

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, May 6, 2013**. The meeting will be held in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario commencing at 7:00 P.M.

The purpose of this Public Meeting is to give an opportunity to the public to provide input into planning applications received by the City. These are not proposals by the City of Brampton unless specifically identified as City initiated proposals. No decisions are made at the public meeting. Members of Committee attend in order to hear public input and not engage in debate about the merits of the application. A recommendation report with respect to the item below will be prepared by staff and presented at a future Planning, Design and Development Committee. The item will then be forwarded to the Council of the City of Brampton for a decision. If the recommendation is favourable, the Council will not adopt the proposed amendment until at least 30 days from the date of the Public Meeting.

NOTE: Prior to the Planning, Design and Development Committee Meeting, an informal open house will be held in the Atrium, 1st Floor, with respect to the application. The open house will start at 6:15 P.M. and continue until 6:45 P.M.

The item on the agenda that may be of interest to you is:

An application made by **Gagnon & Law Urban Planners Limited - Yorkshire Holdings Brampton Inc., V. Grossi Family Holdings Inc., and Grocon Developments Inc. (File: C01E04.011) WARD 3** to amend the Official Plan and Zoning By-Law.

Following is a brief description of the item on the agenda:

LOCATION:

The subject property is located at 17, 19, and 21 Clarence Street. It is located on the south side of Clarence Street, approximately 45 metres (148 feet) east of Main Street South. The property is legally described as Part of Lots 2, 3, and 4, Registered Plan BR-29.

PROPOSAL:

The purpose of the Official Plan and Zoning By-law Amendment applications is to permit an infill development consisting of semi-detached and townhouse dwelling units. A development concept has been submitted with the application, which involves the following:

- ◆ A total of 16 townhouse and semi-detached dwelling units with a building height of four storeys.
- ◆ Access to the proposed lots would be from a proposed 6.0 metre lane off of Clarence Street.
- ◆ Demolition of the existing single-detached dwellings at 19 and 21 Clarence Street.
- ◆ A density of 59.25 units per hectare (23.18 units per acre).

SIZE:

The site is 0.27 hectares (0.69 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property as “Central Area.” An amendment to the Official Plan is not required.

SECONDARY PLAN: The Downtown Brampton Secondary Plan (SPA 7) designates the subject property as “Low Density Residential.” Part of the site is also located within “Special Policy Area 1” of the Secondary Plan, which provides policies related to maintaining the heritage character of that area, maximum densities and permitted land uses.

An amendment to the Secondary Plan is required to permit the proposed development.

ZONING: The subject property is zoned “Residential One B (R1B) in Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required.

COMPLETE APPLICATION:

The application is not technically complete at this time; however there is sufficient information and documents submitted to present this proposal at a public meeting. Further technical studies will be submitted by the applicant.

GROWTH MANAGEMENT:

The development of this project may be impacted by the City’s Growth Management Program, which will require the timing and staging of development be delayed and/or co-ordinated with the provision of essential community services and infrastructure. Please contact the Planning, Design and Development Department for further information.

FOR MORE INFORMATION, PLEASE CONTACT: DAVID VANDERBERG, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2325 OR DAVID.VANDERBERG@BRAMPTON.CA.

Documentation with respect to the above noted item will be available for inspection in the Planning, Design & Development Department and may be viewed between the hours of 9:00 A.M. and 4:00 P.M. during the regular business week. Any person may attend the meeting and/or make written or verbal representation in support of, or in opposition to, the above item.

The recommendations of Planning, Design & Development Committee with respect to the above item will be forwarded to the Council of the City of Brampton for adoption. The Council of the City of Brampton will not adopt the proposed amendment/ until at least 30 days from the date of the Public Meeting.

If you wish to be notified of the adoption of an Official Plan amendment, the enactment of a proposed Zoning By-law or the decision of Council with respect to draft approval of a proposed Plan of Subdivision, you must make a written request to:

Peter Fay
City Clerk
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Note: a copy of this request **must** also be sent to Mr. Dan Kraszewski, Acting Commissioner of Planning, Design and Development at the same address.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton in respect of a proposed plan of subdivision before the City gives or refuses to give approval to the draft plan of subdivision or before a zoning by-law is passed or before a proposed official plan amendment is adopted:

- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.***

Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

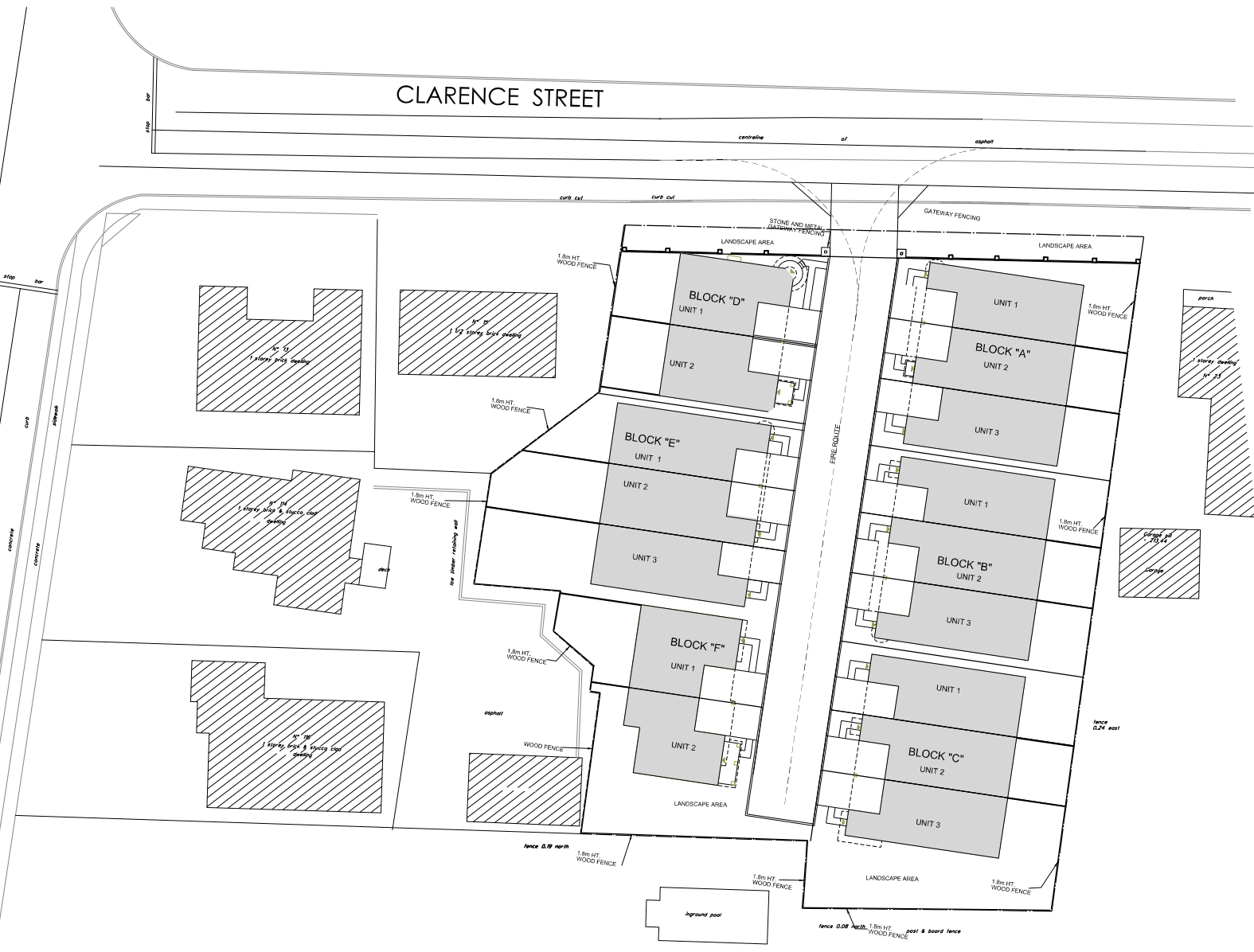
Dated at the City of Brampton this 9th day of April 2013.

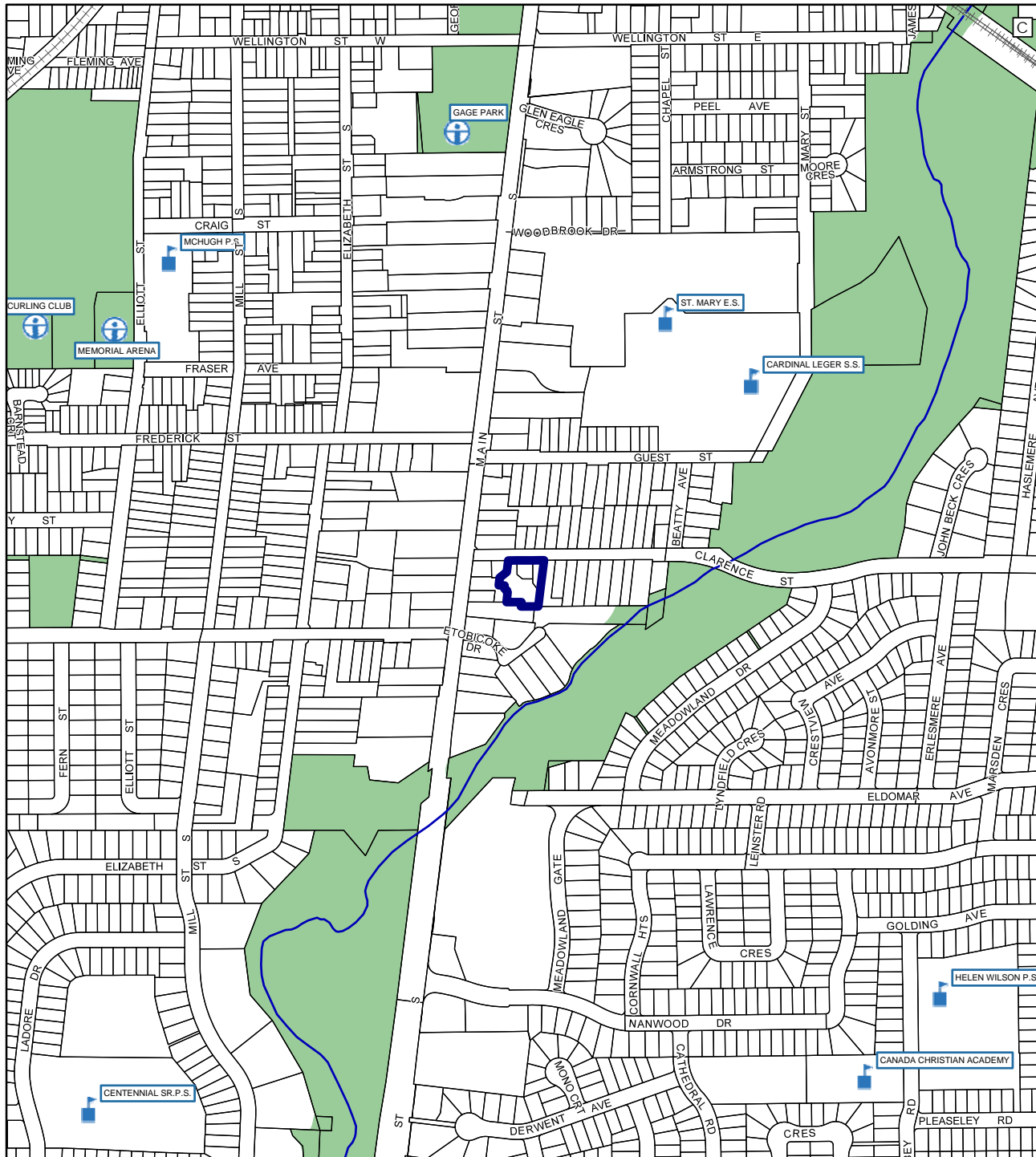
Henrik Zbogar, MCIP, RPP
Acting Director, Policy Planning and Growth Management,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Note: This notice may also be accessed via our website at www.brampton.ca

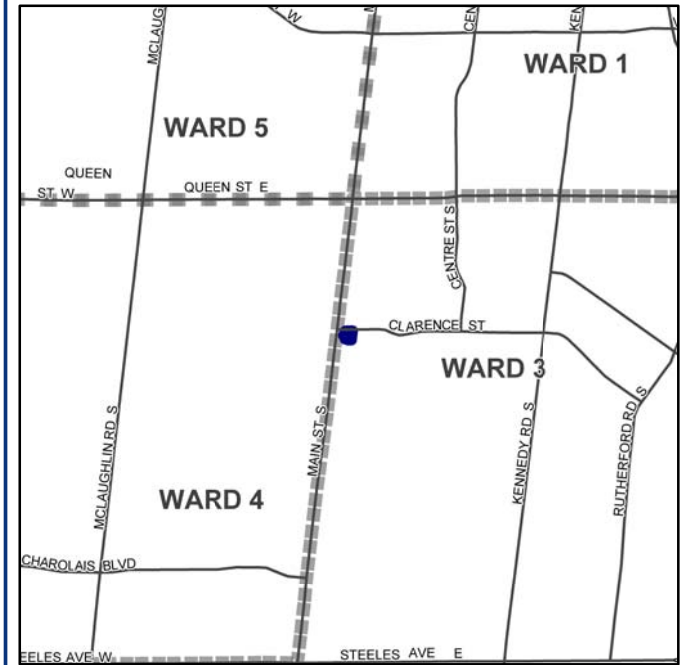
CLARENCE STREET

MAIN STREET SOUTH












Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  WARD BOUNDARY
-  PROPERTY LINE
-  RECREATIONAL FACILITY
-  SCHOOL
-  MAJOR WATERCOURSE
-  OPEN SPACE

NOTE: OPEN SPACE IS AN EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE BRAMPTON OFFICIAL PLAN

MAP 2 - LOCATION
GAGNON & LAW URBAN PLANNERS LTD.
 Yorkshire Holdings Brampton Inc., V. Grossi Family Holdings Inc. & Grocon Developments Inc.
CITY FILE: C01E04.011

