



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

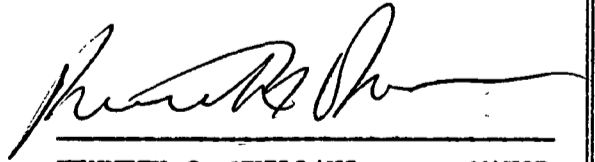
Number 218-83
To adopt Amendment Number 20 to the
Official Plan of the City of Brampton
Planning Area and to adopt Amendment
Number 20A to the Consolidated Official
Plan of the City of Brampton Planning
Area.


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

1. Amendment Number 20 to the Official Plan of the City of Brampton Planning Area and Amendment Number 20 A to the Consolidated 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 and Housing for approval of Amendment Number 20 to the Official Plan of the City of Brampton Planning Area and Amendment Number 20 A 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 11th day of July, 1983.


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS - ACTING CLERK

ORIGINAL

21-0P-0031-020

AMENDMENT NUMBER 20
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 20A
to the Consolidated Official Plan for
the City of Brampton Planning Area

Amendment No. 20A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 20 to the Official Plan
for the City of Brampton Planning Area.

I hereby approve, in accordance with Section 14(3) of the Planning Act, the further and final portions of Amendment 20 to the Official Plan for the City of Brampton Planning Area and Amendment 20A to the Consolidated Official Plan for the City of Brampton Planning Area, subject to the following modification:

1. Section 3(1), page 1 is hereby modified by deleting the words "Amendment 20 to this Official Plan" in the 5th line of the Section 7.2.7.11 Area 11: Central Park reference and replacing them with "Amendment 20A to this Consolidated Official Plan".

As thus modified, these further and final portions are hereby approved.

Date ... Jan. 30/84 ... *D. P. McHugh*

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 20A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 20 to the Official Plan
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and 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 1980, as Amendment No. 20A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 20 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 14(3) of the Planning Act 1980:

1. Section 3(1), in its entirety.

Date Sept. 19/83 *D. P. McHugh*

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


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

This 11th day of July, 1983.


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS ACTING CLERK

AMENDMENT NUMBER 20
to the Official Plan for the
City of Brampton Planning Area

AMENDMENT NUMBER 20A
to the Consolidated Official Plan for
the City of Brampton Planning Area

1. Purpose

The purpose of this amendment is to change the land use policy relating to lands shown outlined on Schedule A attached hereto.

2. Location

The lands subject to this amendment are located on the north side of Howden Boulevard, approximately 378 metres east of Dixie Road, being Block C on Registered Plan 857 in the City of Brampton.

3. Amendment

3.1 The Official Plan of the City of Brampton Planning Area is hereby amended by deleting therefrom section 7.2.7.11, (Area 11: Central Park) and substituting therefor the following:

"7.2.7.11 Area 11: Central Park

Chapters C17, C22, C26, C29, C30, C34, C46 of Section C of Part C, and Plate Numbers 22 and 28, all of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area 11, and as amended by Amendment 20 to this Official Plan, are combined and shall constitute the Central Park Secondary Plan."

3.2 The Consolidated Official Plan for the City of Brampton Planning Area is hereby further amended:

- (1) by deleting therefrom the last paragraph of Part C, Section C, Chapter C17, subsection 5.1(vii) and substituting therefor the following:

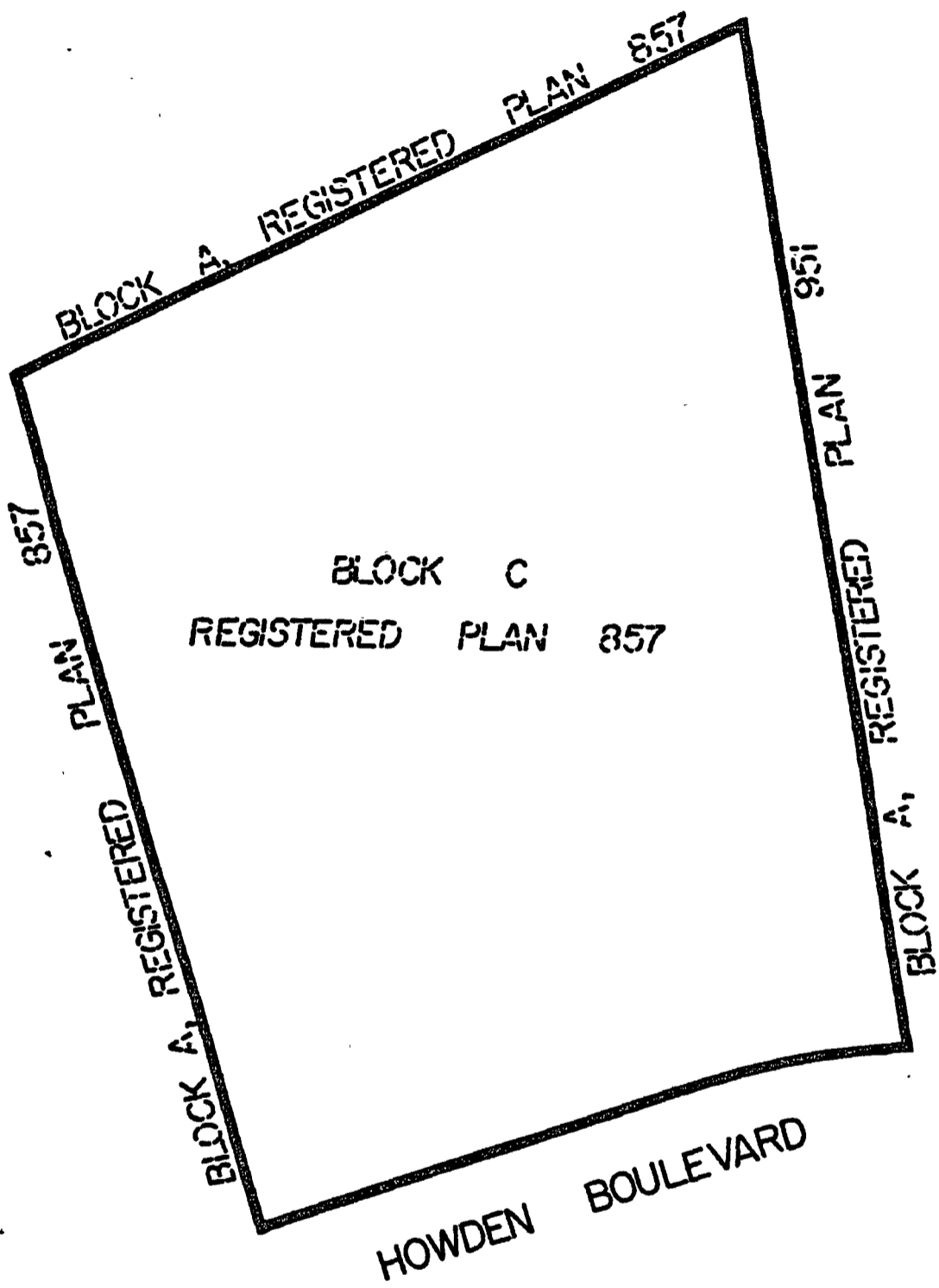
"If the school board decides that a senior public school is not required, the lands shall be developed for Low Density Residential use, provided that the maximum density of the site shall not exceed 24.7 dwelling units per hectare (10 units per acre)."

DEFERRED
UNDER SECTION 14(3) OF
THE PLANNING ACT

MODIFICATION

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

APPROVED TO FORM LAW DEPT. BRAMPTON
DATE



OFFICIAL PLAN AMENDMENT No. 20
 OFFICIAL PLAN AMENDMENT No. 20A
 Schedule A



1:1550

CITY OF BRAMPTON
 Planning and Development

Date: 83 06 23
 File no. C4E7.9

Drawn by: RB
 Map no. 46-30F

BACKGROUND MATERIAL TO AMENDMENT NUMBER 20 and 20A

Attached is a copy of reports dated May 12, 1983, June 7, 1983 and June 16, 1983, including the notes of a special meeting of the Planning Committee held on June 1, 1983, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.

CS

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 05 12

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Draft Plan of Subdivision and
Application to Amend the
Official Plan and Zoning By-law
BRAMALEA LIMITED
Block C, Registered Plan 857
Ward Number 7
Region of Peel File: 21T-83008B
Our File: C4E7.9

1.0 BACKGROUND:

A draft plan of subdivision has been circulated by the Region of Peel for the above noted land. An application to amend both the Official Plan and Zoning By-law, to implement the proposed subdivision, has been filed with the City Clerk.

2.0 SITE DESCRIPTION:

The subject site, comprising an area of 4.047 hectares (10 acres), is located on the north side of Howden Boulevard between Dixie Road and Central Park Drive, as shown on the location map. The site has a frontage of 106.68 metres (350 feet) and an average depth of about 232 metres (761.5 feet).

Topographically, the site slopes gently to the south-east. There is a drainage ditch along the east limit of the site. No significant vegetation exists on the site and the site is presently vacant.

As shown on the attached Land Use Map, the surrounding properties have been developed. There is a strip of open space abutting the

site to the north and the west. Beyond the open space strip, lands are residentially developed. To the east and west are zero lot line single family dwellings and to the north is the large lot single family development of Crescent Hill, whilst to the south, across from Howden Boulevard, is Lester B. Pearson Catholic School and Howden Recreation Centre.

3.0 OFFICIAL PLAN AND ZONING STATUS:

In the Consolidated Official Plan, the site is designated for a Senior Public School use. The same designation was adopted by the new Official Plan as part of the Central Park Secondary Plan.

The site is zoned Agricultural A1 by By-law 861, as amended.

4.0 PROPOSAL:

The applicant proposes to subdivide the site into 94 single family lots as shown on the attached draft plan. The minimum frontage of these lots is 9 metres (29.53 feet) and the minimum depth is 30.5 metres (100.06 feet). A crescent street pattern with a short cul-de-sac is proposed. At the north-east, the proposed road is extended to the north property limit and a block is proposed for an access to the open space. Reserves of 0.3 metre width (1 foot) width are proposed along the flankage lot lines of the lots abutting Howden Boulevard.

5.0 COMMENTS:

The Regional Public Works Department has indicated that a 200 mm sanitary sewer is available on the south-east corner of the site. However, sewer construction will be required on Howden Boulevard. With respect to municipal water service, a 300 mm watermain is available on Howden Boulevard. Regional roads are not directly affected.

The site was previously reserved for a senior public school. The Peel Board of Education had determined in 1977 that this site was not required for school purposes, and the Board has reconfirmed that it has no interest in the site. Though in the General Land Use Schedule

of the new Official Plan the site is designated for Residential use, it is designated as a Senior Public School site in the detailed secondary plan of the Consolidated Official Plan which is presently in force. Therefore, an amendment to the Official Plan is considered necessary.

The draft plan proposes to provide a pedestrian connection to the open space system abutting the site on the north with an intent to provide a pedestrian connection from Hilldale Crescent to Lester B. Pearson School and the Howden Recreation Centre. There is a walkway located adjacent to the westerly property limit connecting to the walkway system to Hilldale Crescent. Staff believe that an additional pedestrian connection for this purpose is redundant. By removing the extra road length in the subdivision, not only the city will save future maintenance expense and the developer will save capital cost of servicing and road construction, the future residents of the crescent will also be free from pedestrian "through traffic" and related problems. Therefore, staff suggest that the draft plan be redlined to eliminate the connection to the open space. For the future residents of this subdivision to have a convenient access to the walkway system, the Parks and Recreation Department has recommended that a 3 metres wide walkway be provided in the area of Lots 18 and 19 connecting to the existing walkway along the west site limit. This requirement will result in a reduction of one lot from the proposed subdivision.

The four lots abutting Howden Boulevard should have a minimum width of 11.5 metres (37.73 feet). The visibility corner may be reduced to a radius of 5 metres (16.40 feet) whilst the 0.3 metre reserve should be extended to the end of the corner rounding. A 1.8 metre (5.9 foot) high wood acoustic quality fence shall be provided along the exterior side yard of these four lots. The front, rear and exterior side elevations of the building on these four lots shall be of brick veneer construction, including that of the second floor.

A cash-in-lieu contribution is required for park conveyance purposes. The north-west corner (rear yard of Lots 20 and 21) shall be cut off as shown on the attached redlined draft plan to be added to the existing open space. It is calculated that 0.202 hectares (0.5 acres) of open space should be conveyed as park dedication. The proposed redlined conveyance is about 0.03 hectares (0.08 acres). Therefore, the balance of the conveyance should be in the form of a cash-in-lieu contribution in accordance with City Council's policy.

The existing drainage ditch along the east property limit should be removed and rear yard catch basins with appropriate overland flow routes should be installed.

It is the policy of the City to encourage energy conservation practices. A passive solar lot orientation is not practical because of the restrictions imposed upon the street pattern by the relatively small size of the subdivision area and the presence of abutting development. Nevertheless, encouragement will be given at the Architectural Control Committee stage to provide, in the design of the houses, appropriate energy conservation features.

The name of the proposed street to be submitted for the approval of the Region Street Name Committee and the City will have to begin with the letter "h" to be in conformity with the names in the H section of the community.

6.0 RECOMMENDATION:


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

- A. A public meeting be held with respect to the Official Plan and zoning by-law amendments, and
- B. Subject to the result of the public meeting, the draft plan be recommended for draft approval subject to the following conditions:


1. The approval be based on the draft plan prepared by Johnson, Sustronk, Weinstein and Associates, drawing number F dated March 1983, redline revised as follows:
 - (a) the creation of a block at the north-west corner of the site;
 - (b) the deletion of Block 95 and the road connection to the open space;
 - (c) the replacement of visibility triangles with corner roundings at the street intersections with Hodwen Boulevard; and
 - (d) the extension of 0.3 metre reserves to include corner roundings.
 - (e) the provision of a 3 metres wide walkway from the west leg of the crescent street to the open space.
2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of levies.
3. The applicant shall agree by an agreement to grant easements as may be required for the installation of utilities and municipal services to the appropriate authorities.
4. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Restricted Area (Zoning) By-law for the proposed development.
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
6. The proposed street shall be named to the satisfaction of the City and the Region.
7. The applicant shall agree by an agreement to convey the block redlined at the north-west corner of the site to the City as partial fulfillment of parkland conveyance with the balance of the dedication to be in the form of cash-in-lieu.
8. All 0.3 metre reserves shall be conveyed to the City.

9. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to review and approve the external design of buildings.
10. The applicant shall agree by agreement that the front, rear and exterior side elevations of the buildings on the four lots abutting Howden Boulevard shall be of brick veneer construction, including the second floor elevations.
11. The applicant shall agree by agreement to install a 1.2 metre high, durable quality wood fence along the exterior side yards of the lots abutting Howden Boulevard.
12. The applicant shall agree by agreement to install fences in accordance with the City's fence policy.

AGREED:



F.R. Dalzell
Commissioner of Planning
and Development

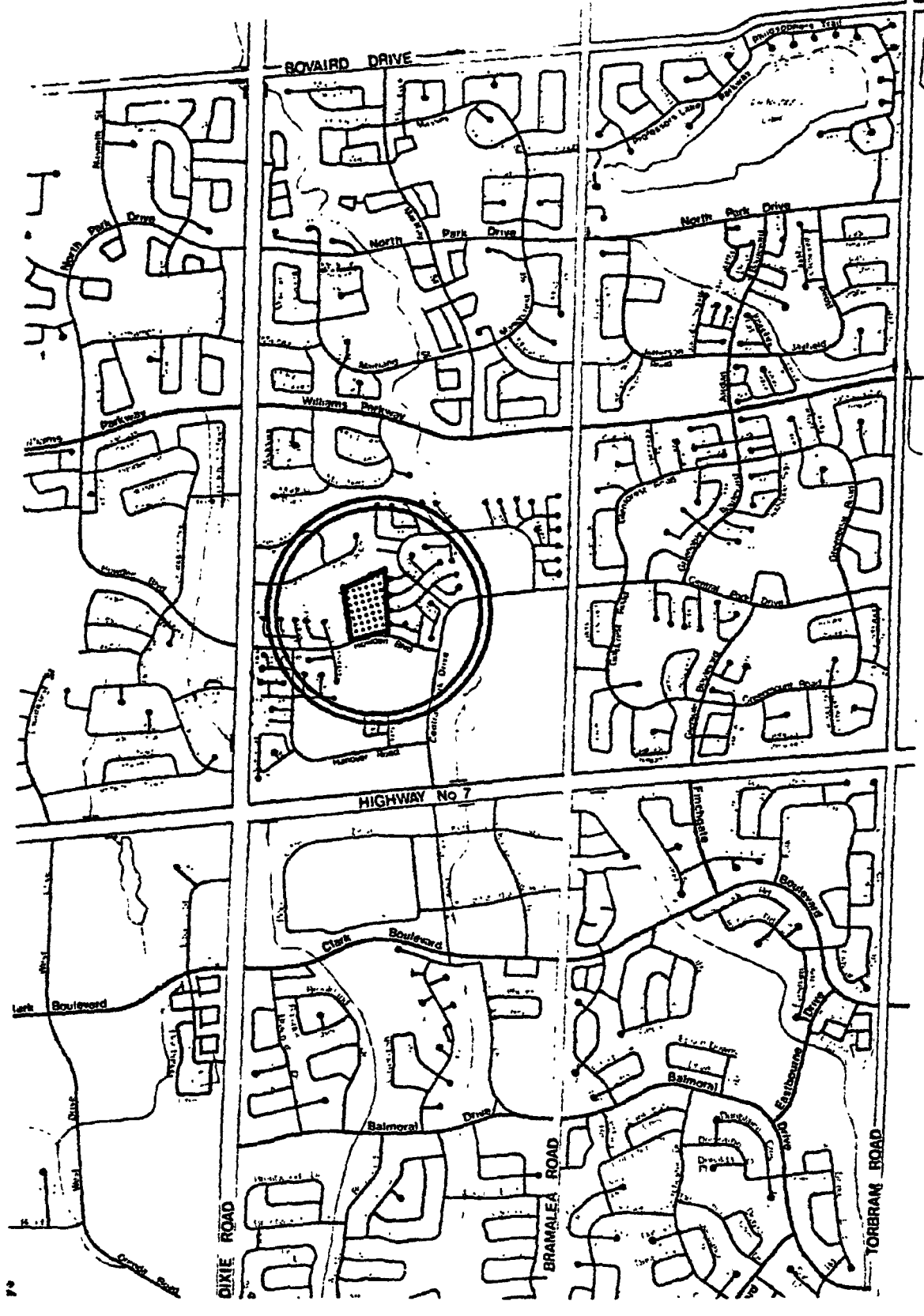


L.W.H. Laine
Director, Planning and
Development Services

Attachments (4)

LWHL/WL/thk

C5-7



BRAMALEA LIMITED

Location Map

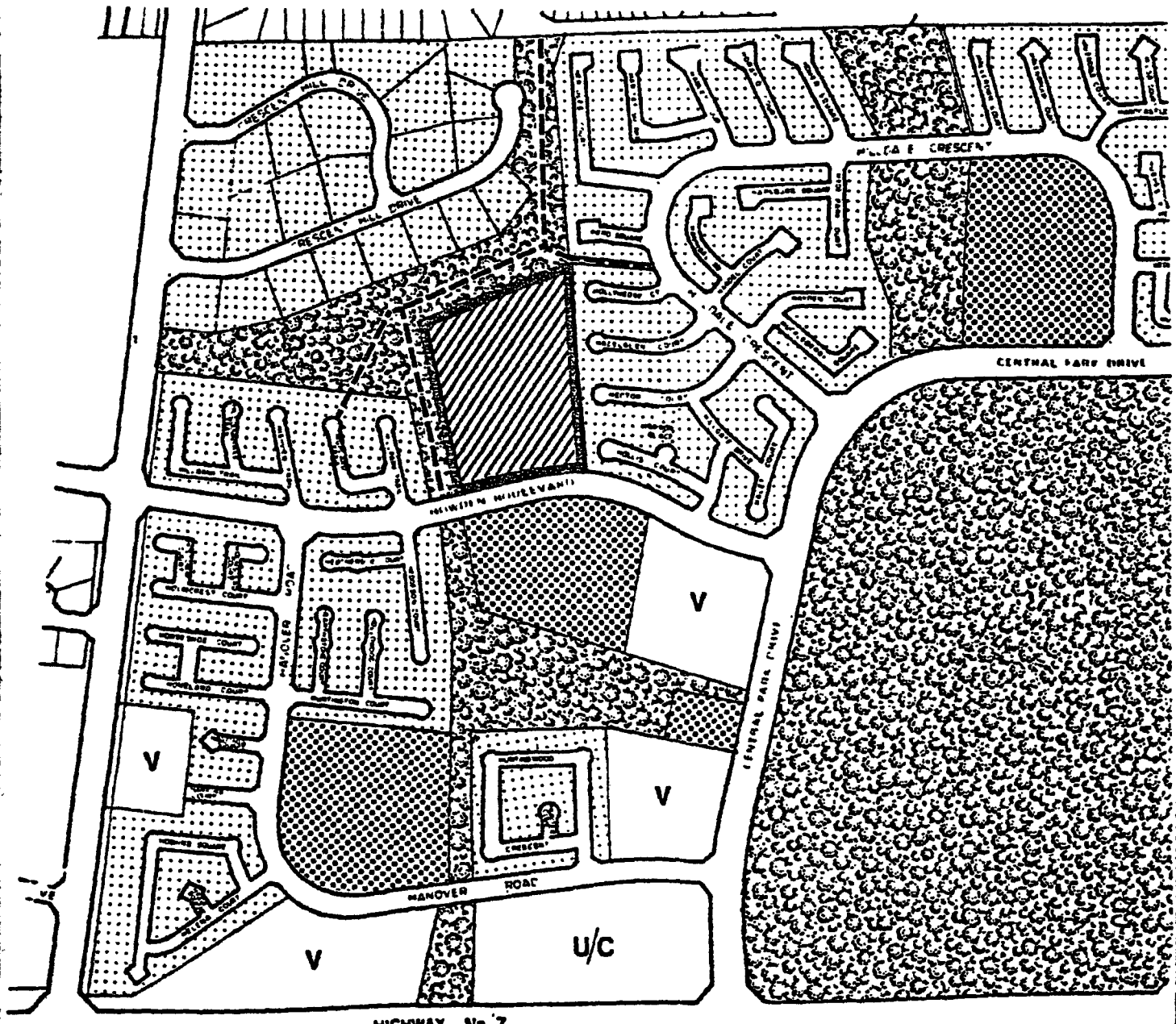


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CITY OF BRAMPTON
Planning and Development

Date: 83 04 19 Drawn by: RB
 File no. C4E7.9 Map no. 46-30A

C5-8



LEGEND

 Subject Property

 Open Space

 Residential

V — Vacant

 Institutional

U/C — Under Construction

 Existing Walkway

BRAMALEA LIMITED



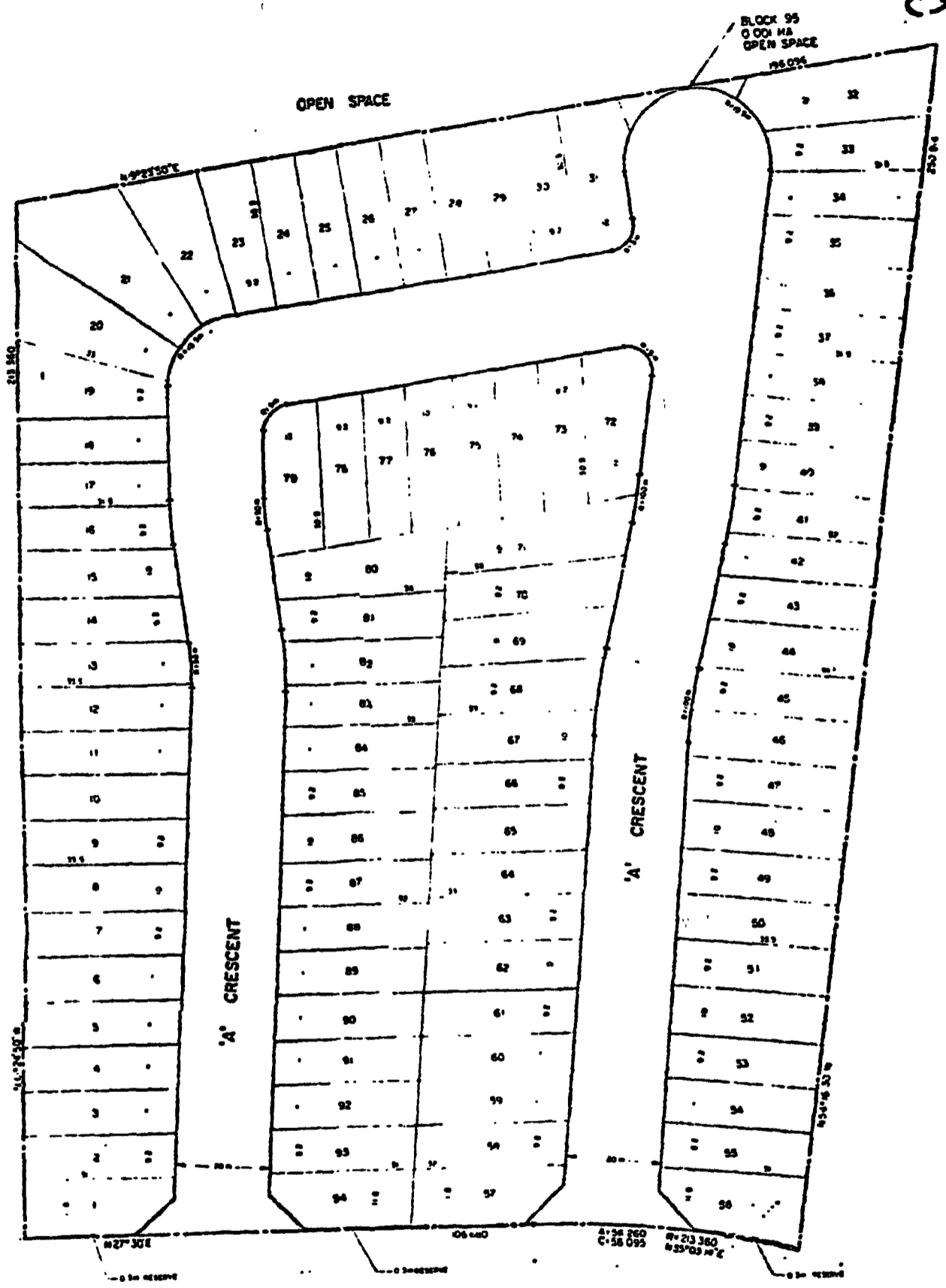
CITY OF BRAMPTON
Planning and Development

Land Use

1:5000

Date: 83 04 20 Drawn by: RB
File no. C4E7.9 Map no. 46-30C

C5-9



BRAMALEA LIMITED



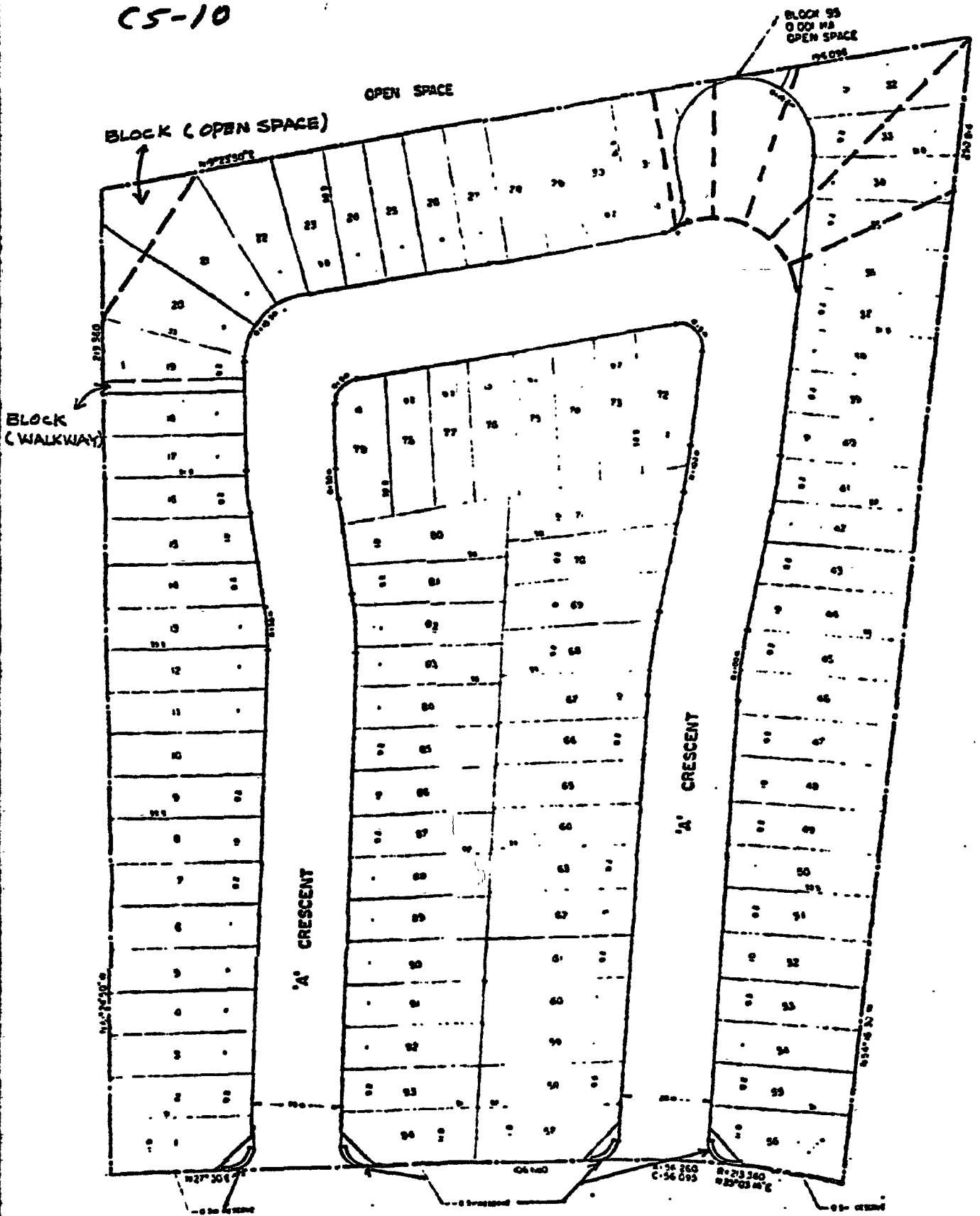
CITY OF BRAMPTON
Planning and Development

Draft Plan of Subdivision

1:200

Date: 83 04 9 Drawn by: RB
File no. C4E7.9 Map no. 46-30B

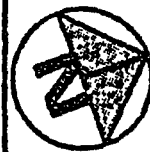
C5-10



BRAMALEA LIMITED

PROPOSED REDLINED PLAN

Draft Plan of Subdivision



1:200

CITY OF BRAMPTON
Planning and Development

Date: 83 04 8

Drawn by: RB

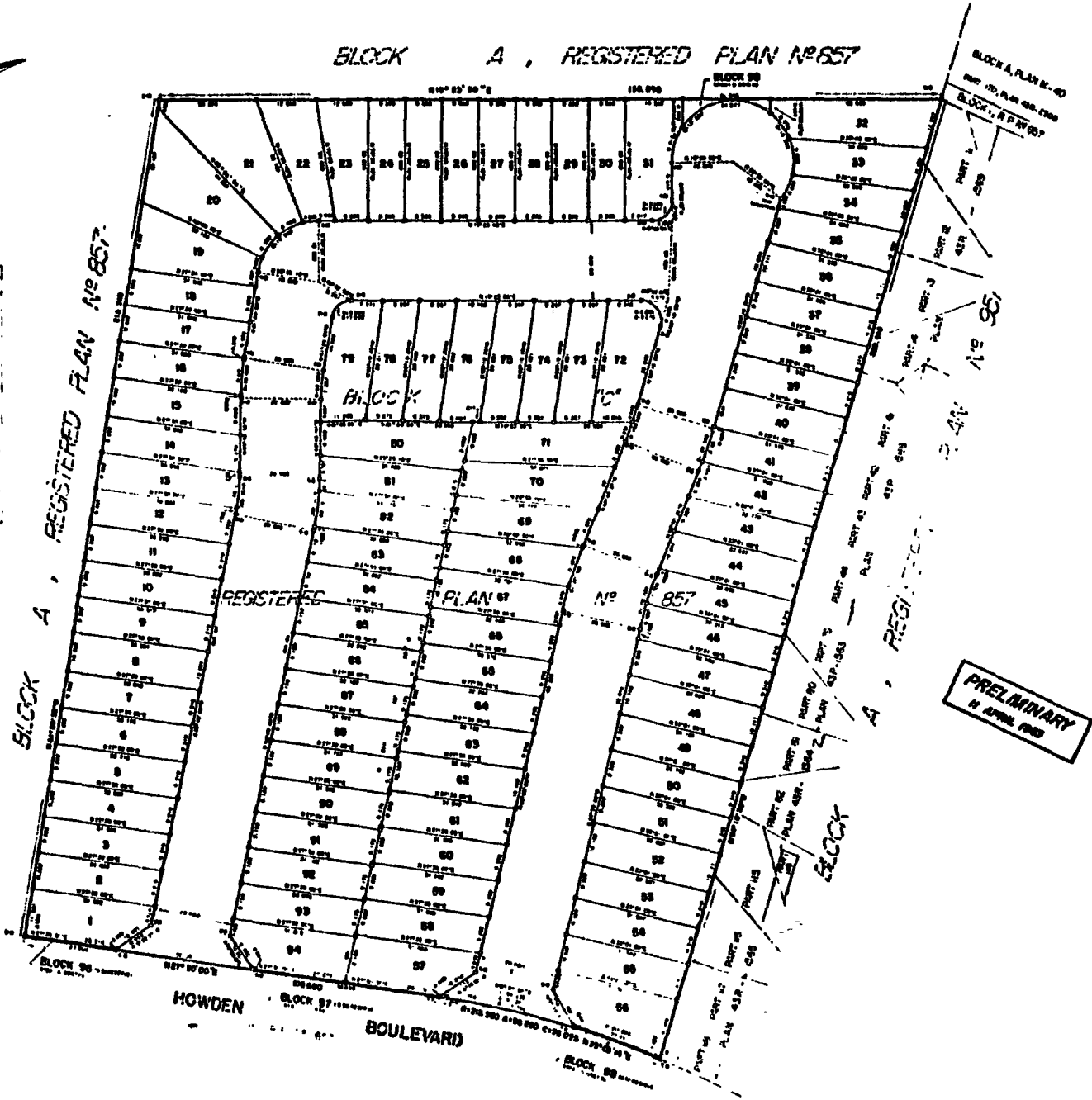
File no. C4E7.9

Map no. 46-308

C5-11



Block	Lot	Area	Remarks
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PLAN 43M -

I CERTIFY THAT THIS PLAN 43M - ... IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ... AT ... ON ... AND ENTERED IN THE REGISTER FOR PARCELS ... SECTION ... AND RELEVANT CONTENTS AND APPORTS ARE REGISTERED AS PLAN DOCUMENT OF ...

LAND REGISTRAR

APPROVED - - - - -

DATE ...

THIS PLAN COMPOSES

PLAN OF SUBDIVISION OF
BLOCK C, REGISTERED PLAN No 857
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 (FORMERLY IN THE TOWNSHIP OF CHESHAMPEL COUNTY OF PEEL)

SCALE 1:500

J.D. BARNES LIMITED, Surveyors - 1982

METRIC

1 METRE EQUALS 39.37 INCHES

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT

1. LOTS 1 TO 100 HAVE BEEN LAYED OUT THE STREETS NAMELY ...
2. THE STREETS ARE HEREBY INDICATED BY THE ...

DATED THE ... DAY OF ... 1982

NOTES

1. OWNER AND SURVEYOR ARE REFERRED TO THE SURVEY DOCUMENT OF BLOCK C REGISTERED PLAN NO 857 DATED BY ...

2. ...

3. ...

4. ...

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
2. THE SURVEY WAS COMPLETED ON THE ... DAY OF ... 1982

DATE ...

... SURVEYOR

J.D. BARNES LIMITED, Surveyors

100 ...

... ..

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 06 07

TO: Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Block C, Registered Plan 857
Ward Number 7
Peel Region File Number 21T-83008B
Our File Number C4E7.9

The notes of the public meeting held on Wednesday, June 1, 1983 with respect to the above noted application are attached for the consideration of Planning Committee.

The concerns of the residents can be summarized as the issues of school accommodation, traffic and density with special emphasis on density.

The estimated 24 pupils for the Separate School Board will attend Lester B. Pearson School although the prospective purchasers in this subdivision should be advised that the school may be temporarily overcrowded if the houses are ready for occupancy before the new elementary school on North Park Drive is completed. (The site plan for the new separate school was approved on May 12, 1983 and the school is scheduled to open in September, 1984). The Public School Board has reconfirmed that the Board has no interest in this block. Further, staff of the Board has advised that it is anticipated that the proposed 94 houses will generate 24 kindergarden to grade 5 students, 14 students for grades 6 to 8 and 19 students for grades 9 to 13. These students will

be accommodated in Hanover Elementary School, Williams Parkway Senior School and North Park Secondary School.

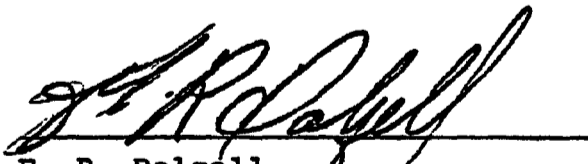
The traffic counts of average daily traffic on Howden Boulevard in 1982 was about 2000 whereas the traffic count in 1982 of North Park Drive at Mackay was about 6100 and the count in 1981 of Vodden Street at Rutherford was about 11800.

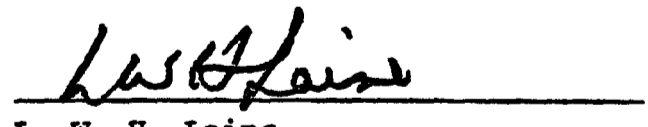
The developer has provided an undertaking to the effect that two sites fronting on Central Park Drive at the intersections of Howden Boulevard and Hanover Road will not be high density residential developments. Accordingly, the overall density in this area will be lower than what was originally planned. The subject site is located between two zero lot line residential developments and there is a 200 foot wide open space separating the site from the development of Crescent Hill where the minimum lot size is 0.5 acres. Staff are of the opinion that the proposed density is acceptable.

It is recommended that:

- 1) the draft plan of subdivision, Peel Region File Number 21T-83008B, be recommended for draft approval subject to the conditions outlined by City Council on May 25, 1983, and
- 2) staff be authorized to prepare documents for City Council's consideration.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

Attachments:

LWHL/WL/thk

PUBLIC MEETING

D1-3

A Special Meeting of Planning Committee was held on Wednesday, June 1, 1983, 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 BRAMALEA LIMITED (File: C4E7.9) to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the applicant to subdivide the property into 94 single family lots.

Members

Present: Councillor D. Sutter - Chairman
Councillor E. Mitchell
Councillor N. Porteous
Alderman M. Anecchini
Alderman D. Metzak
Alderman H. Chadwick
Alderman C. Gibson

Staff

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

Approximately 24 members of the public were in attendance.

The Chairman explained the procedure for further processing of the application and 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.

Mr. Lee outlined the proposal and explained the intent of the application. After the close of the presentation the Chairman invited questions and comments from the members of the public in attendance.

- cont'd. -

Mr. C. Jordan, speaking on behalf of Ward 7, Citizen's Advisory Committee, suggested that the bulb at the north end of the east interior road (as illustrated in the proposed plan) be moved to the west interior road, closer to the existing walkway, where it would be more convenient and accommodate more pedestrian traffic. He expressed concern relating to the potential for overflow at the existing schools in the area, the added population density in the area and extra traffic on Howden and Central Park Drive.

Mr. Forbes, 6 Crescent Hill Drive South, commented that 94 houses was too great a number to build on 10 acres. He was of the opinion that a park would be located behind his house as well as a school site. He complained about inadequate parkland, damage to his property and high density, and noted the potential for added problems relating to density which he feels the Police cannot properly provide protection from.

Mr. J. O Donnell, 8 Crescent Hill Drive South, voiced concern relating to:

- 1) preservation of the current balance of the surrounding area and social services;
- 2) increase in population density in the area;
- 3) existing schools operating at capacity with the use of portapaks and the responsible party for financing the portapaks and teachers;
- 4) police protection ,(present and future)with the advent of 94 proposed additional households, and financial responsibility for same;
- 5) adequacy of hospital facilities, and
- 6) the density of the proposed housing.

Mr. O Donnell suggested the proposal be changed to a 50 foot lot plan and an upgrading of the quality of house, similar to the plan of Bramalea Woods south. Also, he was concerned with traffic congestion endangering the safety of children coming and going from both schools and the recreation centre. (See attached letter).

Mrs. S. Lielmanis, 14 Crescent Hill Drive South, stated that she had been informed by a legal person in Real Estate that the subject site was six acres in size, not 10 acres. She asked for the rationale for changing an area density from that required by a school site to what was required for the proposed housing.

Mr. Laine explained the authority of the School Boards not to take the property for school purposes.

Mr. Kerr, Bramalea Limited, noted that the proposed plan was compatible with the existing housing to the east and west of the subject site in relation to density.

Mr. Dalzell noted that Plan 857 by the Ontario Land Surveyor showed the property as being 10.001 acres in size.

Mrs. Lielmanis proposed that the plan be reduced in density to 30 houses and the remainder of the land used for recreational facilities, with a hill between Crescent Hill Drive and the subject site.

Mr. Dalzell noted that Bramalea Limited has dedicated considerable parkland in the area and would be required to pay cash-in-lieu of 5% for parkland dedication for the subject development.

Mr. Kerr commented on the compatibility of the proposed housing with the current housing market in relation to size and price range. He indicated that the overall density in the area would be reduced from what had been planned because of the loss of apartment sites and pointed out existing developments in Bramalea which are similar to the proposed housing.

Mrs. Lielmanis objected to the sprawl effect and the type of housing in Bramalea and noted that conditions in the area have changed from the original environment. She complained that the population density was at the saturation point now, and additional population density would create additional social problems.

A representative for Mr. R. Smith, 16 Hollis Court, asked about rear yard depth for the proposed housing, existing fencing and gates, other development in the area, lot and house sizes and additional development in the area effecting the need for the

property as a school site. Also, she commented on the parking problems at the existing development.

Mr. Lee responded, noting that the existing fence will be retained and that the proposed lots would be graded level with the existing properties.

Mr. Kerr explained the house and lot sizes.

Helen Glover, 4 Crescent Hill Drive South, commented on the compatibility of houses in Bramalea Woods to the area, the number of schools in the area for the density of population and the use of portapak school rooms.

Mr. Dalzell noted that the enrollment in the schools could change by the time school facilities are needed by the people in the proposed subdivision. Also, he noted that portable school rooms are used for peaks and valleys in the school facility requirement for an area.

Dr. Glover, 4 Crescent Hill Drive South, asked for an estimate of the number of children in apartment buildings, requiring the use of school facilities.

It was noted that the elected School Board Trustees could be contacted for the statistics and that the need for school sites was under the jurisdiction of the School Boards. In this case the School Boards have indicated that the site is not required.

Mr. W. Sheard suggested higher quality housing for the site.

Mrs. Lielmanis questioned the ability of traffic to manoeuver on two proposed internal roads in such a small area.

There was general discussion relating to reducing the density of the proposal, distances between compatible areas and it was suggested that the proposal should be compatible with the area to the north.

Mrs. Cheeseman, 18 Hazelglen Court, commented on the gates in the common fence backing onto the subject property, access to open space, dog runs and a request for a strip of land behind the existing housing and the proposed housing.

Mr. Dalzell pointed out that the gates were opening onto private property at present and that the School Board would probably

have erected chain link fencing, if a school were to be developed on the site.

A resident asked if the municipality was concerned with the number of houses on the site, financially. He expressed concern relating to existing problems and the potential for increased problems in light of the proposed density. He expressed the anxiety and fear prevalent in the area and noted the potential for increased traffic problems.

There were no further questions or comments.

the Chairman explained the further processing of the application and the upcoming meetings at which this application would be considered. Also, she noted that written comments could be forwarded to the Planning and Development Department.

The meeting adjourned at 9:20 p.m.

D1-8

Re: Rezoning of the Horden area Parcel:

Dear Sirs:

Yes, more I feel that the present proposal of this package with 74 housing sites ^{could} ~~is~~ without thought for the current balance of the surrounding area & social services. This package will most probably contribute 180 adults & 180 children to an area.

At the moment, the Catholic school is relying on private parks to handle their overflow. Horden P.S. is also operating at capacity. Who pays for the extra classrooms/teachers? The police are currently understaffed and hard pressed to maintain a token presence in most of our public parks. Who is paying for the extra staff to ensure the security & beauty of our park? (Crescent Hill) How the developer or the planning dept researched the current hospital capacity for receiving the rest of an additional 300 people in this proposal plus the new apartment needs as well?

In conclusion, I feel that the proposed density is to great considering the balance in housing, a maintain in this area. Could Bruden not re-think this matter & propose a 50 lot plan and upgrade their quality. If a proposal similar to the one they just finished in Bruden woods south was presented, I'm sure they could maintain their margin to justify the project & at the same time not upset our current balance of services & harmony.

Yours truly

J. J. [Signature]

P.S. How can possibly 135 cars enter & exit off horden at this site without endangering the children coming & going from both schools & the recreation centre?

F. B. T. FORBES, M.D.
FINCHGATE MEDICAL BUILDING
40 FINCHGATE BLVD., SUITE 208
BRAMALEA, ONTARIO L6T 3J1
(416) 792-2245

D1-9

June 8, 1983

C447.9

Mr. Fred Dalzell,
Commissioner of Planning,
City of Brampton,

Dear Sir:

Following attendance at a public meeting for planning at 150 Central Park Drive on June 1st, 1983. I wish to formally object to the proposed 94 house development on Howden Blvd.,

My main objection to the development is the fact that the proposal states that there will be 94 houses on 10 acre site. I feel that this density is much too high. There will be approximately 300 extra residents in the neighborhood. This will produce added stresses to the Crescent Hill Park. At many times in the past both my neighbours and myself have had their properties damaged by vandalism from the park. Adding 300 residents to the immediate area can only increase this problem. The police at all times have had tremendous difficulty in policing the park and there have been numerous incidents of vandalism to park property and to local residents over the past number of years. This has especially become much worse over the past 18 months.

I also object on the basis of the present school system for public schools, i.e. seperate school and Hanover Public school will be overcrowded by the increased number of children that are likely to come from this new development. I also believe that there will be many children from the 3 high rises at 15 Howden/Central Park Drive attending these schools. I also object based on the fact that there will be an increased number of motor vehicles using Howden Blvd. This will put added dangers to children at the various crossing patrol guards areas on Howden Blvd.

I feel that a much lower density would be appropriate and that

cont.....,

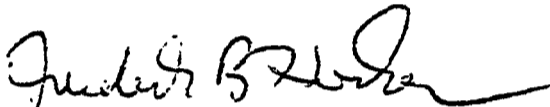
D1-10

2.....

Mr. Kerr's objection to the lower density based on the fact that it would be ~~an~~ unsaleable is avoiding the issue. I feel that there are numerous areas in Bramalea where 60 foot lot and greater lot areas have been developed in much less favourable circumstances. As one example I cite the very successful small development just off Bramalea Road north of North Park on the east side of the road.

I should like to be informed of any further developments, public meetings or council meetings.

Yours sincerely,



F.B.T. Forbes, M.D.,
FBTF/em

Home: 499663

6 CRESCENT HILL DR S.

BRAMALEA

07-11

12 Hollyhedge Court
Bramalea, Ontario
L6S 1R5
June 6, 1983

Mr. F. Dalzell
Commissioner of Planning
City of Brampton
150 Central Park Drive
Brampton, Ontario

Dear Sir:

Subject: Proposed Housing Development on
Howden Boulevard by Bramalea Ltd.

C-1-7-9

When we learned of the plans of the proposed housing development at the above location we were extremely shocked. For years we were told a school was proposed on this site but now we are informed a school is not required, even though every school in the area is working with portables.

The housing proposal of 94 homes on 30 foot width by 100 foot depth lots are inadequate. These lots should at least conform to the width sizes of the lots existing along the fence. Our lot is at least 70 feet wide, along with our three neighbours. If the builder is planning to build these homes they should cut back on the number of homes and put these houses on larger lots. With zero lot line housing we are crammed in as it is and yet the builders want to build at least two houses in the same 70 foot width space that our section has one house on. Are there no City of Regional By-law forbidding this type of zoning congestion?

The suggestion of not putting up fencing and using the existing fence as the boundary is absurd. Our fence is private property. Bramalea Limited never came forward to maintain these fences when the tornado brought them down nor does the City of Brampton care for them when people don't look after them. How can this subdivision use these fences as their boundary?

Not having access to the park would cause a great deal of difficulty to the children of Hollyhedge. We have lived in our home for eight years and we use our gate to go to the park all the time. The children use it to go over to the Park, Howden Recreation and the City Centre. During the school year hundreds of children use the path along the fence to go to Lester B. Pearson and Howden Public School. The present walkway is out of their way to get to their schools. The loss of the privilege of letting the children go to the park until an adult can accompany them will put a lot of children playing in the streets.

We would like to see the builder cut back on the number of houses proposed and build these homes on larger lots with a walkway provided along the existing fence.

I would appreciate your early reply to these concerns.

Nancy L Baker

Nancy L. Baker

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 06 16

RECEIVED
CLERK'S DEPT.

TO: The Mayor and Members of City Council

JUN 16 1983

FROM: Planning and Development Department

REG NO: 3352
FILE NO: C4E7.9

RE: Draft Plan of Subdivision and
Application to Amend the Official Plan
and Restricted Area Zoning By-law
Block C, Registered Plan 857
Ward Number 7
Peel Region File: 21T-83008B
Our File: C4E7.9

The Planning and Development Department report dated June 7, 1983 with regard to the Notes of the Public Meeting of the above noted application was referred to staff for further consultation with the applicant to investigate the feasibility of relotting to locate lots with a width of 10 to 11 metres (33 to 36 feet) along the easterly and northerly property boundaries of the subject site.


Attached is a copy of the above noted report and a reduced copy of the proposed subdivision plan. There are 25 and 11 lots respectively abutting the easterly and northerly site limits. If the lot width will be increased from 9.2 metres (30 feet) to 10 to 11 metres (33 to 36 feet) the number of lots would be reduced to 21 to 23 lots along the easterly site limits and 9 to 10 lots along the northerly limits. Accordingly, the total number of lots in this proposed subdivision would be 88 to 91 lots instead of the proposed 94 lots.

This reduction of 3% to 6% of the number of lots does not seem to meet the expectations of the residents who expressed their opposition to the density aspects of this subdivision.

...../2

It is recommended that staff be advised as to the decision of City Council with respect to this application.

AGREED:



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



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

LWHL/WL/kab

Attachments

e.c J. Galway
Noted
[Signature]
gms

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 06 07

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Block C, Registered Plan 857
Ward Number 7
Peel Region File Number 21T-83008B
Our File Number C4E7.9

The notes of the public meeting held on Wednesday, June 1, 1983 with respect to the above noted application are attached for the consideration of Planning Committee.

The concerns of the residents can be summarized as the issues of school accommodation, traffic and density with special emphasis on density.

The estimated 24 pupils for the Separate School Board will attend Lester B. Pearson School although the prospective purchasers in this subdivision should be advised that the school may be temporarily overcrowded if the houses are ready for occupancy before the new elementary school on North Park Drive is completed. (The site plan for the new separate school was approved on May 12, 1983 and the school is scheduled to open in September, 1984). The Public School Board has reconfirmed that the Board has no interest in this block. Further, staff of the Board has advised that it is anticipated that the proposed 94 houses will generate 24 kindergarden to grade 5 students, 14 students for grades 6 to 8 and 19 students for grades 9 to 13. These students will

be accommodated in Hanover Elementary School, Williams Parkway Senior School and North Park Secondary School.

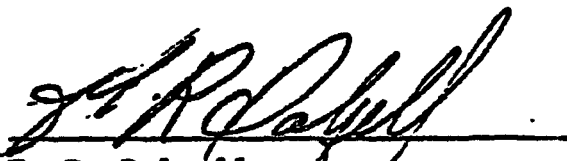
The traffic counts of average daily traffic on Howden Boulevard in 1982 was about 2000 whereas the traffic count in 1982 of North Park Drive at Mackay was about 6100 and the count in 1981 of Vodden Street at Rutherford was about 11800.

The developer has provided an undertaking to the effect that two sites fronting on Central Park Drive at the intersections of Howden Boulevard and Hanover Road will not be high density residential developments. Accordingly, the overall density in this area will be lower than what was originally planned. The subject site is located between two zero lot line residential developments and there is a 200 foot wide open space separating the site from the development of Crescent Hill where the minimum lot size is 0.5 acres. Staff are of the opinion that the proposed density is acceptable.

It is recommended that:

- 1) the draft plan of subdivision, Peel Region File Number 21T-83008B, be recommended for draft approval subject to the conditions outlined by City Council on May 25, 1983, and
- 2) staff be authorized to prepare documents for City Council's consideration.

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

Attachments:

LWHL/WL/thk

D1-3

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 1, 1983, 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 BRAMALEA LIMITED (File: C4E7.9) to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the applicant to subdivide the property into 94 single family lots.

Members

Present: Councillor D. Sutter - Chairman
Councillor E. Mitchell
Councillor N. Porteous
Alderman M. Annecchini
Alderman D. Metzak
Alderman H. Chadwick
Alderman C. Gibson

Staff

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

Approximately 24 members of the public were in attendance.

The Chairman explained the procedure for further processing of the application and 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.

Mr. Lee outlined the proposal and explained the intent of the application. After the close of the presentation the Chairman invited questions and comments from the members of the public in attendance.

- cont'd. -

Mr. C. Jordan, speaking on behalf of Ward 7, Citizen's Advisory Committee, suggested that the bulb at the north end of the east interior road (as illustrated in the proposed plan) be moved to the west interior road, closer to the existing walkway, where it would be more convenient and accommodate more pedestrian traffic. He expressed concern relating to the potential for overflow at the existing schools in the area, the added population density in the area and extra traffic on Howden and Central Park Drive.

Mr. Forbes, 6 Crescent Hill Drive South, commented that 94 houses was too great a number to build on 10 acres. He was of the opinion that a park would be located behind his house as well as a school site. He complained about inadequate parkland, damage to his property and high density, and noted the potential for added problems relating to density which he feels the Police cannot properly provide protection from.

Mr. J. O Donnell, 8 Crescent Hill Drive South, voiced concern relating to:

- 1) preservation of the current balance of the surrounding area and social services;
- 2) increase in population density in the area;
- 3) existing schools operating at capacity with the use of portapaks and the responsible party for financing the portapaks and teachers;
- 4) police protection ,(present and future)with the advent of 94 proposed additional households, and financial responsibility for same;
- 5) adequacy of hospital facilities, and
- 6) the density of the proposed housing.

Mr. O Donnell suggested the proposal be changed to a 50 foot lot plan and an upgrading of the quality of house, similar to the plan of Bramalea Woods south. Also, he was concerned with traffic congestion endangering the safety of children coming and going from both schools and the recreation centre. (See attached letter).

Mrs. S. Lielmanis, 14 Crescent Hill Drive South, stated that she had been informed by a legal person in Real Estate that the subject site was six acres in size, not 10 acres. She asked for the rationale for changing an area density from that required by a school site to what was required for the proposed housing.

Mr. Laine explained the authority of the School Boards not to take the property for school purposes.

Mr. Kerr, Bramalea Limited, noted that the proposed plan was compatible with the existing housing to the east and west of the subject site in relation to density.

Mr. Dalzell noted that Plan 857 by the Ontario Land Surveyor showed the property as being 10.001 acres in size.

Mrs. Lielmanis proposed that the plan be reduced in density to 30 houses and the remainder of the land used for recreational facilities, with a hill between Crescent Hill Drive and the subject site.

Mr. Dalzell noted that Bramalea Limited has dedicated considerable parkland in the area and would be required to pay cash-in-lieu of 5% for parkland dedication for the subject development.

Mr. Kerr commented on the compatibility of the proposed housing with the current housing market in relation to size and price range. He indicated that the overall density in the area would be reduced from what had been planned because of the loss of apartment sites and pointed out existing developments in Bramalea which are similar to the proposed housing.

Mrs. Lielmanis objected to the sprawl effect and the type of housing in Bramalea and noted that conditions in the area have changed from the original environment. She complained that the population density was at the saturation point now, and additional population density would create additional social problems.

A representative for Mr. R. Smith, 16 Hollis Court, asked about rear yard depth for the proposed housing, existing fencing and gates, other development in the area, lot and house sizes and additional development in the area effecting the need for the

D1-6

- 4 -

property as a school site. Also, she commented on the parking problems at the existing development.

Mr. Lee responded, noting that the existing fence will be retained and that the proposed lots would be graded level with the existing properties.

Mr. Kerr explained the house and lot sizes.

Helen Glover, 4 Crescent Hill Drive South, commented on the compatibility of houses in Bramalea Woods to the area, the number of schools in the area for the density of population and the use of portapak school rooms.

Mr. Dalzell noted that the enrollment in the schools could change by the time school facilities are needed by the people in the proposed subdivision. Also, he noted that portable school rooms are used for peaks and valleys in the school facility requirement for an area.

Dr. Glover, 4 Crescent Hill Drive South, asked for an estimate of the number of children in apartment buildings, requiring the use of school facilities.

It was noted that the elected School Board Trustees could be contacted for the statistics and that the need for school sites was under the jurisdiction of the School Boards. In this case the School Boards have indicated that the site is not required.

Mr. W. Sheard suggested higher quality housing for the site.

Mrs. Lielmanis questioned the ability of traffic to manoeuvre on two proposed internal roads in such a small area.

There was general discussion relating to reducing the density of the proposal, distances between compatible areas and it was suggested that the proposal should be compatible with the area to the north.

Mrs. Cheeseman, 18 Hazelglen Court, commented on the gates in the common fence backing onto the subject property, access to open space, dog runs and a request for a strip of land behind the existing housing and the proposed housing.

Mr. Dalzell pointed out that the gates were opening onto private property at present and that the School Board would probably

- cont'd. -

have erected chain link fencing, if a school were to be developed on the site.

A resident asked if the municipality was concerned with the number of houses on the site, financially. He expressed concern relating to existing problems and the potential for increased problems in light of the proposed density. He expressed the anxiety and fear prevalent in the area and noted the potential for increased traffic problems.

There were no further questions or comments.

the Chairman explained the further processing of the application and the upcoming meetings at which this application would be considered. Also, she noted that written comments could be forwarded to the Planning and Development Department.

The meeting adjourned at 9:20 p.m.

D-8
Re: Rezoning of the Horden Rd. land P. 21.

Dear Sirs,

I find that the present proposal of this project with 74 housing units ^{is a} ~~is~~ ^{is a} ~~is~~ without thought for the current balance of the surrounding area. This proposal will most probably increase the traffic volume to the area.

At the moment, the village school is struggling on public parks to handle their surplus. Horden P.S. is also operating at capacity. Who pays for the extra classrooms? The police are currently understaffed and hard pressed to maintain a tight presence in most of our public parks. Who is paying for the extra staff to ensure the security & beauty of our parks? (Residential) How the developer or the planning dept. exceeded the current hospital capacity for serving the needs of our additional 360 people in the proposed piece the new apartment houses will?

In conclusion, I find that the proposal clearly is to neglect considering the balance in surrounding area. I am sure they could make a better job of it if they had not rushed in. If a proposal is to be presented, I am sure they could make a better margin to justify the project. ~~at the same time~~ ~~at the same time~~ ~~at the same time~~ current balance of surrounding area

Yours truly
J. S. ...

PS How can possibly 135 cars enter & exit off Horden at this site without endangering the children coming & going from both schools & the recreation centre?

DI-9

F. B. T. FORBES, M.D.
FINCHGATE MEDICAL BUILDING
40 FINCHGATE BLVD., SUITE 208
BRAMALEA, ONTARIO L6T 3J1
(416) 792-2245

June 8, 1983

Mr. Fred Dalzell,
Commissioner of Planning,
City of Brampton,

Dear Sir:

Following attendance at a public meeting for planning at 150 Central Park Drive on June 1st, 1983. I wish to formally object to the proposed 94 house development on Howden Blvd.,

My main objection to the development is the fact that the proposal states that there will be 94 houses on 10 acre site. I feel that this density is much too high. There will be approximately 300 extra residents in the neighborhood. This will produce added stresses to the Crescent Hill Park. At many times in the past both my neighbours and myself have had their properties damaged by vandalism from the park. Adding 300 residents to the immediate area can only increase this problem. The police at all times have had tremendous difficulty in policing the park and there have been numerous incidents of vandalism to park property and to local residents over the past number of years. This has especially become much worse over the past 18 months.

I also object on the basis of the present school system for public schools, i.e. separate school and Hanover Public school will be overcrowded by the increased number of children that are likely to come from this new development. I also believe that there will be many children from the 3 high rises at 15 Howden/Central Park Drive attending these schools. I also object based on the fact that there will be an increased number of motor vehicles using Howden Blvd. This will put added dangers to children at the various crossing patrol guards areas on Howden Blvd.

I feel that a much lower density would be appropriate and that

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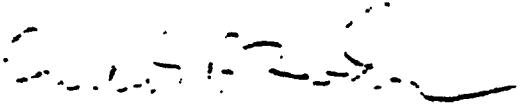
DI-10

2.....

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I should like to be informed of any further developments, public meetings or council meetings.

Yours sincerely,


F.B.T. Forbes, M.D.,
FBTF/em

0-11

12 Hollyhedge Court
Bramalea, Ontario
L6S 1R5
June 6, 1983

Mr. F. Dalzell
Commissioner of Planning
City of Brampton
150 Central Park Drive
Brampton, Ontario

Dear Sir:

Subject: Proposed Housing Development on
Howden Boulevard by Bramalea Ltd.

0-11 / ?

When we learned of the plans of the proposed housing development at the above location we were extremely shocked. For years we were told a school was proposed on this site but now we are informed a school is not required, even though every school in the area is working with portables.

The housing proposal of 94 homes on 30 foot width by 100 foot depth lots are inadequate. These lots should at least conform to the width sizes of the lots existing along the fence. Our lot is at least 70 feet wide, along with our three neighbours. If the builder is planning to build these homes they should cut back on the number of homes and put these houses on larger lots. With zero lot line housing we are crammed in as it is and yet the builders want to build at least two houses in the same 70 foot width space that our section has one house on. Are there no City of Regional By-law forbidding this type of zoning congestion?

The suggestion of not putting up fencing and using the existing fence as the boundary is absurd. Our fence is private property. Bramalea Limited never came forward to maintain these fences when the tornado brought them down nor does the City of Brampton care for them when people don't look after them. How can this subdivision use these fences as their boundary?

Not having access to the park would cause a great deal of difficulty to the children of Hollyhedge. We have lived in our home for eight years and we use our gate to go to the park all the time. The children use it to go over to the Park, Howden Recreation and the City Centre. During the school year hundreds of children use the path along the fence to go to Lester B. Pearson and Howden Public School. The present walkway is out of their way to get to their schools. The loss of the privilege of letting the children go to the park until an adult can accompany them will put a lot of children playing in the streets.

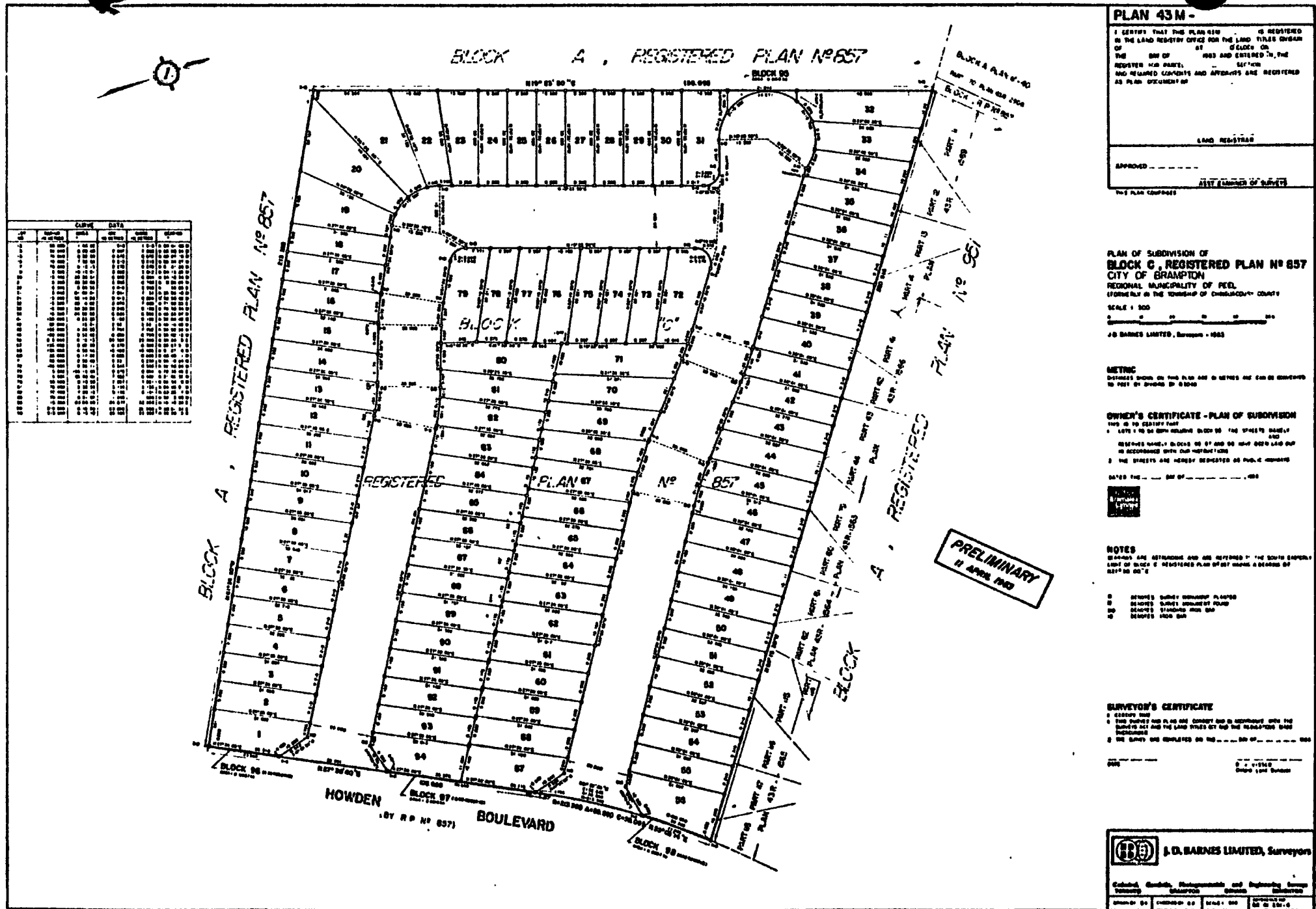
We would like to see the builder cut back on the number of houses proposed and build these homes on larger lots with a walkway provided along the existing fence.

I would appreciate your early reply to these concerns.

Nancy L. Baker

Nancy L. Baker

Lot No.	Area (sq. m)	Area (sq. ft)
1	100.00	10000.00
2	100.00	10000.00
3	100.00	10000.00
4	100.00	10000.00
5	100.00	10000.00
6	100.00	10000.00
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8	100.00	10000.00
9	100.00	10000.00
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94	100.00	10000.00
95	100.00	10000.00
96	100.00	10000.00
97	100.00	10000.00
98	100.00	10000.00
99	100.00	10000.00
100	100.00	10000.00



PLAN 43M -

I CERTIFY THAT THE PLAN HEREIN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF THE DEPARTMENT OF LANDS AND FORESTRY ON THE DAY OF 1983 AND ENTERED IN THE REGISTER FOR PARTIAL SURVEY AND RELATED DOCUMENTS AND APPROPRIATE ARE REGISTERED AS PLAN DOCUMENT NO. 43M.

LAND REGISTRAR

APPROVED: _____

ASST. CLERK OF SURVEY

THIS PLAN COMPRISES _____

PLAN OF SUBDIVISION OF
BLOCK C, REGISTERED PLAN NO. 857
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 (FORMERLY IN THE TOWNSHIP OF CHESHAMBOURNE COUNTY)

SCALE: 1:500

J.D. BARNES LIMITED, Surveyors - 1983

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 100 HAVE BEEN LAYED OUT ON THE STREETS SHOWN AND
- RESERVED BOUNDARY LINES ARE SHOWN ON THIS PLAN AND DO NOT COVER LAND OF AN OCCUPANCY WITH OUR INSTRUMENTS
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS

DATED THE _____ DAY OF _____, 1983

NOTES

1. DIMENSIONS AND DISTANCES ARE AS REFERRED TO THE SOUTH SPOKES ONLY.

2. THE BOUNDARY LINES OF BLOCK C REGISTERED PLAN NO. 857 ARE AS SHOWN ON THIS PLAN.

3. DIMENSIONS SHOWN IN BRACKETS ARE APPROXIMATE.

4. DIMENSIONS SHOWN IN PARENTHESES ARE APPROXIMATE.

5. DIMENSIONS SHOWN IN SQUARES ARE APPROXIMATE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THE PLAN AND PLAN NO. 857 CONFORM TO THE REQUIREMENTS OF THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
- THE PLAN HAS BEEN COMPLETED ON THE _____ DAY OF _____, 1983

DATE: _____

J. D. BARNES LIMITED, Surveyors

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General, Building, Management and Engineering Surveying
 Toronto, Ontario

MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO

REG. NO. 123456789