



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 133-79

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.

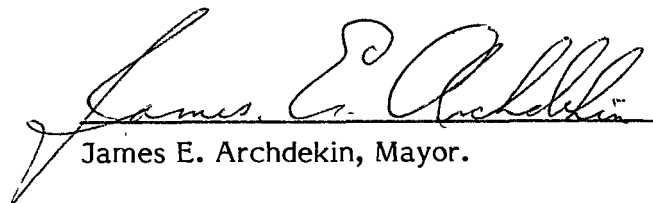
(Amendment No. 36)
CANADIAN TIRE CORPORATION

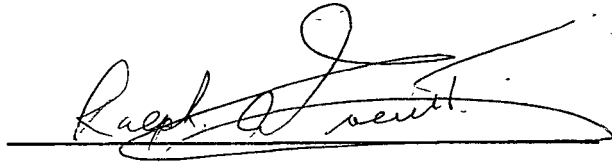
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached maps (Schedules 'A' and 'B') and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council

this Eleventh day of June 1979.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk

PASSED June 11, 19 79



BY-LAW

No. 133-79

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area
(Amendment No. 36)
CANADIAN TIRE CORPORATION LIMITED

DUPLICATE ORIGINAL

1979 SEP 11 PM 12 51

-3

AMENDMENT NUMBER 36
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

MISC. PLAN NO. 552

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1979 Sept 11, P.M. 12.51

Katherine Bayla, D.L.R.

~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~

City of Brampton

TABLE OF CONTENTS

PAGE

I	Certification
II	Adopting By-law
1	Part A - Preamble
2	Part B - The Amendment, constituting Chapter A21
	Section 1.0 - Purpose and Property Location
	Section 2.0 - Definition
	Section 3.0 - Land Use
3	Section 4.0 - Development Principles
	Section 5.0 - Implementation
4	Section 6.0 - Interpretation
5	Part C - Appendices

Amendment No.36

to the

Consolidated Official Plan for the
City of Brampton Planning Area

This amendment 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 modified under the provisions of Section 17 of The Planning Act, as follows:

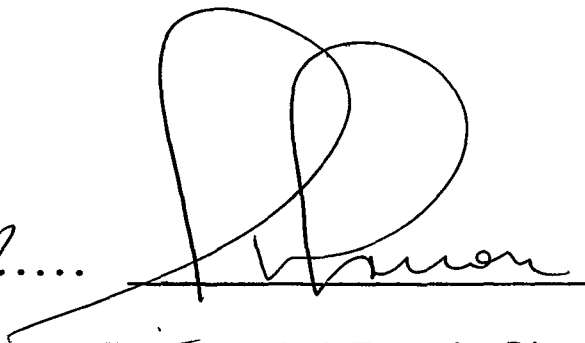
1. Section 4.3, on page 3, is modified by deleting the second sentence.
2. Section 5.2, on page 4, is deleted and replaced with the following new Section 5.2:

"5.2 The Corporation of the City of Brampton may enter into one or more agreements, under the provisions of Section 35a of The Planning Act and other relevant legislation, incorporating various aspects of site and building design not implemented by the zoning by-law, as deemed necessary by City Council."

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No.36 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date

Aug 27/79



~~G. M. FARROW~~, Executive Director
Plans Administration Division
Ministry of Housing

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 36

The attached maps Schedule 'A' and 'B' and explanatory text, constituting Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No.42-78, in accordance with Section 54 of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 15 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended on the 11th day of June 1979.



Mayor



Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

Date



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 133-79

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.

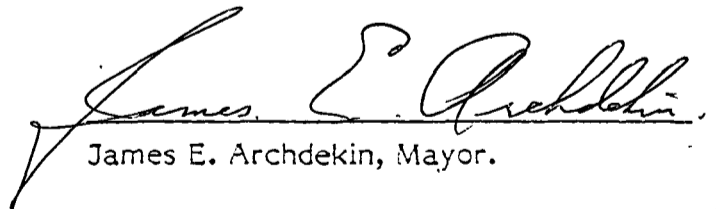
(Amendment No. 36)
CANADIAN TIRE CORPORATION

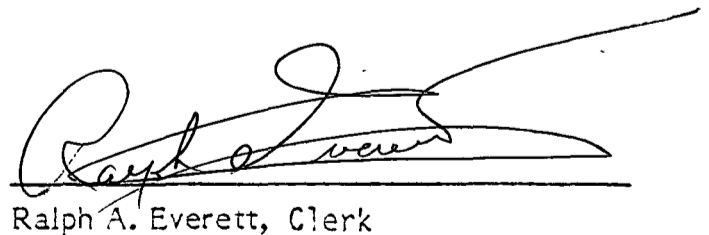
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area consisting of the attached maps (Schedules 'A' and 'B') and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council

this Eleventh day of June 1979.


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk

AMENDMENT NO. 36
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

Title

The title of this Amendment is Amendment No. 36 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment No. 36

Relative Parts

Part B only of this Amendment constitutes Amendment No. 36, Part A - Preamble, and Part C - Appendices, are included only to provide background for Part B and shall not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment comprising a new chapter to be added to the Official Plan contains Six Sections as follows:

Section 1.0 - Purpose and Property Location

Section 2.0 - Definitions

Section 3.0 - Land Use

Section 4.0 - Development Principles

Section 5.0 - Implementation

Section 6.0 - Interpretation

Background

The approximately 3.89 hectare (8.39 acres) parcel of land, located on the south side of Steeles Avenue east of Bramalea Road and having a frontage of 76 metres (248 feet) on Steeles Avenue is designated Industrial under the Consolidated Official Plan of the City of Brampton Planning Area. The Property is zoned Industrial under By-law 5500, as amended, of the former Town of Mississauga. The subject land is presently lying vacant. An application was made to the City of Brampton requesting an amendment to the Official Plan and the Restricted Area By-law to permit an Automobile Self-Serve Gasoline Filling Station and a Retail Store on the site.

The City Council at its meeting held on June 26, 1978 directed that an Official Plan and Restricted Area By-law be prepared. A public meeting to consider the proposal of an Automobile Service Station, Self-Serve Gasoline Filling Station and car wash at this location was held on June 6, 1978 in the Council Chambers of the City of Brampton.

PART B - THE AMENDMENT

The whole part of this document entitled Part B - The Amendment which consists of the following text and the attached maps constitutes Amendment Number 36 to the Consolidated Official Plan of the City of Brampton Planning Area.

- 1.0 The Consolidated Official Plan is hereby amended by adding a new Chapter, Chapter A21, after Chapter A20 (Official Plan Amendment Number 36)

CHAPTER A21

Purpose and Property Location

- 1.1 The purpose of this Chapter is to redesignate certain lands located within the City of Brampton Planning Area from Industrial to Commercial and to establish principles for the development of such lands for an Automobile Self-Serve Gasoline Filling Station, a Service Station and a Retail Store.
- 1.2 This Amendment is concerned with lands situated on the south side of Steeles Avenue east of Bramalea Road described particularly as being part of Lot 15, Concession 5, East of Hurontario Street. The subject lands are outlined on Schedule 'A' attached hereto.

2.0 Definition

Commercial, as pertaining to above mentioned lands, outlined on Schedule 'A', means that the use of land is for an Automobile Self-Serve Gasoline Filling Station, a Service Station and a Retail Store.

3.0 Land Use

- 3.1 The land use classification of lands as outlined on Schedule 'A', attached hereto, shall be designated as commercial. The commercial area designation shall apply to the said lands shown on a larger scale on Schedule 'B' attached hereto.
- 3.2 Plate Number 1 of this Plan shall be amended to substitute Chapter A21 in place of Chapter A.1, A.15, with respect to the subject lands as shown on this Plate.
- 3.3. Plate Number 2 Generalized Land Use of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedules 'A' and 'B', hereto attached.

4.0 Development Principles

- 4.1 Within the area designated commercial by this amendment, the use of the land as shown on Schedule 'B' shall be limited to an Automobile Self-Serve Gasoline Filling Station, an Automobile Service Station and a Retail Store.servicing facilities.
- 4.2 The development of the site for commercial purposes shall be such as to minimize any adverse impact and the creation of such conditions that will unduly affect the amenities of the existing industrial development in the immediate area.
- 4.3 As the lands are located close to a major intersection, it is desirable to maintain a high degree of aesthetic and architectural integrity. ~~Therefore, the owner shall design and the choice of materials for the proposed structures on the subject land shall be subject to approval of the City, which approval shall not be unreasonable.~~
MODIFICATION
NO approval of the City, which approval shall not be unreasonable.
UNDER SECTION 14(1) OF THE PLANNING ACT ;
- 4.4 The use of the said land as shown on Schedule 'B', being limited to Automobile Self-Serve Gasoline Filling Station, Automobile Service Station and the Retail Store, shall be subjected to further controls as to the access driveways in order to ensure that the traffic function of the intersection will not be unduly affected. City Council may require the provision of centre medians on Steeles Avenue as a means of prohibiting left turn movements to and from this parcel, subject to the approval of the Regional Municipality of Peel.
- 4.5 The signs and advertising devices shall be subject to control with regard to location, size and illumination in order to ensure a high quality of development and to minimize any adverse impact on the abutting lands.
- 4.6 A provision of adequate landscaping and screening shall be made on the site in order to enhance the appearance of the subject lands.
- 4.7 Sufficient number of off-street parking facilities shall be provided on the site to satisfy the requirements of the employees, as well as those of the customers.

5.0 Implementation

- 5.1 Amendment Number 36 shall be implemented by an amendment to the restricted area by-law in such a manner as to impose the appropriate zoning classification and regulations in conformity to the development principles, as above.

5.2 The Corporation of ~~the City of Hamilton~~ may enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters, as deemed necessary by City Council.

MODIFICATION
NO. 2
UNDER SECTION 14(1) OF
THE PLANNING ACT

6.0 Interpretation

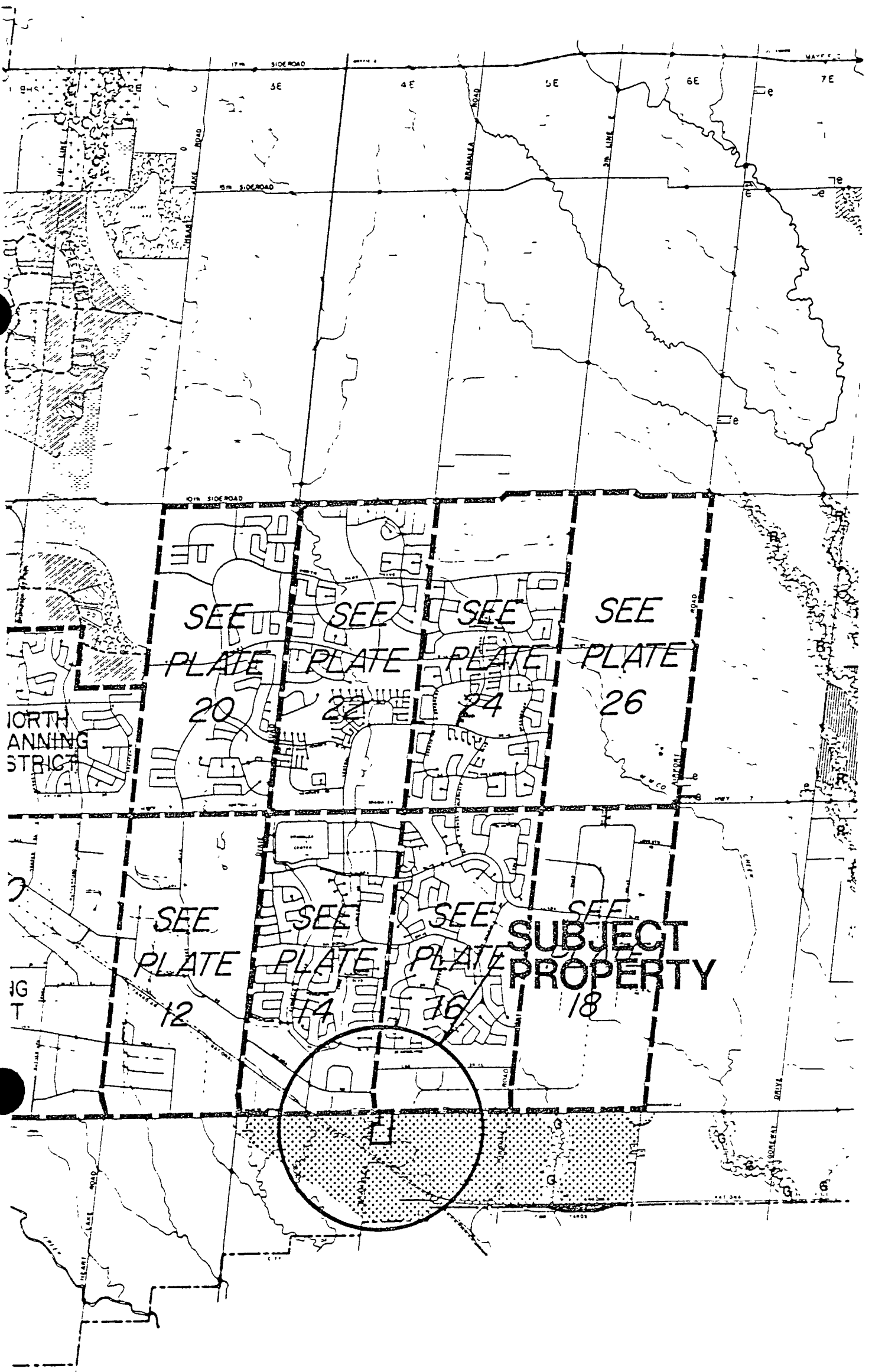
6.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purposes of any by-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes as these, it is intended that no area or district shall be created that does not conform with Schedule 'A'.

All numerical figures on Schedule 'A' and Schedule 'B' shall not be interpreted as absolute or rigid. Minor variations from these figures will be tolerated, insofar as the spirit and intent of the Amendment is maintained.

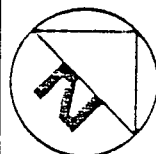
6.2 The provisions of the Official Plan, as amended from time to time with respect to the interpretation of policies of this Amendment, shall apply to this Amendment.

PART C - APPENDICES

Attached is one copy of the staff report to the Planning Committee including notes of the Public Meeting held on the subject of this Amendment, pursuant to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject area.



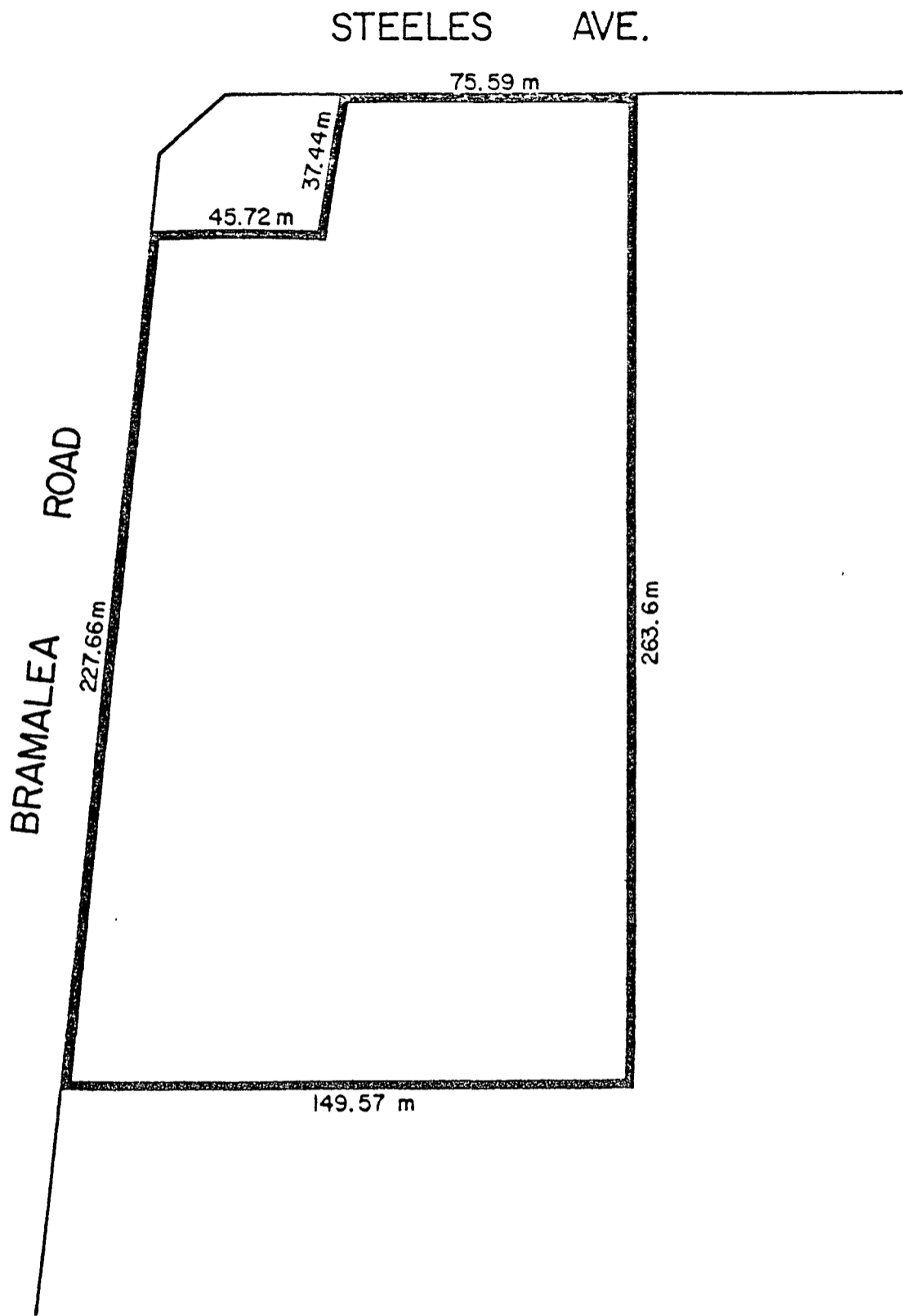
O.P. AMENDMENT No. 36
 SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

Date: 1979 04 12 Drawn by: ps
 File no. T5E15.6 Map no 80-6F

1:50000



O.P. Amendment 36
 Schedule B



1:1725

CITY OF BRAMPTON
 Planning and Development

Date: 1979 04 12 Drawn by: ps
 File no. T5E15.6 Map no. 80-6G

1978 05 12

TO: Chairman of Development Team

FROM: Planning Director

RE: Application for Amendments to the Consolidated
Official Plan and Restricted Area By-law
Part of Lot 15, Concession 5, E.H.S.
CANADIAN TIRE CORPORATION
Our File T5E15.6

1.0 Background

An application for amendments to the Consolidated Official Plan for the City of Brampton Planning Area and Restricted Area By-law by Canadian Tire Corporation was considered by the City Council and referred to staff for a report and recommendation.

2.0 Description of Site

The site of this application is located on the east side of Bramalea Road, and on the south side of Steeles Avenue. Located at the corner of the intersection of Bramalea Road and Steeles Avenue is an approximate 122 feet by 150 feet parcel owned by Imperial Oil.

The subject site has a frontage of 746 feet on Bramalea Road and 233 feet on Steeles Avenue with an area of 7.13 acres. It is slightly sloping to the south with a drop in elevation of 6-8 feet from Steeles Avenue.

The lands to the east and south, owned by Canadian Tire Corporation have been recently developed as a warehouse and a maintenance depot. To the west, the lands on the west side of Bramalea Road are occupied by Cashway Lumber Company. To the north, there are various industrial establishments located on the north side of Steeles Avenue.

3.0 Official Plan and Zoning Status

The Consolidated Official Plan of the City of Brampton Planning Area designates the subject site as Industrial.

The existing zoning as per By-law 5500 of the former Town of Mississauga is Industrial M1 for the northerly half of the site and M2 for the southerly part.

4.0 Proposal

The proposal is to erect a retail store and service centre building of approximately 58,500 square feet and a self-serve gasoline filling station together with a pit stop service as first phase of the development. The retail store and the service centre building would be located at the south-easterly part and the self-serve gasoline filling station and pit stop would be located closer to Steeles Avenue.

4.0 Proposal (cont'd)

The proposed retail store and service centre building would be extended to a maximum building area of 98,500 square feet in the second phase of the development.

A total number of 352 parking spaces are proposed to be provided and would be increased to 364 when the second phase is built. The proposal includes landscaping strips along the easterly and westerly boundary and landscaping of a parcel of land approximately 12,000 square feet in area located between the proposed self-serve gasoline filling station and the Imperial Oil property. Landscaping is also proposed along the frontage of Steeles Avenue as part of the development of self-serve gasoline filling station site.

The vehicular access to the site is proposed via Bramalea Road and Steeles Avenue.

5.0 Comments

The Canadian Tire Corporation owns 89.44 acres of land within this area which includes the subject site of approximately 7.13 acres. The lands to the west have been recently developed to accommodate a warehouse and distribution centre with a total building area of 1,409,500 square feet. To the south, a building of nearly 33,500 square feet in area is used as the maintenance depot by the company. The total building area being 1,443,000 square feet.

The proposed use of the subject site for a retail area, offices and service centre of a maximum of 47,500 square feet (including phase 1 and excluding the stock room) amounts to approximately 3.36% of the total warehouse and distribution centre building area occupied by the company.

The use of the subject site for a retail store outlet would be similar in nature to the retail lumber establishments located on the west of Bramalea Road.

The proposed use of part of the site for a self-serve gasoline filling station and a pit stop automobile maintenance centre, complement the automotive nature of the retail store and automotive service facilities to be provided as the principal use. The lot size, frontage and the other requirements of the site facilities are in accordance with the provisions of self-serve gasoline filling station By-laws as passed by Council.

Taking into consideration the possible future grade separation at the crossing of Bramalea Road and CNR tracks and the expected increased volume of traffic at the intersection of Bramalea Road and Steeles Avenue, a traffic study to determine the location of accesses and other restrictions was submitted by the applicant's traffic consultants, M.M. Dillon. The Region of Peel Road, and Traffic Division and City Engineering staff have accepted the following access points restrictions on the subject site:

5.0 Comments (cont'd)

1. Only one vehicular access point on Bramalea Road to be located at a distance of 350 feet south of Steeles Avenue to be used both as ingress and egress.
2. One right-in and one right-out access point on Steeles Avenue to be located at minimum distances of 250 feet and 380 feet respectively from Bramalea Road.

Improvements to Bramalea Road will require the provision of a left turn lane for access to the site and a left turn lane at the intersection of Bramalea Road and Steeles Avenue. A median on Steeles Avenue is required to prohibit left turns in and out of the subject site.

With respect to the proposed use of the part of the site for a self-serve gasoline filling station, it is pointed out that in the past, the City Council has required the provision of attendant operated facilities with the self-serve gasoline outlet. To be consistent with this approach, it is suggested that attendant operated facilities be provided at a minimum of one pump island on the site.

The phase one development with a retail sales area of approximately 27,000 square feet excluding stock area is proposed to provide 352 spaces. This amounts to a ratio of over 13 spaces per 1000 square feet of retail building area. At the time the phase two is completed the total parking would be 364 spaces for a retail building area of approximately 47500 square feet (excluding stock area) resulting in a ratio of 7.66 spaces per 1000 square feet of retail building area. Taking into consideration that the nature of retail establishment requires more parking than ordinary retail commercial areas, the minimum parking ratio of 7.5 spaces per 1000 square feet of building area excluding stock rooms is recommended. With respect to the development of the first phase, the parking at the ratio of 13 spaces per 1000 is excessive. It is not desirable to provide a large amount of asphalted parking area which is not likely to be used. It is recommended that the parking for the first phase be provided within the ratio of 7.5 to 8.0 spaces per 1000 square feet of retail building area excluding stock room and the space required for future parking be maintained as landscaped areas. The lands to be developed in the phase two building program should also be sodded.

In addition to the above landscaping a permanent landscaped area of a minimum of 12 feet in width should be maintained along the easterly property line. Adequate landscaping should also be provided within the parking area and in front of the proposed building. The applicant consequently should be required to enter into an agreement to submit landscaping plans for approval by the City and also for the continued maintenance of the landscaped areas.

5.0 Comments (cont'd)

With respect to the widening of adjacent roads, a dedication of land to provide a minimum right-of-way width of 60 feet from the centre line of Bramalea Road should be made. Additional widening comprising a strip of land abutting Bramalea Road approximately 25 feet wide at the northerly property line and being nearly 105 feet wide along the southerly property line should be conveyed to the City and leased back to Canadian Tire Corporation until required for the grade separation. There is no widening required along Steeles Avenue which has been recently reconstructed with a right-of-way width of 120 feet.


A public meeting to consider the amendments to the Consolidated Official Plan and Restricted Area By-law should be held in accordance with the Council's policy.

6.0 Conclusion

The application to erect an automotive retail store, a service centre and self-serve gasoline filling station together with pit stop automobile maintenance area is acceptable provided attendant operated gasoline filling facilities are provided at one of the pump islands. It is recommended that

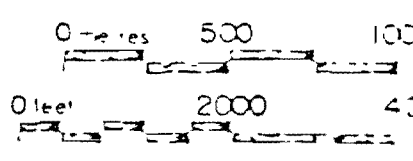
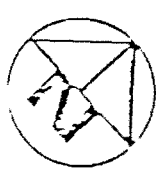
- 1) Planning Committee recommend the City Council that the application of Canadian Tire Corporation be approved in principle, and
- 2) a public meeting be held to consider the amendments to the Consolidated Official Plan and Restricted Area By-law be held.

LWHL/JS/am

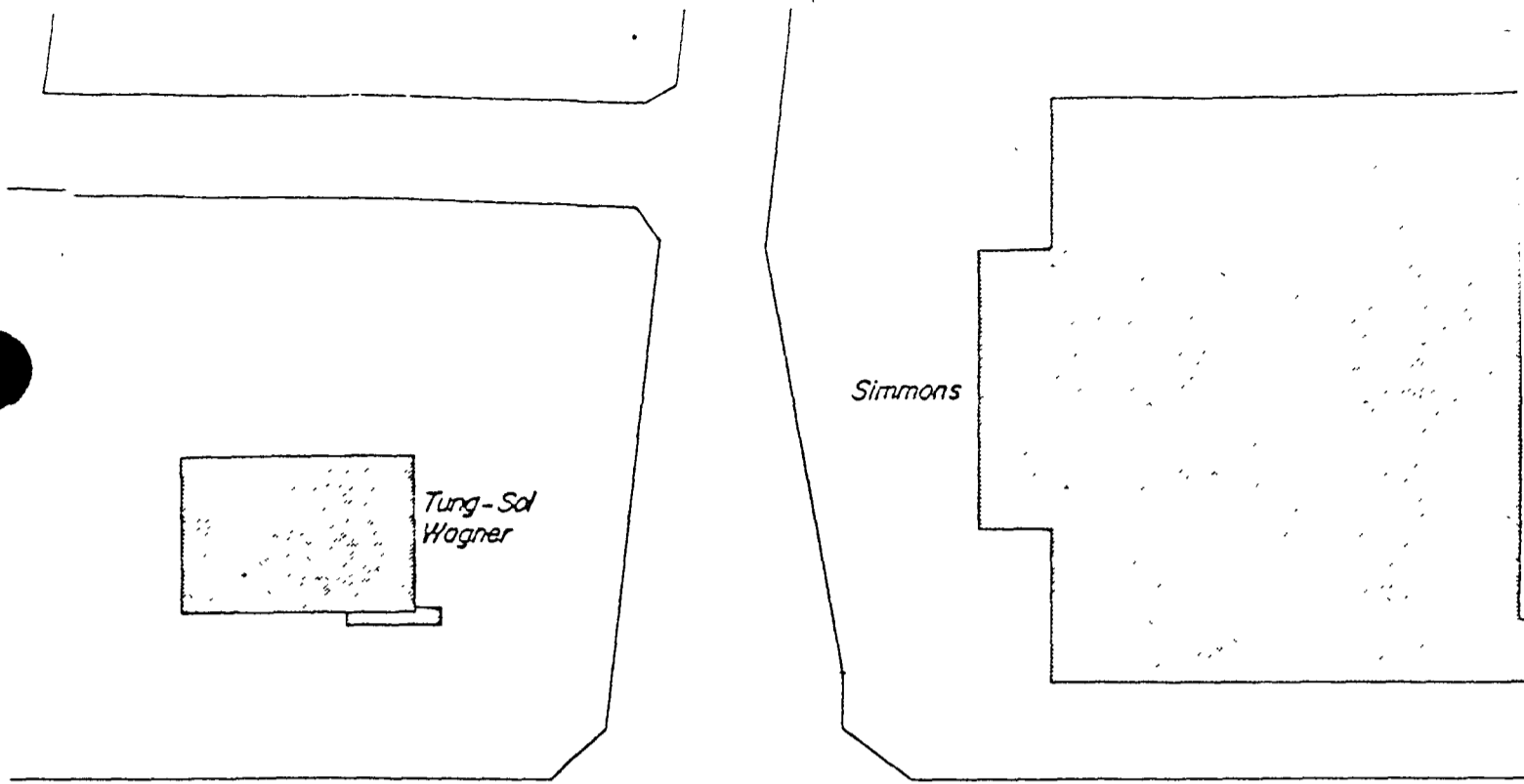

L.W.H. Laine,
Planning Director



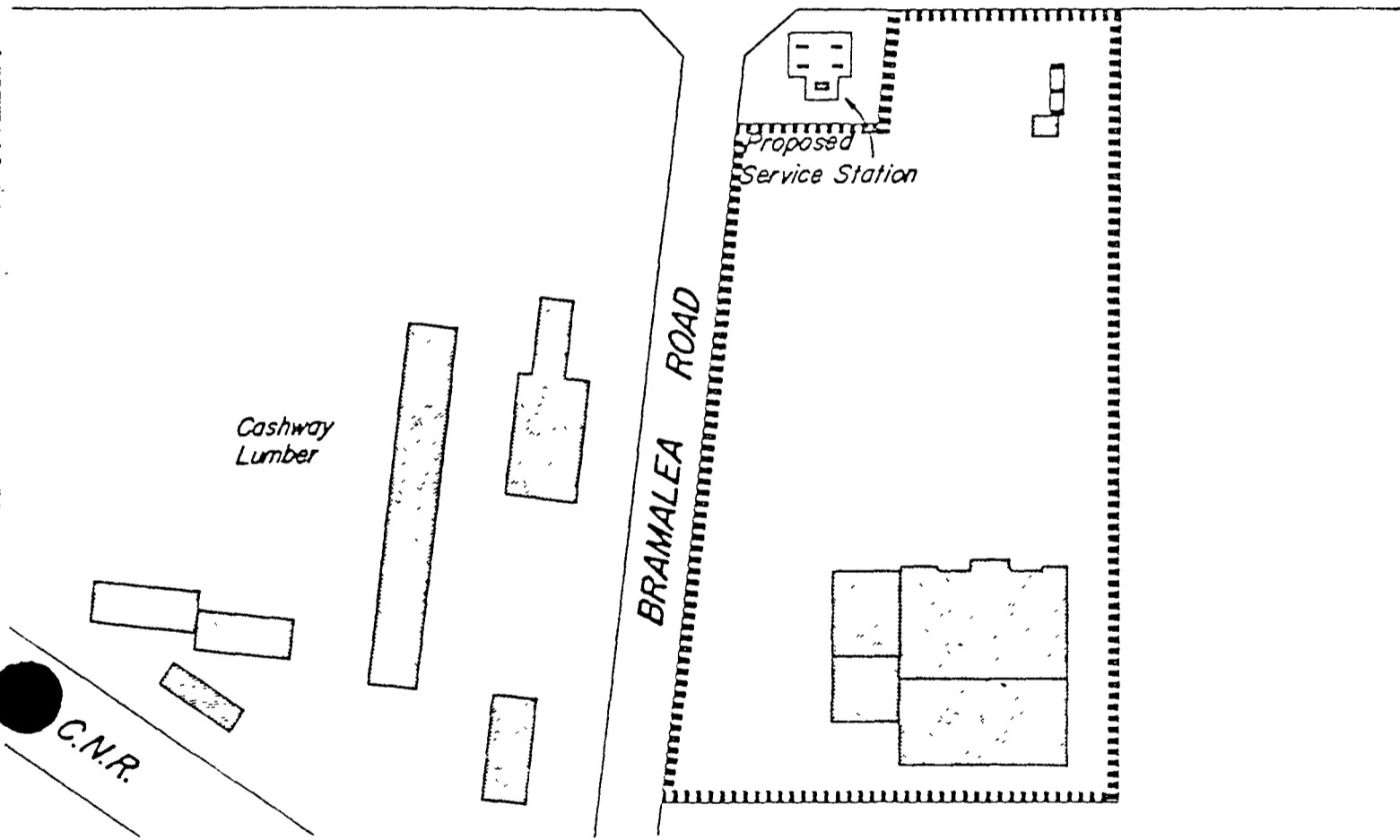
CANADIAN TIRE CORP. LTD.



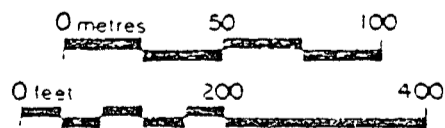
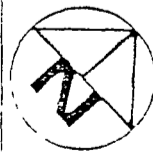
City of Brampton
 Planning Department



STEELES AVENUE



CANADIAN TIRE CORPORATION
 Application for Rezoning
 and Official Plan Amendment



City of Brampton
 Planning Department

1978 06 13

TO: Chairman and Members of Planning Committee

FROM: Planning Director


RE: Application for Amendments to the
Official Plan and Restricted Area By-law
Part of Lot 15, Concession 5, E.H.S.
CANADIAN TIRE CORPORATION
Our File : T5E15.6

Attached are the minutes of the public meeting convened with respect to the above mentioned application.

Also attached is a copy of the staff memo pertaining to the parking facilities at the proposed Canadian Tire Store. As suggested in the memo, it is advisable that the Planning Committee approve only the first phase of the development with parking of a minimum of 267 spaces. The expansion of the retail store and other facilities in the second phase should be subjected to the approval by the City at the time the Company is ready to expand.

It is recommended that Planning Committee recommend that City Council direct staff to prepare the appropriate development agreement and restricted area by-law based on Phase I of the development for consideration by City Council.

JS/rla


L.W.H. Laine
Planning Director

attachment

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, JUNE 6, 1978 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:42 p.m. with respect to an application by CANADIAN TIRE CORPORATION to amend the Consolidated Official Plan and Restricted Area By-law to allow the construction of retail store and service centre building together with a self-serve gasoline filling station with pit stop service.

Members present were: F.R. DALZELL - Chairman
W.J. BAILLIE - Alderman
W. BROWN - Alderman

Staff present were: L.W.H. Laine - Planning Director
J. Singh - Principal Planner
W. Lee - Planner

Two representatives of the Canadian Tire Corporation attended the meeting.

No members of the public were present and the Chairman enquired if all the notices to the property owners within 400 feet of the site were sent and whether the notification was placed in the local newspaper. The Planning Director replied in the affirmative.

The meeting was adjourned at 7:45 p.m.

1978 06-06

TO: L.W.H. Laine,
Planning Director

FROM: Jasbir Singh,
Principal Planner

RE: Application for Amendments to the
Consolidated Official Plan and
Restricted Area By-law
Part of Lot 15, Concession 5, E.H.S.
CANADIAN TIRE CORPORATION
Our File T5E15.6

As per the directions of the City Council to provide information on the parking facility at the Canadian Tire Retail Store located at the southwest corner of Queen Street and Kennedy Road, the following is submitted:

Kennedy Road Store

Site Area	112,479 square feet - 2.58 acres
Total Building Area	27,341 square feet
Retail Area	22,260 square feet
Parking	as marked on the site - 150 spaces
Ratio	6.81 spaces per 1,000 square feet

In addition to the above, we have surveyed the provision of parking facilities at the recently built Canadian Tire Stores in the Metropolitan Toronto area. Following is the ratio of parking facilities as it relates to the total retail area, at the various stores:

Carrier and 27

Retail Area	26,000 square feet
Parking	212 spaces
Ratio	8.1 spaces per 1,000 square feet

Rexdale - Kipling Avenue

Retail Area	22,600 square feet
Parking	175 spaces
Ratio	7.7 spaces per 1,000 square feet

Danforth Avenue

Retail Area	12,000 square feet
Parking	100 spaces
Ratio	8.3 spaces per 1,000 square feet

Downsview

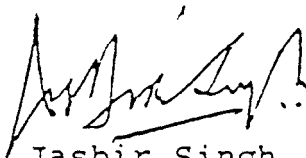
Retail Area	29,000 square feet
Parking	228 spaces
Ratio	7.8 spaces per 1,000 square feet

The matter of parking for the proposed Canadian Tire Store at Bramalea Road and Steeles Avenue has been further discussed with the representative of the Company. Based on the concerns expressed by the staff and the City Council, the site plan has been revised to increase the area of landscaping and to provide a parking area of 267 spaces.

The Canadian Tire proposal being to build as a first phase, a total area of 58,500 square feet with 27,000 square feet being for retail facilities, the parking ratio would be 9.9 spaces per 1,000 square feet of retail area. The parking facility thus provided would be higher than provided at any of the above mentioned stores.

It is advisable that the Planning Committee, at present, approve only the first phase of the development with the parking, as proposed. The proposal to expand the structure to a total building area of 98,500 square feet and the retail area of 47,5000 should not be approved, at present. The expansion should be assessed with respect to the adequacy of parking and other facilities on a future date when the company is ready to expand.

We have discussed this recommendation with the representative of the Canadian Tire, who is agreeable to this arrangement.



Jasbir Singh
Principal Planner

JS/jb

noted: To be included in report to P.C.