



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 241-85

To adopt Amendment Number 66
and Amendment Number 66 A to
the Official Plan of the City of
Brampton Planning Area

The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 66, and Amendment Number 66 A, to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 66 and Amendment Number 66 A to the Official Plan of the City of Brampton Planning Area.

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

This 12th day of August, 1985.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

ORIGINAL

B/- hu 241-85

AMENDMENT NUMBER 66
AND
AMENDMENT NUMBER 66 A TO
THE OFFICIAL PLAN
OF
THE CITY OF BRAMPTON
PLANNING AREA

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Amendment No. 66A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 66 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 66A to the Consolidated Official Plan and Amendment No. 66 to the Official Plan for the Brampton Planning Area.

Date .. *Oct. 14, 1985*



L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



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KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

Amendment Number 66
and
Amendment Number 66 A to the
Official Plan of the City of Brampton
Planning Area

1. Purpose

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment from MUNICIPAL AND PUBLIC to RESIDENTIAL, and to provide supplemental principles for the development of the subject lands.

2. Location

The lands subject to this amendment are located on the west side of Kings Cross Road, about 58 metres north of Knightsbridge Road, being part of Block C, Registered Plan 962, in the City of Brampton.

3. Amendment and Policies Relative Thereto

(1) Amendment Number 66

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

- (a) by deleting therefrom subsection 7.2.7.20, and substituting therefor the following:

"7.2.7.20 Area 20: Avondale

Chapter C13, C21, C25, C27, C38, and C40 of Section C of Part C, and Plate Numbers 14, 29, 30, 31 and 32, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendments Numbers 9, 21, 24, and 75, and Amendment Number 4A and _____ A to the Consolidated Official Plan, are combined, and shall constitute the Avondale Secondary Plan."

(2) Amendment Number 66 A

1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to Chapter C21 of Section B of Part C, and Plate Numbers 13 and 14, of the Consolidated Official Plan of the City of Brampton Planning Area, is hereby amended:

- (a) by changing, on Plate Number 14, the designation of lands shown outlined on Schedule A to this amendment, from MUNICIPAL AND PUBLIC to RESIDENTIAL.

- (b) by changing, on Plate Number 13, the chapter reference for the lands shown outlined on Schedule A to this amendment, from Chapter C21 to Chapter C75.
- (c) by adding, to Part C, Section B, thereof, the following chapter:

"CHAPTER C75

1.0 Purpose

The purpose of this chapter is to designate the use of a parcel of land having frontage on Kings Cross Road, located about 58 metres north of Knightsbridge Road.

2.0 Policy

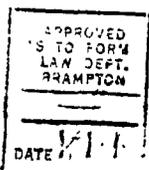
2.1 The 0.4 hectare parcel of land to the south of the recreation centre, and designated for residential use on Plate Number 14, shall be used for the operation of a child care facility.

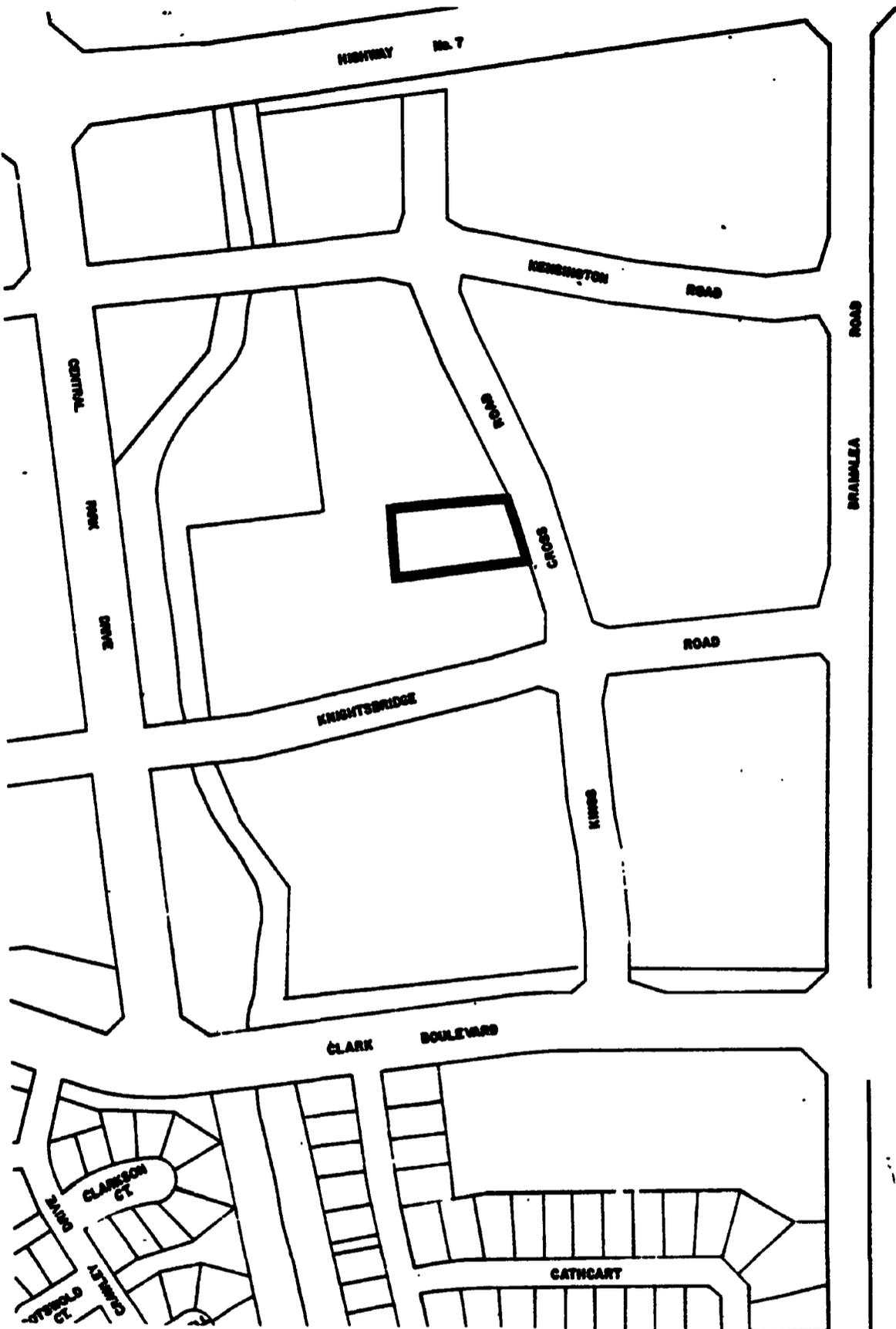
2.2 The child care facility shall provide adequate off-street parking facilities.

3.0 Implementation

This chapter is to be implemented as follows:

- (a) appropriate zoning by-law,
- (b) development and site plan agreements, and
- (c) site plan approval process."





— LAND SUBJECT TO AMENDMENT

OFFICIAL PLAN AMENDMENT No. 66
 NO. 66A
 Schedule A



1:4000

CITY OF BRAMPTON
 Planning and Development

Date: 1985 07 08 Drawn by: C.R.E.
 File no. C4E5-18 Map no. 63-24C

Amendment Number 66
and
Amendment Number 66 A to the
Official Plan for the City of Brampton
Planning Area

Attached is a copy of the planning report dated April 24, 1985 and a copy of the report dated June 6, 1985 forwarding notes of a public meeting held on June 5, 1985.

C 11

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 24, 1985

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
BRAMALEA LIMITED
Part Lot 5, Concession 4, E.H.S.
Ward No. 8
Our File No. C4E5.18

1.0 Background

An application has been submitted for the development of a child-care centre and the redesignation of a parcel of land between the proposed child-care centre and Knightsbridge Road for future commercial use.

2.0 Site Description

The 0.4 hectare (1.1 acres) site proposed for a child-care centre is located on the west side of Kings Cross Road abutting the existing Racquet Club. The site has a front property line dimension of 50.548 metres (165.84 feet) and an average depth of about 88.70 metres (291.01 feet).

The area between the proposed child-care centre and Knightsbridge Road is a 0.6 hectare (1.6 acres) parcel proposed for the future commercial use. This corner site has a dimension along Kings Cross Road of 58.601 metres (192.26 feet) and an average depth of approximately 99.98 metres (328 feet).

Both sites are separated from the abutting public roads by a 0.3

metre reserve - Block W, Registered Plan 962.

The land abutting the two sites to the west are presently vacant. There are several apartment buildings to the east and south across Kings Cross Road and Knightsbridge Road.

There are no significant vegetation or topographic features on either site.

3.0 Official Plan and Zoning Status

The subject lands are designated for Residential use in the Official Plan. More specifically, the sites are designated for a school in accordance with Chapter C21 of the Consolidated Official Plan which has been readopted as the Secondary Plan for the subject area.

The lands are zoned Agricultural A1 by By-law 861, as amended, of the former Township of Chinguacousy.

4.0 Proposal

The applicant proposes to relocate the existing child-care facility from the Racquet Club to the subject land by developing, a 1026 square metres (11045 square feet) building with 29 parking spaces, as shown on the attached site plan. A 1674.7 square metre (18027 square feet) outdoor playground area will be provided.

In addition, the applicant proposes to develop the area between the proposed child-care centre and Knightsbridge Road as a future convenience commercial centre to serve the adjacent high density residential uses. The details of the commercial development are not available at the present time.

5.0 Comments

The Regional Public Works Department has indicated that full municipal services are available on Kings Cross Road and Regional roads are not directly affected.

The City Public Works Division has indicated no objection to the proposal provided that it will fit in properly with future development plan for these blocks. Further, the Division requests that detailed matters such as driveway locations relative to existing driveways and drainage issues be reviewed at site plan approval stage.

The City's Building and By-law Enforcement Division has indicated that the applicable zoning by-law does not address the parking requirements for the case of a child-care centre. Accordingly, appropriate considerations should be given to the parking demand for the occupancy of 200 children and staff.

6.0 Discussion

The Board of Education has determined that a school is not required at the subject location. Normally, a surplus school site would be developed for a residential use compatible with adjacent land uses. However, in view that there are about 2,140 apartments in the vicinity of the site, the proposed child-care centre and convenience commercial uses are considered appropriate for the site.

The site plan and details of the proposed convenience commercial development are not available at the present time. Therefore, the commercial development will be subject to a further rezoning application. However, the development principles of the commercial use should limit the coverage of the commercial development to 1400 square metres (15069 square feet) and the site layout should emphasize pedestrian access. Although the internal and external traffic pattern for the proposed commercial has not been presented, it is expected that the commercial development will have one access each on Kings Cross Road and Knightsbridge Road with the entrances located distant from the intersection.

There has not been an established parking standard for a child-care centre use. In terms of recent City zoning by-laws, the use would

fall into the category of "other commercial uses not specifically mentioned" which requires 1 parking space for each 23 square metres of gross commercial floor area or portion thereof. Accordingly, 45 parking spaces should be provided, which is considered as an unnecessary high requirement. The major parking demand in a child-care centre is staff parking. According to the applicant, staff will number 20 persons. The proposed 29 parking spaces would be considered adequate to accommodate staff and visitors. However, the site plan should be revised to provide an easily accessible drop-off area for parents. The drop-off area should be designed in such a way that there will be 10 stacking spaces on the site and the drop-off area should not interfere with the operation of the principal driveway of the site.

The trash enclosure is conspicuous with its front yard location. Admittedly, the proposed enclosure is superior than the visible metal container that has been supplied for the Knightsbridge Road day nursery facility adjacent to the Civic Centre. A more sensitive approach that acknowledges the presence of the nearby residential environment would be desirable. It is recommended that the applicant review the location of the garbage enclosure at the same time as the drop-off facility is being considered, to seek a less obtrusive location.

Staff have noticed that off-street parking facilities for the Racquet Club appear to be in short supply and it had been expected that with the development of the abutting lands, consideration would be given to increasing the off-street parking supply by enlarging the existing parking lots, or by use of shared parking.

7.0 Recommendation

It is recommended that a Public Meeting be held with respect to the proposed amendment to the Official Plan for the child-care centre and convenience commercial use and with respect to the proposed amendment to the zoning by-law for the child-care centre.

C 11-5

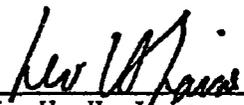
Subject to the result of the public meeting, it is recommended that the proposal be approved subject to the following conditions:

- A. (1) The site plan for the child-care centre be revised to provide a drop-off area having a minimum of 10 stacking parking spaces, and a less conspicuous location for a garbage storage facility.
- A. (2) Detailed matters pertaining to fencing, landscaping, public works and architectural requirements shall be subject to the site plan approval process.
- B. (1) The site for the proposed convenience commercial development shall be subject to a further rezoning application when the detailed layout of the commercial development is available.
- B. (2) The design of the proposed commercial development shall emphasize pedestrian access.

AGREED:



L. R. Dalzell
Commissioner of Planning
and Development

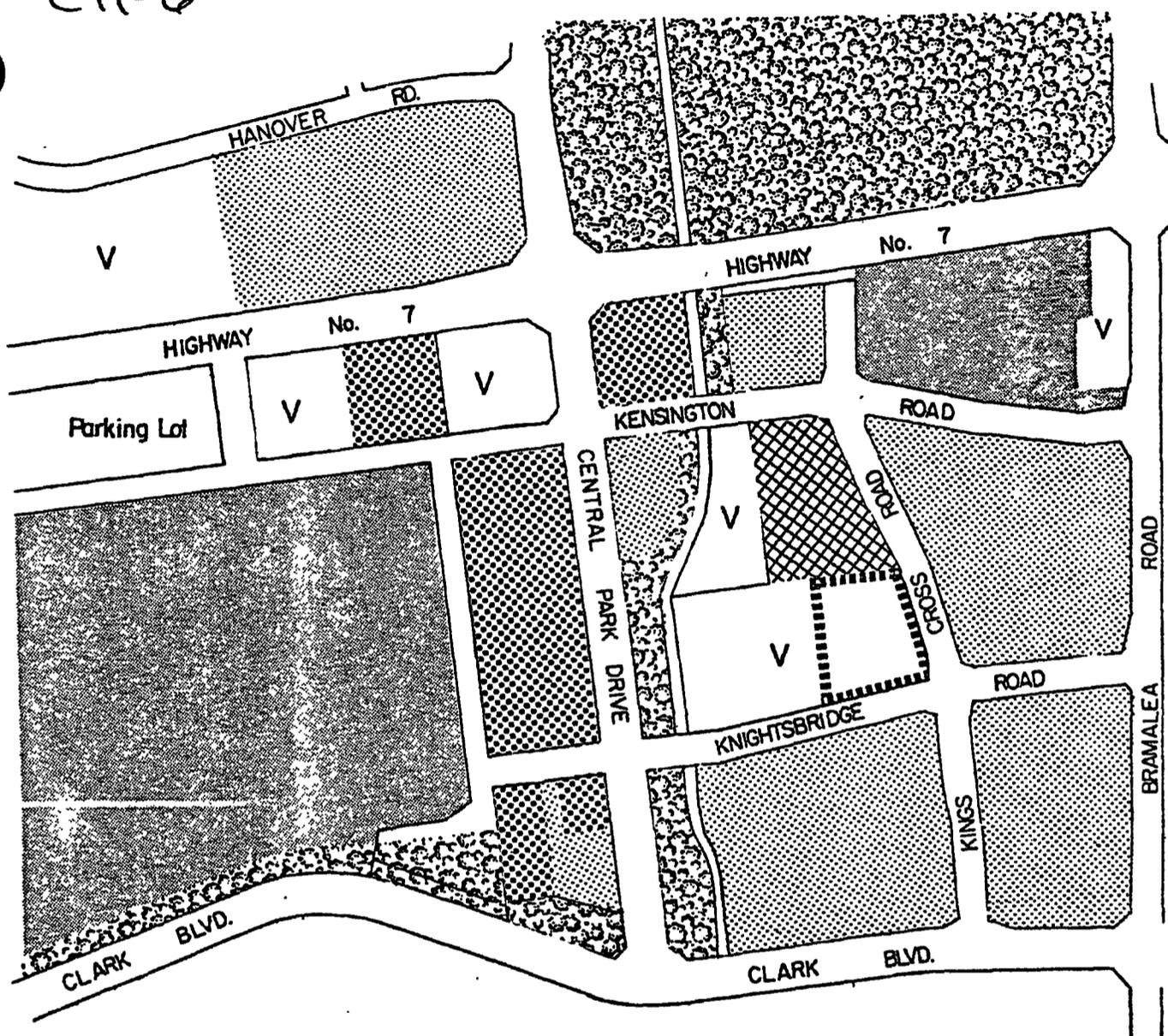


L. W. H. Laine
Director, Planning and
Development Services Div.

Attachment

WL/th/3

C11-6

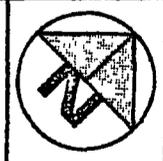


LEGEND

-  Subject Property
-  Private Recreation
-  Residential (Apartments)
-  Vacant
-  Commercial
-  Institutional
-  Open Space

BRAMALEA LIMITED

Land Use Map

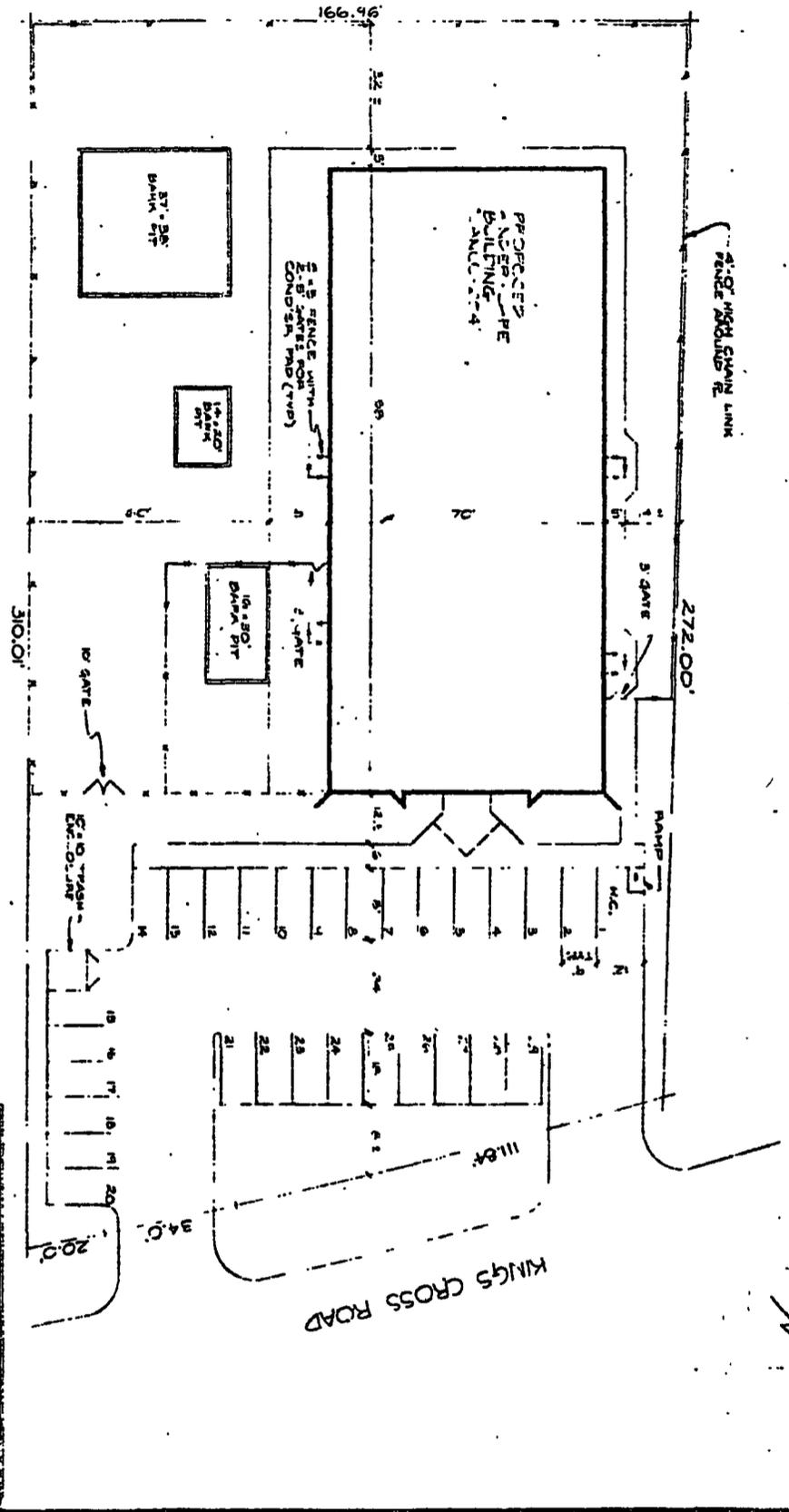


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CITY OF BRAMPTON
 Planning and Development

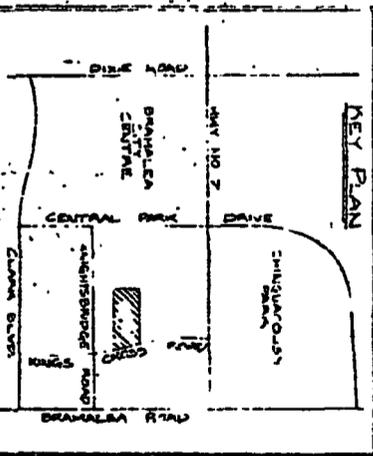
Date: 85 04 29 Drawn by: RB
 File no. C4E5.18 Map no. 63-24B

2-11-C



CROSS SITE AREA
 JKCDL BLDG. DRIV. AREA
 47,916 S.F.
 11,045 S.F.
 10,428 S.F. (29 SPACES)
 15,287 S.F.
 5,416 S.F.

PRELIMINARY SITE PLAN
 PART OF B.O.-RS C AND W
 REGISTERED PLAN 962
 KINGS CROSS ROAD
 BRAMPTON, ONTARIO CANADA



Kinder Care Learning Centers, Inc.
 4505 Executive Park Drive
 Montgomery, Alabama

Sheet Title
 PRELIMINARY
 SITE PLAN
 KING: CROSS RD.
 BRAMPTON,
 ONTARIO, CANADA
 3.27 12-18-84
 DCF

INTER-OFFICE MEMORANDUM

E9

Office of the Commissioner of Planning & Development

June 6, 1985

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
BRAMALEA LIMITED
Part Lot 5, Concession 4, E.H.S.
Ward Number 8
Our File Number C4E5.18

The notes of the Public Meeting held on Wednesday, June 5, 1985 with respect to the above noted application are attached for the information of Planning Committee. Also attached, is a letter dated June 4, 1985 from Agnes and Edmuna Johnston regarding the subject proposal.

It appears that there is no objection to the child care facility of the proposal. Staff has been advised that the operation of the child care centre requires sign-in and sign-out of children. Therefore, drop-off arrangements are not considered adequate for this operation. Alternatively, additional parking spaces are provided which will result in a total of 35 parking spaces for the proposed facility with a capacity for 200 children. The guidelines of the Ministry of Community and Social Services recommend one space for every 10 children, plus one service vehicle space of the same size. The additional 14 spaces for the proposed facility could be considered as parking provisions in lieu of the conventional drop-off arrangements.

The residents of the adjacent condominium apartment dwelling units are opposed to the convenience commercial component of the application. In view that the details of the commercial development are not available at the present time, the commercial component is dealt with as an application

E9-2

- 2 -

to amend the Official Plan only and a further application to amend the zoning by-law and public meeting will be required. The residents have indicated that such a commercial development is not suitable in recognition of potential traffic and hang-out problems.

In February 1982, the Bramalea City Centre Area study stated that "The study area is and will continue to be well served with a full range of retail stores by virtue of the presence of the Bramalea City Centre shopping centre. However, the main shopping centre does not cater to convenience needs since the stores are not open late in the evenings or on Sundays and holidays. The residents (particularly those without automobiles) at the eastern edge of the study area are still poorly served since the Bramalea City Centre is in excess of 1 kilometre away from the K section apartments. Thus, there is still a need for a convenience commercial facility (perhaps on the Knightsbridge School site) to satisfy an existing demand in the immediate vicinity of the K section."

The recommendation contained in the 1982 report recommended "That a convenience commercial centre to serve K section residents be developed in conjunction with a proposed social recreational facility on the former Knightsbridge school site." The report and recommendation were received though the specific recommendation was not adopted by City Council.

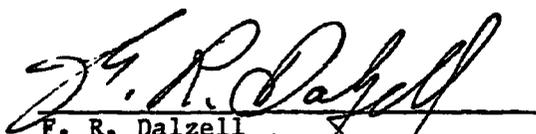
Staff recognize that there are many commercial facilities within a 1 to 1-1/2 mile radius. During winter months, these commercial outlets are not convenient to residents without automobiles. The number of residents in the vicinity of the site is sufficient to support a convenience commercial development.

Attached is a letter dated June 10, 1985 from the applicant requesting that the day care facility be processed separately and advising that the commercial site development will be pursued at a later date. Staff have no objection to this course of action, though it should be acknowledged by the applicant that the application most likely would be treated as a new application.

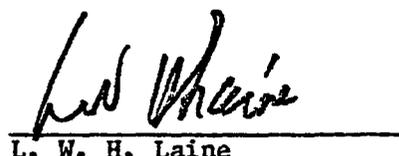
It is recommended that Planning Committee recommend to City Council that:

- A) Notes of the Public Meeting be received, and
- B) Staff be directed to prepare the documentation with respect to the proposed child care facility.

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development



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

Attachments

BL/thk/2

E9-4

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 5, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:40 p.m. with respect to an application by BRAMALEA LIMITED (File: C4E5.18) to A. Amend both the Official Plan and Zoning By-law to permit the development of a child care facility on the northerly 0.4 hectare (1.0 acre) portion of the site; and

- B. Amend the Official Plan for future convenience commercial use on the southerly portion of the site.

Members Present: Councillor D. Sutter - Chairman
Alderman H. Chadwick
Alderman C. Gibson
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services Division
J.A. Marshall, Director of Planning Policy and Research
W. Lee, Manager, Community Design Section
J. Robinson, Development Planner
D. Ross, Development Planner
E. Coulson, Secretary

Approximately 40 members of the public were in attendance.

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

Mr. Dalzell replied in the affirmative.

- cont'd. -

E9-5

- 2 -

Mr. Lee outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance and noted receipt of a letter of objection to the proposed future convenience commercial use from Agnes & Edmuna Johnston, 18 Knightsbridge Road.

Mr. K. Gudgeon, 18 Knightsbridge Road enquired as to the number of storeys proposed for the child care facility, the reason for the proposed number of parking spaces, number of staff members and type of school (subsidized or commercial, etc.). Also, he expressed concern relating to the change from Residential designation of the site to the day care facility and the possibility of the site to be used for other purposes.

Mr. Lee responded that he understands the subject building will be one storey, that parking spaces have been provided for in excess of Ministry guidelines, that the facility will be a private school, and that the applicant would have to apply for any use other than the child care facility.

Mrs. Ellery, 15 Kensington Road, asked for clarification of the land use designation. She voiced a preference for the child care facility over high density residential zoning, and voiced concern relating to the proposed commercial use providing a potential hangout for teenagers.

Mr. Alex Morris, 18 Knightsbridge Road; expressed concern about the high density of the entire area and asked if there was a maximum allowable density. Also, he voiced concern relating to the potential for higher density use if the subject site was not used for the child care facility.

Mr. Lee explained the density issue and identified the vacant land abutting the site which is to be retained as open space.

Mr. Dalzell commented that the City is negotiating with Bramalea Limited to purchase the balance of the school site for open space purposes.

- cont'd. -

E9-6

- 3 -

Mr. Morris questioned that "within easy walking distance" is a viable factor for recommending the proposed commercial zoning, due to the number of commercial centres in the area. He noted that he has no objection to the child care centre proposal.

Mr. Robley, 18 Knightsbridge Road voiced approval for the child care centre and objection to the commercial proposal.

Upon request, the Chairman explained the procedure for further processing of the application and opportunities for further objection.

Mrs. Murphy, 18 Knightsbridge Road, voiced approval for the child care centre and objection to the commercial proposal.

Sylvia Fiorelli, 15 Kensington Road, asked about the owner of the school site and it was explained that although Bramalea Limited owns the property in question, the School Board has jurisdiction over whether or not the school is needed.

Mr. James Wilson proposed that the entire area be used for recreation purposes, except for the child care centre.

Mr. Randy Benham, 18 Knightsbridge Road, asked for clarification that the school site would never be used for school purposes and that the Kinder Care Day Care would move to the subject site from the Racquet Club. Also, he asked if there wasn't some assurance given that there would be no more high rise buildings in the area.

Mr. Lee noted that the School Board is not going to use the site for a school, and confirmed the relocation of the Kinder Care facility.

Mr. Marshall noted that there is not much opportunity for additional high rise buildings in the area but there is no formal Council resolution to this effect.

Mr. Benham approved of the proposed child care centre, but voiced objection to the commercial proposal. He noted that there are 7 to 8 convenience centres within 1 to 1½ miles of the subject site and suggested a survey to find out how many people in the area are willing to walk to the proposed convenience centre.

- cont'd. -

Also, he asked for a deferral of the commercial zoning until its necessity has been established, and noted that some plazas do have a lot of problems.

Mr. Fred Cunningham, 18 Knightsbridge Road, voiced approval of the child care centre and objection to the commercial proposal. He expressed concern that a beer store could become a permitted use.

Mr. Nesbitt, 18 Knightsbridge Road, agreed with Mr. Cunningham. He suggested that the City of Brampton purchase the commercial site for parkland.

A resident complained about the lack of information available to the public, prior to the public meeting.

Mr. F.L. Miller, 18 Knightsbridge Road, wanted to know if the Department staff recommended approval of the proposals.

He was informed that a report was submitted to Planning Committee recommending that a Public Meeting be held with respect to the application. Subject to the results of the Public Meeting, it is recommended that the proposal be approved, subject to the conditions listed in the report.

Councillor Sütter outlined the procedures for processing of the applications.

Mr. Cunningham asked for clarification of the reasons for staff recommending that the proposals be approved.

Mr. Dalzell advised that a copy of the report would be made available at the Planning Department for interested parties.

Mr. J. Moore, 18 Knightsbridge Road, referred to a 1982 Study of Area Needs and noted that more convenience centres have been built since then. Also, he expressed concern relating to the maintenance of existing plazas owned by Bramalea Limited.

The Chairman noted further opportunities for comment relating to the subject proposal.

There were no further questions or comments and the meeting adjourned at 8:30 p.m.

E9-8

412-18 Knightbridge Road.
BRAMLEY

Cur No. T.3x5

Plan. A-1085

The Planning Committee
The City of Epsompton

These parties are interested in item No 11 of your agenda being considered at your meeting June 5th.

The reader however has objections to the A portion of the proposal as this type of facility has been in operation in the area for a number of years and seems to be ideally situated for these other uses of it.

As for the B proposal, 'convenience commercial use' could be interpreted in any way which commercial organisations might deem convenient to their financial interests yet cause much inconvenience to the residents in the immediate neighbourhood.

There is adequate evidence concerning the development all the immediate area.

(2) Bramley City Centre 9.30am - 9.30pm.
(17) Convenience Stores in the South West corner of the same site

(1) Convenience stores on the South side of Highway 2 East of Bramley Road -
ob

- E9-9
- (d) Stores in the Bramalea Medical Building ex.
Rensington Road.
- (e) Store on the South side of Highway 7 west
of Bramalea Road.

There is also a decided hazard if more traffic is to
be using the Kingsbridge - King Cross intersection.
We have the east and west sides of King's Cross between
Kingsbridge and Rensington being used as an over-thee
car park when special events are being held in the
Racquets Club and this is fairly frequently all
the year round.

The area also is used by trucks for overnight parking
and cause noise nuisance to the residents nearest
King's Cross when the drivers decide to warm up the
engines for 5-10 minutes before driving away,
especially when this occurs between 5.30 am and
7.00 am.

We are given to understand this area is designated
residential and we would ask the Committee to
give consideration to holding down the level of noise
in this area and reducing the traffic using this
area for the overriding necessity of safety of the
children and seniors who live in the area and need
to negotiate roadway junctions which motorised users
seem to think is their right to frighten and intimidate
pedestrian users. ~~Yours~~ Sincerely Agnes & Edmund Houston

EQ-10



Bramalea Limited
226 York Street
Toronto, Ontario M5S 1Y5
(416) 593-7611

June 10, 1985.

JUN 10 1985

C4E5.18

Handwritten initials

VIA COURIER

Mr. F.R. Dalzell,
Commissioner,
Planning & Development Department,
The Corporation of the City of Brampton,
150 Central Park Drive,
Brampton, Ontario,
L6T 1T9.

Dear Mr. Dalzell:

Re: Application to Amend the Official Plan & Zoning By-law
Block C, Plan 962
Lot 5, Concession 4 E.H.S.
City File No: C4E5.18

Further to your conversation with Cynthia Green, please be advised that Bramalea Limited respectfully requests that the above noted application be split so that the Kinder-Care proposal may proceed through the planning process.

Bramalea Limited will pursue an Official Plan Amendment and a site specific rezoning for the commercial site at a later date.

Yours truly,

Nancy Ruffolo

Nancy Ruffolo,
Assistant Manager,
Land & Urban Development Division.

cc: Mr. William Lee, /
City of Brampton

NR/mb

Handwritten: 855.06.10

Handwritten initials