

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, March 5, 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 **KLM Planning Partners Inc. - GORE ROAD INVESTMENTS LTD (File: C09E05.021) WARD 10** 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 subject is located within the Bram East Secondary Plan on a triangular parcel of land bounded by Queen Street East, McVean Drive, Ebenezer Road and Cherrycrest Drive. It is legally described as Part of Lot 5 Concession 9 N.D. 43M-1813 (Block 1).

PROPOSAL:

The applicant is proposing to add residential uses to the site to create a mixed use lifestyle community that will encompass retail and service commercial, hotel, offices live/work and residential uses. The proposed development consists of a series of mixed use buildings featuring commercial and retail and live/work uses in the base of the buildings. Buildings range from 8 storey mid-rise built forms along Ebenezer Road to 20 storey point towers along Queen Street East.

The following is a summary of statistics associated with the site. In summary the applicant is proposing a total of:

- 1,024 residential units
- 5,409 m² (58,222 ft²) of retail space
- 8,333 m² (89,696 ft²) of office space
- 10,109 m² (108,812 ft²) of hotel space
- 2,070 m² (22,281 ft²) of restaurant space
- 5,574 m² (59,998 ft²) of live/work space
- 2,366 parking spaces

SIZE:

The site is 4.14 hectares (10.22 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated “Business Corridor” according to Schedule ‘A’ – General Land Use Designations of the Official Plan. “Business Corridor” designations within or at the edge of large residential designation areas may be permitted to accommodate integrated or mixed commercial and residential uses if determined to be appropriate and so indicated in the relevant Secondary Plan. An amendment to the Official Plan is not required in order to permit the residential uses proposed for the subject lands.

SECONDARY PLAN: The subject lands are located within the Bram East Secondary Plan and are bound by McVean Drive, Ebenezer Road, Cherrycrest Drive and Queen Street East. The Secondary Plan designates the lands as “Special Policy Area 11 (Mixed Commercial/Industrial).

The lands shown as “Special Policy Area 11 (Mixed Commercial/Industrial)” permits the development of mixed commercial/industrial uses and includes additional permissions for a hotel, supermarket, office and retail related uses. Residential uses and development of this density are currently not permitted. The minimum size requirements for non-industrial uses have also not been met. An amendment to the Secondary Plan is required.

ZONING: The subject application is zoned for Industrial Four – 1488 (M4-1488). In addition to the industrial uses permitted in this zone, a number of non-industrial uses are also permitted including permissions for office uses, a retail establishment and a supermarket. In order to permit the additional residential uses and the type of community envisioned for the subject lands, 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: PAUL ALDUNATE, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT AT (905) 874-2435 OR AT 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,***

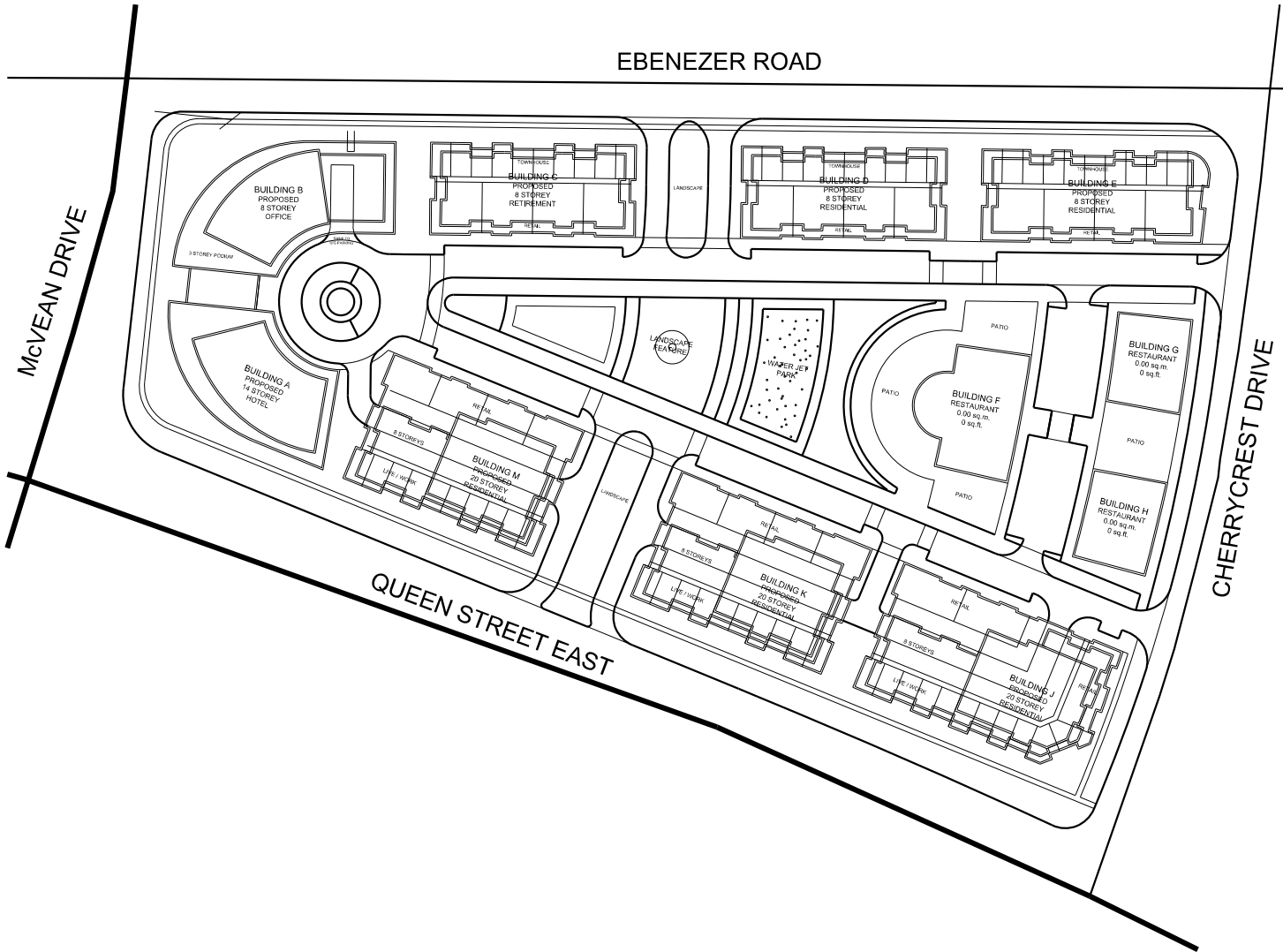
- (b) ***the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.***

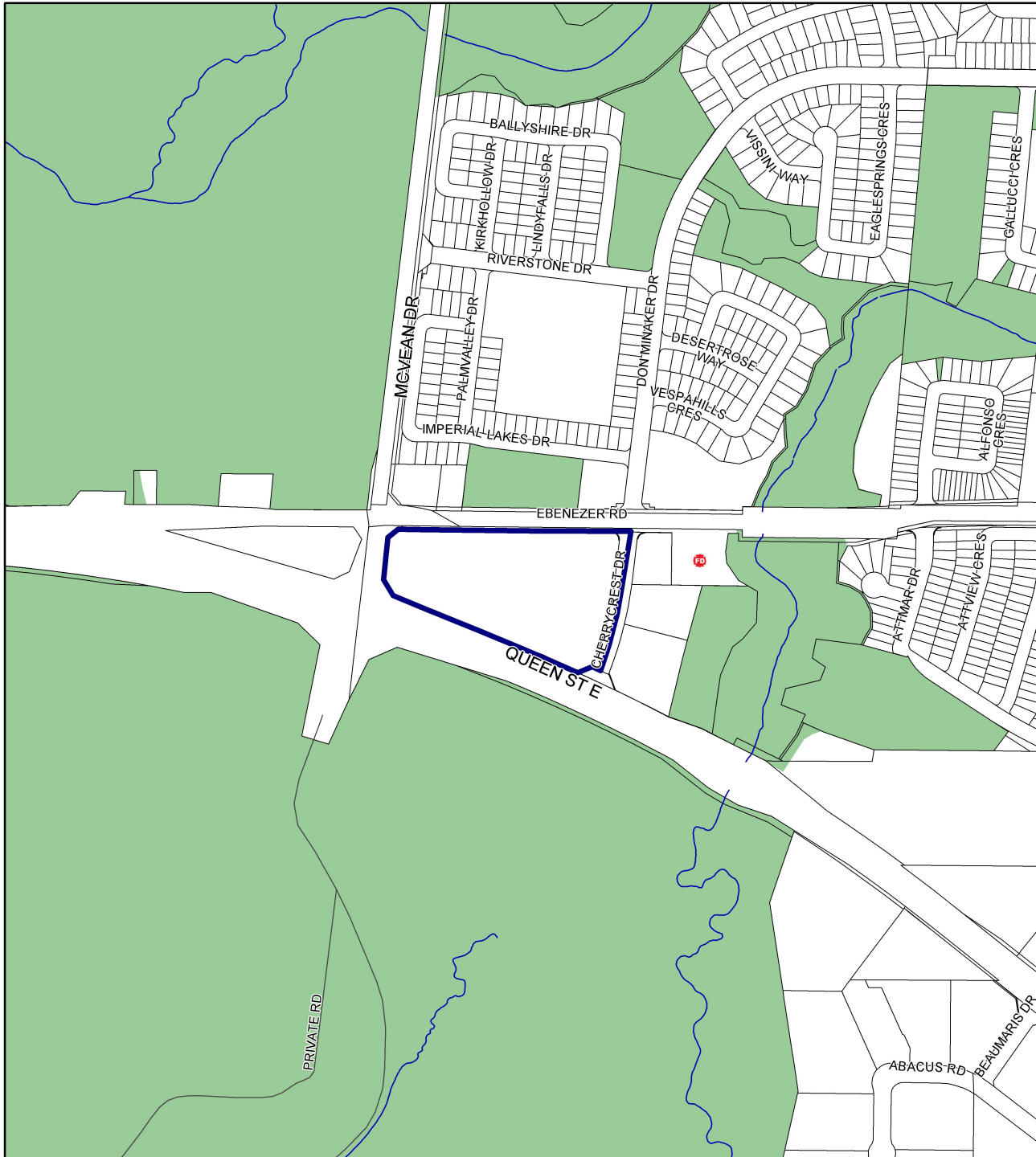
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 7th day of February, 2012.

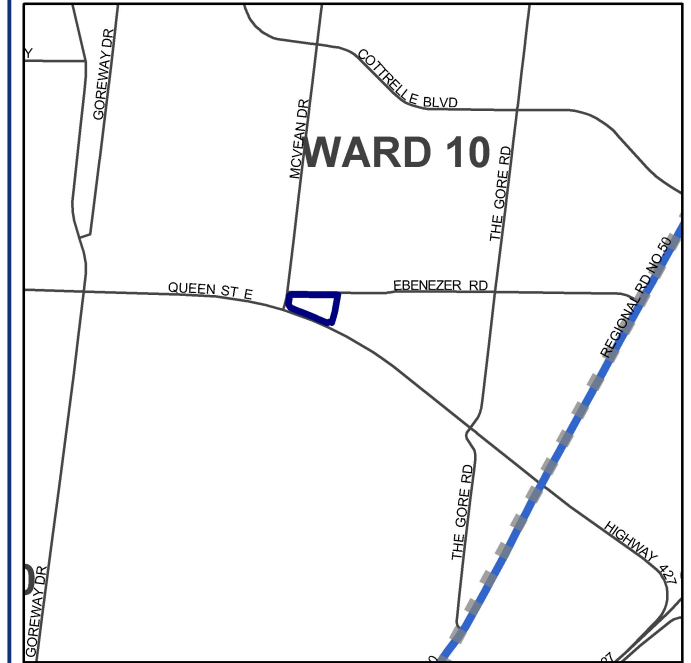
Dan Kraszewski, MCIP RPP
Director, Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

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





Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  FIRE STATION
-  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
KLM PLANNING PARTNERS INC.
Gore Road Investments Limited

CITY FILE: C09E05.021



Drawn By: A.d.
 Date: 2011 10 25