

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 11, 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 - Mayfair Realty Incorporated (File: C01E05.058 WARD 3)** 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 property is located at 33 Kennedy Road South. It is on the west side of Kennedy Road, south of Eastern Avenue. It is legally described as Lot 13 and Part Lots 12 and 14, Registered Plan BR 33.

**PROPOSAL:**

The applicant is requesting to amend the Official Plan and Zoning By-law to permit an additional high-density residential building at the property. The proposal involves the following key features:

- ◆ A new 29 storey residential building in addition to the existing 12 storey building. It would be located to the south of the existing building.

- ◆ A two storey addition to the existing building to add a podium that would connect to the proposed new building.
- ◆ 273 residential units in the new building. A total of 391 residential units are proposed between both buildings.
- ◆ A total of approximately 31,475 m<sup>2</sup> of gross floor area between the two buildings.
- ◆ 456 on-site parking spaces provided in a 3 level underground parking garage and a surface parking lot.
- ◆ A residential density of approximately 455 units / net hectare and a floor space index of 3.65 (floor area / site area).

### **SIZE:**

The site is 0.86 hectares (2.13 acres) in size.

### **CURRENT LAND USE STATUS:**

OFFICIAL PLAN: The Official Plan designates the subject property as “Central Area.” An amendment to the Official Plan is not required.

SECONDARY PLAN: The subject lands are designated as “Medium Density Residential” in the Queen Street Corridor Secondary Plan (SP 36).

An amendment to the Secondary Plan is required to permit the high density residential use.

ZONING: The subject lands are zoned “Residential Apartment A – Special Section 3059” by 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 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: DAVID VANDERBERG, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2325 OR [David.Vanderberg@brampton.ca](mailto:David.Vanderberg@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.***

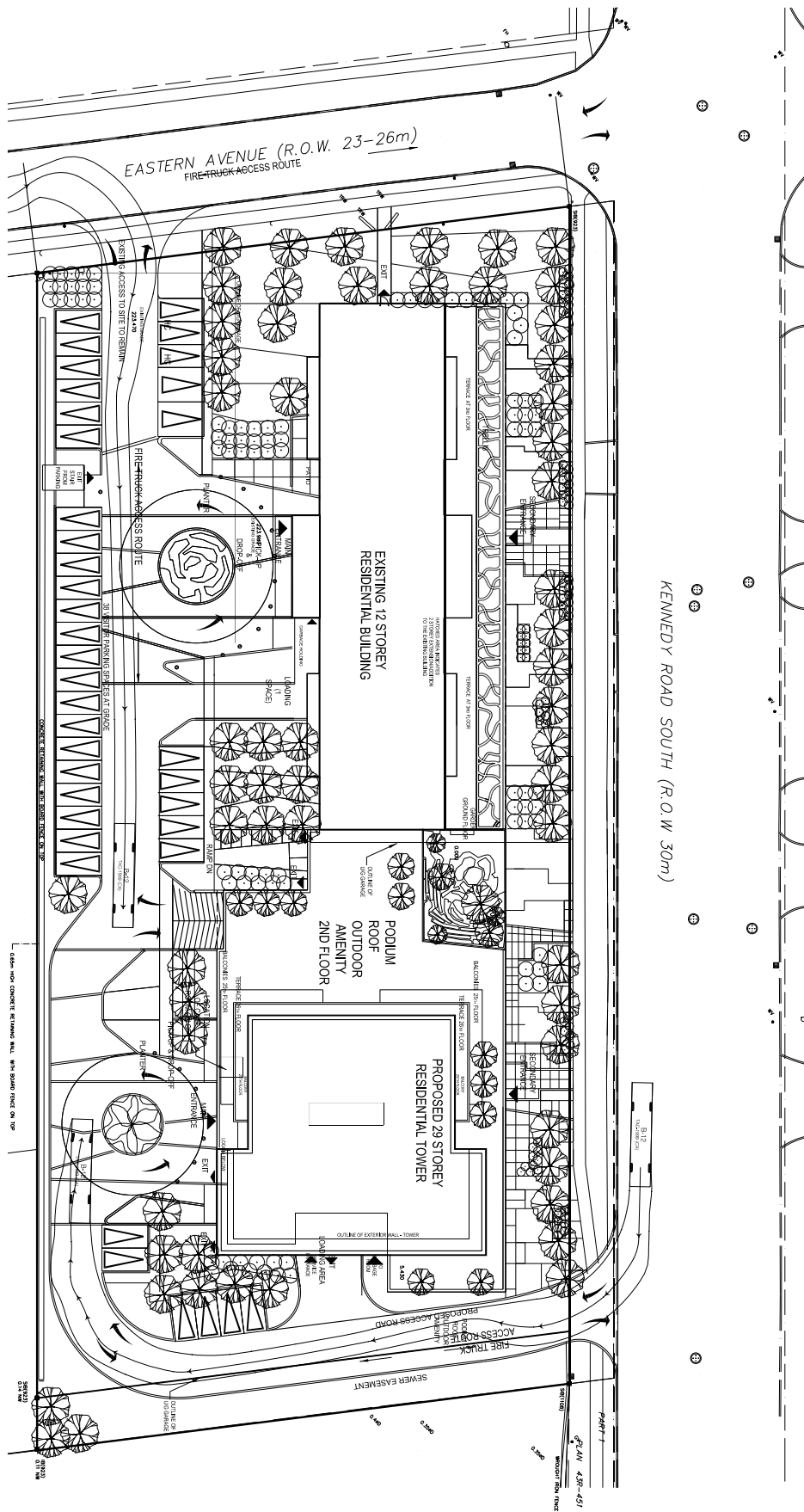
Approval of the plan of subdivision accompanying this application requires concurrent Class EA approval of road, water, sewer and possibly storm water projects.

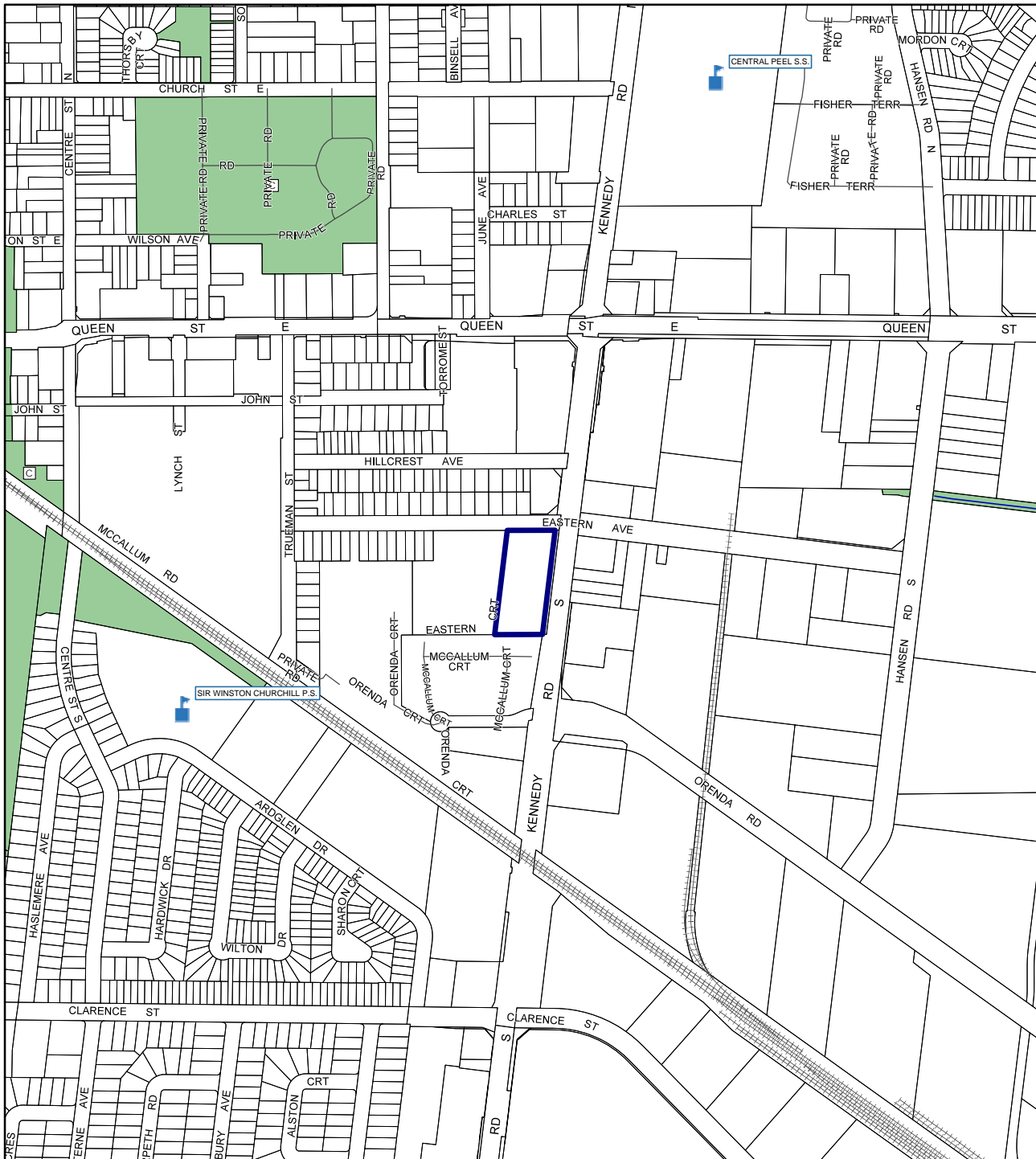
Dated at the City of Brampton this 15<sup>th</sup> day of May, 2012.

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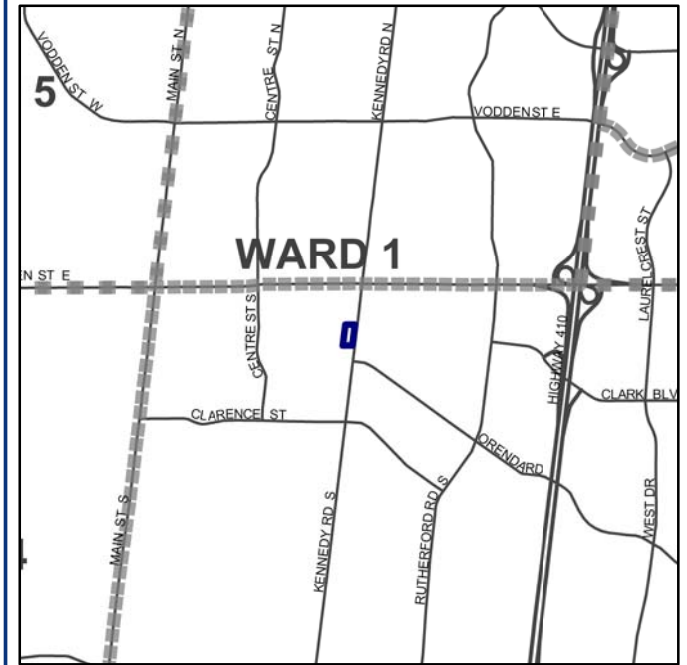
Dan Kraszewski, MCIP, RPP  
 Director, Land Development Services,  
 City of Brampton  
 2 Wellington Street West  
 Brampton, Ontario L6Y 4R2

Note: This notice may also be accessed via our website at [www.brampton.ca](http://www.brampton.ca)










Scale 1:8,000



Scale 1:50,000

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

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

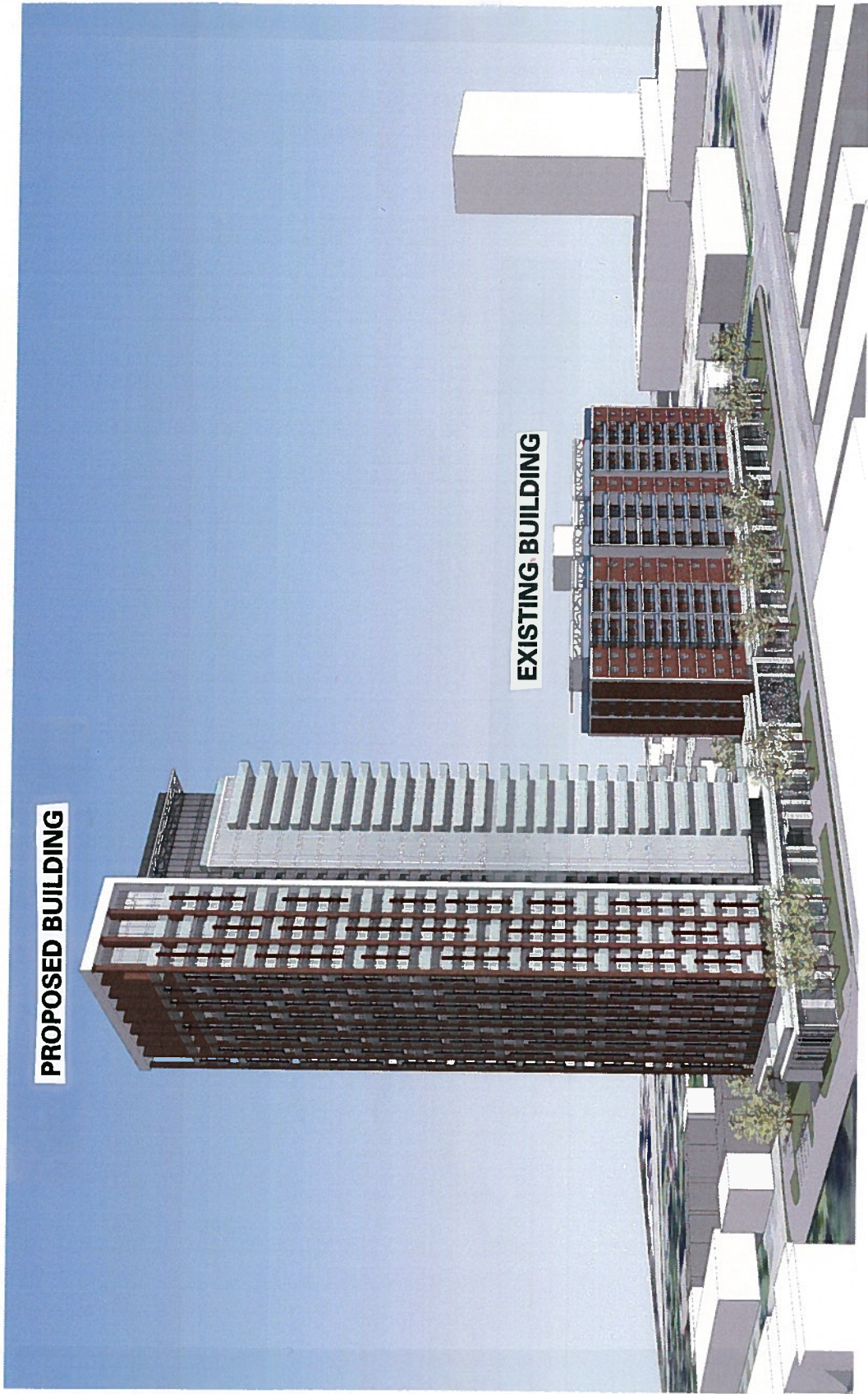
MAP 2 - LOCATION  
**GAGNON & LAW URBAN PLANNERS LTD.**  
**Mayfair Realty Inc.**

CITY FILE: C01E05.058

 **BRAMPTON**  
 Flower City  
 brampton.ca  
 PLANNING, DESIGN & DEVELOPMENT



Drawn By: CJK  
 Date: 2012 02 28



**PROPOSED BUILDING**

**EXISTING BUILDING**