



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 18-87

To adopt Amendment Number 110 and
Amendment Number 110 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 110 and Amendment Number 110 A to the Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 110 and Amendment Number 110 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 12th day of January, 1987.

APPROVED
BY FORM
BY DEPT.
BRAMPTON

DATE

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

Bj kw 18-87

AMENDMENT NUMBER 110

and

AMENDMENT NUMBER 110 A


to the Official Plan of the
City of Brampton Planning Area

21- OP 0031- 110 -1

Amendment No. 110
and Amendment No. 110A
to the
Official Plan for the
City of Brampton

Amendment No. 110 and No. 110A 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. 110 and No. 110A to the Official Plan for the Brampton Planning Area.

Date *March 13, 1987.*


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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 18-87

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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 12th day of January, 1987.

RECEIVED
CITY OF BRAMPTON
PLANNING DEPARTMENT
DATE 1/15/87

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

LEONARD J. MIKULICH - CLERK

JAN 15 1987

AMENDMENT NUMBER 110
AND
AMENDMENT NUMBER 110 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to change the land use designation from Convenience Commercial and Specialty Office - Service Commercial to Medium Density Residential and from Specialty Office - Service Commercial to Convenience Commercial and Specialty Office - Service Commercial on the applicable secondary plan.

2.0 Location

There are two parcels of land subject to this amendment:

Parcel 1 is located at the north side of the southerly leg of County Court Boulevard and is described as Block 97, Registered Plan 43M-523 and Part of Lot 14, Concession 1, East of Hurontario Street in the geographic Township of Toronto. The property has an area of 2.07 hectares.

Parcel 2 is located at the south side of County Court Boulevard between Highway Number 10 and Havelock Drive and is described as Block 96 of Registered Plan 43M-523. The property has an area of 2.18 hectares.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 110 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in subsection 7.2.7.24, Amendment 110 A.

3.2 Amendment Number 110 A:

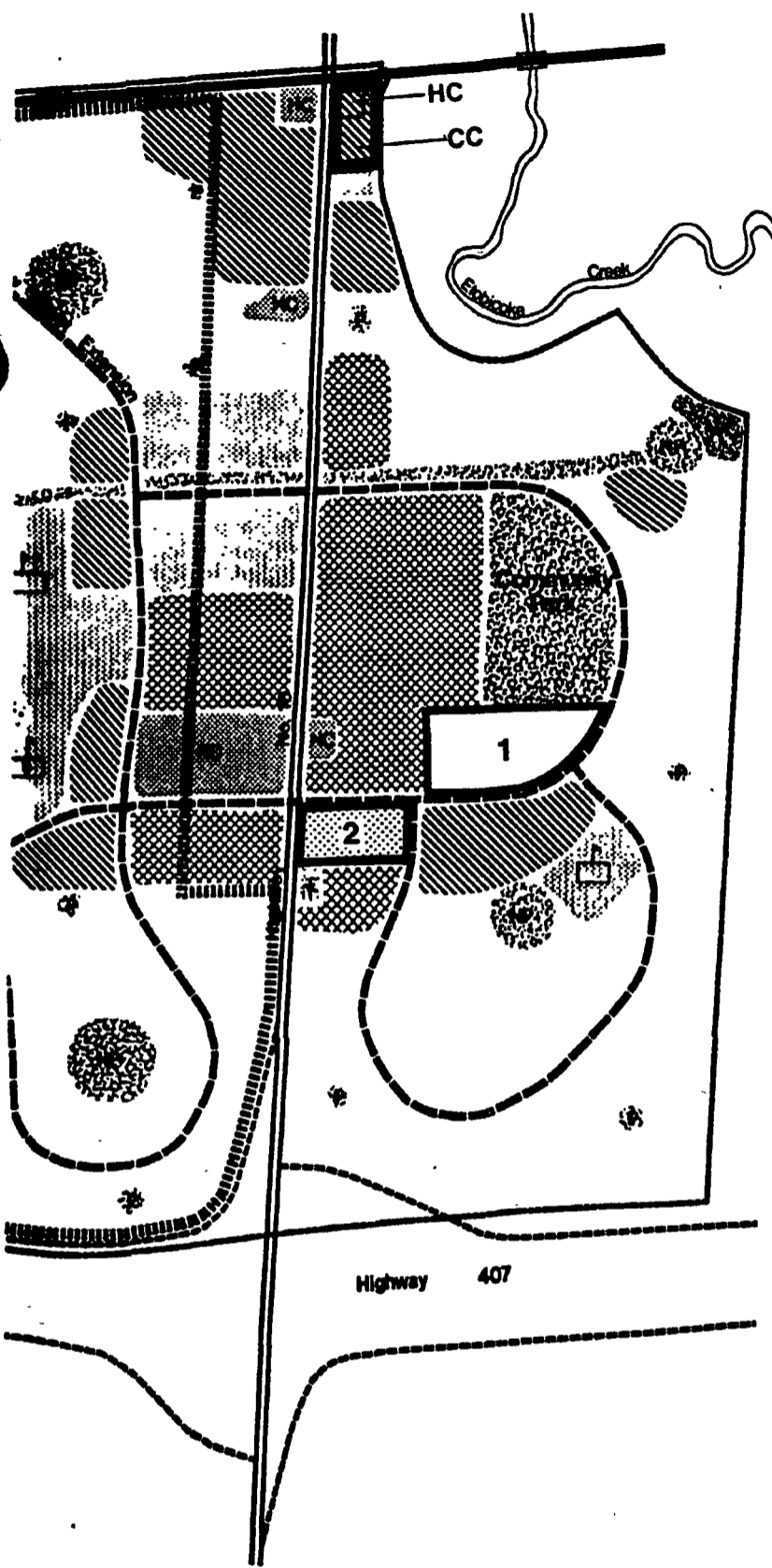
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by changing, on Plate 43 (being Schedule A to the Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designation of the land outlined as Parcel 1 on Schedule A to this amendment from "CONVENIENCE COMMERCIAL and SPECIALTY OFFICE - SERVICE COMMERCIAL" to "RESIDENTIAL MEDIUM DENSITY" and of the land outlined as Parcel 2 on Schedule A to this amendment from "SPECIALTY OFFICE - SERVICE COMMERCIAL" to "CONVENIENCE COMMERCIAL and SPECIALTY OFFICE - SERVICE COMMERCIAL".

(2) by deleting therefrom subsection 6.2.1 of Chapter A21 of Section A of Part C, and substituting therefor the following:

"6.2.1 The Convenience Commercial and Specialty Office - Service Commercial use designated at the southeast corner of Highway Number 10 and the south leg of the ring road shall also serve some highway commercial function. The development shall not exceed 4090 square metres of retail commercial floor area and 11620 square metres of office commercial floor area."

Official Plan
Amendment No. 61.
Schedule A



- ▤▤▤▤▤▤ Area To Be Deferred
- Secondary Plan Boundary
- RESIDENTIAL**
- ▭ Low and Medium Density
- ▨ High Density
- COMMERCIAL**
- ▨ HC Highway Commercial
- ▨ CC Convenience Commercial
- ▨ NC Neighbourhood Commercial
- ▨ SO Specialty Office - Service Commercial
- PUBLIC OPEN SPACE**
- ▨ Public Open Space
- ▨ District Park
- ▨ Community Park
- ▨ Neighbourhood Park
- ▨ Parkette
- ▨ Woodlot
- ▨ Cemetery
- ▨ Hazard Land
- INSTITUTIONAL**
- ▭ Institutional
- ▨ Secondary School
- ▨ Senior Public School
- ▨ Public School
- ▨ Separate School
- ROADS**
- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

- 1 PARCEL 1
Subject Land - Change From
Convenience Commercial And
Specialty Office-Service Commercial
To Residential Medium Density.
- 2 PARCEL 2
Subject Land - Change From
Specialty Office-Service Commercial
To Convenience Commercial And
Specialty Office-Service Commercial.

OFFICIAL PLAN AMENDMENT No. 110
OFFICIAL PLAN AMENDMENT No. 110 A



CITY OF BRAMPTON
Planning and Development

SCHEDULE A

1:11720

Date: 1986 11 12
TIE 14-9
File no. TIE 14-10
Drawn by: C.R.E.
Map no. 76-18J

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 110
AND
AMENDMENT NUMBER 110 A

Attached are copies of planning reports dated October 15, September 18, and September 11, 1986, including the notes of a Public Meeting held on October 8, 1986, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

31/86/3

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 18, 1986

TO: Mayor and Members of City Council

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Blocks 96 and 97, Registered Plan 43M-523
Ward Number 3
WHITEHOUSE FAMILY HOLDINGS LIMITED
Our File Number: T1E14.9 & T1E14.10

At the Planning Committee meeting held on Monday, September 15, 1986, staff were directed to meet with the applicant and his agents to resolve differences with respect to the size of commercial development, the payment of the road improvements, etc. The original planning reports dated September 11, 1986 for these two applications are attached herewith.

Staff met with the applicant and his agents on September 16, 1986. It was concluded that (1) the maximum retail commercial floor area shall not exceed 3,716 square metres (44,000 square feet); (2) the applicant agrees to contribute 50% of the cost of the road widening of County Court Boulevard, and (3) the applicant will submit revised site plans addressing the design concerns raised by staff.

Accordingly, it is recommended that a public meeting be held in accordance with City Council procedures. Further, subject to the result of the Public Meeting, it is recommended that (1) the application T1E14.9 be approved subject to the following conditions:

- (a) the total retail commercial floor area shall not exceed 3,716 square metres (44,000 square feet) of which 929 square metres (10,000 square feet) shall only be developed in conjunction with the development of


at least 5,806 square metres (62,500 square feet) of office floor area;

- (b) the owner agrees not to apply for nor be entitled to receive a building permit, until and unless the existing convenience commercial site located on the north side of County Court Boulevard opposite the east leg of Havelock Drive is approved and zoned for non-commercial uses;
- (c) the owner agrees that rear walls of all buildings shall have the same quality of architectural treatments as front elevations;
- (d) the owner agrees to contribute 50% of the cost for the widening of County Court Boulevard abutting the site to a five lane cross-section;
- (e) the owner agrees to revise the site plan in response to the design concerns raised on Page 6 of the planning report dated September 11, 1986; and
- (f) the proposal shall be subject to site plan approval process with respect to detailed architectural, engineering, and landscaping aspects.

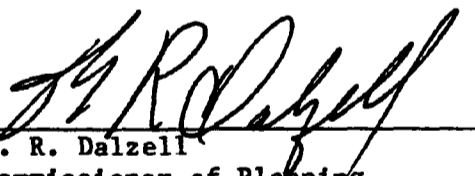
(2) the application T1E14.10 be approved subject to the following conditions:

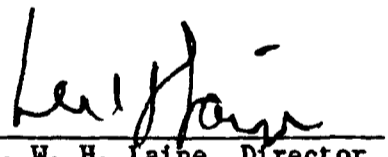
- (a) the site plan shall be revised to include a 1.8 metre high concrete fence along the west and north site limits, a wood privacy fence along the rear yard of those dwelling units adjacent to County Court Boulevard, a 7 metre wide road; several tot lots, the elimination of the gate house and a turn around area on the easterly section of the internal road for garbage pick-up and snow-plow facilities;
- (b) the owner agrees to pay the appropriate Regional and City levies;

- (c) the owner shall provide documents to lift a part of the 0.3 metre reserve for access purposes; and
- (d) the owner agrees that the proposal shall be subject to a site plan approval process and if at that time, the above ground parking structure of the office development is likely to be constructed, dwelling Blocks 5 and 6 shall be relocated to the south.


William Lee, Manager,
Community Design

W.L.
AGREED:


F. R. Dalzell
Commissioner of Planning
and Development


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

Attachments

WL/hg/5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 11, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Block 96, Registered Plan 43M-523
Ward Number 3
WHITEHOUSE FAMILY HOLDINGS LIMITED
Our File Number: T1E14.9

1.0 Background

An application has been submitted to amend the Official Plan and Zoning By-law for the development of a retail and office commercial complex.

2.0 Site Description

Comprising an area of 2.1834 hectares (5.4 acres), the subject site is located at the intersection of the south leg of County Court Boulevard and Highway Number 10, between Highway Number 10 and Havelock Drive, as shown on the attached location map. The site frontage on Highway Number 10 and County Court Boulevard and part of the frontage on Havelock Drive is controlled by a 0.3 metre reserve, Block 113 of Registered Plan 43M-523.

The land to the north, north of County Court Boulevard is occupied by an existing office building. To the east across Havelock Drive, is an apartment under construction. The land to the south is presently vacant but is zoned for office development.

3.0 Official Plan and Zoning Status

The site is designated for Specialty Office - Service Commercial use

in the Official Plan and zoned Commercial C1 Section 578 by By-law 139-84.

4.0 Proposal

In addition to the office commercial use which is presently permitted on the site, the applicant proposes to transfer the convenience commercial use presently permitted on the site located further east to the subject site. This commercial site will be developed for condominium townhouse use (under a separate application by the same applicant, Our File: T1E14.10).

As shown on the attached site plan, the applicant proposes to construct three buildings on the site:

Building A is a one storey rectangular building of 1940 square metres (20883 square feet) for retail commercial uses.

Building B is a one storey building of 1418 square metres (15264 square feet) located at the southeast corner of County Court Boulevard and Havelock Drive, also for retail commercial uses.

Building C is located along the site frontage of Highway Number 10 and consists of two parts: the northerly part is a one storey building of 1285 square metres (13833 square feet) for retail commercial use whereas the southerly part is an 8 storey building of 11612 square metres (124 996 square feet) or 1451.5 square metres (15 625 square feet) per floor for office use.

The applicant proposes to develop Buildings A and B as the Phase 1 development and Building C as Phase 2 development. For Phase 1 development, 260 surface parking spaces will be provided. For Phase 2 development, an additional 465 parking spaces will be provided including 349 spaces in an underground garage.

Three accesses are proposed, two from County Court Boulevard and one from Havelock Drive. It is proposed that these accesses will be developed as part of the Phase 1 development.

5.0 Comments

The Regional Public Works Department has indicated that pumping of the sanitary sewer may be required for underground parking facilities and Regional roads are not directly affected.

The City Public Works Division has requested that the owner be responsible for 50 per cent of the cost for the widening of County Court Boulevard to a five lane cross-section.

The City Building and By-law Enforcement Division has advised that the lesser lot width is on Havelock Drive which would be considered as the front of the site. The proposed development does not meet the setback requirements of the present zoning by-law.

6.0 Discussion

In the Official Plan, the land use designation of Specialty Office - Service Commercial on the subject site is for office use "but retail and personal service uses necessary to serve the employees of the Specialty Office - Service Commercial areas may be permitted". An example of such development is the proposed four storey building to be erected on the north side of County Court Boulevard opposite the site with a restaurant and some service commercial stores. However, what the applicant proposes is the combination of office and general commercial uses. The applicant has indicated that the commercial component of the development is a relocation of the convenience commercial use which is presently permitted on an easterly site owned by the applicant.

This proposed relocation of the presently designated commercial site from an internal location to a location exposed to the major arterial road of Highway Number 10 is primarily a market concern of the

applicant. The applicant has stated the problem of marketability of the easterly site is such, that an internal site would not survive in a competitive market. (A site plan approval application in October 1984, Our File No. SP84-55, for the development of a 2099 square metres of convenience commercial plaza in three phases was submitted, but was not actively pursued by the applicant). The proposed location near Highway Number 10 corner will encourage the location of highway and service facilities to serve the travelling public, although there will be no direct access to Highway Number 10.

In principle, staff have no strong objection to the proposed relocation as there are no single family residences nor other uses that would be adversely affected by the commercial development. However, an external commercial location is not as convenient to the residential area it should serve as the presently designated internal commercial site. The applicant has noted that the proposed location is on the route that residents will use for the majority of their daily activities. However, staff do not agree with the quantity of the commercial floor area that the applicant proposes. The applicant proposes a total retail commercial floor area of 4643 square metres (49980 square feet), which is more than double the convenience commercial floor area proposed on the original designated site. According to the commercial hierarchy designated in the Official Plan, a convenience commercial development shall have a floor area between 500 square metres (5400 square feet) to 2000 square metres (21500 square feet). A development with a commercial floor area between 2000 square metres, (21500 square feet) to 9000 square metres (96900 square feet) will fall within the Neighbourhood Commercial category. The proposed retail commercial area of 4643 square metres (49980 square feet) will place the site in a Neighbourhood Commercial range rather than be a relocation of the convenience commercial use. A Neighbourhood Commercial designation occurs at the north-west corner of Highway Number 10 and Ray Lawson Boulevard. An additional Neighbourhood Commercial designation on the subject site would be contrary to the general commercial structure of the Official Plan.

However, a location with exposure to a major arterial road could perform some of the highway and service commercial functions. Accordingly, the total retail commercial floor area on the site should not exceed 3500 square metres (37700 square feet) with 2000 square metres (21500 square feet) providing a convenience commercial function, 1000 square metres (10800 square feet) providing highway and service commercial functions and a further 500 square metres (5400 square feet) providing a limited retail and personal service uses to serve office employees in accordance with the policies of the Specialty Office - Service Commercial designation. Further, to ensure that there will be no duplication of commercial designation, the owner shall agree not to apply nor be entitled to receive a building permit until the original designated commercial site is zoned to non-commercial uses. The City should have the right to repeal the commercial zoning on the subject site if, for whatever reasons, the other commercial site is still zoned for commercial purposes after one year.

The office floor area of 11612 square metres (124996 square feet) is proposed for the second phase development. A majority of the second phase parking provision is to be located in a multiple level underground parking garage which is a very costly component of the development. To defer such an expensive item to Phase Two could result in a further application to undertake other commercial development that will not require an underground parking structure. Although it is not reasonable to force a developer to construct something that is premature from a marketing point of view, 1000 square metres (10800 square feet) of the retail commercial floor area comprising 500 square metres allocated to highway and service commercial functions and 500 square metres of office accessory commercial uses should be constructed only as part of the second phase development.

From site plan design point of view, the layout should be revised so that:

- (1) the driveway in front of the retail buildings should have a minimum width of 7.5 metres.
- (2) the minimum setback from County Court Boulevard shall be 5 metres.
- (3) the minimum setback from the southerly property limits shall be 3 metres.
- (4) the minimum setback from Highway Number 10 shall be 9 metres.
- (5) the relationship between the parking area and retail commercial of Building C should be improved.
- (6) the location of the ramp to the underground garage should be reconsidered.
- (7) the driveway width of Havelock Drive shall have a minimum width of 7.5 metres.
- (8) the access driveway onto County Court Boulevard shall be aligned with the driveways proposed on the north side of County Court Boulevard.
- (9) the underground parking garage shall have a minimum setback of 3 metres from any property limits.
- (10) the landscaped islands shall have a minimum width of 2.5 metres and additional landscaped islands shall be provided.
- (11) the loading and unloading area and waste disposal facilities shall be indicated on the plan. The proposed garbage area at the southwest corner of the site shall be screened and curb protection shall be provided along the building wall. Further, the rear wall of all buildings are exposed either to public


roads or other development and shall have the same architectural treatments as front elevations.

7.0 Recommendation

It is recommended that upon the receipt of a satisfactory site plan showing the retail commercial floor area not exceeding 3500 square metres (37700 square feet) and addressing the design concerns outlined in this report, staff be authorized to arrange a public meeting.


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

- (1) the retail commercial floor area shall not exceed 3500 square metres (37700 square feet) and 1000 square metres (10800 square feet) of which shall only be developed in conjunction with the development of at least 5806 square metres (62500 square feet) of office floor area.
- (2) the owner agrees not to apply for a building permit, nor be entitled to receive one until and unless the existing convenience commercial site located on the north side of County Court Boulevard opposite the east leg of Havelock Drive is approved and zoned for non-commercial uses.
- (3) the owner agrees that rear walls of all buildings shall have same quality of architectural treatments as front elevations.
- (4) the owner agrees to contribute 50 per cent of the cost for the widening of County Court Boulevard abutting the site to a five lane cross-section, and
- (5) the proposal be subject to site plan approval process with respect to detailed architectural, engineering, and landscaping aspects.




William Lee, Manager,
Community Design

AGREED:



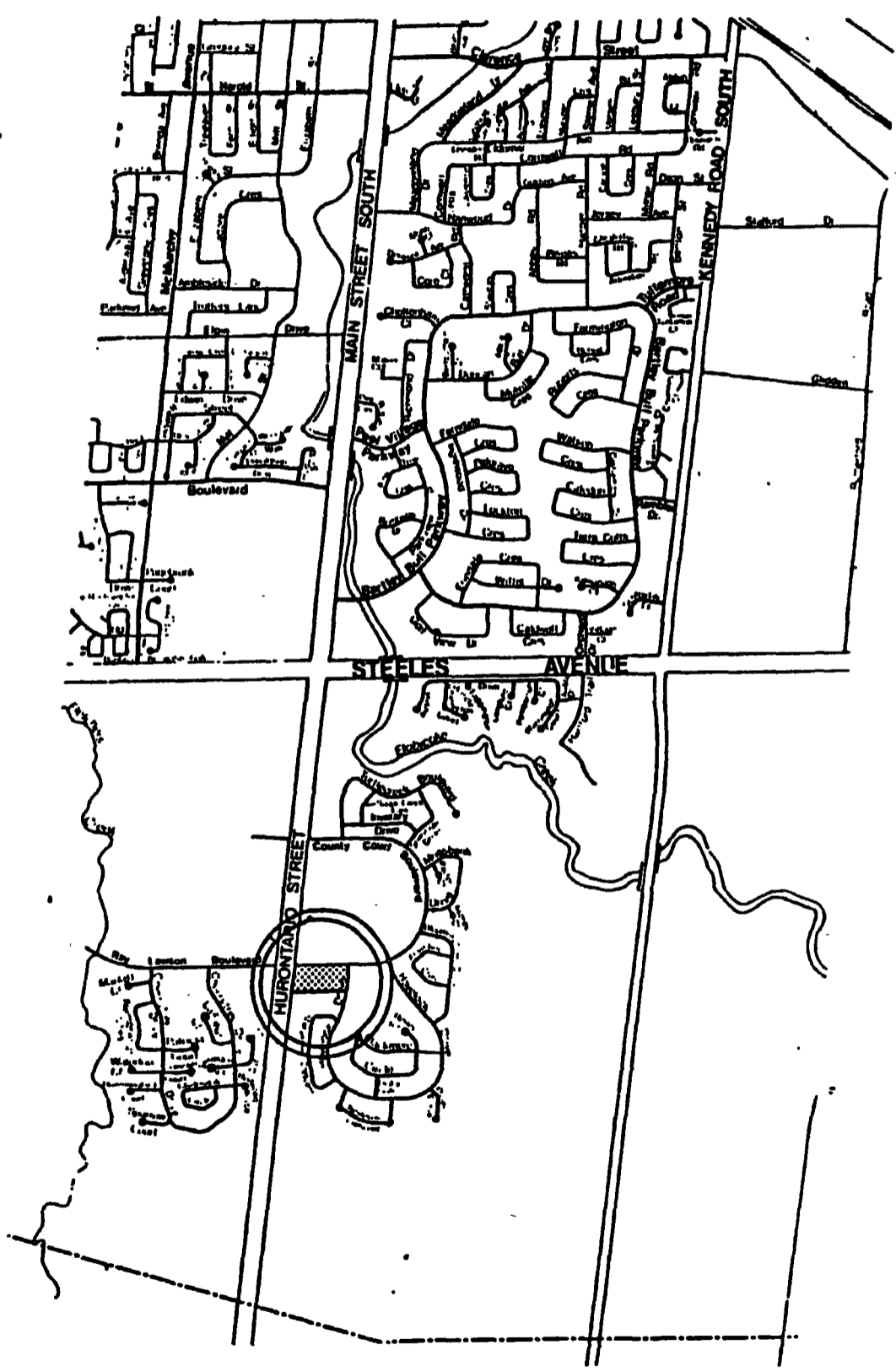
F. R. Dalzell, Commissioner
of Planning and Development



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

Enclosure

WL/hg/5



WHITEHOUSE FAMILY HOLDINGS LIMITED

Location Map

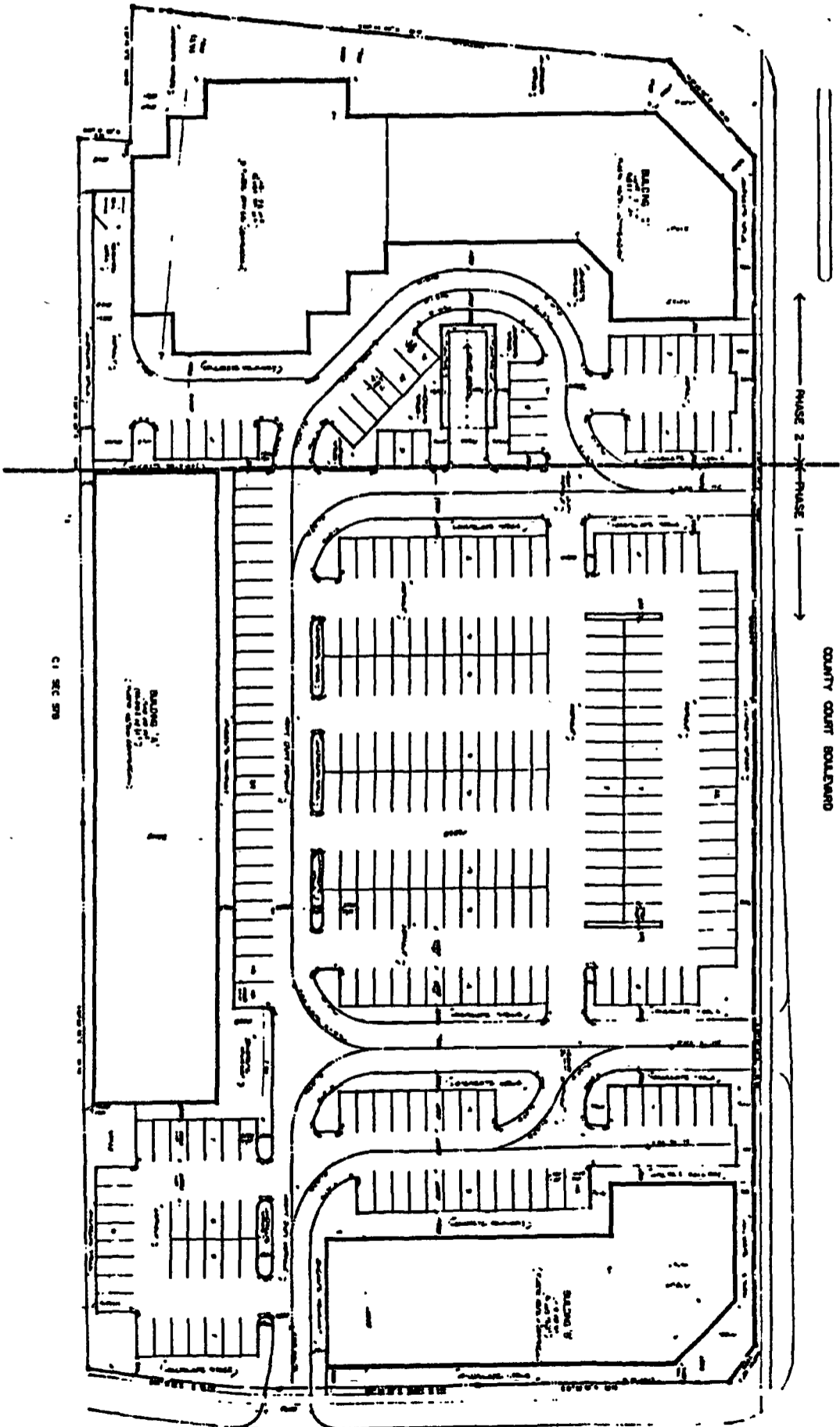


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CITY OF BRAMPTON
Planning and Development

Date: 86 08 06 Drawn by: RB
File no. TIE14.9 Map no. 76-24A

HIGHWAY No 10



64' SEC 50

PHASE 2 ← PHASE 1 →

COUNTY COURT SQUARE

HAWLOCK DRIVE



INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 11, 1986

TO: Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Zoning By-law
Block 97, Registered Plan 43M-523
Ward Number 3
WHITEHOUSE FAMILY HOLDINGS LIMITED
Our File Number: T1E14.10

1.0 Background

An application has been submitted to amend both the Official Plan and Zoning By-law for the development of a condominium townhouse project.

2.0 Site Description

The subject site is located on the north side of County Court Boulevard, east of the west leg of Havelock Drive, and opposite the east leg of Havelock Drive as shown on the attached location map. It comprises an area of approximately 1.82 hectares (5 acres). The access to the site is controlled by a 0.3 metre block, Block 100 of Registered Plan 43M-523.

There is no significant vegetation or topographical features on the site. The surrounding uses are as follows: to the north is an open space for possible recreational use, to the west is a proposed office development, to the south is an apartment project under construction, whereas to the southeast and east there are existing single family dwellings.

3.0 Official Plan and Zoning Status

About two-thirds of the site is designated for Convenience Commercial use in the Official Plan and the westerly one-third is designated for Speciality Office-Service Commercial uses.

According to the Zoning By-law, By-law 139-84, as amended, the site is zoned partially Service Commercial One - Section 577 and partially Highway Commercial One - Section 554 in accordance with the Official Plan designation.

4.0 Proposal

The applicant proposes to develop the site for 82 condominium townhouse dwelling units equivalent to a density of 46 units per hectare or 16.4 units per acre.

One access located opposite the east leg of Havelock Drive is proposed. Also proposed is a gate house located approximately 2 metres (6 feet) from the property limits.

Each unit will have two parking spaces, one in a garage and the other on the driveway in front of the garage. Additional 26 parking spaces are provided for visitors and 5 recreational vehicle parking spaces are also proposed.

5.0 Comments

The Regional Public Works Department has indicated no objections to the proposal.

The City Public Works Division has indicated no objection to the use provided an agreement is entered into dealing with grading, drainage, accesses and internal road layout specifically dealing with garbage pick-up activities.

The Community Services Department has indicated that a 1.8 metre high concrete fence shall be provided between the site limits of this townhouse development and the City owned parcel to the north.

6.0 Discussion

A major portion of the site is designated and zoned for a convenience commercial use to serve the residents in the vicinity. However, the applicant has indicated that such a commercial site with no exposure to an arterial road is not acceptable for commercial development from a market perspective. Accordingly, an application (our File: T1E14.9) has been submitted to develop a site at the southeast corner of County Court Boulevard and Highway 10 for retail and office uses with the subject site to be used for medium density residential use.

A medium density residential use at this location will have less impact on the adjacent residential dwellings than would a commercial use. A condominium townhouse project is considered suitable at this location. However, the design should be revised with respect to the following:

- (1) The property to the west is a proposed office building for F. J. Reinders and Associates. According to the zoning by-law, a 2.4 metre (7.9 foot) high parking structure is permitted in the rear yard abutting Block 6 of the residential proposal. However, a recent site plan application (our File: SP86-114) has indicated that a parking structure will not be constructed. However, to lessen the adverse impact of an elevated garage structure, the townhouse developer should agree at the site plan approval stage of the residential project, to relocate the residential dwellings, Blocks 5 and 6, to the south if the office development is not proceeding without the prospect of an above ground parking structure.

- (2) An Evercrete type fence shall be provided along the westerly property limits abutting the office development.
- (3) Where the rear privacy area of a dwelling abuts County Court Boulevard, a 1.8 metre (6 foot) high wood privacy fence shall be provided. Further, along the northerly site limit, a 1.8 metre concrete fence shall be provided.
- (4) The private road shall have a minimum width of 7.0 metres (23 feet) whilst the throat area shall have a minimum width of 7.6 metres (25 feet).
- (5) The site layout at the east end of the site is not satisfactory. A turn-around shall be provided to accommodate the turning of garbage pick-up and snow-plow facilities.
- (6) In addition to the swimming pool, several tot lots shall be provided.
- (7) The control arm of the gate house shall have a minimum clear distance of 12 metres (40 feet) from the sidewalk on County Court Boulevard. It appears that the layout cannot achieve such criteria. Accordingly, the gate house should be deleted.

A revised site plan shall be submitted. It is estimated that 2 dwelling units will be lost so that aforementioned standards can be achieved. If 80 units are to be developed on the site, the density would be about 44 units per hectare or 16 units per acre.

Further, the owner shall pay the appropriate Regional and City levies. The owner shall also provide documents to lift part of the 0.3 metre reserve for access purposes.


7.0 Recommendation

It is recommended that subject to the receipt of a satisfactory revised site plan, a public meeting be held in accordance with Council's policy.

Further, in view of the interrelationship between this proposal and the commercial application of T1E14.9, it is recommended that the public meeting for these two applications be held at the same meeting.


William Lee, Manager
Community Design

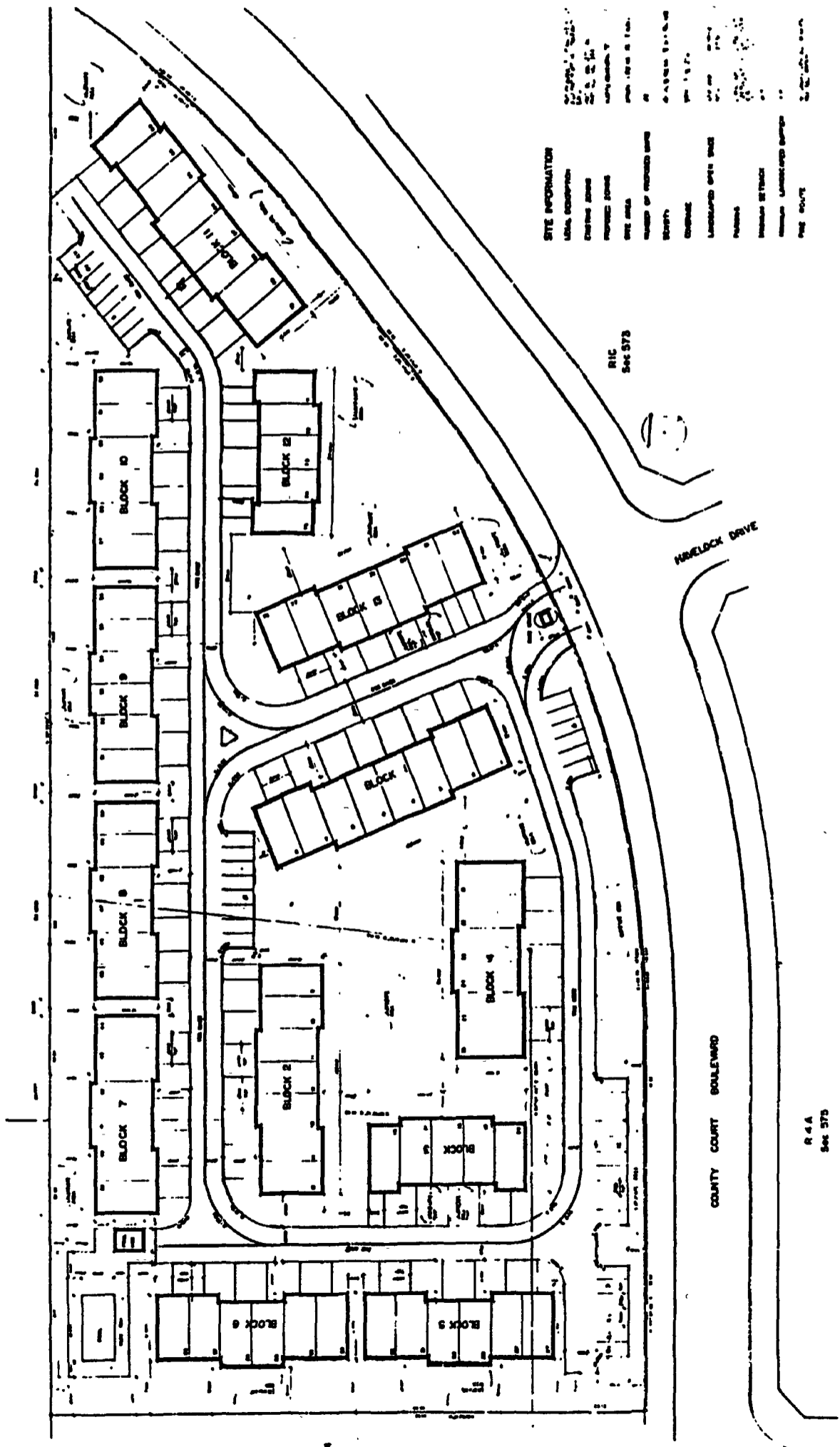
AGREED:


F. R. Dalzell
Commissioner of Planning and
Development


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

Attachments

WL/jp/5



SITE INFORMATION

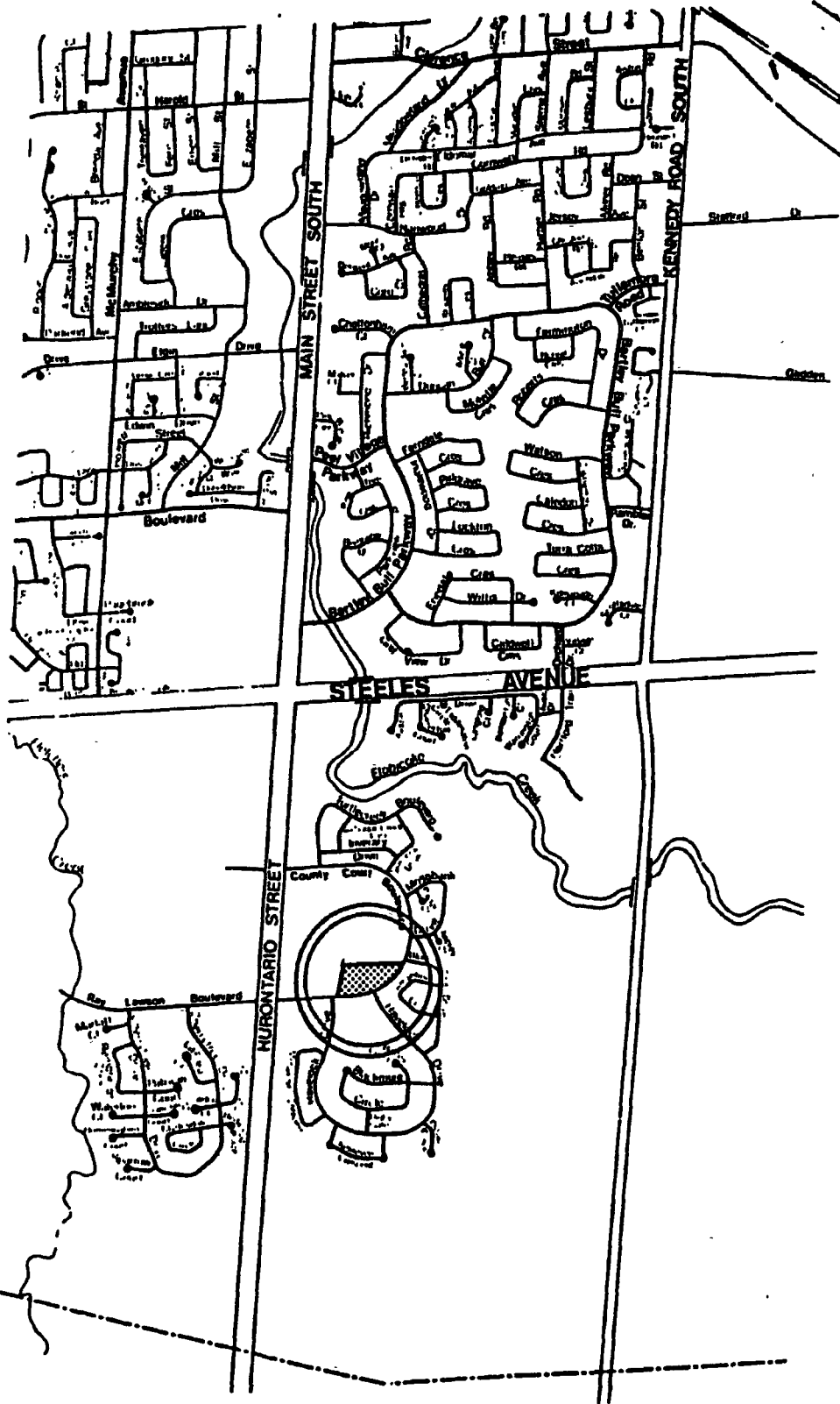
1. Name of Applicant
 2. Name of Project
 3. Location of Project
 4. Zoning District
 5. Proposed Density
 6. Site Area
 7. Number of Proposed Units
 8. Number of Proposed Lots
 9. Number of Proposed Parking Spaces
 10. Estimated Construction Cost
 11. Estimated Annual Rental Income
 12. Estimated Annual Operating Expenses
 13. Estimated Annual Net Operating Income
 14. Estimated Annual Debt Service
 15. Estimated Annual Cash Flow
 16. Estimated Payback Period
 17. Estimated Internal Rate of Return
 18. Estimated Net Present Value
 19. Estimated Total Project Cost
 20. Estimated Total Project Revenue
 21. Estimated Total Project Profit
 22. Estimated Total Project Risk
 23. Estimated Total Project Return
 24. Estimated Total Project Yield
 25. Estimated Total Project ROI

RIC
Sec 573

HINELOCK DRIVE

COUNTY COURT BOULEVARD

R 4 A
Sec 573



WHITEHOUSE FAMILY HOLDINGS
LIMITED

Location Map



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 86 08 06 Drawn by: RB
File no. TIE14.10 Map no. 76 - 25A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1986 10 15

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Zoning By-law
Block 96, Registered Plan 43M-523
Ward 3
WHITEHOUSE FAMILY HOLDINGS LIMITED
Our File: T1E14.9


The notes of the Public Meeting held on Wednesday, October 8, 1986, with respect to the above noted application are attached for the information of Planning Committee.


One member of the public appeared at the meeting for information purposes. However, no letters of objection or comments have been received.

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

- A) The notes of the Public Meeting be received;
- B) The proposal to amend the Official Plan and the Zoning By-law be approved, and
- C) Staff be directed to present and appropriate documents to Council.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development


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

LWHL/ec
attachment

D 4-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, October 8th, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:40 p.m. with respect to an application by WHITEHOUSE FAMILY HOLDINGS LTD. (Our File: T1E14.9 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit, in addition to the presently permitted office commercial, retail commercial uses.

Members Present: Councillor F. Russell - Chairman
 Alderman T. Plane
 Alderman H. Chadwick
 Alderman S. DiMarco
 Alderman P. Palleschi
 Alderman J. Shadrach Councillor P. Robertson

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

Approximately 3 interested members of the public were present.

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

Mr. Dalzell replied in the affirmative.

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 in attendance.

Mr. C. Pacheco, 159 Havelock Drive, asked the minimum price set for the proposed townhouses, and Mr. Whitehouse responded that the minimum price would be \$136,000.

Richard Power, 35 Amantine Crescent, of the County Court Rate-payers Association, wanted to know if the proposed housing would be compatible with the existing structures in the area, as well as, provision for privacy fencing and its compatibility, and the proposed provision for garbage pick-up.

Mr. Laine responded that the proposed housing is considered compatible with the surrounding area, and he explained the fencing that is proposed and his experience and perception of garbage removal within a townhouse complex.

Mr. Whitehouse noted that each Condominium Association devises its own system of refuse removal but it will be provided for.

Mr. Power questioned the density of the proposal in relation to the surrounding area.

Mr. Laine explained that the number of hectares stated in the public notice is incorrect, and he clarified the density question noting that it is compatible with the surrounding area.

Mr. Power asked if the proposed townhouses would be comparable to the Kaneff project and asked the number of square feet per unit.

Mr. Whitehouse responded that they would be comparable, approximately 1700 square feet, 2-storey units.

Mr. Power asked if the landscaping and fencing would be compatible with the surrounding area.

Mr. Whitehouse's landscape representative explained the proposed fencing and landscaping.

Mr. Laine noted that the type and colour of fencing that would be used is the same as presently exists in the area, and implemented through site plan control.

Mr. Power asked if one or two-way streets are being proposed, and about provision for traffic lights.

Mr. Laine replied there would be two-way, standard access roads, and that traffic lights would be hard to justify.

Mr. Power asked about construction timing and play area for the children.

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He was informed that construction would start in the Spring. Also, the provision for parkland (the Tot Lot, recreation area to the north, park to the south for the whole community) was outlined.

Mr. Power stated that there is a major shortage of safe play area for children in the busy County Court Blvd. area, and recommended sufficient park for the area be provided. Also, he asked for a report from staff addressing the noted concerns.

Mr. Dalzell responded that the report would be presented to Planning Committee on October 20th.

Mrs. Pacheco, 159 Havelock Drive, asked about the type of commercial uses being proposed and Mr. Laine said there would be a variety of retail uses with no outside storage, and gave outlined some possible uses, such as service shops.

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