



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 206-85

To adopt Amendment Number 63  
and Amendment Number 63 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 63 and Amendment Number 63 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 63 and Amendment Number 63 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 August, 1985.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

ORIGINAL

206-85

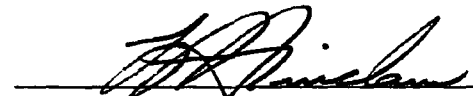
AMENDMENT NUMBER 63  
and Amendment Number 63 A  
to the Official Plan of the  
City of Brampton Planning Area

21-0P 0031-063-1

Amendment No. 63A  
to the  
Official Plan for the  
City of Brampton Planning Area and  
Amendment No. 63 to the  
Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 63A to the Consolidated Official Plan and Amendment No. 63 to the Official Plan for the Brampton Planning Area.

Date ... *Sept. 23, 1985* .....



L. J. FINCHAM  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs



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This 12th day of August, 1985.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

AMENDMENT NUMBER 63  
AND  
AMENDMENT NUMBER 63 A  
TO THE OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to permit the lands shown outlined on Schedule A to this amendment to be used for either residential or specific commercial purposes and to provide supplemental development principles for its specific commercial use.

2. Location:

The lands subject to this amendment are located on the west side of Main Street North approximately 68 metres north of Church Street, being part of Lot 6, Concession 1, W.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 63 :

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

(a) by deleting the first paragraph of subsection 7.2.7.7, and substituting therefor the following:

"Subsection B2.6 of Chapter B1, and Chapter B2 of Section B of Part C, and Plate Number 10, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96 and 99, and by Amendment Numbers 11A, 17A, 22A, 29A, 37A, 38A and     A, to the Consolidated Official Plan, are combined, and shall constitute the Brampton Central Secondary Plan."

(2) Amendment Number 63 A:

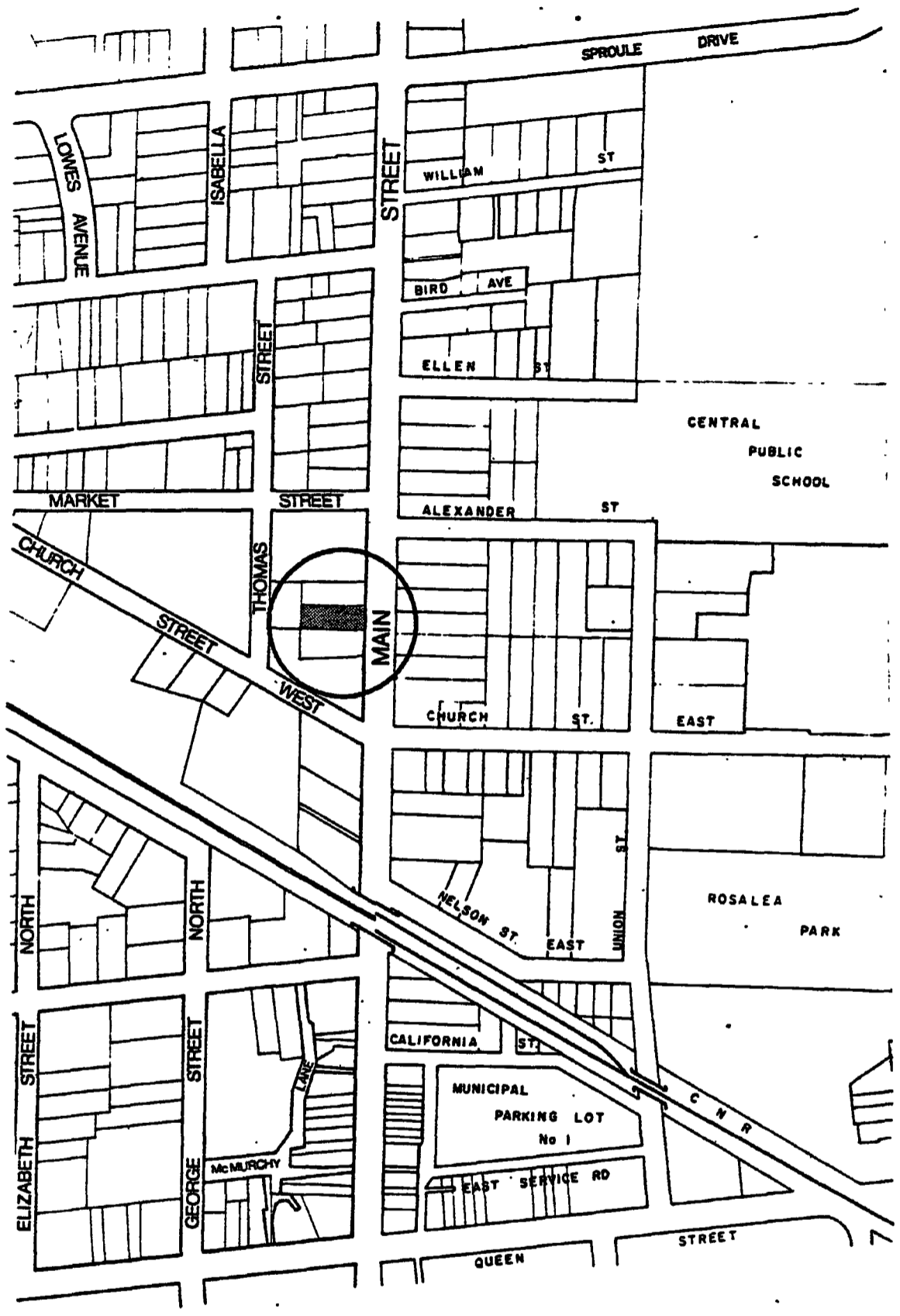
1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton Central Secondary Plan (being Subsection B2.6 of Chapter B1, and Chapter B2 of Section B of Part C, and Plate Number 10, all of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 42, 51, 67, 72, 79, 83, 84, 86, 96, 99, and by Amendment Numbers 11A, 17A, 22A, 29A, 37A, 38A), is hereby amended:

(a) by adding to Part C, Section B, Chapter B1, Subsection B2.6, Paragraph 3.0, the following:

"3.12 In Neighbourhood 1a, the existing detached

dwelling located at the west side of Main Street North and Vodden Street, comprising Lot 95 on Plan BR-4, known municipally as 163 and 165 Main Street North, may be used for low density residential purposes or for limited office purposes. The low density residential character of the property is to be maintained through the careful renovation and maintenance of the existing building, the construction of an addition which has an exterior appearance that is compatible with the existing structure, judicious use of landscaping, controlled and limited use of signs, and the prohibition of outside storage of equipment or materials associated with the commercial undertaking.

Commercial floor space will be restricted to an amount for which adequate on-site parking can be provided."



 Lands subject to these amendments

OFFICIAL PLAN AMENDMENT NO. 63  
 OFFICIAL PLAN AMENDMENT NO. 63 A  
 Schedule A



1:4000

**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 85 07 16 Drawn by: RB  
 File no. CI W6.30 Map no. 42-78H

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 63

AND

AMENDMENT NUMBER 63 A

Attached is a copy of report from the Director, Planning and Development Services, dated April 30, 1985 and a copy of a report from the Director, Planning and Development Services, dated June 10, 1985 forwarding notes of a public meeting held on June 5, 1985.



C6

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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April 30, 1985

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Zoning By-law  
Part of Lot 6, Concession 1, W.H.S.  
163 and 165 Main Street North  
Lot 95, Plan BR-4  
Ward Number 5  
AVA HILLIER  
Our File No. CIW6.30

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## 1.0 Introduction

An application for amendment to the zoning by-law to permit law offices 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

The subject property is located on the west side of Main Street North approximately 68 metres north of Church Street. The site has a frontage of 17.25 metres (56.6 feet), an average depth of 43.8 metres (143.6 feet) and a total area of 749.7 square metres (8,070 square feet).

The property is occupied by a three storey brick residential dwelling that has a total floor area of approximately 431.8 square metres (4,648 square feet) including the single storey frame addition at the rear but not including the enclosed front porch. There is also a frame shed at the rear of the lot. The dwelling is presently divided into two rental units.

The driveway enters the property and extends along the south boundary to an existing paved rear yard parking area. The driveway has a width of 4.2 metres (13.6 feet) beside the house and is also paved. The front yard is landscaped with grass, trees and shrubs. There are no trees or landscaping in the rear yard as the entire area is paved. Within the rear yard, there is board fencing approximately 1.5 metres (5 feet) in height along the north boundary. The only other existing fencing is chain link fencing on the rear lot line that is in extremely poor condition.

The lands to the north of the subject property are occupied by a single family detached dwelling. The lands on the east side of Main Street North are occupied by the Main-North Chiropractic Clinic and Grace United Church. The parcel of land to the south of the subject property is vacant and it abuts a Shell self-serve gas bar.

The vacant parcel of land to the rear of the subject property is relatively shallow in depth (25 metres), has a significantly lower elevation than the subject property and has frontage on Thomas Street.

### 3.0 Official Plan and Zoning Status

The subject site is designated in the Official Plan as "Residential" and is within the area known as the Brampton Central Planning District. By the readoption of the secondary plan for the Brampton Central Planning District, the Official Plan further defines this "Residential" designation as "Residential Low Density".

Although the secondary plan for the Brampton Central Planning District has been readopted in the Official Plan, in January of 1981 Council initiated the preparation of a new secondary plan for the district. As part of this new secondary plan process, the Four Corners Revitalization Study was prepared, received by Council and referred to staff for further evaluation and as background material

to the new secondary plan. The subject site is within the boundary of the Brampton Central Secondary Plan Area.

In October of 1983, Council directed staff to prepare guidelines for Main Street North between Church and Vodden Streets to allow limited and controlled commercial development which would be compatible with the residential character of the area. Subsequently, at its meeting held on February 20, 1984, Council adopted a recommendation that development applications for properties along Main Street North between Church and Vodden Streets be considered on a site-specific basis and be evaluated in terms of their conformity with the objectives, land use criteria and development guidelines discussed within the Main Street North staff report dated November 30th, 1983.

Subsequent to the adoption of guidelines for development on Main Street North, a concept plan, which will form the basis of the new secondary plan for the Brampton Central Secondary Plan Area, was approved by Council on October 22, 1984. Within the context of this concept plan, the subject property, together with the other residential properties along Main Street North between Church and Vodden Streets, were recommended to remain in a Low Density Residential designation, with the provision that the conversion of existing single-family detached and semi-detached dwelling for commercial and apartment dwelling uses shall be permitted in principle provided that such conversions comply with the specific land use criteria and development guidelines, and are subject to site specific zoning by-law amendments as well as site development control.

By-law 200-82 zones the subject property as Residential Apartment A (R4A), which permits a multiple family dwelling and an apartment dwelling.

C6-4

- 4 -

#### 4.0 Proposal

The applicant is requesting that the Zoning By-law be amended to permit the use of the existing building as law offices. The shed at the rear of the site and the frame addition on the rear of the building are to be removed. The ground floor and second floor of the original structure are to be used for the law offices and the third floor attic is to be used primarily as a lounge or private retreat for the owners and for storage purposes.

The preliminary site plan submitted in support of the application illustrates the existing building. The frame addition at the rear and the shed are removed. The existing front yard landscaping is to be retained. The paved areas will also remain and a total of nine parking spaces are to be provided in the rear yard.

#### 5.0 Comments

##### Public Works and Building Department

The Public Works Division has indicated that they require a road widening to 43 feet from the original centre line and further that the proposed paving and/or regrading must not interfere with existing drainage on abutting properties.

The Building Division has indicated that the nine parking spaces provided comply with the provisions of the by-law. The third floor was not included in the calculations as it will not be used for offices.

The Parks and Recreation, Fire and Transit Divisions of the Community Services Department have no comments or objections.

The Region of Peel Public Works Department has indicated that sanitary sewer and water facilities are available on Main Street North and that regional roads are not affected.

6.0 Discussion

As previously mentioned, the subject property is within the Brampton Central Secondary Plan Area and is subject to the policies pertaining to the Main Street North sub-area. The policies permit residential uses, limited commercial uses or a combination of these uses, provided that the low density residential appearance of the properties is maintained and provided that certain criteria are complied with. The criteria which are applicable to the subject application are as follows:

- "(a) the low density residential character of the property is to be maintained through the careful renovation and maintenance of the existing building, the judicious use of landscaping, the control and limited use of signs and external lighting, and the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
- (b) permitted commercial purposes shall include office uses which are low traffic generators, such as law offices, offices for accountants, architects, landscape architects, planners, engineers, interior decorators or insurance brokers, artist studio or gallery, arts and crafts studio and personal service shops;
- (c) commercial floor space shall be restricted to an amount for which adequate on-site parking can be provided;
- (d) residential or commercial parking shall be located in the rear yard only, and be

C6-6

- 6 -

appropriately screened and buffered from adjacent residential properties, and

- (e) vehicular access shall only be permitted from Main Street North unless direct access to the property exists from a side street without crossing on other property."

The applicant is proposing to use the subject property for the purposes of law offices, a use which is specifically permitted by the applicable policies. In addition, the existing building will be occupied and the residential character the City wishes to maintain in this area will be conveyed. Staff are therefore in support of the application provided that the objectives of the remaining criteria can be provided.

With respect to the provision of parking, the site plan submitted by the applicant shows nine parking spaces situated at the rear of the property. The parking standard for business and professional offices contained within By-law 200-82 requires 1 parking space for each 31 square metres of gross commercial floor area. Using this parking standard, sufficient parking can be provided for the law offices proposed on the first and second storey. The third floor attic area is to be converted into a storage area and a private retreat for the owners. On the basis that it will be the persons who use the office space that will occupy the recreational area, staff have not included the third floor in the parking calculations. This area is to be set aside for recreational purposes as well as an additional storage area and therefore it will not generate a demand for parking. The zoning by-law will therefore restrict the amount of space devoted to offices to the first and second storeys of the building to ensure that the third floor will not be used for offices and to ensure that adequate parking will be available.

On the matter of screening adjacent residential properties, staff note that the only residential property affected by the subject proposal is situated to the north. There is board fencing on the boundary between the two properties, however, it is of questionable stability and does not provide an effective screen. The applicant shall therefore be required to erect screen fencing 1.8 metres in height in accordance with City specifications.

With respect to landscaping, staff note that the existing front yard landscaping shall be retained. In the rear yard, the applicant shall be required to provide a 1 metre wide strip of landscaping adjacent to the north and west boundaries. In addition, car stop bumpers must be provided along the said landscaped areas.

The above noted matters will be included as requirements in the site specific zoning by-law and development agreement for the subject proposal. The applicant shall be required to obtain site and landscape plan approval prior to enactment of the zoning by-law and shall be required to deposit securities to ensure fulfillment of the City's requirements.

7.0 Recommendation

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

- 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, subject to the following conditions:

C6-8


- 8 -

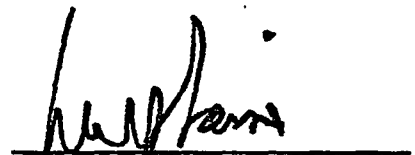
- 1) The site specific zoning by-law shall contain the following:
  - a) the site shall only be used for:
    - i) business and professional offices, but not including the offices of a medical, dental or drugless practitioner and real estate offices, and
    - ii) purposes accessory to the other permitted purposes.
  - b) a building envelope consistent with the existing building, excluding the portions to be removed, shall be identified on the by-law schedule;
  - c) the floor area devoted to business and professional offices shall be restricted to the first and second storey of the building;
  - d) a minimum of 9 parking spaces shall be provided;
  - e) all garbage and refuse storage shall be contained within the building; and
  - f) no outside storage or display of goods shall be permitted.
- 2) Redevelopment of the site shall be subject to a development agreement and the development agreement shall contain the following provisions:
  - a) a provision that prior to the enactment of the zoning by-law, a site plan, landscape plan and grading and drainage plan shall be approved by the City;



- b) a provision that prior to enactment of the zoning by-law and execution of the development agreement, the applicant shall deposit securities with the City to ensure fulfillment of the site and landscape plan requirements;
- c) a provision that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent residential properties;
- d) a provision that the applicant shall dedicate a 3m road widening along Highway Ten;
- e) a provision that any proposed paving or regrading shall not interfere with existing drainage on abutting properties;
- f) a provision that the applicant shall install screen fencing 1.8 metres in height along the northerly boundary of the property to the satisfaction of the City, and
- g) a provision that the applicant shall provide and maintain a 1 metre wide landscaped area and car stop bumpers along the north and west boundaries.

AGREED:

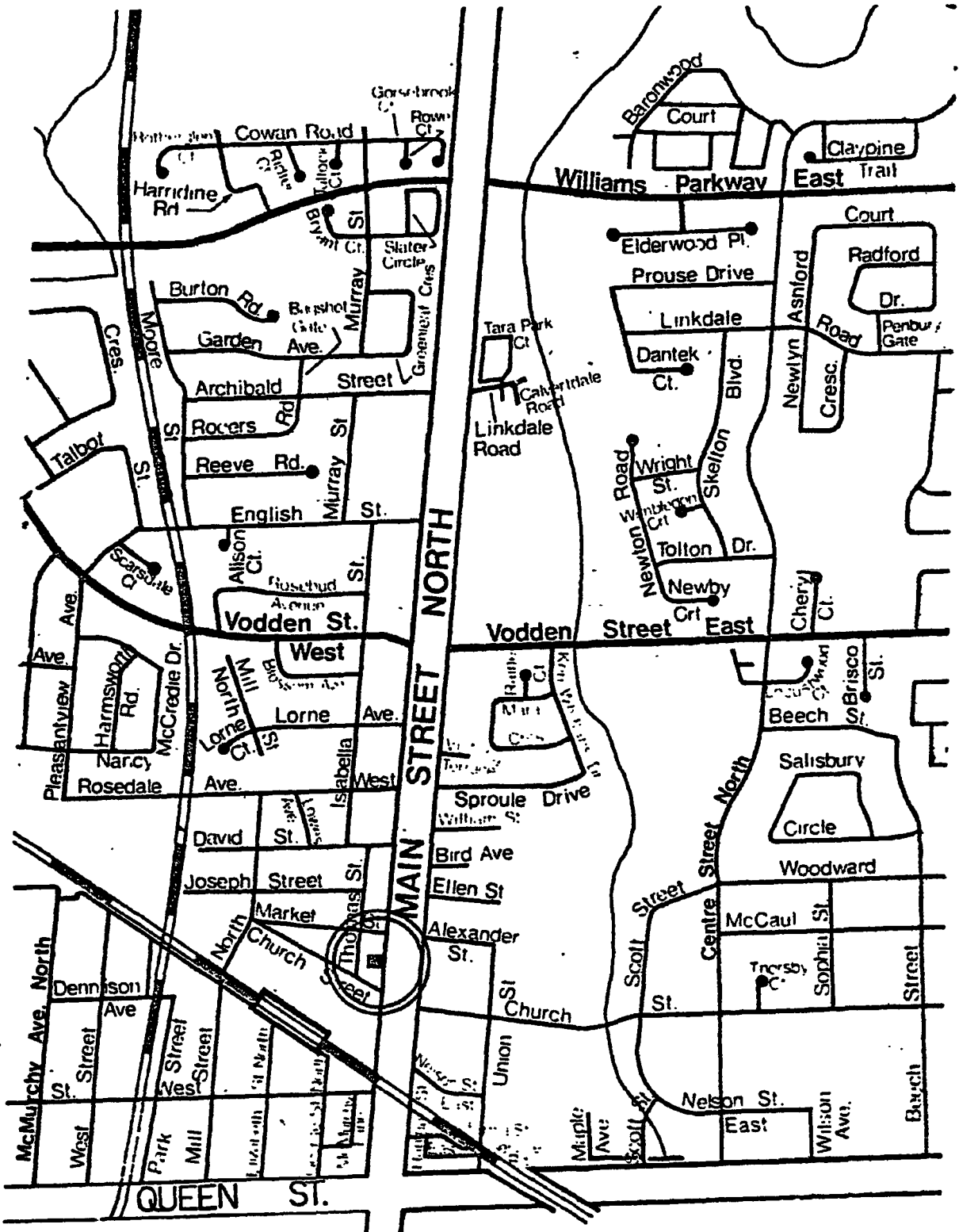
  
F. R. Dalzell  
Commissioner of Planning  
and Development

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

Enclosures

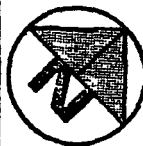
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C6-10



AVA HILLIER

Location Map

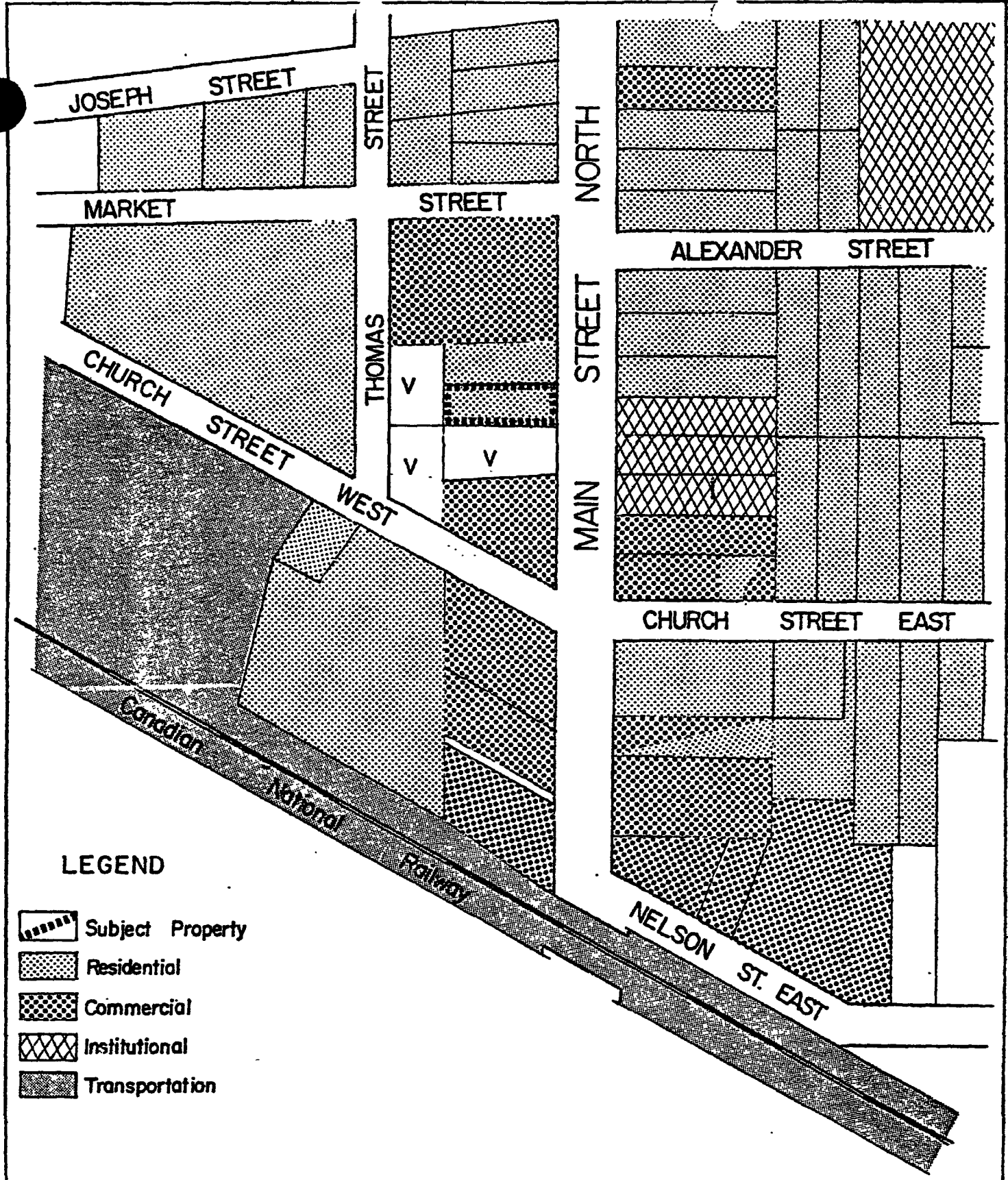


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

**CITY OF BRAMPTON**  
Planning and Development

Date: 85 04 29 Drawn by: RB  
File no. CIW6.30 Map no. 42-78A

C6-1

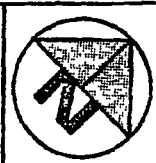


LEGEND

-  Subject Property
-  Residential
-  Commercial
-  Institutional
-  Transportation

AVA HILLIER

Land Use Map



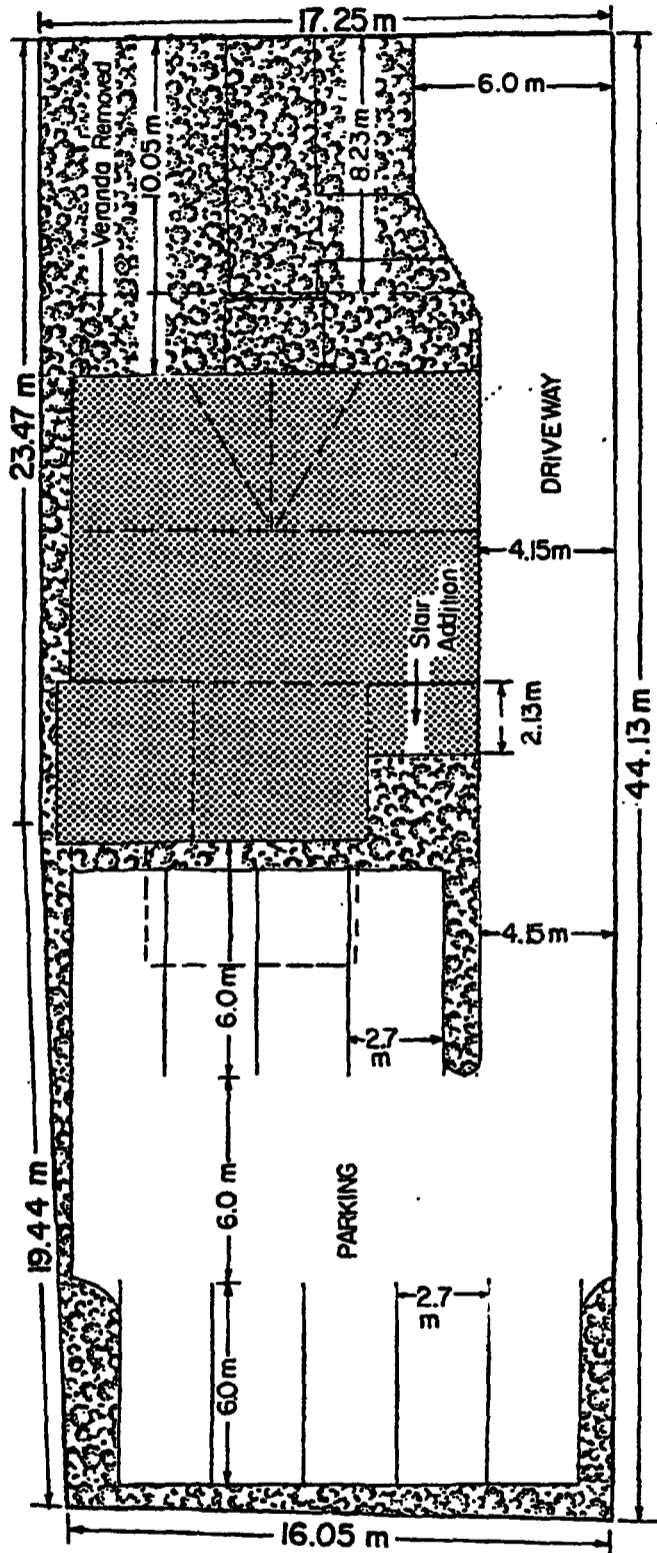
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CITY OF BRAMPTON  
Planning and Development



Date: 85 05 01 Drawn by: RB  
File no. CI W6.30 Map no. 42-78C

C6-12

MAIN STREET NORTH



LEGEND

-  Building Area
-  Landscaped Area

AVA HILLIER

Site Plan



1:220

CITY OF BRAMPTON  
Planning and Development

Date: 85 05 01 Drawn by: RB  
File no. CIW6.30 Map no. 42-78B

E4

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1985 06 10

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Zoning By-law  
Part of Lot 6, Concession 1, W.H.S.  
163 and 165 Main Street North - Ward 5  
AVA HILLIER  
Our File: CIW6.30.

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The notes of the Public Meeting held on Wednesday, June 5, 1985, are attached for the information of Planning Committee.

One member of the public appeared at the meeting to request clarification of the proposed use. No communications have been received with respect to the application.

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 may 22, 1985, and
- C) staff be directed to prepare the appropriate documents.

AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development

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

LWHL/JMR/ec  
attachment

E4-2

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, June 5, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:33 p.m. with respect to an application by AVA HILLIER (File: CLW6.30) to amend the Zoning By-law to permit the use of the existing building as law offices.

Members Present: Councillor D. Sutter - Chairman  
Alderman H. Chadwick  
Alderman C. Gibson  
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J.A. Marshall, Director of Planning Policy and Research  
W. Lee, Manager, Community Design Section  
J. Robinson, Development Planner  
D. Ross, Development Planner  
E. Coulson, Secretary

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One member of the public was in attendance.

The Chairman enquired 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.

Irene Bork, 166 Main Street North, asked for clarification of the intensity of the proposed commercial development.

Mrs. Robinson explained that the proposal was for the specific use of a law office in the existing building, which is to look like a residence.

Irene Bork also asked for clarification of the general commercial trend in the area.

- cont'd. -

E4-3

Mrs. Robinson responded and suggested that a copy of the Main Street Guidelines Report, available at the Planning Department, would provide additional information.

There were no further questions or comments and the meeting adjourned at 8:35 p.m.