



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 267-91

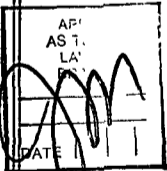
To adopt Amendment Number 210  
and Amendment Number 210 A  
to the Official Plan of the City  
of Brampton Planning Area

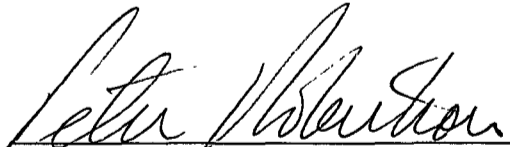
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

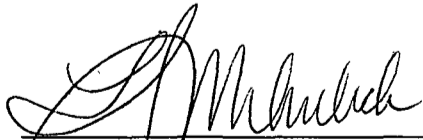
1. Amendment Number 210 and Amendment Number 210 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 210 and Amendment Number 210 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                      16th                      day of                      December                      , 19 91.



  
PETER ROBERTSON - MAYOR

  
LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 210  
AND  
AMENDMENT NUMBER 210 A  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to redesignate certain highway commercial and service commercial lands for residential, commercial and office purposes and to establish the appropriate development principles for the development of the lands.

2.0 Location

The lands subject to this amendment comprise an area of approximately 0.5 hectares (1.24 acres) and are located at the south-west corner of the intersection of Queen Street East and Lynch Street, being part of Lot 5, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy and is outlined on Schedule A to these amendments.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 210 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 17 set out in the first paragraph of subsection 7.2.7.17, Amendment Number 210 A.

3.2 Amendment Number 210 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Secondary Plan (being Subsection B2.5 of Chapter B1 of Section B of Part C, and Plate Number 8 thereof, as amended), is hereby further amended:

- (1) by changing, on Plate Number 8, the land use designation of the land shown outlined on Schedule A to this amendment from HIGHWAY COMMERCIAL and SERVICE COMMERCIAL to SERVICE COMMERCIAL.
- (2) by adding to Part C, Section B, Chapter B1, Subsection B25, Paragraph 4.0 thereof, the following:

"4.10 The service commercial designation of the lands on the south-west corner of the intersection of Queen Street East and Lynch Street, known municipally as 145 Queen Street East is intended to permit retail, service commercial, office and residential use of the property. The following policies shall apply:

1. The subject property is located at a prominent intersection and therefore a maximum floor space index of 2.79 including residential purposes shall apply.
2. A maximum of 96 dwelling units shall be permitted on the site in conjunction with the retail, service commercial and office development.
3. The ground floor area shall be used for retail, service commercial, and apartment and office service purposes only.
4. The site shall be provided with recreational amenities including residential amenity area and weather protected canopy, awning, skylight or similar feature along Queen Street East.
5. One access driveway to Queen Street East and Lynch Street or John Street shall be permitted.

6. The subject property is conveniently located to employment opportunities, transit, health, educational and recreational facilities and therefore is appropriate for affordable housing and a reduction in parking standards.
  
7. To address wind tunnelling, street aesthetics and shadowing issues, the site shall be subject to the requirement that no building may rise above a plane inclined 45 degrees from the horizontal which intersects the opposite line of Queen Street East."

OPAinzola

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 210  
AND  
AMENDMENT NUMBER 210 A

Attached is a copy of a planning report dated May 10, 1991, a report dated June 7, 1991 forwarding the notes of a Public Meeting held on June 5, 1991 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and a supplemental planning report dated June 19, 1991.

The following submissions also relate to the formulation of this amendment, copies of which are attached.

Regional Municipality of Peel.....March 27, 1990

The Metropolitan Toronto and Region  
Conservation Authority.....April 6, 1990

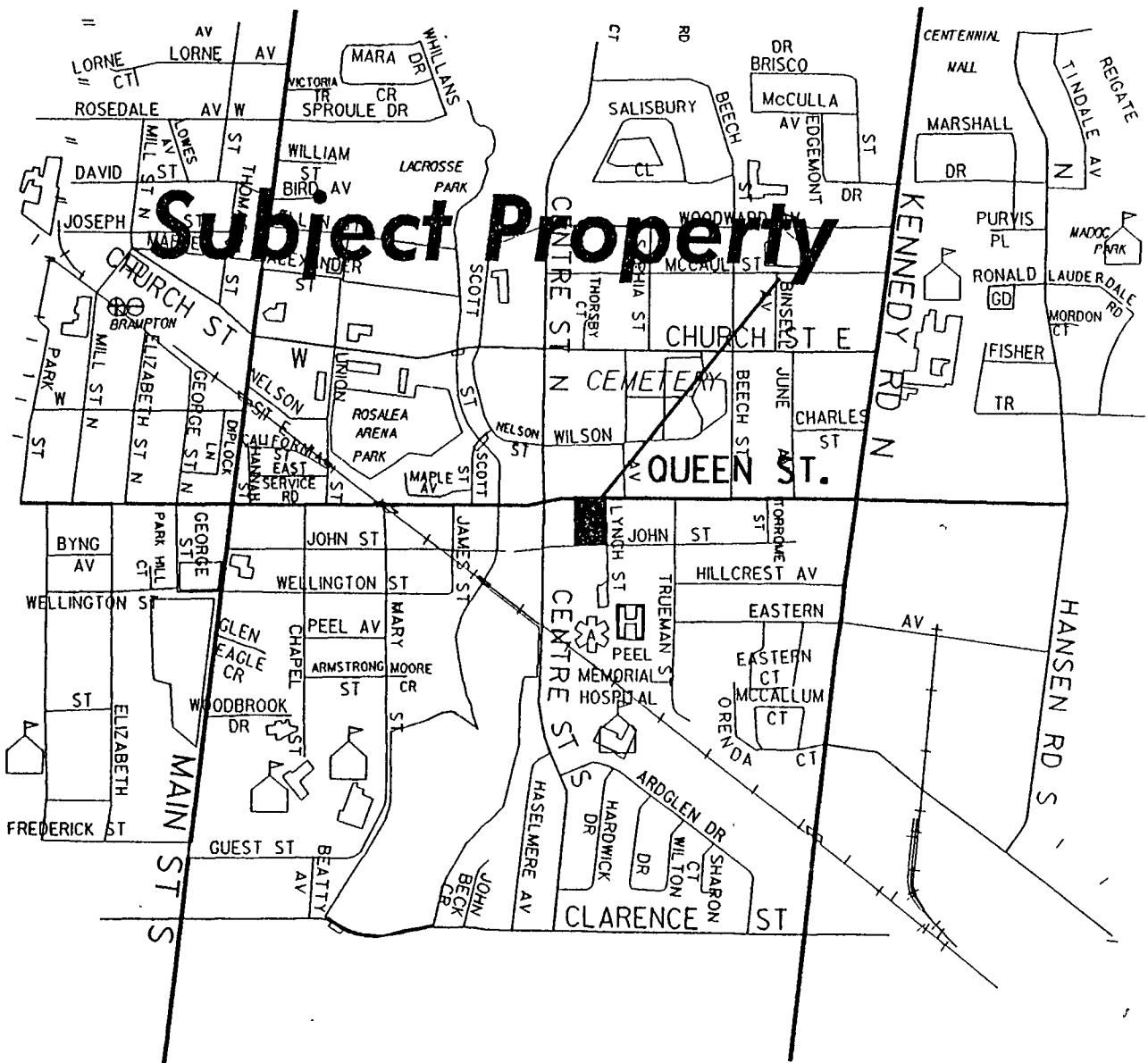
Peel Board of Education.....April 12, 1990

Dufferin-Peel Roman Catholic Separate  
School Board.....June 11, 1990

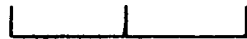
Donald E. Seeback.....May 29, 1991

Steven A. Zakem.....June 27, 1991

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OFFICIAL PLAN AMENDMENT No. 210  
 OFFICIAL PLAN AMENDMENT No. 210 A

Schedule A By-law 267-91



**CITY OF BRAMPTON**  
 Planning and Development

Date: 1991 06 13 Drawn by: CJK  
 File no. CIE5.31 Map no. 60-45G

ORIGINAL

AMENDMENT NUMBER 210  
AND  
AMENDMENT NUMBER 210 A  
to the Official Plan of the  
City of Brampton Planning Area

21 OP 0031 210 - 1

AMENDMENT NO. 210 AND 210A

TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

These Amendments, Nos. 210 and 210A to the City of Brampton's Official Plan, were adopted by the Council of the Corporation of the City of Brampton, are hereby approved under Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P. 13.

Date: 1992-08-14



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





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 267-91

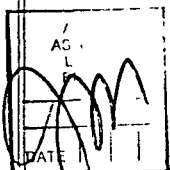
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this 16th day of December, 1991.



PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK  
CERTIFIED A TRUE COPY

Deputy Clerk  
City of Brampton

18/90/jo

Jan 10 19 92

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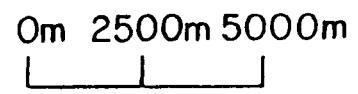
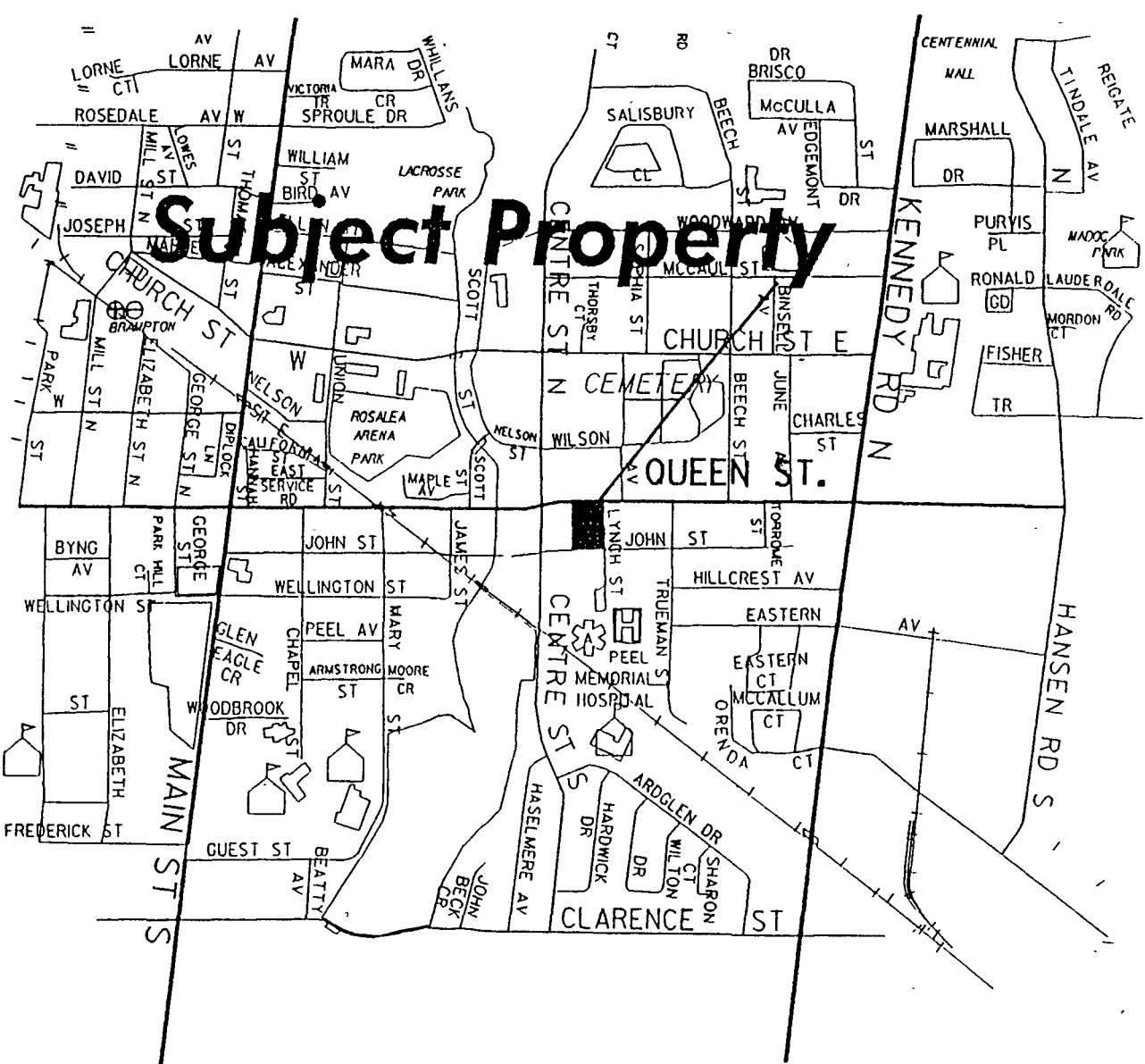
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OPAinzola



OFFICIAL PLAN AMENDMENT No. 210  
 OFFICIAL PLAN AMENDMENT No. 210 A  
 Schedule A By-law 267-91



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1991 06 13 Drawn by: CJK  
 File no. CIE5.31 Map no. 60-45G

# INTER-OFFICE MEMORANDUM

Ea

## Office of the Commissioner of Planning & Development

May 10, 1991

To: The Chairman and Members of the Development Team

From: The Planning and Development Department

RE: **EXECUTIVE SUMMARY**  
Application to Amend the Official Plan  
and Zoning By-law  
Lot 5, Concession 1, E.H.S.  
145 Queen Street East  
Ward Number 3  
INZOLA CONSTRUCTION LIMITED  
Our File: C1E5.31

**RECEIVED**  
CLERK'S DEPT.

MAY 17 1991

REG. No.: 2564  
FILE No.: C1E5.31

The attached report reviews a proposal to amend the Official Plan and zoning by-law to permit a 0.50 hectare (1.24 acre) parcel of land to be used for commercial, office and residential use. The land is located at the north-west corner of the intersection of Queen Street East and Lynch Street.

If approved, the proposal would result in the development of the following:

- o maintenance of the existing five storey office building on the site and restructured to contain 346.6 square metres (3730.8 square feet) of retail space and 2544 square metres (27384.2 square feet) of office space;
- o a 7498.4 square metre (80,714.7 square foot) ten storey condominium building with 96 one bedroom units;
- o a six storey office building with 2764.8 square metres (29,761.0 square feet) of office space on the second to fifth floors;
- o 1736.4 square metres (18,691.0 square feet) of interconnecting ground floor retail space; and
- o a total of 398 underground parking spaces.

In reviewing the proposal, staff noted that:

- o the proposal generally conforms to the intent and urban design guidelines contained in the proposed Brampton Commercial Corridor Secondary Plan;

E2-2

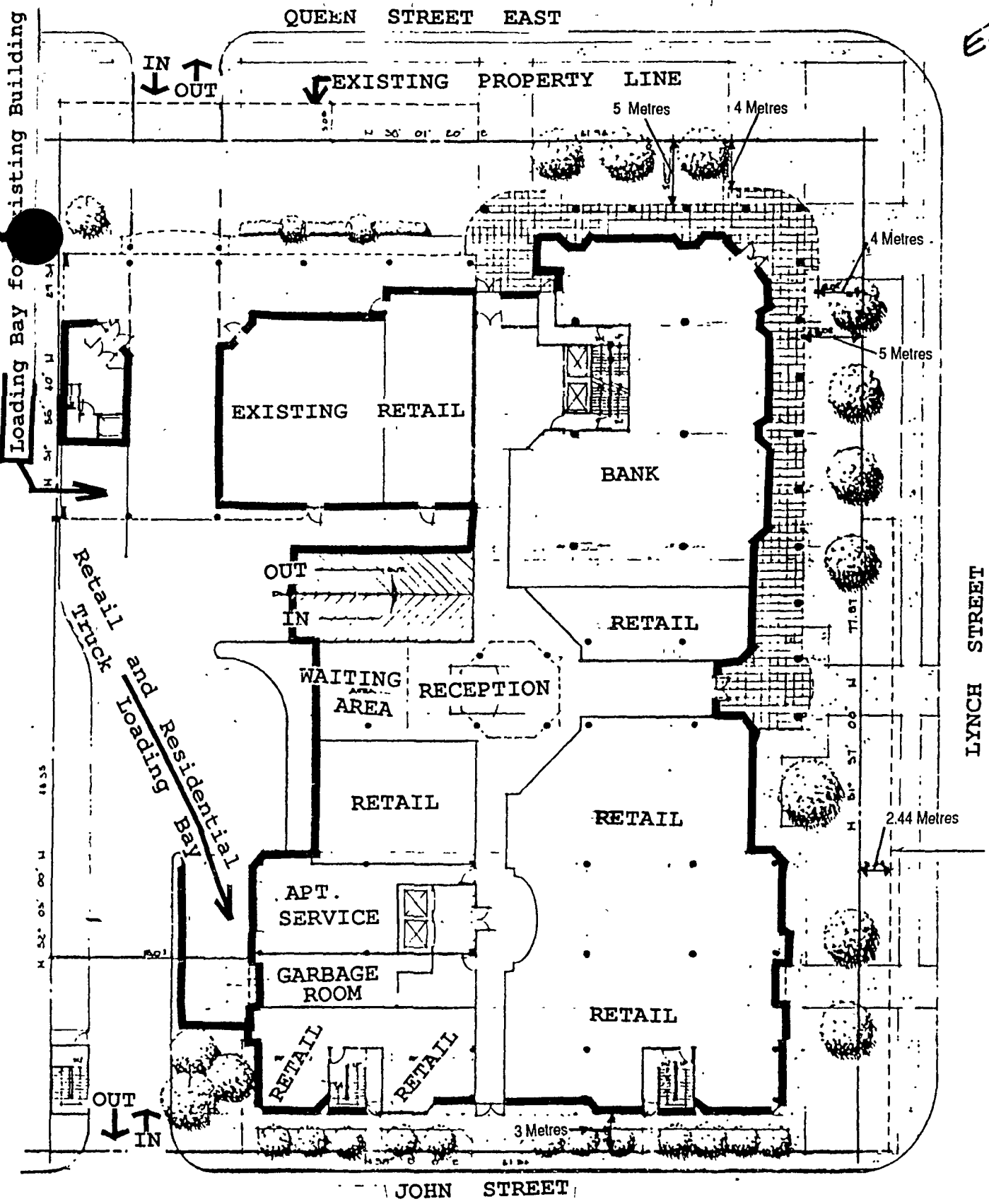
- o staff support the residential density maximum of 185 units per hectare (75 units per acre) contained in the proposed Secondary Plan, but cannot support the applicant's proposal for 212 units per hectare (86 units per acre);
- o staff can support a modest increase (ie. 10%) in total floor space index greater than 2.5 as specified in the proposed Secondary Plan, but cannot support the applicant's proposal for a floor space index of 3.27 (a floor space index of 2.5 will allow 11,400 square metres (122,713 square feet) of total gross floor area and an index of 2.75 will allow 12,500 square metres (134,553 square feet) of total gross floor space);
- o the condominium building footprint requires modification because of a required 3.5 metre (12 foot) road widening along John Street; and
- o staff recommend that additional recreational amenities such as outdoor seating and sidewalk cafe space along the Queen Street corridor, and meeting room and fitness facilities in the condominium building be provided.

In view of the foregoing, the attached staff report recommends that the application be approved subject to applicable revisions and development agreement conditions.

AR/inzola



EA-3



INZOLA CONSTRUCTION LTD.

Site Plan



1:408

CITY OF BRAMPTON  
Planning and Development

Date: 1990 03 13 Drawn by: CJK  
File no. CIE5.31 Map no. 60-45C

E2-4

# INTER-OFFICE MEMORANDUM

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RE: Application to Amend the Official Plan and  
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Lot 5, Concession 1, E.H.S.  
145 Queen Street East  
Ward Number 3  
INZOLA CONSTRUCTION LIMITED  
Our file: C1E5.31

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## 1.0 Introduction

An application to amend the zoning by-law to permit a high rise office building, high-rise residential condominium building and ground floor inter-connecting commercial space, has been referred by City Council on April 9, 1990 to staff for a report and recommendation. The property is located in the Central Commercial Corridor Secondary Plan area.

## 2.0 Site Description

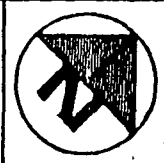
The subject property has the following characteristics:

- o is located at the south-west corner of the intersection of Queen Street East and Lynch Street;
- o has a frontage of 61.96 metres (203.28 feet) on Queen Street East;
- o has a depth of 77.87 metres (255.47 feet);
- o has an area of 0.50 hectares (1.24 acres);
- o is currently occupied by the following:
  - o a 5 storey office building on the north-western corner of the site with a ground floor retail area of 305.0 square metres (3283.1 square feet), ground floor office area of 41.6 square metres (447.7 square feet), and office floor area of 2544.0 square metres (27,384.2 square feet), 59 surface level parking spaces (of which 11 are located in the front yard) and a driveway through the building;



INZOLA CONSTRUCTION LTD.

Location Map

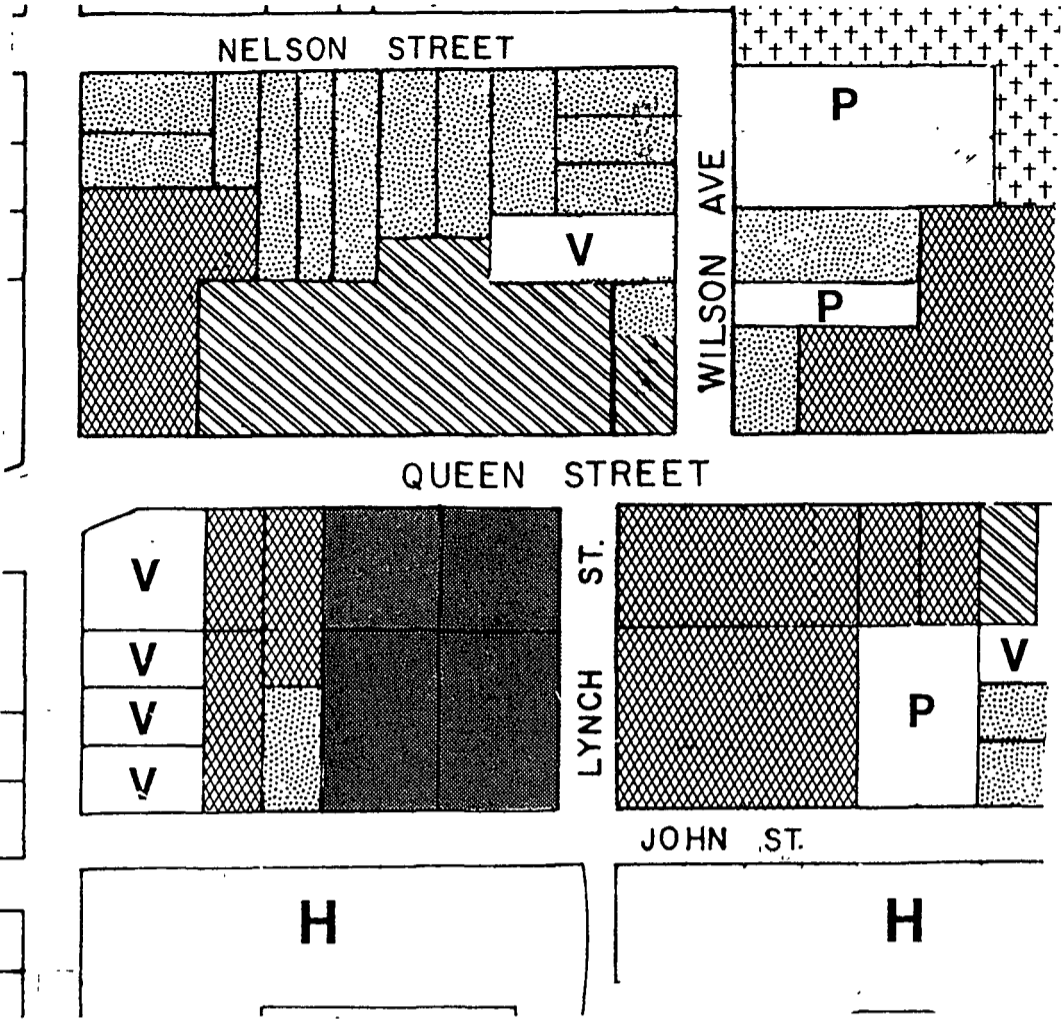


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



CITY OF BRAMPTON  
Planning and Development

Date: 1990 03 13 Drawn by: CJK  
File no. CIE5.31 Map no. 60-45A

Ea-6



LEGEND

-  SUBJECT PROPERTY
-  RESIDENTIAL
-  OFFICES
-  COMMERCIAL/RETAIL SERVICES
-  CEMETERY
-  HOSPITAL
-  PARKING
-  VACANT

INZOLA CONSTRUCTION LTD.

Land Use Map



1:4000

**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 03 13 Drawn by: CJK  
File no. CIE5.31 Map no. 60-45B

E2-7

- o a 120 square metre (1300 square foot) donut shop located at the northeastern corner of the property and having 20 parking spaces; and
- o vacant lot at the southeastern corner of the property;
- o has no significant slopes or drainage features; and,
- o has the following on site vegetation:
  - o three 6 metre (20 foot) high deciduous trees in the front yard of the existing 145 Queen Street East office building;
  - o two 3.6 metre (12 foot) high deciduous trees along the Queen Street East frontage of the existing donut shop;
  - o three 3.6 metre (12 foot) high deciduous trees along the Lynch Street frontage of the existing donut shop;
  - o a 3.6 metre (12 foot) high deciduous tree at the north west corner of Lynch Street and John Street;
  - o two 3.6 metre (12 foot) high deciduous trees along the John Street frontage of the existing 145 Queen Street East office building; and
  - o nine 6 metre (20 foot) high deciduous trees located to the rear of the existing donut shop.

The surrounding land uses are as follows:

- NORTH: Queen Street East, and beyond Queen Street East a retail plaza with eight businesses;
- SOUTH: John Street and beyond John Street, hospital parking and hospital complex;
- EAST: Lynch street and beyond Lynch Street, 2 office buildings; and
- WEST: 2 storey office building on Queen Street East and single family residence on John Street; beyond these two properties are a proposed 4 storey office building on Queen Street East (Evelyn Aimis Holdings Inc. application, Our File: C1E5.30) and vacant land at the north east corner of Centre Street South and John Street.

Ed-8

3.0 Official Plan and Zoning Status

- o "Commercial", Official plan, Schedule 'A', General Land Use Designations
- o "Highway and Service Commercial", Official Plan, Schedule 'F', Commercial Designations, and the property is located within the Central Commercial Corridor depicted on Schedule 'F'
- o "Highway Commercial", (northeast quadrant of property) and "Service Commercial" (remainder of property), Brampton East Secondary Plan
- o "Service Commercial" (SC), By-law 200-82, as amended.

4.0 Proposal

The applicant proposes to demolish the existing donut shop, maintain the existing office building with drive through, and eliminate all surface level parking. The following table summarizes the proposed development:

PROPOSED FLOOR AREA BY LAND USE TYPE FOR 145 QUEEN STREET  
(in square metres)

	Retail	Office	Residential	Residential Amenity Area
Existing Office Building	346.6	2544.0		
Proposed Office Building	1736.4	2764.8		
Proposed Condominium Building			6936.8*	561.6**
<b>Total</b>	<b>2083.0</b>	<b>5308.8</b>	<b>6936.8</b>	<b>561.6</b>

TOTAL FLOOR AREA FOR THE SITE = 14,890.20 square metres

- \* Includes 278.2 square metres of residential space contained on the first floor
- \*\* Contained on 2nd floor of condominium building

Note: Existing lot area = 0.5 hectares (1.24 acres)  
 Proposed lot area (after road widenings) = 0.45 hectares (1.12 acres)

62-9

QUEEN STREET EAST

IN  
OUT

EXISTING PROPERTY LINE

5 Metres

4 Metres

4 Metres

5 Metres

Existing Building  
Loading Bay for

EXISTING RETAIL

BANK

RETAIL

OUT  
IN

WAITING AREA  
RECEPTION

RETAIL

RETAIL

2.44 Metres

APT.  
SERVICE

GARBAGE  
ROOM

RETAIL

RETAIL

RETAIL

3 Metres

OUT  
IN

Retail Truck and Residential  
Loading Bay

LYNCH STREET

JOHN STREET

INZOLA CONSTRUCTION LTD.

Site Plan

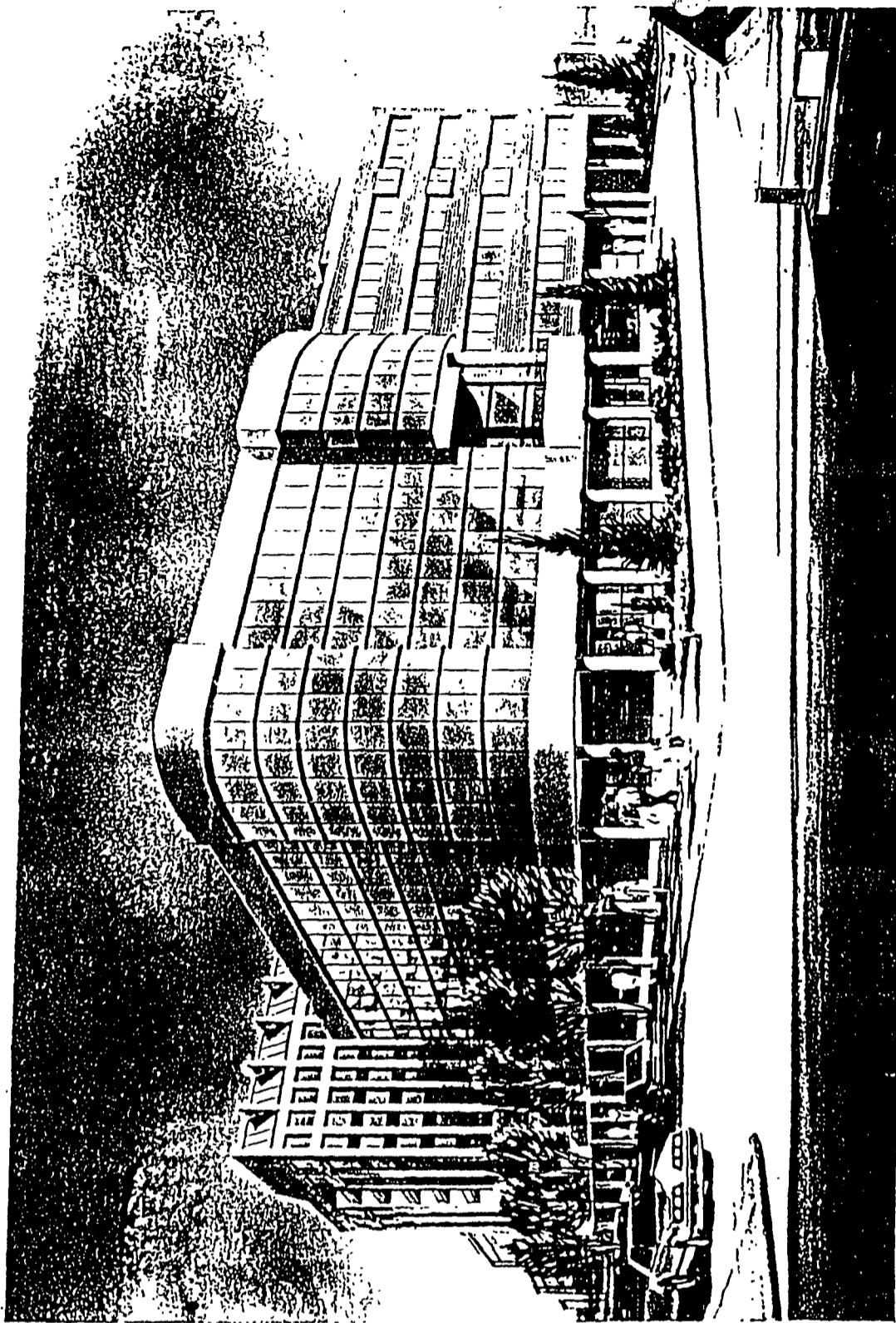


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CITY OF BRAMPTON  
Planning and Development

Date: 1990 03 13 Drawn by: CJK  
File no. CIE5.31 Map no. 60-45C

E2-10



INZOLA CONSTRUCTION LTD.

Architect's Rendering



**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 07 27 Drawn by: CJK

File no. CIE5.31 Map no. 60-45E



E2-11

The applicant proposes to construct two high rise buildings with interconnecting retail space. An office building is proposed at the south west corner of Queen Street East and Lynch Street. The building would have the following characteristics:

- o ground floor space occupied primarily by a 450 square metre (4843.9 square foot) bank;
- o 2764.8 square metres (29,761.0 square feet) of office space on the second to fifth floors;
- o 4 metre (13.1 foot) setback from the proposed Queen Street East right-of-way and 4 metre (13.1 foot) setback from the proposed Lynch Street right-of-way;
- o approximately 3 metre (9.8 foot) wide weather protected canopy along the Queen Street East and Lynch Street frontages.

The proposed second building would be a residential condominium located at the northwest corner of Lynch Street and John Street. The building would have the following characteristics:

- o 96 one bedroom condominiums located on the third to tenth floors;
- o 212 units per hectare (86 units per acre) residential density;
- o 6 metre (19.6 foot) setback from the proposed Lynch Street right-of-way and zero setback from the John Street right-of-way proposed by the City.

The applicant proposes to have retail space interconnecting all three buildings. Ground level retail/bank floor space for the entire site would total 2083.0 square metres (22,421.9 square feet). Parking for the entire site would be located in a four level underground parking garage. A total of 398 parking spaces would be provided on site. Vehicular entrances would consist of the existing driveway off Queen Street East at the existing five (5) storey office building and a driveway off John Street at the southwestern corner of the property.

Landscaping would consist primarily of five (5) street trees along Queen Street East, seven (7) street trees along Lynch Street, fifteen (15) street trees along John Street.

Decorative sidewalks and grassed lawns would be located along the 4 to 9 metre (13.1 to 29.5 foot) wide setback from the proposed Queen Street right-of-way, 4 to 6 metre (13.1 to 19.6 foot) wide setback from the proposed Lynch Street right-of-way, and 3 metre (9.8 foot) wide setback from the existing John Street right-of-way.

5.0 Comments

The Law Department; Public Works and Building Division; Business Development Department; Community Services, Fire Division and Transit Division, and The Metropolitan Toronto and Region Conservation Authority have no comments.

External comments are listed in Appendix A.

Planning and Development Department, Planning Policy and Research Division reviewed the proposal and advise that the proposal conforms to the intent of the proposed Secondary Plan. The Division can support a modest increase in the total floor space index above 2.5 but do not support the proposed floor space index of 3.27.

Public Works and Building Department, Traffic Engineering Services Division advise:

1. No objection to the proposal as submitted. However, prior to site plan approval, a traffic study, prepared by a qualified traffic consultant satisfactory to the Division, addressing the impact of the location of the underground parking ramp upon the adjacent street intersection of Lynch Street and Queen Street East shall be completed.
2. Lot corner roundings are required as follows:
  - o Queen/Lynch - 10.0 metre radius
  - o John/Lynch - 5.0 metre radius
3. A road allowance widening will be required across the subject frontages as well.
4. Further access details will be addressed at the time of site plan review.

Community Services Department, Parks and Recreation Division advise:

1. That the applicant prepare a landscape and fencing plan for the site development of the project; and
2. That the applicant pay 2% cash-in-lieu of parkland for the commercial/office component and 1 hectare per 300 residential units in accordance with City policy.

Public Works and Building Department, Development and Engineering Services advise:

1. Road Widenings:

Queen Street East - The existing property line shown for the east half is satisfactory. We required a widening for the west half of the plan so that the property lines for both halves match.

Lynch Street - We require a 2.44 metre road widening.

John Street - We require a 3.5 metre road widening.

2. We require that a new sidewalk be constructed on Lynch Street and John Street 1.0 metre from the property line as widened and that the existing boulevard be sodded and landscaped.
3. Our Traffic Department will comment on the possible traffic impact on surrounding streets.
4. We require a site plan agreement addressing grading, drainage and access requirements prior to the issuance of any building permits.

Planning and Development Department, Urban Design and Zoning Division advise:

1. The consideration of the proposal shall be subject to comments re: Queen Street Corridor Study.
2. The location of the office and residential tower should be indicated.
3. The applicant shall provide a floor space index calculation.
4. Is there a phasing proposal? Retail floor spaces shall be permitted as a proportional development of residential or office floor space.
5. Due to the location of the site, office floor area may likely be completely medical office.
6. The parking data shown on the site plan does not meet the minimum requirements of the current By-law.

E2-14

6.0 Discussion

The subject property is located within the boundaries of the proposed Brampton Central Corridor Secondary Plan. The proposed Secondary Plan for this area has received approval in principle by City Council. The report provides directions in the form of urban design guidelines so that development applications can be processed.

The city block that the subject application is located in, is designated a "seeding site" (SS-3). This site is located in an anticipated commercial node within the proposed secondary plan. The site will be an important vehicle for the implementation of the secondary plan because it could be both an early model of redevelopment according to the plan's principles and will be a forerunner of a change of use within the district. Policy 3.4.6.4 of the proposed Secondary Plan specifies the following about Seeding Site 3:

"Here mixed-use development should be encouraged, with grade-related retail facing the sidewalk along Queen Street and the side streets. Office uses (medical/dental, professional services, etc.) and/or high density residential uses would be on upper floors. Structured parking should be provided, preferably below-grade for long term users and at or near-grade for short term."

The following list provides a summary of the urban design guidelines from the document that apply specifically to this application:

- o a mix of street-related retail or commercial with office and/or residential uses either above or beside it will be encouraged near key intersections such as Queen Street East and Centre Street;
- o building setbacks and heights will be determined by a 45 degree angled setback along Queen Street beginning at the property line across the street, combined with a 30 metre height limit;
- o a minimum right-of-way of 30 metres for this section of Queen Street East to provide adequate supporting systems for traffic, transit and public amenities such as 4 lanes of traffic, two 4.5 metre wide transit and bicycle lanes, and 3.5 metre wide sidewalks;
- o a minimum 2 metre wide setback from the Queen Street right-of-way to any proposed building will be encouraged;

E2-15

- o floor space ratios of 0.25 to 1.0 for retail, 0.5 to 1.5 for office and cumulative totals of up to 2.5 will be encouraged;
- o parking standards of 3.5/100 square metres of retail gross floor area, 2.1/100 square metres of office gross floor area and 1.25/1 bedroom condominium unit;
- o residential densities ranging from 50 to 75 units per acre;
- o parking to be provided shall be supported by a traffic study prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, the Commissioner of Public Works and Building and City Council prior to the development of the Zoning By-law; and
- o a cash-in-lieu of parking spaces in accordance with City Council policy for the downtown area is to be extended to the Queen Street District (approximately \$7,000. per stall).

These interim guidelines, along with the requirements of the Official Plan and Zoning By-law 200-82 will be used to evaluate this development application.

The development proposal conforms to the Official Plan designation of "Commercial" in Schedule 'A', General Land Use Designations. The development proposal conforms to the policies for the Central Commercial Corridor contained in the Official Plan. The development proposal is not compatible with the "Highway Commercial" designation in the Brampton East Secondary Plan because this designation does not allow high rise office or residential buildings. As a result, the applicant has requested an Official Plan amendment.

The application conforms to the following policies and guidelines contained in the proposed secondary plan urban design guidelines since:

- o a retail/office/residential mixed use building is proposed;
- o the building height and setback conforms to the 45 degree angled setback along Queen Street; and
- o floor area space indexes of 0.46 for the commercial component and 1.17 for the office component which are within the prescribed ranges of 0.25 - 1.0 and 0.5 - 1.5 respectfully.

Ea-16

The urban design guidelines allow cumulative commercial, office and residential floor space index totals of up to 2.5. Existing and proposed development on the site would result in a total floor space index of 3.27. Although the commercial and office floor space indexes are within the prescribed ranges, the addition of a residential highrise with 212 units per hectare (86 units per acre), in staff's opinion, results in over building on the site. Staff suggest that the proposed office building be reduced in size and the number of condominium units be reduced to 84 from 96 in order that residential density and floor space index guidelines specified in the proposed Secondary Plan are not exceeded.

Staff are concerned about the proposed residential density. The lot area, minus required road widenings, is 0.45 hectares (1.122 acres). The applicant is proposing 96 units which results in a net density of 212 units per hectare (86 units per acre). The Official Plan provides the following direction on residential densities:

- 2.1.1.4.7 The City may permit a variety of residential densities to a maximum of 173 units per net residential hectare (70 units per net residential acre).
- 2.1.1.4.8 Notwithstanding the generality of policy 2.1.1.4.7, the City may consider an increase in residential densities above 173 units per net residential hectare (70 units per acre) in or adjacent to the Four Corners area as shown on Schedule 'F', or in the vicinity of the Bramalea City Centre in accordance with the policies in the relevant Secondary Plan.
- 2.1.1.4.9 The City shall consider designating maximum densities for apartment buildings and the apartment component of combined commercial and residential buildings in and adjacent to the Four Corners area in a Secondary Plan.
- 2.1.1.4.10 Apartments shall have primary access to an Arterial, Collector or Minor Collector Road and shall be limited to the following locations:
  - (i) either within or adjacent to major concentrations of commercial or institutional uses; or
  - (ii) adjacent to significant topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) or

E2-17

- (iii) in proximity to major public transportation facilities e.g. GO Transit.

The subject property is located near the eastern boundary of the Four Corners area, is on a major arterial road, is near major concentrations of commercial and institutional uses, and is less than one kilometre from the GO Transit and bus stations downtown; therefore an increase in the density above the maximum of 173 units per net residential hectare (70 units per net acre) may be considered.

The Brampton East Secondary Plan specifies that maximum residential densities shall be 98 units per hectare (40 units per acre). The proposed Secondary Plan would allow up to 185 units per hectare (75 units per acre). Staff can support an increase in density to the maximum allowed under the proposed Secondary Plan guidelines. The 185 unit per hectare (75 units per acre) maximum will allow up to 84 units to be placed on the property.

The proposed Secondary Plan guidelines require that the first floor frontage on Queen Street East be utilized for retail uses. The applicant proposes a retail space and a bank on the ground floor which would conform with the proposed Secondary Plan guidelines.

Staff comments regarding the subject application will relate to the following subject areas:

1. Required right-of-way and building setbacks;
2. Access to the site;
3. Parking;
4. Affordable housing requirements; and
5. Recreational amenities for the office buildings and condominium unit residents.

#### Required Right-of-Way and Building Setbacks

The existing right-of-way of Queen Street East between Centre Street and Kennedy Road is generally 20 metres wide. There is a 12 metre distance from the centre line of the existing pavement on Queen Street East to the existing property line of the western half of the site and a 15 metre distance to the property line of the eastern half of the site.

E2-18

The Official Plan, Schedule 'I' Major Right-of-Way Widths, requires that a 30 metre right-of-way be established along this section of Queen Street East. The proposed Secondary Plan design guidelines also suggest a minimum right-of-way of 30 metres be maintained along Queen Street east of Centre Street. For this section of Queen Street, the proposed Secondary Plan recommends that right-of-way consist of the following:

- o 14 metre wide roadway with 4 lanes;
- o two 4.5 metre wide transit and bicycle lanes; and
- o a 3.5 metre wide amenity area on both sides of the street to include landscaped area and sidewalk.

The impacts of the proposed Queen Street East right-of-way requirements on the subject property are shown in Figure 1. The applicant is proposing to provide road widening along the Queen Street East frontage to allow for a 30 metre right-of-way.

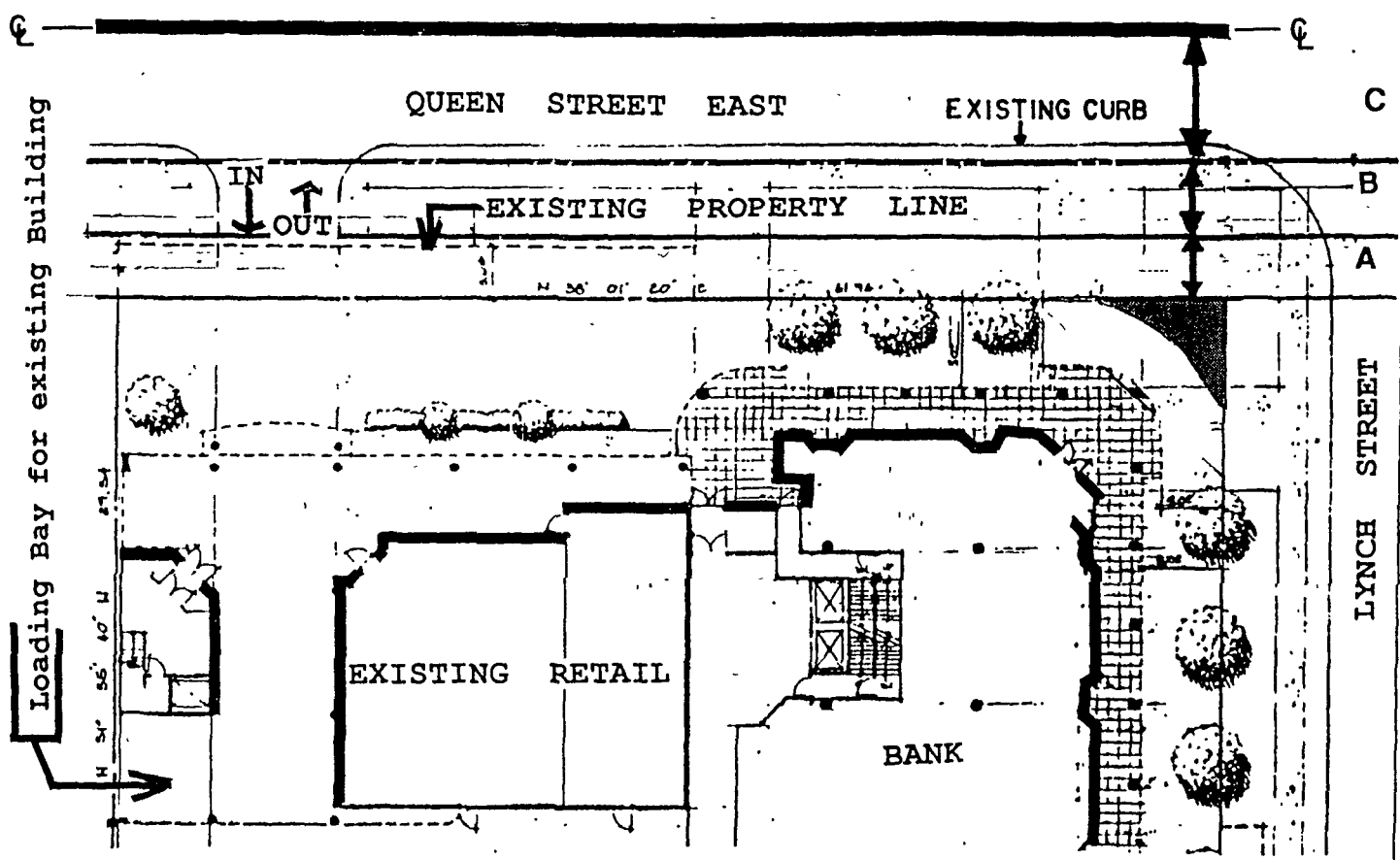
Development and Engineering Services Division has requested a 2.44 metre road widening along Lynch Street which the applicant has provided. Development and Engineering Services Division has requested a 3.5 metre widening along John Street. The applicant has provided no road widening and only a 3 metre setback from the existing John Street right-of-way. Staff require that the apartment building and ground floor retail fronting on John Street be set back 4.5 metres to allow for a 3.5 metre road widening and 4 metre landscaped area (setback requirements are discussed below).

The current by-law would require a 5 metre building setback from the proposed 30 metre Queen Street East right-of-way whilst the proposed Secondary Plan would require a minimum 2 metre setback. The proposed Secondary Plan encourages greater setbacks along Queen Street East to provide an area for outdoor seating, sidewalk cafes and weather protected pedestrian walkways. The proposed setbacks on this property would provide an ideal opportunity for the enhancement of the public Queen Street East sidewalk amenity area with private amenity area.

The existing office building would have a 9 metre (29.5 foot) setback from the expanded Queen Street East right-of-way and the proposed office building would have a 4 metre (13.1 foot) setback. Staff suggest that the proposed office building be reduced in depth by 2.5 metres (8.12 feet) and relocated (along with the condominium building) 2 metres (6.5 feet) to the north. The relocation of the proposed buildings would allow for the 3.5 metre (11.4 foot) road widening along John Street to be obtained and would also maintain the desired setback from the proposed Queen Street right-of-way.



E2-19



**LEGEND :**

- ☉ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- A SIDEWALK 3.5 M
- B TRANSIT AND BICYCLE LANE 4.5 M
- C ROADWAY ( TO CENTRELINE ) 7.0 M. ( TOTAL ROADWAY IS 14.0 M WIDE )
- 10 M ROAD ROUNDING

**INZOLA CONSTRUCTION LTD.**

**Figure 1: Impact of Proposed Queen Street East,  
Right-of-Way Requirements**



1:408

**CITY OF BRAMPTON**  
Planning and Development

Date: 1990 07 27 Drawn by: CJK  
File no. C1E5.31 Map no. 60-45D

Staff also suggest that the existing parking in the 9 metre (29.5 foot) wide front yard of the existing office building be removed and replaced with an amenity area for the users of the site. As recommended in the proposed Secondary Plan, this area should be used for a street parkette consisting of outdoor seating space, art and sidewalk cafes.

The applicant is proposing a 4 metre (13.1 foot) setback along Lynch Street which meets the intent of the required 5.0 metre exterior side yard setback under By-law 200-82. The applicant has not shown a road rounding at the northwest intersection of Lynch Street and John Street. The Traffic Engineering Services Division requires a 5 metre road rounding. The proposed apartment building would have an adequate (1 metre) setback from the proposed road widening or greater setback if the building was relocated to the north.

As discussed earlier, the zero setback for the 10 storey apartment building from John Street is not suitable. The zoning for a high rise apartment building normally requires the greater of 7.5 metres or one half of the height setback from the side yards and rear yard. Staff can support no less than a 4 metre setback along the new John Street right-of-way. This area is needed to provide buffering, landscaping and a sidewalk around the proposed apartment building at ground level.

Staff note that the proposed highrise office and condominium buildings are separated by a distance of only 23 metres (75.4 feet). The applicant has indicated that a second floor roof garden located between the two buildings will assist in buffering the two buildings. If the applicant chooses to reduce the floor area of the office building so that the site's total floor space index will not exceed the recommended limit of 2.5 (or 2.75 at a maximum), staff recommend that the rear (south) portion of the building be removed to increase the distance between the two high rise towers.

#### Access to the Site

The applicant is proposing to retain the existing 6.8 metre (22.1 foot) wide driveway off Queen Street East and through the existing office building. A new 6 metre (19.5 foot) wide two way driveway off John Street would also serve the site. The proposed Secondary Plan guidelines promote continuous retail frontage on Queen Street East and public and private front yard

Ea-21

amenity areas which are not disrupted by driveways. It would be desirable for the existing drive through to be converted to retail space and have the site accessed by one driveway from John Street, but this is not feasible for the following reasons:

- o it would be more difficult to manoeuvre around loading spaces; and
- o congestion would result from 96+ condominium dwellers, employees, customers and loading vehicles using one driveway.

The Traffic Engineering Services Division require that prior to site plan approval, a traffic study, prepared by a qualified traffic consultant satisfactory to the Division, be prepared to address the impact of the location of the underground parking ramp upon the adjacent street intersections of Lynch Street and Queen Street East.

Parking

The provision of an adequate amount of parking is an important consideration for a mixed use project of this scale. The applicant is proposing to provide 398 parking spaces on site. The proposed Secondary Plan guidelines include the following parking standards for the Queen Street East District:

DEVELOPMENT	PARKING STANDARD	COMMENTS
Office Uses	2.1/100m <sup>2</sup> GFA	
Retail Uses	3.5/100m <sup>2</sup> GFA	(up to 25,000 sq. m. GFA)
Condominium Units	1.25/1 bdrm. unit	

The following minimum amount of parking should be provided based on the gross floor area by type:

TYPE	PARKING SPACES
Retail Use	61
Office Use	59
Parking spaces transferred from existing office building	59
<u>Residential Condominium building</u>	<u>120</u>
Total for site	299

The site may have a surplus of 99 parking spaces. The parking to be provided on site should be supported by a traffic study prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, the Commissioner of Public Works and Building, and City Council

Ca-22  
prior to the enactment of the Zoning By-law. The applicant may commit to designating some of the on site surplus parking to meeting the parking requirements for the Evelyn Aimis site (Our File: C1E5.30). A total of 21-30 parking spaces may be provided on the Inzola property to serve the required parking needs for the Evelyn Aimis site.

Staff note that all of the 59 surface level parking spaces which serve the existing office building would be removed and relocated to the underground parking garage. The area in front of the office building now used for parking would be landscaped and used as a private amenity area. The relocation of front yard parking is strongly encouraged by the proposed Secondary Plan guidelines.

Staff note that handicapped parking is not shown on the plans. By-law 200-82, as amended, requires that for every 100 required parking spaces that one space be designated for the handicapped. The parking plan should include three (3) 4.5 metre (14.7 foot) by 5.4 metre (17.7 foot) handicapped parking spaces.

#### Affordable Housing Requirements

Staff require that the 25% of the condominium units be designed "affordable" under Ministry of Housing guidelines. The site is particularly suitable for affordable housing because of its location near transit routes and stations, major employers such as Peel Memorial Hospital, schools, health services and Etobicoke Creek parkland. The units are proposed to range from approximately 55.76 square metres (600 square feet) to 83.6 square metres (900 square feet) which should place them within the cost level of affordable housing at \$165,500.

#### Recreational Amenities for Condominium Dwellers

The only amenity space that the applicant has shown on the site plan specifically for the use of condominium dwellers is a small second floor roof top garden located between the office and condominium towers. The condominium building would have 96 units. Staff are concerned that the site is not adequately provided with residential amenities. The site should have a meeting room and fitness facilities. There are no public swimming pools in the vicinity of the site (the nearest is Century Garden Pool, 2 kilometres away) and the applicant has not provided an indoor pool. Through discussions, the applicant has indicated an interest in designating the entire second floor of the condominium building for recreational use. Staff require that the applicant designate the entire second floor of the condominium tower as recreational amenity area and submit a floor plan for this part of the building. The floor plan for this area shall be to the satisfaction of the Commissioner of Planning and Development.

Table 1 of the proposed Secondary Plan Executive Summary specifies proposed interim maximum development floor area space caps. The table lists additional area or units that may be allowed in the Queen Street East district. Staff note that the subject development, as proposed, would result in 13.5 percent of the district's additional residential units, 26.7 percent of the district's additional retail space, and 17.6 percent of the district's additional office space.

Overall, staff can support the requested Official Plan and Zoning By-law Amendment subject to the total floor space index not exceeding 2.75, residential density not exceeding 75 units per acre, a 3.5 metre right-of-way widening be provided along John Street and a 4 metre setback be provided along John Street. A floor space index of 2.75 would permit 12,500 square metres (134,553 square feet) of total gross floor space.

7.0 Recommendation

It is recommended that Planning Committee recommend to City Council that the Official Plan and Zoning By-law be amended to permit retail sales, residential and office uses be approved subject to the following conditions:

- A. A Public Meeting with respect to amending the Official Plan and Zoning By-law be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, the application to amend the Official Plan and the Zoning By-law be approved subject to the following conditions:
  1. The applicant shall agree to support an appropriate amendment to the Official Plan which recognizes the office, retail, restaurant and residential use of the property and restricts the total floor space index to 2.75 and residential density to 185 units per hectare (75 units per acre)
  2. The applicant shall agree to a site specific Zoning By-law which shall address the following:
    - (a) the subject property shall be used for office, retail, restaurant, residential and accessory purposes only, with the ground floor to be used for retail/bank purposes only;

Ea-24

- (b) the subject property shall be subject to the following maximum densities:
  - o residential - 185 units per hectare
  - o office - 1.5 floor space index
  - o retail - 1.0 floor space index
  - o Total - 2.75 floor space index;
- (c) the building massing shall be restricted to below the plane inclined 45 degrees from the horizontal which intersects the opposite line of the designated public street right-of-way forming the frontage of the property, and a height restriction of 30 metres;
- (d) parking shall be determined by an approved traffic study, prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, the Commissioner of Public Works and Building, and City Council prior to the enactment of the Zoning By-law;
- (e) the minimum required front and rear yard depth, side yard widths, driveway system and parking area shall be identified on a site plan schedule; and
- (f) all restaurant uses shall be provided with a climate controlled garbage room.

3. That the applicant enter into a development agreement, which shall ensure the following:

- (a) the applicant shall agree that the parking to be provided shall be supported by a traffic study prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, the Commissioner of Public Works and Building, and City Council prior to the enactment of the Zoning By-law;
- (b) the applicant shall agree to remove all of the existing surface level parking from the site;

- (c) the applicant shall agree to provide a 1.2 metre weather protected canopy along the Queen Street East frontage;
- (d) the applicant shall agree to provide a 5.0 metre (16.4 foot) road widening along the Queen Street East frontage (in front of the existing office building only), a 2.44 metre (8 foot) road widening along the Lynch Street frontage (along the southern 49 metres of the property line) and a 3.5 metre (11 foot) road widening along the John Street frontage;
- (e) the applicant shall agree to provide intersection corner roundings as follows:
  - o Queen Street East and Lynch Street - 10.0 metre radius
  - o John Street and Lynch Street - 5 metre radius
- (f) the applicant shall agree to provide a 0.3 metre (1 foot) reserve along the widened road allowance property limits abutting Lynch Street, John Street and Queen Street East with the exception of the location of the proposed driveway on John Street and existing driveway on Queen Street East;
- (g) the applicant shall agree to provide a new sidewalk on Lynch Street and John Street 1.0 metre from the property line as widened and that the existing boulevard be sodded and landscaped;
- (h) the applicant shall provide the required number of handicapped parking spaces on the site and shall agree to provide a handicapped ramp access to the proposed buildings;
- (i) the applicant shall agree to submit a draft plan of proposed condominium application for the dwelling units;
- (j) the applicant shall agree, prior to the issuance of any building permits, to pay 2% cash-in-lieu of parkland for the commercial and office component, and 1 hectare per 300 dwelling units in accordance with City policy;

EA-26

- (k) the applicant shall agree to insert the following clause in the Development Agreement and in all offers of purchase and sale of condominiums until the permanent school for the area has been completed:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

- (l) the applicant shall agree to erect information signs at all major entrances to the proposed development satisfactory to The Dufferin-Peel Roman Catholic Separate School Board advising that:

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bused to alternate facilities."

- (m) the applicant shall agree prior to the issuance of building permits, to pay City and Regional development levies in accordance with the City's and the Region's Capital Contribution Policy.

- (n) prior to the issuance of a building permit, a site development plan, a landscape plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;



E2-27

- (o) the applicant shall agree to provide recreational amenities such as a meeting room and fitness facilities on the entire second floor area of the condominium building; and
- (p) the applicant shall agree to provide amenity space along the Queen Street East frontage that conforms to a plan, to be approved by the Commissioner of Planning and Development, that is consistent with the principles and design guidelines of the proposed Central Commercial Corridor Secondary Plan.

Respectfully submitted,

Al Rezoski  
Allan Rezoski, A.I.C.P.  
Development Planner

AGREED:

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

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

AR/jo  
Inzola

82-28

APPENDIX A  
EXTERNAL COMMENTS

The Regional Municipality of Peel advises:

Sanitary sewer and water facilities are available on Queen, Lynch and John Streets.

Roads: no comments.

In addition, the Development Control and Transportation Policy Divisions of the Regional Planning Department have the following comments to make: Although none of the roads surrounding this proposal are Regional roads a review of the site plan begs the question is there sufficient on site parking for the development proposed. There does not appear to be one surface parking space and for the retail development shown this would probably result in an on street parking problem on Queen Street, Lynch Street and John Street. Are the automobile orientated citizens of Brampton prepared to park underground to shop retail?

Regarding Road Widening, Queen Street is designated in the City's Official Plan as a 30m arterial and John Street has a right-of-way less than 20m.

Although these comments are not of Regional concern they may be matters of interest to the City.

The Peel Board of Education has no objections to the application and advise:

The anticipated yield from this plan is as follows:

20 JK-8  
10 9-OAC

The students generated are presently within the following attendance area:

	Enrolment	OME -10%
Sir Winston Churchill JK-8	442	616
J.A. Turner S.S. 9-12/OAC	1389	1205

The foregoing comments apply for a two year period, at which time updated comments will be supplied upon request.

The Dufferin-Peel Roman Catholic Separate School Board advise:

"The Board is not in a position to indicate that there are or will be pupil places available when required due to the conditions which presently prevail. In light of the growing enrolments we have been experiencing in Peel in the past few years and with the increasing future development expected, The Dufferin-Peel Roman Catholic Separate School Board is in the process of closely monitoring the availability of pupil accommodation. This is both as a result of this growth and as a result of a lack of capital allocation for new schools from the Ministry of Education.

The above noted application is located in the elementary catchment area of St. Mary and proposes a total of 100 units, yielding approximately 9 Junior Kindergarten to Grade 8 separate school students. St. Mary has a capacity of 267 pupil places and an enrolment of 265 students with 4 portables on site.

The application specifically noted above proposes a total of 100 units, yielding approximately 2 Grades 9 to 12/OAC separate school students. This application is located in the secondary catchment area of Cardinal Leger, which has a capacity of 713 pupil places and an enrolment of 1252 students necessitating the placement of 9 portables on site.

There is no permanent pupil accommodation available for students generated by this application. In addition, municipal fire and building departments, as well as local elected representatives, have expressed serious concerns about temporary accommodation and resulting overcrowding at specific school sites.

The Board has been faced with rapid residential development, the provision of schools for French speaking students and the provision of secondary school funding. With these added responsibilities, the Board must request that the development applications be staged (delayed) until the Board and others have sufficient time to make preparation for the expected student growth which will naturally follow the release of these residential development applications. Due to these circumstances, The Dufferin-Peel Roman Catholic Separate School Board cannot support the above noted development application until such time as the Ministry of Education provides this Board with suitable funding to relieve the overcrowding and accommodate new pupil places in the above referenced development application.

Notwithstanding the strong opposition of the Board to the release of this development application, we recognize that the practice which is followed by the Ontario Municipal Board requires that we include the following conditions of draft approval if the subject development application is granted approval.

E2-30

The Dufferin-Peel Roman Catholic Separate School Board requires that the following conditions be fulfilled prior to approval of the application:

1. That the following clause be inserted in the Financial Agreement and in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

2. That the applicants be required to erect information signs at all major entrances to the proposed development advising that:

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bused to alternate facilities."

The applicants are required to contact the Board's Planning Department for sign specifications.

jo/Inzola

# INTER-OFFICE MEMORANDUM

F2

## Office of the Commissioner of Planning & Development

June 7, 1991

To: The Chairman and Members of Planning Committee  
From: The Planning and Development Department  
RE: Application to Amend the Official Plan and  
Zoning By-law  
Lot 5, Concession 1, E.H.S.  
145 Queen Street East  
Ward Number 3  
INZOLA CONSTRUCTION LIMITED  
Our file: C1E5.31

RECEIVED  
CLERK'S DEPT.

JUN 14 1991

REG No.: 3272  
FILE NO.: C1E5.31

The notes of the Public Meeting held on Wednesday June 5, 1991 are attached for the information of Planning Committee.

Approximately one member of the public was present with respect to the application. No correspondence was received by the planning department in regards to the application.

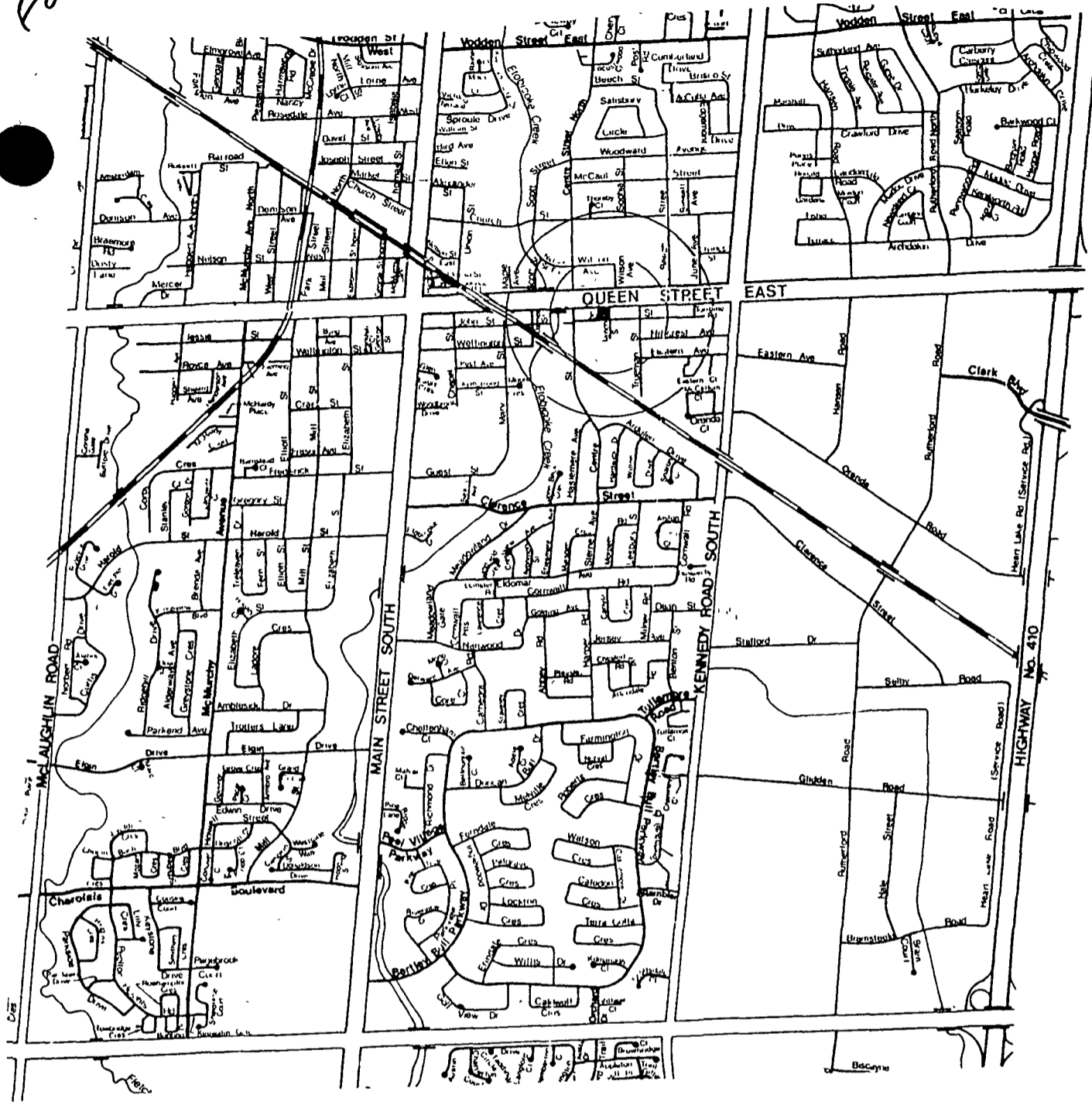
Mr. Fridleberg, representing the office building to the east of the subject property stated the following concerns about the application:

- has the bank size and location been finalized?;
- the staff report may be excessive in permitting a floor space index 10% more than the maximum specified in the proposed secondary plan;
- the proposed Secondary Plan would encourage the removal of the Queen Street East driveway therefore could the access be relocated to Lynch Street?;
- where and what type of restaurants would be permitted?;
- where would the retail uses be located?;

Planning staff's response to the concerns was as follows:

- the application requests that a bank be included in the list of permitted uses but the size and location have not been finalized;
- subsequent to the Planning Committee meeting the applicant has agreed to reduce the floor space index to 2.75 from 3.27 subject to a revised calculation of lot area;

F2-2



INZOLA CONSTRUCTION LTD.

Location Map



1:25000

CITY OF BRAMPTON

Planning and Development

Date: 1990 03 13 Drawn by: CJK

File no. CIE5.31 Map no. 60-45A

F2-3

QUEEN STREET EAST

Existing Building

IN  
OUT

EXISTING PROPERTY LINE

5 Metres

4 Metres

4 Metres

5 Metres

EXISTING RETAIL

BANK

RETAIL

OUT  
IN

WAITING AREA  
RECEPTION

RETAIL

RETAIL

2.44 Metres

Retail and Residential  
Truck Loading Bay

APT.  
SERVICE

GARBAGE  
ROOM

RETAIL

RETAIL

RETAIL

OUT  
IN

3 Metres

JOHN STREET

LYNCH STREET

INZOLA CONSTRUCTION LTD.

Site Plan



1:408

CITY OF BRAMPTON

Planning and Development

Date: 1990 03 13

Drawn by: CJK

File no. CIE5.31

Map no. 60-45C

- o the existing five storey office building has a two way driveway permitted therefore it would be difficult to remove this access; also the applicant is considering the Public Works and Building Department's request to modify the location of the underground parking ramp;
- o standard, dining room, and take out without drive through facility restaurants would be permitted in the proposed zoning by-law; the applicant has not indicated where the restaurants will be located but staff would encourage the placement of restaurants with outside cafes along the Queen Street East right-of-way; and
- o retailing would occur throughout the ground floor of the complex;

As directed by Planning Committee, staff have had meetings with the applicant to address the following staff concerns:

- o adequate road widening and building setback not provided along John Street
- o residential density maximum of 185 units per hectare (75 units per acre) is exceeded to include 212 units per hectare (86 units per acre)
- o total floor space index maximum of 2.5 is exceeded to include 3.27
- o additional recreational amenities are needed for the residential condominium building and along the Queen Street corridor

The applicant also indicated that a traffic study is not necessary and did not agree to this condition.

The applicant has agreed to shift the entire new building area 1.5 metres north toward the Queen Street right-of-way. The applicant will provide a 3.5 metre road widening along John Street and a 1 metre building setback to this widened right-of-way.

Regarding residential density and floor space index maximums, the applicant requests that the site land area before road widenings be utilized. Staff agree that the property should be treated differently because road right-of-way widenings on three sides of a property are not common. Staff can support utilizing the site land area minus the Queen Street East right-of-way widening to calculate the total allowable floor space. Staff can support the following development on the site:



F2-5

RECOMMENDED FLOOR AREA BY LAND USE TYPE FOR 145 QUEEN STREET  
(in square metres)

	Retail	Office	Residential	Residential Amenity Area
Existing Office Building	346.6	2544.0		
Proposed Office Building	1736.4	1325.0		
Proposed Condominium Building			6936.8*	561.6**
<b>Total</b>	<b>2083.0</b>	<b>3869.0</b>	<b>6936.8</b>	<b>561.6</b>

TOTAL FLOOR AREA FOR THE SITE = 13,450.4 square metres

\* Includes 278.2 square metres of residential space contained on the first floor

\*\* Contained on 2nd floor of condominium building

Note: Existing lot area = 0.5 hectares (1.24 acres)  
Proposed lot area (after Queen Street East right-of-way widening only) = 0.489 hectares (1.20 acres)  
Net lot area (after all right-of-way widenings and road roundings) = 0.454 hectares (1.12 acres)

The recommended floor area will result in the proposed office space being reduced by 1,325.072 square metres (14,263.42 square feet). The applicant has agreed to this reduction.

It is recommend that the zoning by-law specify maximum floor space for the retail and office components as listed in the table above, and a floor space index of 1.66 for the residential component (based on the net land area). A residential floor space index of 1.66 will permit the requested 96 units on the property.

In respect to recreation amenities, the applicant has agreed to designate the majority of the second floor of the condominium building for recreation amenities. The applicant has suggested that it would be more appropriate to expand the ground floor retail space in front of the existing office building instead of providing outdoor public amenity area. Staff have agreed to consider this request because of the following reasons:

- o a bus stop is not located in this block of Queen Street East;
- o the land area for the parkette would be small; and
- o the applicant has agreed to provide a 1.2 metre wide weather protected canopy in front of the existing office building.

In any event, the detailed treatment of the Queen Street East frontage will be subject to further consideration, prior to the issuance of building permit, at the site plan approval stage.

Regarding the requirement to have a traffic study to analyze the impact of the proposed site access, staff continue to support this requirement. The location of the proposed underground parking ramp would suggest that the majority of the site users would utilize the Queen Street East access. Staff recommend that the applicant consider reorienting the underground parking ramp to John Street or Lynch Street. Staff note that parking would be provided in accordance with the parking guidelines specified in the proposed secondary plan and would be specified in the implementing zoning by-law for the property.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A. The notes of the Public Meeting be received;
- B. The application to amend the Official Plan and the Zoning By-law be approved subject to the following conditions:
  - 1. The applicant shall agree to support an appropriate amendment to the Official Plan which recognizes the office, retail, restaurant and residential use of the property and restricts the total floor space to 13,450 square metres (144,783.87 square feet) and number of residential units to 96 and the residential floor space index of 1.66;
  - 2. The applicant shall agree to a site specific Zoning By-law which shall address the following:
    - (a) the subject property shall be used for office, retail, restaurant, residential and accessory purposes only, with the ground floor to be used for retail/bank purposes only;

- (b) the subject property shall be subject to the following maximums:
- o number of residential units - 96
  - o residential floor space index - 1.66
  - o office gross floor space - 3869. square metres
  - o retail gross floor space - 2083. square metres
  - o total floor space - 13,450. square metres

(c) the building massing shall be restricted to below the plane inclined 45 degrees from the horizontal which intersects the opposite line of Queen Street East right-of-way forming the frontage of the property, and a height restriction of 30 metres;

(d) site access shall be determined by an approved traffic study, prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development and the Commissioner of Public Works and Building, prior to the enactment of the Zoning By-law;

(d) parking shall be provided in accordance with the following standards:

Office - 2.1/100 square metres of gross floor area  
Retail Uses - 3.5/100 square metres of gross floor area  
Residential -  
Senior Citizen Units - 0.15/unit,  
Rental Units - 0.75/unit  
(batchelor), 1.0/unit (1 bedroom),  
1.25/unit (2 bedroom), 1.5/unit (3 bedroom)  
Condominium Units - 0.8/unit  
(batchelor), 1.25/unit (1 bedroom),  
1.5/unit (2 bedroom), 1.75/unit (3 bedroom);

- (f) the minimum required front yard depth from Queen Street East shall be 2.0 metre, the minimum exterior sideyard setback shall be 4 metres, the minimum interior sideyard setback shall be zero, and the minimum rear yard setback shall be 1 metre;
- (g) the building locations, driveway system and site access, and site landscaping shall be identified on a site plan schedule; and
- (h) all restaurant uses shall be provided with a climate controlled garbage room.

3. That the applicant enter into a development agreement, which shall ensure the following:

- (a) the applicant shall agree that the site access to be provided shall be supported by a traffic study prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, and the Commissioner of Public Works and Building, prior to the enactment of the Zoning By-law;
- (b) the applicant shall agree to remove all of the existing surface level parking from the site;
- (c) the applicant shall agree to provide a 1.2 metre weather protected canopy along the entire Queen Street East frontage;
- (d) the applicant shall agree to provide a 3.05 metre (10.0 foot) road widening along Queen Street East (in front of the existing office building only), a 2.44 metre (8 foot) road widening along Lynch Street (along the southern 48.33 metres of the property line) and a 3.5 metre (11 foot) road widening along John Street;

F2-9

- (e) the applicant shall agree to provide intersection corner roundings as follows:
  - o Queen Street East and Lynch Street - 10.0 metre radius
  - o John Street and Lynch Street - 5 metre radius
- (f) the applicant shall agree to provide a 0.3 metre (1 foot) reserve along the widened road allowance property limits abutting Lynch Street, John Street and Queen Street East with the exception of the location of the proposed driveway on either John Street or Lynch Street, and the existing driveway on Queen Street East;
- (g) the applicant shall agree to provide a new sidewalk on Lynch Street and John Street 1.0 metre from the property line as widened and that the existing boulevard be sodded and landscaped;
- (h) the applicant shall provide the required number of handicapped parking spaces on the site and shall agree to provide a handicapped ramp access to the proposed buildings;
- (i) the applicant shall agree to submit a draft plan of proposed condominium application for the dwelling units;
- (j) the applicant shall agree, prior to the issuance of any building permits, to pay 2% cash-in-lieu of parkland for the commercial and office component, and 1 hectare per 300 dwelling units in accordance with City policy;

F2-10

- (k) the applicant shall agree to insert the following clause in all offers of purchase and sale of condominiums until the permanent school for the area has been completed:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

- (l) the applicant shall agree to erect information signs at all major entrances to the proposed development satisfactory to The Dufferin-Peel Roman Catholic Separate School Board advising that:

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bused to alternate facilities."

- (m) the applicant shall agree prior to the issuance of building permits, to pay City and Regional development levies in accordance with the City's and the Region's Capital Contribution Policy.

- (n) prior to the issuance of a building permit, a site development plan, a landscape plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;

F2-11

- (o) the applicant shall agree to provide recreation amenities, such as a meeting room and fitness facilities, on the majority of the second floor area of the condominium building; and
- (p) the applicant shall agree to provide amenity space along the Queen Street East frontage that conforms to a plan, to be approved by the Commissioner of Planning and Development, that is consistent with the principles and design guidelines of the proposed Central Commercial Corridor Secondary Plan.

Respectfully submitted,

*Al Rezoski*  
 \_\_\_\_\_  
 Allan Rezoski, A.I.C.P.  
 Development Planner

AGREED:

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

*L.W.H. Laine*  
 \_\_\_\_\_  
 L.W.H. Laine, Director  
 Planning and Development  
 Services Division

AR/inzolapub

F2-12

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 5, 1991, in the Municipal Council Chambers, 2 Wellington Street West, commencing at 7:40 p.m., with respect to an application by INZOLA CONSTRUCTION LIMITED (File: C1E5.31 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit redevelopment of the property, by demolishing the existing doughnut shop and by integrating with the existing office building, another office building, a residential condominium apartment building, underground parking facilities and retail uses.

Members Present: Alderman M. Moore - Chairman  
Alderman D. Metzak  
Alderman S. Fennell  
Alderman J. Sprovieri  
Alderman A. Gibson  
Councillor F. Andrews

Staff Present: J. A. Marshall, Commissioner of Planning and Development  
J. Corbett, Manager, Land Use Policy  
D. Ross, Manager, Planning and Development Services  
D. Waters, Policy Planner  
J. Armstrong, Development Planner  
A. Rezoski, Development Planner  
E. Coulson, Secretary

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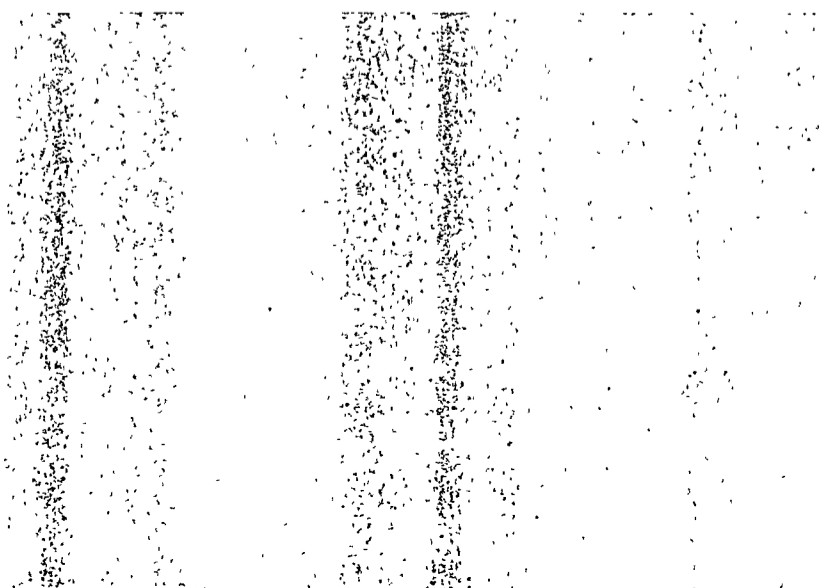
There was one interested member of the public in attendance.

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Marshall replied in the affirmative. Presentation on the subject proposal was declined.

Mr. S. Fridleberg, representing the Eastbram Group, requested clarification on the following:

- a) location and size of the proposed bank,
- b) location, and provision for limiting size and type of restaurant,
- c) a more defined definition of proposed retail uses, (i.e. a large single supermarket.

He commented on the amount of allowed uses and floor space, in excess of the generous amount allowed in the Brampton Central Commercial Corridor Study. Also, he recommended access from Lynch Street.





F2-13

Mr. Rezoski advised that:

- a) the applicant has agreed to accept a 2.75 floor space index,
- b) with respect to the bank use, no size has been specified and the location is conceptual,
- c) with respect to the restaurant use, a variety of types can be considered, and the location is not indicated,
- d) retail uses are confined to the ground floor commercial space,
- e) the Queen Street access is likely to remain and the applicant is studying modifying the location of the underground parking ramp, at the request of the Traffic Engineering Services Division.

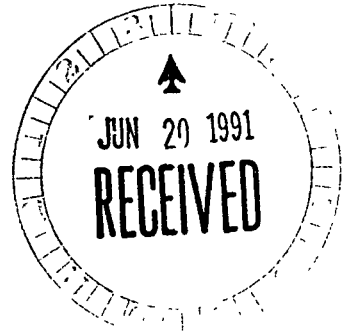
There were no further questions or comments and the meeting adjourned at 7:52 p.m.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

June 19, 1991

To: The Mayor and Members of City Council  
From: The Planning and Development Department  
RE: Application to Amend the Official Plan and  
Zoning By-law  
Lot 5, Concession 1, E.H.S.  
145 Queen Street East  
Ward Number 3  
INZOLA CONSTRUCTION LIMITED  
Our file: **C1E5.31**



As directed by Planning Committee, staff have met with the applicant to address the following outstanding concerns:

- calculation of lot area;
- total floor space to be allowed on the site;
- residential floor space index of 1.66 being specified in the zoning by-law;
- requirement to submit draft plan of proposed condominium for the residential component;
- differentiating parking standards for the existing building and new building in the zoning by-law; and
- requirement to complete traffic study;

Regarding the calculation of lot area, staff and the agent for the application have agreed to use the following:

Current site area:

5,038.3 square metres (54,233.584 square feet).

Minus Queen Street East road widening:

-98.24 square metres (1,057.481 square feet)

Site area for the purpose of floor space calculation:

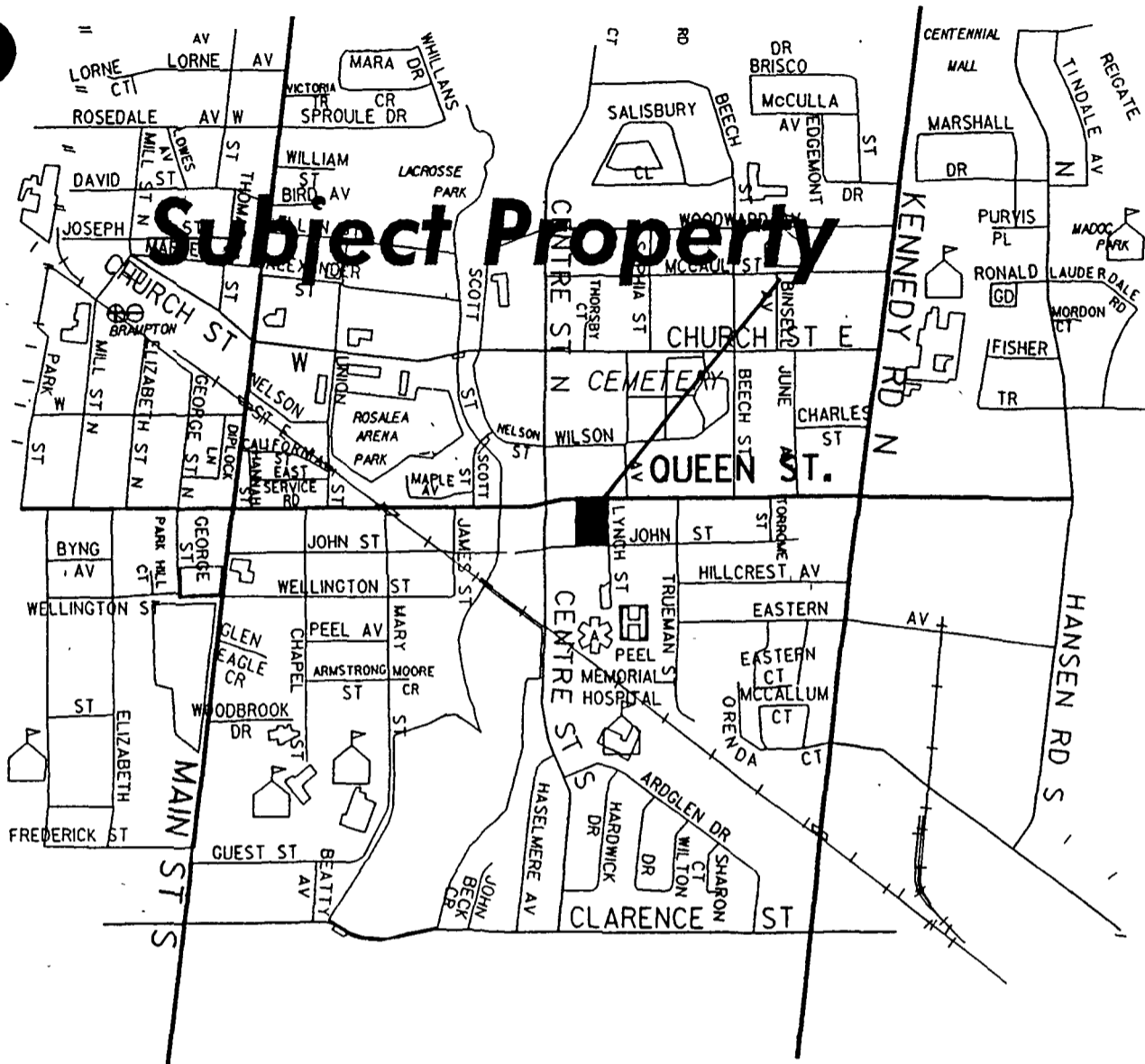
4,940.06 square metres (53,176.103 square feet)

**RECEIVED**

CLERK'S DEPT.

JUN 20 1991

REG. No.: 3461  
FILE No.: C1E5.31



**Subject Property**

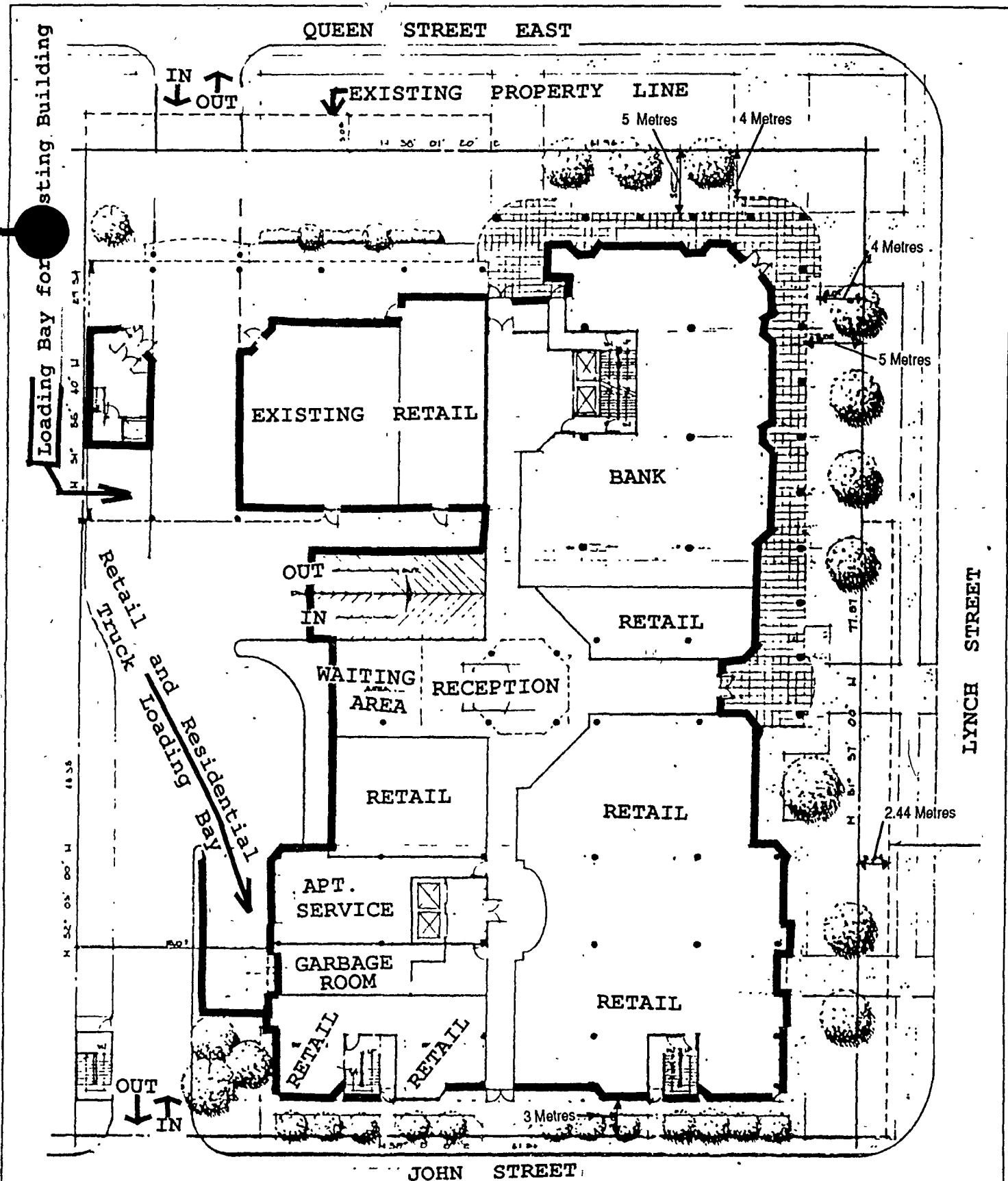
**INZOLA CONSTRUCTION LTD.**

**LOCATION MAP**



**CITY OF BRAMPTON**  
Planning and Development

Date: 910529      Drawn by: JK  
File no. C1E5.31      Map no. 60-45A



INZOLA CONSTRUCTION LTD.

Site Plan



1:408

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1990 03 13    Drawn by: CJK  
 File no. CIE5.31    Map no. 60-45C

Concerning floor space index maximums, an agreement was reached to allow 13,783.38 square metres (148,368 square feet) of total floor space with a resulting floor space index of 2.79. Staff can support the following development on the subject property:

RECOMMENDED FLOOR AREA BY LAND USE TYPE FOR 145 QUEEN STREET  
(in square metres)

	Retail	Office	Residential	Residential Amenity Area
Existing Office Building	346.6	2544.0		
Proposed Office Building	1736.4	1657.9		
Proposed Condominium Building			6936.8*	561.6**
Total	2083.0	4201.9	6936.8	561.6

TOTAL FLOOR AREA FOR THE SITE = 13,783.3 square metres

\* Includes 278.2 square metres of residential space contained on the first floor

\*\* Contained on 2nd floor of condominium building and includes indoor and outdoor recreation space

Note: Existing lot area = 0.50383 hectares (1.2449 acres)  
Proposed lot area (after Queen Street East right-of-way widening only) = 0.4940 hectares (1.22067 acres)

The recommended floor area will result in the proposed office space being reduced by 1,106.82 square metres (11,914.10 square feet). The applicant has agreed to this reduction.

It is recommended that the zoning by-law specify maximum floor space for the retail, office and residential components as listed in the table above.

Regarding residential density, an agreement was reached that 96 units would be permitted at 194.32 units per hectare (78.64 units per acre). A residential floor space index would not be specified in the site specific zoning by-law.

Staff have agreed to eliminate the condition to require the applicant to submit a draft plan of proposed condominium application for the dwelling units. The applicant has requested that the type of housing to be built be left flexible. The zoning by-law will specify parking standards for rental condominium and senior citizen residential development.

The applicant and staff have agreed that the zoning by-law will recognize 59 parking spaces being provided for the existing office building and the remainder of the site shall have the following parking standards applied:

- Office - 2.1/100 square metres of gross floor area
- Retail Uses - 3.5/100 square metres of gross floor area
- Residential -
  - Senior Citizen Units - 0.15/unit,
  - Rental Units - 0.75/unit (batchelor), 1.0/unit (1 bedroom), 1.25/unit (2 bedroom), 1.5/unit (3 bedroom)
  - Condominium Units - 0.8/unit (batchelor), 1.25/unit (1 bedroom), 1.5/unit (2 bedroom), 1.75/unit (3 bedroom)-

These standards are in accordance with the proposed secondary plan. The existing office building will have parking provided at a standard of 2.04 parking spaces per 100 square metres of floor space. Total parking requirements would be as follows:

TYPE	PARKING SPACES
Retail Use	61
Office Use	42
Parking spaces transferred from existing office building	59
Residential Condominium Building	120
<hr/>	
TOTAL FOR SITE	282
TOTAL PROVIDED	398
SURPLUS PROVIDED ON SITE	116

Subsequent to the Public Meeting notes being submitted to Planning Committee, correspondence from Donald E. Seeback representing Centre and Queen Holdings was received. The letter expresses concern about the existing parking shortage in the area. Staff note that new construction would be subject to higher parking standards and the applicant is intending to provide 116 surplus parking spaces for the entire development.

Regarding the requirement to have a traffic study to analyze the impact of the proposed site access, staff continue to support this requirement. The location of the proposed underground parking ramp would suggest that the majority of the site users would utilize the Queen Street East access. Staff recommend that the applicant consider reorienting the underground parking ramp to John Street or Lynch Street.

IT IS RECOMMENDED THAT to City Council that:

A. The application to amend the Official Plan and the Zoning By-law be approved subject to the following conditions:

1. The applicant shall agree to support an appropriate amendment to the Official Plan which recognizes the office, retail, restaurant and residential use of the property and restricts the total floor space to 13,783 square metres (148,368. square feet) and number of residential units to 96;

2. The applicant shall agree to a site specific Zoning By-law which shall address the following;

(a) the subject property shall be used for office, retail, restaurant, residential and accessory purposes only, with the ground floor to be used for retail/bank purposes only;

(b) the subject property shall be subject to the following maximums:

- number of residential units - 96
- office gross floor space - 4201. square metres
- retail gross floor space - 2083. square metres
- total floor space - 13,783. square metres

(c) the building massing shall be restricted to below the plane inclined 45 degrees from the horizontal which intersects the

opposite line of Queen Street East right-of-way forming the frontage of the property, and a height restriction of 30 metres;

(d) site access shall be determined by an approved traffic study, prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development and the Commissioner of Public Works and Building, prior to the enactment of the Zoning By-law;

(d) parking shall be provided in accordance with the following standards:

Existing office building - 59 spaces

All new building construction -

Office - 2.1/100 square metres of gross floor area

Retail Uses - 3.5/100 square metres of gross floor area

Residential -

Senior Citizen Units - 0.15/unit,

Rental Units - 0.75/unit

(batchelor), 1.0/unit (1 bedroom), 1.25/unit (2 bedroom), 1.5/unit (3 bedroom)

Condominium Units - 0.8/unit

(batchelor), 1.25/unit (1 bedroom), 1.5/unit (2 bedroom), 1.75/unit (3 bedroom);

(f) the minimum required front yard depth from Queen Street East shall be 2.0 metres, the minimum exterior sideyard setback from Lynch Street shall be 4 metres, the minimum interior sideyard setback shall be zero, and the minimum rear yard setback from John Street shall be 1 metre;

(g) the building locations, driveway system and site access, and site landscaping shall be identified on a site plan schedule; and



- (h) all restaurant uses shall be provided with a climate controlled garbage room.

3. That the applicant enter into a development agreement, which shall ensure the following:

- (a) the applicant shall agree that the site access to be provided shall be supported by a traffic study prepared by a qualified transportation consultant and approved by the Commissioner of Planning and Development, and the Commissioner of Public Works and Building, prior to the enactment of the Zoning By-law;
- (b) the applicant shall agree to remove all of the existing surface level parking from the site;
- (c) the applicant shall agree to provide a 1.2 metre weather protected canopy along the entire Queen Street East frontage;
- (d) the applicant shall agree to provide a 3.05 metre (10.0 foot) road widening along Queen Street East (in front of the existing office building only), a 2.44 metre (8 foot) road widening along Lynch Street (along the southern 48.33 metres of the property line) and a 3.5 metre (11 foot) road widening along John Street;
- (e) the applicant shall agree to provide intersection corner roundings as follows:
  - Queen Street East and Lynch Street - 10.0 metre radius
  - John Street and Lynch Street - 5 metre radius

- (f) the applicant shall agree to provide a 0.3 metre (1 foot) reserve along the widened road allowance property limits abutting Lynch Street, John Street and Queen Street East with the exception of the location of the proposed driveway on either John Street or Lynch Street, and the existing driveway on Queen Street East;
- (g) the applicant shall agree to provide a new sidewalk on Lynch Street and John Street 1.0 metre from the property line as widened and that the existing boulevard be sodded and landscaped;
- (h) the applicant shall provide the required number of handicapped parking spaces on the site and shall agree to provide a handicapped ramp access to the proposed buildings;
- (i) the applicant shall agree, prior to the issuance of any building permits, to pay 2% cash-in-lieu of parkland for the commercial and office component, and 1 hectare per 300 dwelling units in accordance with City policy;
- (j) the applicant shall agree to insert the following clause in all offers of purchase and sale of condominiums until the permanent school for the area has been completed:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

- (k) the applicant shall agree to erect information signs at all major entrances to the proposed development satisfactory to The Dufferin-Peel Roman Catholic Separate School Board advising that:

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bused to alternate facilities."

- (l) the applicant shall agree prior to the issuance of building permits, to pay City and Regional development levies in accordance with the City's and the Region's Capital Contribution Policy.
- (m) prior to the issuance of a building permit, a site development plan, a landscape plan, elevation cross section drawings, a grading and drainage plan, a road work, parking areas and access ramp plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
- (n) the applicant shall agree to provide indoor and outdoor recreation amenities, such as a meeting room and fitness facilities, on the majority of the second floor area of the condominium building; and
- (o) the applicant shall agree to provide amenity space along the Queen Street East frontage that conforms to a plan, to be approved by the Commissioner of Planning and Development, that is consistent with the principles and design guidelines of the proposed Central Commercial Corridor Secondary Plan.

Respectfully submitted,

*Al Rezdski*

\_\_\_\_\_  
Allan Rezdski, A.I.C.P.  
Development Planner

AGREED:

*John A. Marshall*

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

*L.W.H. Laine*

\_\_\_\_\_  
L.W.H. Laine, Director  
Planning and Development  
Services Division

AR/inzolapub

*Mobal*  
*[Signature]*  
ACAC



The Regional Municipality of Peel

Planning Department

March 29, 1990

City of Brampton  
Planning and Development Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

City of Brampton PLANNING DEPT.	
Date	APR 2 1990 Filed
File No.	C1E5.31

Attention: Mr. Allen Rezoski  
Development Planner

Re: Rezoning Application  
Pt. Lot 5, Con. 1, E.H.S. (145 Queen Street East)  
Inzola Construction Limited  
City of Brampton  
Your File: C1E5.31  
Our File: R42 1E96B

Dear Sir:

In reply to your letter of March 19, 1990 concerning the above noted application, please be advised that our Public Works Department has examined the proposal and offers the following comments:

Sanitary sewer and water facilities are available on Queen, Lynch and John Streets.

Roads: no comments

In addition, the Development Control and Transportation Policy Divisions of the Regional Planning Department have the following comments to make: Although none of the roads surrounding this proposal are Regional roads a review of the site plan begs the question is there sufficient on site parking for the development proposed. There does not appear to be one surface parking space and for the retail development shown this would probably result in an on street parking problem on Queen Street, Lynch Street and John Street. Are the automobile orientated citizens of Brampton prepared to park underground to shop retail? Another question that comes to mind is the need for road widenings on Queen Street and John Street. None are shown. Queen Street is designated in the City's Official Plan as a 30m arterial and John Street has a right-of-way less than 20 m.

Although these comments are not of Regional concern they may be matters of interest to the City.

We trust that this information is of assistance.

*not there*  
*quon*

Yours truly,  
  
D. R. Billett  
Director of  
Development Control

IAP:nb



the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

City of Brampton PLANNING DEPT.	
Date	APR 09 1990 Rec'd
File No.	C1E5.31

April 6, 1990

City of Brampton  
Planning Dept.  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Allan Rezoski

Dear Sir:

RE: Application to Amend the Zoning By-law  
Part of Lots 17 and 18, BR-4  
Lot 5, Concession 1EHS  
145 Queen Street East  
INZOLA CONSTRUCTION LIMITED  
File No. C1E5.31  
City of Brampton


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We acknowledge receipt of your letter dated March 19, 1990 concerning the above-noted zoning by-law amendment application.

Our staff has reviewed the proposal and since it would not appear to conflict with the plans, policies or programs of this Authority, we have no objections.

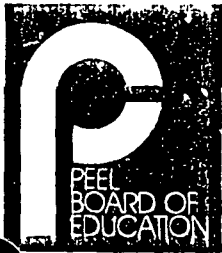
We trust this is satisfactory.

Yours Truly,

  
Luch Ognibene, Plans Analyst  
Plan Review Section  
Water Resource Division

LP:gw





April 12, 1990

City of Brampton  
PLANNING DEPT.  
Date APR 19 1990 Rec'd  
File No. C1E5.31

Mr. Allan Rezoski, A.I.C.P.  
Development Planner  
City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear Mr. Rezoski:

Re: Application to amend the Zoning By-Law  
Inzola Construction Limited  
Pt. of Lots 17 and 18, BR-4  
Lot 5, Con. 1, E.H.S.  
City of Brampton  
File: C1E5.31

The Peel Board of Education has no objection to the further processing of the above noted proposed amendment.

The anticipated yield from this plan is as follows:

20 JK-8  
10 9-OAC

The students generated are presently within the following attendance area:

		<u>ENROLMENT</u>	<u>OME</u> <u>-10%</u>
Sir Winston Churchill	JK-8	442	616
J.A. Turner S.S.	9-12/OAC	1389	1205

The foregoing comments apply for a two year period, at which time updated comments will be supplied upon request.

Yours truly,

  
S. Hare  
Assistant Chief Planning Officer  
Planning Department

SH:eb  
CPO2611

c. P. Allen  
M. Hiscott

TRUSTEES  
Carolyn Parrish  
(Chairman)  
Gary Heighington  
(Vice-Chairman)

Roger Barrett  
Cathrine Campbell  
George Carlson  
Karen Carstensen  
Beryl Ford  
Gail Green  
Dr Ralph Greene  
L Cliff Gyles  
Alex Jupp  
William Kent  
Robert Lagerquist  
Thomas McAuliffe  
Janel McDougald  
Elaine Moore  
Marolyn Morrison  
Sandy Ransom  
Rosemary Taylor  
Ruth Thompson  
Carolyn Wedgbury

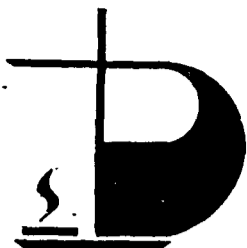
Director of Education  
and Secretary  
Robert J. Lee, B.A., M.Ed.

Associate Director  
of Education  
W. Wayne Hulley, B.A., M.Ed.

Associate Director of  
Education/Business  
and Treasurer  
Michael D. Roy, C.A.

H.J.A. Brown Education Centre  
5650 Hurontario Street  
Mississauga, Ontario L5R 1G6  
Telephone (416) 890-1099  
Fax (416) 890-6747

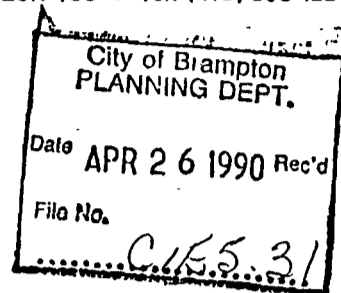
Equal Opportunity Employer



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD  
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

40 Matheson Blvd. West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221

April 18, 1990



Allen Rezoski  
Development Planner  
The City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Dear A. Rezoski:

**Re: Application to Amend the Zoning By-law  
Part of Lots 17 and 18, BR-4  
Lot 5, Conc. 1, E.H.S.  
145 Queen Street East  
Ward Number 3  
Inzola Construction Ltd. - File No. C1E5.31**

This is to acknowledge receipt of the above noted application and to request an extension of time in order to submit a report to the Board.

Comments regarding this application will be available subsequent to the Board's review.

Yours truly,

Rebecca McLean  
Planner

CB/is

900427





THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD  
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

June 11, 1990

40 Matheson Blvd. West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221

J. Marshall  
Commissioner of Planning  
Planning and Development Department  
The City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

City of Brampton PLANNING DEPT.	
Date JUN 14 1990	Rec'd
File No. C1E5.31	

*JAM*

Dear J. Marshall:

**Re: Application to Amend Zoning By-law  
Part of Lots 17 and 18, BR-4  
Lot 5, Conc. 1, E.H.S.  
Inzola Construction Ltd.  
File No. C1E5.31  
City of Brampton**

This letter is in response to the circulation of the above noted development application.

The Board is not in a position to indicate that there are or will be pupil places available when required due to the conditions which presently prevail. In light of the growing enrolments we have been experiencing in Peel in the past few years and with the increasing future development expected, The Dufferin-Peel Roman Catholic Separate School Board is in the process of closely monitoring the availability of pupil accommodation. This is both as a result of this growth and as a result of a lack of capital allocation for new schools from the Ministry of Education.

The above noted application is located in the elementary catchment area of St. Mary and proposes a total of 100 units, yielding approximately 9 Junior Kindergarten to Grade 8 separate school students. St. Mary has a capacity of 267 pupil places and an enrolment of 265 students with 4 portables on site.

The application specifically noted above proposes a total of 100 units, yielding approximately 2 Grades 9 to 12/OAC-separate school students. This application is located in the secondary catchment area of Cardinal Leger, which has a capacity of 713 pupil places and an enrolment of 1252 students necessitating the placement of 9 portables on site.

*Alan Giddens*

J. Marshall, The City of Brampton  
Re: File No. C1E5.31  
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There is no permanent pupil accommodation available for students generated by this application. In addition, municipal fire and building departments, as well as local elected representatives, have expressed serious concerns about temporary accommodation and resulting overcrowding at specific school sites.

**The Board has been faced with rapid residential development, the provision of schools for French speaking students and the provision of secondary school funding. With these added responsibilities, the Board must request that the development applications be staged (delayed) until the Board and others have sufficient time to make preparation for the expected student growth which will naturally follow the release of these residential development applications. Due to these circumstances, The Dufferin-Peel Roman Catholic Separate School Board cannot support the above noted development application until such time as the Ministry of Education provides this Board with suitable funding to relieve the overcrowding and accommodate new pupil places in the above referenced development application.**

Notwithstanding the strong opposition of the Board to the release of this development application, we recognize that the practice which is followed by the Ontario Municipal Board requires that we include the following conditions of draft approval if the subject development application is granted approval.

*The Dufferin-Peel Roman Catholic Separate School Board requires that the following conditions be fulfilled prior to approval of the application:*

1. *That the following clause be inserted in the Financial Agreement and in all offers of purchase and sale of residential lots until the permanent school for the area has been completed;*

*"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."*

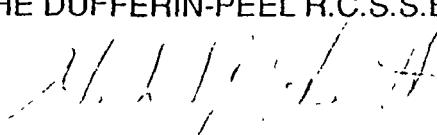
J. Marshall, The City of Brampton  
Re: File No. C1E5.31  
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June 11, 1990

2. *That the applicants be required to erect information signs at all major entrances to the proposed development advising that:*

*"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bussed to alternate facilities." The applicants are required to contact the Board's Planning Department for sign specifications.*

Yours truly,

THE DUFFERIN-PEEL R.C.S.S.B.



Michael J. Hiscott, M.C.I.P.  
Superintendent of Planning

RM/is

cc: Mayor K. Whillans  
Councillors F. Russell and F. Andrews  
Trustees J. Adamson, J. Doran, and L. Reid  
R. Callahan, MPP  
J. Greeniaus, Peel Board of Education

F8-12

TELEPHONES

451-2390

456-2355

# CENTRE & QUEEN HOLDINGS LIMITED

C/23.37

134 QUEEN STREET EAST  
BRAMPTON, ONTARIO  
L6V 1B2

May 29, 1991

The Corporation of the  
City of Brampton  
Planning and Development Department  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

Attention: J.A. Marshall, Commissioner

Dear Sirs:

RE: NOTICE OF PUBLIC MEETING on Wednesday, June 5, 1991  
Application #2 INZOLA CONSTRUCTION LIMITED  
(File: C1E5.31-Ward 3)

We acknowledge receiving the Notice of Public Meeting in regard to the Inzola Construction Limited application, file number C1E5.31-Ward 3, to amend the Official Plan and Zoning By-law.

We have no objection to this, provided that adequate parking is provided for this property.

How in the world Inzola Construction Limited ever built a five-storey building with such inadequate parking for basically all medical tenants in that building, one never knows! However, if it is attempting to change the zoning and reduce the parking requirements, we strongly object to any change in zoning or amendment to the official plan.

If anyone has <sup>done</sup> a survey in the area, they will quickly realize that the lot for the parking at Inzola's building, at 145 Queen Street East, is totally inadequate and that, in fact, the parking for the hospital is totally inadequate as the people are parking on the surrounding streets and also using the parking lot of buildings surrounding the hospital and this property to park in.

No redevelopment in the area should proceed without adequate parking standards being met.

Yours very truly,

CENTRE & QUEEN HOLDINGS LIMITED

  
Donald E. Seeback *President*

cc 9106 11

**FOGLER, RUBINOFF**  
BARRISTERS & SOLICITORS

MELVYN P. RUBINOFF, O.C.  
JEFFERY S. LYONS, O.C.  
GARY C. GRIERSON  
NORMAN B. LIPSON  
PAUL L. SCHNIER  
EUGENE C. McBURNEY  
JOEL WIESENFIELD  
STEVEN H. GOLDMAN  
I. WILLIAM BERGER  
HOWARD D. RUBINOFF  
JENNY I. CHU  
JOSEPH A. TRIPOLI  
RICHARD J. STEINBERG  
DONALD J. CLARKE  
ELIZABETH J. WOLFE  
JONATHAN P. STAINSBY

LLOYD S. D. FOGLER, O.C.  
SYDNEY N. CONN  
RAYMOND M. GELGOOT  
ANTHONY D. LEIBEL  
RICHARD H. SICKLER  
SHARON S. LANDSMAN  
PETER K. GUSFELD  
JAY S. HENNICK  
JEFFREY P. REBER  
R. KENNETH S. PEARCE  
FELICE C. KIRSH  
DIANNE LEMIEUX  
ADRIENNE V. CAMPBELL  
SUSAN J. WOODLEY  
TAI LAT HUSSAIN  
PIETER A. SIMM

G. E. CHERER, O.C.  
PHILIP H. MENETSKY, O.C.  
MARTIN I. MIDDLESTEADT  
EDWARD N. LEVITT  
JOSEPH S. MAINONE  
ARLENE D. WOLFE  
IRWIN GRENDELAT  
STEVEN A. CYRELFARD  
ALDEN M. DYCHENBERG  
STEPHEN K. YOUNG  
DIORAH A. McPHADDEN  
H. LEIGH YOUNG  
S. DALE DENNIS  
MICHAEL L. KLINE  
MELISSA A. MUSKAT  
MARGARET SPARLING

NORMAN MAY, O.C.  
STANLEY S. COHEN  
ARTHUR M. GANS  
JACK D. BERKOW  
EFFIE J. TRIANTAFILOPOULOS  
MICHAEL S. WOLFISH  
DANIEL S. GOLLI  
ALAN M. SLFSS  
BONNIE E. FISH  
DAPHNE E. M. WAGNER  
LAWRENCE D. WILDER  
JOSHUA J. SICGFL  
MARK KAPLAN  
SUSAN P. GROBETMAN  
RISA SOKOLOFF  
STEVEN A. ZAKEM

MICHAEL H. APPLETON, O.C.  
RICHARD A. BAIN, O.C.  
BRIAN A. SCHNURM  
MARTIN R. KAPLAN  
JEFFREY B. GOLDBERG  
GLENN E. COHEN  
STEPHEN A. BERNOFSKY  
JOHN G. TEMESVARY  
LAWRENCE P. HABEN  
SANDRA L. McNEELY  
JANE P. RAICHFORD  
GILBERT J. WEISS  
LAWRENCE M. WINBERG  
  
LESLIE G. DOI LINGER  
(1972-1989)

June 27, 1991

SENT BY FACSIMILE (874-2119)  
AND ORDINARY MAIL 91/3938

Corporation of the City of Brampton  
Clerk's Department  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Leonard Mikulich, Clerk

Dear Sir:

Re: Inzola Construction Limited  
File No. C1E5.31  
145 Queen Street East, Brampton

We are the solicitors for The Bram Group, owners of 164 Queen Street East. The undersigned appeared on our clients behalf as a deputation before City Council on June 24, 1991 to express concerns about the proposed development. Despite our concerns, Council saw fit to approve the application to amend the Official Plan and Zoning By-Law subject to a number of conditions.

We are hereby requesting notice, pursuant to the Planning Act, 1983, as amended, of the above-noted matter. In particular would you kindly ensure that we receive notice of all meetings of any Committee or of Council which considers the matters, and that we are kept advised of the status of the applications. As well, we would ask that we be provided with copies of all minutes of the above noted meetings dealing with the matters, and any staff reports, Official Plans or by-laws which may be prepared in respect of the application. We would also appreciate receiving the above information as it relates to the implementation of the secondary plan for the Brampton Central Commercial Corridor.

RECEIVED  
CLERK'S DEPT.

JUN 28 1991

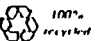
4076

REG. No.: C1E5.31  
FILE No.:

SUITE 4100, P.O. BOX 95, ROYAL TRUST TOWER  
TORONTO DOMINION CENTRE

TORONTO, ONTARIO, CANADA M5K 1G8

TELEPHONE (416) 861-9700 FAX (416) 941-8852 TDD BOX NUMBER 49



FOGLER, RUBINOFF  
BARRISTERS & SOLICITORS

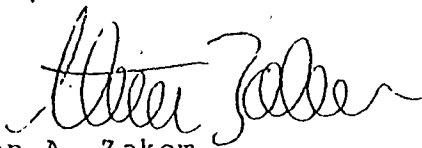
- 2 -

Finally, could you please provide us with the latest copy of the secondary plan to the attention of the undersigned together with an invoice so that we may remit payment to you.

Thank you in advance for your cooperation and we would ask that you contact the undersigned should you have any questions or comments regarding the above.

Yours very truly,

FOGLER, RUBINOFF

Per:   
Steven A. Zakem  
SAZ:sf

cc. The Bram Group  
Attention: Ami Altschuler

l-inzla.saz