



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 278-88

To adopt Amendment Number 152  
and Amendment Number 152 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 152 and Amendment Number 152 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 152 and Amendment Number 152 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 28th day of November, 1988.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

  
DATE

ORIGINAL

by-law 278-88

AMENDMENT NUMBER 152

to the Official Plan of the  
City of Brampton Planning Area  
and

AMENDMENT NUMBER 152 A

to the Consolidated Official Plan  
of the City of Brampton Planning Area

**21 - OP - 0031 - 152**

- 1

Amendment No. 152  
and Amendment No. 152A  
to the  
Official Plan for the  
City of Brampton

Amendment No. 152 and No. 152A to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 152 and No. 152A to the Official Plan for the Brampton Planning Area.

Date: Feb 9, 1989 *F. H. Anderson*



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 278-88

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2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 152 and Amendment Number 152 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 28th day of November, 1988.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk  
City of Brampton

DEC 8 1988



AMENDMENT NUMBER 152  
TO THE OFFICIAL PLAN OF  
THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to redesignate a Special Policy Area to high density residential to permit the development of a property for high density residential uses in accordance with City Council's approval of an application for such uses.

2. LOCATION

The land subject to this amendment is located on the westerly side of Mary Street, south of Armstrong Street, being part of Lots 5 and 6, Plan BR-21, (Part of Lot 5, Concession 1, E.H.S.), in the Town of Brampton, now in the City of Brampton, has an area of .603 hectares and is outlined on Schedules A and B to these amendments.

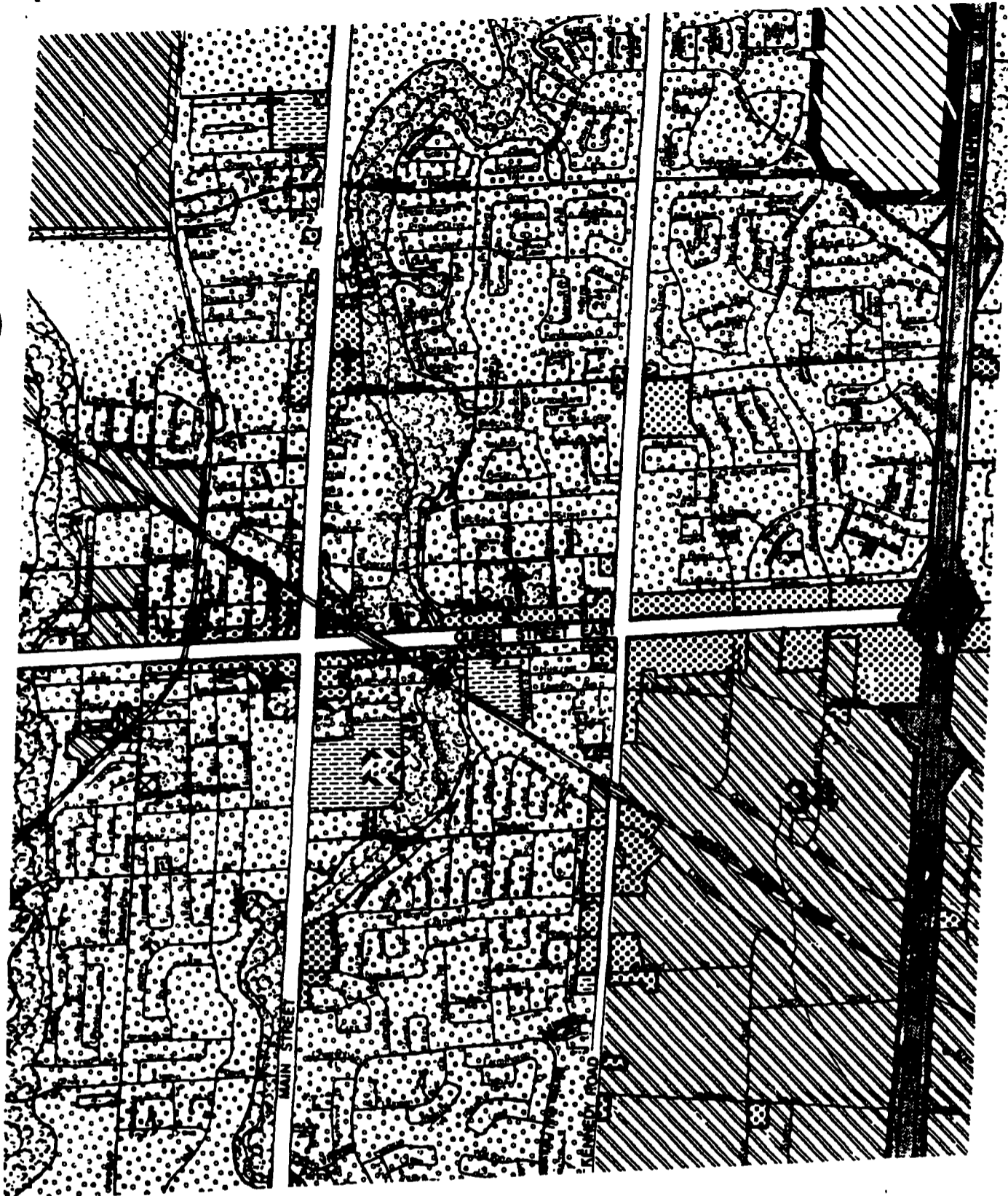
3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number 152 :

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

- (i) by changing on Schedule 'A', General Land Use Designations, thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Institutional" to "Residential" as shown on Schedule A to this amendment;
- (ii) by changing on Schedule SP7(a), Brampton Central Planning Area, thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from SCHOOL to HIGH DENSITY RESIDENTIAL; and
- (iii) by adding to section 3.2.4 of Chapter 7 - Part IV, thereof, the following:

"3.2.4.5 Lands designated High Density Residential on Schedule SP7(a) (Schedule B) and located south of Armstrong Street, shall only be used for senior citizen residential apartment building purposes, with a maximum density of 166 dwelling units per net residential hectare (67.1 units per net residential acre) and a maximum building height of 5 storeys."



 **LANDS SUBJECT TO THIS AMENDMENT**

**GENERAL LAND USE DESIGNATIONS**  
SCHEDULE 'A'

— URBAN BOUNDARY

 RESIDENTIAL

 OPEN SPACE

 COMMERCIAL

 INDUSTRIAL

 INSTITUTIONAL

 PRIVATE COMMERCIAL RECREATION

 AGRICULTURAL

 RURAL SETTLEMENTS (EXPANSION)

 RURAL SETTLEMENTS (INFILLING)


● RURAL SETTLEMENTS (MAINTENANCE)

 PARKWAY BELT WEST

 PROVINCIAL FREEWAY (HWY. 410)

 RURAL ESTATE

 RURAL ESTATE EXPANSION

 RURAL-COMMERCIAL

 OPEN SPACE - CEMETERIES

 SPECIAL STUDY AREA

 SPECIALTY AGRICULTURAL

Schedule A to Official Plan  
Amendment No. 152



**CITY OF BRAMPTON**  
Planning and Development

Date: 1988 10 26

Drawn by: C.R.E.

File no. CIE5-28

Map no. 60-40E



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 152

Attached are copies of planning reports, dated November 16, 1987 and August 5, 1988 and the notes of Public Meetings held on February 3, 1988 and September 7, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Acri, Seebach & Longfield	May 14, 1986, May 22, 1986.
Peel Board of Education	July 24, 1986, July 15, 1987, October 19, 1987.
Region of Peel	July 31, 1986, January 13, 1987, February 23, 1987, June 26, 1987, August 28, 1987, October 1, 1987.
Dufferin-Peel Roman Catholic Separate School Board	August 11, 1987, July 30, 1987, September 24, 1987.
Metropolitan Toronto and Region Conservation Authority	August 21, 1986, July 7, 1987, October 20, 1987, March 16, 1988.
Strybos Associates Limited	September 19, 1986, September 22, 1988.
McMillan Binch	September 19, 1986, February 18, 1988, March 9, 1988, June 2, 1988, June 27, 1988, August 11, 1988, September 7, 1988
Mooreville Properties Inc.	December 5, 1986.



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 152

Attached are copies of, a report from the Planning and Development Services Division, dated August 4, 1988, notes of a Public Meeting held on September 7, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and letters received from persons and external agencies with respect to the proposed development.

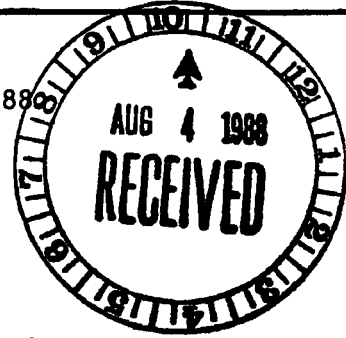
Region of Peel

May 26, 1988

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

August 4, 1988



TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and the Zoning By-law  
Part of Park Lot 5 and 6, Plan BR-21  
(former Town of Brampton)  
Ward Number 3  
ROMAN CATHOLIC EPISCOPAL CORPORATION  
FOR THE DIOCESE OF TORONTO  
Our File Number: C1E5.28

RECEIVED  
CLERK'S DEPT.

AUG 04 1988

REG: 6225

FILE NO: C1E5.28

## 1.0 Introduction

An application to amend the Official Plan and the Zoning By-law, to permit a senior citizen apartment building, has been filed with the City Clerk and referred to staff on May 10, 1988 by City Council for a report and recommendation.

## 2.0 Property Description

The subject property is located along the westerly limit of Mary Street, south of Armstrong Street. It is rectangular in shape having a frontage of 55.19 metres (181.06 feet) along the westerly limit of Mary Street, a depth of 110.0 metres (360.89 feet) and an area of 6070.9 square metres (1.50 acres).

The subject property is presently part of a landscaped portion of St. Mary's Church and St. Mary's Roman Catholic Separate School lands and contains several large trees. Topographically the south central portion of the property slopes from an elevation of 214.13

metres to 211.0 metres, a difference of 3.13 metres (10.2 feet), within a distance of 4.6 metres (15.09 feet). The majority of the property has a fairly level terrain. At present an existing driveway goes through the north-west portion of the subject parcel. There is a shrine in the north-east corner which is to be moved to another location on the church property.

Surrounding the site are the following uses:

- to the east, beyond Mary Street, is Centennial Park and Community Centre;
- to the north is property owned by the church, used for landscape purposes, beyond which are single-family residential dwellings;
- to the west is St. Mary's Church and St. Mary's Separate School, and
- to the south is Cardinal Leger secondary school.

### 3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Residential" according to Schedule 'A' of the Official Plan and designated "Institutional" according to Schedule A and designated "School" according to Schedule D of Official Plan Amendment Number 58, Brampton Central Secondary Plan (Area Number 7).

By-law 200-82, as amended, zones the subject lands as "Institutional One (I1).

### 4.0 Proposal

The applicant is proposing that the Official Plan and zoning by-law be amended to permit the erection of a seniors apartment building.

The proposed four-storey building will contain 100 apartment units, and 45 parking spaces will be provided on site. Each of the two accesses will be via two rights-of-way across the abutting lands, which remain in the ownership of the diocese. There is no direct access proposed from the apartment building to Mary Street.

5.0 Comments from Other Agencies and Departments

The Law Department, and the Traffic Engineering Services Division have advised that they have no comment.

The Development and Engineering Services Division advise that:

- a site plan agreement addressing grading, drainage and access is required prior to the issuance of a building permit, and
- a widening of 2.44 metres is required on the Mary Street frontage.

The Region of Peel advise full services are available on Mary Street and that no Regional roads are affected.

The Community Design Section advise that:

- the access driveway at Mary Street shall have a minimum width of 7.5 metres (24.6 feet);
- a tree survey will be required;
- concern regarding the location of the waste disposal and loading activities;
- a 7.5 metre (24.6 foot) setback from Mary Street, and
- a landscape plan is required.

The Planning Policy and Research Division advise that:

- the application will not require an amendment to the Official Plan. However, an amendment may be required to Official Plan Amendment Number 58, and
- no objections to this proposal.

The Community Services Department has provided the following comments:

Parks and Recreation advised that:

- parkland conveyance based on the proposed would be 100 units at a ratio of 1 acre per 121 units = 0.83 acres.
- a stairway proposed from the property leading up to the existing sidewalk on Mary Street should be replaced with grade changes and/or ramping instead of stairs in respect of the age of the residents, and
- a landscape plan for the site is required along with preservation measures to be employed to protect existing trees during and after construction.

Transit advised that:

- applicants should be advised that the nearest transit service is on Main Street.

Fire advised that:

- to be in accordance with the Ontario Building Code 3.2.5.2.6(B), all access routes must have a centreline turning radii of not less than 12 metres. This is not indicated at either the new driveway or the entrance to the parking lot;

- the existing 1.70 metre chain link fence will have to be removed from around the hydrant adjacent to Mary Street or another private hydrant will be necessary, and
- a revised site plan indicating the above noted changes is required prior to approval.

#### 6.0 Discussion

In March, 1988 an application by the Roman Catholic Diocese to create a lot, on which to erect the subject building, was denied.

The applicant now is requesting that the Official Plan and the zoning by-law designations on the same lands be amended, to permit a portion of their present land holdings to be used for a seniors apartment building. As stated previously, the proposed building shall be 4 storeys in height and contain 100 apartment units. The parking areas will provide 45 parking spaces.

In evaluating the planning merit of the proposal and the appropriateness of the proposed use, a number of factors should be examined. In this regard, Official Plan policy should determine if the subject site is appropriate for the proposed use and basic site design characteristics should account for considerations such as the existing parkland, parking, road access, density of development and abutting uses.

#### 6.1 Official Plan Policy

As previously noted, the subject site is designated on Schedule A of the Official Plan for residential use, which would permit a variety of residential-oriented uses.

The Residential designation recognizes a full range of dwelling types from a single family dwelling to high rise apartment

building. Complementary uses include community and social services required by local residents and quasi-institutional uses including service clubs, social service agencies, union halls, firehalls, police stations and utility installations.

Section 3.4.2 of Official Plan Amendment Number 58 states that the Institutional designation is primarily to recognize the existing institutional uses in the Brampton Central Area, and to permit and encourage these uses to remain. This proposal would not be contradictory to this policy as there will be no changes to the existing institutional uses, as the subject land is part of the landscaped area around the church and school property.

The "Institutional" designation of the Official Plan Amendment includes homes for the aged and nursing homes as a permitted use. The subject proposal might be considered a quasi-institutional use, however it is staff's opinion that because no health-care facilities will be offered as a service to the occupants, the proposal should be considered as an apartment building. Thus, it would not conform to the intent of the Institutional designation.

Due to the proposed density and use, staff recommends that the proposal be considered as a high density residential development.

As noted previously the subject property is designated "Institutional" according to Schedule A and "School" according to Schedule D of Official Plan Amendment Number 58. Thus an amendment to Schedules A and D to change the designation of the subject property to "Residential" and "High Density Residential" respectively, would be required to permit the proposed use.

## 6.2 Policy Discussion

Staff has several concerns: the road access of the proposed building; the proposed density; and the compatibility of the

proposed use and building with the surrounding area and accessibility.

The proposal illustrates that access to the development will be via the driveway, which is presently used to access the church and elementary school to Mary Street. The existing driveway is intended to be relocated north of the site, to accommodate the proposed building site. However, according to Section 2.1.1.4.10 of the Official Plan, "apartments shall have primary access to a ... minor collector road". The proposal would therefore not comply with this policy. Staff does not, however, recommend that the site plan of the subject proposal be required to be redesigned to provide direct access from the proposed development to Mary Street, a local road.

The second concern is the proposed density associated with this application. This application proposes 100 units to be situated upon an area of 0.6 hectares (1.49 acres), which is equal to a density of 166 units per net residential hectare (67.1 units per net acre). The policies of the Secondary Plan identify the maximum density for specific high density designation properties. Section 2.1.1.4.7 of the Official Plan states that the City may permit residential densities to maximum of 173 units per net residential hectare (70 units per net residential acre). As there are not other statements specifically addressing density of apartments within this area, the proposed development of 100 units on 0.6 hectares (1.49 acres) would conform with the Official Plan.

The third concern is the compatibility of the proposed use with the surrounding area. Section 2.1.1.4.10 states that apartments shall be limited to the following locations, "...within or adjacent to major concentrations of institutional uses". The proposal complies with the intent of this part of the policy, as the proposed apartment building will be located immediately adjacent to an institutional area comprising two schools and a church.



The fourth concern is the compatibility of the proposed building with the residential uses to the north of the subject property. The seniors' apartment use will not be disruptive by virtue of excessive traffic or noise. The potentially disruptive aspect of the development are the mass and height of the proposed structure. There are approximately a dozen homes on the south side of Armstrong Street which would be in view of the site. These dwellings are well screened by existing landscaping and large mature trees on their own lots and on the lands owned by the church. The properties on the east side of Mary Street are not as well screened from the proposed development. The proponents intend to locate the building back from Mary Street so that there will be an unobtrusive orientation to the road. Staff recommends that additional screening is to be provided by the applicant to further protect the residential amenity of the properties to the north and to the east. The proposed building would not interfere with sunlight on abutting properties. While, the height and size of the building is considered to be compatible with the area, the proposed use could be made more compatible with the surrounding area provided the recommended landscaping improvements are incorporated.

The fifth concern is the accessibility of the development. Section 2.1.1.7.5 states that in locating new housing for senior citizens ... due regard shall be had for the following principles:

- (i) accessibility by a variety of modes of transportation including public transit, and
- (ii) accessibility to shopping, parks, recreational facilities and community social and health services.

In this location, the accessibility of public transit to each resident would be dependent upon their ability to walk approximately 3 blocks to the bus stop along Main Street, or 5 blocks to the bus terminal. As Mary Street is a local road, a bus service for this

street is not foreseeable. Accessibility to shops, health care facilities is approximately the same distance as the bus terminal. There is a park and recreation facility on the opposite side of Mary Street and the landscaped area of the church on part of the church property.

6.3 Comment Discussion

Prior to issuance of a building permit site plan approval will be required. At that time, the widening of Mary Street as required by the Development and Engineering Services Division can be provided.

Because of the treed condition of the site, the applicant should undertake a tree survey to identify the trees to be conserved and the measures to be followed to protect the trees during construction. The tree survey together with a landscape plan will respond to one of the concerns raised by the Community Design Section and Parks and Recreation.

In order to satisfy the requirements of fire vehicle access and access in general, the geometric design of the driveways must incorporate a minimum pavement width of 7.5 metres with a minimum centre line radius of 12 metres. These matters can be resolved at the site plan approval stage.

Also as part of the site plan approval process, the type of pedestrian building access, stairs and ramps, can be addressed.

Park land requirement requested by Parks and Recreation of the Community Services Department can be satisfied by a cash-in-lieu payment in accordance with City Council's policy.

At present there is a fence across the southerly limit of the subject lands, between the school and the proposed apartment

building site. It is the opinion of staff that a fence is not required on each of the remaining three sites.

7.0 Conclusion

As outlined earlier, staff are of the opinion that the use which is proposed can be considered compatible with the existing residential and institutional development and will have only a minimal negative impact on the integrity of the adjacent single-family residential uses. The proposal can therefore be supported from a development perspective.

8.0 Recommendation

In view of the foregoing, it is recommended to City Council that:

- A. A public meeting be held in accordance with City Council's procedures;
- B. Subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
  1. An amendment to Brampton Central Secondary Plan, Area Number 7, to amend the designation on Schedules A and D to "Residential" and "High Density", respectively.
  2. The site specific zoning by-law shall contain the following:
    - a) the site shall be used for a 'senior citizen' apartment building;
    - b) the maximum number of units shall be 100;


- c) the minimum number of parking spaces shall be 45;
  - d) the minimum setback from Mary Street shall be 7.5 metres, and
  - e) the maximum building height shall be 16 metres at the bottom of the slope and 12.5 metres at the top of the slope.
3. Development of the site shall be subject to a development agreement and the development agreement shall contain the following:
- a) 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 works, parking areas and on-site driveway 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;
  - b) the landscape plan and tree survey shall include the provision of street trees to the satisfaction of the City along Mary Street where it abuts the subject site;
  - c) the site development plan and the landscape plan shall include the provision of landscape screening between the southerly limit of the building and the southerly lot line, along the northerly and easterly lot lines to the satisfaction of the City;
  - d) the applicant shall agree that the existing 1.7 metre chain link fence around the hydrant adjacent to Mary Street and the 1.6 metre chain link fence along Mary Street will be removed;


- e) the site development plan and the road works, parking areas and access/exit driveway plan shall indicate a width of 7.5 metres for the driveways from Mary Street to the parking areas and shall show fire routes designed with a centre line radius of 12 metres to the satisfaction of the Fire Chief;
- f) the applicant shall agree that a road widening of 2.44 metres along the Mary Street frontage be conveyed to the City;
- g) the applicant agree to pay cash-in-lieu of park land conveyance of 0.83 acres in accordance with City Council policy;
- h) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit;
- i) the applicant shall agree to pay the Regional levies in accordance with the policies of the Region of Peel, and
- j) the applicant shall agree to grant easements and rights-of-way for utility, servicing and road access purposes to the satisfaction of the appropriate authority.

Respectfully submitted,

  
\_\_\_\_\_  
Gail Speirs, M.C.I.P.  
Development Planner

AGREED:

  
\_\_\_\_\_  
P.R. Dalzell, Commissioner,  
Planning and Development

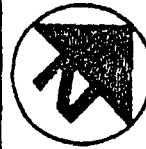
  
\_\_\_\_\_  
L.W.H. Laine, Director,  
Planning and Development  
Services Division

GS/hg/am/11



ST. MARY'S SENIORS HOUSING

Location Map

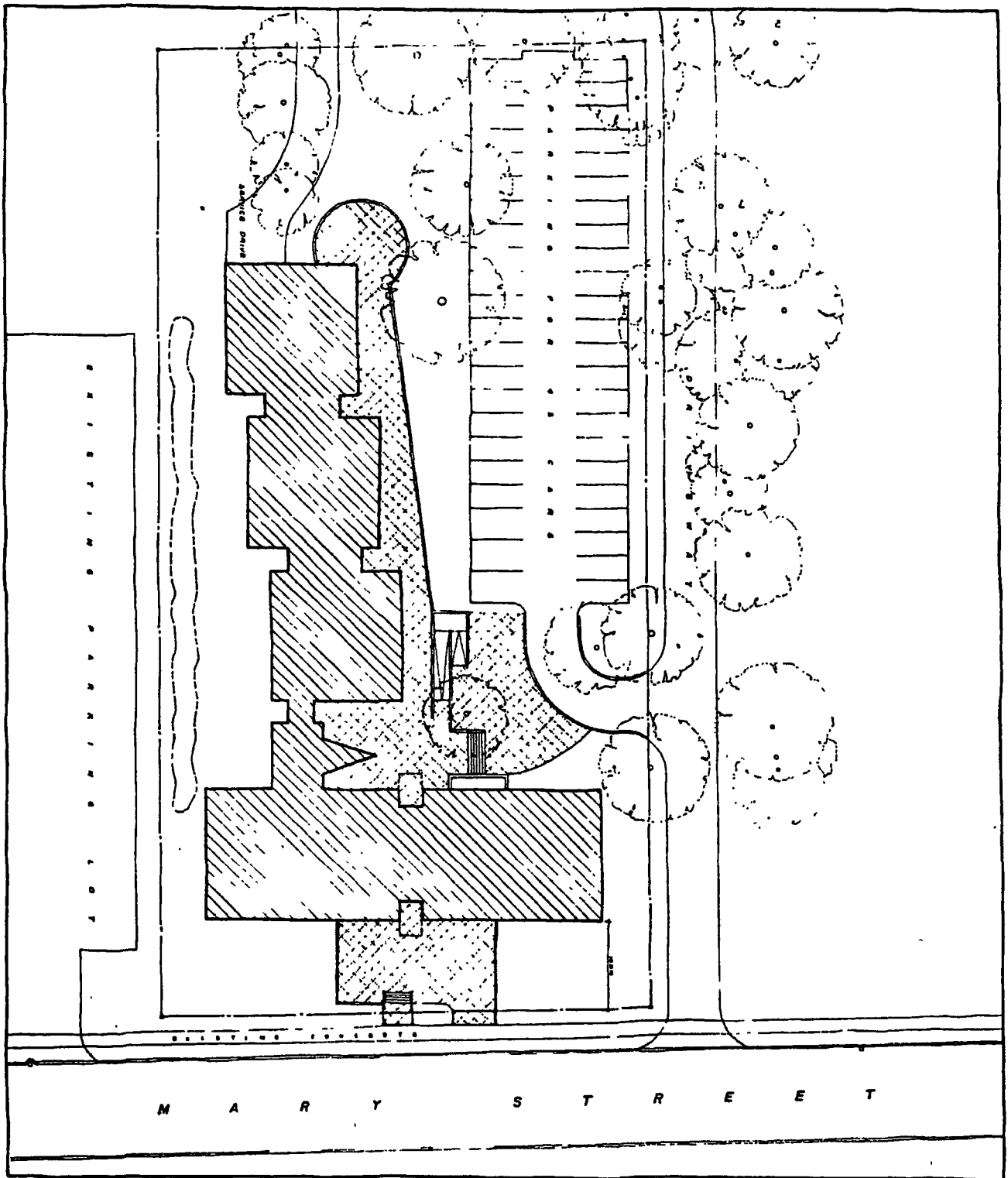


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CITY OF BRAMPTON  
Planning and Development

Date: 1988 05 06 Drawn by: C.R.E.  
File no. CIE5-23 Map no. 60-40A

E5-14



SENIORS APARTMENTS  
ST. MARYS CHURCH

CONCEPT SITE PLAN



1:200

**CITY OF BRAMPTON**  
Planning and Development

Date: 88 07 21 Drawn by: MJO

File no. CIE5.28 Map no. 60-40B

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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September 15, 1988

TO: The Chairman and Members of  
Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan  
and Zoning By-law  
Part of Park Lot 5 and 6, Plan BR-21  
(former Town of Brampton)  
Ward Number 3  
ROMAN CATHOLIC EPISCOPAL CORPORATION  
FOR THE DIOCESE OF TORONTO  
Our File Number: C1E5.28

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The notes of the Public Meeting held on Wednesday, September 7, 1988 are attached for the information of Planning Committee.

Several members of the public appeared at the meeting to enquire or to comment as to the impact the proposed development would have upon the outcome of future development applications; upon the existing residential character of the locality, and upon the capacity or adequacy of existing services.

It was noted that the zoning by-law would be site specific; would incorporate a maximum height restriction of five storeys; would establish a maximum number of dwelling units, and would require an amendment if the maxima were to be exceeded.

The contrast between the existing residences, Mary Street Recreation Centre, Cardinal Leger Secondary School and the five storey apartment building was noted by a resident as a significant factor. While a difference in height would exist between the



proposed apartment building and the lower buildings along Mary Street, the impact upon the more sensitive residential amenity is not very great due to the horizontal separation between the closest dwellings and the proposed apartment building. The north-south wing of the apartment building will be almost 60 metres (196 feet) away from the nearest house whilst the east-west wing will be at least a further 20 metres more distant, or about 80 metres (262 feet).

With respect to the capacity or adequacy of existing services, neither the Region of Peel Public Works Department nor the City Public Works and Building Department have indicated any problems or deficiency from a servicing perspective.

At the Planning Committee meeting of August 8, 1988 concern was expressed regarding the size of the individual dwelling units. The applicant has advised that the distribution and size of dwelling units will be as follows:

<u>Unit Type</u>	<u>Number</u>	<u>Size</u>
1 bedroom	87	52 m <sup>2</sup> (560 ft <sup>2</sup> )
1 bedroom (handicapped)	5	58 m <sup>2</sup> (625 ft <sup>2</sup> )
2 bedroom	<u>8</u>	70 m <sup>2</sup> (750 ft <sup>2</sup> )
TOTAL	100	

The unit sizes are equal to Ministry of Housing standards, revised April, 1988, which are identical to Peel Non-Profit Housing Corporation current standards.

City Council at its meeting held on August 15, 1988 directed that only a Public Meeting be held. Therefore, it is necessary that Planning Committee recommend that City Council impose suitable development conditions. The recommendations contained within the

Planning and Development Department report dated August 4, 1988 are satisfactory with one minor modification. Condition 2(d) which reads as follows:

"2(d) the minimum setback from Mary Street shall be 7.5 metres"

should be amended to ensure that the setback is determined on the basis of the widened right-of-way. Therefore condition 2(d) should be amended as follows:

"2(d) the minimum setback from Mary Street, as widened shall be 7.5 metres."

IT IS RECOMMENDED THAT PLANNING COMMITTEE recommend to City Council that:

- A. the notes of the Public Meeting be received;
- B. the application be approved in accordance with the following conditions:
  - 1. An amendment to Brampton Central Secondary Plan, Area Number 7, to amend the designation on Schedules A and D to "Residential" and "High Density", respectively.
  - 2. The site specific zoning by-law shall contain the following:
    - a) the site shall be used for a 'senior citizen' apartment building;
    - b) the maximum number of units shall be 100;

- c) the minimum number of parking spaces shall be 45;
  - d) the minimum setback from Mary Street, as widened, shall be 7.5 metres, and
  - e) the maximum building height shall be 16 metres at the bottom of the slope and 12.5 metres at the top of the slope.
3. Development of the site shall be subject to a development agreement and the development agreement shall contain the following:
- a) 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 works, parking areas and on-site driveway 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;
  - b) the landscape plan and tree survey shall include the provision of street trees to the satisfaction of the City along Mary Street where it abuts the subject site;
  - c) the site development plan and the landscape plan shall include the provision of landscape screening between the southerly limit of the building and the southerly lot line, along the northerly and easterly lot lines to the satisfaction of the City;
  - d) the applicant shall agree that the existing 1.7 metre chain link fence around the hydrant adjacent

to Mary Street and the 1.6 metre chain link fence along Mary Street will be removed;

- e) the site development plan and the road works, parking areas and access/exit driveway plan shall indicate a width of 7.5 metres for the driveways from Mary Street to the parking areas and shall show fire routes designed with a centre line radius of 12 metres to the satisfaction of the Fire Chief;
  - f) the applicant shall agree that a road widening of 2.44 metres along the Mary Street frontage be conveyed to the City;
  - g) the applicant agree to pay cash-in-lieu of park land conveyance of 0.83 acres in accordance with City Council policy;
  - h) the applicant shall agree to pay City levies in accordance with the Capital Contribution Policy prior to the issuance of a building permit;
  - i) the applicant shall agree to pay the Regional levies in accordance with the policies of the Region of Peel, and
  - j) the applicant shall agree to grant easements and rights-of-way for utility, servicing and road access purposes to the satisfaction of the appropriate authority.
- C. staff be directed to present the appropriate documents to City Council.

Respectfully submitted,

*js* *L. W. H. Laine*  
Gail Speirs, M.C.I.P.  
Development Planner

AGREED:

*F. R. Dalzell*  
F. R. Dalzell, Commissioner of  
Planning and Development

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

GS/hg/icl

PUBLIC MEETING

62-7

A Special Meeting of Planning Committee was held on Wednesday, September 7, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by the ROMAN CATHOLIC EPISCOPAL CORPORATION FOR THE DIOCESE OF TORONTO (File: C1E5.28 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit the erection of a seniors apartment building on the subject property.

Members Present: Councillor P. Robertson - Chairman  
Alderman H. Chadwick Alderman L. Bissell  
Alderman S. DiMarco Alderman A. Gibson  
Councillor F. Andrews  
Councillor F. Russell  
Alderman J. Shadrach

Staff Present: L.W.H. Laine, Director, Planning and  
Development Services  
R. Burnett, Development Planner  
C. Brawley, Policy Planner  
E. Coulson, Secretary

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Approximately 8 interested members of the public were present.

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. Laine replied in the affirmative.

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

Alderman Shadrach noted that membership in the St. Mary's parish and representing Ward, in his opinion, presents no conflict of interest. He informed the public that this application will receive the same treatment as any other proposal that comes to his attention and that he has never given preferential

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treatment to any application.

Sofie Hunt, 12 Woodbrook Drive, inquired about the height and number of storeys of the proposed buildings, City height limitation standards, future extension, the effect of the proposed zoning change on the surrounding area, precedent setting for extensions and high rise development and zoning changes.

Mr. Laine outlined the proposed height and number of storeys, noting that the covering by-law would be site specific, indicating a maximum height; that any further extension would require a further zoning application and the proposal includes only the 1½ acre parcel of land, and that the application would be considered on its merit.

The Architect for the applicant made a presentation, showing drawings, relative to building elevations, architectural features, residential nature, etc.

Mr. Ed Stock, 13 Armstrong Street commented that the proposal is not in keeping with the residential nature of the area (i.e.) the relationship to the 2-storey houses along Mary Street and the single-storey school building. Also, he inquired if there would be any effect on the area due to any widening of Mary Street or general improvements in the same general location.

Mr. Laine responded that widening of the right-of-way on Mary Street, not the road itself, will occur; that Mary Street has a minor collector function and the Public Works Department has not indicated road widening or additional storm sewer requirements. Also, the Region of Peel has not indicated additional sanitary sewer or water supply requirements.

Mr. Laine addressed the issue of visual impact and shadowing on the neighbouring buildings as being minimal; the distance between the existing and proposed building lessens the visual impact.

The Architect for the applicant indicated the revised set back distance is greater than the average of near dwellings.

Mr. Stock questioned the effects on the area if adjustments are required to the storm water system on Armstrong Street due to the proposal.

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Mr. Laine addressed the storm water management issue and indicated that the Conservation Authority, as well as the Public Works Department are sensitive to this issue.

Mrs. Hunt noted the existing senior apartments in the vicinity, at Scott and Queen Streets, and Mr. Laine indicated one on Maple Street as well as Scott Street.

Mr. Joseph Hunt, 12 Woodbrook Drive, requested that the City restrict the traffic flow to Mary Street, thereby preventing excess traffic on Woodbrook Drive.

A representative for the applicant pointed out that the road on the north side of the proposed site is a private drive, which is open most of the time to serve the school and church, however, is locked periodically in an effort to restrict traffic flow through to Main Street South.

There were no further questions or comments and the meeting adjourned at 8:10 p.m.



# The Regional Municipality of Peel

Planning Department

May 26, 1988

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

Attention: Ms. Gail Speirs  
Development Planner

City of Brampton PLANNING DEPT.	
Date	MAY 27 1988 Rec'd.
File No.	<i>C.I.E.S. 28</i>

Re: Official Plan Amendment  
and Rezoning Application  
Roman Catholic Episcopal Corporation  
for the Diocese of Toronto  
Your File: C145.28  
Our File: R42 1E78B

Dear Ms. Speirs:

In reply to your request for comments dated May 4, 1988 concerning the above noted application, our Public Works Department has examined the proposal and indicates that full municipal services are available on Mary Street and Regional roads are not directly affected.

We trust that this information is of assistance.

Yours truly,

*[Signature]*  
D. R. Billett  
Director of  
Development Control

VZ:nb