



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 220-86

To amend By-law 139-84 (part of Lot 15, Concession 1, E.H.S., in the geographic Township of Toronto)

The council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 139-84, as amended, is hereby further amended:

- (1) by changing on Sheet 7 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to COMMERCIAL ONE - SECTION 628 (C1 - SECTION 628), such lands being part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto;
- (2) by adding thereto, as SCHEDULE C - SECTION 628, Schedule B to this by-law;
- (3) by adding to section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 628"

(4) by adding thereto the following section:

"628 The lands designated C1 - SECTION 628 on Sheet 7 of Schedule A to this by-law:

628.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a bank, trust company or financial institution;
- (4) an office;
- (5) a personal service shop;

- (6) a service shop;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a dining room restaurant; and,
- (10) purposes accessory to the other permitted purposes.

628.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 0.56 hectares;
- (2) Minimum lot width - 88.0 metres;
- (3) Minimum lot depth - 62.0 metres;
- (4) Minimum front yard - 22.0 metres;
- (5) Minimum rear yard - 5.5 metres;
- (6) Minimum interior side yard - 9.0 metres;
- (7) Minimum exterior side yard - 32.0 metres;
- (8) Maximum building height - one storey;
- (9) Maximum gross commercial floor area - 1,219 square metres;
- (10) video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- (11) all buildings shall be located within the area identified as Building Area on Schedule C - Section 628;
- (12) landscaped open space shall be provided and maintained in the areas identified as Landscaped Open Space on Schedule C - Section 628;
- (13) refuse disposal facilities shall be enclosed and roofed and located in the area identified as Refuse Disposal Area on Schedule C - Section 628;
- (14) a climate controlled refuse disposal area related

to the restaurant use permitted by section 628.1(9) shall be located within the Building Area identified on Schedule C - Section 628;

(15) a 1.8 metre high masonry wall shall be provided and maintained in the location identified on Schedule C - Section 628;

(16) a 1.8 metre high chain link fence shall be provided and maintained in the location identified on Schedule C - Section 628;

(17) vehicular access shall be located as identified on Schedule C - Section 628; and,

(18) parking shall be provided and maintained in accordance with the requirements of Section 20.3 of this by-law;

628.3 shall also be subject to the requirements and restrictions relating to the Commercial One Zone and the general provisions of this by-law which are not in conflict with the ones set out in section 628.2.

628.4 for the purposes of section 628:

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public but shall not include a beer, liquor or wine store; retail establishments selling goods that appeal to erotic tastes; a record store; novelty store or variety store.

VARIETY STORE shall mean a retail establishment engaged in the business of selling food and convenience goods to the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres."

APPROVED
FORM
DEPT.
METON

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

this 11th day of August 1986.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

STEELES AVENUE

KENNEDY ROAD

CI-SECTION 628

±62m

±82m

±20m

±47m

±88m

PART LOT 15, CON. 1, E.H.S.
(TOR.)

PART LOT 15, CON. 1 E.H.S. (TOR.)

By-Law 220-86 Schedule A



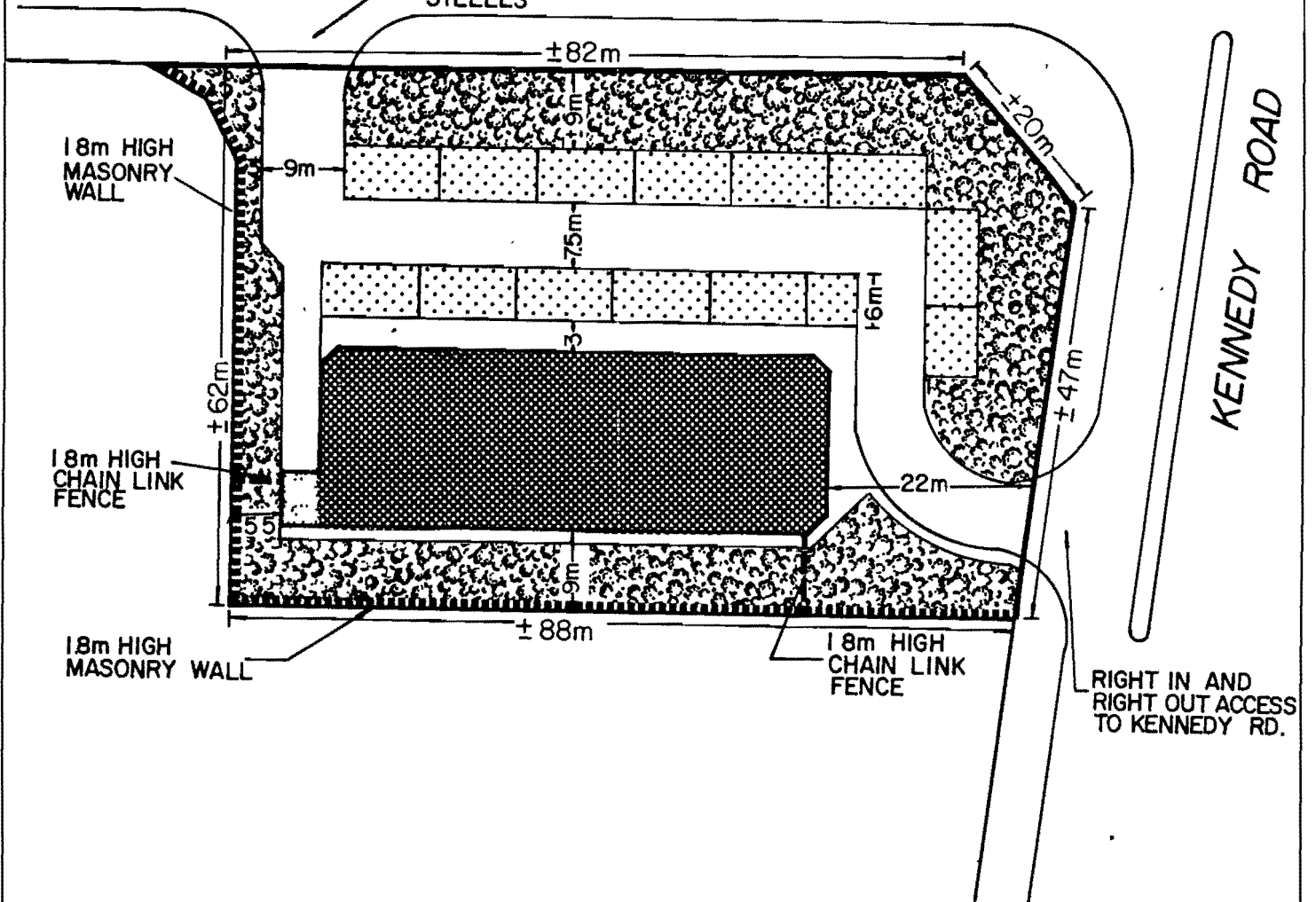
1:700

CITY OF BRAMPTON
Planning and Development


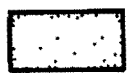


Date: 86 07 09 Drawn by: K.L.
File no. T1E15.7 Map no. 76-160

STEELES AVENUE EAST

RIGHT IN AND RIGHT OUT VEHICULAR ACCESS TO STEELES



LEGEND

-  BUILDING AREA
-  REFUSE DISPOSAL AREA
-  PARKING AREA
-  LANDSCAPED OPEN SPACE

SCHEDULE C- SECTION 628
BY-LAW 139-84

By -Law 220-86 Schedule B



1:750

CITY OF BRAMPTON
Planning and Development

Date: 86 07 10 Drawn by: KL
File no. TIE15.7 Map no. 76-16P

R 860459
O 860153

to this Board, are hereby approved and the objections by the
referrers are hereby dismissed;

AND THE BOARD FURTHER ORDERS that in all other respects the
appeals are hereby dismissed.

SECRETARY

R86-2
128
W. J. ...



Ontario

R 860459

Ontario Municipal Board

SCHEDULE "A"

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 220-86

To amend By-law 139-84 (part of
Lot 15, Concession 1, E.H.S., in
the geographic Township of
Toronto)

1. By-law 139-84, as amended, is hereby further amended:

- (1) by changing on Sheet 7 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to COMMERCIAL ONE - SECTION 628 (C1 - SECTION 628), such lands being part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto;
- (2) by adding thereto, as SCHEDULE C - SECTION 628, Schedule B to this by-law;
- (3) by adding to Section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 628"

- (4) by adding thereto the following section:

"628. The lands designated C1 - SECTION 628 on Sheet 7 of Schedule A to this by-law:

628.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a bank, trust company or financial institution;
- (4) an office;
- (5) a personal service shop excluding a hairdressing salon and a barber shop;
- (6) a service shop;
- (7) a laundromat;
- (8) a dining room restaurant; and,
- (9) purposes accessory to the other permitted purposes.

628.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot area - 0.56 hectares;
- (2) Minimum lot width - 88.0 metres;
- (3) Minimum lot depth - 62.0 metres;
- (4) Minimum front yard - 22.0 metres;
- (5) Minimum rear yard - 5.5 metres;
- (6) Minimum interior side yard - 9.0 metres;
- (7) Minimum exterior side yard - 32.0 metres;
- (8) Maximum building height - one storey;
- (9) Maximum gross commercial floor area - 1,219 square metres;
- (10) video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- (11) all buildings shall be located within the area identified as Building Area on Schedule C - Section 628;
- (12) landscaped open space shall be provided and maintained in the areas identified as Landscaped Open Space on Schedule C - Section 628;

- (13) refuse disposal facilities shall be enclosed and roofed and located in the area identified as Refuse Disposal Area on Schedule C - Section 628;
- (14) a climate controlled refuse disposal area related to the restaurant use permitted by Section 628.1(9) shall be located within the Building Area identified on Schedule C - Section 628;
- (15) a 1.8 metre high masonry wall shall be provided and maintained in the location identified on Schedule C - Section 628;
- (16) a 1.8 metre high chain link fence shall be provided and maintained in the location identified on Schedule C - Section 628;
- (17) vehicular access shall be located as identified on Schedule C - Section 628; and,
- (18) parking shall be provided and maintained in accordance with the requirements of Section 20.3 of this by-law;

628.3 shall also be subject to the requirements and restrictions relating to the Commercial One Zone and the general provisions of this by-law which are not in conflict with the ones set out in Section 628.2.

628.4 for the purposes of Section 628:

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public but shall not include a beer, liquor or wine store; retail establishments selling goods that appeal to erotic tastes; a record store, novelty store or variety store.

VARIETY STORE shall mean a retail establishment engaged in the business of selling food and convenience goods to

the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres."



Ontario

R 860459

Ontario Municipal Board

SCHEDULE "A"

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 220-86

To amend By-law 139-84 (part of
Lot 15, Concession 1, E.H.S., in
the geographic Township of
Toronto)

1. By-law 139-84, as amended, is hereby further amended:

- (1) by changing on Sheet 7 of Schedule A thereto the zoning designation of the lands shown outlined on Schedule A to this by-law from AGRICULTURAL (A) to COMMERCIAL ONE - SECTION 628 (C1 - SECTION 628), such lands being part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto;
- (2) by adding thereto, as SCHEDULE C - SECTION 628, Schedule B to this by-law;
- (3) by adding to Section 3.2 thereof, as a plan to be included in Schedule C, the following:

"Schedule C - Section 628"

- (4) by adding thereto the following section:

"628. The lands designated C1 - SECTION 628 on Sheet 7 of
Schedule A to this by-law:

628.1 shall only be used for the following purposes:

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a bank, trust company or financial institution;
- (4) an office;
- (5) a personal service shop excluding a hairdressing salon and a barber shop;
- (6) a service shop;
- (7) a laundromat;
- (8) a dining room restaurant; and,
- (9) purposes accessory to the other permitted purposes.

628.2 shall be subject to the following requirements and restrictions:

- (1) ~~Minimum lot area - 0.56 hectares;~~
- (2) Minimum lot width - 88.0 metres;
- (3) Minimum lot depth - 62.0 metres;
- (4) Minimum front yard - 22.0 metres;
- (5) Minimum rear yard - 5.5 metres;
- (6) Minimum interior side yard - 9.0 metres;
- (7) Minimum exterior side yard - 32.0 metres;
- (8) Maximum building height - one storey;
- (9) Maximum gross commercial floor area - 1,219 square metres;
- (10) video or amusement arcades, pool and billiard halls, and bowling alleys shall not be permitted;
- (11) all buildings shall be located within the area identified as Building Area on Schedule C - Section 628;
- (12) landscaped open space shall be provided and maintained in the areas identified as Landscaped Open Space on Schedule C - Section 628;

- (13) refuse disposal facilities shall be enclosed and roofed and located in the area identified as Refuse Disposal Area on Schedule C - Section 628;
- (14) a climate controlled refuse disposal area related to the restaurant use permitted by Section 628.1(9) shall be located within the Building Area identified on Schedule C - Section 628;
- (15) a 1.8 metre high masonry wall shall be provided and maintained in the location identified on Schedule C - Section 628;
- (16) a 1.8 metre high chain link fence shall be provided and maintained in the location identified on Schedule C - Section 628;
- (17) vehicular access shall be located as identified on Schedule C - Section 628; and,
- (18) parking shall be provided and maintained in accordance with the requirements of Section 20.3 of this by-law;

628.3 shall also be subject to the requirements and restrictions relating to the Commercial One Zone and the general provisions of this by-law which are not in conflict with the ones set out in Section 628.2.

628.4 for the purposes of Section 628:

RETAIL ESTABLISHMENT shall mean a building or place where goods or materials are sold or kept for sale to the general public but shall not include a beer, liquor or wine store; retail establishments selling goods that appeal to erotic tastes; a record store, novelty store or variety store.

VARIETY STORE shall mean a retail establishment engaged in the business of selling food and convenience goods to

the general public which may include the sale of prepared food without seating for the consumption of food on the premises and having a gross commercial floor area of less than 300 square metres."

Proposed



0 860153

Ontario Municipal Board

DISPOSITION as noted on Hearing Sheet dated March 4, 1987

The Board is satisfied based on both the evidence adduced by the planner called on behalf of the landowner, Westlodge Holdings Inc. and the agreement reached among counsel for all parties that all relevant planning matters have been taken into consideration and have been satisfied. Accordingly the Board hereby approves Amendment Nos. 97 and 97A to the Official Plan for the City of Brampton Planning Area.

A handwritten signature in black ink, appearing to read "S. R. Cole".

S. R. COLE
MEMBER

A handwritten signature in black ink, appearing to read "Grant Campbell".
GRANT CAMPBELL
MEMBER



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 219-86

To adopt Amendment Number 97
and Amendment Number 97 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:

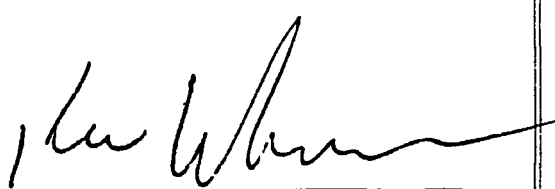
1. Amendment Number 97 and Amendment Number 97 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 97 and Amendment Number 97 A to the Official Plan of the City of Brampton Planning Area.

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

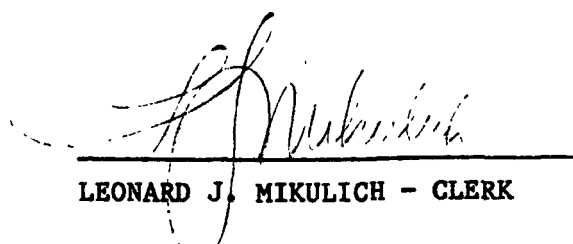
this 11th day of August, 1986.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE:

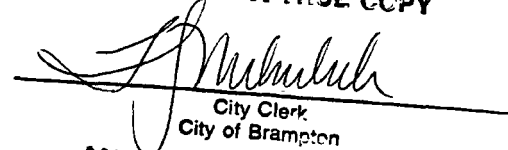


KENNETH G. WHILLANS - MAYOR



LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY


City Clerk
City of Brampton

AUG 14 1986

AMENDMENT NUMBER 97
AND
AMENDMENT NUMBER 97A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to:

- establish a "Convenience Commercial" designation on Schedule "F" - Commercial of the Official Plan applicable to lands situated at the southwest corner of Steeles Avenue and Kennedy Road; and,
- redesignate the subject lands from "Residential Low Density" to "Convenience Commercial" within the applicable secondary plan.

This amendment will permit the use of a 0.56 hectare (1.4 acre) parcel of land for convenience commercial purposes.

2. Location:

The lands subject to this amendment are located:

- at the southwest corner of Steeles Avenue and Kennedy Road;
- in part of Lot 15, Concession 1, E.H.S., in the geographic Township of Toronto, now in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 97 :

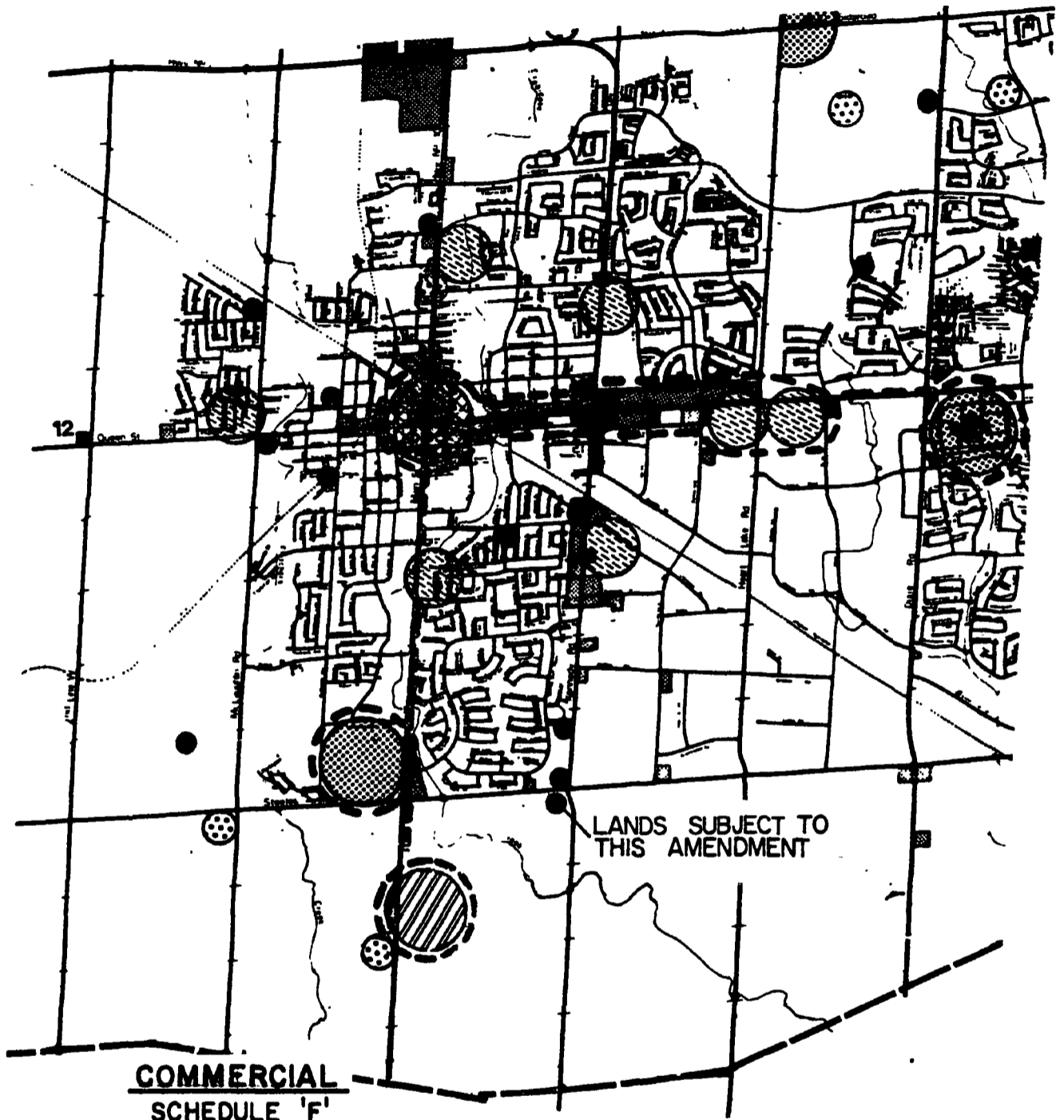
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 24, set out in the first paragraph of subsection 7.2.7.24, Amendment 97 A;
- (2) by adding to Schedule "F", Commercial thereto, a "Convenience Commercial" designation in the location shown on Schedule A to this amendment.

3.2 Amendment Number 97 A:

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

- (1) by changing on Plate Number 2 and Plate Number 43 of Consolidated Official Plan, the land use designation of lands shown outlined on Schedule B to this amendment from "Residential Low Density" to "Convenience Commercial".



COMMERCIAL
SCHEDULE 'F'

 CENTRAL COMMERCIAL CORRIDOR

 FOUR CORNERS COMMERCIAL

 SPECIALTY OFFICE SERVICE COMMERCIAL

 REGIONAL COMMERCIAL

 DISTRICT COMMERCIAL

 NEIGHBOURHOOD COMMERCIAL

 CONVENIENCE COMMERCIAL

 HIGHWAY & SERVICE COMMERCIAL

 SITE SPECIFIC DESIGNATIONS

 RURAL COMMERCIAL

LANDS SUBJECT TO THIS AMENDMENT

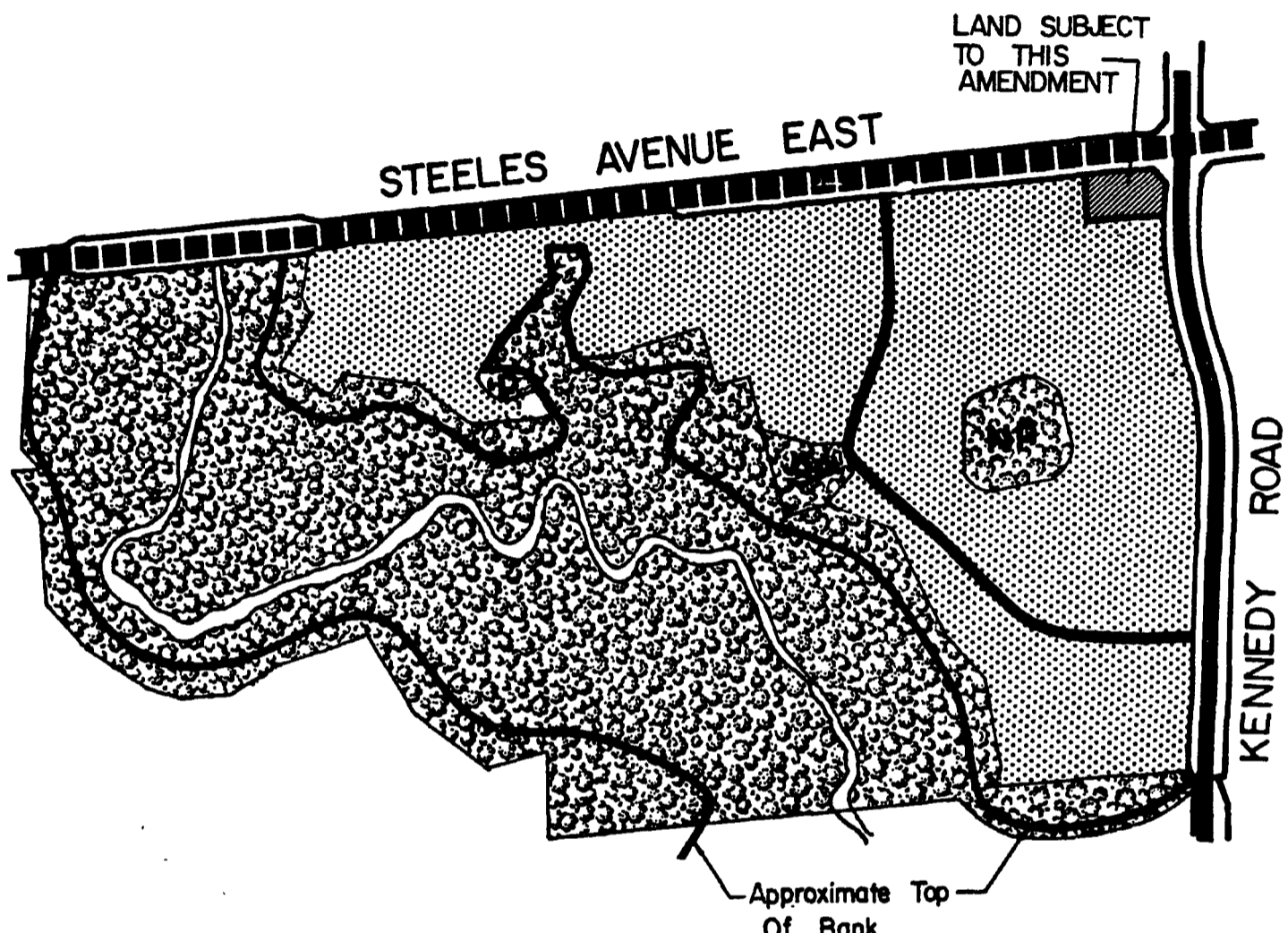
SCHEDULE A TO OFFICIAL PLAN
AMENDMENT NUMBER 97 AND 97 A.









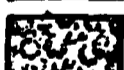

1:50000

CITY OF BRAMPTON
Planning and Development

Date: 86 07 14 Drawn by: K.L.
File no. TIE15.7 Map no. 76-16T



LEGEND

| | | | |
|---|------------------------|---|-------------------------|
|  | PARKETTE |  | RESIDENTIAL LOW DENSITY |
|  | NEIGHBOURHOOD PARK |  | MAJOR ARTERIAL ROAD |
|  | SPECIALIZED PARK |  | MINOR COLLECTOR ROAD |
|  | PARKWAY BELT WEST | | |
|  | CONVENIENCE COMMERCIAL | | |

SCHEDULE B TO OFFICIAL PLAN
 AMENDMENT NUMBER 97 AND 97 A.



CITY OF BRAMPTON
 Planning and Development

Date: 86 07 14 Drawn by: K.L.
 File no. TIE15.7 Map no. 76-16 S

BACKGROUND TO
AMENDMENT NUMBER 97
AND
AMENDMENT NUMBER 97 A

Attached is a copy of planning reports dated January 14, 1986 and February 12, 1986 including the notes of a public meeting held on February 5, 1986 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands. Also attached are copies of staff reports dated March 13, 1986 and March 19, 1986.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 14, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law
Part of Lot 15, Concession 1, E.H.S.
Ward Number 3
WESTLODGE HOLDINGS INCORPORATED
Our File Number TIE15.7

1.0 INTRODUCTION

An application has been submitted to amend the Official Plan and zoning by-law to permit a convenience commercial facility on the above-noted lands.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE

The subject lands:

- are situated at the southwest corner of Steeles Avenue and Kennedy Road;
- have frontage of 47.0 metres along Kennedy Road, and depth of 127.0 metres along Steeles Avenue;
- have an area of approximately 0.971 hectares (2.4 acres);
- are currently vacant; and,
- are relatively flat in topography and have no significant vegetation.

DS-2

Surrounding land uses are as follows:

To the North: convenience plaza, two apartment buildings, street townhouse dwellings on Scottsdale Court, and American Motors Corporation automobile assembly plant on the northeast corner of Steeles Avenue and Kennedy Road.

To the East: vacant (proposed gas bar and related retail facilities on the southeast corner of Steeles Avenue and Kennedy Road approved by council, September 1984)

To the South: vacant (subject to a draft plan of subdivision - Westlodge Holdings Incorporated - Our File Number: T1E15.8)

To the West: vacant (also subject to the above-referenced draft plan of proposed subdivision)

3.0 PROPOSAL

It is intended to establish a convenience commercial facility, to be developed in conjunction with a draft plan of residential subdivision, of the applicant's surrounding land holdings, south of Steeles Avenue. The applicant is requesting that the purposes permitted in a "Commercial One (C1)" zone of By-law 139-84 be permitted in the convenience commercial facility. These uses are:

- a retail establishment having no outside storage;
- a convenience store;
- a service shop;
- a bank, trust company, finance company;
- an office;

- a dry cleaning and laundry distribution station;
- a laundromat;
- a parking lot; and,
- a dining room restaurant, a standard restaurant, a take-out restaurant.

The site plan submitted in support of the application indicates:

- no access from Steeles Avenue;
- one access from Kennedy Road restricted to right-in and right-out turns only;
- one southerly access from the internal street system within the draft plan of proposed subdivision;
- 94 parking spaces;
- 20.0 metre daylighting triangle at the intersection of Steeles Avenue and Kennedy Road;
- a gross commercial floor area of 2,030 square metres (21,850 square feet);
- a 3.0 metre landscaped area abutting the widened limit of Steeles Avenue and the westerly limit of the site;
- a 9.0 metre landscaped area abutting the southerly limit of the site;
- a 1.8 metre masonry wall along the westerly and southerly limits of the site; and,

- an enclosed garbage room at the end of the southerly leg of the proposed commercial structure.

4.0 OFFICIAL PLAN AND ZONING STATUS

Schedule "A" of the City's Official Plan designates the subject lands as "Residential". Similarly, the applicable secondary plan (being Official Plan Amendment Number 36 to the Consolidated Official Plan) designates the site as "Residential - Low Density."

Policy 2.2.3.22 provides the following direction with respect to proposed convenience commercial development:

"2.2.3.22 Convenience commercial development within existing or proposed residential neighbourhoods shall be permitted only in cases where such uses are primarily pedestrian oriented and are considered compatible with existing or proposed development. A secondary plan amendment will be required to permit the development of convenience commercial areas in locations not already so designated."

The Commercial Land Use Schedule of the Official Plan (Schedule "F") does not contemplate convenience commercial uses for the subject lands.

Accordingly, if this application is approved, an official plan amendment will be required to:

- redesignate the subject lands from "Residential Low Density" to "Convenience Commercial" in the secondary plan; and,
- establish a "convenience commercial" designation on Schedule "F" of the Official Plan.

By-law 139-84, as amended, zones the subject lands as Agricultural (A).

5.0 COMMENTS

The application was circulated to a number of departments and agencies and the following comments were obtained:

5.1 The Regional Municipality of Peel - Public Works Department has advised that:

- sanitary sewers are available on Steeles Avenue. Frontage charges shall apply;
- water services are available on Steeles Avenue. Frontage charges shall apply;
- access shall not be permitted to Steeles Avenue. A 0.3 metre reserve shall be required along Steeles Avenue; and,
- a 3.0 metre widening is required on Steeles Avenue. In addition, the reinstatement of the daylight corner is required.

5.2 The Community Services Department has advised that:

- there are no fire hydrants presently available to serve this site. Proposed servicing and hydrant locations should be shown on the site plan; and,
- previous concept plans proposed a neighbourhood park abutting the convenience commercial site at Kennedy Road, and this was not acceptable.

5.3 The Public Works and Building Department - Development and Engineering Services Division has advised that:

- there is insufficient frontage on the internal street to accommodate the proposed convenience commercial centre.

5.4 The Public Works and Buildings Department - Building and By-law Enforcement Division has advised that:

- the by-law requires one parking space for each 23.0 square metres of gross leasable commercial floor area; and,
- any restaurant, tavern, or medical office occupying more than 10% of the total gross commercial floor area, would require additional parking spaces.

6.0 BACKGROUND

The subject lands are included within a draft plan of residential subdivision affecting 17.1 hectares of land situated on the southwest corner of Steeles Avenue and Kennedy Road. The intended residential development is reflected within Official Plan Amendment Number 36 which proposed a redesignation of these lands from "Open Space" to "Residential".

The proposed "Residential" designation was referred to the Ontario Municipal Board as a result of an objection by American Motors Corporation, which operates a motor vehicle assembly plant on the northeast corner of Steeles Avenue and Kennedy Road. As the primary basis of its objection, American Motors contended that residential development on the subject lands would be incompatible with neighbouring industrial activities, unless appropriate buffer areas were established to mitigate land use conflicts.

However, at the Ontario Municipal Board hearing, an agreement was reached between American Motors and Westlodge Holdings Inc. whereby:

- Westlodge Holdings would make application to the City of Brampton for the official plan and zoning by-law amendments required to permit a convenience commercial facility on the subject lands; and,

- American Motors would then withdraw its objection to the proposed residential designation.

It was the position of American Motors Corporation that the proposed convenience commercial development would provide a needed separation between incompatible land uses.

7.0 DISCUSSION

In evaluating the merits of the application, consideration must be given to:

- land use compatibility, and more particularly the need to establish a commercial facility as a buffer; and,
- a land use assessment, determining the most appropriate use for the subject lands.

7.1 Land Use Compatibility

As noted previously, American Motors' objection to the residential use of the subject lands was based on the perceived incompatibility with its adjacent industrial operation. However, a review of the environmental characteristics of the area indicates that there are no impacts emanating from industrial operations that would have a detrimental impact on the proposed residential development.

Separation between the American Motors plant and the subject lands is provided by:

- the American Motors offices situated at the very northeast corner of its property; and,
- the roads and boulevards at the intersection of Steeles Avenue and Kennedy Road.

Evidence presented at the Ontario Municipal Board hearing in respect of the objections to the residential designation of the subject lands clearly established that:

- the predominant noise source affecting the subject lands is the noise from passing vehicular traffic on Steeles Avenue and Kennedy Road;
- past odour problems have been largely, if not completely eliminated; and,
- the primary constraint on the American Motors plant, in terms of any noise or odour that may emanate from it, is the existing residential area to the west, not the more distant subject lands.

Hence, it is evident that there are no noise or odour impacts which would warrant a land use buffer on the subject lands.

The Ontario Municipal Board, after considering the evidence given by the Ministry of the Environment, and other noise and odour experts, concluded that residential was the most appropriate use of the subject lands.

7.2 Land Use Assessment

As indicated previously, commercial development is not contemplated for the subject lands by the applicable secondary plan for the area, nor by the Commercial Land Use Schedule of the Official Plan (Schedule "F"). Accordingly, substantive planning rationale must be developed to support the required Official Plan amendments. Such planning rationale must be predicated, among other elements, on an assessment of the market impact of the proposal. An essential component of this assessment is to identify the market potential of the proposed convenience commercial development. In essence, the market potential of this particular development would be limited to:

- local residential neighbourhoods, north of Steeles Avenue and west of Kennedy Road; and,

- transient trade (originating from passing vehicular traffic on Steeles Avenue and Kennedy Road).

The local residential market would be augmented upon the development of the applicant's surrounding land holdings, south of Steeles Avenue.

However, it is apparent that the market potential of the proposed development is adversely affected due to:

- the presence of existing convenience commercial facilities; and,
- poor site accessibility.

Map 3, (attached), depicts existing and proposed commercial facilities in proximity to the subject lands. In total, the existing local residential market is served by:

- 4,941.8 square metres of existing convenience commercial floor space; and,
- 11,240.5 square metres of existing neighbourhood commercial floor space.

Additional convenience commercial floor space is proposed in the immediate vicinity as follows:

- 2,412.6 square metres of floor area at the southeast corner of Steeles Avenue and Highway Number 10 (Our File Number T1E15.6); and,
- 92.9 square metres of floor space associated with a gas bar on the southeast corner of Steeles Avenue at Kennedy Road, approved by Council on September 24, 1984.

Thus, it is evident that the viability of the proposal would be adversely affected by the presence of intervening commercial facilities.

In terms of accessibility to the site, transient market potential is severely limited. Vehicular access from abutting arterial roads is restricted to right-turns-in and right-turns-out only on Kennedy Road. Such access restrictions occur as a result of:

- a required conveyance of a 0.3 metre reserve along the entire Steeles Avenue frontage in favour of the Region of Peel; and,
- the extension of an existing raised median on Kennedy Road, south of Steeles Avenue (required as a condition of development approval for the gas bar and retail outlet on the southeast corner of Steeles Avenue and Kennedy Road).

Accordingly, transient trade area potential is limited to southbound traffic on Kennedy Road. Such a restriction on trade area would also have an adverse impact on the viability of the proposal.

On the basis of the foregoing market description, it is evident that the commercial facility will, by implication, be oriented to the applicant's surrounding land holdings. In this regard, Policy 2.2.3.22 of the Official Plan requires that convenience commercial development within proposed residential neighbourhoods be permitted only where such uses are:

- primarily pedestrian oriented; and,
- compatible with proposed development.

Contrary to the intent of this policy, it is evident that the proposal has a strong vehicular orientation, as indicated by:

- the large scale of the proposal (21,850 square feet) and its parking requirements for 88 vehicles; and,
- the planned access from the internal road system.

Clearly, the scale and inherent function of the commercial facility is much greater than what is required to serve the daily retail needs of the area residents.

In addition, access to the site, through the internal road system would have a disruptive influence on the residential character of the local street system. Indirect access from Steeles Avenue via the southerly extension of Orchard Drive (within the Westchester Estates draft plan of subdivision, (Our File Number T1E15.4) would expose the internal streets and adjacent dwelling units to non-residential related vehicular traffic, and its attendant impacts. Such an internal access to the subject lands cannot be supported, from a land use or transportation planning perspective.

In terms of land use compatibility, the conflicts arising from the integration of a relatively large scale commercial facility, with direct vehicular access to the residential community, (see map 5) cannot be reconciled. The site plan submitted in support of the proposal attempts to mitigate land use conflicts by providing landscaping and a 1.8 metre masonry wall where the site abuts residential uses. However, due to the intensity of the proposal, and its intended integration with the residential community, it is not possible to remedy impacts to any significant degree, such as:

- noise;
- disturbance through the movement of pedestrian and vehicular traffic;

- disturbance through the movement of service vehicles, deliveries, and garbage collection;
- litter;
- trespass and other property interferences; and,
- disruption due to headlight, high level and security lighting.

8.0 CONCLUSIONS AND RECOMMENDATION

On the basis of the foregoing discussion, it is evident that:

- a land use buffer is not warranted between the American Motors vehicle assembly plant and the proposed residential development at the southwest corner of Steeles Avenue and Kennedy Road;
- even if a land use buffer was required, the proposed convenience commercial facility would not be effective given the attendant impacts on the proposed residential subdivision abutting the subject lands; and,
- the proposed convenience commercial facility is otherwise inappropriate from a land use, market and transportation planning perspective.

Thus, it is concluded that:

- there is insufficient planning justification to support the requested official plan and zoning by-law amendments; and,
- the subject lands are most suitable for residential use as reflected by the City's Official Plan, and approved by the Ontario Municipal Board.

It is recommended that:


- 1. The application by WESTLODGE HOLDINGS INCORPORATED (FILE NUMBER T1E15.7) to develop a convenience commercial facility on the southwest corner of Steeles Avenue and Kennedy Road be refused.

Respectfully submitted,



 John Corbett, M.C.I.P.
 Development Planner

AGREED:



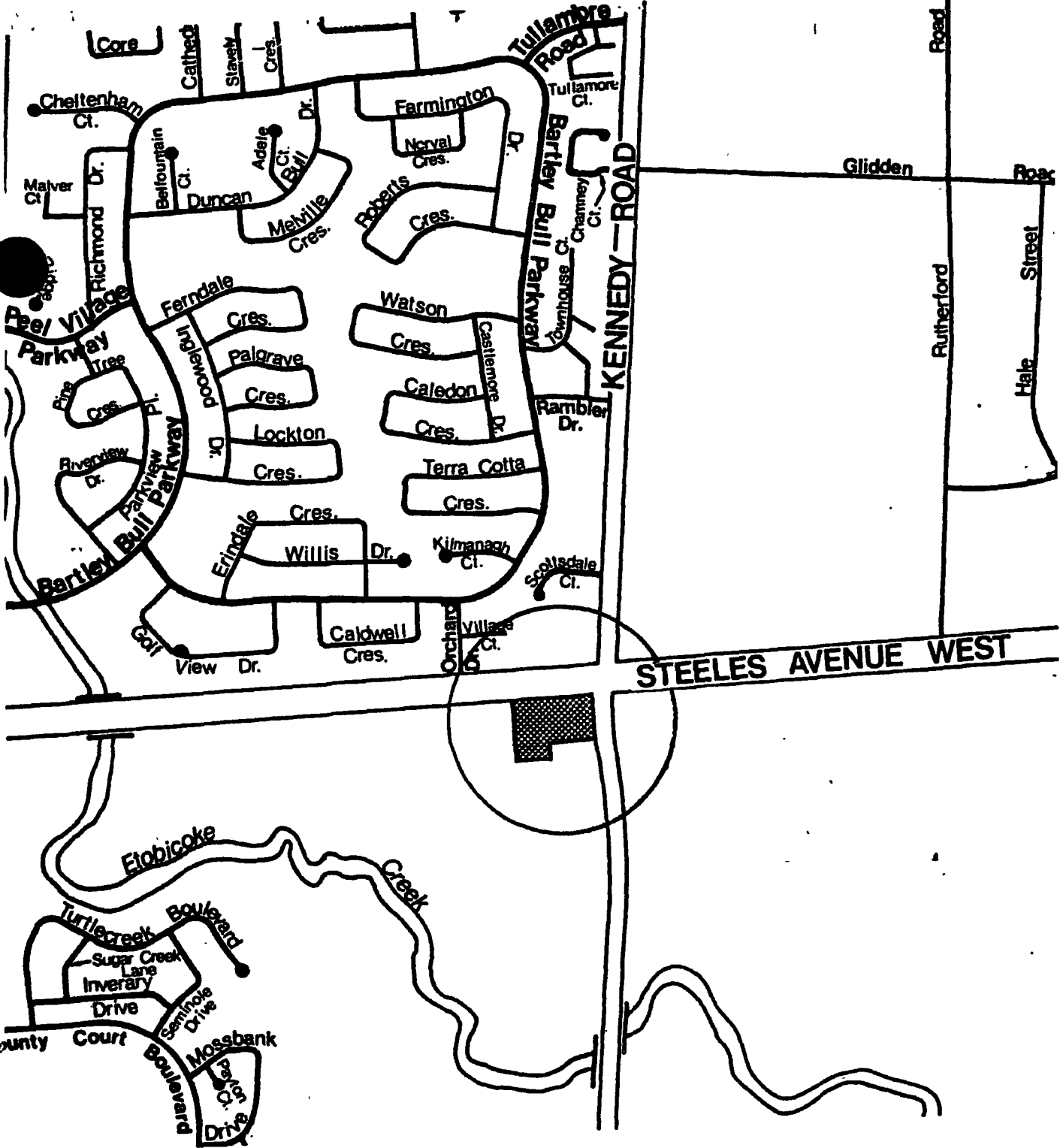
 F. R. Dalzell
 Commissioner of Planning
 and Development



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

JC/thk/4

D5-14



WESTLODGE HOLDINGS LTD.
 Location Map (MAP 1)

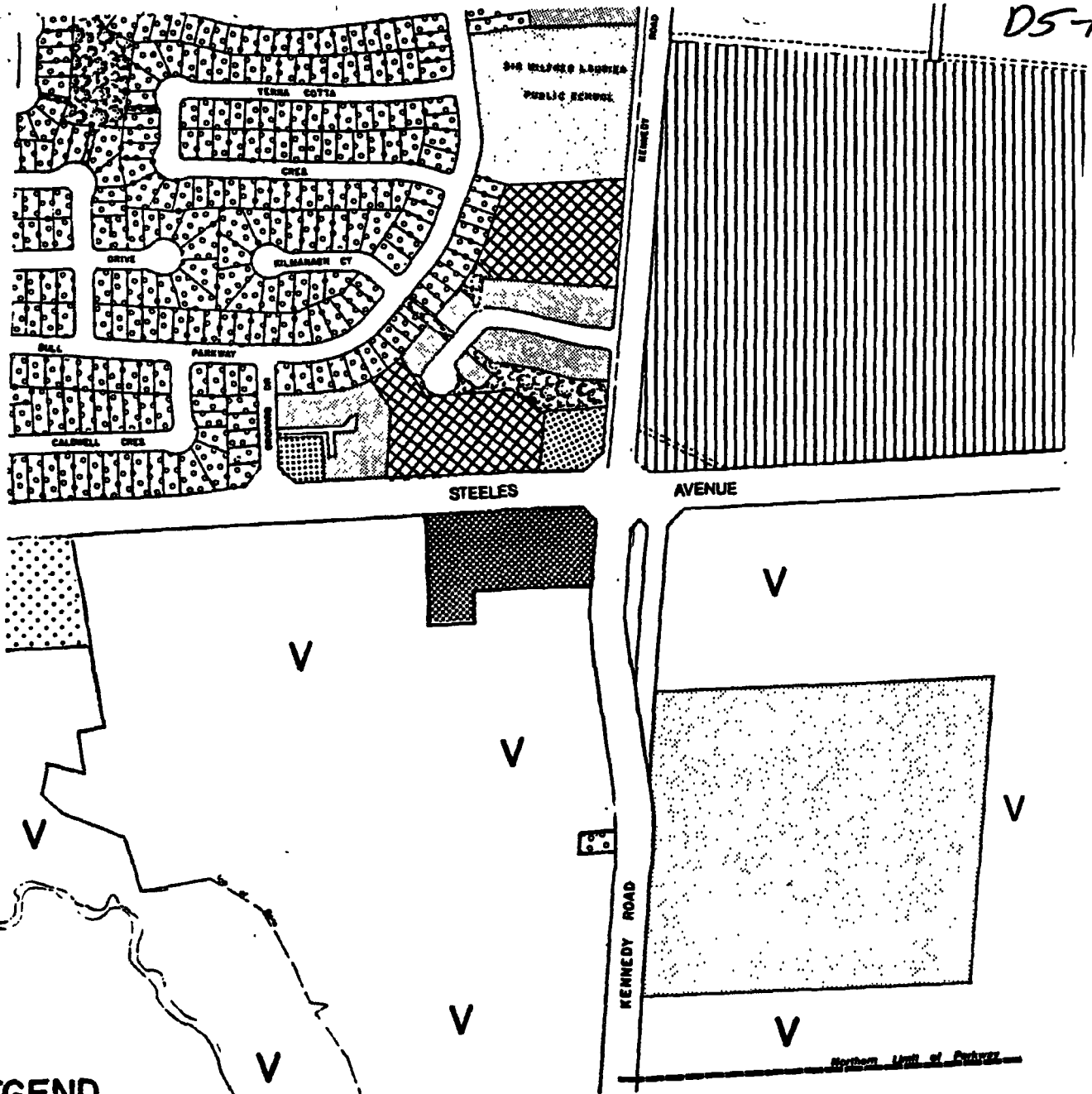


1:12000


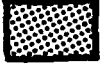



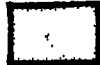




CITY OF BRAMPTON
 Planning and Development

Date: 85 11 27 Drawn by: K.L.
 File no. T1E15.7 Map no. 76-16 A

D5-15



LEGEND

-  SUBJECT LANDS
-  COMMERCIAL
-  SINGLE FAMILY RESIDENTIAL
-  RECREATIONAL
-  HIGH DENSITY RESIDENTIAL
-  INSTITUTIONAL
-  TOWNHOUSES
-  VACANT
-  INDUSTRIAL
-  OPEN SPACE

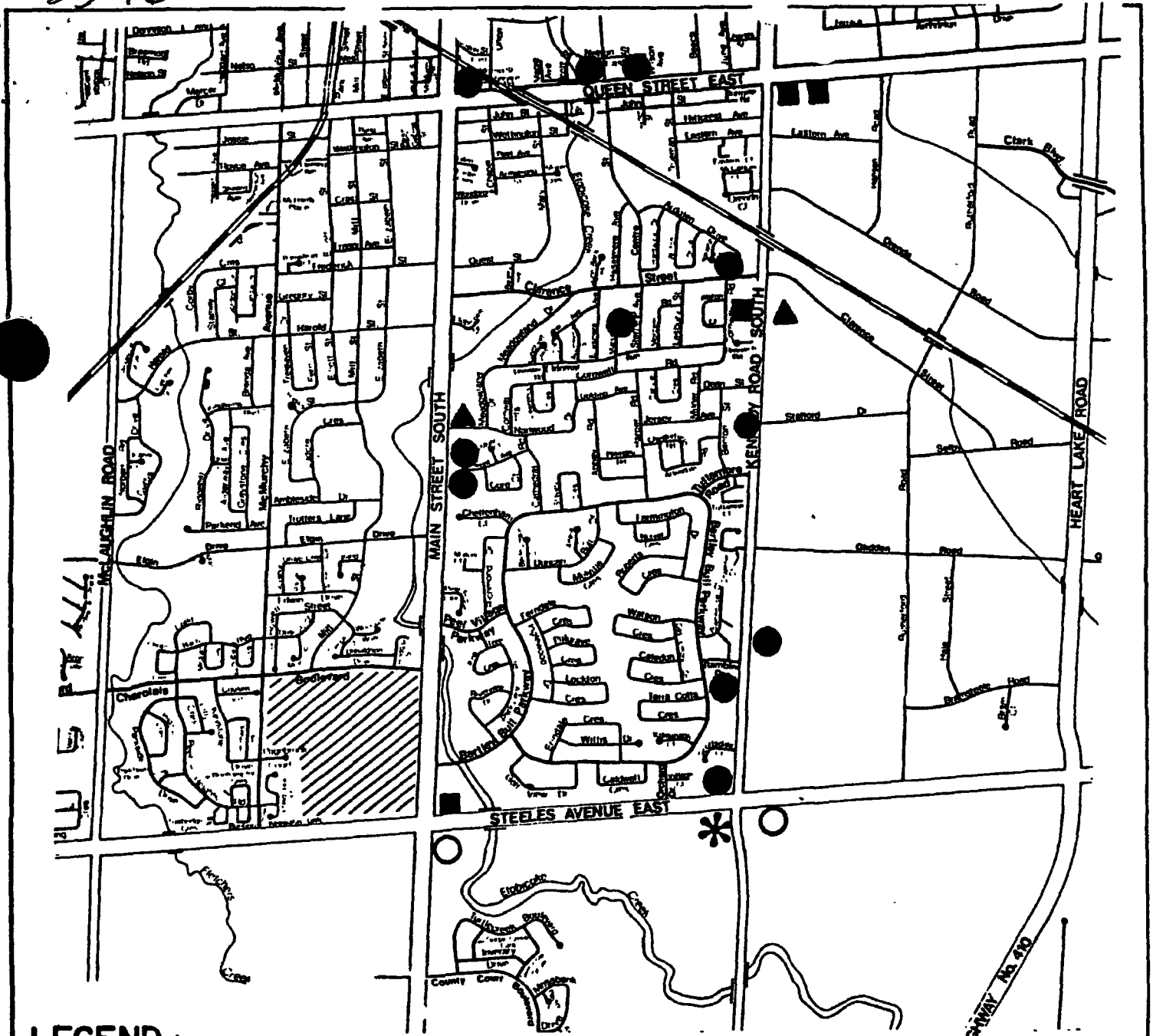
WESTLODGE HOLDINGS LTD.
Existing Land Use (MAP 2)









1:6100

CITY OF BRAMPTON
 Planning and Development

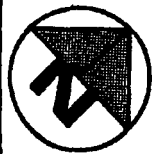
Date: 85 12 27 Drawn by: K.L.
 File no. TIE15.7 Map no. 76-16 B



LEGEND

-  SUBJECT LANDS
-  REGIONAL COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  PROPOSED CONVENIENCE COMMERCIAL

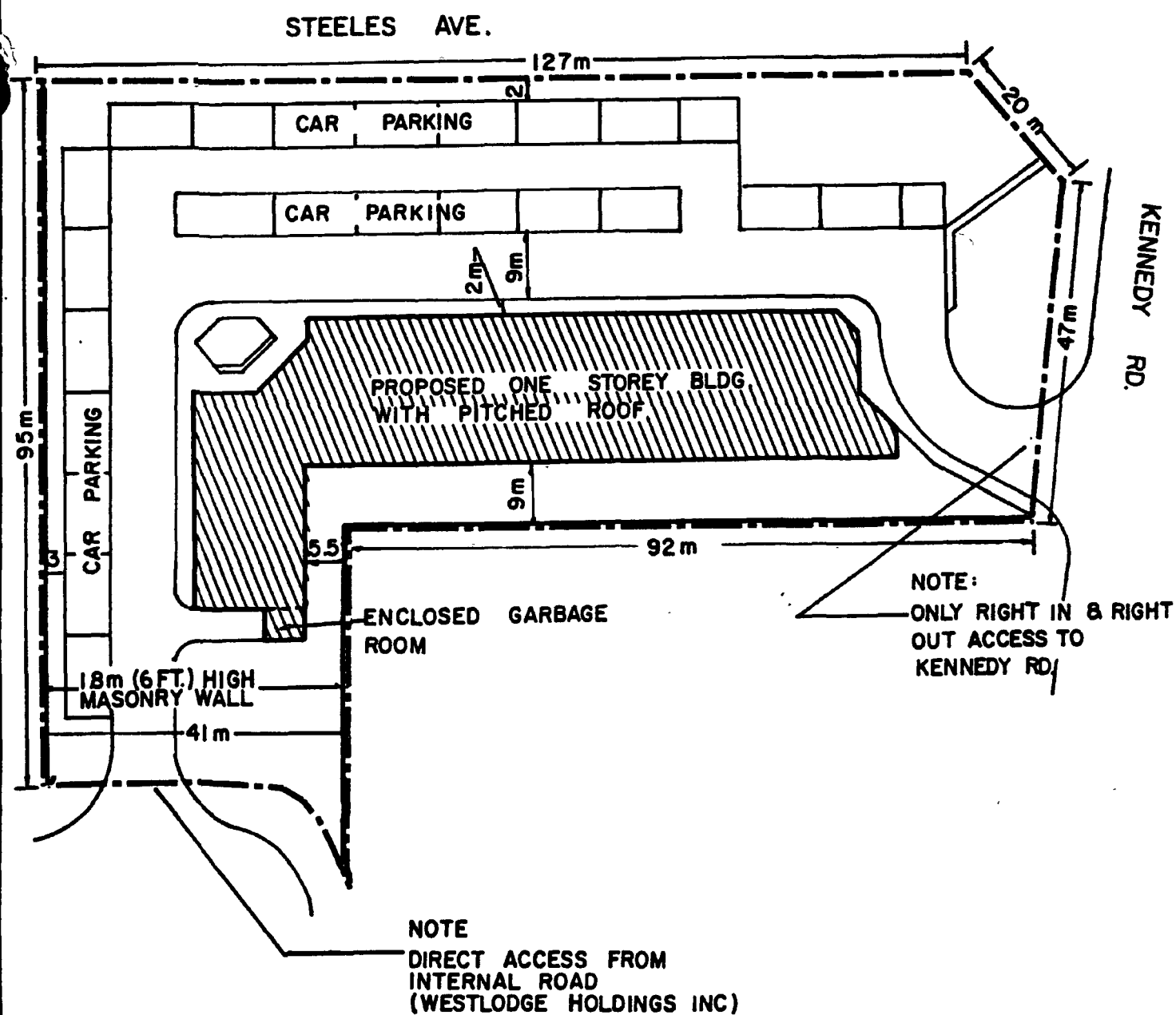
EXISTING COMMERCIAL FACILITIES
(MAP 3)



1:2000

CITY OF BRAMPTON
 Planning and Development

Date: 85 12 25 Drawn by: K. L.
 File no. TIE15.7 Map no. 76-16C



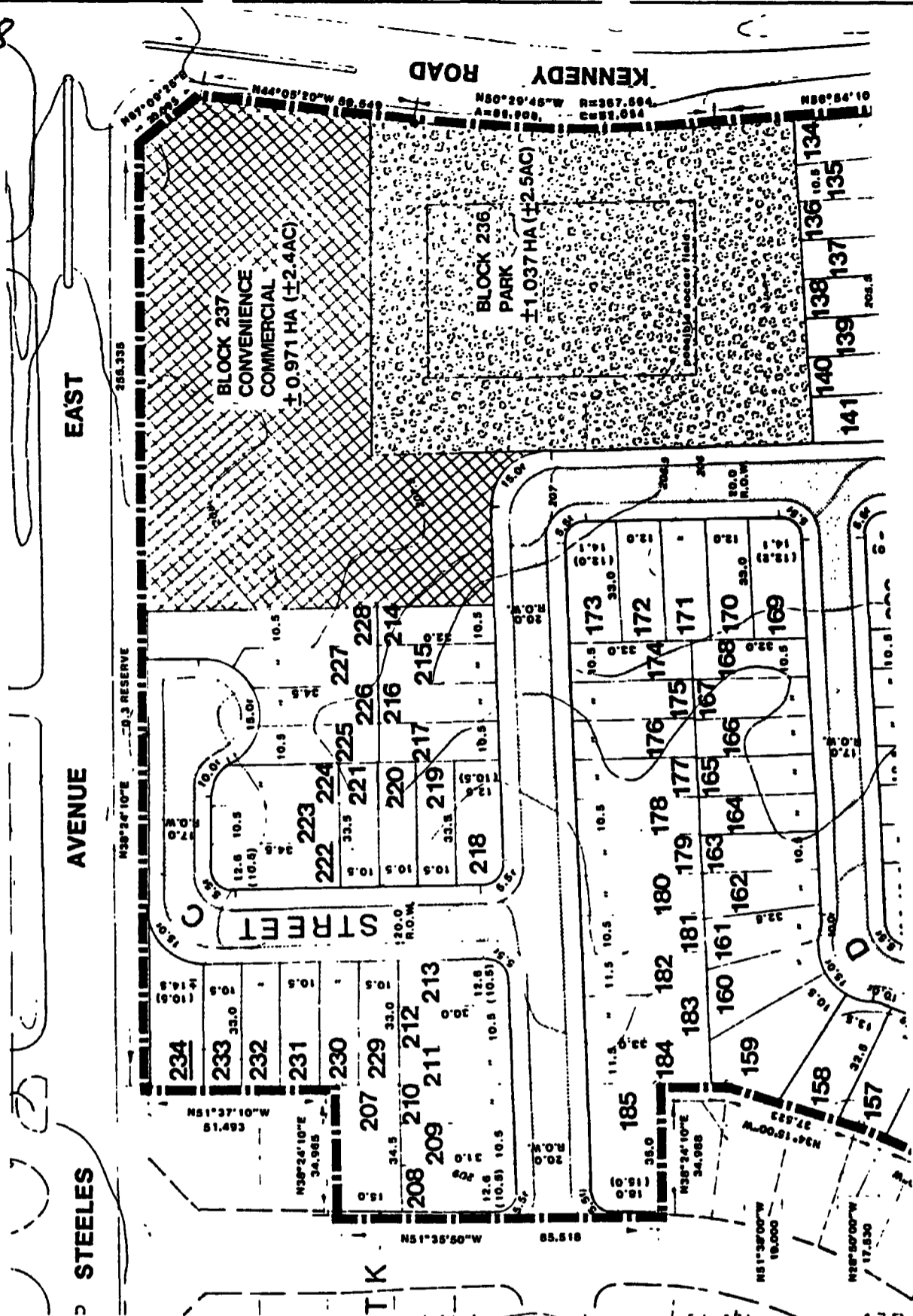
WESTLODGE HOLDINGS LTD.
 Site Plan (MAP 4)



CITY OF BRAMPTON
 Planning and Development

Date: 85 12 27 Drawn by: K.L.
 File no. TIE15.7 Map no. 76-16D

05-18



WESTLODGE HOLDINGS LTD.
 DRAFT PLAN OF PROPOSED
 SUBDIVISION

21T-85043B

(MAP 5)



1:540

CITY OF BRAMPTON
 Planning and Development

Date: 86 01 14

Drawn by: K.L.

File no. TIE15.7

Map no. 76-16E

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 12, 1986

TO: Chairman and Members of the Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 1, E.H.S.
Ward Number 3
WESTLODGE HOLDINGS
Our File Number T1E15.7

The notes of the public meeting held on Wednesday, February 5, 1986 are attached for the information of Planning Committee:

Also attached is:

- a petition in opposition to the proposal signed by 70 area residents;
- correspondence from an area resident (Mr. C. Gable; 44 Farmington Drive) recording opposition to the proposal; and,
- correspondence from the Peel Board of Education highlighting their concerns and objections regarding the proposal.

Representations made at the public meeting asserted that:

- the need for additional convenience commercial development is questionable;
- low density residential development would present less traffic impacts than the proposed commercial facility;

- there is concern regarding the potential diversions to pupils attending the educational institutions on Kennedy Road;
- the traffic generation potential of the commercial facility would create hazards to pedestrians, including the large numbers of students in the area; and,
- the use of the lands for low density residential purposes has been recently approved by the Ontario Municipal Board (as reflected by Official Plan Amendment Number 36) and should be supported.

Discussion at the public meeting also centred on the need for a buffer between existing industrial uses and the proposed residential subdivision, south of Steeles Avenue.

However, the report considered by Planning Committee, at its meeting of January 20, 1986, concluded that:

- a land use buffer is not warranted between industrial uses at the proposed residential development based on expert environmental testimony given at the above noted Ontario Municipal Board hearing; and,
- even if a land use buffer was required, the proposed commercial facility would not be effective, given the negative impacts on surrounding residential and institutional uses, as highlighted by representations given at the public meeting.

Thus, it is evident that:

- there is insufficient planning justification to support the requested official plan and zoning by-law amendments; and,
- the subject lands are most suitable for residential use as reflected by the City's Official Plan, and approved by the Ontario Municipal Board.

Subsequent to the public meeting, the applicant submitted a revised site plan indicating right-in and right-out vehicular access to Steeles Avenue.

Given that:

- the public has not had an opportunity to review the revised submission; and,
- the significant impact the additional access has on the merits of the application,

then a full recirculation and staff review of the proposal is warranted.

Accordingly, Planning Committee may wish to direct staff to process the revised application and prepare a report containing up-dated comments from affected agencies.


Accordingly, it is recommended that:

- (i) The notes of the public meeting be received;
- (ii) The current application by WESTLODGE HOLDINGS INCORPORATED (Our File Number T1E15.7) to develop a convenience commercial facility on the southwest corner of Steeles Avenue and Kennedy Road be refused;

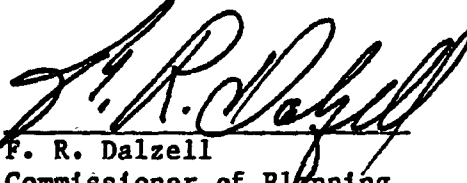
OR,

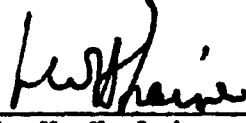
- (iii) Staff be directed to process a revised application incorporating access from Steeles Avenue, and prepare a report containing appropriate comments and recommendations.

Respectfully submitted,


John B. Corbett, M.C.I.P.
Development Planner

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

JC/thk/5

RECEIVED
CLERK'S DEPT.

FEB 13 1985

REG. No.: 781
FILE No.: TIEIS.7

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:42 p.m., with respect to an application by WESTLODGE HOLDINGS INCORPORATED (File: T1E15.7), to amend both the Official Plan and Zoning By-law to permit the establishment of a convenience commercial facility.

- Members Present: Councillor N. Porteous - Chairman
 Councillor E. Mitchell
 Alderman J. Shadrack
 Alderman D. Metzak
 Alderman S. DiMarco
 Councillor C. Gibson
 Alderman L. Bissell
 Alderman T. Piane

- Staff Present: F. R. Dalzell, Commissioner of Planning and Development
 L.W.H. Laine, Director, Planning and Development Services
 D. Ross, Development Planner
 J. Corbett, Development Planner
 J. Robinson, Development Planner
 E. Coulson, Secretary

Approximately 50 members of the public were 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.

J. Corbett outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- cont'd. -

The Chairman read the contents of two letters of objection to the proposal, received from the Peel Board of Education, and Mr. Cliff Gabel (see attached).

Alderman J. Shadrack submitted 70 letters of objection to the proposal, representing 96 area residents. (see attached sample and list of names).

Donald Smith, 46 Village Court, spoke on behalf of Peel Condominium #19. He expressed objection to the proposal as follows:

- . lack of public support for the commercial use;
- . potential negative effects on children attending school in the immediate area;
- . volume of traffic generated by a plaza as compared to low density residential;
- . The Ontario Municipal Board, in 1985, approved the low density residential land use for the subject site and it should remain so to avoid excess noise, etc. associated with commercial use of the property, and interference with area residential property owners.

Robert Murphy, 12 Golfview Drive, a member of Ward 3, Citizen's Advisory Committee, suggested that if a centre median is being considered for the right-in, right-out access, attention should be paid to the Bartley Bull Parkway centre median which was removed after installation. He voiced objection to the approval of the proposal as follows:

- . too many strip plazas on Kennedy Road;
- . consistently insufficient parking provisions for plazas;
- . excessive problems in existing strip plazas.

Mr. Murphy gave a number of examples of objectionable conditions in existing plazas and voiced the opinion that excessive parking problems exist in the whole City of Brampton.

Mr. Fitzpatrick of Kennedy Road, commented that between 3 and 4

- cont'd. -

o'clock when children are leaving school, the traffic is backed up $\frac{1}{2}$ mile or so on Kennedy Road.

He suggested that the area south of Steeles Avenue and west of Kennedy Road should be kept in a natural state to serve as an Open Space Area for the enjoyment of young people and to provide visual access on Kennedy Road. Also, he expressed concern that convenience stores will be allowed to sell wine and beer, which may attract young people from the two high schools in the area.

Alan Heisey, representing American Motors (Canada) Inc., voiced support for the proposal, noting the following:

- . rumour that American Motors is selling is unfounded, and any other use for their property is illogical;
- . residential use at this intersection is opposed;
- . a commercial use would help separate the new residential area and act as a buffer for traffic, noise, etc.:
- . American Motors is required by the City to place the new plant at a specific distance from the nearest road to help separate residential use from industrial use;
- . uses can be restricted to protect school children;
- . traffic can be monitored;
- . commercial use can service a number of homes to be built to the south/west of the subject site, possibly A.M.C. employees.

There were no further questions or comments and the meeting adjourned at 8:00 p.m.

The following is a list of persons who have signed the letter/petition to Alderman John Shadrach.

| | |
|---------------------|--------------------------|
| K.H. Dresek | 8 Caldwell Crescent |
| G. Dresek | 8 Caldwell Crescent |
| Renzo Colautti | 215 Bartley Bull Parkway |
| Maxine Youngman | 28 Golfview Drive |
| Mary Jones | 35 Willis Drive |
| Laurie Jones | 35 Willis Drive |
| Herbert Fortune | 34 Village Court |
| Murial Fortune | 34 Village Court |
| Sonia Taylor | 18 Village Court |
| Marjorie Burton | 36 Village Court |
| Herb Burton | 36 Village Court |
| G. Wiggins | 22 Village Court |
| C. Trolley | 2 Village Court |
| John Puplickhuizen | 64 Village Court |
| Jack Taylor | 42 Village Court |
| Debbie Bonham | 58 Village Court |
| Chislea Gregory | 14 Village Court |
| M. Kinch | 24 Village Court |
| Judy Mayer | 54 Village Court |
| Tony Hoasain | 66 Village Court |
| Linda Hoasain | 66 Village Court |
| Kelly Pembleton | 60 Village Court |
| Margaret Waltho | 52 Village Court |
| Susan D. Fennell | 44 Terra Cotta Crescent |
| John L. Fennell | 44 Terra Cotta Crescent |
| Bonnie J. McMeeRin | 28 Village Court |
| A Da Re | 55 Abbey Road |
| Joseph Offredi | 12 Village Court |
| Ed Wald | 4 Roberts Crescent |
| Manuel C. DeMelo | 11 Terra Cotta Crescent |
| Ralph Peters | 464 Bartley Bull Parkway |
| Gloria Ruetas | 62 Village Court |
| Evelyn Cox | 3 Orchard Drive |
| Cyril E. Cox | 3 Orchard Drive |
| Cindy Cortes | 411 Bartley Bull Parkway |
| Don R. Henley | 29 Roberts Crescent |
| George Braun | 26 Roberts Crescent |
| Barbara Braun | 26 Roberts Crescent |
| John Anderson | 26 Village Court |
| Harry Patrick Henry | 410 Bartley Bull Parkway |
| Sybil Vetter | 37 Golfview Drive |
| Hans Vetter | 37 Golfview Drive |
| Anthony Cunliffe | 367 Bartley Bull Parkway |
| Jean Cunliffe | 367 Bartley Bull Parkway |
| George Tucker | 11 Stavely Crescent |
| R. Law | 113 Bartley Bull Parkway |
| Bill Blakey | 46 Abbey Road |
| Joan Blakey | 46 Abbey Road |
| K. Petersen | 36 Erindale Crescent |

| | |
|-------------------|---------------------------|
| Steve Wilkins | 33 Caldwell Crescent |
| Pat Wilkins | 33 Caldwell Crescent |
| Mai Johnson | 48 Stavely Crescent |
| John A. Martin | 28 Caledon Crescent |
| Mrs. Lois Lauber | 47 Townhouse Crescent |
| Lorne L. McNaught | 10 Melville Drive |
| Fred Keith | 1 Core Crescent |
| W.N. Collins | 13 Allendale Road |
| John Maljevac | 31 Caldwell Crescent |
| A. Crawford | 181 Bartley Bull Parkway |
| H. Wandschneider | 25 Golfview Drive |
| Doris Lee | 41 Core Crescent |
| E.B. Shaw | 125 Cornwall |
| A.W. Stokes | 22 Erindale Crescent |
| E.F. Von Purschka | 14 Pleaseley Road |
| Margaret Cummins | 24 Core Crescent |
| John Cummins | 24 Core Crescent |
| R.A. Ivory | 225 Bartley Bull Parkway |
| R. Ivory | 225 Bartley Bull Parkway |
| Steven Irving | 225 Bartley Bull Parkway |
| R.A. Baker | 39 Caldwell Crescent |
| Harold Carscadden | 29 Norval Crescent |
| Beverley J. Brock | 11 Duncan Bull Drive |
| Gretchen Smith | 46 Village Court |
| Donald G. Smith | 46 Village Court |
| L. Gilardeau | 44 Village Court Brampton |
| R. Gilardeau | 44 Village Court Brampton |
| Barbara Baker | 39 Caldwell Cres. |
| Marilyn Taylor | 34 Rambler Drive |
| Mrs. Herbert Groh | 74 Caledon Crescent |
| Herbert Groh | 74 Caledon Crescent |
| Ron Armstrong | 144 Townhouse Crescent |
| Deanna Armstrong | 144 Townhouse Crescent |
| Betty Chalk | 53 Abbey Road |
| Fred Chalk | 53 Abbey Road |
| Jim Sinden | 41 Erindale Crescent |
| Helen Sinden | 41 Erindale Crescent |
| Betty Shaw | 125 Cornwall Heights |
| Bruce Shaw | 125 Cornwall Heights |
| Dra Trites | 68 Terra Cotta Crescent |
| Mrs. D. Trites | 68 Terra Cotta Crescent |
| Gerhard Fitzner | 50 Village Court |
| Mrs. G. Fitzner | 40 Village Court |
| T. Bagley | 51 Terra Cotta Crescent |
| Mrs. T. Bagley | 51 Terra Cotta Crescent |
| R. Banninger | 47 Duncan Bull Drive |
| Mrs. R. Banninger | 47 Duncan Bull Drive |

JRR

44 Farmington Drive
Brampton, Ontario
L6W 2V2

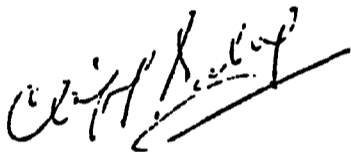
January 30, 1986

Leonard J. Mikulich
Clerk
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Mr. Mikulich, with reference to the Planning Act announcement received in the mail yesterday and Item #3 the application by Westlodge Holdings Incorporated to amend the Zoning By-law for the southwest corner of Kennedy and Steeles Road, I want to strongly object. I own two properties in the Peel Village area and we have enough convenience stores and commercial strip malls. If I understand it correctly, the plan is to put a convenience store in the southwest corner. Right across the street is a small mall with a convenience store and less than a mile away there are three convenience stores. The closest one is 2/10ths of a kilometre away. Why do we need another commercial convenience outlet?

Please register my strong objection.

Yours very truly,



Cliff Gabel

CG/sd

RECEIVED
CLERK'S DEPT.

FEB 05 1986

REG. No.:

FILE No.:

637
11-15 8

Mr. Donald C. Smith,
46 Village Court,
Brampton, Ontario.
Tel. No. 459-1722

January 29, 1986

Dear Neighbour:

My name is Don Smith and I live in Village Court. I am sending this notice to urge you to attend a public meeting on Wednesday February 5, 1986, at 7:30 p.m., where the future of the south-west corner of Kennedy and Steeles will be discussed. The owner was going to build houses there, but now he wants to build a large shopping plaza.

I think that another plaza at this corner would create noise, garbage and traffic problems, and would become a hang-out for the teenagers at the two schools across the street.

The only people other than the owners who want this plaza are American Motors, who I read are trying to sell their factory at this corner. The only chance that we, the people who live here, can prevent the plaza from being built is by writing to our Alderman John Shadrach, and attending the public meeting and letting Council know how we feel. I have included a letter which you can fill in with your name and address and send to Mr. Shadrach or hand to me at the meeting and I will give it to him.

Yours very truly,

Donald C. Smith
Don Smith

PUBLIC MEETING AT:

MUNICIPAL COUNCIL CHAMBERS
3RD FLOOR
BRAMPTON CIVIC CENTRE
150 CENTRAL PARK DRIVE

STARTING AT 7:30 P.M.
WEDNESDAY, FEBRUARY 5.

NAME: _____
ADDRESS: _____

Alderman John Shadrach,
Council Office,
150 Central Park Drive,
Brampton, Ontario. L6T 2T9

Dear Mr. Shadrach:

I live in Peel Village. I would not like there to be a new convenience store plaza at the south-west corner of Kennedy and Steeles. I understand that the owners of the land want to build a new plaza which is over 20,000 square feet.

I think that another plaza at this corner would create noise, garbage and traffic problems, and would become a hang-out for the teenagers at the two schools across the street.

I heard that American Motors has decided to sell their factory, and I don't really understand why they are pushing for the new plaza. As my Alderman, I would like you to vote against the new plaza being built.

Yours very truly,



Director of Education and Secretary
J.A. Fraser, B.A., M.Ed.

Associate Director of Education
R.N. Chalmers, B.A., M.Ed.

Associate Director of Education/Business
and Treasurer M.D. Roy, C.A.

January 31, 1986.

Mr. Fred Dalzell,
Commissioner of Planning,
City of Brampton,
150 Central Park Drive,
Brampton, Ontario.
L6T 4B9

| | |
|---|--------------------|
| PEEL BOARD OF EDUCATION PLANNING DEPT. | |
| Date | FEB 04 1986 Rec'd. |
| File No. | TIR 15.7 |

Dear Mr. Dalzell:

Re: Westlodge Holdings Incorporated

I am writing to advise you of the Board's objection to the application by Westlodge Holdings Incorporated to permit the establishment of a convenience commercial facility at the southwest corner of Kennedy Road and Steeles Avenue. The proposal, if approved, would involve a 24 acre site and over 20,000 square feet of commercial space. 2.7

I understand that a gas station and convenience store have been approved but not constructed for the southeast corner of Kennedy Road and Steeles Avenue.

The Board has two areas of concern with regard to the proposal.

- 1) Certain businesses might be attracted to the plaza catering to the large accessible student clientele. Examples of these uses would be video arcades and licensed food outlets. I do not think the objection is based on the availability of these outlets in the community but the location practically on the doorstep of the school.

It is recognized that even if there were an attempt to exclude certain uses by by-law, there would still be a loitering component which would cause concern.

- 2) The other area of concern is potential student-vehicular conflicts.

The elements are:

- a) a high volume of students, teachers and visitors in cars, buses and on foot;
- b) a high capacity intersection of two major arterial roads;

John 86-0204
.../2

- c) the addition of the commercial component with its large number of in and out turning movements across the major flow of school traffic.

This matter surely must be put to a traffic consultant before approval could be considered.

I am documenting, through attachments, previous letters of objection and concern forwarded by the Board in the past.

Yours truly,



John Greeniaus,
Chief Planning Officer,
Planning and Resources.

JG:ps

Attachs.

cc: J. Berges, Superintendent, Planning and Resources
A. Brown, Principal, J.A. Turner S.S.
R. Greene, Trustee, Brampton West
R. Lagerquist, Trustee, Brampton West
P. Leone, Trustee, Brampton
G. Purdy, Principal, W.J. Fenton S.S.
J. Shadrack, Councillor, Ward 3

03-10
JAN 30 1986

J.A. TURNER SECONDARY SCHOOL

7935 KENNEDY RD. SOUTH, R.R. 10, BRAMPTON, ONTARIO. L6V 3N2

TEL: (416) 453-9220

PRINCIPAL
J. ALLAN BROWN B.P.H.E.

VICE-PRINCIPAL
PIERRE O. LEFEBVRE B.A., M.Ed.

VICE-PRINCIPAL
JOSEPH R. SALCAK B.A.

January 28th, 1986

Mr. John L. Berges
Superintendent of Planning & Resources
H. J. A. Brown Education Centre

ATTENTION: MR. JOHN GREENIAUS, CHIEF PLANNING OFFICER

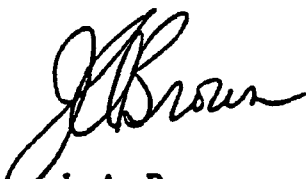
Dear Sir:

In reference to the Application to Amend the Official Plan and Zoning By-Law, Part of Lot 15, Concession 1, E.H.S., I would like to support the final position of the Peel Planning Department, namely that the proposal to develop a convenience commercial facility be refused.

The reasons for my support of this refusal are as follows:

1. I have serious concerns regarding the increased traffic that would result from such a plaza, especially in view of the fact that the opposite corner beside the school has already been designated as a gas station and small convenience center.
2. I would have concerns that the businesses that opened up in this plaza would attract the students to the plaza during the school day, especially if they were businesses that offered video arcade activities, billiards or licensed restaurants. Any of the above tenants of such a plaza would, in my opinion, and that of Mr. G. Purdy, Principal of W. J. Fenton Secondary School, be detrimental to the students at both schools.

Yours truly,


J. A. Brown

cc: Mr. D. Hands, Superintendent of Schools
Mr. G. Purdy, Principal, W. J. Fenton S. S.



D3-16

Director of Education and Secretary
J.A. Fraser, B.A., M.Ed.

Associate Director of Education
R.N. Chalmers, B.A., M.Ed.

Associate Director of Education/Business
and Treasurer M.D. Roy, C.A.

October 11, 1985.

Mr. Ronald K. Webb,
Davis, Webb,
41 George St. South,
Brampton, Ontario.
L6Y 2E1

Dear Mr. Webb:

Re: Official Plan Amendment No. 36
City of Brampton

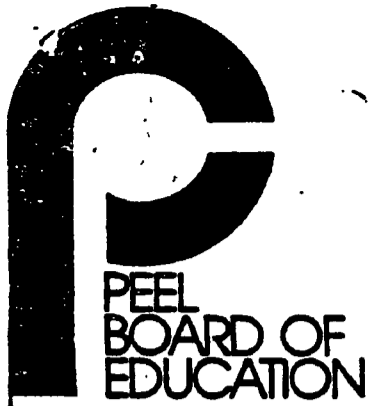
Some time ago, in response to a proposal for a gas station and convenience commercial store on the southeast corner of Kennedy Road, the Board forwarded a copy of the appended letter. The letter, written by the principal of J. A. Turner, expressed concern for student safety particularly in the various service station entrances and exits.

Student safety is still of concern to the Board and it is requested that traffic consultants analyze and report the impact of the proposal on the student routes prior to the approval of this proposal.

Yours truly,

for John Greeniaus,
Chief Planning Officer,
Planning and Resources.

JG:ps
Attach.



Director of Education and Secretary
J.A. Fraser, B.A., M.Ed

Superintendent of Academic Affairs
R.N. Chalmers, B.A., M.Ed.

Superintendent of Business Affairs and Treasurer
M.D. Roy, C.A.

July 16, 1984.

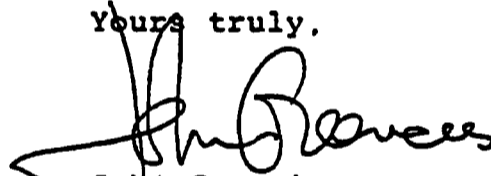
Mr. L. Laine,
Director, Planning and
Development Services,
City of Brampton,
150 Central Park Drive,
Brampton, Ontario.
L6T 2T9

Dear Mr. Laine:

Re: Application to Amend the Official Plan
and Zoning By-law
Pt of Lt 15, Conc 1, EHS
Esso Petroleum Canada
Your File: T2E15.1

Further to your letter dated May 15, 1984, I am attaching
a copy of a letter expressing the concerns of the principal
of J. A. Turner Secondary School with respect to the above
noted application.

Yours truly,


John Greeniaus,
Chief Planning Officer,
Planning and Resources.

JG:ps
Attach.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 13, 1986

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
 Zoning By-law
 Part of Lot 15, Concession 1, E.H.S.
 Ward Number 3
 WESTLODGE HOLDINGS INCORPORATED
 Our File Number T1E15.7

At its meeting of 1986 02 24 City Council resolved that:

"The current application by Westlodge Holdings Incorporated (File Number T1E15.7) to develop a convenience commercial facility on the southwest corner of Steeles Avenue and Kennedy Road be approved; subject to a list of proposed uses, excluding video arcade and uses likely to encourage young people to loiter, being prepared for consideration of City Council prior to presentation of the amending zoning by-law to City Council."

Accordingly, Planning Committee may wish to recommend to City Council, the following uses which would not be included as permitted uses in the amending zoning by-law:


1. video or amusement arcade;
2. beer, liquor, or wine store;
3. retail establishments selling goods that appeal to erotic tastes;

4. pool/billiard hall;
5. drive-in, fast food, take-out or standard restaurants;
6. record store;
7. bowling alley;
8. novelty store, and
9. variety store.

Respectfully submitted,


John Corbett, M.C.I.P.
Development Planner

AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

JC/thk/4

INTER-OFFICE MEMORANDUM

F10

Office of the Commissioner of Planning & Development

March 19, 1986

TO: Mayor and Members of Council
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 1, E.H.S.
Ward Number 3
WESTLODGE HOLDINGS INC.
Our File Number: T1E15.7

At its meeting of 1986 02 24, City Council resolved that:

"The current application by Westlodge Holdings Incorporated (File Number T1E15.7) to develop a convenience commercial facility on the south-west corner of Steeles Avenue and Kennedy Road be approved; subject to a list of proposed uses, excluding video arcades and uses likely to encourage young people to loiter, being prepared for consideration of City Council prior to presentation of the amending zoning by-law to City Council."

Accordingly, Planning Committee, at its meeting of 1986 03 17, considered the following uses which would not be included as permitted uses in the amending zoning by-law:

1. video or amusement arcade;
2. beer, liquor or wine store;
3. retail establishments selling goods that appeal to erotic tastes;
4. pool/billiard hall;
5. drive-in, fast food, take-out or standard restaurants;
6. record store;
7. bowling alley;

8. novelty store; and
9. variety store.

If City Council wishes to exclude all of the above activities from the amending zoning by-law, the composition of permitted uses would be as follows:

1. service stores including barber, beauty parlour or hairdressing establishment, dry cleaning collection depot, laundromat, shoe repair shop, florist, tailor or dressmaker, portrait studio;
2. bank;
3. trust company;
4. finance company;
5. business or professional offices;
6. medical and dental offices;
7. dining room restaurant;¹
8. drugstore;
9. optical store;
10. bake shop;
11. delicatessen;
12. card shop;
13. jewellery shop;
14. hobby shop;
15. pet shop;
16. bookstore;
17. hardware store;
18. paint and wallpaper store;
19. floor and tile store;
20. camera and photo supplies store;
21. sporting goods store;
22. radio and television sales and service shop;
23. shoe store;
24. convenience store;²

25. men's, ladies and children's clothing store;
26. specialty gift, china and glassware; and,
27. picture framing/art gallery.

1 and 2: Definition of Dining Room Restaurant and Convenience Store according to By-law 139-84 is as follows:

1. RESTAURANT, DINING ROOM shall mean a building or place where food and drink are prepared and offered for sale to the public, to be served by a restaurant employee, at the same table or counter where the food and drink were ordered and are to be consumed, and where take-out food services are not available.
2. CONVENIENCE STORE shall mean a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of less than 600 square metres.

The extent and combination of the activities which may be established on the subject lands will be regulated by the availability of on-site parking.

Subsequent to Planning Committee's meeting of March 17, 1986, the applicant submitted a revised site plan (as attached) indicating:

- additional access from Steeles Avenue permitting right-turns in and right-turns out only, and,
- the deletion of the internal access from the draft plan of proposed subdivision to the south of the subject lands.

To accommodate the access from Steeles Avenue (see attached correspondence from the Region of Peel), it was necessary to reduce the size of:

- the proposed site area from 0.97 hectares (2.4 acres) to 0.57 hectares (1.4 acres); and,
- the proposed convenience commercial facility from 2,030 square metres (21,850 square feet) to 1,219 square metres (13,120 square feet).

Given that the public has not had an opportunity to review the revised submission entailing alterations to the size of the facility and access arrangements, then there is sufficient justification to warrant a public meeting, if Council so desires.

Conclusion

Considering the events which have transpired since City Council considered the original application submitted by Westlodge Holdings Incorporated, Council may wish to:

- (1) Direct staff to prepare an implementing zoning by-law containing the permitted uses detailed in this report, excluding the following:

- (1) video or amusement arcade;
- (2) beer, liquor or wine store;
- (3) retail establishments selling goods that appeal to erotic tastes;
- (4) pool/billiard hall;
- (5) drive-in, fast-food, take-out or standard restaurant;
- (6) record store;
- (7) bowling alley;
- (8) novelty store; and,
- (9) variety store

and,

(2) Direct staff to prepare appropriate documents for the consideration of Council permitting the current application by Westlodge Holdings Incorporated consisting of:

- (1) a convenience commercial facility with a maximum gross commercial floor area of 21,850 square feet;
- (2) a site area of 2.4 acres; and,
- (3) access from Kennedy Road (right-in, right-out only) and the internal road system but no access from Steeles Avenue;


or,

(3) Rescind its approval of the current application and direct staff to prepare the appropriate documents for the consideration of Council permitting the revised application by Westlodge Holdings Incorporated, consisting of:

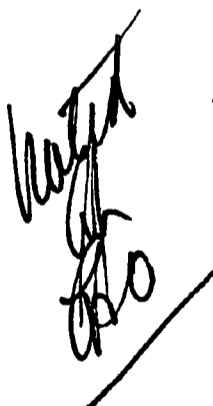
- (1) a convenience commercial facility with a maximum gross commercial floor area of 13,120 square feet;
- (2) a site area of 1.4 acres; and,
- (3) access providing right-turns in and right-turns out only from Steeles Avenue and Kennedy Road;

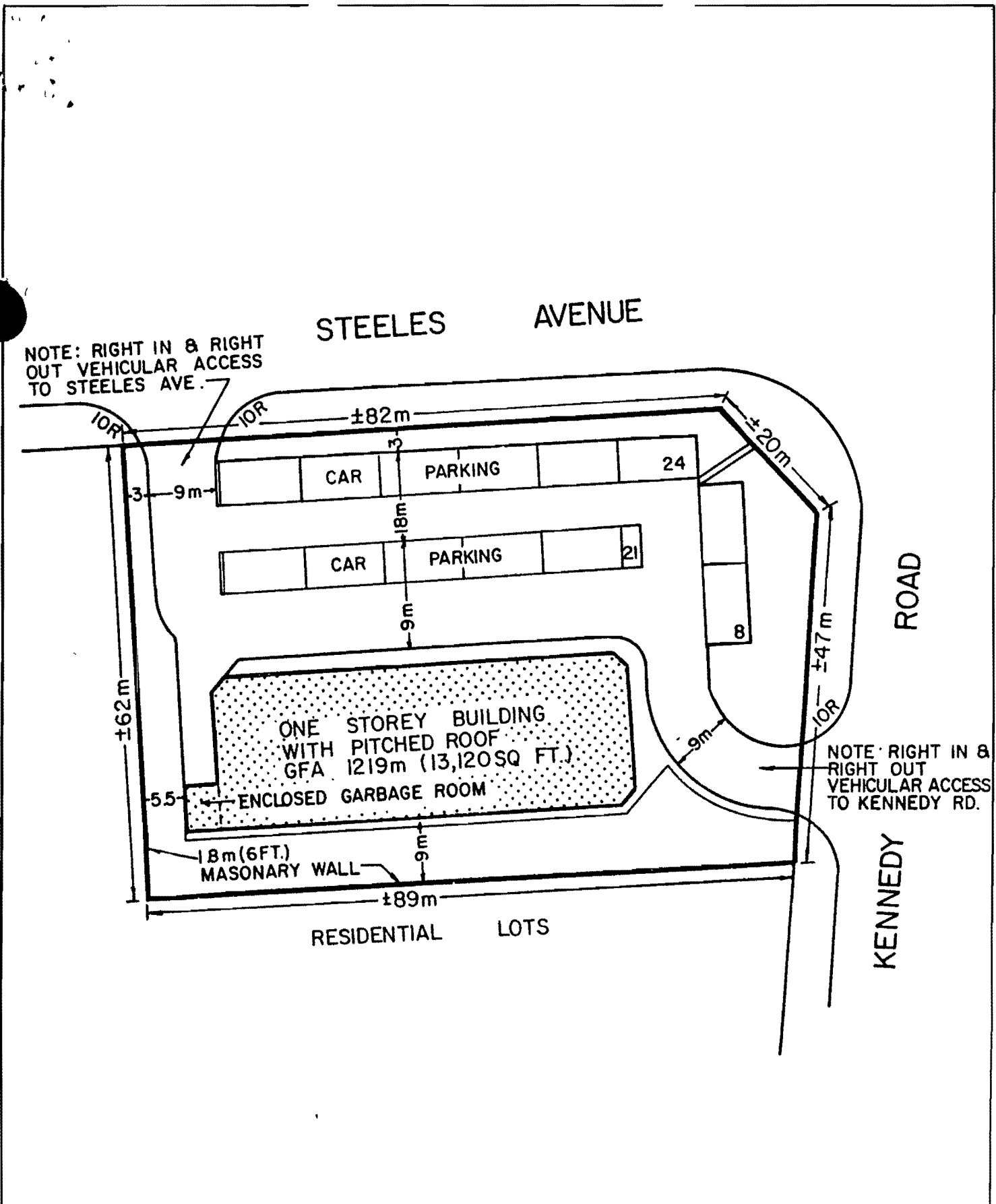
or,

(4) Direct staff to convene a public meeting to consider the revised application as described in clause 3 above.

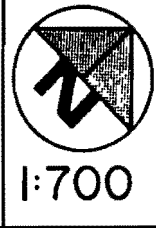

F. R. Dalzell
Commissioner of Planning
and Development

FRD/JC/6





WESTLODGE HOLDINGS LTD.
REVISED SITE PLAN



CITY OF BRAMPTON
Planning and Development

Date: 86 03 19 Drawn by: K.L.
File no. TIE15.7 Map no. 76-16L

STEELES AVE.

127m

CAR PARKING

CAR PARKING

2m

9m

20m

KENNEDY RD.

47m

PROPOSED ONE STOREY BLDG. WITH PITCHED ROOF

9m

92m

ENCLOSED GARBAGE ROOM

NOTE:
ONLY RIGHT IN & RIGHT OUT ACCESS TO KENNEDY RD.

1.8m (6 FT.) HIGH MASONRY WALL

41m

NOTE
DIRECT ACCESS FROM INTERNAL ROAD (WESTLODGE HOLDINGS INC)

WESTLODGE HOLDINGS LTD.
ORIGINALLY SUBMITTED SITE PLAN



1:833

CITY OF BRAMPTON
Planning and Development

Date: 85 12 27 Drawn by: K.L.
File no. TIE15.7 Map no. 76-16 D