



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 232-81

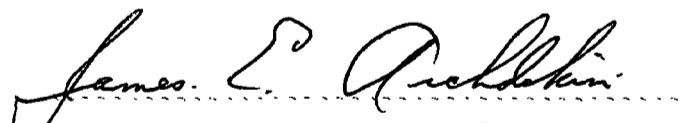
To adopt Amendment Number 83 to the Consolidated Official Plan of the City of Brampton Planning Area.


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

1. Amendment Number 83 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 83 to the Consolidated Official Plan of the City of Brampton Planning Area.

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

this 28th day of September, 1981.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.



BY-LAW

No. 232-81

To adopt Official Plan Amendment
No. 83 to the Consolidated Official
Plan for the City of Brampton Planning
Area
(ROY WILSON)

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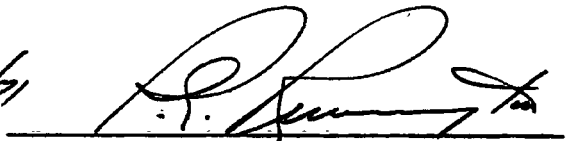
-3

AMENDMENT NUMBER 83
to the Consolidated Official Plan
of the City of Brampton Planning Area

ASS. PLAN NO. 642
LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF YEEH
1982 Jan 12 pm 3:12
Gloria J. Simuck
REGISTRAR OF DEEDS, COUNTY OF YEEH
Asst Deputy

Amendment No. 83
to the
Official Plan for the
Brampton Planning Area

This Amendment No. 83 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 83 to the Official Plan for the City of Brampton Planning Area.

Date December 29/81 

P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 232-81

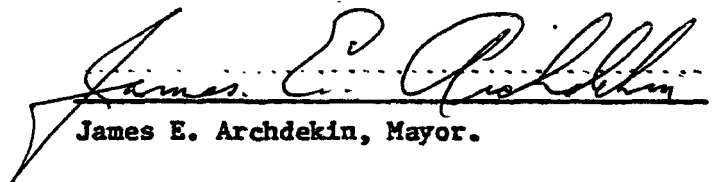
To adopt Amendment Number 83 to the Consolidated Official Plan of the City of Brampton Planning Area.

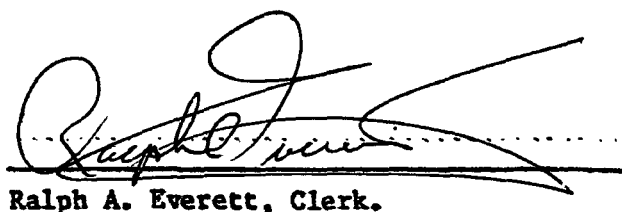
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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 28th day of September, 1981.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

AMENDMENT NUMBER 83
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1. Plate Number 10 (LAND USE AND ROADS) of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the land use designation of the land shown outlined on Schedule A hereto attached from RESIDENTIAL LOW DENSITY to RESIDENTIAL HIGH DENSITY.
2. Part C, Section B of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended by adding after Chapter B4 the following chapter:

"Chapter B5

1.0 Purpose and Location

The purpose of this chapter is to permit the development of land located on the north side of Church Street East between Union Street and the Etobicoke Creek, being part of Lot 6, Concession 1, East of Hurontario Street, for a high rise apartment building, with accessory uses, in accordance with the development principles set out herein. The property comprises an area of about 2.1 hectares, part of which is located within the floodplain of the Etobicoke Creek.

2.0 Development Principles

2.1 Regard will be had for the existing policies of the Consolidated Official Plan with respect to the development of the land, namely sub-paragraphs 3.1, 3.5, 4.2, 8.1 and 8.2 of sub-section B1.2 and sub-paragraphs 3.1 and 3.2 of sub-section B1.4 of Chapter B1.

2.2 The Residential High Density Area shall be subject to the following development principles:

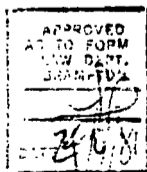
- (1) the designation of Residential High Density shall not preclude the development of the lands at a lower density level.
- (2) Residential High Density development shall be designed as a high rise elevator apartment.
- (3) the bulk (height, length and width) and siting of a building shall not unduly shadow or interfere with sunlighting of adjacent residential properties.
- (4) appropriate measures shall be undertaken to satisfy the requirements of the Metropolitan Toronto and Region Conservation Authority and the Ministry of the Environment with respect to floodproofing of buildings.
- (5) adequate off-street parking facilities shall be provided in accordance with the policies of Section B1.0,

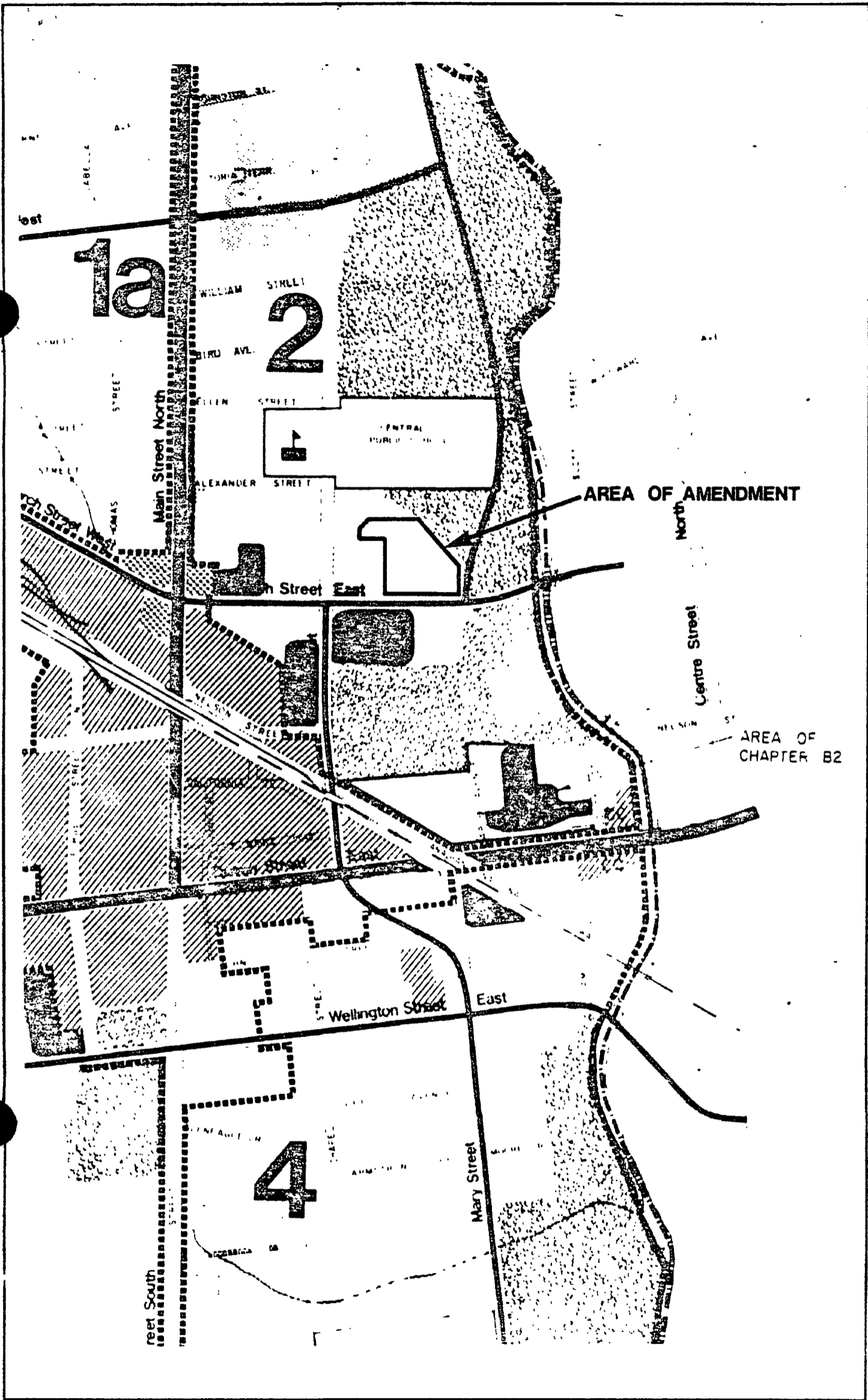
sub-section B1.2, paragraph 9.0, sub-paragraph 9.1.

- (6) The policies of Section B2.0, sub-section 2.1, paragraph 2.0, sub-paragraph 2.2, respecting the maximum density of dwelling units for high density development, shall not apply, provided that the net density does not exceed 83 dwelling units per hectare and that the floor space index does not exceed 1.7.

3.0 Implementation

- 3.1 This chapter will be implemented by an appropriate amendment to the restricted area by-law to impose the appropriate zone classification and regulations in conformity with the development principles outlined in Section 2.0.
- 3.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to Section 35a of The Planning Act.





Official Plan Amendment No. 83
 Schedule A



1:660

CITY OF BRAMPTON
 Planning and Development
 Date: 81. 09 08 Drawn by: J. K.
 File no. CIE6.6A Map no. 43-36D

BACKGROUND MATERIAL TO AMENDMENT NUMBER 83

Attached are copies of reports of the Director, Planning and Development Services dated 1981 02 12 and 1981 03 06 and a copy of the notes of a special meeting of the Planning Committee held on 1981 03 04, subsequent to the publication of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

INTR-OFFICE MEMORANDUM *Len 56 PC.*

Feb 12

Office of the Commissioner of Planning and Development

1981 02 12

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 6, Concession 1, E.H.S.
(Chinguacousy Township)
R. WILSON
Our File: C1E6.6A

1.0 Background

An application has been submitted on behalf of Ray Wilson to amend the Official Plan and Restricted Area By-law to permit the construction of a residential condominium high rise apartment building.

2.0 Property Description and Characteristics

The property is located on the north side of Church Street East west of the Etobicoke Creek with a frontage of 168.89 metres (554.09 feet) on Church Street, a depth along the east property line of 114.54 metres (375.79 feet) and an area of 2.09 hectares (5.176 acres).

The property is bounded on the east by the Etobicoke Creek, on the north by the unopened road allowance of Alexander Street and Central Public School playfields, on the west by residences and the church and manse of St. Andrew's Presbyterian Church, and on the south, on

the opposite side of Church Street by Rosalea Park, the church and pastor's residence of Christian Reformed Church and a six/seven storey apartment building.

The south, east and north property boundaries are relatively straight or even in nature. The west property boundary is irregular in alignment comprising 2 protrusions of which the one immediately to the north of the Presbyterian Church parking lot and to the rear of a semi-detached dwelling (54 and 56 Union Street) is proposed to be occupied by an at grade parking lot.

At the rear of the dwellings known municipally as 58 and 60 Union Street are two landlocked parcels that were severed off their respective residential lots by the former owners.

Running through the easterly third of the property is an undeveloped road allowance known as Hemlock Street.

The subject lands have three distinct principal features - low lying relatively flat flood plain of the Etobicoke Creek, a steep to moderately steep bank bordering the flood plain, and plateau tableland about 3 metres (10 feet) above the flood plain.

Occupying the tableland is an older 2 storey large brick veneer residence with an attached garage with a driveway onto Church Street East and an older 1 1/2 storey wood frame residence that has its principal form of access from Union Street using the Presbyterian Church parking lot. At the rear of the frame dwelling a small tot lot has been constructed that is used by children attending a day nursery located in the church building. A fairly dense canopy of mature deciduous

and coniferous trees occupy the plateau lands whilst the floodplain land is treed by a more open stand of mature and young deciduous trees.

The plateau lands slope towards south east as do the flood plain lands. In the central portion of the floodplain is a shallow drainage ditch that carries run-off easterly to the Etobicoke Creek.

Approximately 0.62 hectares (1.53 acres) of the subject lands are located within the plateau area as defined by the top of bank with the remainder 1.45 hectares (3.60 acres) being in the floodplain.

3.0 Official Plan and Zoning Status

The Consolidated Official Plan designates the subject lands as partly Residential Low Density and partly Parks and Open Space. Traversing the site is a proposed collector road which would run northerly from Church Street East towards Vodden Street from a point on Church Street East approximately opposite the parking lot entrance to Rosalea Park.

The new Official Plan designates the subject lands partly Residential and partly (Public) Open Space. Part of the lands have been identified as Hazard Lands.

By-law 25-79 zones the lands partly Institutional One II; partly Residential Single Family B, R1B; partly Residential Single Family A, R1A and partly Open Space, OS.

4.0 Proposal

The applicant proposes to demolish the existing residences and erect a 15 storey high rise condominium apartment building on the edge of the tableland overlooking the floodplain of the Etobicoke Creek occupying the site of the existing brick residence.

The proposed structure is planned to have a height of approximately 41.2 metres (135 feet) and the residential component will comprise 13 storeys with 4 dwelling units on each floor and 1 storey with 3 dwelling units and indoor recreational facilities. The total number of units will be 55 and the predominant type of dwelling by number of bedrooms will be the 2 bedroom unit.

The preliminary design of the typical floor indicates that the approximate floor area of the units will be: 190.4 square metres (2050 square feet) for the 3 bedroom unit; 187.6 square metres (2020 square feet) for the large 2 bedroom unit and 144.0 square metres (1550 square feet) for the small 2 bedroom unit. Each unit will be provided with a "den".

The second floor of the building will contain the common facilities occupying about 167.22 square metres (1,800 square feet) of floor space and 3 dwelling units. The indoor facilities will include a billiard room, hobby/card room, sauna, showers, whirlpool, small fitness room and washrooms. Abutting the indoor recreation facilities, over the outdoor parking spaces will be a deck area providing a raised pool with a 1.52 metre (5 foot) depth; barbecue; 2 shuffle boards and sitting/lounging areas.

Automobile parking facilities will total 81 spaces equivalent to a ratio of 1.47 spaces per dwelling unit including 11 tandem spaces (0.2 spaces) per dwelling unit). The parking facilities will be located on grade and partially covered by the recreational deck.

Outdoor recreational facilities comprising garden plots, a putting green, and tennis court are proposed to be located in the floodplain area to the east of the apartment building.

It is intended that the building would be managed as an adult only project and the number of children, if any, is not expected to be large.

5.0 Comments

Information regarding the proposal has been circulated to outside agencies and the most significant comments have been received from the Metropolitan Toronto and Region Conservation authority. The Authority staff have noted that the proposed development is located in a spill zone of the Etobicoke Creek and that appropriate measures of flood proofing must be carried out. This will require the establishment of the ground floor of the building to be at an elevation of 217.2 metres (712.50 feet); protection of the building site by filling or diking to an elevation of 215 metres (705.38 feet) of a locality situated to the south of the building near Church Street; use of flood proof doors to be of a design acceptable to the Authority to protect against possible flooding of the basement level, and relocation of the tennis court at a location with a height above 214.5 metres (703.74 feet) consistent with the Authority's position that structures and building associated with recreational uses be located outside of the 100 year floodplain.

The Regional Municipality of Peel Public Works Department has advised that sanitary sewers are available in the Etobicoke Creek valley to the east of the site and water supply is available on Church Street.

The Peel Board of Education has indicated that it has no comments to make. The Dufferin-Peel Roman Catholic Separate School Board has noted that it is unlikely that any pupils will be generated by the proposal if the building will be managed as an adult building and in the event that the building does generate separate school pupils Saint Anne School on Vodden Street will accommodate them.

The Fire Chief has advised that due to the setback distance an internal watermain to accommodate a hydrant together with sprinklers and standpipe should be provided with sizing in accordance with the standards of the appropriate code or regulations.

A storm drainage report will be required as well as the submission of drainage and grading plan for the approval of the Public Works Department prior to the commence of construction. A widening of Church Street of approximately 2.01 metres (6.6 feet) will be required plus any additional widening that may be required to accommodate a future replacement of the Church Street bridge over the Etobicoke Creek diversion channel.

Prior to any construction activity taking place on the site a tree inventory and analysis of the entire site is required.

6.0 Discussion

Subsequent to the placing of the notice of the application to amend the Official Plan and restricted area by-law a number of adjacent property owners have expressed their views about the proposed condominium apartment high rise building. The concerns stated include the following:

- (a) The retention of the existing brick dwelling because of its possible heritage significance from a historic or architectural perspective.
- (b) Generation of additional traffic volumes on an existing overloaded street system and on an inadequate road pavement.
- (c) The adverse effect of the building through the creation of shadows and intrusion of yard and building privacy because of the overlook effect.
- (d) Disruption of the physical and social characteristics of the locality because of the large size of the building in comparison to the small scale existing residences, potential danger to children because of increase traffic generated by the future occupants, and by the introduction of childless households in a predominantly child/family area.

- (e) Possible inappropriate external design of the building not blending in with the existing architectural character of the area.
- (f) the necessity to destroy an excessive number of mature trees on the site which are an asset to the area for aesthetic and environmental purposes.

In recognition of the agency comments, and the opinions expressed thus it is reasonable to evaluate the project from several aspects.

On a density basis - units per hectare (acre) - the proposal is not excessively high. In terms of the gross area - 2.09 hectares (5.176 acres) - the density is 26.3 units per hectare (10.626 units per acre). The better assessment of density would be on a net buildable basis after deducting for road widening and floodplain restrictions. The net buildable (tableland) area is estimated to be about 0.595 hectares (1.47 acres) and the resultant density would be approximately 92.44 units per hectare (37.4 units per acre).

Since the floodplain area is not buildable land, has been designated as Open Space by the Consolidated Official Plan and has been identified as hazard land it is desirable that the bulk of these lands be conveyed to the City for public open space and road purposes. Usually City staff recommend that valley lands to the top of bank be dedicated for public open space to ensure that structures and buildings such as swimming pools and garden sheds or fill are not inadvertently placed or dumped in the valleys and to ensure where steep bank or stream location may require bank stabilization work that adequate space is available. However, with a public highway located west and approximately parallel to the Etobicoke Creek there may be no objection to the valley land west of the road being in private ownership if it is possible to ensure that no fill, buildings or structures will be placed in the valley lands and further that the location of the roadway will permit the development of a viable open space system abutting the Etobicoke Creek.

The proposed development will generate an estimated population of about 138 persons (55 units x 2.5 persons per unit). In accordance with the policy of the new Official Plan 0.22 hectares (0.54 acres) of tableland park is required by the City at the rate of 1.6 hectares (4 acres) per 1,000 persons. The Consolidated Official Plan indicates that parks and open space lands for active and passive recreation purposes should be provided on the basis of 2.023 hectares (5.0 acres) per 1,000 persons with valleylands being the principal location of passive recreation lands which would be required on the basis of 1.012 hectares (2.5 acres) per 1000 persons. Whatever formula is employed, the developer should convey valley lands to the City subject to the qualifications outlined in the previous paragraph and make a cash payment to the City for tableland park requirement.

The proposal as submitted will require the removal of approximately 70 trees. It is estimated that about 1/3 of the trees in the vicinity of the brick residence can be retained. The Conservation Authority has requested the relocation of the tennis court to a tableland site. This does not seem to be a practical solution as it would require the removal of additional trees.

The outdoor parking area located at the rear of properties fronting onto Union Street can be adequately screened by a dense coniferous hedge and should prove to be less onerous than the existing church parking lot.

The negative aspect of overlook and shadowing do not appear to be too significant. A shadow diagram provided by the architect has indicated that no shadow would be expected to fall on the adjacent properties to the west during the winter season, a minor shadowing would occur during the early morning hours up to 8:00 A.M. during the spring and fall and summer seasons. It is probable that the existing trees because of their proximity to the properties on Union Street would throw the greatest quantity of shadows. The impact of overlook is not significant from the east and south because of the setback

distance of about 35 metres (115 feet) from Church Street. Towards the north are school grounds which should be no source of problems. In a westerly direction the proposed apartment building will be more than 61 metres (200 feet) away from the rear yards of the dwellings.

The parking ratio of 1.47 spaces per dwelling unit is less than the requirement of By-law 25-79 which requires 2.0 spaces per unit for condominium apartment buildings with 1.75 spaces per unit for resident purposes and 0.25 spaces per unit for visitor use. Perhaps a lower standard may be justified if the household size is smaller than the normal condominium apartment household and if the occupants tend to own a lesser number of cars because of their age. However, these considerations maybe off-set by the luxury nature of the units which would tend to justify a higher parking standard because of the higher income. City Council upon representation made on behalf of Pagebrook Properties Ltd., accepted for a MURB/condominium/rental project of 1,110 apartments at the south-east corner of the intersection of McMurchy Avenue and Charolais Boulevard (Region of Peel File No. 21CDM-80508B, our file CLWL.2) a parking standard of 1.25 spaces per dwelling unit including a maximum of 6 per cent tandem spaces, plus 0.25 spaces per dwelling unit for visitor and guest parking.

If it is determined that the quantity of parking should be 2 spaces per dwelling unit the alternative is to reduce the number of units from 55 to 39 and the height of the building to 11 storeys from 15.

The design of the parking facilities and the recreational deck should be reviewed because the structure is proposed to encroach down to the foot or base of the bank. The service area (garbage pick-up, furniture and general delivery areas) will not be accessible to large vehicles because of the restricted ceiling clearance. Consequently, the use of large trucks will require the manual movement of goods an extra distance of 10 to 15 metres (33 to 49 feet) if sufficient maneuvering space is available. Smaller trucks may be less

handicapped by the low clearance, but like the large trucks will obstruct, for short periods, the aisles of the automobile parking spaces.

The location of the proposed apartment building on a collector road - Church Street East and the introduction of traffic generated by an extra 53 dwelling units is not likely to have a significant impact on the existing or future capacity of the street system. Even during the rush hour peak a further 40 to 50 vehicles - less than 1 per minute - is not likely to cause a discernible impact upon existing or future traffic flows. The width of the pavement on Church Street East between Main Street North on the west to Scott Street on the east is less than the usual standard and should be improved regardless of further development in the immediate vicinity.

7.0 Conclusion:

From a demand aspect there appears to be a need for a small adult type condominium apartment building.

The proposal, notwithstanding the need to

- (i) reconcile the parking standard for the condominium apartment building;
- (ii) resolve the private use of floodplain lands;
- (iii) resolve the intrusion of the parking/recreation deck into the floodplain;
- (iv) resolve the use of floodplain land for private amenity use, and

(v) abandon the tennis court as a private recreation facility (tennis courts of the Brampton Tennis Club are located a short distance to the south in Rosales Park),

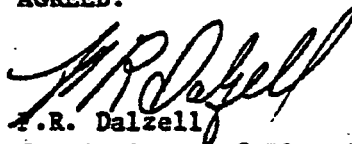
warrants serious consideration.

It is recommended that Planning Committee hold a public meeting with respect to the application to amend the Official Plan and the zoning by-law.



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

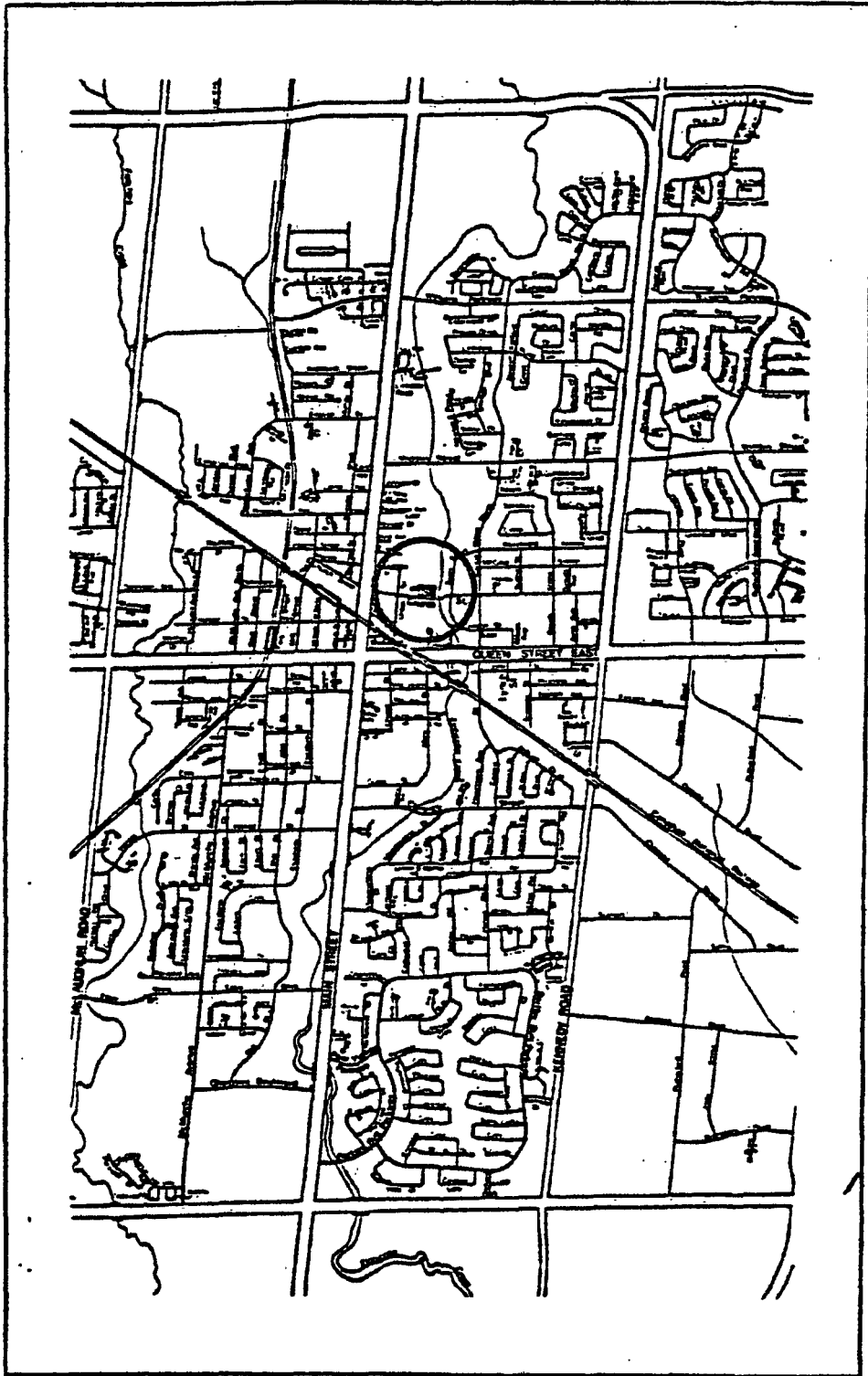
AGREED:



F.R. Dalzell
Commissioner of Planning
and Development

LWHL/bt

Attachments:(3)



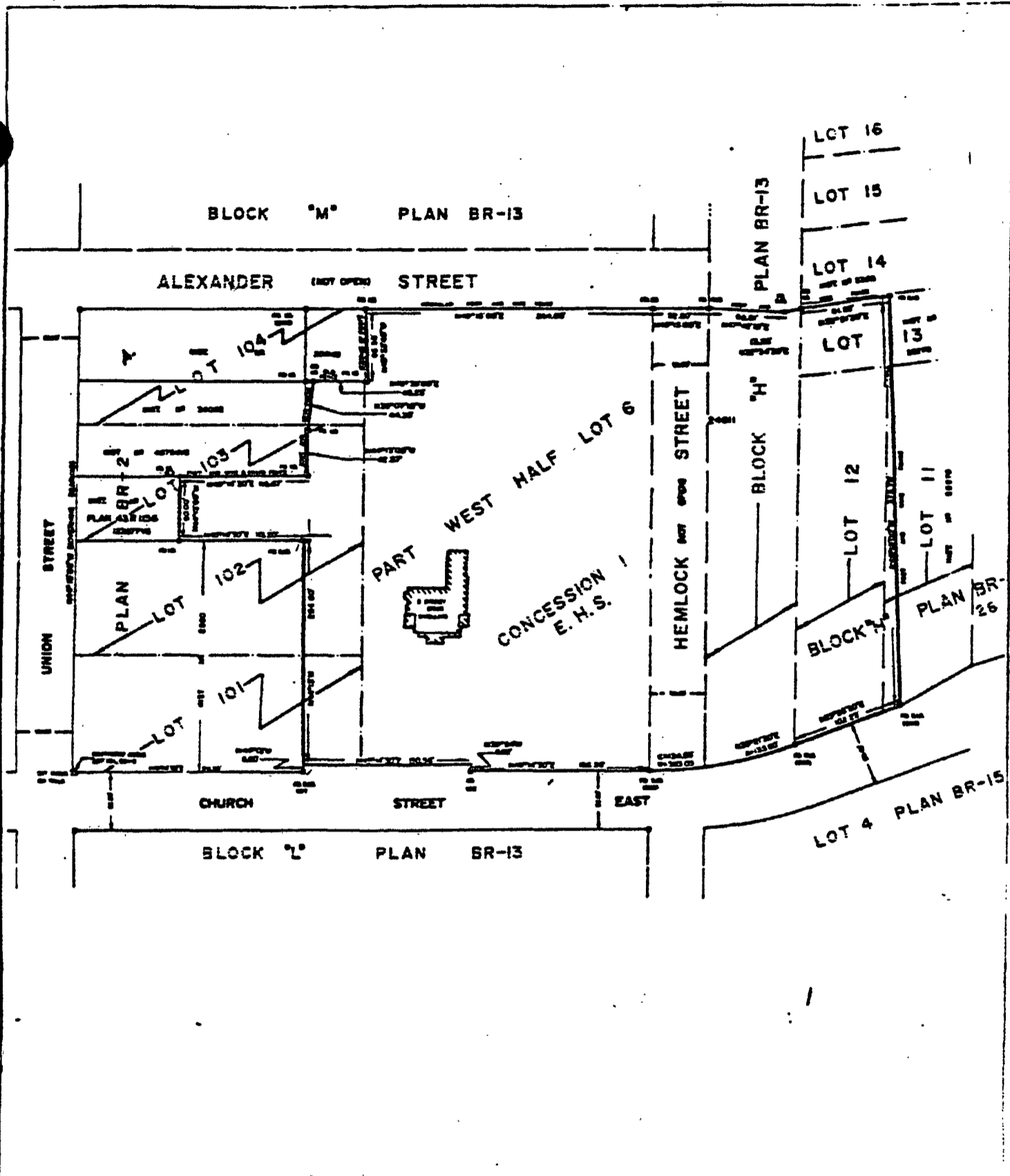
LOCATION MAP
R. WILSON

SCALE 1:25000



CITY OF BRAMPTON
Planning and Development

Date: 01.01.12 Drawn by: J.K.
File no: CIEB.6A Map no: 43.36A



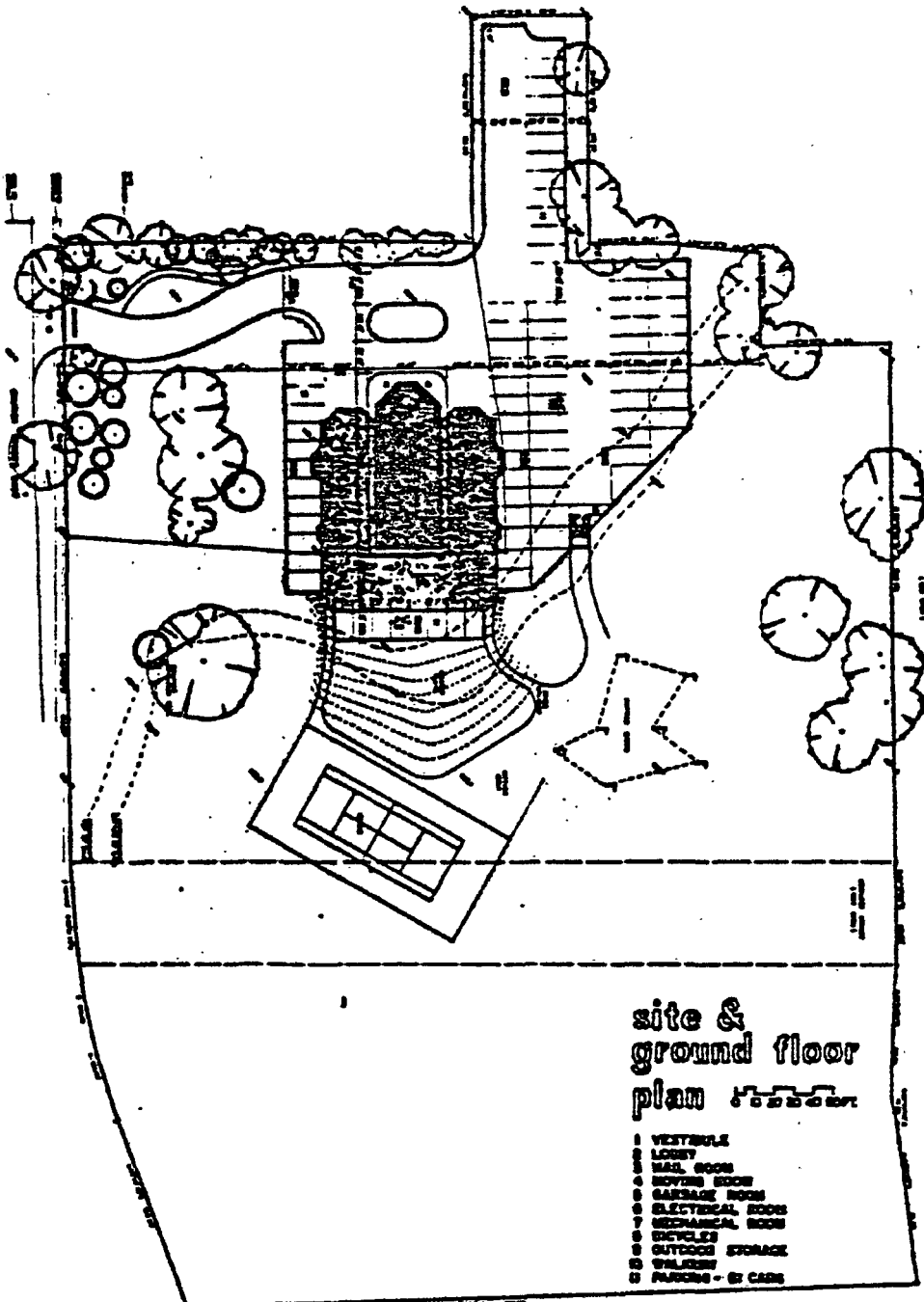
R. WILSON



CITY OF BRAMPTON
 Planning and Development

1:1400


Date: 8.02.4 Drawn by: J.K.
 File no. C.I.F.S. S.A.M. no. 43-36R



**site &
ground floor
plan**

- 1 VESTIBULE
- 2 LOBBY
- 3 MAIL ROOM
- 4 MOVING ROOM
- 5 GARAGE ROOM
- 6 ELECTRICAL ROOM
- 7 MECHANICAL ROOM
- 8 BICYCLES
- 9 OUTDOOR STORAGE
- 10 SHEDS
- 11 PARKING - 21 CARS

- PROPERTY BOUNDARY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING SIDEWALK
- EXISTING SIDEWALK
- OFFICE

<p>R. WILSON PROPERTY SITE PLAN</p>	 <p>1" = 60'</p>	<p>CITY OF BRAMPTON Planning and Development</p> <p>Date: 01 02 12 Drawn by: .RS File no. C1E6-6A Map no. 4336-C</p>
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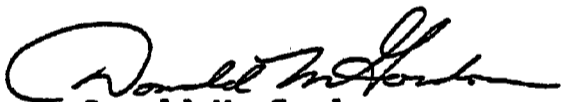
INTER-OFFICE MEMORANDUM

Office of the Commissioner of Parks & Recreation

TO: F. Dalzell
FROM: Donald M. Gordon
DATE: 12 February 1981
RE: Application to Amend the Official Plan and Restricted
Area By-Law
Part Lot 6, Conc. 1. EHS
(Chinguacousy Township)
R. Wilson
Planning File: C1E6.6A.

I have reviewed the planning report on the above noted application dated February 12, 1981, and I would request that this memorandum be attached to the report for consideration of the Planning Committee.

I would recommend that all of the valleylands on the site from the existing top-of-bank be conveyed to the City for public open space purposes in accordance with our present policies in order to retain this significant and well-treed portion of the Etobicoke Creek Valley.



Donald M. Gordon
Commissioner
Parks and Recreation

DMG:hr.

c.c. J. Metras
J. Curran
L. Koehle
A. Solski
L. Laine

INTEL.-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1981 03 06

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 6, Concession 1, E.H.S.
(Chinguacousy Township)
R. WILSON
Our File: C1E6.6A

The notes of the Public Meeting held on March 4, 1981, with respect to the above noted application is attached.

The 90 page petition presented at the meeting is available in the Clerk's Department, for review by Planning Committee members.

The concerns raised at the public meeting covered a broad range of matters comprising elements of construction detail to the revitalization of the Four Corners Area.

The Planning Report identified some matters that were not fully resolved including the quantity of parking to be provided, use of flood plain land as a location for a tennis court, location of the collector road parallel to the Etobicoke Creek and the determination of the open space lands to be conveyed to the City, location of the deck area in relation to the bank of the Etobicoke Creek flood plain and disposition of the land-locked property at the rear of the Union Street dwellings.

With regard to this last matter, it is understood that the owner now is Mrs. Hall and that the proponent of the condominium apartment building is investigating the

- cont'd. -


possibility of acquiring these lands.

Perhaps Planning Committee may feel that there are other matters that they may wish to receive additional information on, before submitting a recommendation for the consideration of City Council.

It is recommended that Planning Committee receive the notes of the Public Meeting held on March 4, 1981; and that Planning Committee recommend the approval of the proposal in principle; and further, that staff be directed to pursue the resolution of the outstanding matters and other concerns that Planning Committee may wish to have investigated and report back to Committee as soon as it is appropriate.


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

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/ec
attachment.

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 4, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:20 p.m., with respect to an application by R. Wilson (File: C1E6.6A) to amend the Official Plan and Restricted Area (Zoning) By-law of land located on the north side of Church Street East adjacent to the west limit of the Etobicoke Creek Division to permit the construction of a 55 unit high rise condominium apartment building.

Members Present:

Councillor D. Sutter - Chairman
Alderman C. Gibson
Alderman H. Chadwick
Alderman F. Andrews
Alderman F. Kee
Councillor W. Mitchell
Alderman R. Callahan
Alderman F. Russell
Alderman T. Piane
Councillor K. Whillans
Alderman E. Carter
Alderman B. Crowley

Staff Present:

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

Approximately 140 members of the public were present.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

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

Mr. R. Posliff, Architect for the applicant, enlarged on the architectural design aspects of the proposal.

Mr. G. Struk, representing the Villagers Ratepayers Association, addressed the Committee, stating that the Association was strongly opposed to the proposal due to:

- 1) The impact upon the neighbourhood of a high-rise building.
- 2) The creation of additional traffic congestion.
- 3) Possible discouragement of restoration of older homes in the area.
- 4) The effect on property value.
- 5) A precedent being set for other high-rise buildings in the area.

Mr. M. Distad, 8 Isabella Street, submitted a 90-page petition, containing 1,300 signatures (800 persons from Ward 5). He commented on the effect upon the quality of life in the area, the need to preserve heritage buildings, the destruction of the character of the area, and a precedent being set for high-rise buildings in the area. He said that the Official Plan designation for the area should be recognized, and that the canvas for the petition had been limited by time.

Mr. W. McCaw, 55 Union Street, addressed the Committee, illustrating the type of residences in the area. He said that, considering the number of restored buildings in the area, people had not purchased the homes in the hope of obtaining a re-zoning. He said the proposal threatened a precedent being set for all of the old Town, and the area should remain in its present state.

Mr. D. Lannen, 31 David Street, objected to the proposal. He commented on potential parking and traffic problems at the entrance to the building, particularly the restricted view for safety reasons. He noted the high level of the Etobicoke Creek flood water just from a usual thaw. He expressed concern that when the area to the north is developed there would be excessive run-off. Also, he said that the removal of trees could cause erosion of land, with the resultant flood conditions (particularly in school fields).

Mr. A. Train, 64 Union Street, addressed the Committee regarding his home, which had been restored to single-family status from multiple-dwelling ownership. He commented that there was no mention in the report of the small parcel of land to the rear of the dwelling units. He noted that it was in an unkempt condition and was concerned that an asphalt parking lot may result. He said that the City should look into the ownership. Mr. Train complained about not receiving notice of this public meeting, the possible depreciation of property from the proposal, and the entrance to the building being within feet of other entrances, and the probable traffic jams. Further, he presented a coloured illustration of the streetscape of the east side of Union Street with the proposed building shown at the same scale with a Union Street siting. He commented on the character of the neighbourhood, which he felt would be destroyed by the proposal. He spoke on the environmental impact on the area - loss of trees effecting the water tables - asphalt paving effecting the drainage system. He thought that another site would be better for this type of housing. Objection was raised to the probable negative effect on the lives of area residents, i.e. screening of the sun, additional traffic and general change to the character of the neighbourhood.

Staff commented that ownership of the parcel of land referred to would be in the assessment rolls, available at the City Clerk's Office.

Mr. R. Webb, spoke on behalf of the Four Corners Business Improvement Area, indicating their approval of the proposal. He noted that a number of residents were taking no position in the matter, and that a number of residents were in favour of the proposal. He spoke on the need to revitalize the Brampton Downtown Core. Further, he noted that membership of the Improvement Area included 270 businesses and persons, of which 200 reside in Brampton and represent directly 600 to 800 persons. The number of persons concerned with the Core Area would be increased if employers and their families were included, he noted. Mr. Webb said that there was a need for high and medium residential development to provide the additional people required in the area. Approval was expressed for the location of the proposal in Brampton and a need was indicated

for more of this type of housing. He commented that a number of people in attendance were in favour of the proposal and would respond if required.

Mr. D. Thompson, 9 Mill Street South, enquired as to some form of smoke restrictions, and a sprinkler system. She noted that there was nothing in the report relating to the high-rise over-shadowing the existing homes. He noted the negative aspects of Brampton Downtown Core - paid parking, no covered malls and the fact that a great deal of commercial development was taking place to the east. Further, he voiced the opinion that the proposal should not be considered until the Secondary Plan for the area was approved.

Mr. J. Porter, 17 Church Street, expressed the view that some of the Villagers statements were not valid. He voiced approval for the proposal, noting that Main Street was deteriorating, regardless of the older homes. Also, he found multiple dwelling units created from the older homes were more objectionable than the proposed type of housing, and that he saw no negative effect from the Parkside apartment building.

Mr. M. McLean, 28 Church Street, commented on the re-zoning that was already taking place in the area proposed for single dwelling units. She noted that a number of people were obliged to move from Brampton for accommodation such as will be available in the proposed building. Approval was voiced for her husband as well as herself.

J. Phair, Greystone Crescent, asked the percentage of persons approached who signed the petition.

Mr. Distad said that over 80% had signed.

Mrs. McCutcheon, 5 Rosedale Avenue, said that everyone had signed within the area she canvassed.

Mr. A. Brusha, 23 Murray Street, voiced the opinion that persons well off enough to live in the proposed building would probably shop elsewhere, and that the proposed building should be located near shopping malls.

Connie Lagerquist, 10 John Beck Crescent, commented that three persons on her street had to move out of Brampton area because of lack of accommodation

Mr. D. Bell, owner of two stores in the Downtown Core, commented that he had 1,800 persons on his mailing list for purchases.

Mr. Worsley, 24 Ellen Street, commented that he had bought a house in the area after investigation at the Planning and Development Department, as to zoning and Official Plan status. He said his family did their banking and shopping in the Downtown Core area and that development of an attractive Downtown Core would attract more patrons.

Mr. Shultz, a local merchant, voiced approval of the proposal. He noted that people could walk to the Downtown Core for shopping instead of using their cars. He also noted the need for patrons to support the Downtown Core Area Revitalization program, and said that 50% of his business comes from outside the City of Brampton.

Mr. Lockwood, 9 Elizabeth Street South, noted no problems with the apartments in his area, and voiced approval for the proposal.

Katherine Parsons, 8 Alexander Street, enquired as to the Ontario Building Code regulations, heating system, insulation between floors and the definition of luxury condominium.

Mr. D. Lannen, commented that he felt the location for the proposed housing was wrong and felt that a precedent was being set in the area, in that one life style was being imposed upon another.

Mr. McKinney, 66 Elizabeth Street South, was in favour of the proposal and said that there should be housing accommodation for all classes of people. He noted the tax revenue to be gained, with no cost for education, etc., as well as the fact that you cannot stop progress.

Mr. Train, objected to not receiving notice of the public meeting.

There were no further questions or comments and the meeting adjourned at 11:15 p.m.