



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 29-87

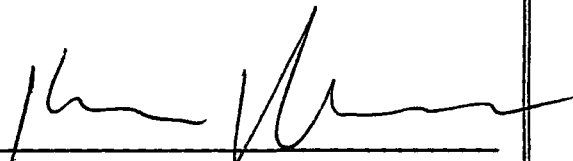
To adopt Amendment Number 112 and Amendment Number 112 A to the Official Plan of the City of Brampton Planning Area.

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 112 and Amendment Number 112 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 112 and Amendment Number 112 A to the Official Plan of the City of Brampton Planning Area.

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

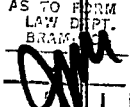
this 26th day of January, 1987.



 KENNETH G. WHILLANS - MAYOR



 LEONARD J. MIKULICH - CLERK

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAM.

 DATE 1

ORIGINAL

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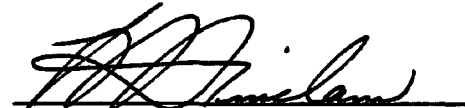
AMENDMENT NUMBER 112
and
AMENDMENT NUMBER 112 A
to the Official Plan of the
City of Brampton Planning Area

21-OP 0031-112 -1

Amendment No. 112
and Amendment No. 112A
to the
Official Plan for the
City of Brampton

Amendment No. 112 and No. 112A 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. 112 and No. 112A to the Official Plan for the Brampton Planning Area.

Date *March 17, 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 29-87

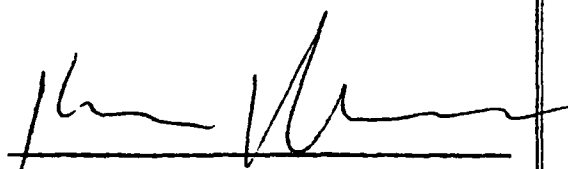
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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 26th day of January, 1987.


 KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY


 City Clerk
 City of Brampton
 JAN 28 1987


 LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 112
AND
AMENDMENT NUMBER 112 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the development principles for land located west of the intersection of Sir Lou Drive and Highway Number 10.

2. Location

The land subject to this application comprises an area of approximately 0.62 hectares, and is located to the north of Sir Lou Drive, about 179 metres west of Highway Number 10.

3. Amendments and Policies Relative Thereto:

3.1 Amendment Number 112 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 24, set out in the first paragraph of subsection 7.2.7.24, Amendent 112 A.

3.2 Amendment Number 112 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, which constitutes the Fletchers Creek South Secondary Plan is hereby amended:

- (1) by adding the following sentence at the end of subsection 5.4:

"In the case of the Residential High Density designation located west of Highway Number 10, and north of Sir Lou Drive, bounded on the west, north and east by an Institutional designation, may have a maximum net density of 170.5 units per hectare, provided that the total number of dwelling units shall not exceed 106."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 112
AND
AMENDMENT NUMBER 112 A

Attached are one copy each of reports dated October 16, 1986 and November 10, 1986, including the notes of a special meeting of Planning Committee held on Wednesday, November 5, 1986, after publication of notices in the local newspapers and mailing notices to assessed owners of property within 120 metres of the subject site.

28/86/3

C8

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

October 16, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 1, W.H.S.
Ward Number 4
SANFOUR DEVELOPMENTS LIMITED
Our File Number T1W15.10

1.0 Introduction

An application to amend the Official Plan and zoning by-law to permit a Peel Non-Profit Housing Corporation high rise apartment and a retirement home on land located north of the Regional Municipality of Peel Police Headquarters building has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description

The property is located to the north of Sirlou Drive, a future road in the Sanfour Developments Limited subdivisions (Region of Peel File Number 21T-85013B, our File Number T1W15.7), approximately 114.7 metres (376.3 feet) west of Highway Number 10. The property has a slight slope to the west towards Fletchers Creek, and has been used until recently as part of a golf driving range.

The property will not abut proposed Sirlou Drive but will be separate from that right-of-way, by a 7.5 metre (24.61 foot) wide pedestrian corridor.

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The site to be occupied by the retirement home is located closer to Highway Number 10 about 114 metres to the east. The width of the site at the front lot line is 64.670 metres (212.172 feet); the depth on its westerly boundary is 94.235 metres (309.170 feet) and it has an area of 0.6457 hectares (1.5956 acres).

The high rise apartment building site is located to the west of the retirement home, about 179.3 metres (588.255 feet) west of Highway Number 10. The property has a width at the front lot line of 67.114 metres (220.190 feet); average depth of 92.482 metres (303.42 feet) and comprises an area of 0.6220 hectares (1.537 acres).

At the present time the property to the west, north and east are undeveloped, being part of the previously mentioned golf driving range. To the south is the Headquarters building of Peel Regional Policy Department.

3.0 Official Plan and Zoning Status

The retirement home site is designated by the Official Plan - Fletcher's Creek South Secondary Plan - as Institutional. By-law 139-84 zones the land as Agricultural (A).

The high rise apartment site is designated by the Official Plan (Amendment Number 88 and 88A) as High Density Residential which permits development at a density of 40 units per acre. By-law 139-84 zones the property Agricultural (A).

4.0 Proposal

The applicant proposes that the retirement home will be 7 storeys, and contain 168 units providing a medium level of care. Parking facilities comprise 58 surface spaces, equivalent to 34.5 percent of the number of units. Landscaped open space will occupy 41.15 percent of the site area.

The apartment site will be occupied by a 9 storey building containing 106 dwelling units. The distribution of units by number of bedrooms will be as follows:

<u>No. of Bedrooms</u>	<u>No. of Units</u>
1 bedroom	11
1 bedroom - handicapped	1
2 bedrooms	58
2 bedrooms - handicapped	2
3 bedrooms	32
3 bedrooms - handicapped	2
TOTAL	106

Parking facilities to be provided include 147 spaces for tenant parking, 22 spaces for visitor parking and 4 spaces for recreation vehicles. All of the tenant parking will be accommodated in an underground garage, whilst the other parking facilities will be at grade.

Landscaped area will comprise 60.5 per cent of the site area.

The density of the proposed apartment development is 170.4 units per hectare (68.97 units per acre).

5.0 Comments

Circulation of the application has produced the following comments.

The Region of Peel Public Works Department has advised of no objections as full municipal services are available.

C8-4

- 4 -

Regional roads are not affected.

The Regional Department of Social Services has advised of no objections to either proposal.

The Community Services Department - Parks and Recreation notes the following:

A. Retirement Home

- i) we concur with the present insitutional designation. Is a retirement home considered institutional?;
- ii) the plan indicates a total width of 7.5 metres from the curb of Roy Lawson Boulevard to the property line. The 7.5 metre landscaped buffer was to be in addition to the normal boulevard road allowance;
- iii) the density appears to be 105 units to the acre which seems very excessive. At 40 U.P.A., there would be 64 units allowed;
- iv) the proposed 58 parking spaces for 168 units (34.5%) appears inadequate in view of difficulties experienced at other such senior's residences, i.e. Knightsbridge;
- v) The amount of landscaped space (41.15%) is totally inadequate. It should be in the vicinity of 70%;
- vi) the plan should show all existing or proposed land uses abutting the site;
- vii) fencing on three sides of the plan should be considered, and

viii) the applicants should indicate the type/location of internal and external recreation amenities.

B. High Rise Apartment

i) we concur with the existing density of Official Plan Amendment Number 88 and 88A at 40 U.P.A., which would allow some 61 or 62 units. This proposal for 106 units (69 U.P.A.) appears excessive;

ii) the plan should show all existing and proposed land uses abutting the site;

iii) the distance between the street curb and the site property line is 11.5 metres (7.5 metre buffer/4 metre boulevard);

Is a 4 metre boulevard (13 feet) the norm for this type of street?;

iv) fencing on three sides of the plan should be considered;

v) the applicant should indicate the type/location of internal and external recreation amenities, and

vi) the landscape area 60.5% should be increased to approximately 70%.

Fire noted the following:

A. Retirement Home

The access as indicated complies with code requirements, however, due to the occupancy we would request that a 12 foot

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wide paved area be extended from the service access pavement to the patio 10 feet out from the building face. This could be a controlled access, however, it should be maintained as a fire route. In so doing, it would provide us with access to 80% of the building face. I would suggest that if applicable, landscaping requirements be softened to accommodate same.

An internal system of hydrants to provide coverage to the front and rear of the building will be required.

B. Apartment Building

The "street" regarding the travel portion of the driveway shall be within 45 metres of the building face. Portion of same will be designated and signed as a fire route.

An internal system of hydrants acceptable to this Department shall be provided.

Transit has no comments.

The Dufferin-Peel Roman Catholic Separate School Board has no objection to the proposals advising that elementary pupils generated by the proposed development will attend St. Brigid school, until the proposed elementary school is constructed within the Fletchers Creek Community; secondary pupils will attend Cardinal Leger school and the projected pupil yield from the proposed apartment building is approximately 7 Junior Kindergarten to grade 8 students.

The Public Works and Building Department - Traffic Engineering Services request (for the high rise apartment building) that the driveway between the road and the turning circle be widened to 7.6 metres (25 feet) with 6 metre radii; driveway be off-set 6 metres from property line to avoid encroachment onto adjacent frontage and the sidewalk is to be continued through the drive.

Zoning and By-law Enforcement has no comments.

Law Department has no comments.

6.0 Discussion

A significant feature of the high rise apartment proposal is the proposed dwelling unit density. The proposed density is 170.4 units per hectare (68.97 units per acre) which exceeds the secondary plan density of 40 units per acre by more than 72 per cent. The applicant's consultant has submitted that the high density development is appropriate for the following reasons:

- a) Community services and infrastructure, to facilitate the proposal are either existing or will be integrated into the neighbourhood. For example, the Regional Police Headquarters is located immediately to the south of the site; extensive commercial shopping/automotive services are situated on the north-east, north-west and south-west corners of Highway Number 10 and Steeles Avenue, and lands to the west and north of the site have been designated and reserved for church and school purposes.
- b) The site is located in proximity to the intra-city and intercity transportation corridor to accommodate the traffic/transit needs of the apartment residents. In addition, the site is situated on a major collector road which in turn, links to Highway Number 10, an arterial roadway.
- c) No adverse impact from the development on surrounding lands or environmental constraints which would inhibit the development of lands is envisaged. Through the implementation of zoning and site plan controls, the proposed building can be integrated into the urban fabric

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in a cohesive and planned fashion.

- d) As the project will be under the auspices of the Peel Non-Profit Housing Corporation, maintenance and supervision of this site will be strictly controlled.
- e) Full municipal services have been designed and will be installed, to service both the site and surrounding lands which are currently the subject of a plan of subdivision application.

Of the consultant's five reasons, only one reason has an unique quality that would merit consideration, that being reason (c), dealing with impact upon surround lands. Reasons (a) (b) and (e) involving community services and municipal services are ubiquitous factors occurring in many locations throughout the urban area and do not justify a major increase in residential density. Reason (d) involving ownership and presumably management, should not warrant a special status with respect to residential density.

With respect to impact upon adjacent lands it is noted that the closest existing active use is the Police Headquarters building on the south side of Sirlou Drive. Proposed abutting uses include on the west, a church; on the north, a separate elementary school, and on the east, a seven storey retirement home.

A proposed high rise apartment building is not likely to have a detrimental impact upon the existing or proposed uses. Similarly, the abutting and adjacent uses are not expected to have a negative impact upon the apartment proposal.

The other part of the equation is the significance of the increase in density from 98.85 units per hectare (140 units per acre) to 160.8 units per hectare (69.0 units per acre). An intent of the Secondary Plan was to restrict the concentration of high density

residential development to circumvent the problems that were perceived to accompany the high density development located to the east of Bramalea City Centre. The residential development in the Knightsbridge/Kings Cross/Kensington Road locality has over 2003 dwelling units in 9 rental and condominium buildings distributed amongst three sites with an aggregate area of 11.94 hectares (29.51 acres), equal to an average density of 167.7 units per hectare (67.9 units per acre). A comparison of the two developments can be misleading because of the major differences in size of the projects - 2003 units in 9 buildings compared to 106 units in 1 building, and scale of buildings - 18 and 28 storeys compared to 9 storeys.

A further matter pertaining to the proposal is the proposed occupancy by families. In the analysis of the residential development in the Bramalea City Centre Area Study it was postulated that the City should encourage developers to design apartment buildings where family units would be restricted as much as possible to the first four floors of a building.

The multiple family units constructed as 4 storey low rise apartment buildings at Nasmith Place by Peel Non-Profit Housing Corporation (Our File: SP82-46) occupy an area of 2.717 hectares (6.713 acres) with 143 units, equal to a density of 52.6 units per hectare (21.30 units per acre). The proposed project at County Court Boulevard and Mossbank Drive (Our File: SP86-40) is intended to have 81 units on a site area of 0.9881 hectares (2.442 acres) being a density of 81.98 units per hectare (33.17 units per acre).

The "call for development proposals" issued by Peel Non-Profit Housing Corporation request projects of either an apartment or townhouse form containing 80 to 120 family housing units. The guidelines contain no reference to site density nor a necessity to limit family units to the lower 4 floors-of a medium or high rise apartment building.

C 8-10

- 10 -

With regard to the site plan it is noted that siting of the building towards the westerly property boundary lessens the impact upon the retirement home project. Traffic Engineering Services have suggested minor changes to the width and to the location of the driveway. Fencing will be required along the boundary of abutting properties. To the north, a proposed school would usually be enclosed by a 1.8 metre high fence, erected by the School Board, and to the west and east, the minimum requirement of a 1.2 metre high chain link fence would be in order. The play area should be enclosed by a suitable fence.

The density of development proposed for the retirement home building, involving 168 beds, is equal to 260 units per hectare (105.3 units or beds per acre). This exceeds the density of two recent proposals considered by City Council. The proposal by Stonat Investments Limited (Our File: C1W2.8) on McLaughlin Road for 140 units, occupying a site with a minimum area of 1 hectare (2.47 acres) will have a density of about 140 units per hectare (66.6 units per acre). A proposed development by Albert Post (Our File: C1E12.5) proposes to accommodate 100 persons in one and two bed rooms with a density of about 70 persons (beds) per hectare (28.4 persons per acre) for a 1.422 hectare (3.514 acre) site. In the case of the Post development, the ultimate development can be twice as large with an equivalent increase in density to about 140 persons or beds per hectare (57 persons per acre).

The parking standard for the proposed retirement home is lower than that proposed for the two recently approved retirement homes. The standard for the Stonat Investments Limited project for 140 units requires 0.45 spaces for each retirement home bedroom or for each 1 - bedroom apartment, 0.65 spaces for each 2 - bedroom apartment unit and 10 spaces for staff. The parking standard for the Albert Post project was established at 0.45 spaces per bed. A comparable standard, if applied to the proposed retirement home, would generate 76 parking spaces. While the building coverage of 18.6 per cent is

relatively low the expansive surface parking is so extensive that only 41.1 per cent of the lot area is devoted to landscaped open space.

The intensity of development of the retirement home proposed is excessive. The quantity of parking should be increased to 0.45 spaces per bedroom plus additional parking spaces equal to the number of employees on the largest shift. Landscaped open space should be increased from the unacceptable land of 41 per cent to not less than 50 per cent. The deficiency of parking facilities and landscaped open space is due to the excessive density of the proposed development. With an area of 0.6457 hectares and using the recent example of retirement homes an appropriate density would appear to be about 140 beds per hectare or 90 units for the site.

With regard to the site plan as submitted the following comments are noted:

- i) the width of the landscaped open space areas abutting the front and side property lines should be increased to 3 metres.
- ii) two driveway crossings of the pedestrian open space corridor are not necessary; the site design should be altered to minimize the number of crossings.
- iii) the long single loaded driveway along the west property limit contributes underly to a low open space ratio.
- iv) property boundary fencing will be required along the west and north (school site) boundary.
- v) fencing and appropriate visual screening will be required along the east property boundary abutting the planned commercial development.

C8-12

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With the exception of the floor space index, the proposed apartment building would comply with the requirements and restrictions of the Residential Apartment A (R4A) zone. The proposed floor space index is 1.67 while the R4A zone permits only a maximum floor space index of 1.0.

The Official Plan will require an amendment to permit the apartment development at approximately 70 units per acre, exceeding the maximum density of 40 units per acre.

The retirement home as an institutional use will not require an amendment to the Official Plan.

However, the intensity of development for the retirement home site is excessive and the zoning by-law requirements and restrictions should limit the number of units to the equivalent of 140 bedrooms per hectare, parking at 0.45 spaces per bedroom plus employee parking, and minimum landscaped open space of 50 per cent.

Both projects will be subject to site plan approval procedures and the need for a development agreement will not arise if the subdivision agreement addresses the issue of levies and the applicant's requirement to supply the necessary survey, legal and financial inputs to provide one driveway crossing for each project of the open space corridor.

7.0 Conclusion

The processing of the draft plan (Region of Peel File: 21T-85013B, Our File: T1W15.7) and the adoption of Amendment Number 88 and 88A had the effect of establishing two parcels, one designated as a high density residential with an area of about 0.622 hectares (1.557 acres) and the other designated Institutional with an area of about 0.6457 hectares (1.5956 acres). The residentially designated parcel, if developed at the designated density of 98.85 units per

hectare (40 units per acre) would accommodate a 63 unit apartment building. the intended residential density of 170.4 units per hectare (69 units per acre) is comparable to the density of the high rise development to the east of Bramalea City Centre. While a comparison using dwelling unit density provides a common basis, size and scale are elements that are not comparable. Thus, as an isolated development with little likelihood of adversely affecting abutting development, a residential density of 69 units per acre for a 106 unit apartment is supportable from a land use perspective.

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

- A. A Public Meeting be held with respect to amending the Official Plan and zoning by-law for a residential high density apartment project requiring a density of approximately 69 units per acre; and with respect to amending the zoning by-law to permit a retirement home, and
- B. Subject to the results of the Public Meeting, staff be directed to:
 - (1) prepare the appropriate amendments to the Official Plan and zoning by-law for the residential apartment and the development be subject to the following conditions:
 - (a) the Official Plan amendment shall permit a density not to exceed a maximum of 70 units per net acre;
 - (b) not more than 106 dwelling units shall be permitted;
 - (c) the maximum building height shall not exceed 9 storeys;
 - (d) minimum landscaped open space shall be not less than

C8-14

- 14 -

60 per cent of the lot area;

- (e) a fire protection plan, which shall include an internal system of hydrants; signing of fire routes, and satisfactory distance to building face, shall be acceptable to the Fire Chief;
 - (f) the driveway between Sirlou Drive and the turning circle shall be a minimum width of 7.6 metres;
 - (g) the location of the driveway shall be to the satisfaction of the Commissioner of Public Works and Building;
 - (h) the floor space index shall not exceed 1.67;
 - (i) fencing shall be provided according to City specifications along west, north and east property boundaries in conjunction with abutting owners, but in any event not later than occupancy of the first dwelling unit;
 - (j) the play area shall be fenced to the satisfaction of the Commissioner of Planning and Development;
 - (k) the applicant shall agree to provide all necessary survey, legal and financial requirements to cross the open space corridor with one driveway crossing.
 - (l) the applicant shall satisfy all municipal financial matters not yet fulfilled subsequent to execution of a full subdivision agreement.
- (2) prepare an appropriate amendment to the zoning by-law for the retirement home project and the development shall be

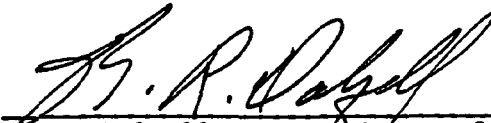
subject to the following conditions:

- (a) the maximum bedroom density shall not exceed 140 beds per hectare;
- (b) minimum landscaped open space shall not be less than 50 per cent of the lot area;
- (c) a fire protection plan, which shall include an internal system of hydrants and satisfactory access to building faces, shall be approved by the Fire Chief;
- (d) only one driveway crossing of the open space corridor shall be permitted.
- (e) fencing shall be provided according to City specifications along the west, east and north property boundaries in conjunction with abutting owners, but in any event not later than occupancy of the first unit;
- (f) the applicant shall agree to provide all necessary survey, legal and financial requirements to cross the open space with one driveway crossing;
- (g) the applicant shall satisfy all municipal financial requirements not yet fulfilled subsequent to execution of a full subdivision agreement.

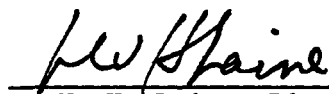
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- 16 -

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

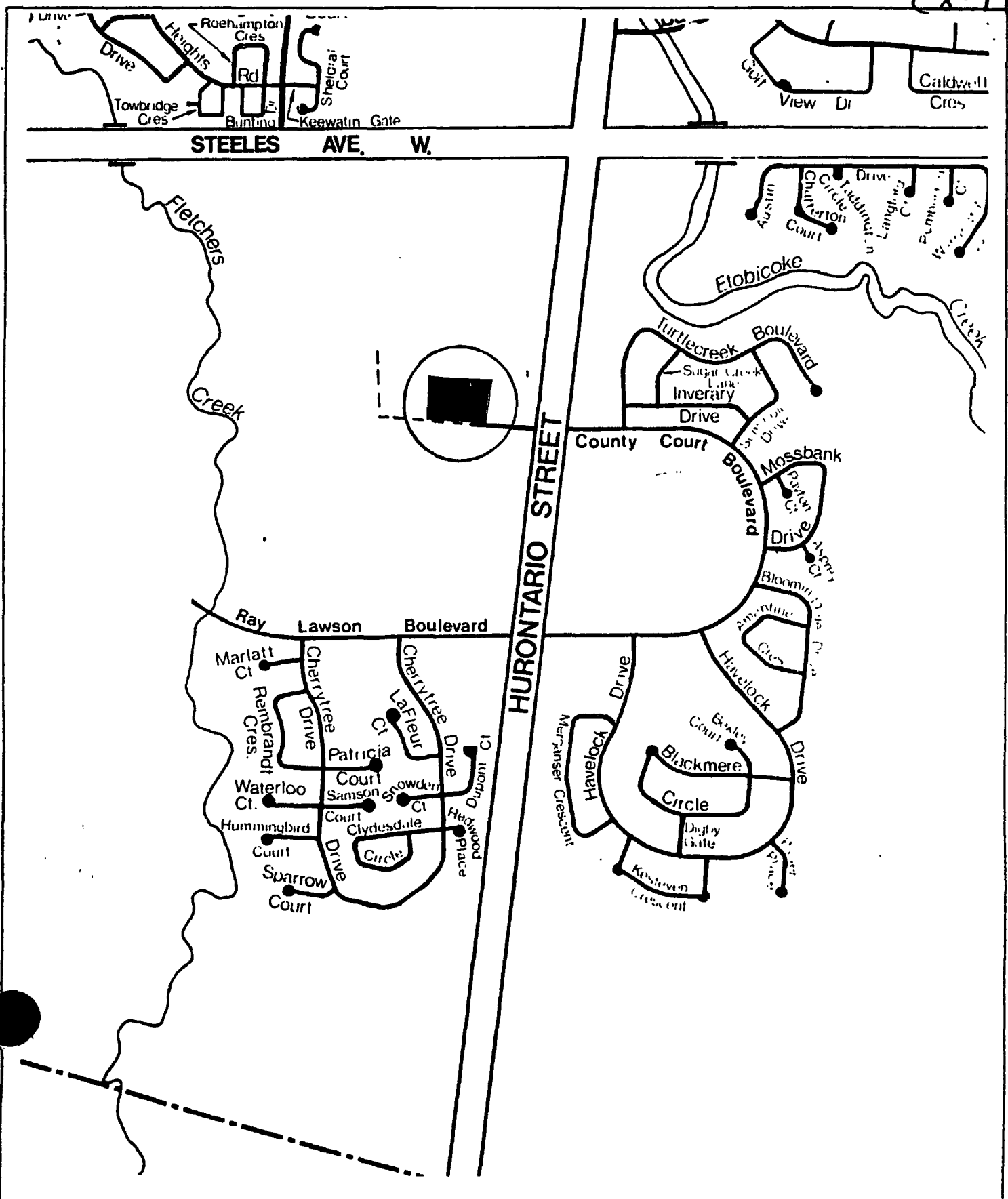


L. W. H. Laine, Director,
Planning and Development
Services Division

Attachments (3)

LWHL/hg/16

C8-17



LOCATION MAP
 SANFOUR DEVELOPMENTS LTD.



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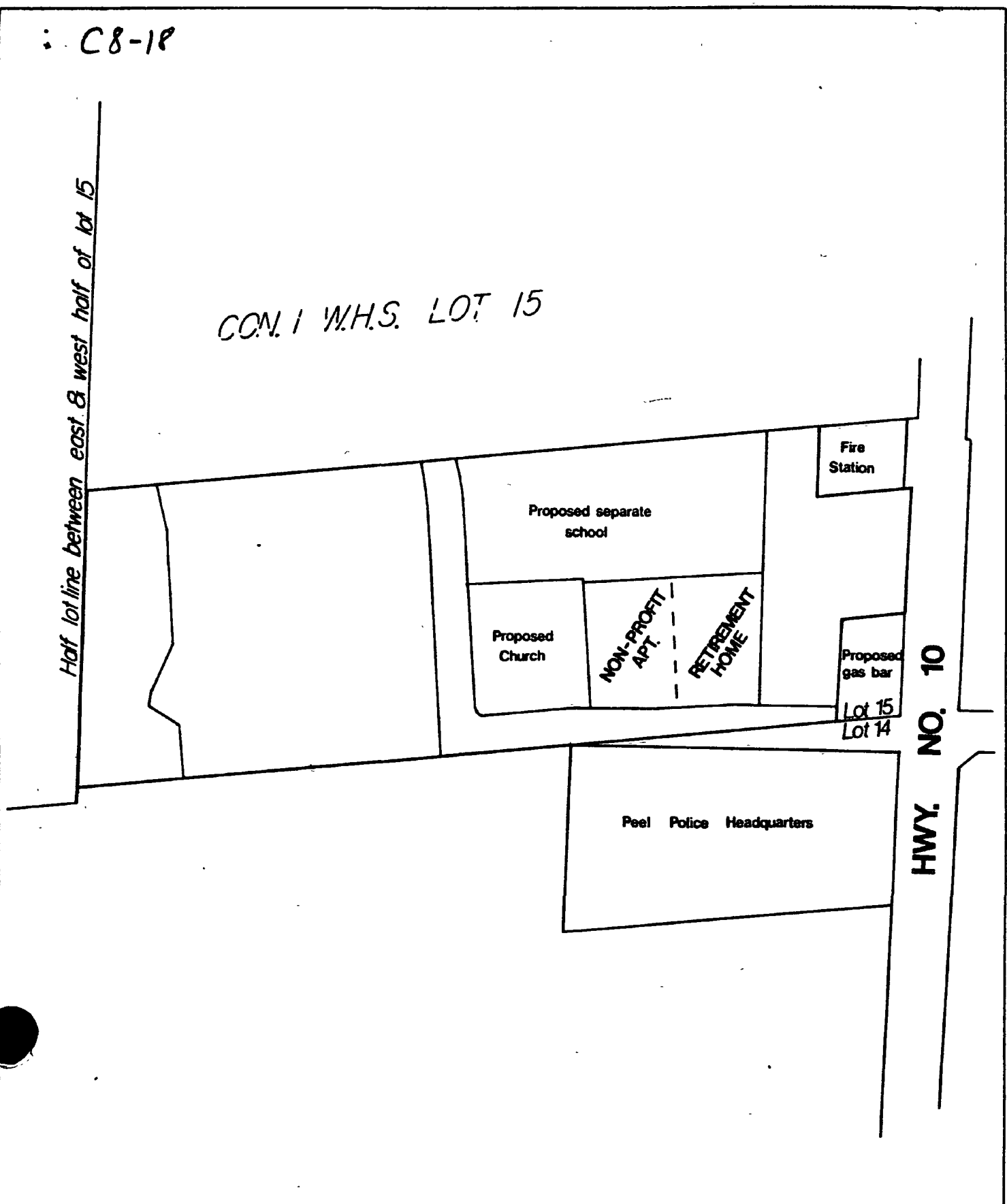
CITY OF BRAMPTON
 Planning and Development

Date: 86. 08 15 Drawn by: J.K.
 File no. TIW15.10 Map no. 75-15A

C8-18

Half lot line between east & west half of lot 15

CON. 1 W.H.S. LOT 15



SITE LOCATION
 SANFOUR DEVELOPMENTS LTD.

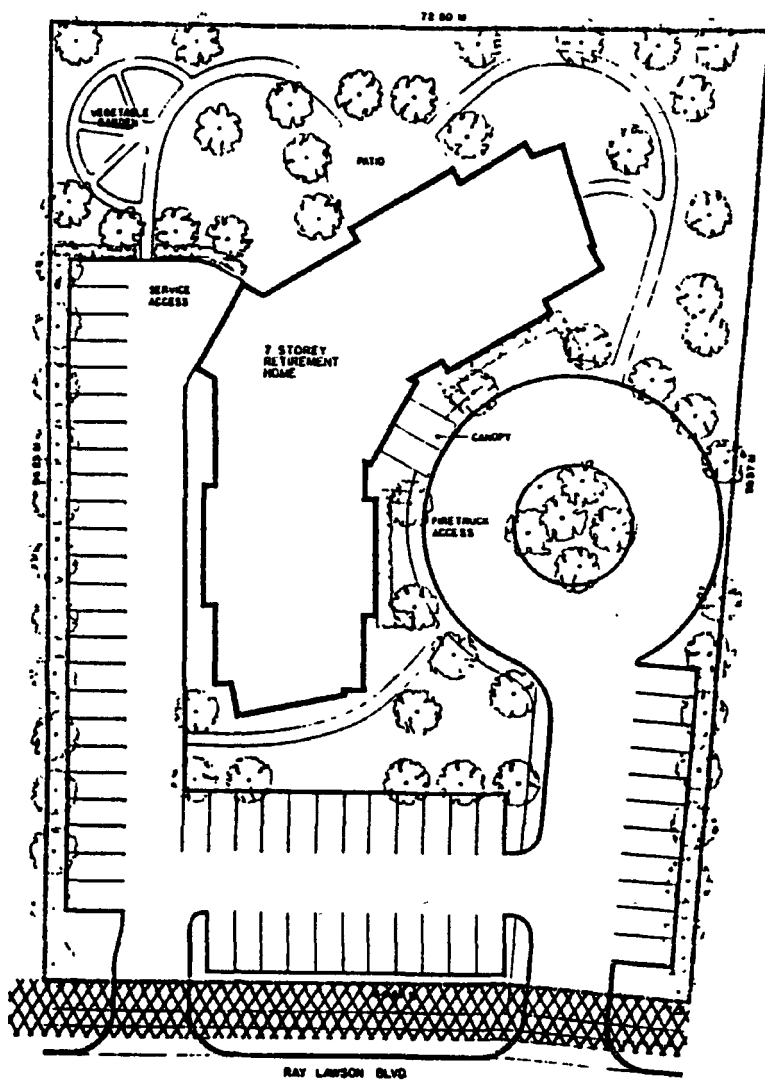


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CITY OF BRAMPTON
 Planning and Development

Date: 86. 08 15 Drawn by: J. K.
 File no. TIW15.10 Map no. 75-15B

C8-19



7.5 metre open space corridor 

SITE PLAN

SANFOUR DEVELOPMENTS LTD.

RETIREMENT HOME

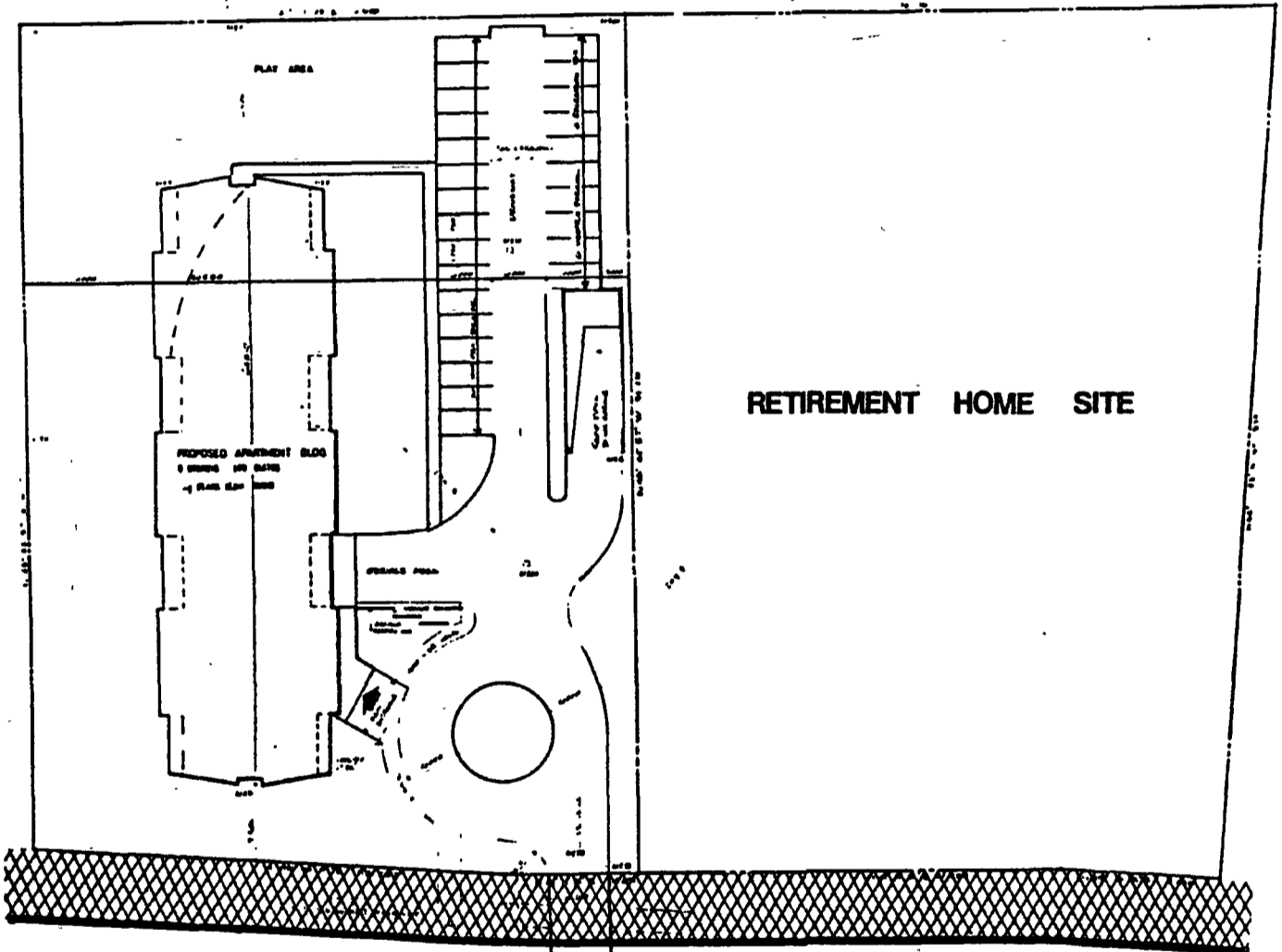


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CITY OF BRAMPTON
Planning and Development

Date: 86.08.15 Drawn by:
File no. TIW15.10 Map no. 75-15C

C8-20



7.5 metre open space corridor 

SITE PLAN
SANFOUR DEVELOPMENTS LTD.
PEEL NON-PROFIT HOUSING



CITY OF BRAMPTON
Planning and Development

Date: 86.08.15 Drawn by:

File no. TIWI5.10 Map no. 75-15D

1:780

D5

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 12, 1986

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 1, W.H.S.
Ward Number 4
SANFOUR DEVELOPMENTS LIMITED
Our File Number: TIW15.10

The notes of the Public Meeting held on Wednesday, November 5, 1986 are attached for the information of Planning Committee.

No members of the public appeared at the Public Meeting. No letters or oral objections have been received.

The application consists of 2 parts. One part involves an amendment to the zoning by-law to permit a retirement home on land that is designated by the Secondary Plan as Institutional. The other part involves an amendment to the Official Plan and to the zoning by-law to permit the construction of a 106 unit family high-rise apartment building for Peel Non-Profit Housing Corporation. The scheme for the retirement home project did not satisfy density, parking, landscaped open space and circulation criteria and therefore, will require significant changes. On the other hand, the family apartment building submission is more fully documented and it would be appropriate, if it is decided, to amend the Secondary Plan to allow an increase of the maximum residential density from 98.85 units per net hectare (40 units per net acre) to 170.5 units per net hectare (69.0 units per net acre) and to implement the Official Plan amendment by a suitable zoning by-law amendment.

D5-2


- 2 -

Both proposals are located within a draft plan of proposed subdivision (Region of Peel File Number 21T-85013B, our File Number T1W15.7). While an interim agreement has been entered into between the applicant, the Regional Municipality of Peel and the City of Brampton, a detailed subdivision agreement is required to be executed to ensure that engineering, financial, landscaping and legal matters are provided in the context of the subdivision. Site Plan approval pursuant to the Planning Act, 1983 is expected to ensure that fencing, landscaping, including approval of outdoor recreation facilities, and suitable access driveway design are provided and that survey and legal arrangements are made for a crossing of the abutting open space corridor.

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

- A. the notes of the Public Meeting be received;
- B. the submission to amend the Official Plan and zoning by-law to permit an increased residential density for the family high-rise apartment building be approved;
- C. the proposal to amend the zoning by-law to permit a retirement home be approved in principle, and that the applicant present a revised site plan of the retirement home for consideration, and
- D. staff be directed to present for the consideration of City Council appropriate documents with respect to:
 - (i) the family high-rise apartment building, and
 - (ii) the retirement home.

AGREED:



W. R. Dalzell
Commissioner of Planning
and Development



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

LWHL/17

D5-3

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 5, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:47 p.m. with respect to an application by SANFOUR DEVELOPMENTS LTD. (File: T1W15.10 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the construction of:

- On Parcel 1 - a retirement home, and
- On Parcel 2 - a 9-storey apartment building.

Members Present: Alderman J. Hutton - Chairman
Councillor N. Porteous
Alderman T. Piane
Alderman L. Bissell
Councillor F. Andrews
Alderman P. Palleschi

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

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

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:48 p.m.