

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 10, 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 **Glen Schnarr & Associates Incorporated - Traditions Retirement Residences Incorporated (File: C01W02.016) WARD 4**, to amend the Official Plan and Zoning By-Law.

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

LOCATION:

The subject lands are located north of Charolais Boulevard and have frontage on the west side of Main Street South. The subject lands are known municipally as 221 and 225 Main Street South and are legally described as Part of Lot 2, Concession 2, W.H.S.

PROPOSAL:

The proposal involves the following key features:

- ◆ a 7 storey, retirement rental residence with 153 units that will consist of a mix of independent living and assisted care components;
- ◆ the unit types range from studios to two bedrooms plus den, and will range in size from 31 square metres (335 square feet) to 107 square metres (1,149 square feet);

- ◆ a combination of outdoor and indoor amenity areas;
- ◆ a full moves access to Main Street South; and,
- ◆ 76 parking spaces (4 surface spaces and 72 underground spaces).

SIZE:

The site is 0.85 hectares (2.09 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject lands “Residential” and “Open Space” in the Official Plan. The subject lands have frontage along Main Street South, and are also designated “Intensification Corridor” on Schedule 1 – City Concept. An amendment to the Official Plan is not required.

SECONDARY PLAN: The Brampton South Secondary Plan designates the subject lands “Residential High Density” and “Park and Open Space.” The application proposes a density of 180 units per hectare (73 units per acre) and a floor space index of 1.8. An amendment to the Secondary Plan is required for the proposed increases in density and floor space index.

ZONING: The subject lands are zoned “Residential Single Detached (R1A) and “Open Space” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required.

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: Michelle Gervais, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2073 OR michelle.gervais@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.***

Dated at the City of Brampton this 14th day of May, 2013.

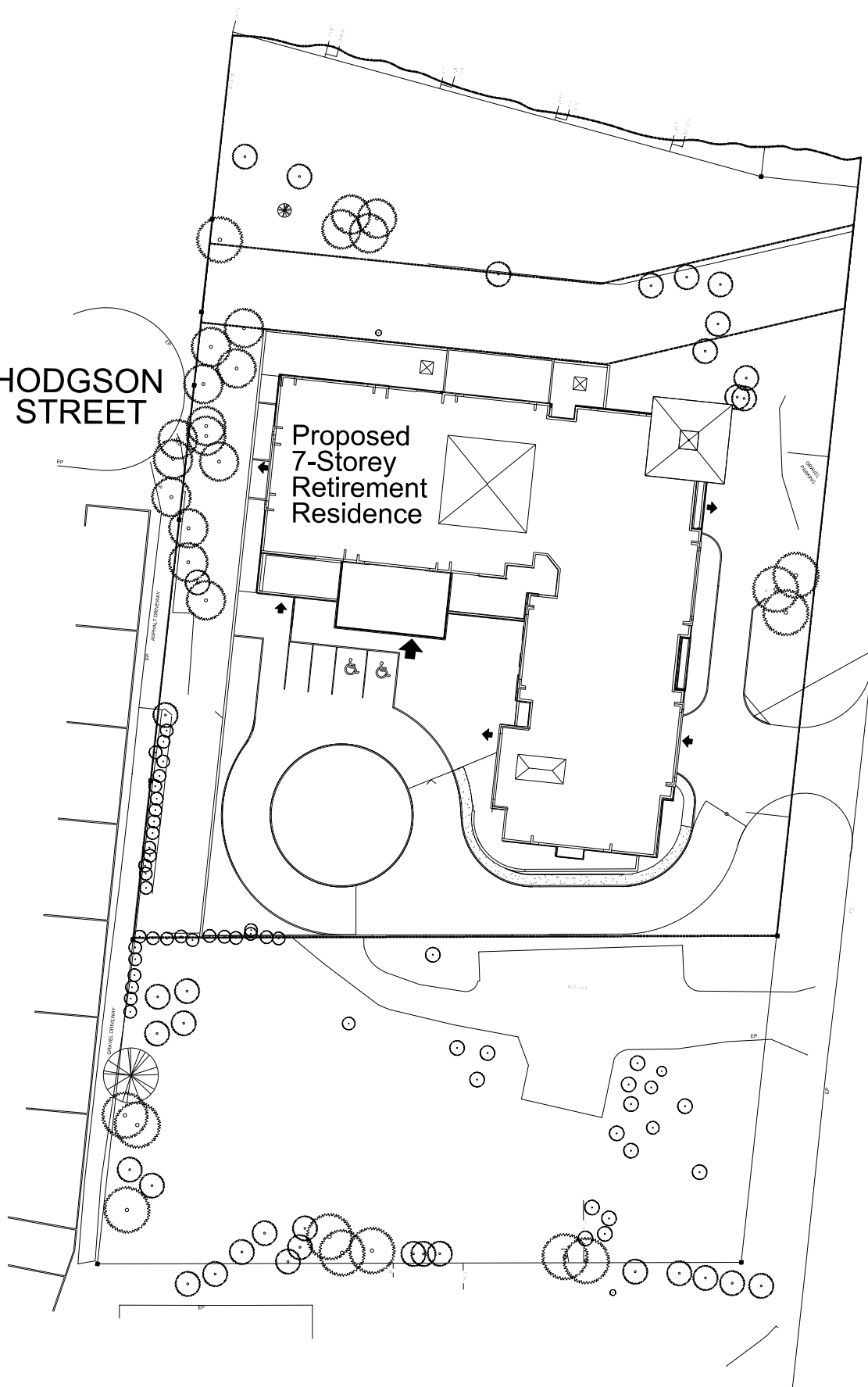
Paul Snape, M.C.I.P., R.P.P.
 Acting Director, Land Development Services,
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario L6Y 4R2

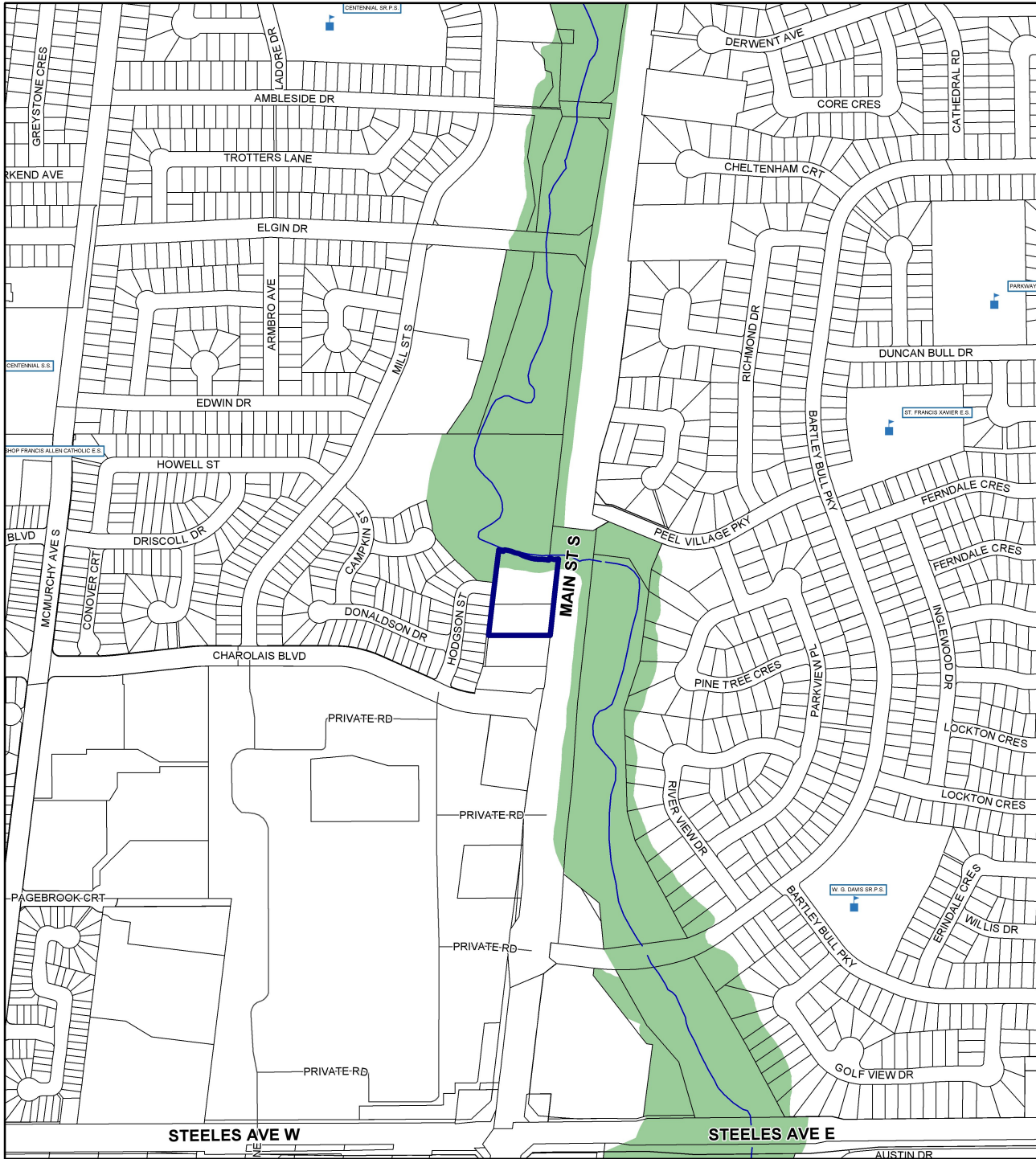
Note: This notice may also be accessed via our website at www.brampton.ca

HODGSON STREET

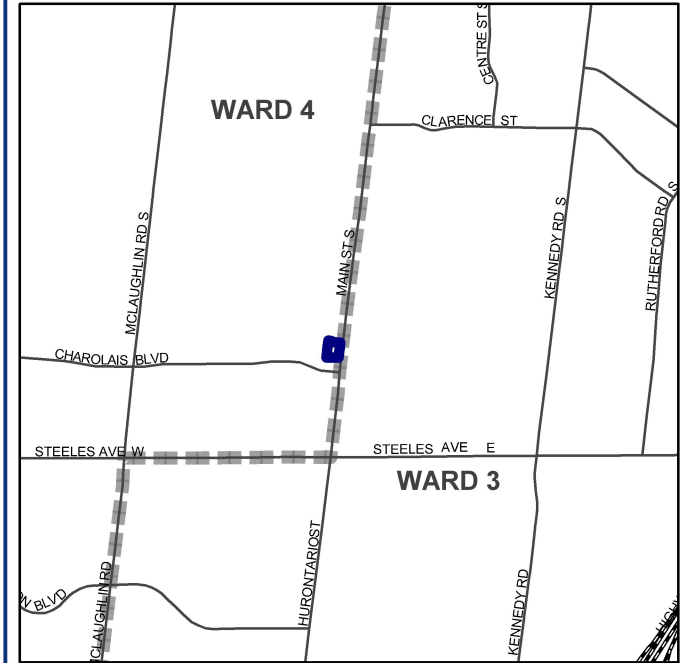
MAIN STREET SOUTH

Proposed
7-Storey
Retirement
Residence





Scale 1:8,000



Scale 1:50,000

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

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

MAP 2 - LOCATION
GLEN SCHNARR & ASSOCIATES INC.
Traditions Retirement Residence Inc.

CITY FILE: C01W02.016



Drawn By: A.d.
 Date: 2013 04 23