

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, April 2, 2012**. 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 for a proposed Draft Plan of Subdivision made by **Daniels LR Corporation - (File: C09E10.008) WARD 10.**

The Daniels LR Corporation has also submitted a revision to an Official Plan Amendment and Rezoning application for the subject lands (**File C09E10.007**), which corresponds to the new plan of subdivision application and the revised concept proposed.

The purpose of this public meeting is to provide an opportunity to the public to provide input into these applications and the revised concept plans that are now proposed for the subject lands.

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

LOCATION:

The subject property is located at the south-east corner of Castlemore Road and McVean Drive within the Bram East Secondary Plan. It is legally described as part of Lot 10, Concession 9, N.D.

PROPOSAL:

The applicant is currently proposing a mixed-use development consisting of retail and service commercial of approximately 2,320 square metres and 154 residential dwelling units.

More specifically the applicant is proposing:

- 85 two-storey condominium townhouse units that will encircle a central amenity area;
- 16 condominium three-storey semi-detached units that will front onto Castlemore Road;
- 13 freehold single-detached units that will back onto the valley;
- 22 freehold semi-detached units south of the amenity area; and
- 18 detached units (part lots) along the southerly limit of the plan.

The net residential density proposed is approximately 36 units per net hectare.

The proposed retail and service commercial block will consist of 2 buildings at a height of 2 storeys and occupy an area of just under 0.9 hectares. Both buildings will be situated close to Castlemore Road and McVean Drive with at grade parking located in the rear.

The applicant is proposing two access points to service the commercial component. The main full moves access from McVean Drive is located approximately 190 metres south of Castlemore Road. The second access proposed is a right-in/right-out access off Castlemore Road.

The applicant is proposing a municipal road (Street A) between Castlemore Road and Honeyview Court to service the freehold single detached dwelling units and freehold semi-detached dwelling units. The proposed municipal road provides vehicular access to the approved road network of the Block Plan 41-2.

A condominium road is proposed to service the condominium townhouse portion of the residential development off Street A. Approximately 37 of the condominium townhouse are proposed to front onto Street A.

SIZE:

The site is approximately 7.17 hectares (17.72 acres) in size. The residential component is approximately 4.59 hectares (11.3 acres) and the commercial component is approximately 0.87 hectares (2.15 acres). The subject lands also contain a valleyland component of approximately 1.71 hectares (4.22 acres).

CURRENT LAND USE STATUS:

OFFICIAL PLAN: According to the Official Plan the subject lands are designations as “Residential”. The “Residential” designation permits predominantly residential land uses including a full range of dwelling types. Complementary uses including commercial, neighbourhood retail and highway and service commercial uses may be permitted subject to specific Secondary Plan policies. The subject lands are also designated “Open Space”, “Upscale Executive Housing Special Policy Area 6” and are part of “Block Plan 41-2”.

An amendment to the Official Plan is required in order to implement the proposed commercial component of this application

SECONDARY PLAN: The Secondary Plan designates the subject property as “The McVean and Castlemore Special Study Area” in the Bram East Secondary Plan, Area 41. An amendment to the Secondary Plan, to address, amongst other things, the proposed commercial, housing mix, density and the following policy provisions of the Secondary Plan:

- Appropriate housing forms will be evaluated including appropriate residential use, density built-form and performance standards, such as unit widths, setbacks height, etc;
- Commercial/retail uses and/or professional office uses that may include live-work, at the corner of McVean Drive and Castlemore Road;
- High quality urban design and architecture adjacent to McVean Drive and Castlemore Road, and;
- Landscape and open space design elements, which are complementary to the upscale executive housing standards of this community.

ZONING: The subject property is zoned “Agricultural-1542 (A-1542)” and “Residential Rural Estate Two (RE2)” zone in the Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential, retail and service commercial uses

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: PAUL ALDUNATE, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2435 OR PAUL.ALDUNATE@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. 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:

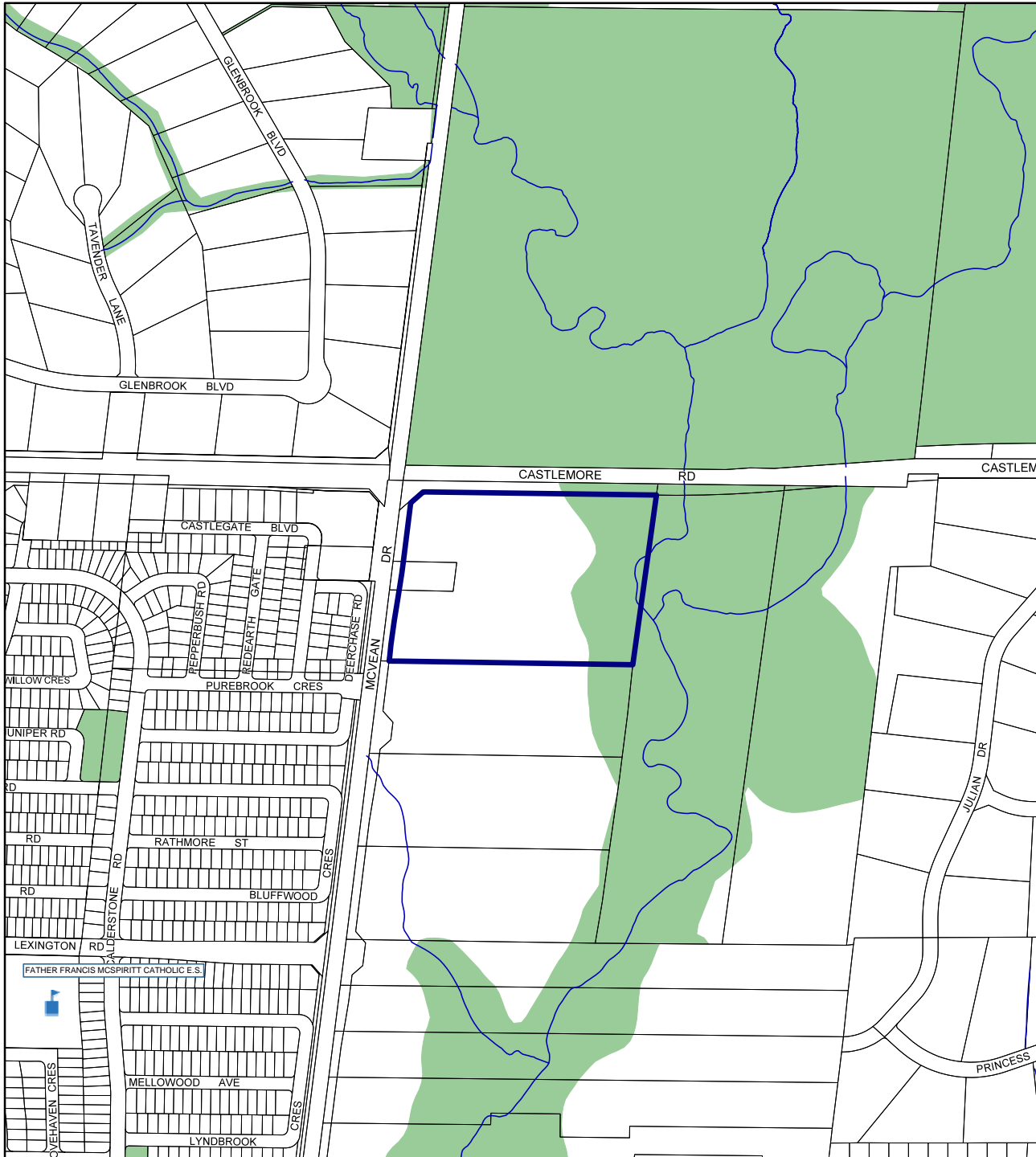
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

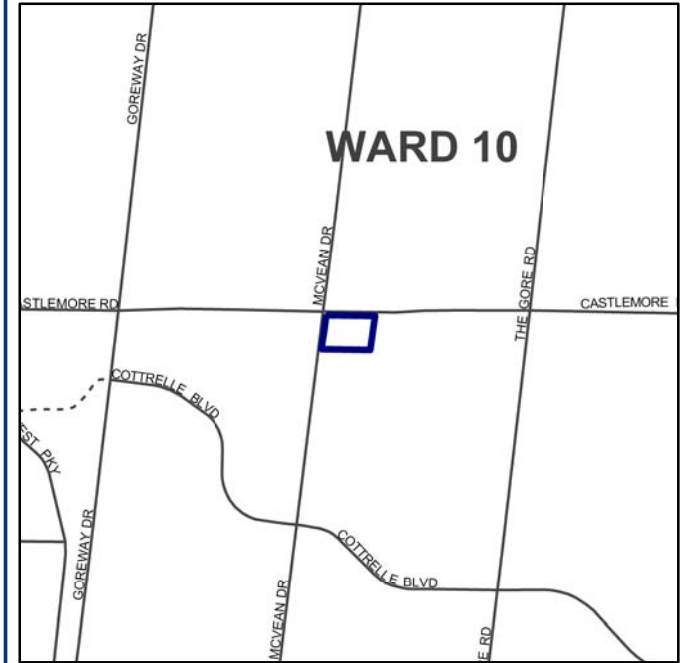
Dated at the City of Brampton this 6th day of March, 2012

Dan Kraszewski, MCIP, RPP
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



Scale 1:8,000



Scale 1:50,000

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

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

**MAP 2 - LOCATION
DANIELS LR CORPORATION**

CITY FILE: C09E10.008



Drawn By: AH
Date: 2012 03 12