



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 225-94

To Adopt Amendment Number 254
and Amendment Number 254 A
to the 1984 Official Plan of the
City of Brampton Planning Area

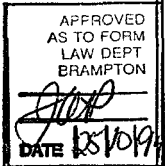
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number 254 and Amendment Number 254 A to the 1984 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 254 and Amendment Number 254 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 24th day of October, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY
CLERK



11/94

I, KATHRYN ZAMMIT, Deputy Clerk of the City of Brampton do hereby certify that the attached Amendment Number 254 and 254A the 1984 Official Plan of the City of Brampton Planning Area, is a true copy approved by the Ministry of Municipal Affairs on December 15, 1994.

DATED at the City of Brampton this January 3, 1995.



Kathryn Zammit
Deputy City Clerk

ORIGINAL

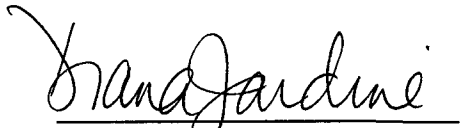
AMENDMENT NUMBER 254
AND
AMENDMENT NUMBER 254 A
to the 1984 Official Plan of the
City of Brampton Planning Area

21-OP-0031-254

AMENDMENT NOS. 254 and 254A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

Amendment Nos. 254 and 254A to the Official Plan of the City of
Brampton Planning Area which were adopted by the Council of the
Corporation of the City of Brampton are hereby approved under Sections
17 and 21 of the Planning Act.

Date: 1994-12-15


Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 225-94

To Adopt Amendment Number 254
and Amendment Number 254 A
to the 1984 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, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number 254 and Amendment Number 254 A to the 1984 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 254 and Amendment Number 254 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 24th day of October, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

CERTIFIED A TRUE COPY

Deputy Clerk
City of Brampton

Nov 7 1994

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 12/10/94

11/94

AMENDMENT NUMBER 254 AND
AMENDMENT NUMBER 254 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of retail commercial uses and offices.

2.0 Location:

The lands subject to this amendment are located at the north-west corner of the intersection of Orenda Road and Dixie Road within Lot 2, Concession 3, E.H.S., in the City of Brampton. The property has an area of approximately 1.12 hectares.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 254 :

The document known as the 1984 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 19 set out in subsection 7.2.7.19, Amendment Number 254 A.

3.2 Amendment Number 254 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Bramalea West Industrial Secondary Plan (being Chapter C34 of Section C of Part C, and Plate Number 12, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

- (1) by deleting from Part C, Section C, Chapter C34, Section 2.6.5 thereof, and substituting therefor the following:

"2.6.5 The lands located at the north-west corner of the intersection of Orenda Road and Dixie Road, designated for Service Commercial use shall be

used for retail and office purposes. Commercial uses such as an amusement arcade, an adult entertainment parlour, an adult videotape store or billiard hall shall not be permitted.

The location and design of access to Dixie Road and Orenda Road shall be to the satisfaction of the road authority having jurisdiction.

**Background Material to
Amendment Number 254
and Amendment Number 254 A**

Attached are copies of planning reports dated August 24, 1994, and October 6, 1994 as well as notes of the Public Meeting held on October 5, 1994, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Region of Peel

July 19, 1994 and September 19, 1994

AMENDMENT NUMBER OP93 - 23
to the Official Plan of the
City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 226-94

To Adopt Amendment Number OP93- 23
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, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93 - 23 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of Amendment Number OP93 - 23 to the Official Plan of the City of Brampton Planning Area.

READ, a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of October, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

11/94

ADMITTED
EXEMPT
BRAMPTON
[Signature]
DATE 12/1/94

CERTIFIED A TRUE COPY

Deputy Clerk
City of Brampton

12/7 1994

AMENDMENT NUMBER OP93 - 23
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add to the list of amendments pertaining to Secondary Plan Area 19: Bramalea West Industrial to include Amendment Number 254 A to the document known as the 1984 Official Plan.

2.0 Location:

The lands subject to this amendment are located at the north-west corner of the interesection of Orenda Road and Dixie Road within Lot 2, Concession 3, E.H.S., in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

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 19: Bramalea West Industrial as set out in Part II: Secondary Plans, Amendment Number 254 A to the document known as the 1984 Official Plan.

Background Material to
Amendment Number OP93 - 23

Attached are copies of planning reports dated August 24, 1994 and October 6, 1994 as well as notes of the Public Meeting held on October 5, 1994, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Region of Peel

July 19, 1994 and September 19, 1994

NOTE: The above noted reports and written submissions are attached to Official Plan Amendment Number 254 and Official Plan Amendment Number 254 A to the document known as the 1984 Official Plan.

INTER-OFFICE MEMORANDUM

F9-7
PC
Sept. 19/94

Office of the Commissioner of Planning and Development

August 24, 1994

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: EXECUTIVE SUMMARY to the attached
staff report
HJD FINANCIAL SERVICES
Part of Lot 2, Concession 3, E.H.S.,
North-west Corner of Dixie Road and Orenda Road
Ward Number 8
Our File: C3E2.4

The attached staff report reviews and analyses a proposal to amend the Official Plan and the Zoning By-law to permit the development of the subject property for a service commercial plaza.

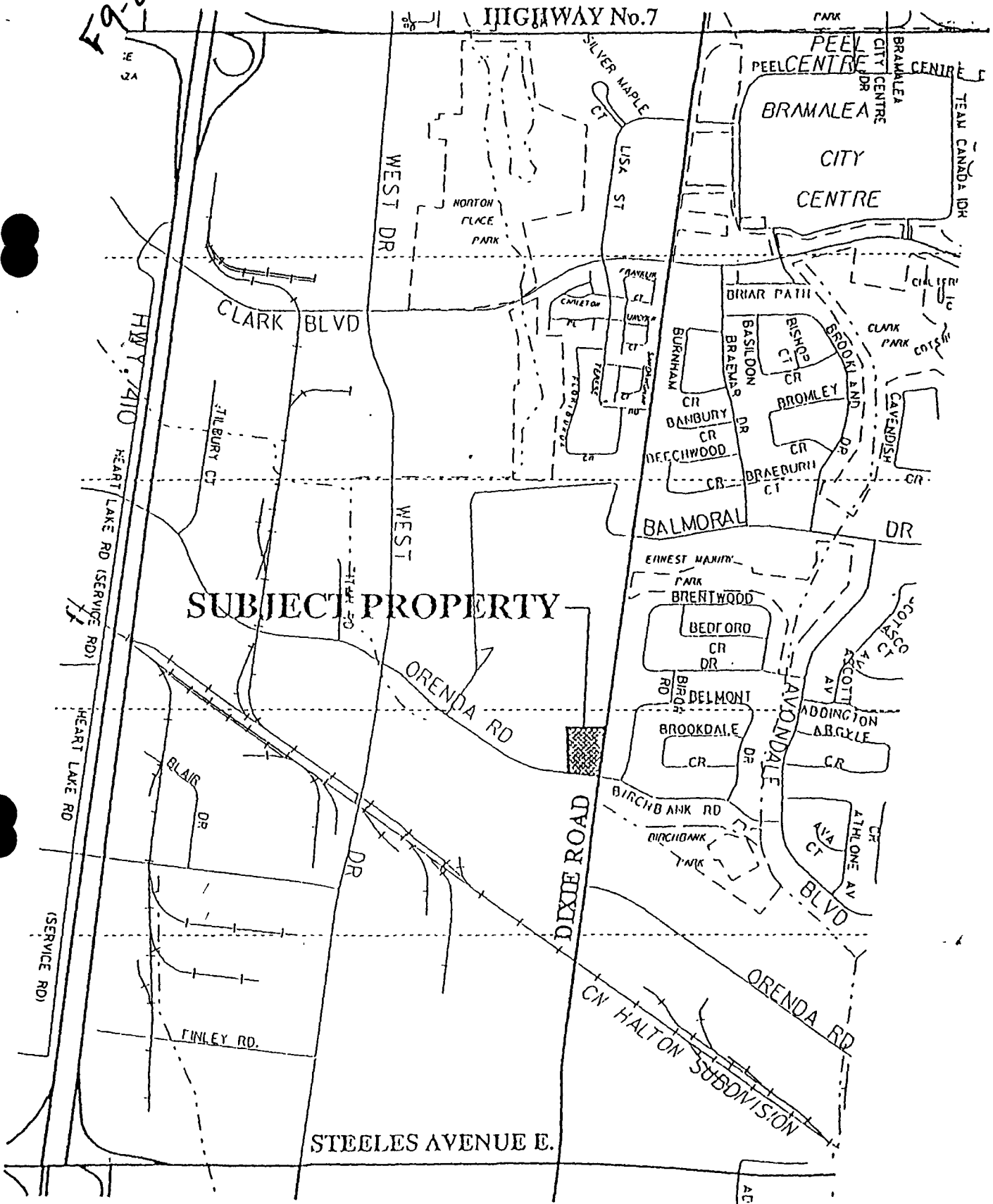
A thorough analysis of this proposal was completed, and the summary of the impacts is contained in the following Table One - Summary Impact Table.

TABLE ONE
SUMMARY IMPACT TABLE

ISSUE	SUMMARY
1984 Official Plan	Designated "Commercial" on Schedule A and "Highway and Service Commercial" on Schedule F. No amendment to this document is required.
1993 Official Plan	Designated "Business Industrial" on Schedule A. No amendment to this document is required.
Secondary Plan	Designated "Service Commercial" which permits office purposes and a limited amount of retail only in conjunction

F9-8
2A

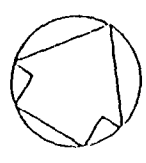
HIGHWAY No.7



CITY OF BRAMPTON

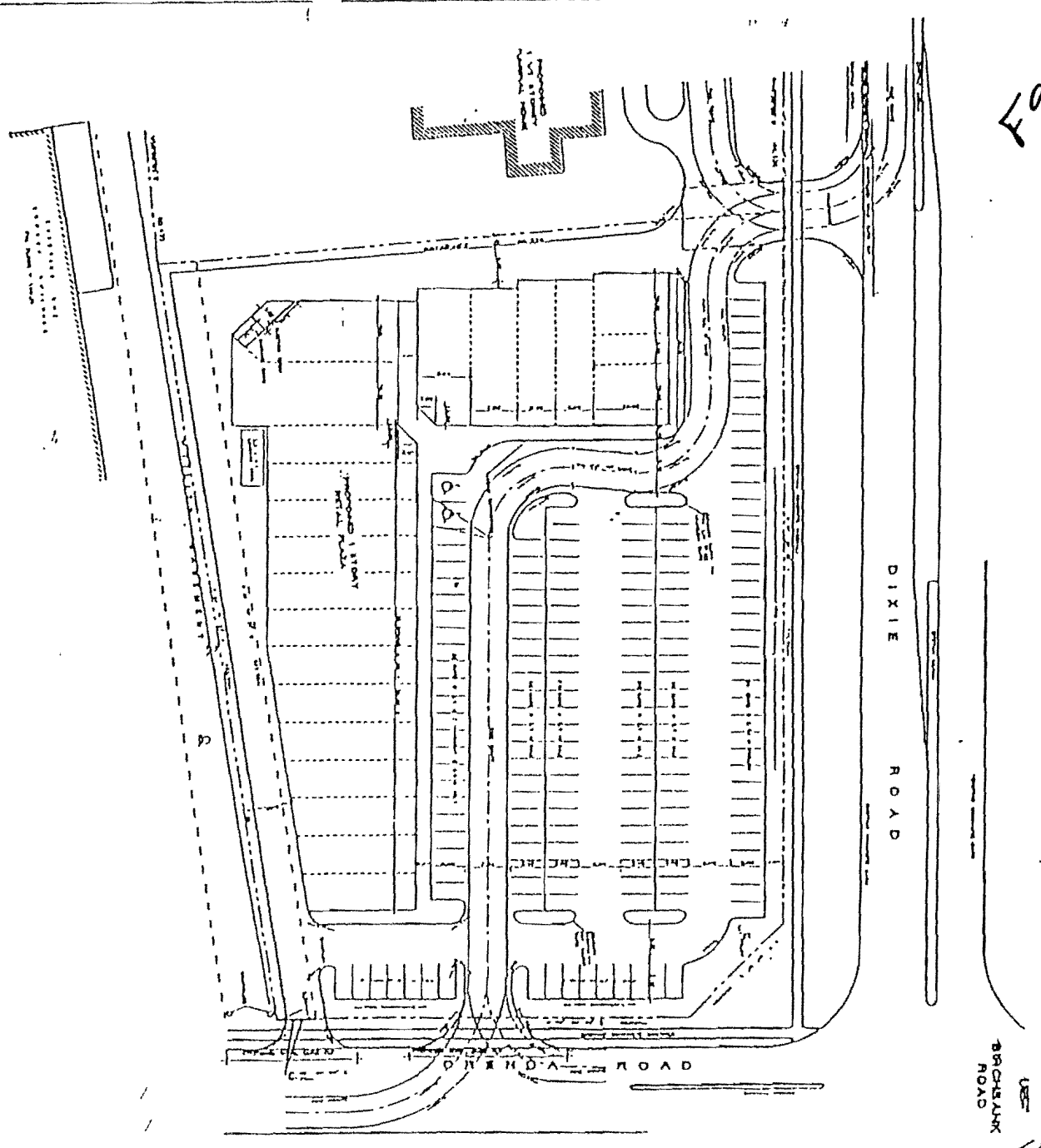
LOCATION MAP

Date: 1994 07 11 Drawn By: C.R.E
File no. C3E2 4 Map no 62-44A



PLANNING AND DEVELOPMENT DEPARTMENT
1115 FINANCIAL SERVICES INC.

F9-9



TOPOGRAPHICAL SURVEY OF
PART OF BLOCK "A"
REGISTERED PLAN 040
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SITE PLAN

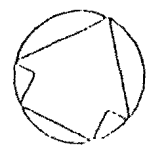
SCALE 1:500
W.M. FORDON, O.L.E. - 1994
ELEVATIONS ARE DERIVED FROM CITY OF BRAMPTON
MESH GRID NO. 10-100
ELEVATION = 100.00 METRES

SITE SUMMARY

- SITE AREA - 11,333.27 SQ. M. (27,330.51 SQ. FT.)
- BUILDING - AREA 2,110.71 SQ. M. (47,132.24 SQ. FT.)
- COVERAGE: 18.6%
- PARKING - REQUIRED (1 SPACE / 100 SF)
- 21.11 SPACES
- PROVIDED
- 112 SPACES (INCL. 3 REMOVED)
- PHYSICAL PARKING - 27,552 SQ. FT. (255,000 SQ. FT.)
- AVAILABLE PARKING - 2,110.71
- LANDSCAPE - AREA 1,362.07 SQ. M. (30,874.34 SQ. FT.)
- COVERAGE: 11.9%
- ASPHALT - AREA 2,411.71 SQ. M. (53,554.83 SQ. FT.)
- COVERAGE: 21.2%

CITY OF BRAMPTON

Date: 1994 07 11 Drawn By: C.R.E.
File no. C1E24 Map no. 62-44C



CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT
1115 FINANCIAL SERVICES INC.

F9-10

with an office use. An amendment is required to permit the retail uses, as proposed.

- Zoning** Zoned "Commercial Two - Section 500 (C2 - Section 500)" which permits retail uses only in conjunction with office purposes. An amendment to the zoning by-law is required to permit the retail uses without the necessity for the office uses.
- Strategic Plan** The proposal supports the "Prosperous Economy" and "Financial Strategy" goal streams which strive to attract/retain businesses and to improve the City's assessment ratio.
- Financial Impact** The proposal will have an annual positive financial impact on the City's revenue fund of about \$13,000.00. The applicant has requested office uses, but not to the same scale that was envisaged in a 1990 amending zoning by-law. Accordingly, the potential for office development can be maintained in the amending zoning by-law.
- Land Use** The proposed land use is not expected to have any more adverse impacts on the surrounding residential and industrial community than that which the property is currently zoned. The proposed land use and density are appropriate for the site.
- Access** Access is from Dixie Road shall be permitted to right-in/right-out only and shall be shared with the proposed funeral home to the north.

OVERALL SUMMARY The proposal is supportable from a land use planning perspective; has merit with respect to the City's strategic planning goals and is recommended for approval, subject to appropriate conditions.

INTER-OFFICE MEMORANDUM

F9-11

Office of the Commissioner of Planning and Development

August 24, 1994

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

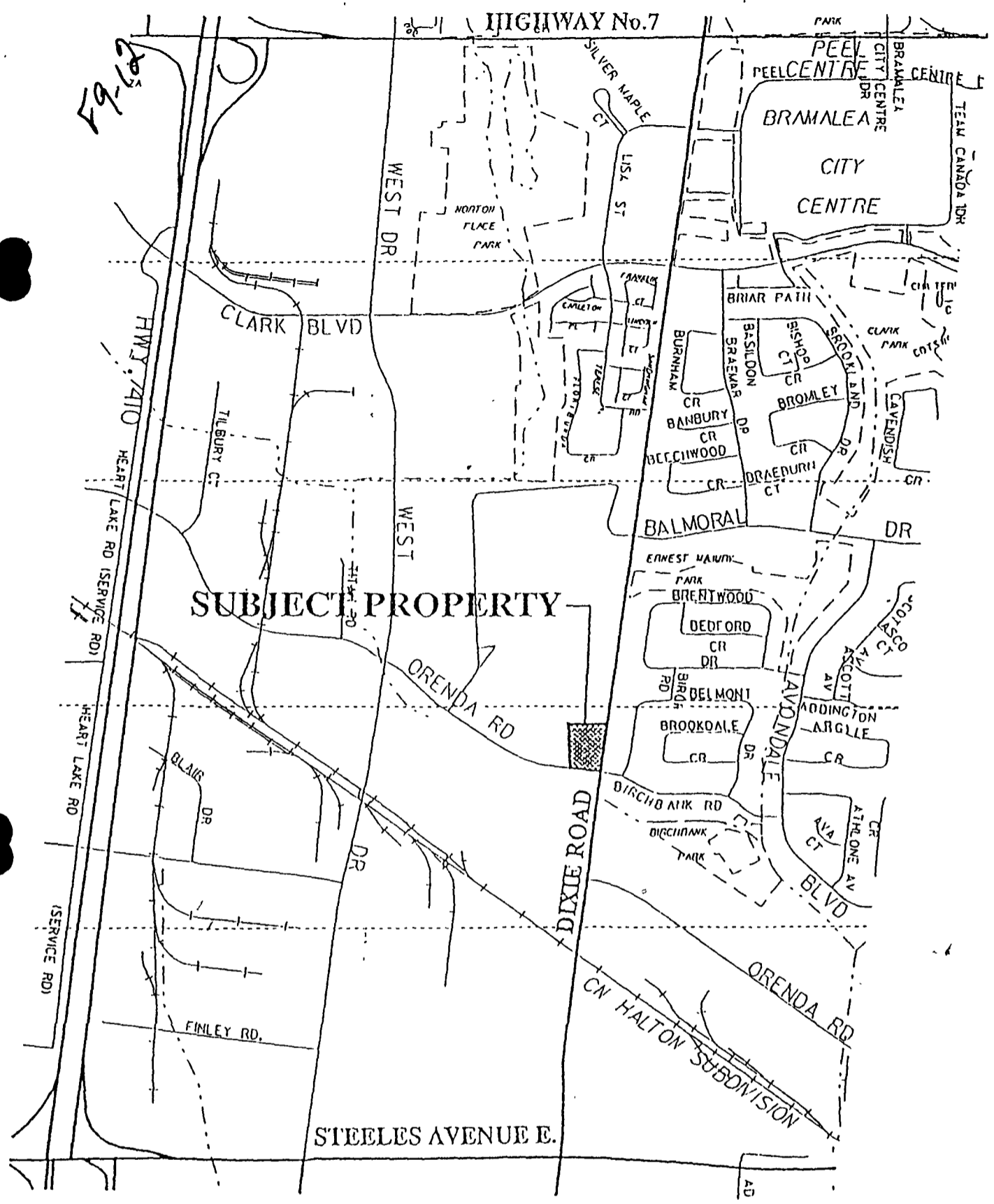
RE: Application to Amend the Official Plan and the Zoning By-law
Part of Lot 2, Concession 3, E.H.S.,
North-west Corner of Dixie Road and Orenda Road
Ward Number 8
HJD FINANCIAL SERVICES
Our File: C3E2.4

1.0 PROPOSAL:

This staff report examines an application to amend the Official Plan and the Zoning By-law to permit a service commercial plaza.

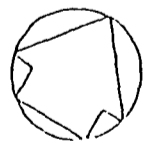
The applicant is proposing the following uses within a one storey building having a gross commercial floor area of 3,170.9 square metres (34,131.39 square feet):

- a retail establishment having no outside storage;
- a service shop;
- a personal service shop;
- a bank, trust company, finance company;
- an office;
- a dry cleaning and laundry distribution station;
- a laundromat;
- a parking lot;
- a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- a printing or copying establishment;
- a community club;
- a health centre;
- a custom workshop; and,
- a tavern.



CITY OF BRAMPTON

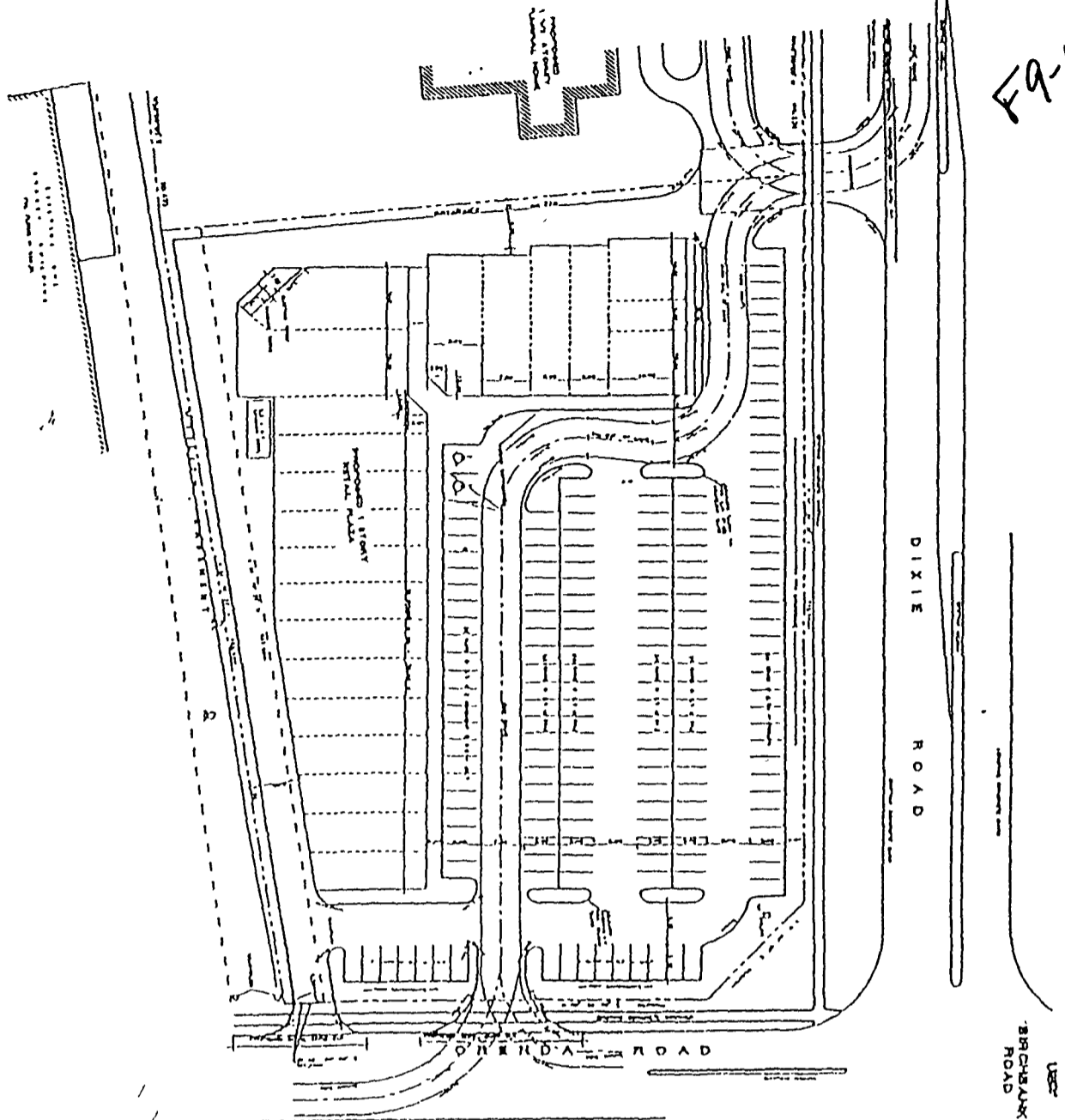
Date: 1994 07 11 Drawn By: C.R.E.
 File no. C3E2 4 Map no. 62-44A



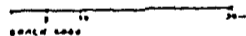
LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT
 H.J.D. FINANCIAL SERVICES INC.

F9-13



TOPOGRAPHICAL SURVEY OF
PART OF BLOCK "A"
REGISTERED PLAN 040
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SITE PLAN



SCALE 1:500

DATE FORNOL S.E. - 1994

ELEVATIONS ARE KNOWN FROM CITY OF BRAMPTON
OFFICIAL SURVEY NO. 10-128
ELEVATION = 100.00 METERS

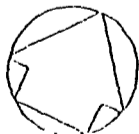
SITE SUMMARY

- SITE AREA 11,332.00m² (121,330.55 sq. ft.)
- BUILDING - AREA 3,120.00m² (33,621.21 sq. ft.)
- COVERABLE 20.1%
- PARKING - REQUIRED (1 SPACE / 1000)
- 100 SP
- PROVIDED
- 172 SP (INCL. 3 HANDICAP)
TYPICAL PARKING - 2.250 x 6.750 METERS
TOTAL PAVED PARKING - 1,150.0
- LANDSCAPE - AREA 1,801.00m² (19,377.37 sq. ft.)
- COVERABLE 15.9%
- ASPHALT - AREA 2,189.00m² (23,454.93 sq. ft.)
- COVERABLE 19.3%

CITY OF BRAMPTON

Date: 1994 07 11
File no. C3E7 4

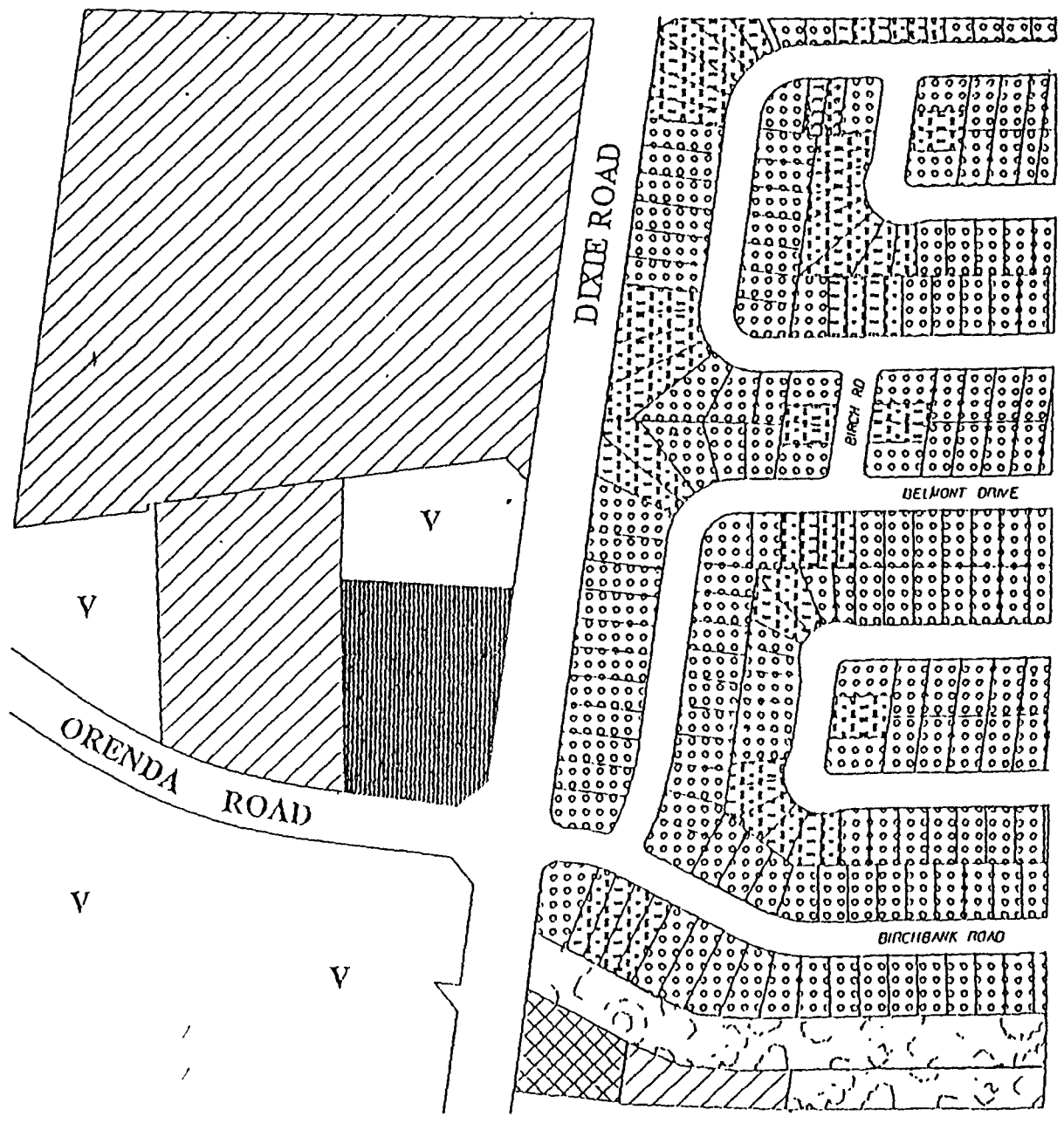
Drawn By: C.R.E.
Map no. 67-41C










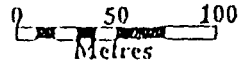
CONCEPT SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT
U.D. FINANCIAL SERVICES INC.

F9-14



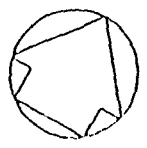
- | | |
|--|---|
|  SUBJECT PROPERTY |  SINGLE-FAMILY DETACHED DWELLING |
|  INDUSTRIAL |  SEMI-DETACHED DWELLING |
|  COMMERCIAL |  VACANT |
|  OPEN SPACE | |



CITY OF BRAMPTON

EXISTING LAND USE

Date: 1994 07 11 Drawn By: C.R.E.
 File no. C3E24 Map no. 62-44B



PLANNING AND DEVELOPMENT DEPARTMENT
 U.I.D. FINANCIAL SERVICES INC.

These uses are consistent with the service commercial uses within By-law 151-88, as amended (section 33.1.1(a)).

Access to the property is proposed from Orenda Road via a full turns driveway and a shared right-in/right-out only access with Strand Funeral Home; the development application abutting the subject property to the north (File: C3E2.3). The concept site plan illustrates a covered passageway in the northerly portion of the property. A total of 172 parking spaces are proposed.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USE:

The subject property:

- is located at the north-west corner of Dixie Road and Orenda Road;
- has a frontage of 59.08 metres (193.8 feet) on Orenda Road and 115.74 metres (379.7 feet) on Dixie Road with an area of 1.13 hectares (2.78 acres); and,
- is relatively flat with no significant vegetation, however there are several deciduous trees located in the northern portion of the property.

The surrounding land uses are as follows:

- North: vacant but an application was recently submitted to develop the site for a funeral home;
- South: Orenda Road beyond which the lands are vacant;
- East: Dixie Road beyond which are single family and semi-detached residential dwellings; and,
- West: industrial.

3.0 OFFICIAL PLAN AND ZONING STATUS:

Schedule "A" of the 1984 Official Plan designates the subject property as "Commercial" and as "Highway and Service Commercial" on Schedule "F".

Schedule "A" of the 1993 Official Plan designates the property as "Business Industrial" which permits office and retail uses.

F9-16

The Bramalea West Industrial Secondary Plan designates the property as "Service Commercial" which contains the following policy respecting the subject property:

"2.6.5 The lands located at the north-west corner of the intersection of Orenda Road and Dixie Road, designated for Service Commercial use; shall only be used for office purposes, other than an office of a health care practitioner, and only in conjunction with offices; retail purposes excluding the sale of foods; personal service shop; financial establishment; a restaurant serving office employees; an employee day nursery, and a printing and copying establishment."

In light of the foregoing policy; retail uses are only permitted in conjunction with an office use, whereas the applicant is proposing a variety of commercial purposes, including offices. An amendment to the secondary plan is therefore required to remove the restriction which connects the retail to the office use.

By-law 151-88, as amended, zones the property "Commercial Two - Section 500 (C2 - Section 500)" which permits offices and accessory uses. An amendment to the zoning by-law is required to implement the proposed development.

4.0 STRATEGIC PLAN AND FINANCIAL IMPLICATIONS:

4.1 Strategic Plan

The City's Strategic Plan identifies a series of goal streams, objectives and strategic initiatives. This application is most in keeping with both the Prosperous Economy and Financial Strategy goal streams, which strive to attract-retain businesses and to improve the City's assessment ratio.

4.2 Financial Implications

The Treasury Services Division of the Administration and Finance Department has evaluated this proposal to determine its impact on the City's annual net financial position and long term goal to achieve a 65/35 assessment ratio.

As a result of that evaluation, it was found that in 1994 dollars:

- total assessment for the development is \$1.0 million; and,
- the proposal will have an annual positive financial impact on the City's revenue fund of about \$13,000.00.

5.0 BACKGROUND

The subject property is part of a larger parcel which was approved in 1990 for office development with a retail component in conjunction with the office use. That proposal and the ensuing zoning by-law permitted a building height of 10 storeys to facilitate the office development. The maximum gross commercial floor area permitted in the current zoning by-law is 20,985 square metres (225,888.0 square feet).

The City is currently reviewing an application for the northerly portion of the parcel for a funeral home.

6.0 ANALYSIS

A full circulation of this proposal has been completed, and the comments received from internal departments and external agencies are included in Appendix A to this report. The subject proposal has been analyzed with respect to the following:

- land use;
- requested zoning; and
- access.

6.1 Land Use:

As noted previously, the Bramalea West Industrial Secondary Plan designates the lands for a very specific type of service commercial activity. The particular policy limits the use of this property to office purposes and other commercial activities but only in conjunction with an office. In this regard, the applicant has filed an application to amend the secondary plan to provide greater flexibility in allowing the site to be developed for commercial uses, including offices. The amendment would remove the restriction which currently links the amount of retail to the provision of the office component.

In determining the appropriateness of the proposed land use, impacts on surrounding properties must be evaluated. While the subject property is located on the edge of a primarily industrial area, there is an existing residential neighbourhood on the east side of Dixie Road. However, the applicant is proposing a low rise commercial development which is expected to have less of an impact on the adjacent residential uses than the current zoning which

F9-18

permits building heights to 10 storeys. In addition, the proposed commercial development is not expected to interfere with the ongoing industrial uses in the area. Accordingly, impacts on surrounding properties are expected to be negligible.

Although this site is currently zoned to permit 20,985 square metres of commercial development, approximately 90% of the commercial floor area permits office use only. Given the relatively industrial nature of the land uses on the west side of Dixie Road; the residential neighbourhood on the east side of Dixie Road, and the site's relative location within the City, the subject property is not considered a key site for office development. The property's location within the City does not provide the exposure to major arterial roads that other locations within the City could provide, such as the Queen Street Corridor and gateway locations. Notwithstanding the foregoing, the applicant has requested office uses, but not to the scale that was envisaged in 1990 when the zoning was approved. Accordingly, the potential for some office development can be maintained in the amending zoning by-law.

The proposed service commercial plaza is considered to be an appropriate use for the subject lands, and is therefore supportable from a land use planning perspective.

6.2 Requested Zoning:

The applicant has requested commercial uses in keeping with the service commercial zoning provisions contained within the comprehensive zoning by-law. This zoning designation conforms to the existing designation contained in the 1984 Official Plan which designates the property as "Highway and Service Commercial" on Schedule F and the "Service Commercial" designation contained within the secondary plan. Therefore, the zoning of the property for service commercial purposes is appropriate. The setbacks shown on the concept site plan should form the basis of the zoning by-law.

Site specific details of the proposed development can be addressed at the site plan approval stage. In this regard, the applicant should be required to remove the covered passageway shown in the north-west portion of the building in accordance with comments received from Peel Regional Police via the Region of Peel. All matters respecting the Fire Department's comments can be addressed at the site plan approval stage.

6.3 Access:

Access to the subject property is proposed via a joint right-in/right-out only at the northerly portion of the property from Dixie Road to be shared with the

F9-19

abutting lands to the north. Although the applicant has shown two accesses to the subject property from Orenda Road, the Traffic Engineering Services Division has indicated that only one full access will be permitted to Orenda Road to be located at the extreme westerly limit of the property. In this regard, a second access restricted to right-in/right-out may be considered once island extensions have been provided by the applicant to the satisfaction of the City. With the approval of the abutting lands to the north for a funeral home, the land owner was required to secure easements on the subject property to facilitate an access from Orenda Road. The revised full turn access from Orenda Road could be used for patrons accessing the funeral home to the north. Details pertaining to the access can be reviewed further at the site plan approval stage. However, it is recommended that specific conditions be included in the approval of this application to address the requirements of the Region and the City pertaining to these access arrangements.

7.0 CONCLUSIONS AND RECOMMENDATIONS

From a land use planning perspective, there is sufficient basis to support this application given:

- impacts on abutting properties are expected to be minimal;
- the proposal is in keeping with the City's strategic planning goals to achieve a 65/35 assessment ratio; and,
- the opportunity to retain office development when the market dictates.

Accordingly, it is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council procedures;
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 1. That the Secondary Plan be amended to permit retail and office uses.
 2. The site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for the following purposes permitted by section 33.1.1 (a) and (b), and, an amusement arcade, an

F9-20

adult entertainment parlour, an adult videotape store or billiard hall shall not be permitted.

- b) minimum front yard depth - 15 metres;
- c) minimum exterior side yard width - 15 metres;
- d) minimum interior side yard width - 7.5 metres;
- e) minimum rear yard depth - 6.0 metres;
- f) minimum lot width - 55 metres;
- g) minimum lot area - 1.0 hectare;
- h) landscaped open space - 3.0 metres shall be provided where the site abuts a street, except at driveway locations;
- i) no outside storage or display of goods shall be permitted;
- j) all garbage and refuse containers shall be enclosed;
- k) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- l) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of Zoning By-law 151-88 which are not in conflict with those set out above.

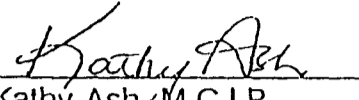
3. The proposed development shall be subject to a development agreement and said agreement shall contain the following:

- a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, a grading and drainage plan, an elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City, and the Region of Peel in the case of the grading and servicing plan, and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.
- b) The site development plan shall not include the covered passageway from the front of the building to the rear of the building.


- c) The applicant shall pay all applicable Regional and City development charges in accordance with their respective Development Charges by-laws.
- d) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities;
- e) The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
- f) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- g) The applicant shall agree that access to Dixie Road shall be restricted to right-in/right-out only and shall be located to the satisfaction of the Region of Peel. In this regard, the applicant shall agree not to object to the joining of the centre medians on Dixie Road.
- h) The applicant shall agree to the provision of a shared access to Dixie Road with the property immediately to the north if and when required by the City or the Region of Peel, as a result of development of the northerly property.
- i) The applicant shall agree to lift the 0.3 metre reserves along the Dixie Road and Orenda Road frontages for access purposes to the satisfaction of the Region of Peel and the City respectively;
- j) The applicant shall agree to provide appropriate easements in favour of the property, immediately to the north to facilitate access to Orenda Road when said lands to the north are developed.
- k) The applicant shall agree that only one full access shall be permitted to Orenda Road in a location to the satisfaction of the Commissioner of Public Works.
- l) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.

F9-22

Respectfully submitted,


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

AGREED:


John A. Marshall, M.C.I.P.
Commissioner of Planning and Development


John B. Corbett, M.C.I.P.
Director, Development Services

KA/HJDrep.wp

19-23

APPENDIX A

COMMENTS FROM DEPARTMENTS AND EXTERNAL AGENCIES

The Law Department, Community Services Department Transit Division and Parks and Recreation Division and the Planning and Development Department Planning Policy and Research Division have no comments.

The Business Development Office has not commented.

The following departments/agencies have commented as noted below:

Public Works and Building Department:

Development and Engineering Services Division

"We require a site plan agreement addressing grading, drainage and access. Traffic department may require the construction of a left hand turn lane for the driveway off Orenda Road."

Traffic Engineering Services Division

"All traffic related matters pertaining to Dixie Road shall be addressed by the Region of Peel as this roadway is under their jurisdiction.

One full access to Orenda Road will be permitted, however, it must be located at the extreme west end of the subject lands. We may consider a second access as a right-in/right-out only subject to island extension works to be provided on Orenda Road by the applicant.

The applicant will be required to enter into a mutual use agreement for the shared access at Dixie Road. These arrangements shall be undertaken to the satisfaction of the Law Department."

F9-24

Administration and Finance Department:

Treasury Services Division

"This application was evaluated to determine its impact on the City's net financial position and goal to achieve a 65/35 assessment ratio (Residential-to-Non-Residential). As the Residential Mill Rate is always 85% of the Non-Residential Mill Rate within Municipal property tax calculations, a dollar of new Commercial/Industrial assessment will contribute 15% more to the City's operating revenues annually than is the case for a dollar of new Residential assessment. Operating subsidies associated with servicing a development's residents (ie. providing recreation facilities and programmes) negatively impact the City's Revenue Fund in the case of Residential, but not Non-Residential developments. The City also achieves a greater proportion of individuals living and working in the City as the assessment ratio improves.

The following assumptions were made within the evaluation of the proposed development: 1) Development plan and Planning Department data regarding site coverage, units/acre, and persons/unit for this residential development (tax dollars per sq ft for highway service commercial is \$3.25, source: Ministry of Revenue Assessment Office).

It was found that in (\$1994):

- 1) Total assessment for the highway service commercial proposal is \$1.0 million;
- 2) The proposal will have an annual positive financial impact on the City's revenue fund of about \$13,000."

Community Services Department:

Fire

"Revised architectural site and/or mechanical site service plans shall be submitted addressing the following concerns:

- a) Gradients and/or elevations of all fire access routes.
- b) O.B.C. classification of the building. (refer to O.B.C. 3.2.2. ___).
- c) Location of principal entrance(s).
- d) Location of Fire Department connection. (Where required).

F9-25

- e) Location of all public and private hydrants.
- f) Location and size of all watermains, valves and associate devices.
- g) All gates to be retained with chains or locks no larger or stronger than 3/8" (10mm) grade steel chains.
- h) Electrical supervision of sprinkler system is required as per O.B.C. 3.2.4.16."

Planning and Development Department:

Urban Design and Zoning Division:

"No comment at present time. Site design issues will be addressed through the site plan approval process."

Region of Peel:

"The Public Works Department requires that the applicant shall agree by agreement not to object to the joining of the centre medians on Dixie Road which will restrict access to the sit to right-in and right-out. The applicant shall also agree by agreement to a shared access to Dixie Road with the lands directly to the north (the proposed funeral home). A reference plan will be required to show the 1 ft. reserve on Dixie Road, and grading plans shall be forwarded to the Public Works Department for review. No road widenings are required at this time.

Servicing is available as follows:

Water: Available from a 400mm diameter pipe on Orenda Road
Available from a 300mm diameter pipe on Dixie Road

Sewer: Available from a 500mm diameter pipe north of Orenda Road, west of Dixie Road.

Although the application is currently being circulated as an official plan and zoning by-law amendment, Peel Police have expressed concerns with the design of the covered passageway at the northerly end of the sidewalk. From a police perspective, this design, because of its limited visibility, may encourage loitering and has very restricted opportunities for natural surveillance. In addition, the landscaped area directly in front of the entranceway to this passageway area may encourage loitering. Planting which extends over the edge of the landscaping box may discourage seating."

EQ-26

INTER-OFFICE MEMORANDUM

11/1

Office of the Commissioner of Planning & Development

PC Oct. 17

October 6, 1994

To: The Chairman and Members of Planning Committee

From: Planning and Building Department

RE: **NOTES OF THE PUBLIC MEETING**

Application to Amend the Official Plan and Zoning By-law

H.J.D. FINANCIAL SERVICES INC.

Part of Lot 2, Concession 3, E.H.S.,

North-west Corner of Dixie Road and Orenda Road

Ward Number 8

Our File: C3E2.4

A Public Meeting was held on Wednesday, October 5, 1994 with respect to a proposal to amend the Official Plan and the zoning by-law to permit a retail plaza containing service commercial uses. The notes of the Public Meeting are attached for the information of Planning Committee.

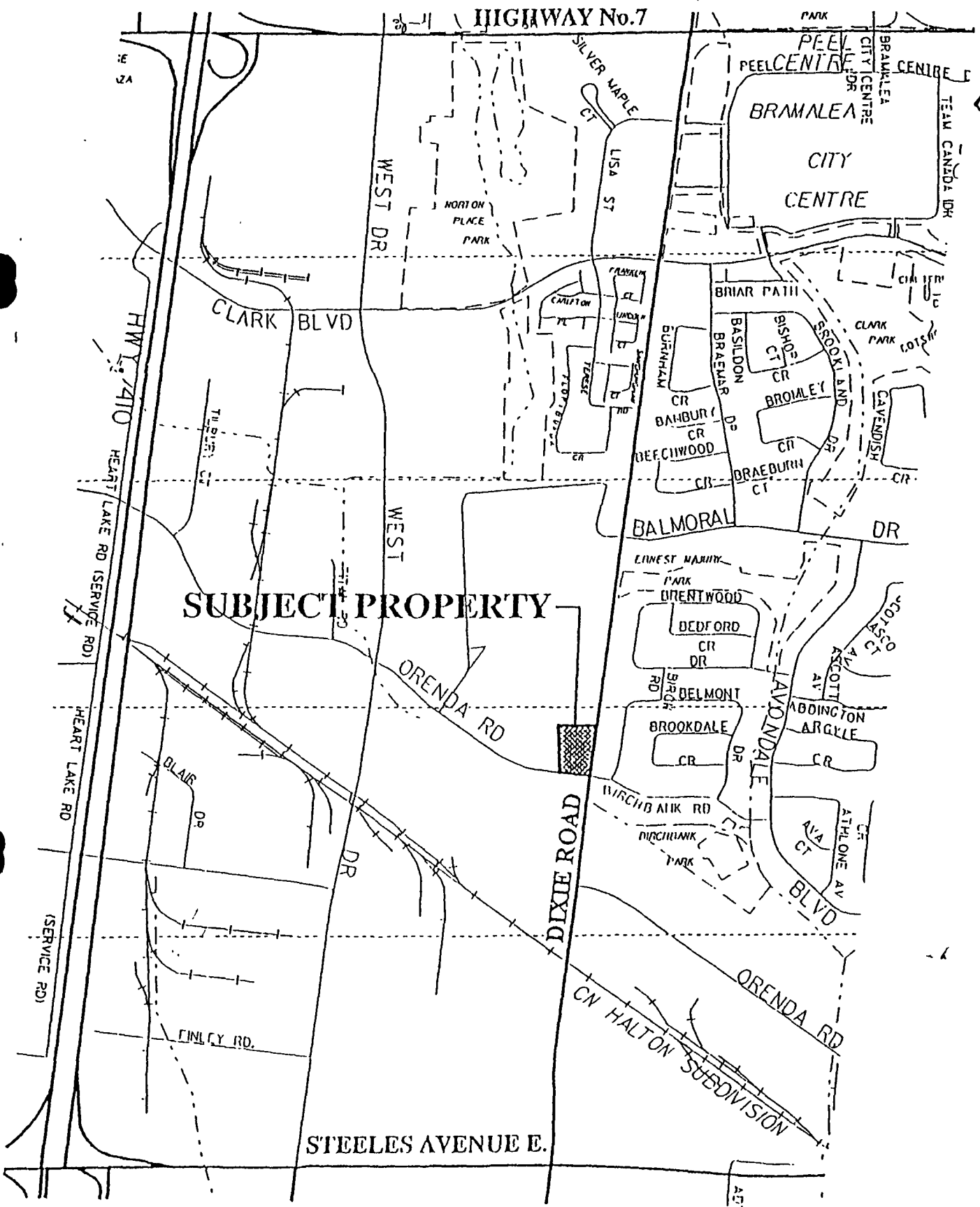
No members of the public were in attendance and no letters of objection have been received. One telephone enquiry was made and concern was raised over the issue of creating another commercial plaza in the area.

Since the September 19, 1994 meeting of Planning Committee, staff has received additional comments from the Region of Peel respecting a road widening requirement along the Dixie Road frontage where the subject property abuts this road (see attached copy). In this regard, it is recommended that an additional condition of approval be included to this effect.

Accordingly, it is recommended that Planning Committee recommend to City Council that:

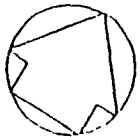
- A. the notes of the Public Meeting be received;
- B. the application be approved subject to the conditions approved by City Council on September 26, 1994 (copy attached) with the following additional condition:
 - "B.3.m) The applicant shall agree to convey a 4.5 metre road widening

1992



CITY OF BRAMPTON

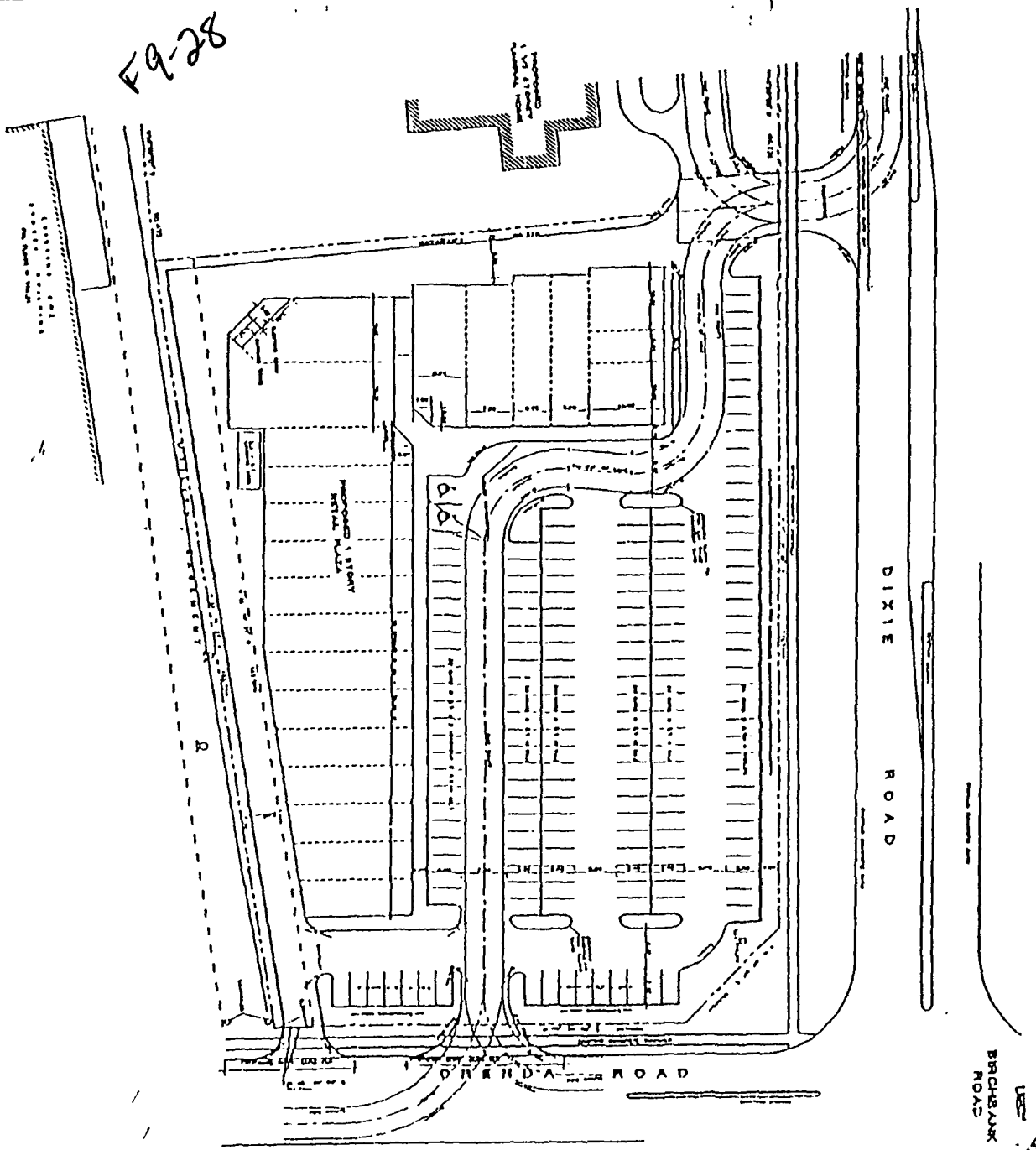
Date: 1994 07 11 Drawn By: C.R.E.
 File no. CJE24 Map no 62 44A



LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT
 UJ.D. FINANCIAL SERVICES INC.

F9-28



TOPOGRAPHICAL SURVEY OF
PART OF BLOCK "A"
REGISTERED PLAN 040
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEI
SITE PLAN

SCALE 1:500
WM EDITION O.L.S. - 1993
ELEVATIONS ARE DERIVED FROM CITY OF BRAMPTON
SPATCH SOURCE PLS. 100-104
ELEVATION = 100.000 METERS

SITE SUMMARY

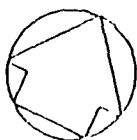
- SITE AREA 11,333.00m² (121,330.37 sq. ft.)
- BUILDING - AREA 3,120.00m² (33,733.33 sq. ft.)
- COVERAGE: 27.5%
- PARKING - REQUIRED (1 SPACE / 10m²)
= 312 SPACES
- PROVIDED
= 172 SPACES (with 2 handovers)
TYPICAL PARKING = 27.2% (100.00 sq. ft.)
HANDICAP PARKING = 2.5%
- LANDSCAPE - AREA 1,800.00m² (19,344.34 sq. ft.)
- COVERAGE: 16.3%
- ASPHALT - AREA 2,400.00m² (25,688.65 sq. ft.)
- COVERAGE: 21.2%

CITY OF BRAMPTON

CONCEPT SITE PLAN

Date: 1994 07 11
File no. C3E24

Drawn By: C R E
Map no. 62.41C

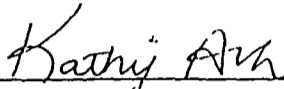


PLANNING AND DEVELOPMENT DEPARTMENT

and a 0.3 metre reserve along the frontage of the subject property where it abuts Dixie Road to the Region of Peel."

- C. staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,

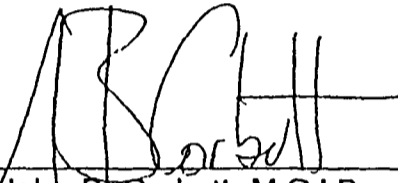


 Kathy Ash, M.C.I.P.
 Development Planner

AGREED:



 John A. Marshall, M.C.I.P., Commissioner
 of Planning and Building



 John B. Corbett, M.C.I.P.
 Director of Development Services

KA/HJDpubmtg.wp

F9-30

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, October 5, 1994, in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:35 p.m., with respect to an application by H.J.D. FINANCIAL SERVICES INC. (File: C3E24 - Ward 8) to amend the Official Plan and Zoning By-law to permit the development of a service commercial plaza.

Members Present: City Councillor D. McMullen - Chairman
City Councillor G. Gibson
City Councillor B. Hunter
City Councillor J. Sprovieri
Regional Councillor L. Bissell
Regional Councillor Paul Palleschi

Staff Present: J. Corbett, Director, Development Services
D. Ross, Manager, Development Services,
N. Grady, Planner, Development Services
A. Rezoski, Planner, Development Services
K. Ash, Planner, Development Services

B. Winterhalt, Director, Planning Policy and Research
C. Brawley, Manager, Planning Policy and Research
D. Saltel, Planner, Planning Policy and Research

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Corbett replied in the affirmative.

- There were no interested members of the public in attendance.*
- The item was adjourned at 7:37 p.m.*



Regional
Municipality
of Peel

69-31
City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT
DATE SEP 23 1994 Rec'd
File No. C3E2.4

September 19, 1994

Ms. Kathy Ash
Development Planner
City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Re: Application to Amend the Official Plan
and Zoning By-law
H.J.D. Financial Services
Pt. Lot 2, Concession 3 EHS
Your File: C3E 2.4
Our File: R42 3E54B
City of Brampton

Dear Ms. Ash:

Further to our letter of July 19, 1994, please be advised that we have received additional comments from our Public Works Department requiring a 4.5 metre future road widening reserve and a 0.3 metre reserve along the Dixie Road frontage of the subject lands, together with a reinstated daylight corner. A reference plan showing that portion of the 0.3 metre reserve to be lifted should be submitted to Alex Masley in the Public Works Department.

The Regional Roads and Setback By-law 11-89 requires a building setback of 14 metres from the ultimate road allowance.

It would appear that revisions to the site plan are required to reflect the extension of the centre median on Dixie Road and to incorporate the above road widening reserve, and setback requirements.

We trust that this information is of assistance.

Yours truly,

Vince Zammit
Senior Planner
Development Review

JL/kk

cc: J. Amodeo, Public Works Department D-04184(W)

Planning

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 (416) 791-9400

HA
94/09/25

F9-32



The Corporation of the City of Brampton

Office of the City Clerk

L.J. Mikulich, A.M.C.T., C.M.O., C.M.C.
City Clerk

2 Wellington Street West
Brampton, Ontario
L6Y 4R2
☎ 416/874-2100
☎ 416/874-2119

CITY OF BRAMPTON
PLANNING DEPARTMENT

Date: 11 1 1994 Rec'd

File No. C3E2.4

October 4, 1994

Mr. Neil G. Davls
Davls, Webb & Schulze
600-8 Nelson Street West
Brampton, Ontario
L6X 4J2

Dear Mr. Davls:

Re: H.J.D. Financial Services Ward 8, File C3E2.4

FINANCIAL SERVICES	
D.R.	
CLK.A.	OCT 13 1994
CLK.B.	
CLK.G.	
CLK.K.	
FIC.L.	
CLK.H.	
CLK.R.	
CLK.V.	
File	

Please be advised that further to your delegation, the following recommendation of the Planning Committee on September 14, 1994, was approved by Council on September 26, 1994:

PO101-94 That the reports dated August 24, 1994 to the Planning Committee meeting of September 19, 1994 re: HJD Financial Services, Application to Amend the Official Plan and Zoning By-law, Pt of Lot 2, Con. 3, EHS, Ward 8, FILE: C3E2.4, be received, and that:

- A. A Public Meeting be held in accordance with City Council procedures;
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - 1. That the Secondary Plan be amended to permit retail and office uses.
 - 2. The site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for the following purposes permitted by section 33.1.1 (a) and (b), and, an amusement arcade, an adult entertainment parlour, an adult videotape store or billiard hall shall not be permitted.
 - b) minimum front yard depth - 15 metres;
 - c) minimum exterior side yard width - 15 metres;
 - d) minimum interior side yard width - 7.5 metres;
 - e) minimum rear yard depth - 6.0 metres;

EQ-33

- l) minimum lot width - 55 metres;
- g) minimum lot area - 1.0 hectare;
- h) landscaped open space - 3.0 metres shall be provided where the site abuts a street, except at driveway locations;
- i) no outside storage or display of goods shall be permitted;
- j) all garbage and refuse containers shall be enclosed;
- k) all garbage and refuse containers for a restaurant shall be located within a climate controlled area within a building; and,
- l) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of Zoning By-law 151-88 which are not in conflict with those set out above.

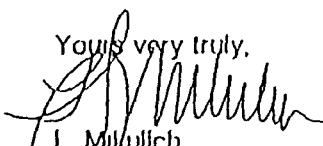
3. The proposed development shall be subject to a development agreement and said agreement shall contain the following:

- a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, a grading and drainage plan, an elevation cross section drawings, a fire protection plan and an engineering and servicing plan shall be approved by the City, and the Region of Peel in the case of the grading and servicing plan, and appropriate securities shall be deposited with the City to ensure implementation of these plans, in accordance with the City's site plan review process.
- b) The site development plan shall not include the covered passageway from the front of the building to the rear of the building
- c) The applicant shall pay all applicable Regional and City development charges in accordance with their respective Development Charges by-laws.
- d) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities;

F9-34

- o) The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
- f) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- g) The applicant shall agree that access to Dixie Road shall be restricted to right-in/right-out only and shall be located to the satisfaction of the Region of Peel. In this regard, the applicant shall agree not to object to the joining of the centre medians on Dixie Road.
- h) The applicant shall agree to the provision of a shared access to Dixie Road with the property immediately to the north if and when required by the City or the Region of Peel, as a result of development of the northerly property.
- i) The applicant shall agree to lift the 0.3 metre reserves along the Dixie Road and Orenda Road frontages for access purposes to the satisfaction of the Region of Peel and the City respectively;
- j) The applicant shall agree to provide appropriate easements in favour of the property, immediately to the north to facilitate access to Orenda Road when said lands to the north are developed.
- k) The applicant shall agree that only one full access shall be permitted to Orenda Road in a location to the satisfaction of the Commissioner of Public Works.
- l) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.

Yours very truly,


L. Mikulich
City Clerk
(874-2113)

c.c. K. Ash
J. Corbett
J. Metras
City Councillor Peter Richards
Regional Councillor Rhonda Begley



Regional
Municipality
of Peel

July 19, 1994

City of Brampton
Planning and Development
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Kathy Ash
Development Planner

Re: Application to Amend the Official Plan
and Zoning By-law
H.J.D. Financial Services
Part Lot 2, Concession 3, E.H.S.
City of Brampton
Your File: C3E2.4
Our File: R423E54B

F9-35

City of Brampton	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	JUL 20 1994 Rec'd
File No.	C3E2.4

JUL 20 1994

Dear Ms. Ash:

In response to your recent correspondence regarding the above noted application, please be advised that the Regional Planning and Public Works Department as well as Regional Police have reviewed the application and have the following comments to offer.

The Public Works Department requires that the applicant shall agree by agreement not to object to the joining of the centre medians on Dixie Road which will restrict access to the site to right-in and right-out. The applicant shall also agree by agreement to a shared access to Dixie Road with the lands directly to the north (the proposed funeral home.) A reference plan will be required to show the 1ft. reserve on Dixie Road, and grading plans shall be forwarded to the Public Works Department for review. No road widenings are required at this time.

Servicing is available as follows:

Water: Available from a 400mm diameter pipe on Orenda Road
Available from a 300mm diameter pipe on Dixie Road

Sewer: Available from a 500mm diameter pipe north of Orenda Road, west of Dixie Road.

Although the application is being currently being circulated as an official plan and zoning by-law amendment, Peel Police have expressed concerns with the design of the covered passageway at the northerly end of the sidewalk. From a police perspective, this design, because of its limited visibility, may encourage loitering and has very restricted opportunities for natural surveillance. In addition, the landscaped

Planning

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 (905) 791-9400

F9-36

- 2 -

area directly in front of the entranceway to this passageway area may encourage loitering. Planting which extends over the edge of the landscaping box may discourage seating.

We trust you will find this information of assistance. Should you required further information or clarification, please do not hesitate to contact this office.

Yours truly,



Vince Zammit
Senior Planner
Development Review

BW:nb

September 19, 1994

Ms. Kathy Ash
Development Planner
City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Re: Application to Amend the Official Plan
and Zoning By-law
H.J.D. Financial Services
Pt. Lot 2, Concession 3 EHS
Your File: C3E 2.4
Our File: R42 3E54B
City of Brampton

Dear Ms. Ash:

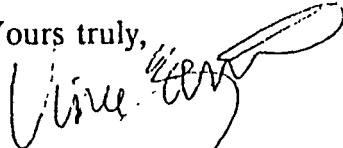
Further to our letter of July 19, 1994, please be advised that we have received additional comments from our Public Works Department requiring a 4.5 metre future road widening reserve and a 0.3 metre reserve along the Dixie Road frontage of the subject lands, together with a reinstated daylight corner. A reference plan showing that portion of the 0.3 metre reserve to be lifted should be submitted to Alex Masley in the Public Works Department.

The Regional Roads and Setback By-law 11-89 requires a building setback of 14 metres from the ultimate road allowance.

It would appear that revisions to the site plan are required to reflect the extension of the centre median on Dixie Road and to incorporate the above road widening reserve, and setback requirements.

We trust that this information is of assistance.

Yours truly,


Vince Zammit
Senior Planner
Development Review

JL/kk

cc: J. Amodeo, Public Works Department D-04184(W)

Planning

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 (416) 791-9400

HA
9/19/25

AMENDMENT NUMBER 254

AND

AMENDMENT NUMBER 254 A

to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 254 AND
AMENDMENT NUMBER 254 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of retail commercial uses and offices.

2.0 Location:

The lands subject to this amendment are located at the north-west corner of the intersection of Orenda Road and Dixie Road within Lot 2, Concession 3, E.H.S., in the City of Brampton. The property has an area of approximately 1.12 hectares.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 254 :

The document known as the 1984 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 19 set out in subsection 7.2.7.19, Amendment Number 254 A.

3.2 Amendment Number 254 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Bramalea West Industrial Secondary Plan (being Chapter C34 of Section C of Part C, and Plate Number 12, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

- (1) by deleting from Part C, Section C, Chapter C34, Section 2.6.5 thereof, and substituting therefor the following:

"2.6.5 The lands located at the north-west corner of the intersection of Orenda Road and Dixie Road, designated for Service Commercial use shall be

used for retail and office purposes. Commercial uses such as an amusement arcade, an adult entertainment parlour, an adult videotape store or billiard hall shall not be permitted.

The location and design of access to Dixie Road and Orenda Road shall be to the satisfaction of the road authority having jurisdiction.

**Background Material to
Amendment Number 254
and Amendment Number 254 A**

Attached are copies of planning reports dated August 24, 1994, and October 6, 1994 as well as notes of the Public Meeting held on October 5, 1994, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Region of Peel

July 19, 1994 and September 19, 1994