

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Wednesday, January 18, 2012**. The meeting will be held at the Brampton Soccer Centre, "Field D", 1495 Sandalwood Parkway East, 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 inside the main building entrance of the Brampton Soccer Centre 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 **KLM Planning Partners Inc. - BRASUN DEVELOPMENTS C/O METRUS DEVELOPMENT INC. (File: C05E13.007) WARD 9** involving an Application to Amend the Official Plan and Zoning By-Law

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

LOCATION:

The lands subject to this proposal consist of two parcels. One (the easterly parcel) is located east of Bramalea Road, on the north side of Sandalwood Parkway with frontage on Sunny Meadow Boulevard. The other parcel (the northerly parcel) is located on the east side of Bramalea Road, opposite Dewside Drive.

PROPOSAL:

- ◆ The proposal is to change the Official Plan and Zoning designations of the two parcels from Commercial to Residential to permit the development of residential townhouses.
- ◆ Both parcels are proposed to be developed as condominiums in "stacked" and "back to back" townhouse configurations with approximately 333 units on the easterly parcel and 113 units on the northerly parcel.

- ◆ Vehicle access to the blocks is proposed with two driveways from Sunny Meadow Boulevard and one driveway from Bramalea Road. No direct individual driveway access to the existing public streets to townhouse units is proposed.
- ◆ A maximum building height of 4 storeys is proposed.

SIZE:

The two parcels have a total area of 6.74 hectares (16.6 acres) – the northerly parcel 1.67 ha (4.13 ac) the easterly parcel 5.07 ha (12.53 ac).

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The Official Plan designates the sites “Residential” on Schedule A with a “District Retail” sub-designation on Schedule A2.
- SECONDARY PLAN: The Secondary Plan designates the subject property “District Commercial.”
- ZONING: The subject property is zoned Service Commercial - 1413 in the Zoning By-law 270-2004, as amended.

Official Plan (including the Secondary Plan) and zoning amendments are requested to accommodate the proposed medium density residential townhouse development.

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: SANDRA DEMARIA, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2403.

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. John B. Corbett, 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 December, 2011.

Dan Kraszewski, MCIP, RPP
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

BRASUN DEVELOPMENT CONCEPT PLAN

1.67 Ha. (4.13 Acs.)
113 RESIDENTIAL UNITS

SUBJECT LANDS

LANDS CURRENTLY
ZONED COMMERCIAL

2 Ha. (22.3 Acs.)
255,298 Sq. Ft.
TOTAL COMMERCIAL
GROSS FLOOR AREA

5.07 Ha. (12.53 Acs.)
333 RESIDENTIAL UNITS

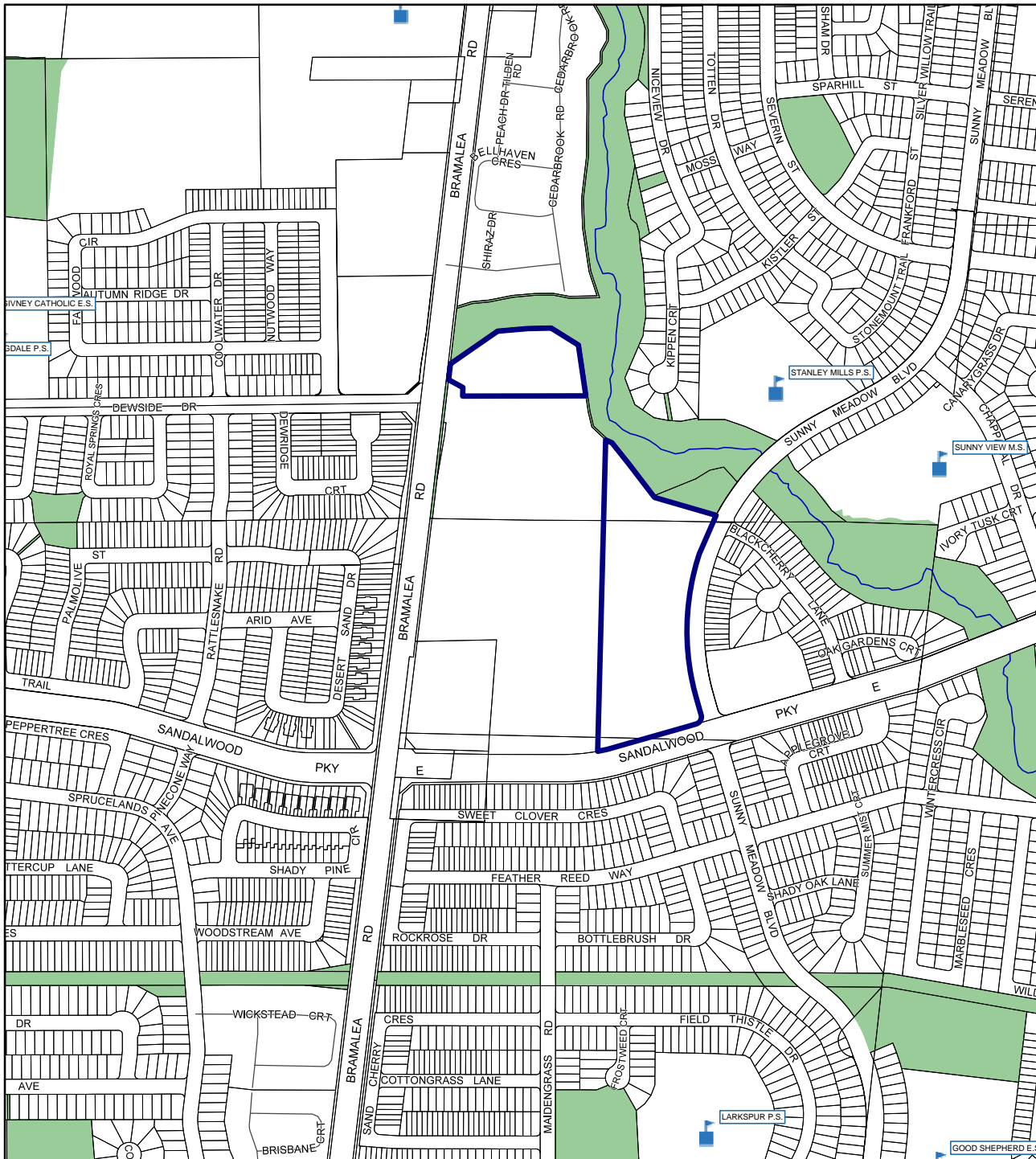


MAP 1
CONCEPT SITE PLAN
KLM PLANNING PARTNERS INC.
Brasun Developments Inc.

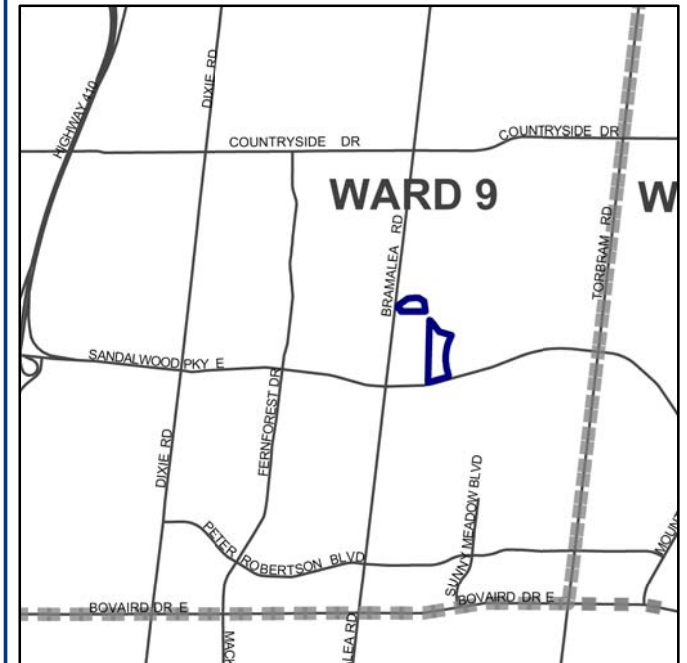
Date: 2011 12 07

Drawn By: CJK






CITY FILE: C05E13.007



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  PROPERTY LINE
-  OPEN SPACE
-  SCHOOL
-  WARD BOUNDARY

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

MAP 2 - LOCATION
KLM PLANNING PARTNERS INC.
Brasun Developments Inc.

CITY FILE: C05E13.007



BRAMPTON
 Flower City
 brampton.ca
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: CJK
 Date: 2011 08 22