



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 281-83

To adopt Amendment Number 23 to the Official Plan of the City of Brampton Planning Area and Amendment Number 23 A to the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 23 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 23 A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 23 to the Official Plan of the City of Brampton Planning Area and Amendment Number 23 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 12th day of October, 1983.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

DUPLICATE ORIGINAL

21-0P 0031-023

AMENDMENT NUMBER 23
to the Official Plan of the
City of Brampton Planning Area

and

AMENDMENT NUMBER 23 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

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AMENDMENT NO. 23
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA
AND AMENDMENT NO. 23A TO THE
CONSOLIDATED OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment to the Official Plan for the City of Brampton Planning Area and to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of the Planning Act, 1980 as Amendment No. 23 to the Official Plan and Amendment No. 23A to the Consolidated Official Plan for the City of Brampton Planning Area.

Date Jan. 11/84 *[Signature]*



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

This 12th day of October, 1983.

KENNETH G. WHILLANS MAYOR

RALPH A. EVERETT CLERK

NOV 20 1983

AMENDMENT NUMBER 23 TO THE OFFICIAL PLAN

FOR THE CITY OF BRAMPTON PLANNING AREA

AND

AMENDMENT NUMBER 23 A TO THE CONSOLIDATED OFFICIAL PLAN

FOR THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use policy relating to lands shown outlined on Schedule A attached hereto.

2. Location

The lands subject to this amendment are located on the north side of Greenmount Road, approximately 380 metres east of Glenvale Boulevard, being Block A on Registered Plan 858 in the City of Brampton.

3. Amendment

3.1 The Official Plan of the City of Brampton Planning Area is hereby amended:

3.1.1 by deleting therefrom section 7.2.7.12 (Area 12: Northgate) and substituting therefor the following:

"7.2.7.12 Area 12: Northgate

Chapters C13, C17, C29 and C34 of Section C of Part C, and Plate Numbers 24 and 28, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 19, 33, 89 and by Amendment Number 23 A to the Consolidated Official Plan, are combined, and shall constitute the Northgate Secondary Plan."

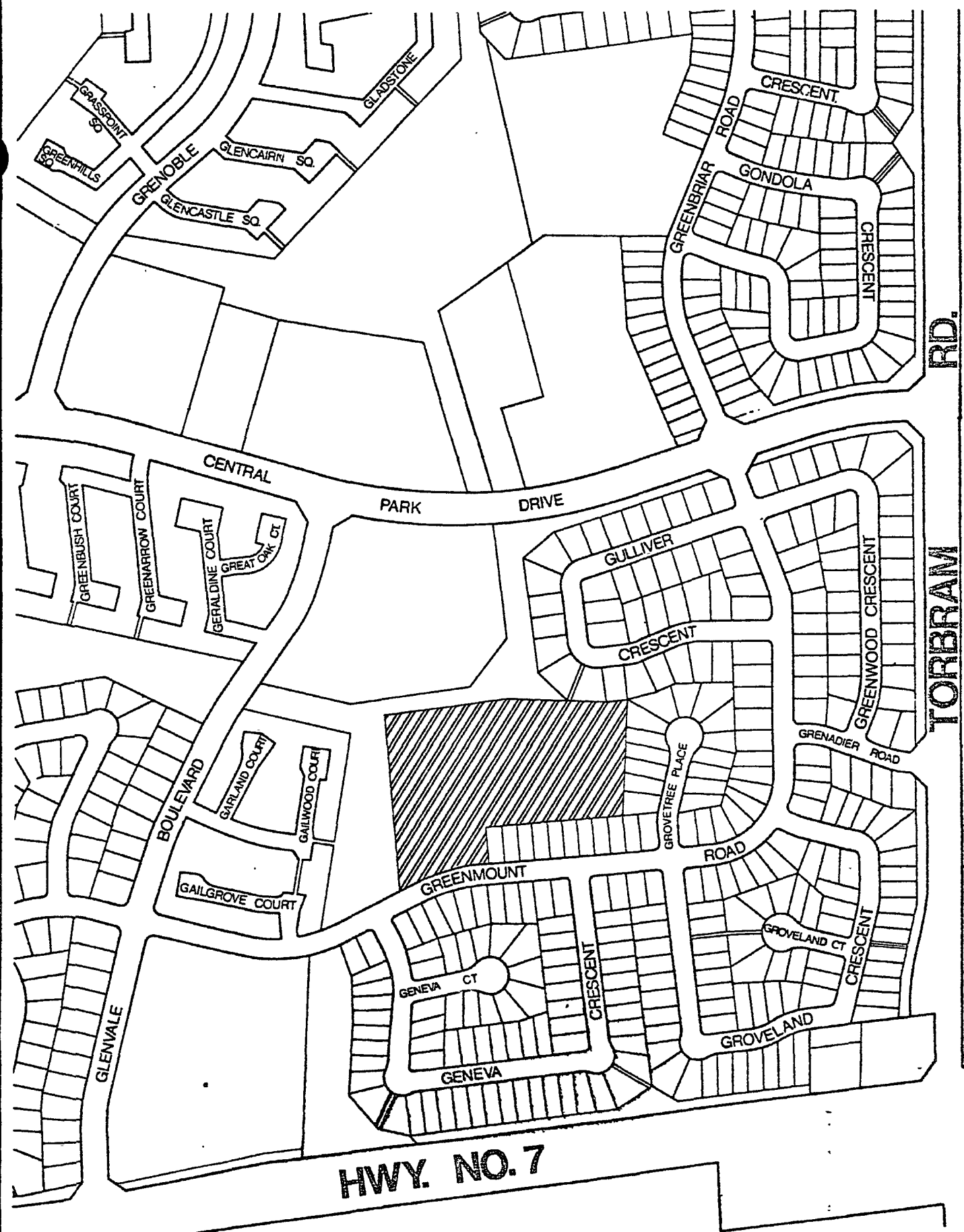
3.1.2 by adding to Part II, Chapter 2, Section 2.1, the following:

"2.1.1.9.2 Notwithstanding the Aircraft Noise Policies in section 1.8 (General Provisions) of this Plan, the lands located in the Northgate Secondary Planning Area, being Block A, Registered Plan 858, in the City of Brampton, may be used for residential purposes. However, prior to any residential development taking place, the City will require that the owner/developer engage a consultant to undertake an analysis of aircraft noise and to recommend appropriate attenuation measures to the satisfaction of the City and the Ministry of the Environment, and in accordance with the Ministry of Municipal Affairs and Housing publication entitled Land Use Policy Near Airports."

3.2 The Consolidated Official Plan for the City of Brampton Planning Area, as it relates to the Northgate Secondary Plan (being Chapters C13, C17, C29 and C34 of Section C of Part C, and Plate Numbers 24 and 28, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 19, 33 and 89) is hereby amended by adding to Part C, Section C, Chapter C17, subsection 5.2(xi) the following:

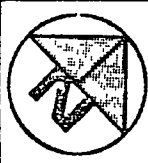
"If the school board decides that the public school in the south east quadrant of the village is not required, the lands shall be developed for Low Density Residential use. However, prior to any residential development taking place, the City will require that the owner/developer engage a consultant to undertake an analysis of aircraft noise and to recommend appropriate attenuation measures to the satisfaction of the City and the Ministry of the Environment and in accordance with the Ministry of Municipal Affairs and Housing publication entitled Land Use Policy Near Airports."





LANDS SUBJECT TO THIS AMENDMENT 

OFFICIAL PLAN AMENDMENT No. 23
 OFFICIAL PLAN AMENDMENT No. 23 A
 Schedule A



1:5000

CITY OF BRAMPTON
 Planning and Development
 Date: 83. 08 17 Drawn by: J. K.
 File no. C5E6.7 Map no. 47-19D

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 23
AND
AMENDMENT NUMBER 23 A

Attached is a copy of reports from the Director, Planning and Development Services, dated June 2, 1983 and July 4, 1983, and a copy of a report from the Director, Planning and Development Services, dated August 4, 1983, forwarding notes of a public meeting held on August 3, 1983.

INTER-OFFICE MEMORANDUM

E1

Office of the Commissioner of Planning & Development

1983 06 02

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application to Amend the
Official Plan and Restricted Area (Zoning) By-law
BRAMALEA LIMITED
Block A, Registered Plan Number 858
Greenmount Road
Region of Peel File: 21T-83011B
Our File: C5E6.7

1.0 INTRODUCTION:

A draft plan of subdivision has been formally circulated by the Region of Peel in accordance with normal procedures for processing draft plans of subdivision. An application to amend the Official Plan and the Zoning By-law to implement the draft plan of subdivision has been filed with the City Clerk.

2.0 PROPERTY DESCRIPTION:

The subject lands are located on the north side of Greenmount Road, and are described as Block A, Registered Plan Number 858. The lands are irregular in shape, having an area of 3.24 hectares (8.0 acres), a frontage of 94.3 metres (309 feet) on the north side of Greenmount Road, and consist of a former proposed school site.

Topographically, the subject lands are gently sloping to the south and no significant vegetation exists on the site.

The land uses surrounding the subject property are as follows:

- the abutting lands to the south are occupied by detached dwellings fronting on Greenmount Road;
- to the east, abutting lands are also occupied by detached dwellings fronting on Grovetree Place;
- abutting lands to the west and the majority of abutting lands to the north are developed for park purposes (Greenmount Park North), and
- the balance of the abutting lands to the north are developed for semi-detached dwellings fronting on Gulliver Crescent.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject lands as a "Public School" and through the readoption of Chapter C17 the subject lands are also designated "Public School" in the new Official Plan.

By-law 861, as amended, of the former Township of Chinguacousy, zones the subject lands Agricultural Class One (A1).

An amendment to both the Official Plan and the Restricted Area (Zoning) By-law are necessary to permit the development of the subject lands as proposed.

4.0 PROPOSAL:

The subject application proposes to subdivide the lands into 51 single family residential lots with minimum frontages of 10.36 metres (34 feet), and a 0.006 hectare (0.014 acre) open space block abutting Greenmount Park North. Access to the lots is

proposed via a short cul-de-sac from Greenmount Road in a north-south direction and a second cul-de-sac from the first in an east-west direction. No walkway is proposed to facilitate the extension of the existing walkway from Gulliver Crescent and it is the applicant's contention that this existing walkway should be removed. With respect to pedestrian movements, the applicant proposes a small block of open space at the end of the north-south cul-de-sac as a pedestrian link between the subject proposal and Greenmount Park North.

To facilitate the proposed development, the applicant has submitted an application to amend the Official Plan and the Restricted Area (Zoning) By-law. In this respect the applicant is requesting a single family detached dwelling zoning with the following requirements:

Minimum Front Yard Setback	- 6 metres (20 feet)
Minimum Rear Yard Setback	- 7.6 metres (25 feet)
Minimum Interior Side Yard Setback	- 0.3 metre (1 foot)
Minimum Exterior Side Yard Setback	- 3 metres (10 feet)
Minimum Distance Between Structures	- 1.8 metres (6 feet)
Maximum Height	- 7.6 metres (25 feet)
Maximum Building Coverage	- 35%

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS:

City Public Works Department advise they have no objection to the plan as submitted.

Dufferin-Peel Roman Catholic Separate School Board: advise that junior separate school pupils generated by this plan of subdivision will be accommodated at George Vanier school on Finchgate Boulevard. It is estimated that the yield from the 51 single family units will be approximately 13 junior kindergarten to grade eight pupils. Separate school pupils in grades 9-13 will

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be accommodated at St. Thomas Aquinas school on Glenvale Boulevard, behind this proposed plan of subdivision.

They also advise that the disposition of the walkway on Gulliver Crescent, (whether it is to be closed or extended into this plan), should be determined, prior to the release of the plan for registration.

No other agency or department has raised an objection to the subject proposal. However, it is noted that comments from a number of agencies, namely the Region of Peel, Bell Telephone, Ministry of the Environment, Ministry of Municipal Affairs and Housing, and the Peel Board of Education have, to date not been received. Although the Peel Board of Education have not as yet formally commented on this plan, they have reconfirmed that the Board has no interest in the site.

6.0

DISCUSSION:

With respect to the proposed land use, it is noted that the subject lands were originally designated as a "Public School" site in the Consolidated Official Plan and were reserved for a school site when the surrounding area was developed. Since that time, it has been determined that the subject property is no longer required for school purposes and consequently the applicant has requested that the Official Plan be amended to permit the property to be developed for "Low Density Residential" purposes. Staff have no objection to the proposed amendment as it will form the logical extension of the existing "Low Density Residential" development to the south and east.

Also with respect to the Official Plan, it is noted the policies contained in the new Official Plan concerning aircraft noise would prevent the use of the subject lands for residential purposes in that the subject lands fall between the 30 and 35 noise exposure

projection levels. Although the precise wording of these policies would encompass the subject lands, it was not intended to prevent the infilling of the existing residential community, as is the case with the subject proposal. It will therefore be necessary that the Official Plan aircraft noise policies permit the subject lands to be used for residential purposes.

The applicant has also requested an amendment to the restricted area (zoning) by-law to facilitate development of single family detached dwellings in accordance with the proposed plan of subdivision. In this respect, the applicant has requested a detached dwelling zoning, except for the small open space block, which would permit approximately the following lot breakdowns:

<u>Number of Lots</u>	<u>Type</u>	<u>Frontage</u>
3	Interior	10.5 metres (34 feet)
44	Interior	11 metres (36 feet)
4	Corner	13.5 metres (44.3 feet)

In addition, the applicant has requested specific building setback provisions which in effect would enable a dwelling to be constructed on the lots having a minimum width of 9 metres (30 feet).

In considering the proposed zoning, staff note that the abutting properties to the east and south are developed for detached dwellings within an "R5" zoning category which requires a minimum lot frontage of 50 feet and minimum lot area of 6,000 feet. Although the lots proposed by the applicant have less frontage than the abutting single family lots, they are equal to, and in many cases substantially greater in depth, than these abutting properties. It is the applicant's contention that current market conditions are not favourable for large lot single family developments and that the zoning proposed would permit the type of detached dwelling which is most viable under present conditions.

In principle, staff accept the applicant's contention that current market conditions appear to indicate that detached dwellings on smaller lots are the most viable type of housing unit. Staff are also of the opinion that the size and scale of the unit which would result from the zoning requested would not have a detrimental effect on surrounding residential neighbourhood, and that the units constructed will be compatible with the development which currently exists in the immediate area. It is noted, however, that the provision of maintenance easements will be necessary for all lots where less than 1.2 metre (4 feet) side yards are being provided.

The design of the proposed draft plan has been primarily determined by the limited size and shape of the subject site. Due to this limited size and the irregular shape of the property and the fact the proposal is an infill project, solar orientation of lots has not been practical. As a result, solar orientation is not a prominent feature of the plan. As it is the City's policy to encourage energy efficient housing, it is suggested the applicant discuss with staff the various energy conservation features which should be incorporated into the proposed dwellings.

A total of 51 detached lots are proposed with frontage on two short culs-de-sac. The first running in a northerly direction from Greenmount Road and terminating in a bulb at the northerly boundary of the site, abutting Greenmount Park North. The second running in an easterly direction and terminating in an elongated bulb, one lot depth from the easterly property boundary.

With respect to the first cul-de-sac, it is noted that streets which terminate in bulbs abutting existing or proposed parkland would normally be discouraged by staff for obvious maintenance and aesthetic reasons. In the case of the subject proposal, however, staff note that the existing pedestrian desire lines within the subject site appear to be consistent with the alignment of this

north-south cul-de-sac. As a result, staff feel there is some validity in terminating the cul-de-sac at the north property boundary of the site, thereby retaining the existing pedestrian pattern from Greenmount Road to Greenmount Park, north of the subject site. However, if this road pattern is to be accepted, it is recommended that a landscaping and/or fence treatment be provided in Greenmount Park abutting the north property boundaries on lots 15 and 16 to improve the aesthetics of this portion of the plan and to ensure a reasonable level of privacy for the future residents of these lots.

It is noted that Block 52, the small area of open space at the end of this north-south cul-de-sac, is not considered as usable parkland and should only be considered as access to Greenmount Park. Staff therefore recommend Block 52 be landscaped to the satisfaction of the City and be deeded to the City as a pedestrian access to Greenmount Park, to be maintained in conjunction with Greenmount Park. Cash-in-lieu of parkland is thereby required.

The second cul-de-sac, although acceptable in design, does not facilitate for the continued use of the existing pedestrian walkway from Gulliver Crescent to the north. This walkway from Gulliver Crescent was originally provided to facilitate pedestrian access to the subject lands when the lands were envisaged as a school site, and through the subject lands to Greenmount Park. Staff have reviewed this issue and have concluded that the walkway forms an integral part of the access to Greenmount Park and therefore should not be closed.

In this regard it is recommended that the applicant make the necessary arrangements, to the satisfaction of the City, to facilitate the extension of the walkway from Gulliver Crescent to Greenmount Park. Such arrangements may necessitate a minor revision to the plan at the rear of lots 26 and 27 which can be accommodated at final plan stage.

As with other developments of this nature, it is recommended that an Architectural Control Committee be established to review and approve the external design of buildings within the subdivision.

7.0 RECOMMENDATION:

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

- A. A Public Meeting be held in accordance with City Council procedures, and that
- B. Subject to the results of the Public Meeting, draft approval of the proposed draft plan of subdivision be subject to the following conditions:
 1. The approval be based upon the draft plan dated March, 1983 prepared by Johnson, Sustronk, Weinstein and Associates, redline revised as follows:
 - (a) the 0.3 metre reserve along the Greenmount Road be deleted and incorporated into lots 1 and 51.
 2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton, and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.
 3. The applicant shall agree by agreement to grant easements as may be required for the installation of utilities and municipal services to the appropriate authorities.

4. The applicant shall agree by agreement to support an appropriate amendment to the Official Plan and the Restricted Area (Zoning) By-law to permit the proposed development.
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
6. Development of the subject lands shall be staged to the satisfaction of the City.
7. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel, and begin with the letter 'G'.
8. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.
9. The maximum number of lots permitted on the site shall be 51.
10. The applicant shall agree by agreement that prior to final approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the City of Brampton.
11. The applicant shall agree by agreement that the noise control measures recommended by the acoustical report, as in 10 above, shall be implemented to the satisfaction of the City of Brampton. Further, in this regard, the developer will be required to inform all prospective tenants or purchasers of lands within the plan that the lands are located in the Airport Noise Sensitivity Zones

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and the following clauses shall be included in a registered portion of the subdivision agreement:

- (a) Purchasers shall be advised that despite the inclusion of noise control features within the individual building units, noise levels may continue to be of concern occasionally interfering with some activities of the dwelling occupants.
- (b) A map shall be displayed in the sales office and shown to all prospective purchasers, indicating the location of the proposed lots in relation to the Airport Noise Sensitivity Zones.
- (c) The map as required in (b) above shall be approved by the City's Commissioner of Planning and Development prior to the registration of the plan and further, staff shall be permitted to monitor the sales office to ensure compliance.

12. All land titles and offers of purchase and sale agreements shall contain the following warning clause:

"Due to the proximity to Toronto International Airport, noise levels on this property may occasionally be of concern to dwelling occupants."

13. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.

14. The applicant shall agree by agreement to create easements for maintenance purposes for all lots where less than 1.2 metre (4 feet) side yards are being provided.

15. The applicant shall agree by agreement, in wording acceptable to the City, that:

(1) Prior to the final approval of this plan or any on-site grading, the owner or his agent shall submit for the review and approval of the City, a report describing:

(i) the means by which storm water will be conducted from the site and any storm water management techniques that will be used;

(ii) the construction practices which will be used to limit the effects of siltation and erosion on the site, prior to, during and after the construction period.

(2) To carry out, or cause to be carried out, the works recommended in Condition 15 (1) parts (i) and (ii) above.

16. The applicant shall agree by agreement to pay cash-in-lieu for the Public Open Space requirement equivalent to five percent of the subject lands in accordance with the Planning Act.

17. Block 52 which serves as an access to Greenmount Park, be conveyed to the City and landscaped according to City standards.

18. The applicant shall agree by agreement to provide a landscape and/or fencing treatment to the satisfaction of the City on Greenmount Park abutting the north property boundaries of lots 15 and 16.

E1-12

19. The applicant shall agree by agreement to erect fencing along the lot lines of all lots which abut Greenmount Park and Block 52 in accordance with the City's fencing policy.
20. The applicant shall agree by agreement to provide a connecting walkway from the end of the north-south cul-de-sac to the existing walkway in Greenmount Park to the satisfaction of the City.
21. The applicant shall agree by agreement to provide a connecting walkway from the end of the existing walkway to Gulliver Crescent, to the existing walkway in Greenmount Park, to the satisfaction of the City.
22. The applicant shall agree by agreement to convey to the City the lands necessary for the extension of the walkway outlined in condition 21 above.

AGREED:



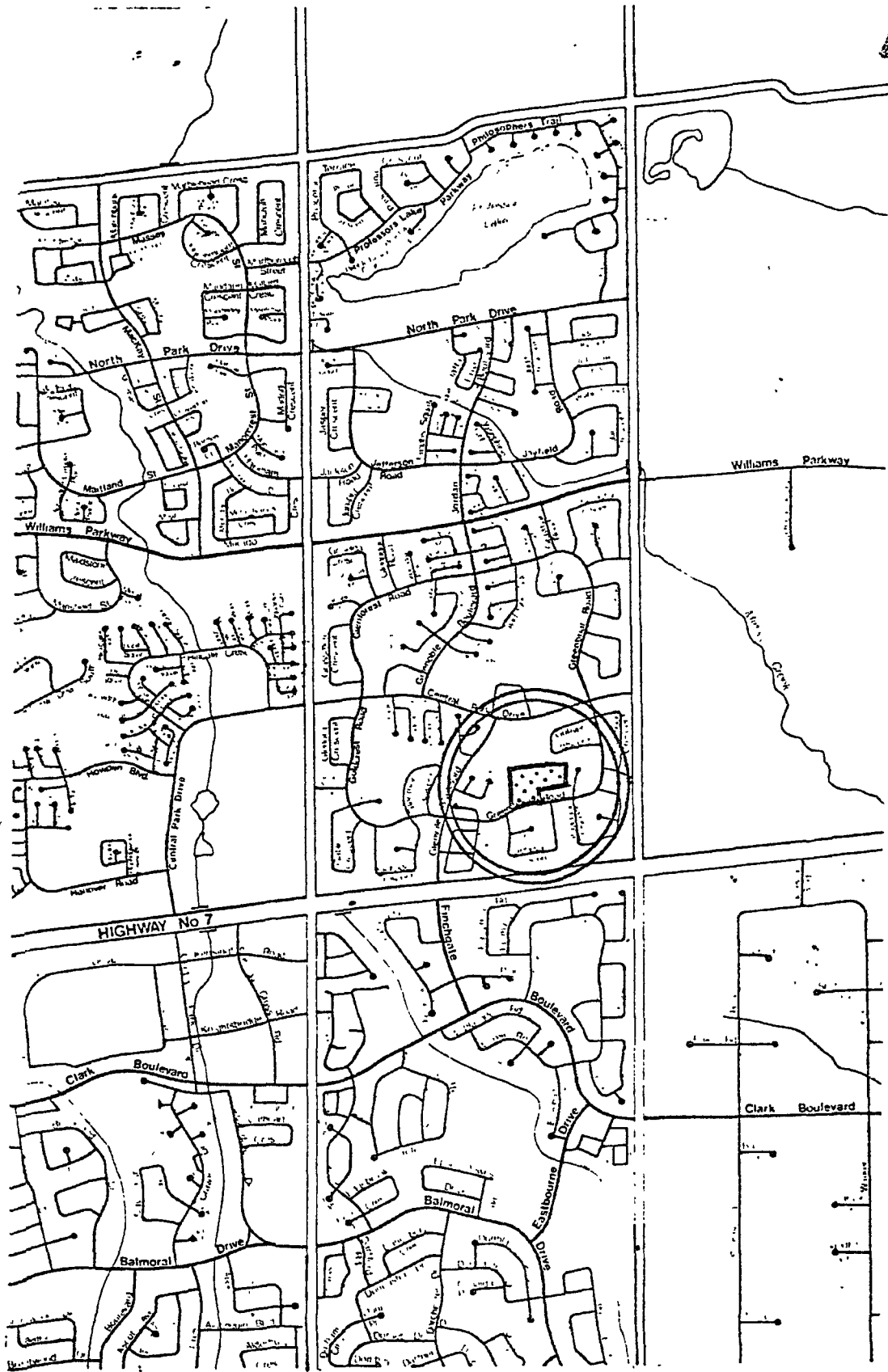
F.R. Dalzell,
Commissioner of Planning
and Development.



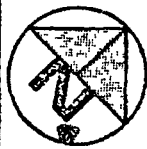
L.W.H. Laine,
Director of Planning and
Development Services.

LWHL/DR/kab
Enclosures - 3

E1-13



BRAMALEA LIMITED



CITY OF BRAMPTON
Planning and Development

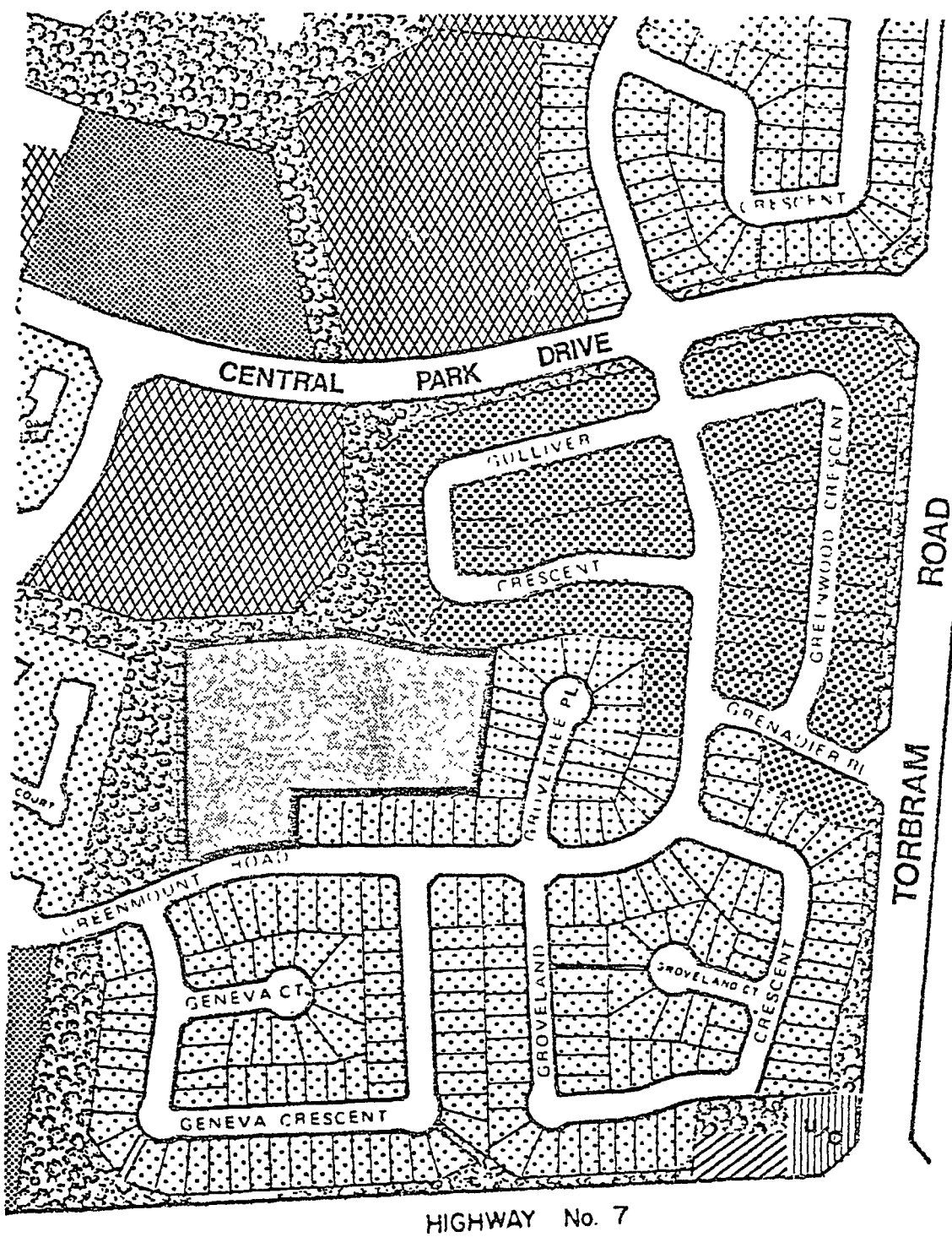
Location Map

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Date: 83 04 21
File no. C5E6.7

Drawn by: RB
Map no. 47-19A

E-14



LEGEND

- | | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  Subject Property |  Townhouses |  Highway Commercial |
|  Single Family |  Institutional |  Commercial Under Construction |
|  Semi-Detached |  Open Space | |

BRAMALEA LIMITED

Land Use



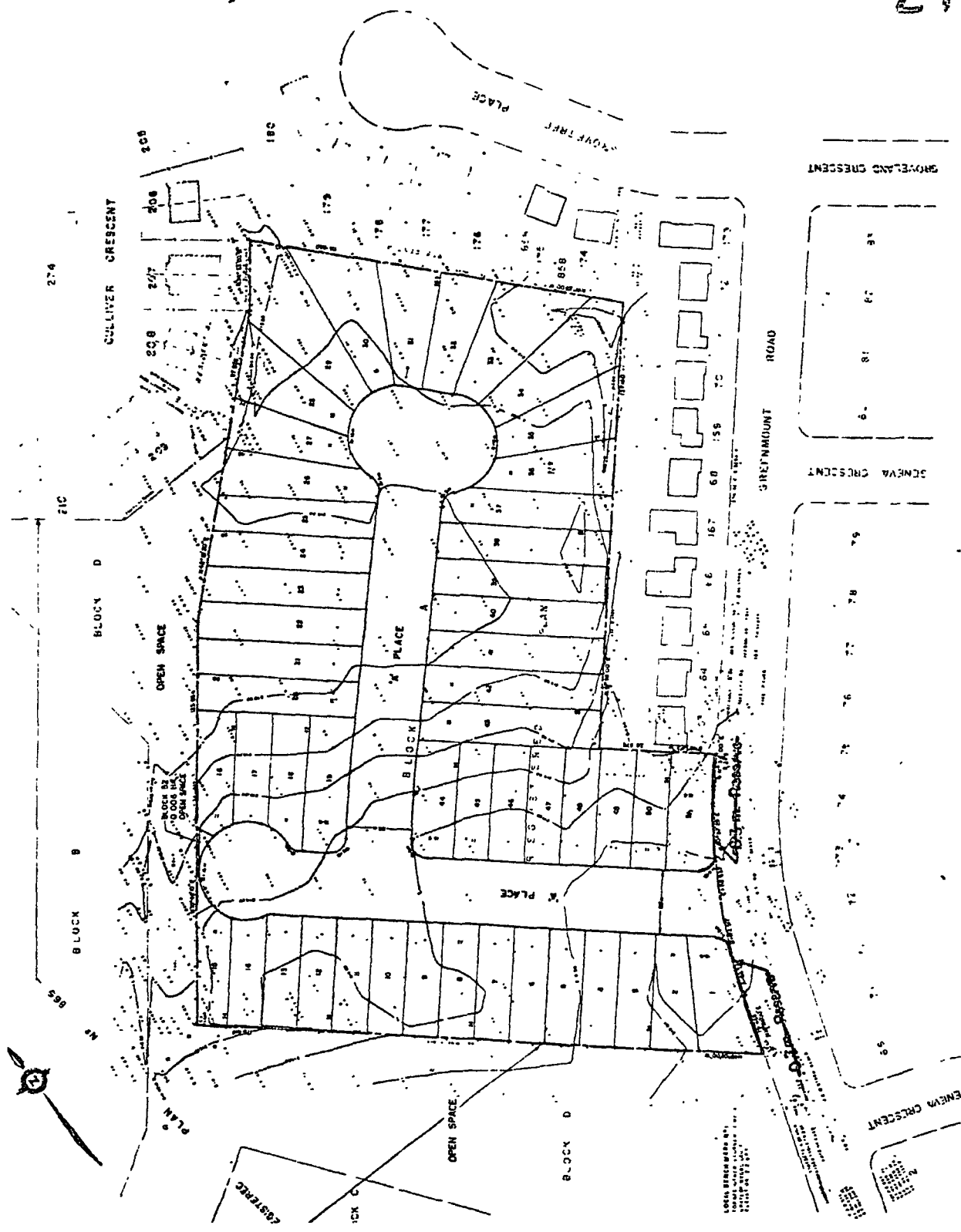
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CITY OF BRAMPTON

Planning and Development

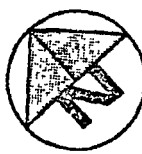
Date: 83 04 21 Drawn by: RB
File no. C5E6 7 Map no. 47-19B

51-15



BRAMALEA LIMITED

Draft Plan of Subdivision



CITY OF BRAMPTON
Planning and Development

Date: 83 04 28 Drawn by: RB
 File no. C5E6.7 Map no. 47-19C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 07 04

TO: Chairman of the Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Restricted
Area (Zoning) By-law
BRAMALEA LIMITED
Block A, Registered Plan Number 858
Greenmount Road
Region of Peel File: 21T-83011B
Our File: C5E6.7

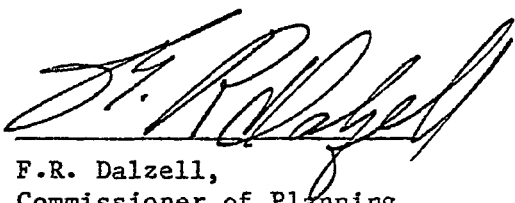
Further to the staff report dated June 2, 1983, discussions have taken place with the applicant culminating in the applicant requesting a revision to the proposed draft plan. This revision involves the re-orientation of lots 1, 2, 3, 49, 50 and 51, such that they front on Greenmount Road as shown on the attached plan. Staff have no objection to the requested revision and recommend that should the Committee see merit in this revised version of the proposed draft plan, that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council procedures, and that
- B. Subject to the results of the Public Meeting, draft approval of the proposed draft plan of subdivision be subject to conditions 2 through 22, both inclusive, contained in the staff report dated June 2, 1983 and the following revised condition number 1.

1. The approval be based upon the draft plan dated March, 1983 prepared by Johnson, Sustronk, Weinstein and Associates, redline revised as follows:

- (a) the 0.3 metre reserve along the Greenmount Road be deleted and incorporated into lots 1, 2, 3, 49, 50 and 51.
- (b) lots 1, 2, 3, 49, 50 and 51 be reoriented to front on Greenmount Road.

AGREED:



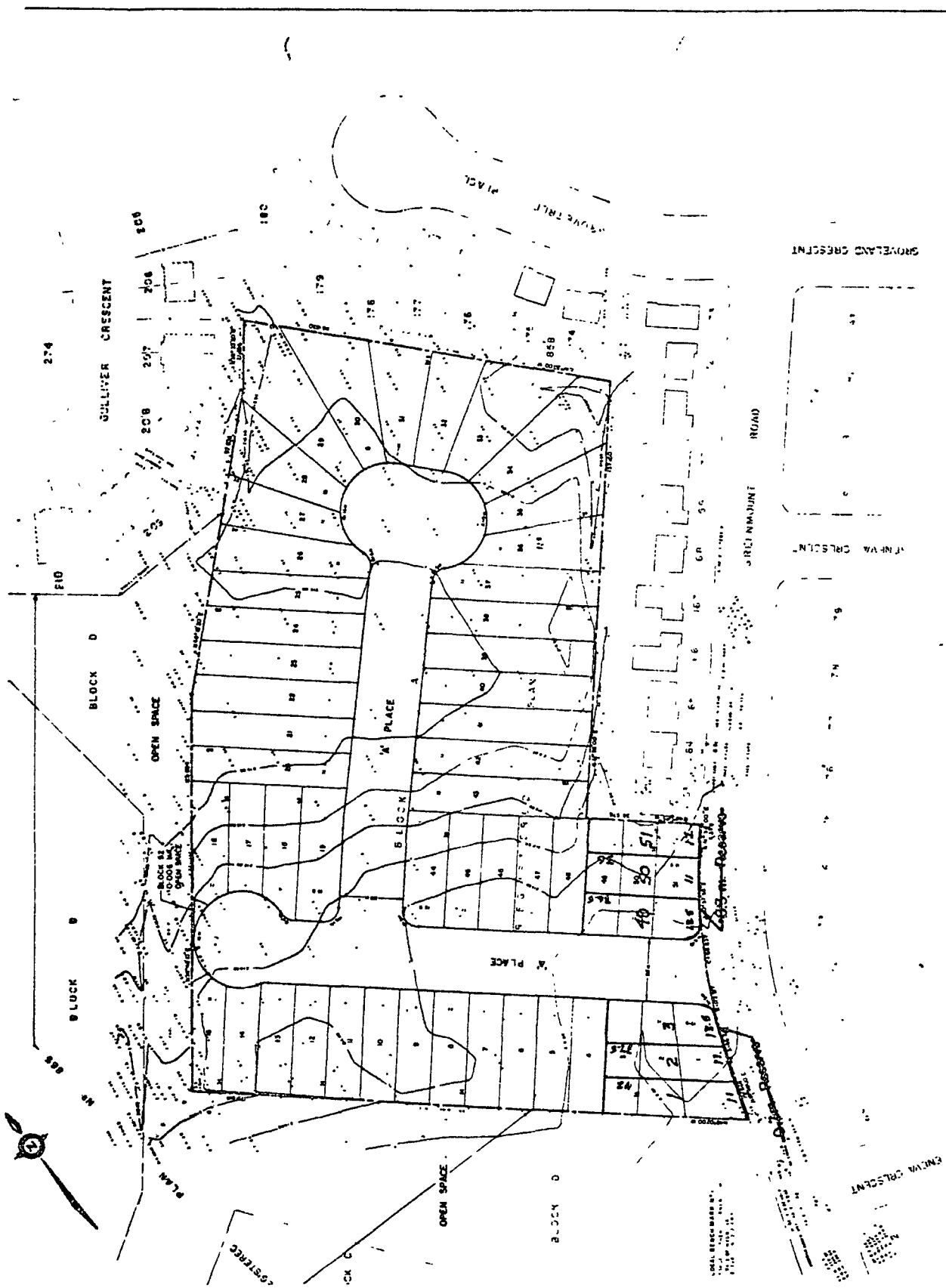
F.R. Dalzell,
Commissioner of Planning
and Development.

LWHL/DR/kab

Enclosure

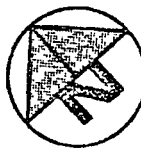


L.W.H. Laine,
Director, Planning and
Development Services.



BRAMALEA LIMITED

Draft Plan of Subdivision



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CITY OF BRAMPTON
Planning and Development

Date: 83 04 28 Drawn by: RB
File no. C5E6.7 Map no. 47-19C

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 08 04

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Draft Plan of Subdivision and Application
to Amend the Official Plan and Restricted
Area (Zoning) By-law
Ward 11
BRAMALEA LIMITED
Block A, Registered Plan 858
Greenmount Road
Region of Peel File: 21T-83011B
Our File: C5E6.7

The notes of the Public Meeting held on Wednesday, August 3, 1983, with respect to the above noted application are attached for the information of Planning Committee.

Thirteen members of the public attended the meeting and raised a number of concerns regarding the subject proposal. Questions were asked regarding such matters as the availability of school accommodation, servicing capacity, drainage, traffic, etc.. Clarification of these various matters was given and it was explained that numerous agencies and City Departments have reviewed the proposal and were satisfied with the plan, as presented.

A question was also asked regarding the timing of construction. The applicant's response of early spring of 1984 resulted in a number of concerns being expressed regarding inconvenience to the existing residents from dust and noise emanating from the subject site during the construction stage. The applicant indicated that a certain amount of dust and noise is inevitable during any construction and that every reasonable effort will be made to minimize the effect on the existing residents. With respect to this concern, staff note that the City's standard subdivision agreement contains provisions for house-

- cont'd. -

keeping on the site and the surrounding area during construction. In the opinion of staff, the City will have adequate controls to ensure that the effect of construction on the existing residents is minimized.

The major concern raised at the meeting involved the compatibility of the proposed development with the surrounding neighbourhood, and included such matters as a sense of spaciousness, lot size, and the effect of the subject proposal on the re-sale value of the existing homes. The applicant addressed these concerns and with the use of illustrations of the envisaged street scape of the homes proposed to front on Greenmount Road, explained why they felt the plan was compatible with the area, from an economic and spatial viewpoint. After substantial discussions regarding this matter the members of the public appeared to conclude that the plan as presented was not unreasonable, given current market conditions and would not have a detrimental effect on the area.

It is also noted that City Council had a similar concern regarding the compatibility of the subject proposal with the surrounding neighbourhood and as a result, at its meeting of July 11, 1983, adopted the following additional condition regarding the above noted proposal:

" The separation distances between structures be as great, or greater than the standards used on Greenmount Road, such standard to be 12 feet (Lots 1,2,3,49,50 and 51)".

At the time this additional recommendation was recommended by Planning Committee, the applicant indicated that there may be some difficulty in complying with such a condition due to the width of Lots 1,2,3,49,50 and 51, and noted they will review the matter to determine the maximum separation which can be provided.

The applicant completed the aforementioned review prior to the Public Meeting and presented illustration indicating that a minimum separation of 1.9 metres (6 feet) can be achieved between the dwellings on Lots 1,2,3,49 and 50, 2.4 metres (8 feet

between the dwellings on Lots 50 and 51 and 3 metres (10 feet) between the dwelling on Lot 51 and the existing dwelling on the abutting property to the east. due to the width of Lots 1, 2, 3, 49, 50 and 51, the applicant advises that to provide a greater separation between structures would necessitate either reducing the size of the unit or constructing a narrower but deeper dwelling on the lots in question, neither of which, in the opinion of the applicant, would be desirable.

Staff concur with the applicant's opinion, in that, increasing the separation between dwellings at the expense of constructing a dwelling which is not compatible in size or shape with the existing dwellings on Greenmount Road, defeats the objective of compatibility implied in the additional condition of Council and expressed by the residents of the area.

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

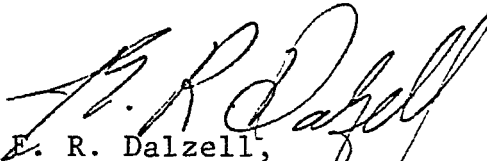
- A) The notes of the Public Meeting be received;
- B) The application to amend the Official Plan and the Restricted Area (Zoning) By-law be approved, and that the proposed draft plan of subdivision be recommended for draft approval, subject to Conditions 2 through 22, both inclusive, contained in the staff report dated June 2, 1983 and the following revised Condition Number 1:
 - 1) The approval be based upon the draft plan dated March, 1983 prepared by Johnson, Sustronk, Weinstein and Associates, red-line revised as follows:
 - A) the 0.3 metre reserve along the Greenmount Road be deleted and incorporated into Lots 1, 2, 3, 49, 50 and 51;
 - B) Lots 1, 2, 3, 49, 50 and 51 be reoriented to front on Greenmount Road;

D1-4

- 4 -

- C) Staff be directed to prepare the appropriate amendment to the Official Plan and the Restricted Area (Zoning) By-law, and
- D) The Restricted Area (Zoning) By-law contain provisions to ensure a minimum separation of 1.9 metres (6 feet) between the buildings on Lots 1,2,3,49 and 50, 2.4 metres (8 feet) between the dwellings on Lots 50 and 51 and 3 metres (10 feet) between the dwelling on Lot 51 and the existing dwelling on the abutting property to the east.

AGREED


E. R. Dalzell,
Commissioner of Planning
and Development



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

LWHL/DR/ec
enclosure

PUBLIC MEETING

D1-5

A Special Meeting of Planning Committee was held on Wednesday, August 3, 1983, 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 BRAMALEA LIMITED (File: C5E6.7) to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the applicant to subdivide the lands into 51 single family residential lots and one open space block.

Members Present: Councillor D. Sutter - Chairman
Councillor F. Russell
Alderman F. Kee
Alderman R. Crowley
Councillor N. Porteous
Councillor E. Mitchell
Alderman H. Chadwick

Staff Present: L.W.H. Laine, Director, Planning and
Development Services
D. Ross, Development Planner
F. Yao, Policy Planner
E. Coulson, Secretary

Approximately 13 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Laine replied in the affirmative.

Mr. Ross outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Kerr of Bramalea Limited explained the intent to construct six houses facing onto Greenmount Road which would maintain the character and appearance of the existing houses on the street. He illustrated the type of housing, the proposed road and the effort to maintain space between the houses comparable to the

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existing houses on Greenmount Road, as well as planning the rest of the project to fit in to the existing neighbourhood.

Mr. W. Milroy, 4 Geneva Crescent, questioned the size of the lots and complained about crowding too many houses into the area. He expressed the opinion that other Bramalea projects illustrated the effects of overcrowding as being disastrous. He suggested that Bramalea Limited use 45 to 50 foot lots to reduce the number of houses and raise the selling price, thereby realizing the same profit and avoiding overcrowding.

Mr. Kerr commented that the market dictates the type of housing and selling price. Also, he noted that the value of the housing was in keeping with the character of the neighbourhood and made suggestions as to where to see similar housing which is older and now developed as a community.

Ellen Boothe, 3 Geneva Crescent, complained that the plan looks too crowded as though the houses are crammed into the area. She noted that most of the neighbours have expressed the same view, and asked that the plan provide more space between the houses.

Mr. Kerr explained that the current market calls for more house space and less land at an affordable price. He commented that he does not feel the project will give a crowded effect when it is fully developed.

The timing of construction was requested and Mr. Kerr explained the time required for processing the application and construction of the housing, noting that the project would then be subject to the current market trend.

Mr. M. Theodoulou, 23 Greenmount Road, enquired if the six houses at the south end of the project would be constructed first and the expected price of the houses if they were built on fifty foot lots.

Mr. Kerr responded that the housing fronting onto Greenmount Road would be constructed first and that houses on fifty foot lots would probably be in the \$140,000. range.

Mr. F. Holmes, 2 Geneva Crescent enquired if the City had surveyed traffic, school facilities and sanitary sewers because a school site would have fewer requirements and less traffic.

Mr. Ross responded that no negative comments had been received from City and Region Departments or the School Boards.

Mr. D. Boothe, 3 Geneva Crescent, expressed concern relating to the resale value of existing houses in the area due to the new housing. He noted that he expected a school not more housing in the area when he purchased his house. He questioned the loss of a school site, considering that the existing schools are using portable classrooms and the additional homes to be provided for.

It was noted that the School Boards have been notified of the subject proposal and have expressed no negative comments.

Mr. Kerr explained the housing market as it relates to new and older homes.

Noreen Smith; 10 Grovetree Place, enquired as to who is responsible for fencing and grading of the subject site.

Mr. Kerr responded that Bramalea Limited would be responsible for the fencing and explained their intentions. He noted that the grading would be subject to City standards.

Mrs. Smith expressed concern relating to construction noise, dust and debris, and requested that construction begin in the late Fall to minimize the above and to avoid dirt going into the existing pools in the area.

Mr. Laine explained further processing of the application, the meetings involved and recourses open to the residents with objections to the proposal.

Rose Baldino, 6 Geneva Court, enquired about pool placement on the subject lots.

Bev. Miller, 18 Geneva Court, voiced approval of the subject proposal as being more desirable than the alternatives would probably be for the land (townhouses, apts. etc.). She voiced the opinion that the proposal would probably bring the value of the existing housing up.

Comment was made on the value of having the six houses facing Greenmount Road to provide a continuous street scape, thereby maintaining the character of the area.

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- 4 -

Mr. E. Weeks, 34 Greenmount Road, asked about a walkway at the north end of the proposed access from Greenmount Road and Mr. Kerr said there would be one installed.

Mr. M. Theodoulou, 23 Greenmount Road complained that he had not received notice of the public meeting in the mail.

There were no further questions or comments and the meeting adjourned at 9:00 p.m.