

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 **Gagnon & Law Urban Planners Limited - TACC Holborn Corporation (File: C10E04.005) WARD 10** to amend the Official Plan, Bram East Secondary Plan, and Zoning By-Law and a Draft Plan of Proposed Subdivision.

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

LOCATION:

The subject lands are located north of Queen Street East, and east of The Gore Road and are municipally known as 8863 The Gore Road. The lands are legally described as part of Lot 4, Concession 10, Southern Division.

PROPOSAL:

The proposal involves the following

- ◆ Residential:
 - 79 Single Detached Dwellings on 12.8 and 11.6 metre wide lots with lot depths generally averaging 27.5 metres;
 - 36 Semi Detached Dwellings (or 72 units) each having a lot width of 8.5 metre and an approximate lot depth of 27.5 metres;

- 23 blocks of Street Townhouse Dwellings (totalling 123 units) each having a lot width of 7.62 metres and a minimum lot depth of 27.5 metres with access to a public street;
- 4 blocks of Street Townhouse Dwellings (totalling 26 units) each having a lot width of 7.62 metres and a minimum lot depth of 27.5 metres with access to a 8.0 metre wide public lane;
- 4 blocks of live-work townhouses (totalling 28 units) each having a lot width of 7.01 metres and a minimum lot depth of 24.7 metres with access proposed to an 8.0 metre wide public laneway; and,
- An apartment block containing two apartment buildings, at 8 and 12 storeys in height and totalling 302 dwelling units. Access is proposed to a public street (Street 'I') and via a cul-de-sac (Street 'H');

| | |
|---|----------------------|
| ◆ Park | 0.59 Ha. (1.47 Ac); |
| ◆ Valleyland: | 0.43 Ha. (1.08 Ac); |
| ◆ Open Space (Vista): | 0.02 Ha. (0.06 Ac); |
| ◆ Stormwater management pond: | 0.93 Ha. (2.31 Ac); |
| ◆ Environmental Buffers: | |
| - 10 metres wide | 0.57 Ha. (1.42 Ac); |
| - 4.5 metres wide | 0.06 Ha. (0.17 Ac); |
| ◆ 0.3 metre road reserves: | 0.01 Ha. (0.01 Ac); |
| ◆ Roads with right-of-ways of 20.0, 18.5 and 17.0 metres: | 5.42 Ha. (13.41 Ac); |

SIZE:

The site is 17.84 hectares (44.08 acres) in size.

CURRENT LAND USE STATUS:

| | |
|-----------------|---|
| OFFICIAL PLAN: | The Official Plan designates the subject property "Office" and "Business Corridor". An amendment to the Official Plan is required. |
| SECONDARY PLAN: | The Secondary Plan designates the subject property "Neighbourhood Retail", "Mixed Commercial / Industrial" and "Special Policy Area 8 (Office Node – Mixed Commercial / Industrial)" within the Bram East Secondary Plan. An amendment to the Secondary Plan is required. |
| ZONING: | The subject property is zoned Industrial Four-1995 (M4-1995) and Service Commercial 1914, 1915, and 1916 (SC-1914, SC-1915, and SC-1916) in the Zoning 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 coordinated 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: ROB NYKYFORCHYN, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2065 OR rob.nykyforchyn@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:

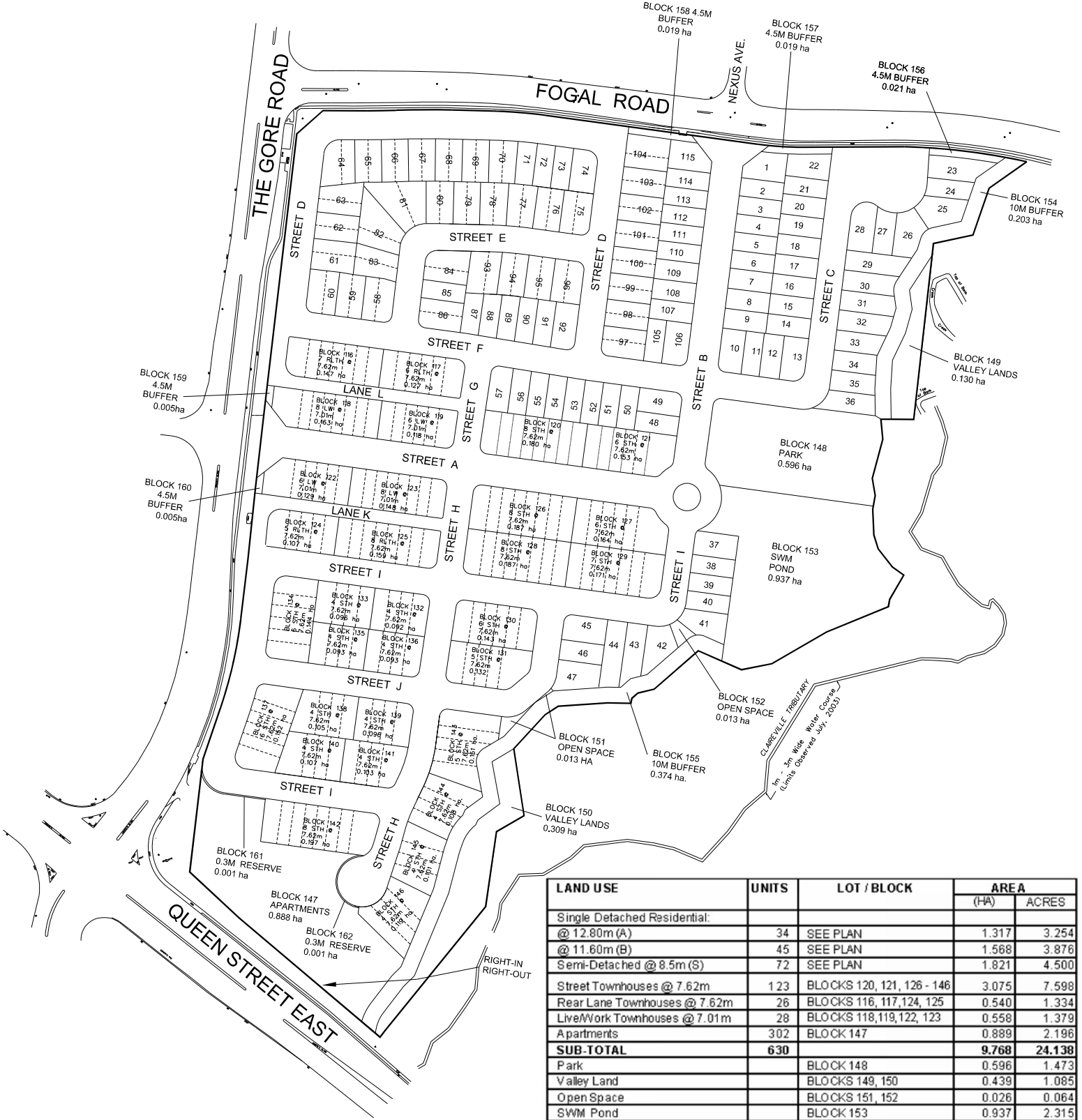
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

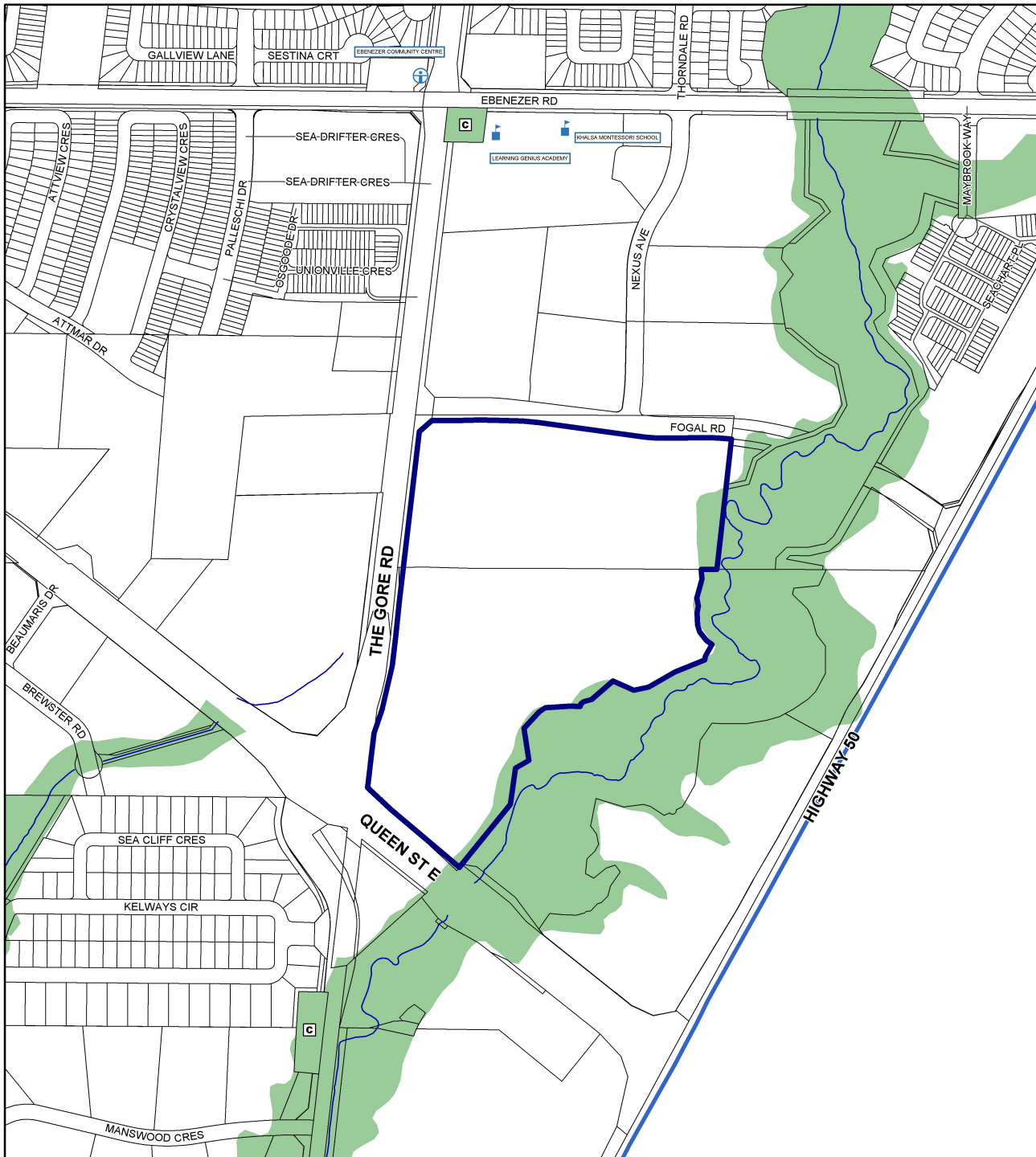
Dated at the City of Brampton this 14th day of May, 2013.

Paul Snape, M.C.I.P., R.P.P.
Acting Director, 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





| LAND USE | UNITS | LOT / BLOCK | AREA | |
|------------------------------|------------|----------------------------|---------------|---------------|
| | | | (HA) | ACRES |
| Single Detached Residential: | | | | |
| @ 12.80m (A) | 34 | SEE PLAN | 1.317 | 3.254 |
| @ 11.60m (B) | 45 | SEE PLAN | 1.568 | 3.876 |
| Semi-Detached @ 8.5m (S) | 72 | SEE PLAN | 1.821 | 4.500 |
| Street Townhouses @ 7.62m | 123 | BLOCKS 120, 121, 126 - 146 | 3.075 | 7.598 |
| Rear Lane Townhouses @ 7.62m | 26 | BLOCKS 116, 117, 124, 125 | 0.540 | 1.334 |
| Live/Work Townhouses @ 7.01m | 28 | BLOCKS 118, 119, 122, 123 | 0.558 | 1.379 |
| Apartments | 302 | BLOCK 147 | 0.889 | 2.196 |
| SUB-TOTAL | 630 | | 9.768 | 24.138 |
| Park | | BLOCK 148 | 0.596 | 1.473 |
| Valley Land | | BLOCKS 149, 150 | 0.439 | 1.085 |
| Open Space | | BLOCKS 151, 152 | 0.026 | 0.064 |
| SWM Pond | | BLOCK 153 | 0.937 | 2.315 |
| 10m Buffer | | BLOCKS 154, 155 | 0.577 | 1.426 |
| 4.5m Buffer | | BLOCKS 156 - 160 | 0.069 | 0.171 |
| 0.3m Reserve | | BLOCK 161, 162 | 0.003 | 0.007 |
| Roads: | | | | |
| @ 20.0m (504 lin.m ±) | | | 1.124 | 2.777 |
| @ 18.5m (430 lin.m ±) | | | 0.805 | 1.989 |
| @ 17.0m (1,767 lin.m ±) | | | 3.240 | 8.006 |
| Lanes: | | | | |
| @ 8.0m (210 lin.m ±) | | | 0.259 | 0.640 |
| TOTAL | 630 | | 17.843 | 44.092 |



Scale 1:8,000



Scale 1:50,000

- | | | | |
|---|---------------|---|-----------------------|
|  | SUBJECT LAND |  | CEMETERY |
|  | PROPERTY LINE |  | RECREATIONAL FACILITY |
|  | WARD BOUNDARY |  | SCHOOL |

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.
TACC Holborn Corporation

CITY FILE: C10E04.005 & 21T-13004B



Drawn By: A.r.d.
 Date: 2013 05 03