sheridan College.

WEST: on the west side of McLaughlin Road are single family detached dwellings with reverse frontages and on the south-west corner of Steeles Avenue and McLaughlin Road is a Texaco gas bar and commercial plaza under construction.

3.0 Official Plan and Zoning Status

The property is designated by the Official Plan as "Residential" and as "Residential Low Density" according to the Brampton South Secondary Plan. By-law 200-82, as amended, designates the property Residential Holding (RH).

4.0 Proposal

The applicant is proposing that the official plan and zoning by-law be amended to permit the development of 60 rental townhouse units.

In support of the application, a concept site plan along with building elevations and layouts has been submitted illustrating the following unit types:

<u>quantity</u>	<u>unit type</u>
10	- 2 storeys (2 bedrooms)
8	- 2 storeys (4 bedrooms)
39	- 3 storeys (3 bedrooms)
3	- 1 storey (2 bedrooms - handicapped)

All units, which are arranged on a "block" basis, contain an attached garage. The 18 two storey units (blocks J, K and L) abut the north property boundary situated off the internal street system. The three storey units are located on an internal road where all frontages face outwards providing the rear yards as the quiet amenity area (blocks A-E inclusive). Blocks F, G and H have rear yards abutting the church property. Block H contains the one storey units.

Access to the development is proposed via the property's McLaughlin Road frontage. The minimum rear yard setback is 7.5 metres. A small co-op centre and tot lot are proposed across from the two storey units on the south side of the internal street.

A minimum of two private parking spaces are proposed for each unit, one of which will be located within a garage. In addition, a total of 26 visitor and recreational vehicle parking spaces are proposed for the development. The total number of parking spaces proposed is 146.

With respect to noise attenuation features, a 2.0 metre high acoustical sound wall is proposed on top of a 1.5 metre high berm (total height 11.5 feet) for a distance of 13.0 metres at the south-east boundary which will wrap around the rear of the 3 storey townhouse units for a distance of approximately 37.0 metres. A similar 2.0 metre high acoustical wall which will sit on a 0.5 metre high berm (total height 8.2 feet) is proposed in the north-west portion of the property. This structure runs north-south for a distance of 13.0 metres and then swings around the rear of the townhouse units along the north property boundary for a distance of approximately 38.0 metres. Two other sound wall features are proposed between the 3.0 metre openings of the townhouse blocks. In particular, sound walls are proposed between blocks A and B and blocks C and D. A sound wall is also proposed along the side yard of unit 1 of block A adjacent to the internal roadway. No further fencing is proposed.

5.0 Comments

Public Works Department

The Development and Engineering Services Division has advised as follows:

- "1) We require a road widening along McLaughlin Road to achieve a total right of way width of 36.0 metres (+2.5 m).
- 2) We require a 1.8 metre (6.0 foot) high chain link fence between this property and the church property.
- 3) The road in front of unit 43 should terminate in a turn around to accommodate the garbage truck (10.0 metre curb radius).
- 4) Credit Valley Conservation Authority approval is required for the storm sewer outlet into Fletchers Creek."

The Traffic Engineering Services Division - has advised that they are satisfied with the location of the proposed access.

The Zoning and By-law Enforcement Division has indicated that the proposal is subject to the provisions of the R3A zoning.

The Community Services Department has provided the following comments:

Parks:

- "(a) All lands below approved top-of-bank are to be dedicated to the City as valleyland open space.
- (b) A landscape plan must be prepared for the site and is to include all municipal boulevards.

(c) A parkland dedication will be required in the amount of 1 hectare for 300 dwelling units. In this case of 60 units the requirement would be 1/5 of hectare or 0.20 hectare or 0.49 acre. The alternative is a cash-in-lieu settlement of \$66,150.00 based on \$100,000.00 per acre and \$35,000.00 for development costs.

(d) Screen fencing is required along the northerly and easterly lot lines and along the top-of-valleybank when determined by a site walk."

Transit:

"Developer is required to install 1 12' x 25' concrete bus stop pad, on the east side of McLaughlin Road approximately 100' north of Steeles and south of the entrance to the subject property from sidewalk to curb, or submit a cash-in-lieu payment of \$2,000.00."

Fire:

"Access as indicated is acceptable to this Department. A revised site plan indicating existing street hydrants and proposed private hydrants is required prior to approval."

Planning and Development Department

Community Design Section - has indicated that a 1.8 metre wood privacy fence is required along the east boundary and 1.2 metre chain link fencing is required along the top-of-bank and along the Steeles Avenue frontage and McLaughlin Road frontage up to the entrance way. Other fencing may be required following site plan review. Prior to site plan approval, a written consent will be required from the church for berm encroachment.

Planning Policy and Research Division - no comments.

Region of Peel - The traffic data for Steeles Avenue is correct but no sample sound exposure calculations were given on this major noise source. The earth berm has a base width of approximately 14.0 metres where it parallels Steeles Avenue which corresponds with our required 14.0 metre building setback from street line. A revised noise report is required.

Credit Valley Conservation Authority has advised that it is the policy of the Authority that the limit of development be based on the Regional Storm Floodline or the top of bank valley systems. The top of bank will serve as the limit of the proposed development. It is the policy of the Authority that a minimum 7.5 metre setback be maintained from the top of bank of valley systems for all buildings and structures. A minimum 3.0 metre setback is required from the top of bank for all parking areas and walkways. All lands below top of bank should be zoned and designated open space or floodplain.

The Authority also has concerns regarding stormwater management and any potential erosion or sedimentation within the downstream reaches of Fletcher's Creek which may occur as a result of the proposed development. In this regard, on-site stormwater detention and sediment control measures will be required by the Authority.

6.0 Discussion

The subject property is located within Area 16 of the Official Plan known as the Brampton South Secondary Plan. The Official Plan recognizes a full range of dwelling types from single family houses to high rise apartments. While the secondary plan designates the property low density residential, the plan recognizes that medium density residential development will not exceed an average of 15 dwelling units per net residential acre. The property has a total area of 1.812 hectares (4.48 acres) approximately 0.057 hectares (0.141 acres) of valley lands and about 0.03 hectares (0.074 acres)

for road widening along McLaughlin Road resulting in a density of 14.07 dwelling units per net residential acre. Therefore, the proposed development falls within the medium density definition intended by the secondary plan.

Although the proposal meets the definition of medium density, the lands are currently designated "Residential Low Density" within the secondary plan. As a result, staff has examined the potential impacts upon existing land uses within the area. The property is bounded on two sides by roadways, which are classified as arterial roads. Arterial roads carry moderate to large volumes of traffic and act as a separation between the subject property and the single family residences to the west as well as Sheridan College and one residential property to the south. From a land use planning perspective, a medium density development as opposed to a low density development at this location, will have minimal increased impacts upon the surrounding properties to the west and south due to the existing road separation. It is staff's opinion that the height of the proposed units is compatible with that of the existing low density residential uses in the area. The potential impacts upon the properties which abut this proposal to the north and east are expected to be minimal due to the fact the abutting properties comprise a hydro sub-station and open space to the north and a church parking lot to the east.

Access to the subject property is available via McLaughlin Road or Steeles Avenue. At least one access to the property would be required for roadway purposes for a low density development. In 1982, the subject property received draft plan approval status (Region of Peel File Number: 21T-81024B, our File: C1W1.6) for 26 single family dwelling units with an access off McLaughlin Road, approximately in the same location as the proposed medium density development. However, the subdivision proposal was never pursued by the applicant and was withdrawn. It is the opinion of staff that the proposed access location for medium density development is

comparable to that of low density development which is removed from the Steeles Avenue/McLaughlin Road intersection.

Sound levels emanating from the subject property as a medium density development versus a low density development are expected to be comparable. In particular, it is anticipated that the proposed internal road design would discourage excessive speed for vehicles due to the road width and sharp turning radius. Although a medium density development is expected to have a higher volume of traffic entering and exiting the property, due to additional dwelling units, the increase in sound levels emanating from the property can be considered nominal when coupled with existing traffic patterns and resultant roadway noise along McLaughlin Road.

While staff can support a medium density designation at this location from a land use perspective, a higher density development would be less desirable. As indicated previously, the proposed development contains 60 dwelling units ranging in height from one to three storeys. A taller structure, such as an apartment building consisting of 170 units (40 units per net acre), would have noticeable impacts upon surrounding residential properties, particularly with respect to visual aesthetics and potential shadowing.

The application has been submitted by Homestarts Incorporated on behalf of Frank McLoughlin Co-operative Homes, a co-operative and non-profit housing corporation. The proposed development has been sponsored by Village Green Co-op, located east of the subject property on the north side of Steeles Avenue. One of the objectives of the City is to provide suitable accommodation to meet the needs of economically disadvantaged Brampton residents. In this regard, the City supports non-profit housing in its efforts to provide accommodation for families, senior citizens and handicapped persons (policy 2.1.1.7.3). Further, in selecting sites for this type of housing, particular regard shall be had for the following locational guidelines:

- (i) within walking distance of schools, public transit, convenience shopping and recreation facilities; and
- (ii) convenient access to public day care facilities and other community service facilities as required.

With respect to the subject proposal, staff note the following as related to the above policies.

Firstly, the type of accommodation being provided will reflect a range of housing needs. For example, 3 townhouse units have been designed for handicapped persons. Staff anticipates that the majority of townhouse units (47) will be intended for families due to the 3 and 4 bedroom units proposed.

Secondly, with respect to locational characteristics, public transportation is provided along Steeles Avenue and McLaughlin Road. Convenience shopping is also in close proximity with the construction of the new commercial plaza on the south-west corner of Steeles Avenue and McLaughlin Road. Shopper's World plaza is within walking distance as are parks and recreational facilities.

Finally, several day care facilities are located within the community.

In summary, the subject proposal is acceptable in principle from a planning perspective because it fits into the character of the community, particularly as it relates to the foregoing issues. In order to ensure that the proposed development is functional now and into the future, details of the concept site plan will be addressed.

It is noted that all units are intended to be setback a minimum distance of 7.5 metres from any property line and the top of bank. Such a setback is consistent with the zoning designation suggested by the Zoning and By-law Enforcement Division. In this respect, a

rear yard amenity area is provided. As a result of this design feature, 51 percent of the site area will be devoted to landscaped open space, slightly higher than would be expected for townhouse development. Although no fencing has been proposed, screen fencing will be required along the northerly and easterly lot lines and along the top of bank. All lands below the top of bank will be conveyed to the City and on-site stormwater detention and sediment control measures will be required to the satisfaction of the Credit Valley Conservation Authority. In addition, cash-in-lieu of parkland will be required.

The applicant has submitted a preliminary noise report in support of the application. It is the opinion of staff that satisfactory indoor and outdoor noise levels can be achieved within the development. As indicated earlier, 2 major noise walls are proposed, one at the south-easterly portion of the property and the other at the north-westerly portion. These noise walls are proposed on top of berms, however the berm location has not been identified on the concept site plan. The details of the acoustical barrier and other applicable noise attenuation matters will be dealt with through the site and landscaping plans which are prerequisite to the issuance of building permits. In this respect, it is noted that special care will be required in determining the precise location of the berm for maintenance purposes and resultant drainage on the applicant's property. Further, the 3.0 metre opening between blocks C and D should be deleted thereby providing a continuous row of townhouse units and consequently alleviating the need for the proposed sound walls. The east-west facing units within the internal road system (blocks A, B and E) can be shifted southward, which will assist in creating additional area for the co-op centre and tot lot. Further, it is staff's opinion that the co-op centre and tot lot should be reversed thereby providing the units within Block A with a quiet rear yard area. Considering the foregoing, it is recommended that prior to site plan approval, the applicant shall complete a noise study recommending noise control measures

satisfactory to the City and the Region and shall agree that noise control measures recommended by the approved acoustical report shall be implemented to the satisfaction of the City.

In reviewing on-site parking requirements for the proposed development, 146 parking spaces have been provided which is consistent with requirements for condominium townhouses. However, the applicant is proposing rental townhouses, not condominiums. The difference in the number of parking spaces required for a rental townhouse or a condominium townhouse, where each dwelling unit in a townhouse dwelling provides 2 parking spaces in a private driveway or garage, is the number of required visitor spaces. For the proposed development, 23 visitor parking spaces are required for condominium townhouses but only 15 visitor parking spaces would be required for townhouse rentals. In both circumstances, 3 recreation equipment spaces are required. As a result, staff is satisfied that there will be adequate on-site parking.

Access to the property is proposed approximately 45.0 metres north of the intersection of McLaughlin Road and Steeles Avenue, which is acceptable to the Traffic Engineering Services Division. While the internal road pattern is generally acceptable, it has been suggested that a turning area having a radius of 10.0 metres be provided in the north-east portion of the site for garbage trucks. However, this would result in the relocation of two dwelling units and an extensive area of asphalt. It is therefore recommended that alternative arrangements be made for garbage pickup for dwelling units within block J to the satisfaction of the Commissioner of Public Works and Building. A revised site plan will have to show the location of existing street hydrants and proposed private hydrants. In addition, Canada Post will be required to comment on the location of the proposed mail boxes. These would best be sited within proximity to the co-op centre.

In conclusion, staff are of the opinion that the proposed Official Plan amendment to the secondary plan and the zoning by-law will result in a development in keeping with the intent of the Official Plan and is compatible with surrounding land uses. Notwithstanding the deficiencies outlined above, the concept site plan submitted with this application has merit and should be viewed as the basic concept for the development of the site, subject to revisions indicated below. Staff are of the opinion that evaluating details of the site plan at this time is premature and can best be dealt with through the City's site plan approval process, which is a prerequisite for any multiple-family residential development.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the application to amend the Official Plan and zoning by-law be approved subject to the following conditions:

- A. A Public Meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council and that approval of the concept site plan be subject to the following conditions:
 - 1. The zoning by-law shall contain the following provisions:
 - a) the site shall only be used for 60 townhouse type dwelling units;
 - b) parking shall be provided for rental townhouse dwelling units, on the basis of 2.0 parking spaces for residents, 0.38 parking spaces for visitors and 0.05 parking spaces for recreational vehicles per dwelling unit;

- c) each townhouse dwelling unit shall contain a private driveway and a garage attached to each unit, yielding 2 parking spaces;
 - d) no underground parking shall be permitted;
 - e) all parking areas shall be setback a minimum of 3.0 metres from the top of bank;
 - f) no building or structure, shall be located closer to any property boundary than 7.5 metres;
 - g) all buildings and structures shall be located a minimum distance of 7.5 metres back from the identified top of bank;
 - h) all lands below the top-of-bank shall be zoned as open space;
 - i) a minimum of 50 percent of the lot area shall be provided and maintained as landscaped open space;
 - j) the maximum number of townhouse units per block shall be 8, and
 - k) all buildings shall be setback a minimum of 14.0 metres from the Steeles Avenue property line.
2. The applicant shall enter into a rezoning/site plan agreement with the City in a form satisfactory to the City for the development of the lands. This agreement shall contain, among other things, the following provisions:
- a) prior to making application for any building permits, a site plan, elevation cross-section drawings,

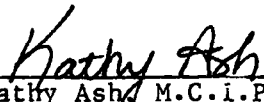
landscape and fencing plan, grading and drainage plan, engineering and servicing plan, and a fire protection plan shall be approved by the City in accordance with the City's site plan control area by-law, and securities in a form and an amount satisfactory to the City shall be deposited with the City as a performance guarantee to ensure implementation of the requirements of the rezoning/site plan agreement. All of the approved plans shall be in substantial conformity with the approved concept site plan.

- b) the concept site plan shall be revised to incorporate the following:
- i) to show existing and proposed street hydrants;
 - ii) to shift blocks A, B and E southward approximately 5.0 metres;
 - iii) to provide a continuous row of townhouse units of blocks C and D;
 - iv) to show reverse locations for the tot lot and co-op centre, and
 - v) to indicate a 1.2 metre high chain link fencing along the top-of-bank and the south and west property boundary and a 1.8 metre wood privacy fence along the east property boundary.
- c) the proposed private roads shall be named to the satisfaction of the City and the Region of Peel;

- d) the applicant shall agree to convey to the City, a road widening along the McLaughlin Road frontage to provide a minimum right-of-way width of 36.0 metres;
- e) the proposed private roads shall be designed and constructed in accordance with the City's latest road construction standards and shall be subject to prior approval by the City Public Works and Building Department;
- f) prior to site plan approval, the applicant shall complete a noise study recommending noise control measures satisfactory to the City and shall agree that the noise control measures recommended by the approved acoustical report shall be implemented to the satisfaction of the City;
- g) prior to site plan approval, a storm water management plan shall be submitted to the satisfaction of the Credit Valley Conservation Authority;
- h) the applicant shall agree to carry out, or cause to be carried out, to the satisfaction of the Credit Valley Conservation Authority the recommendations referred to in the report(s) as required in Condition 2(g).
- i) prior to site plan approval, the applicant shall obtain the appropriate approval from Brampton Hydro and Second Christian Reformed Church for any works on Brampton Hydro property, and on the church property with respect to the proposed noise berms;
- j) the applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy;

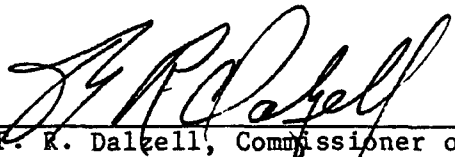
- k) the applicant shall agree to convey valley lands to the City;
- l) the applicant shall agree to construct a bus stop pad or pay cash-in-lieu of same to the satisfaction of the Commissioner of Community Services.
- m) the applicant shall agree to locate mail boxes in a location satisfactory to Canada Post, and
- n) the applicant shall agree to make satisfactory arrangements with the Commissioner of Public Works regarding collection of municipal garbage from dwelling units within block J.

Respectfully submitted,

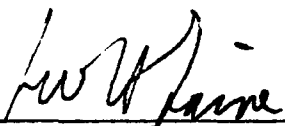


 Kathy Ash M.C.I.P.
 Development Planner

AGREED:



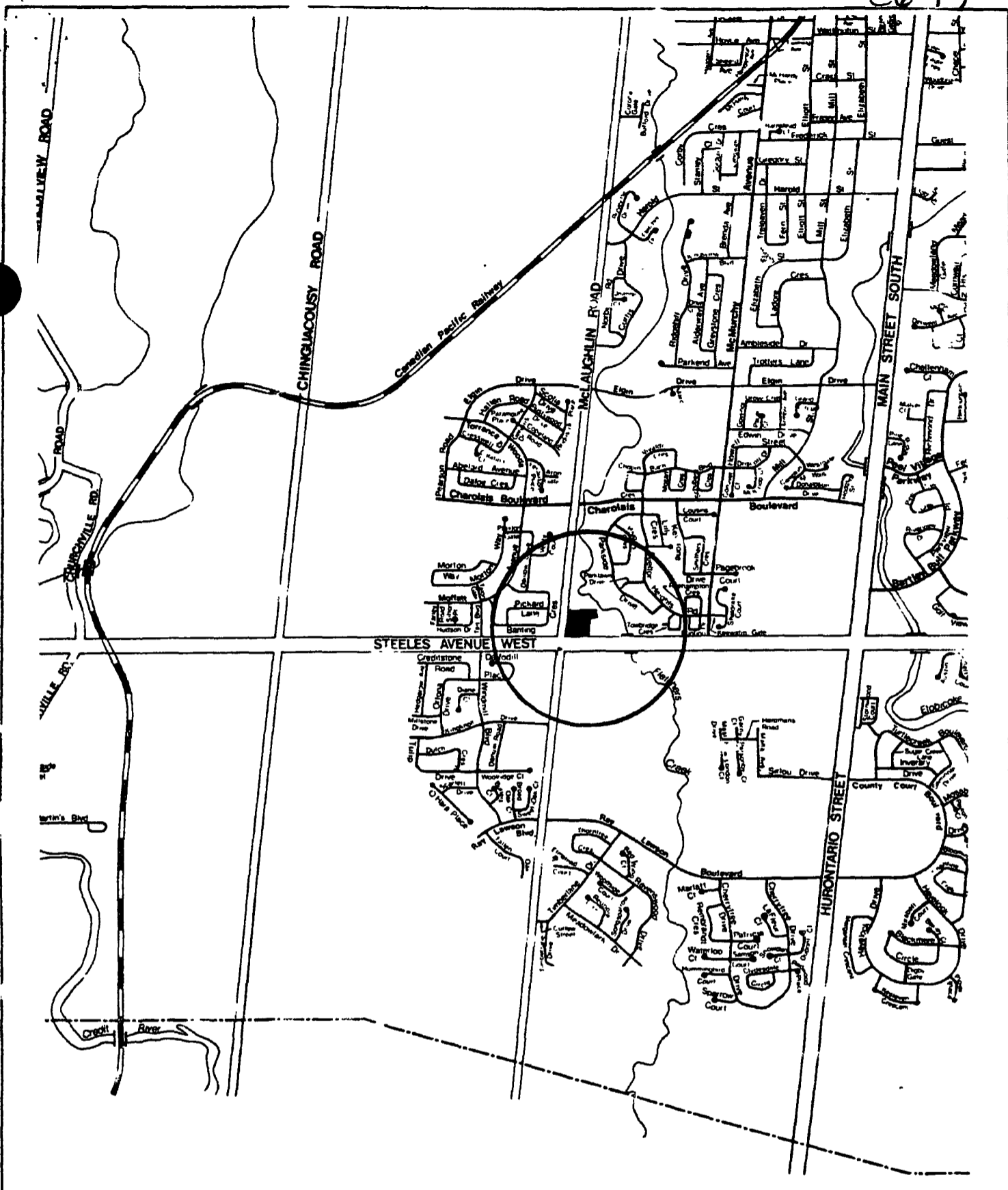
 F. R. Dalzell, Commissioner of
 Planning and Development



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

Attachment

KA/hg/am/7



FRANK McLOUGHLIN

Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

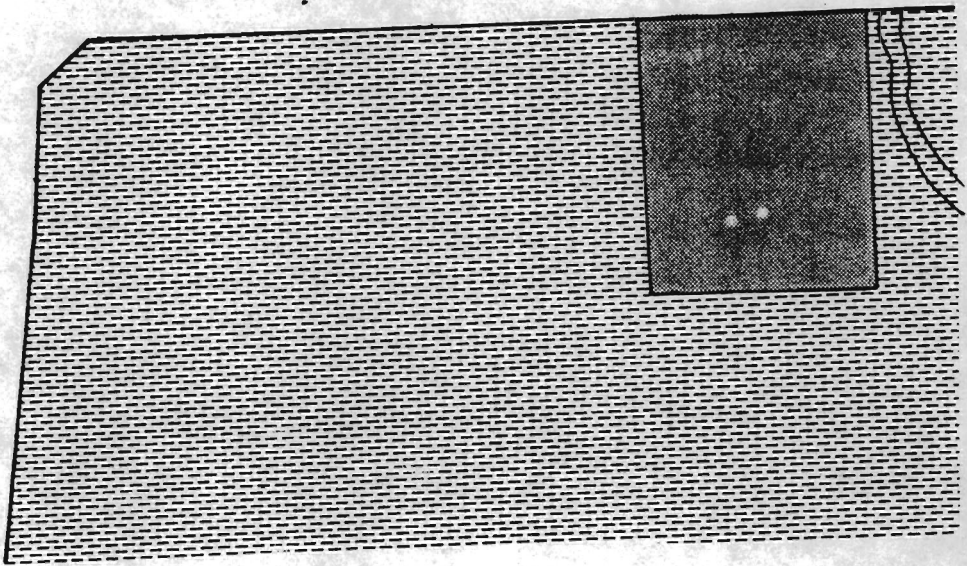
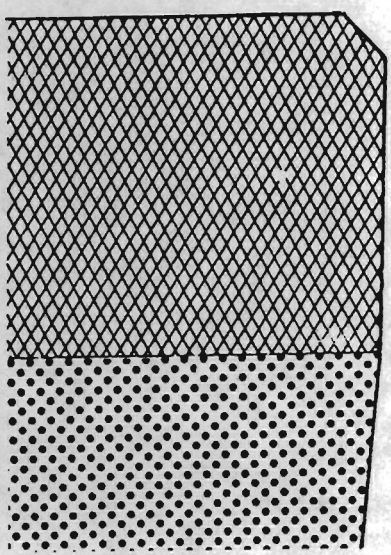
Date: 1988 05 19 Drawn by: C.R.E.
File no. CIWI-8 Map no. 59-50A







C6-18

McLAUGHLIN ROAD

SUBJECT PROPERTY

STEELES AVENUE W.



-  OPEN SPACE
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  UTILITY
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL

FRANK McLOUGHLIN



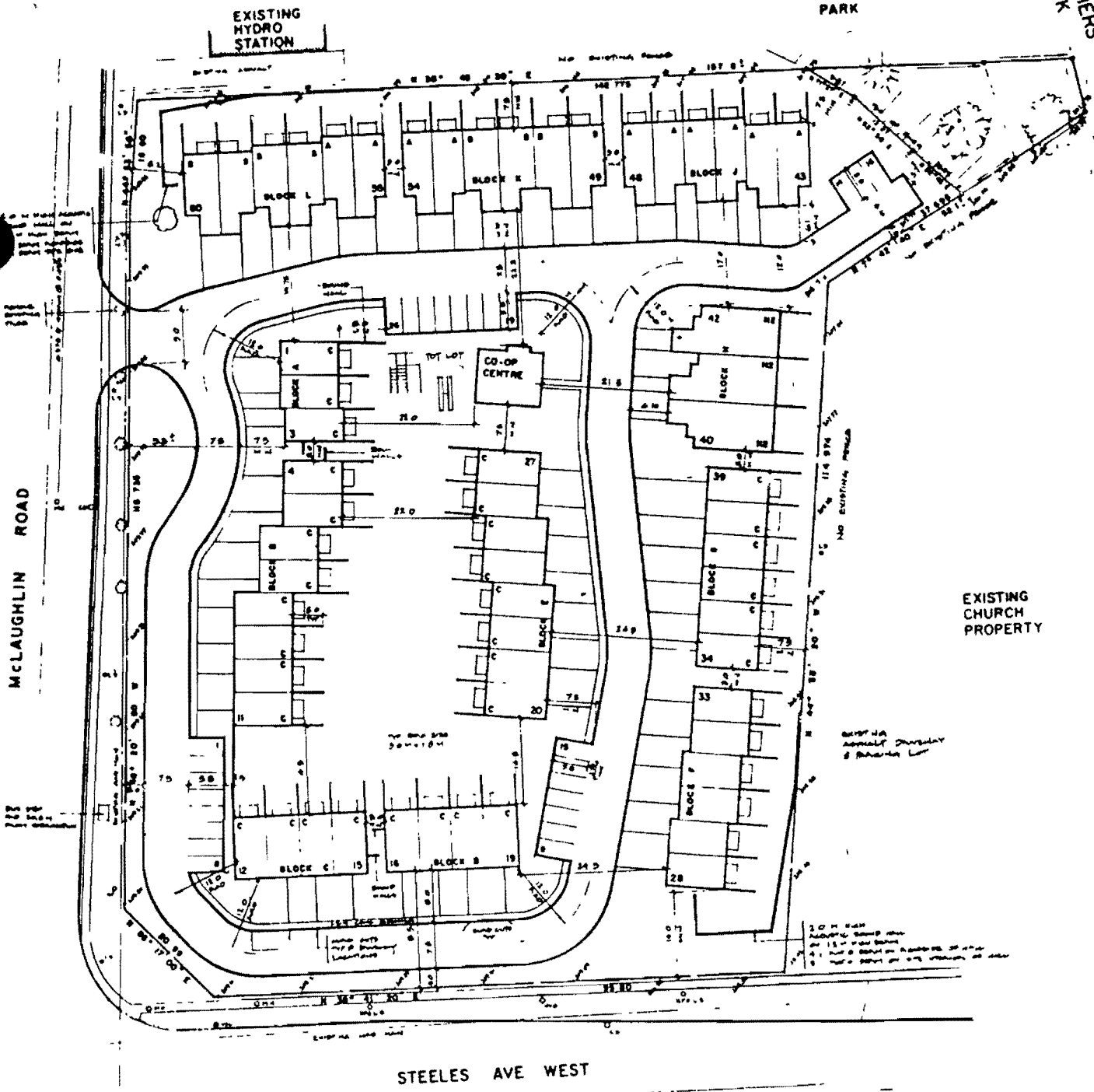
CITY OF BRAMPTON
Planning and Development

Land Use

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Date: 1988 06 03 Drawn by: C.R.E.
File no. CIWI-8 Map no. 59-50C

06-19
FLETCHERS
CREEK



FRANK McLOUGHLIN
 Property Plan



CITY OF BRAMPTON
 Planning and Development
 Date: 1988 05 19 Drawn by: C.R.E.
 File no. CIWI-8 Map no. 59-50B

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 7, 1988

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 1, Concession 1, W.H.S.
Ward Number 4
FRANK McLOUGHLIN CO-OPERATIVE HOMES INC.
Our File Number: C1W1.8

The notes of the Public Meeting held on Wednesday July 6, 1988 are attached for the information of Planning Committee.

At the Planning Committee Meeting held on Monday, June 20, 1988, Councillor Ellen Mitchell requested staff to report back to Committee regarding the financing, selection and eligibility criteria for the project as compared to Peel's Non-Profit Housing projects. The consultants have prepared the attached brief in response to the request, a copy of which staff understands was forwarded to Councillor Mitchell but is attached here for the information of all Committee members.

Approximately 10 members of the public were in attendance at the meeting. A nearby residential neighbour inquired about the rental cost of the units and expressed his concerns that the project would decrease surrounding residential property values. Two other nearby residents, who currently reside in co-operative living accommodations, such as Village Green, indicated support for the application as the proposal provides an opportunity for congenial living.

In addition, a letter of objection, as attached, was received from a neighbour of Banting Crescent which is located on the west side of McLaughlin Road. His letter states that the Official Plan should be adhered to for low density residential and if it is "flawed" then the applicant should be prepared to advise homeowners how they may benefit from the high density development.

The proposal to permit 60 co-operative townhouse dwelling units falls within the definition of medium density residential. In staff's opinion, the maximum height of three storeys is compatible with the height of the surrounding single family detached dwellings. As stated in the Planning report dated June 15, 1988, a medium density development as opposed to a low density development will have minimal increased impacts upon the surrounding properties to the west and south due to the existing road separation.

With respect to roads, staff has been advised by the Region of Peel that a 0.3 metre reserve shall be deeded along the Steeles Avenue frontage including a daylight triangle from the widened limit of McLaughlin Road.

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 as adopted by City Council on June 27, 1988 with the following additions:

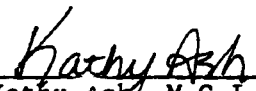
The concept site plan shall also include the following:

- 2.(b)(v) To show a 0.3 metre reserve along Steeles Avenue including the daylight triangle according to the widened limit of McLaughlin Road.

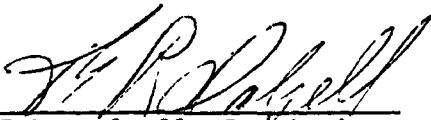
2.(o) Prior to the issuance of building permits, the applicant shall agree to convey to the appropriate road authority, a 0.3 metre reserve along the Steeles Avenue West frontage;


C) staff be directed to prepare the appropriate documents for Council's consideration.

Respectfully submitted,


Kathy Ash, M.C.I.P.
Development Planner

AGREED:


F.R. Dalzell, Commissioner
Planning and Development


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

KA/am/8

D3-4

HOMESTARTS

INCORPORATED



Co-operative and Non-Profit Housing

6557G Mississauga Road, Mississauga, Ontario L5N 1A6
(416) 858-1110
Fax: (416) 858-5040

105-446 Grey Street, Brantford, Ontario N3S 7L6
(519) 758-5100

June 29, 1988

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

Attention: Kathy Asn
Development Planner

Dear Kathy:

Per your request, please find enclosed a copy of the Member Selection Policy of Frank G. McLoughlin Co-operative Homes Inc. The policy describes in detail the Co-op's mandate to provide affordable housing, the criteria to be used for membership selection, and the process for membership selection.

Also, please find enclosed a memo prepared for you by Jon Harstone which outlines the project's financing as well providing a comparison with projects developed by the Peel Non-Profit Housing Corporation.

Both the project's financing and the Member Selection Policy have been carefully designed to ensure that the Co-operative's goals are successfully met. Those goals are to provide for the Co-op's members homes which are affordable, well designed and adequately maintained, and to build a caring, supportive and stable community where families of mixed incomes work co-operatively to manage their common affairs.

If you should have any questions regarding any of the enclosed material, please feel free to contact me at our Mississauga office.

Sincerely,

Paul Hastie
Consultant

:ph

cc Councillor Ellen Mitchell
Jon Harstone

CCU

June 29, 1988

MEMORANDUM

To: Kathy Ash, Development Planner/City of Brampton
From: Jon Harstone, Homestarts Consultant
Subject: Financing for F.G. McLoughlin Co-operative Homes Inc.

Frank G. McLoughlin Co-op is being financed using an Indexed Linked Mortgage (ILM). This is an innovative mortgage instrument which has recently been developed by the Federal Government. The lender and the borrower agree upon a real rate of interest which at Frank G. McLoughlin Co-op is 5%. The monthly mortgage payment is indexed to inflation and increased once a year by the annual increase in the Consumer Price Index.

Index Linked Mortgages are presently available only for co-operatives. The financing and assistance for ILM projects is provided unilaterally by the Federal Government. Thirty percent of the co-operative's units will be available to families on a rent-geared-to-income basis.

Projects developed by the Peel Non-Profit Housing Corporation are funded using conventional mortgages. Operating assistance is provided through a federal-provincial cost sharing agreement. Administration of the financing is done by the Provincial Ministry of Housing. A minimum of forty percent of the units must be assisted on a rent-geared-to-income basis.

JH:ph

D3-6

MEMBER SELECTION POLICY

To be considered for membership and residence at Frank G. McLoughlin Co-op, applicants must complete the prescribed application form with full information as indicated, pay a membership fee of \$15.00 per adult household member and participate in a membership interview. Acceptance will be by resolution of the Board of Directors.

Frank G. McLoughlin Co-op has a mandate to serve the needs of people who are not adequately served by the commercial housing market and who would benefit from and contribute to a community that has its basis in the principles of co-operation. The main objective of the membership selection process at Frank G. McLoughlin Co-op is to choose the best possible members for the co-op, taking into account the needs of the community and the needs of the individual.

Therefore, the criteria for membership selection shall include:

1. A willingness to participate in the development of Frank G. McLoughlin Co-op as a community;
2. A willingness to abide by the By-laws, Agreements, policies and regulations set by the Co-op;
3. A willingness to respect the human and civil rights of others;
4. Financial responsibility and a willingness to allow a credit check as proof thereof;
5. An indication of permanence or at least long-term residence; and,
6. A need appropriate to the available unit.

In cases where there is more than one applicant for an available unit, the following priorities shall prevail:

1. First preference shall be given to in situ members of Frank G. McLoughlin Co-op the terms of the Internal Moves Policy adopted by the Board of Directors from time to time.
2. Second preference shall be given applicants from other co-ops with positive recommendations from that co-op.

3. Other applicants will be judged on their merits according to the above criteria in order to achieve a proper balance between the needs of the Co-op and the needs of the individual.
4. When all other priorities have been considered and everything else appears equal, the final priority shall be given to the date the application was received.

In order to be effective and fair, the membership selection process must provide for:

1. Adequate training of volunteer interviewers through workshops and practice;
2. A thorough orientation of prospective members;
3. An in depth interview by trained members with review by committee and/or the Board of Directors; and,
4. A positive recommendation by the interviewers, and in the case of inter-co-operative applications by the Board or staff of the other co-op.

Frank G. McLoughlin Co-op
April 7, 1988

D3-8

APP

City of Brampton PLANNING DEPT.	
Date	JUN 29 1988 Rec'd.
File No.	CIWI-8

49 Banting Cres.
Brampton, Ont.
L6Y 2M2

June 27/88

Dear Mr. Dalzell:

I wish to make official notice that I object to the item #8 (File # CIWI-8-Ward 4) to amend the official Plan and Zoning By Law. The application by Frank McLaughlin Co-operative Homes Inc. should be rejected.

When I purchased my home on Banting Crescent, I like others expected the official Plan to be adhered to in Brampton. Unless there is abundant evidence on the part of Frank McLaughlin Co-operative that the official Plan of Brampton is flawed and present nearby homeowners stand to benefit from his high density residential request compared to the Residential Low Density as per the South Secondary Plan, I am not prepared to change my mind.

I send this notice of objection as I am not able to attend the meeting of 6 July 1988. Please forward meeting minutes/recommendations in copy form to me as I intend to follow this closely.

Yours Truly
A. David Rose

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 6, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:26p.m. with respect to an application by FRANK McLOUGHLIN CO-OPERATIVE HOMES INCORPORATED (File: C1W1.8 - Ward 4) to amend both the Official Plan and the zoning by-law to permit the development of 60 rental townhouse units.

Members Present: Councillor F. Andrews - Chairman
Alderman H. Chadwick
Councillor F. Russell
Alderman S. DiMarco
Alderman L. Bissell
Alderman A. Gibson
Alderman D. Metzak

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

Approximately 10 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. Dalzell replied in the affirmative.

Mrs. Ash 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. -

Ms. Lorna Hicks, of the Village Green Co-op, supported the proposal, indicating it was a congenial mode of accommodation.

Mr. J. Coughlin, 47 Banting Crescent, inquired about rent.

Mr. P. Hastie, applicant, advised that rent would be in the high price range - 2 bedrooms @ \$915. per month

3 bedrooms @ \$1,025. per month, approximately.

The final rental amount will be established by the CMHC.

Mr. Coughlin expressed concern relating to devaluation of property if too many rental properties are located in the area, and heavy traffic. He said the proposal should be for single detached homes.

Ms. Taylor, 31 Amsterdam, said that Co-op housing improves the community, that there is a four-year waiting list where she lives, and that the City needs to have housing approved.

There were no further questions or comments and the meeting adjourned at 8:45 p.m.

The Regional Municipality of Peel

Planning Department

January 28, 1988

City of Brampton PLANNING DEPT.	
Date	JAN 29 1988 Rec'd
File No	C1W18

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

Attention: Ms. Kathy Ash
Development Planner

Re: Official Plan and Rezoning Applications
Homestarts Inc.
Your File: C1W1.8
Our File: R42 1W70B

Dear Ms. Ash:

In reply to your recent request for comments concerning the above noted applications, our Public Works Department has examined the proposal and advise the following:

- Sanitary: available on Steeles Avenue, frontage charges apply.
- Water: available on Steeles Avenue, frontage charges apply.
- Roads: a 0.3m reserve to be dedeed along the Steeles Avenue frontage including the daylight triangle and all residential units must be set back 14m from the Steeles Avenue street line. A noise impact study is required which, if necessary, shall provide a maximum road side berm slope of 1:4 and a maximum wall height of 2.0 metres. The proposed access to McLaughlin Road should be located as far from the Steeles Avenue intersection as possible.

In view of the above comments it would appear that unit number 28 of the site plan must be removed or relocated which should provide sufficient area for an appropriate berm/wall combination to mitigate the noise concerns. Comment from your Engineering Department concerning the access location would be appreciated.

In addition, we also note that there is presently an open subdivision file (21T-81024B) on these lands which must be resolved prior to the finalization of this new application. Please advise the new owner/applicant to confirm in writing that subdivision file 21T-81024B be closed to facilitate processing of their new proposal.

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 - (416) 771-9400

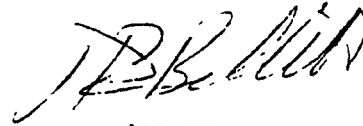
440129

Region of Peel

2

We trust that this information is of assistance.

Yours truly,



D. R. Billett
Director of
Development Control

VZ:nb

The Regional Municipality of Peel

Planning Department

March 7, 1988

City of Brampton PLANNING DEPT.	
Date	MAR - 9 1988 Rec'd
File No.	<i>[Handwritten]</i>

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

Attention: Mr. S. Dewdney

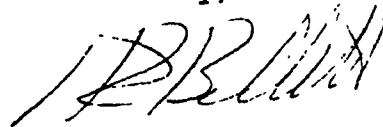
Re: Preliminary Noise Report
McLoughlin Co-op
dated January 29, 1988

Dear Sir:

We have reviewed the above noted report and have a number of comments to offer. The traffic data for Steeles Avenue is correct but no sample sound exposure calculations were given on this major noise source for our review. The report states that a 4.0m barrier is required along the Steeles Avenue frontage at the south-east corner which would appear difficult to accommodate within the existing site design. A maximum wall height of 2 metres would necessitate a 2 metre earth berm with maximum side slopes of 1:4 road side and 1:3 unit side. The earth berm would therefore have a base width of approximately 14 metres where it parallels Steeles Avenue, however this also corresponds with our required 14m building setback from street line. The above matters will require the removal or relocating of unit 28 and consideration must be given to the disposition of lands between the barrier and road allowance.

We trust that this information is satisfactory.

Yours truly,



D. R. Billett
Director of
Development Control

VZ:nb

10 Peel Centre Drive, Brampton, Ontario L6T 4G9 - (416) 791-9400

858-1110

The Regional Municipality of Peel

Planning Department

May 25, 1988

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

Attention: Ms. Kathy Ash
Development Planner

Re: Application to Amend the
Official Plan and Rezoning
Frank McLoughlin
Co-op Homes
Your File: C1W1.8
Our File: R42 1W70B

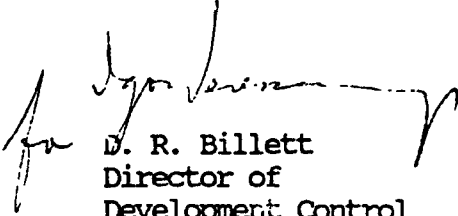
City of Brampton PLANNING DEPT.	
Date	MAY 27 1988 Rec'd
F. e No.	

Dear Ms. Ash:

In response to your request for comments dated May 18, 1988 concerning the above noted application our Public Works Department has examined the revised site plan and indicates no objections, previous comments still apply. In addition, the revised plan appears to incorporate an updated version of the noise barrier requirements, however, we are not aware of a revised noise report to confirm the information as shown.

We trust that this information is satisfactory.

Yours truly,


D. R. Billett
Director of
Development Control

VZ:nb

BY COURIER

CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE
THIS FILE NUMBER

May 4, 1988

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

Attention: Ms. Kathy Ash
Development Planner

Dear Ms. Ash:

Re: Application to Amend Restricted Area Zoning By-law
and Official Plan
Part of Lot 1, Concession 1. W.H.S.
City of Brampton
(Frank McLoughlin Cooperative Homes Inc.)
Your File No. C1W1.8

City of Brampton
PLANNING DEPT.
Date MAY 10 Rec'd
File No. C1W1.8

Further to your circulation dated March 25, 1988, we have now had the opportunity to review pertinent data in this office and to conduct an inspection in the field. The following comments are provided for your information.

The subject site abuts the Fletcher's Creek Valley System. As a result, portions of the site are located below the 'Regional Storm' Floodline and the Fill Line of Fletcher's Creek. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80) prohibit the erection of any structure or the placement or removal of any material without the prior written approval of this Authority. Copies of our mapping relating to the subject site are enclosed for your reference.

It is the policy of this Authority, that the limit of development be based on the 'Regional Storm' Floodline or the top of bank of valley systems, whichever is greater. In the case of the subject site, the top of bank will serve as the limit of the proposed development.

The top of bank on the subject site was previously staked by Authority staff, in July, 1981, in conjunction with Regional Municipality of Peel's Plan of Subdivision File No. 21T-81024-B. A site meeting on April 26, 1988, with representatives from the City of Brampton's Planning Department, Homestarts Inc., and the Authority, confirmed that survey bars are located along the top of bank on this site. The location of the bars relative to the top of bank should be

...continued...

880510

May 4, 1988

confirmed by the City of Brampton's Parks and Recreation Department. These bars must then be shown, as a surveyed line, on the site plan. Should the City request a dedication of the valley lands on the site, we would support the request, provided the limit of the lands to be dedicated is based on the approved top of bank.

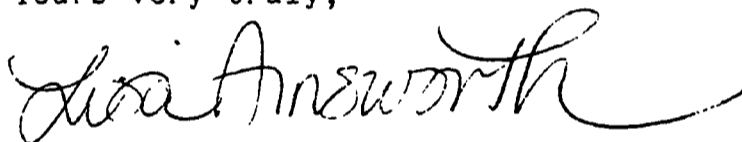
In addition, it is the policy of this Authority, that a minimum 5 metre setback be maintained from the top of bank of valley systems, (for stability purposes), for all buildings and structures. A minimum 3.0 metre setback is required from the top of bank for all parking areas and walkways.

The Authority recommends that the Municipality's Restricted Area Zoning By-law and Official Plan contain provisions which place all lands below the approved top of bank in an appropriate 'Open Space' or 'Floodplain' category. Until such time as a schedule is prepared indicating all lands below the top of bank as 'Open Space' or 'Floodplain', the Authority considers formal adoption of the By-law to be premature.

Lastly, the Authority also has concerns regarding stormwater management and any potential erosion or sedimentation within the downstream reaches of Fletcher's Creek which may occur as a result of the proposed development. In this regard, on-site stormwater detention and sediment control measures will be required by the Authority.

In order to address the detailed concerns of the Authority, we request, by copy of this letter to the Community Design Division, that the Authority be circulated with the Site Plan Application for the proposed development.

Yours very truly,



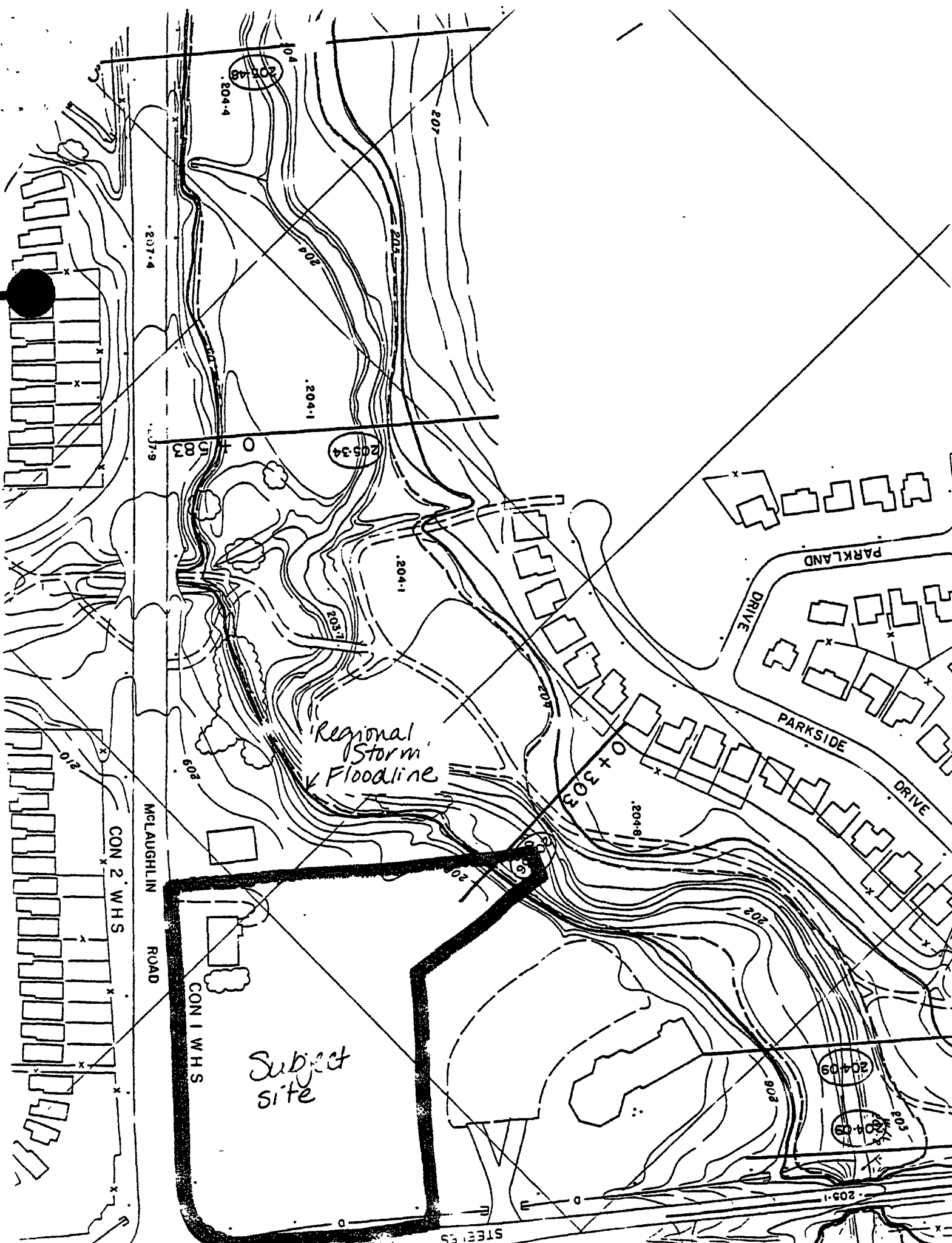
Lisa Ainsworth
Resource Planner

LA:dl
Encl.

cc: City of Brampton
Attention: Mr. D.J. Van Beilen, P. Eng.
Director,
Development and Engineering Services
Attention: Mr. H.P. Hornblow
Supervisor, Plans and Permits
Attention: Mr. W. Lee
Manager, Community Design

(BY COURIER)

Mr. J. Harstone
Homestarts Inc.
65570 Mississauga Road
Mississauga, Ontario
L5N 1A6



Subject site

Regional Storm Floodline

McLAUGHLIN ROAD

CON 2 WHS

CON 1 WHS

PARKLAND DRIVE

PARKSIDE DRIVE

STEELERS AVENUE



Subject site

Fill Line

MELLAUGHEN RD NORTH

STEELE AVE

WEST



CREDIT VALLEY CONSERVATION AUTHORITY
MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE THIS FILE NUMBER

June 8, 1988

City of Brampton
Planning and Development Dept.
150 Central Park Dr.
Brampton, Ontario
L6T 2T9

City of Brampton PLANNING DEPT.		
Date	JUN 10	Rec'd
File No.	C1W18	

Attention: Ms. Kathy Ash
Development Planner

Dear Ms. Ash:

Re: Application to Amend the Official Plan
and Zoning Bylaw
Part of Lot 1, Con. 1 WHS
McLaughlin Road and Steeles Avenue
City of Brampton
(Frank McLaughlin Cooperative Homes Inc.)
Your File No. C1W18

Further to your circulation dated May 18, 1988, we have reviewed the revised site plan and provide the following comments for your information.

The top of bank of Fletcher's Creek as confirmed in the field on April 26, 1988 has been shown on the revised site plan dated May 4, 1988. In addition, adequate setbacks for buildings and parking areas are maintained from the top-of-bank.

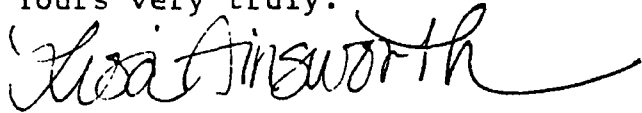
On this basis, the Authority does not object to the subject application to amend the Official Plan and Zoning Bylaw provided that a schedule is prepared which indicates all lands below the top-of-bank as "Open Space" prior to the formal adoption of the Bylaw.

. . . continued

980617

Lastly, the Authority's outstanding concerns regarding stormwater management, erosion and sediment control, and lot grading and drainage will be addressed through the City of Brampton site plan review process and through the Authority's permit process.

Yours very truly.



Lisa Ainsworth
Resource Planner

LA/s

cc: City of Brampton

Attn: Mr. D.J. VanBeilen
Dir., Development & Engineering

Attn: Mr. H.P. Hornblow
Supervisor, Plans & Permits

Attn: Mr. W. Lee
Manager, Community Design

Mr. J. Harstone
Homestarts Inc.
6557 G Mississauga Road
Mississauga, Ontario
L5N 1A6

1988 July 18

City of Brampton PLANNING DEPT.	
Date	JUL 20 1988 Rec'd
File No	

The Corporation of the City of Brampton
Planning & Development Dept.
150 Central Park Drive
Brampton, Ontario L6T 3T9

Mr. F. R. Dalzell;

RE: FILE NO. C1W1.8 - WARD 4

We would like to make written representation in opposition of the proposed amendment to the Official Plan and Zoning By-law for the property with frontage on Steeles Ave. West and McLaughlin Road. It is our opinion that the development of rental townhouses especially, or of any high density housing, would serve to deflate the market value of the surrounding low-density properties. Our experience has indicated that

This type of housing can be associated with increased noise levels and poor outward appearances which may affect the pleasurable enjoyment of existing residents of the area.

We enjoy the open space which now exists on the subject property Mr. Daizell, and hope it will remain as such in future

Sincerely,

Mr. & Mrs. Hamblin
48 Banting Crescent
Brampton Ontario
L6Y 2K9