



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 261-84

To adopt Amendment Number 43
and Amendment Number 43 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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 43 and Amendment Number 43 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 and Housing for approval of Amendment Number 43 and Amendment Number 43 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 22nd day of October, 1984.

KENNETH G. WHILLANS MAYOR

ROBERT D. TUFTS ACTING CLERK

ORIGINAL

Bt kw 26-84

AMENDMENT NUMBER 43
AND
AMENDMENT NUMBER 43 A TO
THE OFFICIAL PLAN
OF
THE CITY OF BRAMPTON
PLANNING AREA

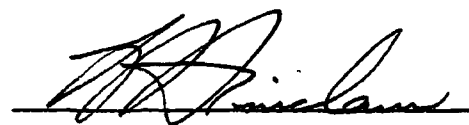
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21-0P 0031-043

Amendment No. 43
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 43A to the Consolidated
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. 43A to the Consolidated Official Plan and Amendment No. 43 to the Official Plan for the Brampton Planning Area.

Date Dec. 3, 1984.....



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



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KENNETH G. WHILLANS MAYOR

ROBERT D. TUFTS ACTING CLERK

Amendment Number 43
and
Amendment Number 43 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 and policies relating to lands shown outlined on Schedule A to this amendment.

2. Location

The lands subject to this amendment are located on the west side of Dixie Road, approximately 38 metres north of Lisa Road and 43 metres south of Highway Number 7, being part of Lot 5, Concession 3, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relevant Thereto:

3.1 Amendment 43

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

- (1) by deleting section 7.2.7.19, and substituting therefor the following:

"7.2.7.19 Area 19: Bramalea West Industrial

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 they apply to Secondary Plan Area Number 19, as amended by Official Plan Amendment Number 26 and A, shall constitute the Bramalea West Industrial Secondary Plan."

- (2) by changing, on Schedule A thereto, the land use designation of lands shown outlined on Schedule A to this amendment, from RESIDENTIAL to COMMERCIAL;

- (3) by changing Schedule F thereto, to show the lands shown outlined on Schedule A to this amendment as HIGHWAY AND SERVICE COMMERCIAL;

3.2 Amendment 43 A

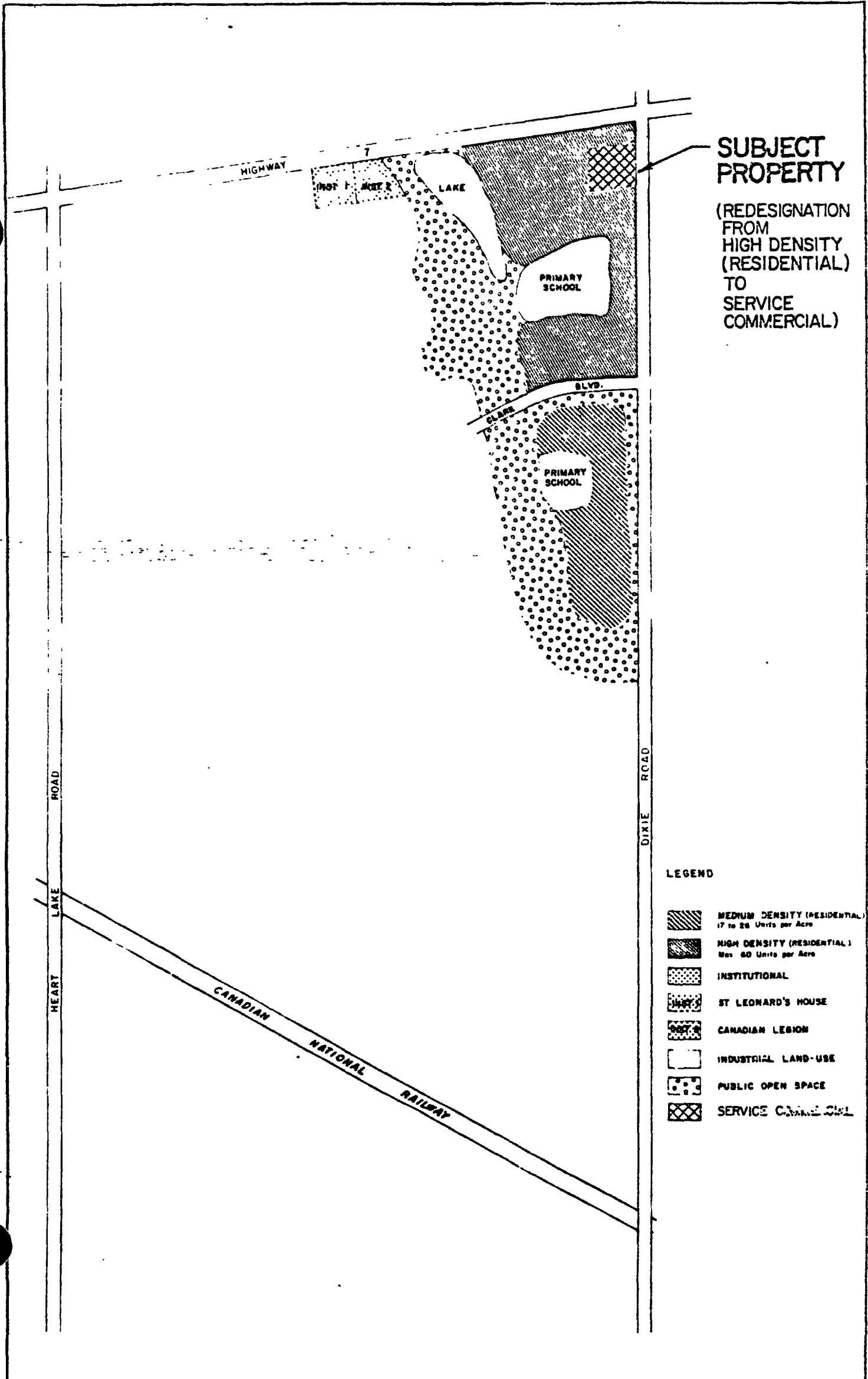
The document known as the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Plate Number 12, the land use designation of the land shown outlined on Schedule B to this amendment, from HIGH DENSITY (RESIDENTIAL) to SERVICE COMMERCIAL;

(2) by deleting therefrom subsection 2.6.2 of Part C, Section C, Chapter C34, and substituting therefor the following:

"2.6.2 The land designated for SERVICE COMMERCIAL use on Plate 12 shall not have direct access onto Dixie Road."

JP
8/14/18



Official Plan Amendment No. 43
 Official Plan Amendment No. 43 A
 Schedule B



1:9000

CITY OF BRAMPTON
 Planning and Development

Date: 1984 09 07 Drawn by: P.S.
 File no. 0355.5 Map no. 62-21E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 43
AND
AMENDMENT NUMBER 43 A

Attached is a copy of reports dated May 10, May 15 and July 19, 1984, including the notes of a special meeting of Planning Committee held on June 26, 1984, after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 120 metres of the subject site.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 19, 1984

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law
DAWNSTAR HOLDINGS LIMITED
Part Lot 5, Concession 3, E.H.S.
Ward Number 8
Our File: C3E5.6


Two letters of opposition and the notes of the Public Meeting held on Tuesday, June 26th, 1984 for the above noted application are attached for the consideration of the Planning Committee.

Also attached is a copy of the revised concept plan indicating the required road widening, setback and trees to be preserved.


It is recommended that:

- (1) the notes of the Public Meeting be received and
- (2) staff be directed whether or not to proceed with the preparation of documents for the proposed commercial development.

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development



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

WL/jb

Attachments

May 23, 1984.

The Corporation of The City of Brampton,
150 Central Park Drive,
Bramalea, Ontario.
L6T 2T9.

Attention: Mr. Harry Chadwick,
Alderman

Dear Mr. Chadwick:

Re: Proposed Shopping Plaza - Dixie Road
and No. 7 Highway

The Board of Directors of Peel Condominium Corporation
No. 145 have requested that we write to you to express
the great consternation felt by the residents of the
Corporation when the news of this proposed development
appeared in the Guardian.


Should this development be approved by City Council the
already horrendous traffic problem at the intersection
of Highway 7 and Dixie Road would become almost impossible.

We would therefore request that you make known the feelings
of these 105 unit owners of this Condominium Corporation
that this type of development will do nothing to enhance
this area nor is there any apparent need for additional
shopping facilities, next door to Bramalea City Centre
which well serves this area.

The Board of Directors of Peel Condominium Corporation
No. 145 will appreciate you making their opposition to
this project known to the City Council.

Yours very truly,

PEEL MANAGEMENT SERVICES INC.


E. J. Donoghue
Property Manager
Agent for:
PEEL CONDOMINIUM CORPORATION NO. 145

*William
84.05.28*

cc: Mr. K. Whillan, Mayor of Brampton, The City Planning Department

2 Silver Maple Crt.-#604
Brampton, Ontario,
L6T 4N6

The Corporation of the City of Brampton
Planning & Development Department
150 Central Park Drive
Brampton, Ontario L6T 2T9

Gentlemen:

Re: Dawnstar Holdings Limited (C3E5.6)

With regard to the above subject as outlined in the attached letter, I am opposed to amending the Official Plan and Zoning By-law to allow construction of the proposed Commercial plaza for the following reasons:-

1. The intersections of Dixie Road and Highway #7 are congested enough now without additional traffic pulling in and out of this area.
2. Bramalea City Centre, being directly adjacent to the proposed property, is more than sufficient plaza to fill the needs of Brampton residents in this particular section of Brampton.
3. Other "Commercial" plazas in the area ie; Torbram and Highway #7 are starting to look "seedy". There is no assurance of what types of businesses will occupy the proposed premises, nor any guaranty that whoever does occupy it will be profitable enough to create and maintain a good image in the area.
4. As an apartment dweller in the area taxes for residents will not be reduced through a re-zoning change.
5. Considering the numerous Commercial plazas, major plazas, and bankrupt restaurants in the Brampton area, I genuinely do not see the need to build a plaza on the subject property.

Yours very truly,

Joanne Wood

(Mrs.) Joanne Wood

lll
Walton
64.07.30

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, June 26, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m. with respect to an application by DAWNSTAR HOLDINGS LIMITED (File: C3E5.6 - Ward 8) to amend both the Official Plan and the Zoning By-law to permit the construction of a Commercial Plaza on the property.

Members Present: Councillor D. Sutter - Chairman
Councillor F. Russell
Alderman H. Chadwick
Alderman P. Beisel
Councillor E. Mitchell
Councillor N. Porteous

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

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.

There were no interested members of the public in attendance. The Chairman advised that two letters of objection were received from E.J. Donoghue, Peel Management Services Inc., Agent for Peel Condominium Corporation No. 145, and Mrs. Joanne Wood (see attached letters).

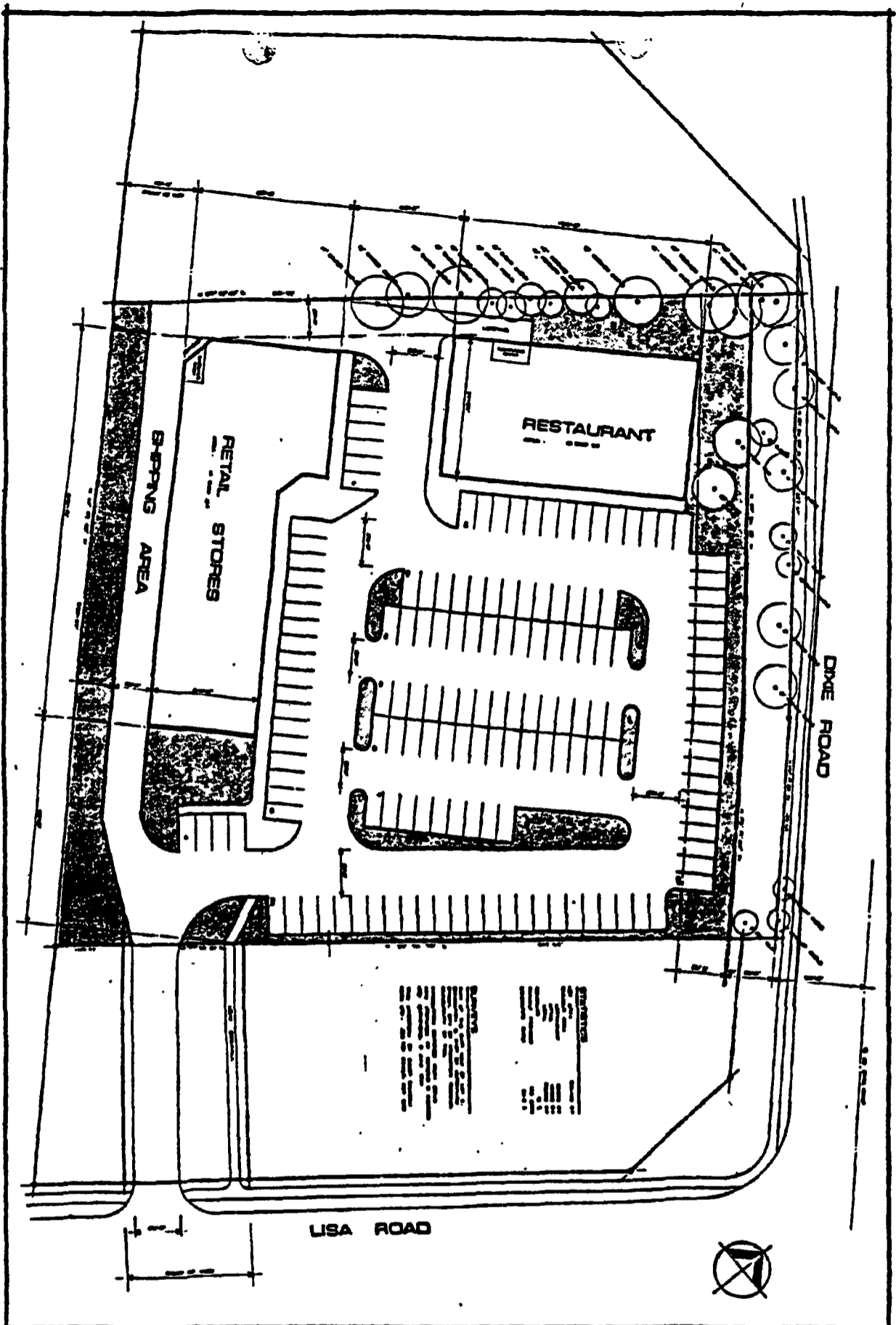
There were no questions or comments and the meeting adjourned at 7:40 p.m.


The Chairman re-opened the meeting at 8:26 p.m. and Mrs. Matuschek,

- cont'd. -

of 11 Lisa Street, presented a verbal submission, expressing concern relating to existing and probable future problems in connection with traffic congestion, noise and commotion emanating from the City Centre and the proposed plaza. She voiced the opinion that severe traffic problems will be created by this development if it is approved as the existing roadway is heavily used for the parking of visitor vehicles due to insufficient visitor parking provided by existing apartment buildings on Lisa Street.

There were no further questions or comments and the meeting adjourned at 8:29 p.m.



 <p>STATE OF MISSISSIPPI PROFESSIONAL ENGINEER No. 12345 JOHN D. SMITH CIVIL ENGINEER A-1</p>	<p>DESIGNED BY SMITH & ASSOCIATES ENGINEERS & ARCHITECTS 12345 MAIN ST. JACKSON, MISSISSIPPI 39201 PHONE: (601) 555-1234</p>	<p>DATE: 10/15/2023 SCALE: AS SHOWN SHEET NO. 1 OF 1</p>	<p>SITE PLAN</p>
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INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 15, 1984

RECEIVED
CLERK'S DEPT.

TO: The Mayor and Members of City Council

MAY 16 1984

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
Zoning By-law
Dawnstar Holdings Limited
Part Lot 5, Concession 3, E.H.S.
Ward Number 8
Our File Number C3E5.6

REG NO
FILE NO: C3E5.6.

At the meeting held on May 14, 1984, Planning Committee directed staff to prepare conditions of approval with respect to the commercial development on the above noted site.

Following is a list of conditions that staff believe may minimize the impact of the subject development on the adjacent roads and land use:

- 1) the owner shall agree that no development shall take place and no building permit shall be issued until and unless the intersection of Lisa Street and Dixie Road is signalized;
- 2) the owner shall agree to provide cash contribution so that there will be no cost to the City with respect to the signalization of the intersection of Lisa Street and Dixie Road;
- 3) the owner shall agree to complete raised medians on Dixie Road in front of the existing houses on the subject site;
- 4) the owner shall agree to convey to the Region a 7.62 metres (25 foot) wide road widening and 0.3 metre (1 foot) reserve along the Dixie Road frontage;

- 5) the owner shall agree to grant rights-of-way to the owner of the property abutting the subject site to the north;
- 6) the owner shall construct a roadway and sidewalks from the site to Lisa Street;
- 7) the owner shall provide an internal fire hydrant to the satisfaction of the Fire Chief;
- 8) the owner shall agree that the commercial buildings shall have a pitched roof to screen mechanical components;
- 9) the owner shall agree that the development shall be subject to site plan review process with respect to fencing, landscaping, grading, servicing and architectural aspects;
- 10) prior to the holding of a public meeting, a revised concept plan shall be presented to Planning Committee to address the following issues:
 - a) the required road widening and 0.3 metre reserve;
 - b) a minimum setback of 7.6 metres from the 0.3 metre reserve;
 - (c) a minimum setback of 6 metres from the northerly site limit;
 - d) the indication on a Tree Inventory Plan of the trees to be preserved and removed and their condition;
 - e) the arrangement of loading and unloading as well as waste disposal facilities;
 - f) the provision of parking facilities in accordance with the latest City standard;


*H. Just only
in buffer
front*

- g) all major driveways shall have a minimum width of 7.6 metres (25 feet), and
- h) the maximum building areas shall not exceed 2322.5 square metres (25,000 square feet).

A public meeting, if deemed appropriate, will likely be scheduled for June 26th. The concept plan will be presented to the June 18th Planning Committee meeting.

It is recommended that upon the adoption of a suitable set of conditions, a public meeting be held in accordance with Council's procedures.

Handwritten notes:
Council
June 18th
June 26th


F. R. Dalzell
Commissioner of Planning
and Development

WL/thk/3
c.c. A. Solski

INTER-OFFICE MEMORANDUM

*Sent to P.C.
May 14.*

Office of the Commissioner of Planning & Development

May 10, 1984

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official
Plan and the Zoning By-law
DAWNSTAR HOLDINGS LIMITED
Part Lot 5, Conc. 3, E.H.S.
(Ward Number 8)
Our File: C3E5.6

1.0 BACKGROUND:

An application to amend both the Official Plan and the Zoning By-law with respect to a commercial development on the subject lands was received by City Council and referred to staff for a report and recommendation.

2.0 SITE DESCRIPTION:

The subject lands comprise three small parcels for a total area of 1.24 hectares (3,064 acres) in size and are located on the west side of Dixie Road between Highway Number 7 and Lisa Street, as shown on the attached location map. The lands have a combined frontage of 106.16 metres (348.29 feet) and an average depth of about 116.35 metres (381.72 feet). When the abutting property to the west and south, owned by Bramalea Limited, was developed, a 20 metre (66 feet) wide right-of-way was reserved to provide an access for the subject lands to Lisa Street.

The lands are presently occupied by three single-family dwellings with accesses onto Dixie Road. There are about 82 trees on the site and 68 of them are hardwood species. Most of the trees are in good condition and quite young.

Apartments are located to the west and south. There is a vacant property about 0.4 hectares (1 acre) in size abutting to the north owned by the Ministry of Transportation and Communications. To the east across Dixie Road is the Bramalea City Centre commercial development.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject lands are designated for Residential High Density use in the Consolidated Official Plan. The same designation was adopted by the new Official Plan.

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

4.0 PROPOSAL:

As shown on the attached site plan indicated as schemes A and B, the applicant proposes to construct two buildings for a total of 2322 square metres (25,000 square feet) of commercial plaza on the site with 156 and 132 parking spaces respectively. The access will be from the reserved right-of-way to Lisa Street.

The major occupants of the proposed plaza will be a 929 to 1115 square metres (10,000 to 12,000 square feet) restaurant. The remaining will be occupied by retail stores.

5.0 COMMENTS:

The Ministry of Transportation and Communications has recommended that the development of the site incorporate the 0.4 hectare (1 acre) land owned by the Ministry to the north.

The Regional Public Works Department has advised that a 250 mm (10 inch) sanitary sewer and a 300 mm (12 inch) watermain are available at the intersection of Lisa Street and Dixie Road. Frontage charge will apply. With respect to Dixie Road (Regional Road Number 4), the Regional Public Works Department has required a 7.62 metre (25 feet) wide road widening and a 0.3 metre (1 foot) reserve along the Dixie

Road frontage. The applicant will also be required to construct a centre median on Dixie Road.

The Building Division has indicated that two loading spaces would be required for the proposed development.

The Community Services Department has advised that their department feel the original highrise residential concept is appropriate for this site. Therefore, they do not support commercial development on this site. In their opinion, the only acceptable type of commercial development would be office uses that do not include any retail or other uses that generate considerable public usage.

The Public Works Division has concerns about the disposition of the parcel of land between the subject site and Highway Number 7. Further, it is indicated that the Lisa Street and Dixie Road intersection and the entrance to Bramalea City Centre should be finalized at this time and the developer should be responsible for the construction of a proper entrance off Lisa Street.

The Fire Chief has indicated that an internal fire hydrant shall be required on the site.

6.0 DISCUSSION:

Excluding the potential high density development of the subject lands, there will be 2,569 apartment dwelling units located west of Dixie Road between Highway Number 7 and Clark Boulevard. These apartment units will accommodate about 6,423 persons based on the average population of 2.5 persons per apartment unit. A community of 6,423 persons is equivalent to a development comprising of approximately 1,835 single-family dwelling units. By using an average of 17 dwelling units per gross hectare (7 units per gross acre), 1,835 single-family units may represent a community of about 106 hectares (262 acres) of single-family development. Thus, a convenience commercial development serving this size of residential development

would appear to be justified. This convenience commercial should have uses such as a grocery store, barber shop and beauty salon, dry cleaning and other service shops and a limited number of medical offices.

On the other hand, the regional shopping centre, with a convenience plaza, is located to the east and the Outlet Mall, an ad-hoc shopping centre with a supermarket is located to the west. This area seems to be well serviced with retail and service facilities.

Office development in the form similar to the one located on the east side of Highway 10 between Highway 403 and Burnhamthorpe Road in Mississauga presents good design concept of preserving existing vegetation and unique residential character of development. However, from the accessibility and land use points of view, it is difficult to justify office development outside the Bramalea City Centre where ample quantity of land is designated and zoned for office space.

The best use for the site, as an isolated development having access only onto Lisa Street, would appear to be a mixed use development with residential development as the primary use and limited convenience commercial and offices as secondary uses. The size of convenience commercial development shall not exceed 0.1 square metre per person for the people of the high density developments in the vicinity.

Both schemes A and B submitted by the applicant will destroy the majority of the existing trees on the site. Further, the shipping, servicing and waste disposal activities are not adequately considered. The proposed use, form and scale demonstrates that it is a highway commercial type of development and is intended to serve mainly the travelling public. A major restaurant will obviously try to draw city wide customers. The result will be unnecessary traffic on Lisa Street and at the intersection of Lisa and Dixie Road. Due to the site's exposure to Dixie Road, staff have received telephone

inquires from potential tenants who want to open donut shops and restaurants on the subject property.

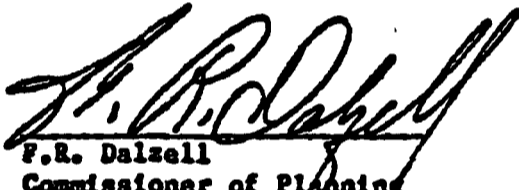
The applicant did not present acceptable reasons to support such types of commercial development on the site and the layout is not well designed.

Staff acknowledge that it is highly desirable that future development of the Ministry of Transportation and Communications should be considered in the perspective of an overall scheme that does not envisage access to Number 7 Highway. While the applicant has submitted sketch plans that illustrate how the Ministry land might be developed by way of a right-of-way across the subject site, the concept does not show a fully integrated and realistic solution.

7.0 RECOMMENDATION:

It is recommended that the proposal not be endorsed.

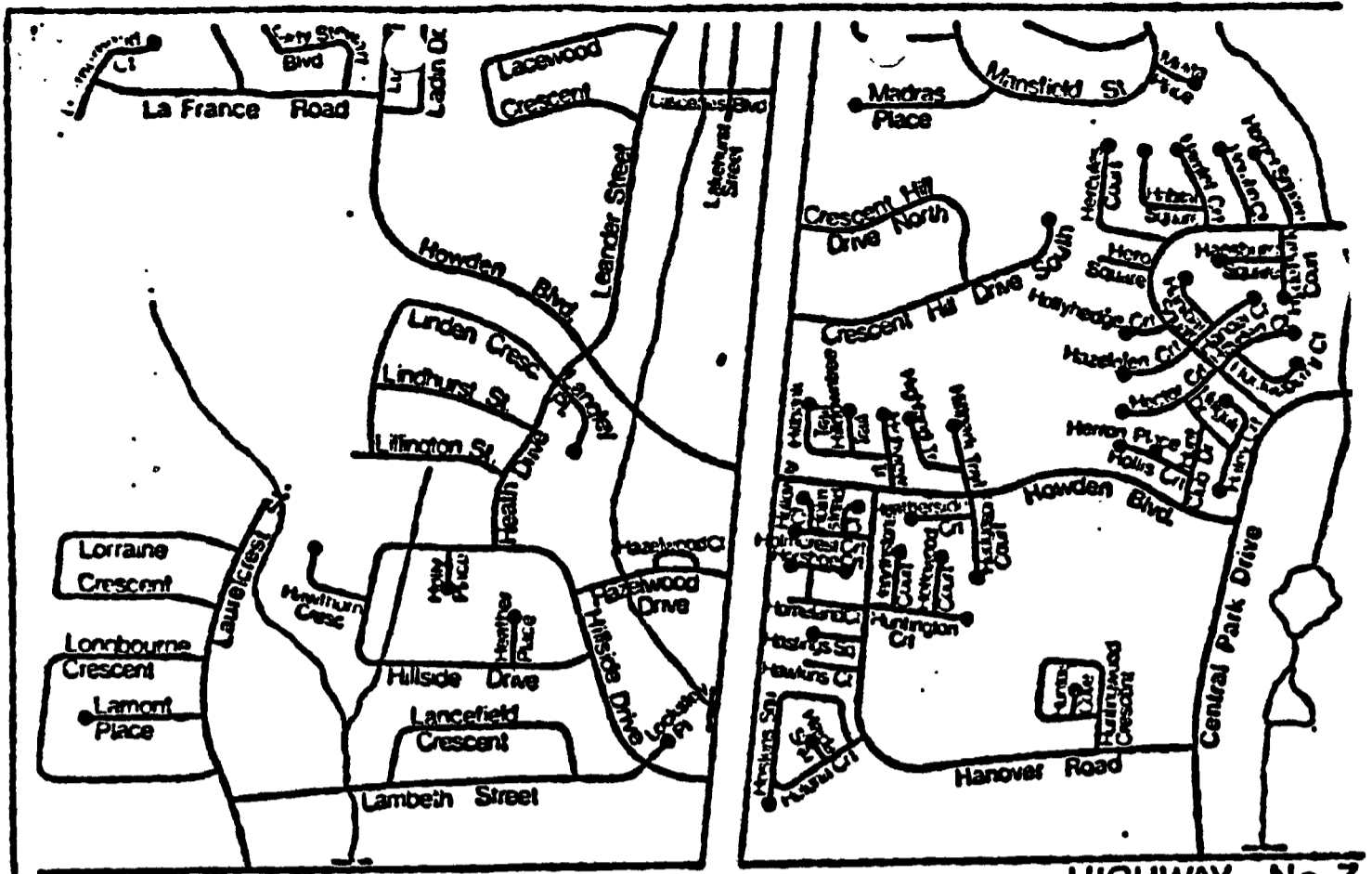
AGREED:


F.R. Dalzell
Commissioner of Planning
and Development

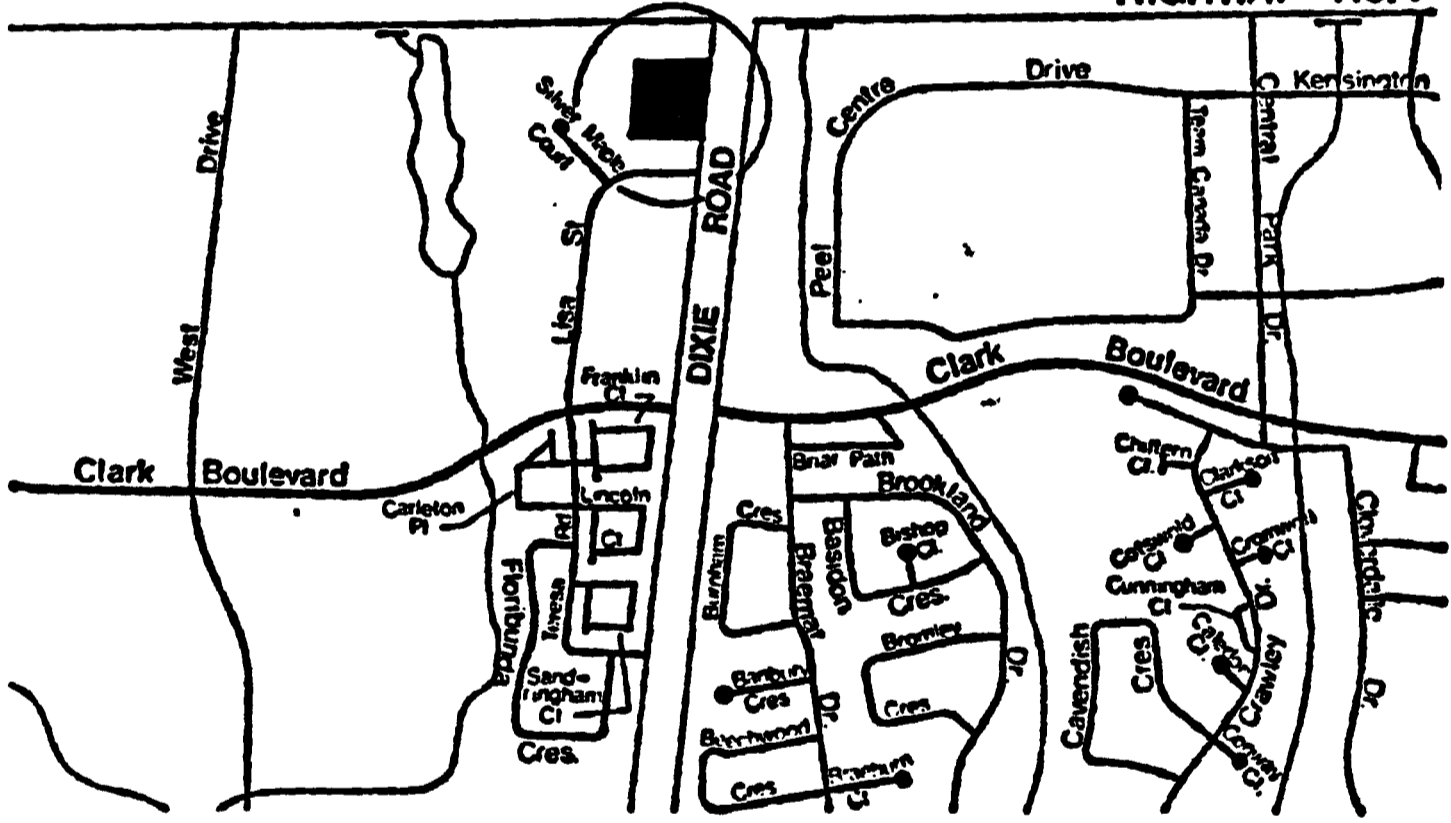

L.W.H. Laine
Director, Planning and
Development Services Div.

Attachments

WL/chk/2



HIGHWAY No. 7



LOCATION MAP

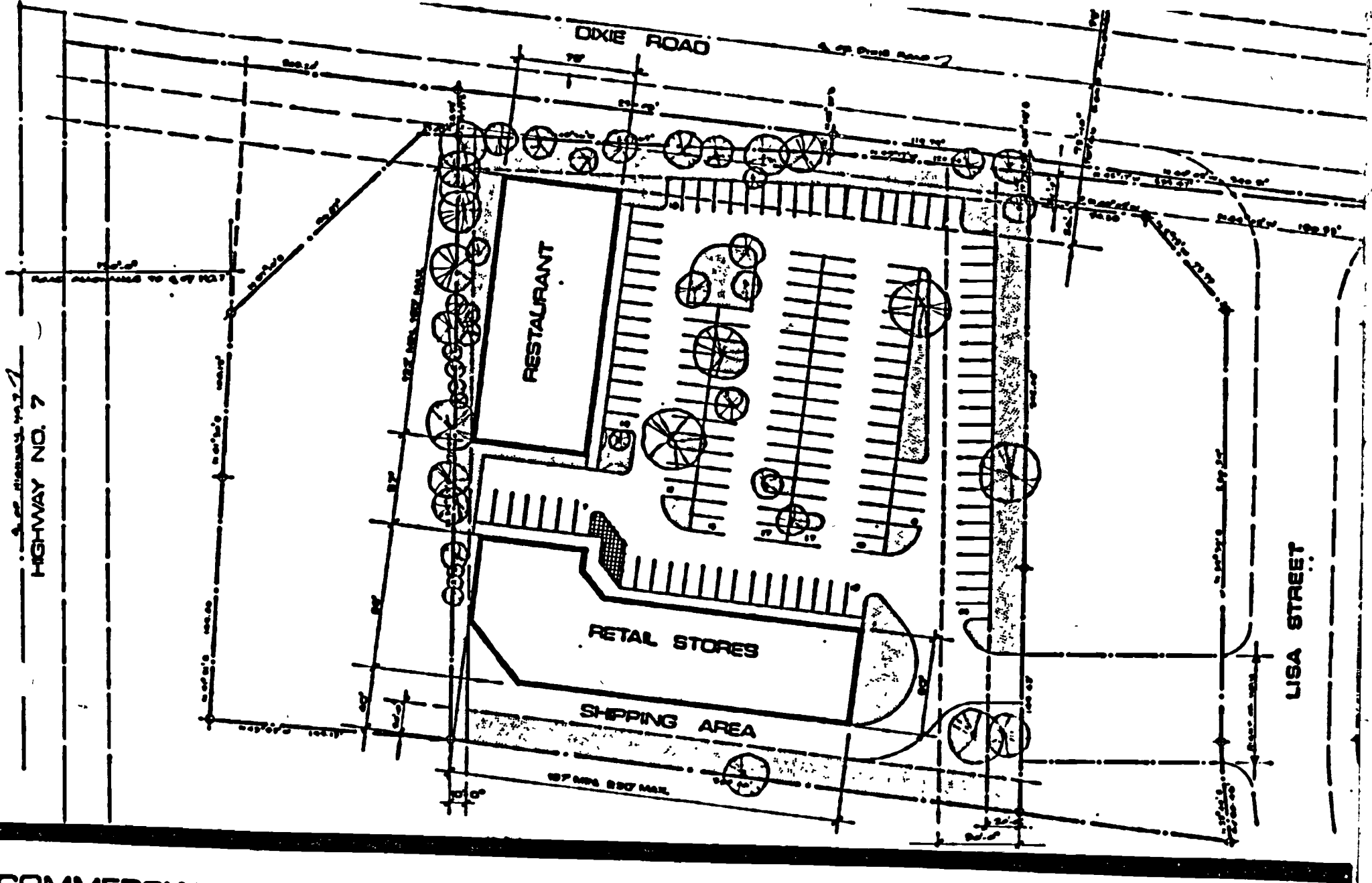
DAWNSTAR HOLDINGS LTD.



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CITY OF BRAMPTON
Planning and Development

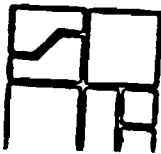
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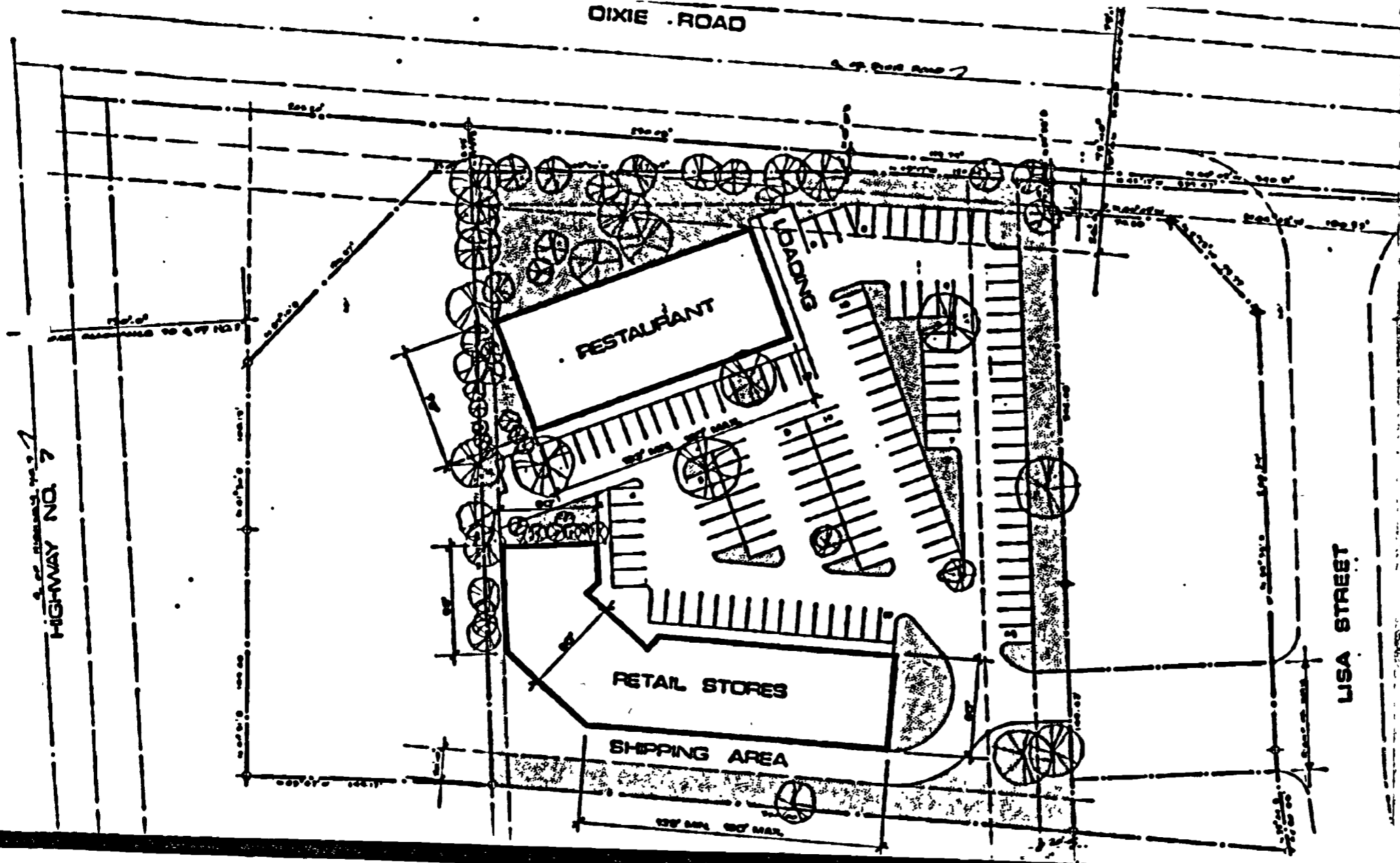
COMMERCIAL DEVELOPMENT
BRAMPTON, ONTARIO

SCHEME **A**

SCOLER
GLUCK &
ASSOCIATES
ARCHITECTS



FIRST CITY DEVELOPMENT CORP. - VILLA DIVISION



COMMERCIAL DEVELOPMENT
BRAMPTON, ONTARIO

FIRST CITY DEVELOPMENT CORP. - VILLA DIVISION

SCHEME **B**

SCOLER
GLUCK &
ASSOCIATES
ARCHITECTS

