



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 237-81

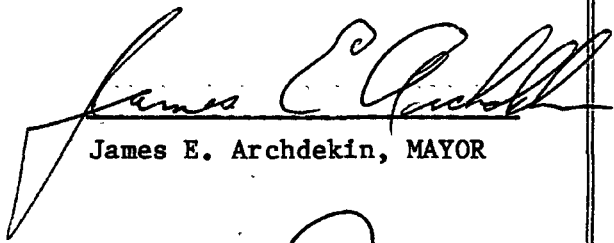
To adopt Amendment Number 84
to the Consolidated Official
Plan of the City of Brampton
Planning Area.

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 84 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 84 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

PASSED September 28th 19 81



BY-LAW

No. 237-81

To adopt Amendment Number 84
to the Consolidated Official
Plan of the City of Brampton
Planning Area.

DUPLICATE ORIGINAL

1982 JAN 22 PM 3 12

21-OP-0006-84

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Amendment Number: 84
to the Consolidated Official Plan of the
City of Brampton Planning Area.

PLAN NO. 644

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1982 Jan. 22 P.M. 3:12

Gloria J. Smuck
REGISTRAR OF DEEDS, COUNTY OF PEEL

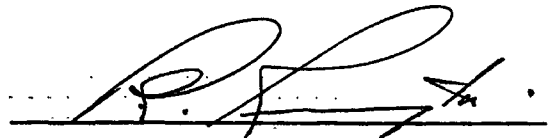
Asst Deputy

Amendment No. 84
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 84 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. 84 to the Official Plan for the City of Brampton Planning Area.

Date

January 12, 1982



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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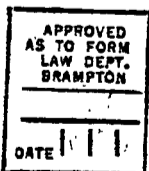
BACKGROUND MATERIAL TO
AMENDMENT NUMBER: 84

Attached are copies of planning reports dated 1981 07 03, and 1981 06 08, including notes of a public meeting of the Planning Committee held on June 30, 1981, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

1. The purpose of this amendment is to permit a specific site to be used for a restricted commercial use, namely, as a flower shop, in an area designated for residential uses, and to establish the appropriate development principles for the proposed use.
2. The Consolidated Official Plan of the City of Brampton Area is further amended by adding the following clauses to Sub-Section 3.0 (Residential Development Principles) of Part C, Chapter B-1, Section B2.6 (BRAMPTON CENTRAL PLANNING DISTRICT).

"3.9 In Neighbourhood 2, land situated on the east side of Main Street, north of Ellen Street, and comprising part of Lot 131, Plan BR-2, may be used as a retail establishment for the sale of flowers. The residential character of the property is to be continued, by virtue of careful renovation and maintenance of the existing buildings; judicious use of landscaping; controlled use of signs; and the prohibition of outside storage of equipment or materials associated with the commercial use.

Limited parking will be required for customers and staff and will be provided in accordance with an implementing by-law. Any traffic which may be generated by the commercial use will be limited as to volume and routes, and provision will be made for the widening of Ellen Street in accordance with the future needs of the City of Brampton.



INTER-OFFICE MEMORANDUM

Handwritten notes:
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Office of the Commissioner of Planning and Development

1981 06 08

To: Chairman of the Development Team
From: Planning and Development Department
Re: Application to Amend Official Plan
and Restricted Area (Zoning) By-law
Part Lot 131, Plan BR.2
(2 Ellen Street)
FLOWERLAND LIMITED
Our File: C1E6.12

1.0 Background

Application to amend the Official Plan of the City of Brampton and the Restricted Area By-law to allow the use of the subject property as a flowershop was received by City Council and referred to staff for a report and recommendation.

An earlier application made on behalf of the previous owners, CHIC Radio Limited to permit the previously existing use of the property as a radio broadcasting station was approved by Council on February 20, 1978. The Official Plan Amendment and the By-law was not enacted by the City Council as the applicant did not execute the required agreement for the development of the subject property.

2.0 Site Description

The subject property is located at the northeast corner of the intersection of Ellen Street with Main Street North (Highway Number 10). It has a frontage of 26.2 metres (86 feet) on Ellen Street and flankage

of approximately 25 metres (81 feet) along Main Street North. The area of the site is approximately 650 square metres.

Located on the subject site is a two storey brick building with a floor area of nearly 2,000 square metres which was previously used as a radio broadcasting station. Two single storey structures, one to the rear and the other to the east side of the two storey building have been added in the recent years. Also located at the north-west part of the site is a concrete pad where the transmitter tower was located.

A considerable area of the site is asphalt paved and used for the parking of motor vehicles. A ramp of over 40 feet in width on Main Street North, (Highway Number 10) and nearly 50 feet in width from Ellen Street provide vehicular access to the site. Direct access to parking spaces which are located in the front and side yards is provided from both the roads.

The existing land use in the area of the subject site is low density residential. To the immediate north is a two storey dwelling house and to the immediate east is a one and a half storey dwelling. The few commercial establishments in the area of the subject site are located one block south at the corner of Alexander Street and Main Street North.

A map showing the location of the site and a site plan map showing the existing development of the site is attached.

3.0 Official Plan and Zoning By-law Status

The Consolidated Official Plan of the City of Brampton and the proposed Official Plan designates the subject site as Low Density Residential.

The site is zoned Residential (R) under By-law Number 1827 of the former Town of Brampton. The use of the property as a Broadcasting station is permitted as a specific use under By-law 25-79 within the Highway Commercial One (HC1) Zone category on the subject site.

4.0 Application

The current application is to permit the use of the property as a retail establishment for the sale of flowers. The proposal is to use the existing building and provide additional landscaping on the site by reducing the paved areas.

5.0 Comment

The use of the subject property as a broadcasting station was established at this location for a number of years. The proposed use of the property as a retail establishment for the sale of flowers is not expected to create significant adverse environmental impact in the immediate area.

Recognizing the existence of a commercial use on the subject property and the proposed zoning of Highway Commercial One (HC1) under By-law 25-79, there is no objection to the approval of this application from a planning viewpoint.

An amendment to the Consolidated Official Plan and the proposed Official Plan of the City of Brampton would be required to allow the proposed use.

With respect to the use of the property, the staff is concerned about the lack of landscaping on the site. As indicated above, the entire open space available on the site has been asphalt paved and used for parking. Such use of the available open space on the subject site is not compatible with the residential use of adjacent properties.

The current proposal, as revised on the advice of the staff, is to replace the asphalt area at the north east corner of Main Street (Highway #10) and Ellen Street with sodding and landscaping and to provide additional landscaping along the easterly and northerly property lines abutting existing residences. The landscaped area to be provided on the site shall not be less than 20% of the area of the subject property.

With respect to parking, the proposed By-law 25-79 requires parking at the rate of 1 space per 19 square metres of the gross floor retail area. The applicant's proposal is to use only the first floor of the main building as the retail store and the additional area for storage purposes only. The gross floor area of the first floor of the main building is 118 square metres (1,272 square feet). Based on By-law 25-79 standards, a minimum of 6 parking spaces is required for the proposed use. Taking into consideration that additional parking would reduce the amount of proposed landscaping on the subject site and that the 6 parking spaces are adequate for the proposed use, it is recommended that the parking be based on the use of the first floor

of the main building, as requested by the applicant.

A widening along Ellen Street which is presently 16.09 metres (52.8 feet) in width is required. The applicants shall be required to dedicate an approximately 2 metres wide strip along Ellen Street for the right of way width of 20 metres.

Prior to the approval of this application, it is advisable that a public meeting in accordance with Council's policy be held.

6.0 Recommendation

It is recommended that:

- A. a public meeting be held.
- B. subject to the matters raised at the public meeting affecting the use of the property, the application to amend the Official Plan and Restricted Area By-law be approved provided that land is dedicated for road widening and landscaping be provided and further that the applicant enter into a site plan agreement to affect the desired improvements.

AGREED:



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



F.R. Dalzell
Commissioner of Planning
and Development

LWHL/JS/kab



LOCATION MAP

FLOWERLAND



CITY OF BRAMPTON
 Planning and Development

Date: 01.06.08 Drawn by: J.K.

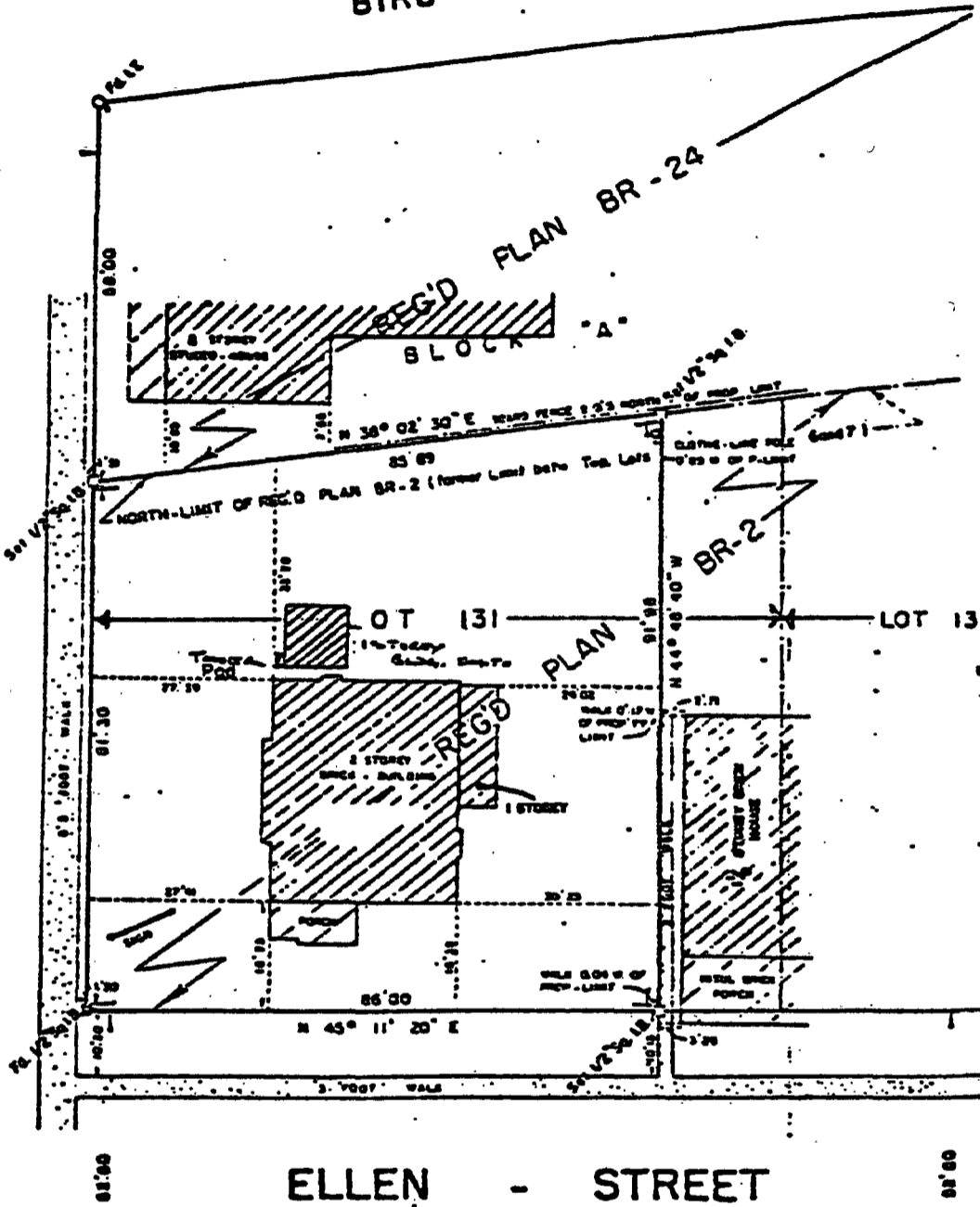
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File no: C 5.12 Map no: 43.15A

MAIN ST. N. (Huronario Street)

N 44° 16' 00" W (ASTRONOMIC GOVERNING BEARING)

BIRD - AVENUE



Application

FLOWERLAND

N



Drawn	DVC
Date	JUNE 8. 81
File No.	CIEB.12
Comp. No.	A 577

Legend

Scale



CITY OF
BRAMPTON
PLANNING
DEPARTMENT

43-15

D. Tufts.

1981 07 03

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
2 Ellen Street
FLOWERLAND LIMITED
Our File: C1E6.12

Attached are the notes of the Public Meeting held on Tuesday, June 30th, 1981, with respect to the above mentioned application.


The concerns expressed by a member of the public, at the meeting, were responded to by the staff. There were no specific objections to the approval of this application.

It is recommended that Planning Committee recommend to City Council that staff be directed to prepare the draft Official Plan Amendment, the Restricted Area By-law and the Development Agreement for the consideration of City Council.



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

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development

LWHL/AS/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, June 30th, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by Flowerland Limited to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the existing building to be used as a retail establishment for the sale of flowers. The proposal includes reduction of paved areas on the site and to provide landscaping abutting existing residences.

Members Present: Councillor D. Sutter - Chairman
Mayor J. Archdekin
Alderman R. Callahan
Alderman K. Coutlee
Alderman C. Gibson
Alderman F. Kee
Alderman R. Miller
Councillor P. Robertson

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director of Planning and
Development Division
P. Schwartzberg, Policy Planner
J. Singh, Development Planner
E. Coulson, Secretary

Approximately 59 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. Singh outlined the proposal and explained the intent of the application.

- cont'd. -

After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Wm. McCaw, on behalf of the Villager's Organization, expressed concern regarding the adequacy of the six parking spaces and their conformity to the by-law requirements. Also, he asked if the owner could include other uses for the property at some future date.

Mr. Singh responded that there were a number of vehicular accesses and at one time, staff counted 19 cars parked on the subject property. He said that the 6 parking spaces satisfied the requirement and were in accordance with By-law 25-79, since only the ground floor of the building would be used for a single purpose.

Mr. D. Hickman, Orangeville, the applicant, submitted that the existing asphalt not required for parking purposes would be landscaped for aesthetic reasons.

Mr. McCaw suggested that the Flower Shop should be placed in one of the numerous commercial spaces available in the Downtown Core Area, taking into consideration the closeness of the proposal, and the negative effects of spot commercial development along Main Street North. He commented on the advisability of the proposal in light of the Flower Shop located approximately 500 yards to the south on Main Street. He asked if this proposal could be considered an attempt to develop Main Street North for commercial purposes. He was of the opinion that the proposal should not be approved until the Stark, Temporale Report, which is still pending, and the Secondary Plan, which is in the planning stage, are completed.

Alderman Coutlee asked for clarification of the need for the application for commercial use on the property.

Mr. Singh responded that the property was presently zoned HC1 under By-law 25-79, with a restricted use of a Radio Station, and that any other use requires a change in zoning.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.