



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 208-81

To adopt Amendment Number 79
to the Consolidated Official Plan of
the City of Brampton Planning Area.

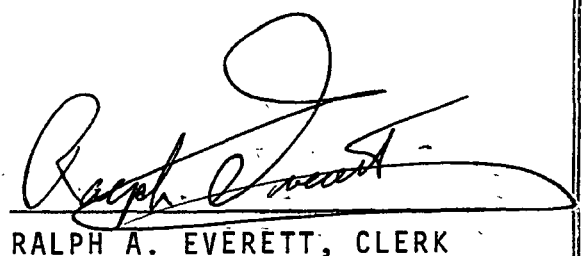
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 79 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 79 to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 14th day of September 1981.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK



BY-LAW

No. 208-81

To adopt Amendment Number 79 to
the Consolidated Official Plan
of the City of Brampton Planning
Area
(MOOREVILLE PROPERTIES INC.)

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AMENDMENT NUMBER 79

to the Consolidated Official Plan
of the City of Brampton Planning
Area

1981 DEC 3 PM 3 53

MISC. PLAN NO. 630

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1981 Dec 3 P.M. 3:53

M. Bridgley
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~
Asst. Deputy Land Registrar

Amendment No. 79
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 79 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 79 to the Official Plan for the City of Brampton Planning Area.

Date

November 1981

P.G. Rimmington
P.G. Rimmington
Acting Executive Director
Plans Administration Division



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 208-81


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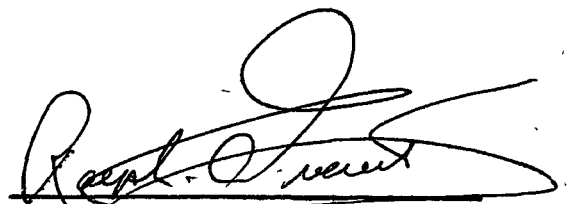
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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

This 14th day of September 1981.


JAMES E. ARCHDEKIN, MAYOR


RALPH A. EVERETT, CLERK

AMENDMENT NUMBER 79
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1. The purpose of this amendment is to delete the extension of Mill Street North between the Vodden Street extension and English Street.
2. Plate Number 4 (Roads Plan) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by deleting the Collector Road classification of the proposed Mill Street North Extension between the proposed extension of Vodden Street and English Street.
3. Plate Number 6 (Land Use & Roads) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by deleting the Collector Road classification of a proposed road located adjacent to the east limit of the Canadian Pacific Railway right-of-way between the proposed extension of Vodden Street West and English Street.



BACKGROUND MATERIAL TO AMENDMENT

NUMBER 79

Attached are copies of reports dated 1981 03 04 and 1981 04 09 and a copy of the notes of a special meeting of the Planning Committee held on Wednesday, April 1, 1981, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

INTER-OFFICE MEMORANDUM

B4

Office of the Commissioner of Planning and Development

1981 03 04

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Draft Plan of Proposed Subdivision
Part of Lot 7, Concession 1, W.H.S.
(Chinguacousy Township)
MOOREVILLE PROPERTIES INC.
The Regional Municipality of Peel
File No. 21T-81007B
Our File: C1W7.9

1.0 Background

Planning Committee, at its January 19, 1981 meeting considered a report that examined a preliminary subdivision submission encompassing lands owned by Emmitt Development Limited and Mooreville Properties Inc. (our Files C1W7.8 and C1W7.9). The report was received by Planning Committee, and City Council subsequently on January 26, 1981 approved the following recommendation of Planning Committee:

The applicant be requested to:

1. (a) file the appropriate subdivision proposal with the Region of Peel;
- (b) amend the rezoning application for the Mooreville Properties Inc. lands, and
- (c) file a rezoning application for the Emmitt Developments Limited lands consistent with Item 1(a) above (this presupposes abandonment of the condominium townhouse project and no rental townhouse project);

.../2

2. The Consolidated Official Plan be amended to delete the extension of Mill Street North a collector road north of Vodden Street extension with the public meeting held concurrent with the rezoning applications public meeting;

Pursuant to the recommendation, D. M. Consultants Limited has filed with the Regional Municipality of Peel a draft plan of a proposed subdivision of the Mooreville Properties Inc. lands - now referred to the City of Brampton - and an amended application to the rezoning application. The report dated January 14, 1981 had indicated that a subdivision of the Mooreville lands excluding the Emmitt Development Limited property was an acceptable alternative proposal.

Therefore this report will deal only with the requirements of the Mooreville Properties Inc. subdivision, though it will be repetitive in some aspects of the previous report of January 14, 1981.

2.0

Property Characteristics

The subject lands are located on the west side of Isabella Street and immediately north of a former spur track facility. The parcel has a frontage of 136.998 metres (449.468 feet) on Isabella Street and an average depth of about 347 metres (1138 feet) comprising an area of 4.75 hectares (11.738 acres). The former spur track right-of-way, which will form a portion of Vodden Street right-of-way has a width of 4.968 metres (16.299 feet).

The site was formerly occupied by greenhouses which have been demolished. Near the south-west corner of the site is a grove of trees.

Abutting the lands to the south are the spur track right-of-way previously noted and south of this right-of-way vacant property of Emmitt Development Limited. To the west, is the Canadian Pacific Railway tracks and to the north semi-detached dwellings, a City park and single-family detached dwellings. On the east is Isabella Street and beyond that is a food supermarket and to the south-east the vacant boiler house of the former Calvert-Dale Estates greenhouse operation.

3.0**Official Plan and Zoning Status**

The subject lands are designated by the Consolidated Official Plan as Residential High Density. The new Official Plan designates the lands Residential.

By-law Number 25-79 zones the site as a Residential Holding Zone.

According to the Consolidated Official Plan Mill Street is proposed to be extended across the lands of Mooreville Properties Inc. as a Collector Road, whilst Vodden Street is planned to be extended westerly as an Arterial Road curving into Mooreville Properties Inc. property near the Canadian Pacific Railway right-of-way. Proposed Official Plan Amendment Number 66, recently adopted by City Council has amended the arterial designation of Vodden Street to a Collector Road.

4.0**Proposal**

It is proposed that the subject lands could be developed for 92 small-lot detached single family dwellings, a 0.500 hectare (1.235 acre) park block and a block for future development with an area of about 0.014 hectares (1505 square feet). A widening of Isabella Street is proposed in order to provide a width of 10 metres (32.81 feet) from

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- 4 -

the centre line of the original 15.24 metre (50 feet) road allowance.

The width of Vodden Street right-of-way is less than the required 20 metres (65.6 feet) because it is intended that the full right-of-way width would be achievable by the acquisition of the 4.968 metres (16.299 feet) former spur track right-of-way.

The agent for both Mooreville Properties Inc. and Emmitt Developments Limited has indicated that the park land to be dedicated by the Mooreville subdivision plan would be fulfilment of the park requirement for both projects.

5.0 Comments

The staff of The Dufferin-Peel Roman Catholic Separate School Board has advised that the estimated 19 students would be accommodated at Saint Joseph School on Parkway Avenue (Northwood Park neighbourhood) until the Board is able to construct a school on the site designated in the Wimpey subdivision plan (Regional Municipality of Peel 21T-24496., Our File C1E8.2) located north of Glendale Public School.

The Peel Board of Education staff have advised that all plans of subdivision are to be presented to the Physical Planning Committee for trustee input prior to staff response. Accordingly, a staff report will have to be prepared for submission to the Board, before a response can be expected from The Peel Board of Education.

Information from the other agencies has yet to be received and the following is presented in recognition that further matters may have to be considered.

The report previously considered by Planning Committee, concluded that the necessity to provide for the extension of Mill Street as a Collector Road facility north of Vodden Street to Moore Street has been diminished as a consequence of changed land use and lower residential densities. Therefore, in order that the proposed subdivision may proceed as submitted, the Consolidated Official Plan should be amended to remove the Collector Road designation of Mill Street as it would have traversed the Mooreville Properties Inc. lands.

The full right-of-way width (20 metres) of Vodden Street should be provided prior to the release of the proposed subdivision for registration.

A 0.3 metre (1 foot) reserve should be provided along the open side and the dead end of Vodden Street.

Several of the lots, namely lots 5 and 8 each are flanked by the rear lot lines of four other lots. This appears to be a dubious distinction to bestow on a property if an alternate solution to the lotting can be achieved. This matter has been reviewed with the applicant's agent and he is prepared to accept a red-lining to replot lots 1 to 4 to run in a north/south direction and to relocate lots 86 and 87 to the west limit of the park block.

The lots abutting or adjacent to the Canadian Pacific Railway mainline right-of-way will be affected slightly

by train movements. It is not anticipated that the level of noise disturbance would justify the need for external noise attenuation facilities, though some appropriate construction techniques would be desirable to protect the internal environment through adequate window glazing, insulation and provision for future air conditioning. A warning clause respecting train movement and possible noise annoyance should be included in offers to purchase and sale for the benefit of prospective home purchasers. A fence, acceptable to the Canadian Pacific Railway Company, should be erected by the developer along the railway right-of-way.

The developer should be responsible for the relocation of an existing storm sewer located near the Canadian Pacific Railway right-of-way to the satisfaction of the Commissioner of Public Works. Dependent upon the location of the disturbed ground and the siting of future foundations of dwellings the Commissioner of Buildings and By-law Enforcement may require specially designed foundations.

Block 94, designated for Future Development, with an area of 0.014 hectares (0.35 acres) located at the south-west corner of the site should be integrated with the spur track right-of-way as a possible enlargement of a nearby parkette. It is assumed that the City will be able to acquire ownership to the spur track right-of-way not required for roadway purposes.

The subject lands will have to be rezoned to permit the use of the 9.15 metres (30.0 feet) lots for detached dwellings. Therefore a public meeting to deal with this matter and the Official Plan amendment is necessary.

Because of the type of dwellings to be erected, the proximity of a major commercial use on the east side of Isabella Street and the collector road function of Vodden Street, sidewalks should be constructed along the west side of Isabella Street, north side of Vodden Street and both sides of Street "A".

A name of Street "A" should be selected that is acceptable to the City of Brampton and the Street Name Committee of the Regional Municipality of Peel.

The City policy respecting fencing of park land and the rear lot lines of lots having a width of less than 10.668 metres (35 feet) should apply.

6.0 Conclusion

The initial action that Planning Committee should consider is the holding of a Public Meeting with respect to a proposed amendment to the Consolidated Official Plan to delete Mill Street North extension as a Collector Road north of Vodden Street and concurrently to deal with the rezoning of the lands.

Subject to the results of the Public Meeting, the adoption of the Official Plan amendment and further requirements that outside agencies may report upon, the conditions of draft approval that should be submitted for the consideration of the Regional Municipality of Peel are listed below.

1. The draft approval be based upon a plan circulated by the Regional Municipality of Peel, being DWG No. 2 prepared by Fred Schaeffer & Associates Ltd., revised: Feb 9, 1981.

2. The Plan be red-line

- (a) to provide 0.3 metre reserves along the open side of Vodden Street and at the westerly end of Vodden Street;
- (b) to relet Lots 1 to 4 in a north/south direction, and
- (c) to relocate lots 87 and 88 to abut Lot 86.

3. The plan not be released for registration until the full right-of-way width (20 metres) of Vodden Street is provided to the satisfaction of the City of Brampton.

4. A widening of Isabella Street be dedicated as a public highway upon registration of the plan to provide width of 10 metres from the existing centre line of Isabella Street.

5. The applicant agree to convey in a condition satisfactory to the City, Block 93 as park land and the City agree to accept this block with an area of approximately 0.5 hectares as satisfying the park requirements for the development of Emmitt Developments Limited lands situated at the south west corner of Isabella Street and future extension of Vodden Street.

6. The applicant agree by agreement to provide a fence, acceptable to the Canadian Pacific Railway Company, on the rear lot line of Lots 61 to 68, both inclusive.

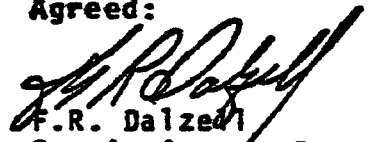
7. The applicant agree by agreement to include in the purchase and sale agreements for Lots 61 to 71; both inclusive, a warning clause advising of the potential annoyance that may be caused by train movements. (The Canadian Pacific Railway Company and the Ministry of the Environment may provide more specific wording and a larger number of lots to be subject to the warning clause.)
8. The applicant agree by agreement to relocate an existing storm sewer in the westerly portion of the lands to the satisfaction of the Commissioner of Public Works and grant an easement acceptable to the Commissioner for the relocated storm sewer.
9. The applicant agree by agreement to grant easements to the appropriate authorities, as may be required for the installation of services and utilities.
10. The applicant agree by agreement to support an amendment to the restricted area by-law zoning Lots 1 to 92 for 'small lot' detached dwellings and Blocks 93 and 94 as Open Space.
11. The applicant agree by agreement to convey Block 94 to the City as park land.
12. The applicant agree by agreement to name Street "A" acceptable to the City and the Region of Peel Street Name Committee.
13. the applicant agree by agreement that all streets and widening as shown on the plan shall be dedicated as public highways upon registration of the plan.

14. The applicant agree by agreement that the City of Brampton may impose a staging program for the issuance of building permits acceptable to the City.
15. The applicant agree to enter into an agreement to satisfy engineering, fencing, landscaping, legal and financial requirements of the City and the Regional Municipality of Peel.
16. The applicant agree by agreement to the establishment of an Architectural Control Committee to review and approve the external design of buildings.
17. The applicant agree by agreement to provide to the satisfaction of the Commissioner of Buildings and By-law Enforcement engineering report indicating special foundation requirements, if any, to support dwellings that may be erected on disturbed ground.



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

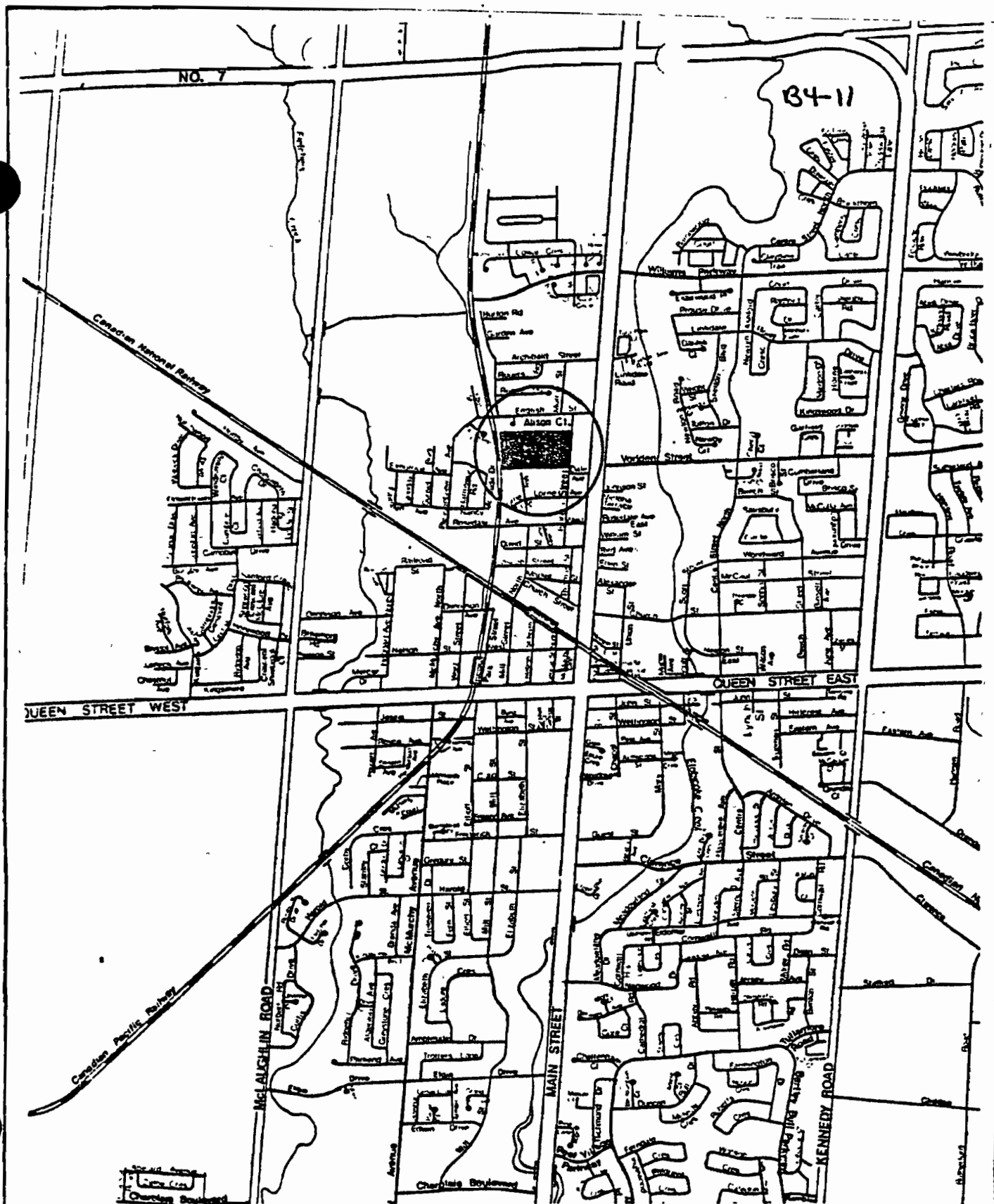
Agreed:



F.R. Dalziel
Commissioner of
Planning and Development

LWHL/dh

encl: (2)



MOOREVILLE PROPERTIES INC.
LOCATION MAP



CITY OF BRAMPTON
Planning and Development

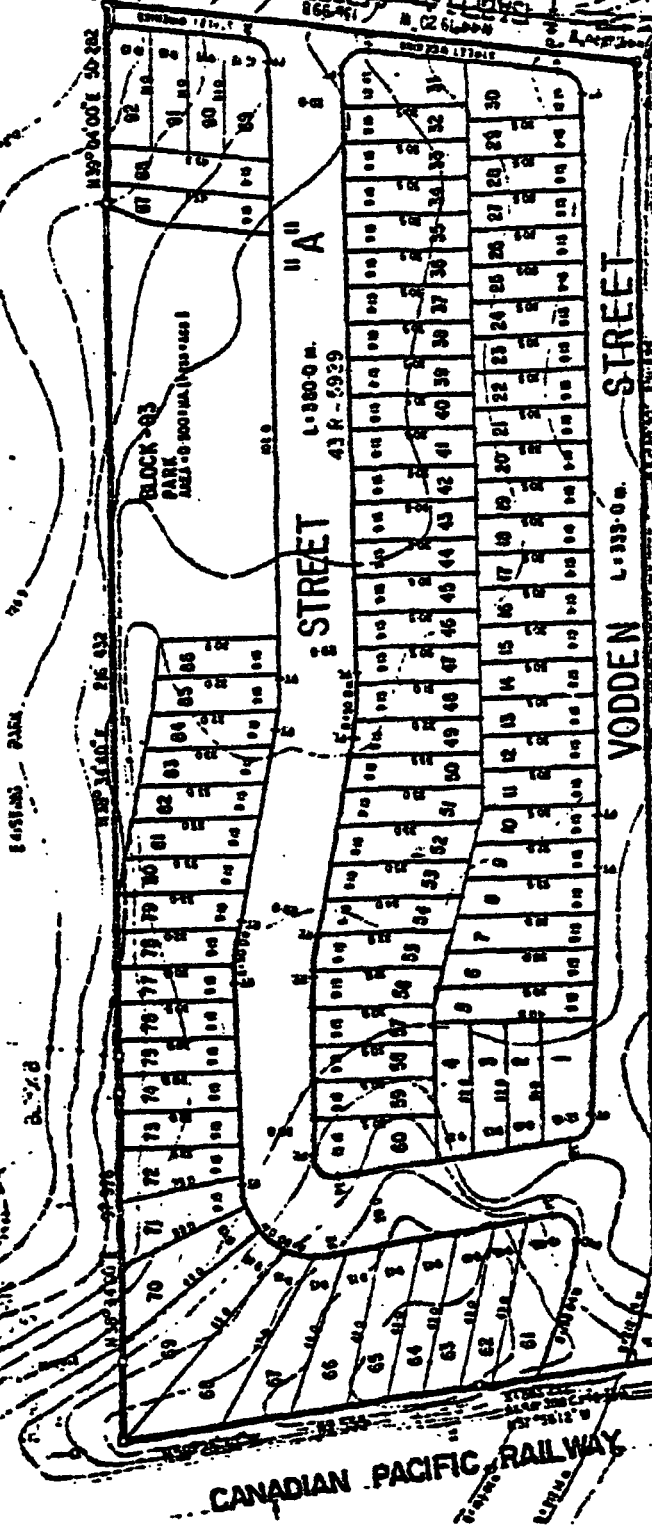
Date: 81. 03 03 Drawn by: J. K.
File no. CIW7.9 Map no. 42-47C

84-12

ENGLISH STREET

EXISTING RESIDENTIAL

EXISTING / COMMERCIAL



MOOREVILLE PROPERTIES INC.

SUBDIVISION PLAN



CITY OF BRAMPTON
Planning and Development

Date: 81.03.03 Drawn by: J. K.
File no. CIW7.9 Map no. 42-47D

INTER-OFFICE MEMORANDUM

C2

Office of the Commissioner of Planning and Development

1981 04 09

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law and Draft
Plan of Proposed Subdivision
Part of Lot 7, Concession 1, W.H.S.
(Chinguacousy Township)
MOOREVILLE PROPERTIES INC.
The Regional Municipality of Peel
File Number : 21T-81007B
Our File: CIW7.9

Attached are the notes of the Public Meeting held on Wednesday, April 1, 1981, with respect to the Mooreville Properties Inc., and the Emmitt Development Limited rezoning applications, which were presented as joint proposals because of their commonality with Vodden Street, parkland dedication and dwelling type.

The principal issue raised with respect to the Mooreville Properties Inc. proposal was the timing of the Vodden Street connection to Main Street North in relation to the increased flow of traffic that would use Isabella Street in the absence of the Vodden Street/Main Street North connection. Efforts are being made to achieve the Vodden Street connection between Main Street North and Isabella Street, as well as westerly extension of Vodden Street to Pleasantview Avenue, through discussions with the several affected property owners. It would be unreasonable to impose a restriction on the development of the Mooreville Properties Inc. lands solely on the basis of the prior or simultaneous provision of the Vodden Street/Main Street North

No objection was raised to the deletion of the Mill Street North Collector Road designation north of future Vodden Street

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nor to the proposed rezoning of the lands for small lot single detached dwelling units.

Pursuant to a recent City Council policy regarding notification of prospective property owners of potential adverse environmental factors, the draft plan conditions outlined in the report dated 1981 03 04 should be expanded. Condition '7' of the recommendations deals with the warning clause on the purchase and sale agreements but the display map and its required approval should be included as additional conditions.

It is recommended that Planning Committee:

- 1) Receive the notes of the Public Meeting held on April 1, 1981, and
- 2) Recommend to City Council that staff:
 - a) be requested to prepare the Official Plan Amendment to the Consolidated Official Plan to delete Mill Street North as a Collector Road north of Vodden Street for consideration of Council;
 - b) the draft approval conditions be amended by the addition of the following conditions:
 18. The applicant agree by agreement that a map shall be displayed in the sales office and shown to all prospective purchasers, showing those lots or blocks in a colour-coded form that have potential noise environmental problems as defined by the Ministry of the Environment.
 19. The applicant agree by agreement that the maps be approved prior to registration by the Planning and Development Department, and further that staff be permitted to monitor the sales office to ensure compliance, and
 - c) upon receipt of the conditions of draft plan approval, prepare the appropriate subdivision agreement and restricted area by-law for

consideration of Council.

AGREED

F. R. Dalzell
F. R. Dalzell
Commissioner of Planning
and Development

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

LWHL/ec
enclosure

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, April 1, 1981, 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 (a) Emmitt Developments Limited (C1W7.8) and (b) Mooreville Properties Inc. (C1W7.9), to amend the Official Plan and Restricted Area (Zoning) By-law to develop the property to accommodate small lot detached single family dwellings.

Members Present: Councillor D. Sutter - Chairman
Mayor Archdekin
Alderman F. Russell
Councillor P. Robertson
Alderman T. Piane
Alderman C. Gibson
Alderman R. Callahan
Councillor K. Whillans
Alderman F. Kee

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director of Planning and Development Services
J. A. Marshall, Director of Planning Policy and Research
F. Yao, Development Planner
P. Schwartzberg, Policy Planner
E. Coulson, Secretary

The Chairman enquired if notices to the property owners within 400 feet 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.

There were approximately 80 members of the public in attendance.

Mr. Laine outlined the proposal and explained the intent of the application.

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Mr. M. Ferris, 22 Alison Court, complained about the drainage problem and weed growth in the vacant lands to the north of the proposal, parallel to the tracks. He wondered what use would be made of the lands if Mill Street was not to be extended.

Mr. Laine responded that acquisition of the property was one possibility.

Mr. W. Whitbread, 47 Isabella Street, approved of the proposal, and enquired as to:

- 1) anticipated population for the subject development,
- 2) whether the widening of Isabella Street would take place before or after construction of the dwelling units,
- 3) parkland dedication requirements for the proposal,
- 4) if fencing would be stipulated in the subdivision agreement,
- 5) whether a reserve would be placed on the end of Vodden Street until such time as future Vodden Street, between Isabella Street and Main Street North was in place; with the expectation that the development of the two subdivisions would be dependent upon the availability of Vodden Street as a public highway from Main Street to the west (to Pleasantview Avenue).
- 6) the possibility of a walkway being installed from the proposed road in the Emmitt development to the swale area to the west of the subject property,
- 7) the timing of construction of the dwelling units.

Mr. Laine responded as follows:

- 1) it was anticipated that the population figure would be approximately 600 persons.
- 2) the widening of Isabella Street would probably take place subsequent to the work being done on Vodden Street,
- 3) the parkland dedication would be slightly more than the customary 5%,
- 4) he explained the fencing policy for subdivisions,
- 5) no reserve at the east end of Vodden Street is proposed and the Vodden Street connection to Main Street from the

- cont'd. -

west has been an objective of City Council for three or four years. Discussions have been held with the owners of property that would be affected by the extension of Vodden Street.

- 6) The prospect of the walkway would be reviewed.
- 7) It was anticipated that the timing of development would be 1½ to 2 years.

Mr. W. Ward, 48 Lorne Avenue, enquired as to the probable cost of the homes and the number of square feet per unit.

Mr. Bruno Pen, representative for the developer, noted that the housing would be in the range of 1,400 to 2,000 square feet, and the cost in the range of \$75,000 to \$100,000 and over.

Pat Convoy, 142 Mill Street North, submitted a petition of objection to the proposal that Mill Street North be connected to Vodden Street proposed extension. She stated that the area residents had presumed that Mill Street North would be a dead-end, as there was no indication that it would be extended.

Mr. E. Dudar, 77 Nancy McCredie Drive, enquired as to school requirements for the proposed housing. He voiced concern relating to children crossing the railway tracks to get to school, as well as the objectionable behaviour of the children.

Mr. Laine explained that the Board of Education has an option on a piece of land in the subdivision to the north, sufficient to meet the requirements for area development.

Mrs. Dignard, 30 Lorne Avenue, enquired as to the fate of six old trees on Isabella Street when this street was widened.

Mr. Laine commented that trees would be removed only where necessary to locate necessary public services. He said that Mr. Steven Dewdney, Landscape Architect, Planning and Development Department would be asked to look into the matter.

There were no further questions or comments and the meeting adjourned at 8:30 p.m.