

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, May 7, 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 made by **Gagnon and Law Urban Planners Limited - Mattamy (Credit River) Limited (Files: C04W11.008 and 21T-12006B) WARD 6** involving an Application for a Proposed Draft Plan of Subdivision

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

LOCATION:

The subject property is located at the south-east corner of Ganton Heights and Creditview Road, extending along the south side of Ganton Heights and along the east side of Creditview Road. Portions of the subject property abut the CN Rail Line to the south and to the east, the subject property abuts other lands owned by the applicant that front on the west side of Commuter Drive (See Map 2). The subject property is legally described as Part of Lot 11, Concession 4, W.H.S., and comprises part of Block 339 on Registered Plan 43M-1812.

PROPOSAL:

The purpose of the application is to establish a street network and townhouses and live-work townhouses on a portion of Block 339 on Registered Plan 43M-1812. The proposed townhouses are permitted by the existing zoning permissions for the lands. The type of

townhouses proposed are the same as those found in the surrounding Mount Pleasant Village community.

The proposed draft plan of subdivision (Map 1) involves the following key features.

Two-hundred and thirty-one (231) townhouses comprising:

- Thirteen (13) Blocks (Blocks 1 to 13 inclusive) fronting onto a portion of Street B, and along Streets A and C, containing a total of seventy-five (75) Street Townhouses;
- Six (6) Blocks (Blocks 14 to 19 inclusive) fronting onto Streets D, E, F and G, containing a total of eighty-four (84) Back to Back Townhouses;
- Seven (7) Blocks (Block 20 and Blocks 21 to 26 inclusive) fronting onto Street B and Street G, containing a total of fifty-one (51) Rear Access Townhouses; and,
- Residential Reserve Block 21, fronting onto Street B, containing a total of twenty-one (21) Street Townhouses.

Twenty-three (23) Live-Work townhouses comprising:

- Four (4) Blocks (Blocks 27 to 30 inclusive) fronting onto Street D.

Other key features include:

- A public street network with a proposed right-in/right-out access to Ganton Heights from Street B and a proposed all moves access to Ganton Heights from Street C;
- Two (2) Parkette Blocks (Blocks 32 and 33);
- One (1) combined Parkette and Walkway Block (Block 34);
- An Open Space Block (Block 35) along the Street B and Creditview Road interface to accommodate the future Creditview Road/CN Rail underpass along with a previously approved pedestrian pathway;
- A Road Widening Block (Block 36) along the south side of Ganton Heights, terminating at the intersection of Street C and Ganton Heights to accommodate lay by parking for the proposed twenty (23) live-work townhouses .

SIZE:

The proposed draft plan of subdivision has an area of approximately 2.4 hectares (5.9 acres).

CURRENT LAND USE STATUS:

OFFICIAL PLAN: Schedule A, General Land Use Designations, in the City's Official Plan designates the subject property "Residential". The proposed townhouses and live-work townhouse uses conform to the policies associated with the "Residential" designation, therefore, an Amendment to the Official Plan is **not required**.

SECONDARY PLAN: The Fletcher's Meadow Secondary Plan designates the subject property "Mixed-Use Node" and "Grade Separation". The approved zoning by-law for the subject lands is in conformity with these policies, therefore, an amendment to the Secondary Plan is **not required**.

ZONING: Zoning By-law 56-2010 approved by City Council on February 24, 2010 zones the subject property "Composite Residential Commercial- (Holding)- 2017 (CRC (H)- 2017)", "Composite Residential Commercial- 2018 (CRC- 2018)" and "Composite Residential Commercial- 2019" (CRC- 2019)". An application to Amend the Zoning By-law is **not 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: NEAL GRADY, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2064 OR NEAL.GRADY@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:

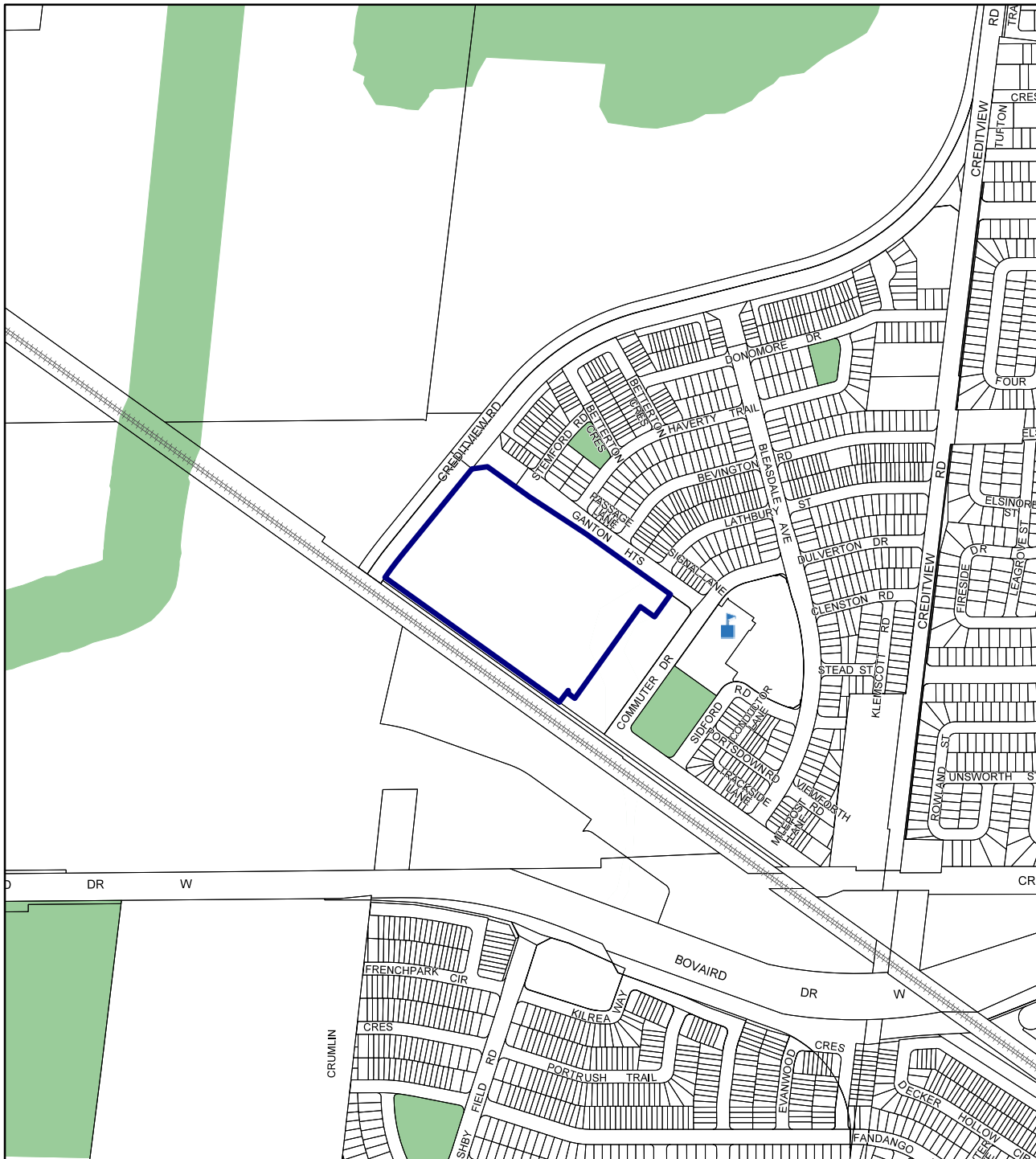
- (a) ***the person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,***
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board,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

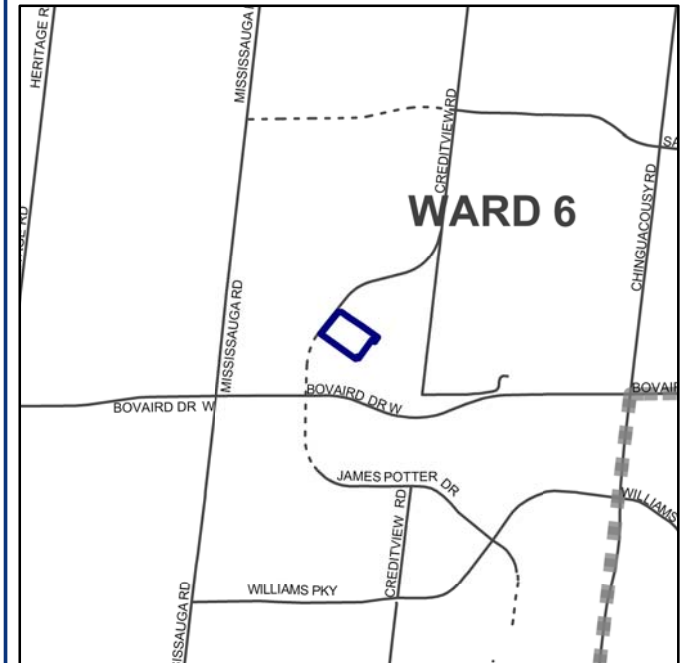
Dated at the City of Brampton this 10th day of April, 2012.

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



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
GAGNON & LAW URBAN PLANNERS LTD.
Mattamy (Credit River) Ltd.

CITY FILE: C04W11.008



Drawn By: CJK
 Date: 2012 03 28