

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

PUBLIC MEETING

January 18, 2012

CHAIRMAN – REGIONAL COUNCILLOR PAUL PALLESCHI
VICE-CHAIRMAN – CITY COUNCILLOR VICKY DHILLON

Statutory Public Information Meeting Under the Planning Act of Ontario

- An opportunity for the public to provide input into planning applications received by the City.
- These are not proposals of the City of Brampton unless specifically identified as City initiated applications.
- 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.



Public Participation and the Planning Process

Brampton chooses to involve the community early in the process



*The Provincial Planning Act requires Council to make a decision within 120 days or the applicant is eligible to appeal to the Ontario Municipal Board.

*This is an opportunity to direct input to Committee or to Council.



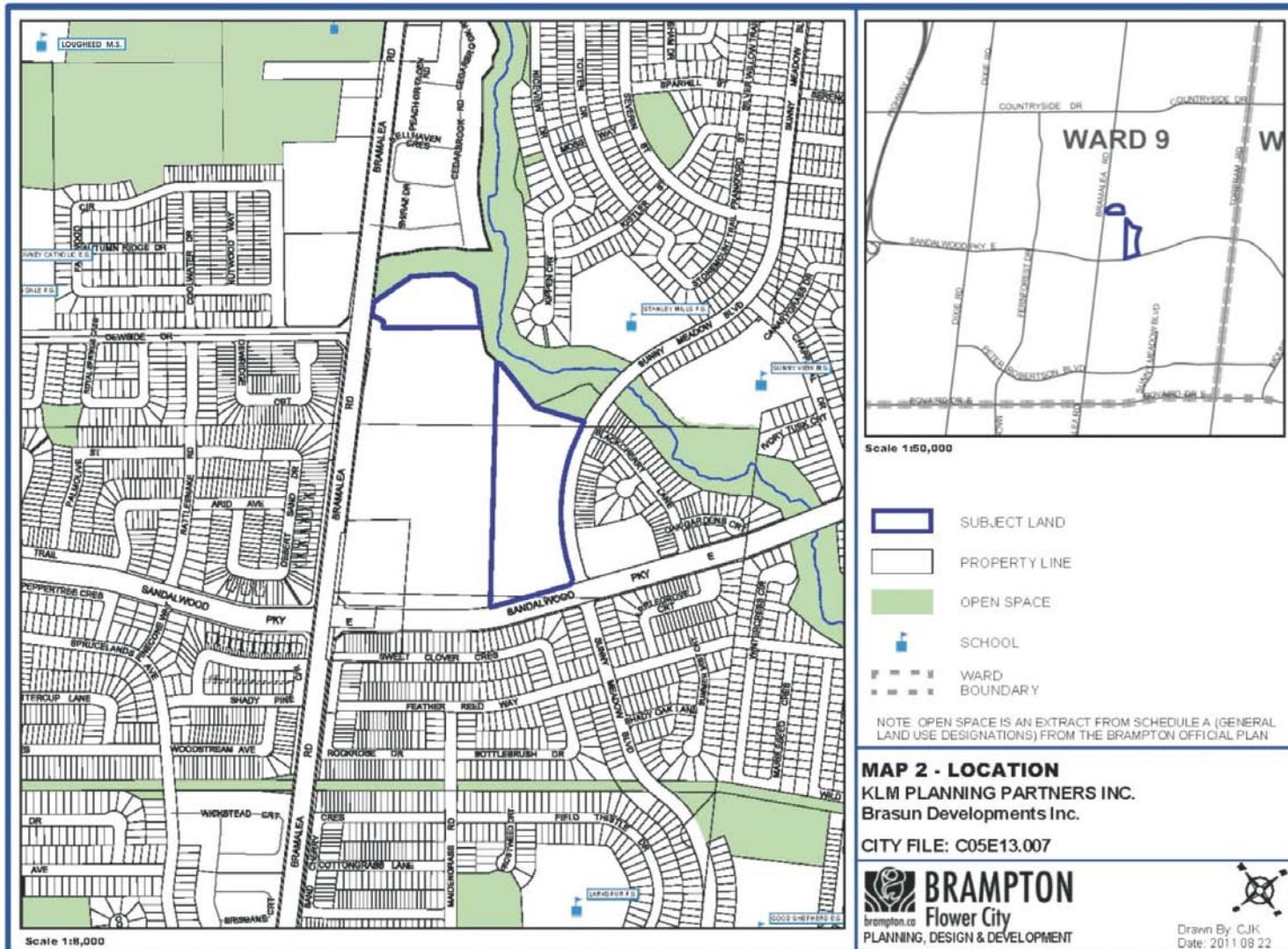
Planning Department 905-874-2050

AGENDA

D1	KLM Planning Partners Inc- Brasun Developments c/o Metrus Development Inc. (File: C05E13.007) WARD 9
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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



**KLM Planning Partners Inc. –
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D1

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D1



Current Land Use Status:

OFFICIAL PLAN:

- The Official Plan designates the subject lands “Residential” on Schedule A with a “District Retail” sub-designation on Schedule A2.

SECONDARY PLAN:

- The Secondary Plan designates the subject lands “District Commercial.”

ZONING:

- The subject lands are zoned Service Commercial - 1413 in the Zoning By-law 270-2004, as amended.

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The following is a summary of the proposal:

- The proposal is to amend 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.

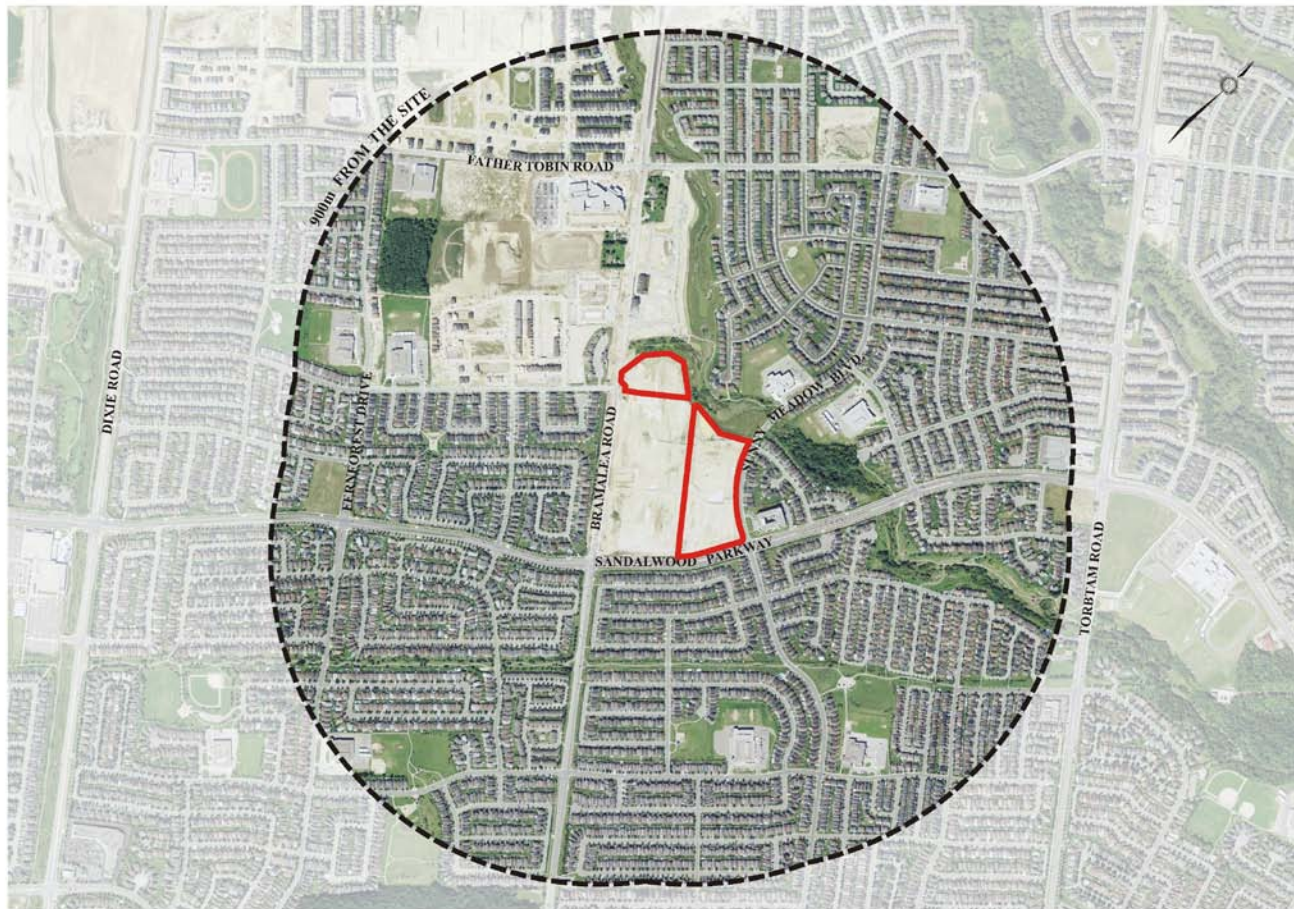
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**■ SUBJECT
LANDS**

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Land Uses within 900m**

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- 7 public schools
- 1 public high school
- 2 catholic elementary schools
- 9 parks
- 1 place of worship
- 1 retirement home
- 1 future commercial block
- 1 woodlot with significant valley system
- 1 Trans Canada trail system
- Residential dwellings

— SUBJECT LANDS
--- 900m FROM SUBJECT LANDS

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COMING IN 2013	
GROCERY STORE	
SHOPPER'S DRUG MART	
CIBC BANK	
ROYAL BANK	
TD BANK	
SCOTIA BANK	
SHELL CANADA GAS BAR & CAR WASH	
PIZZAVILLE	
SUBWAY	
OPTICAL OFFICE	
DENTAL OFFICE	
NAIL SPA	



- A portion of this property will be maintained for commercial/retail uses and is already zoned for commercial uses.
- A gas station is approved for the south-west corner of the property, and building permits have been issued, File: (SP11-049.000).

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Anticipated Traffic for Commercial and Residential:

TRAFFIC PATTERNS:

- The traffic study, prepared by the applicant's consultant, indicates traffic will be reduced during peak periods with the proposed residential development. This study is currently under review by the City
- **No** commercial traffic onto Sunny Meadow Boulevard
- Existing parking on the west side of Sunny Meadow Boulevard will be maintained

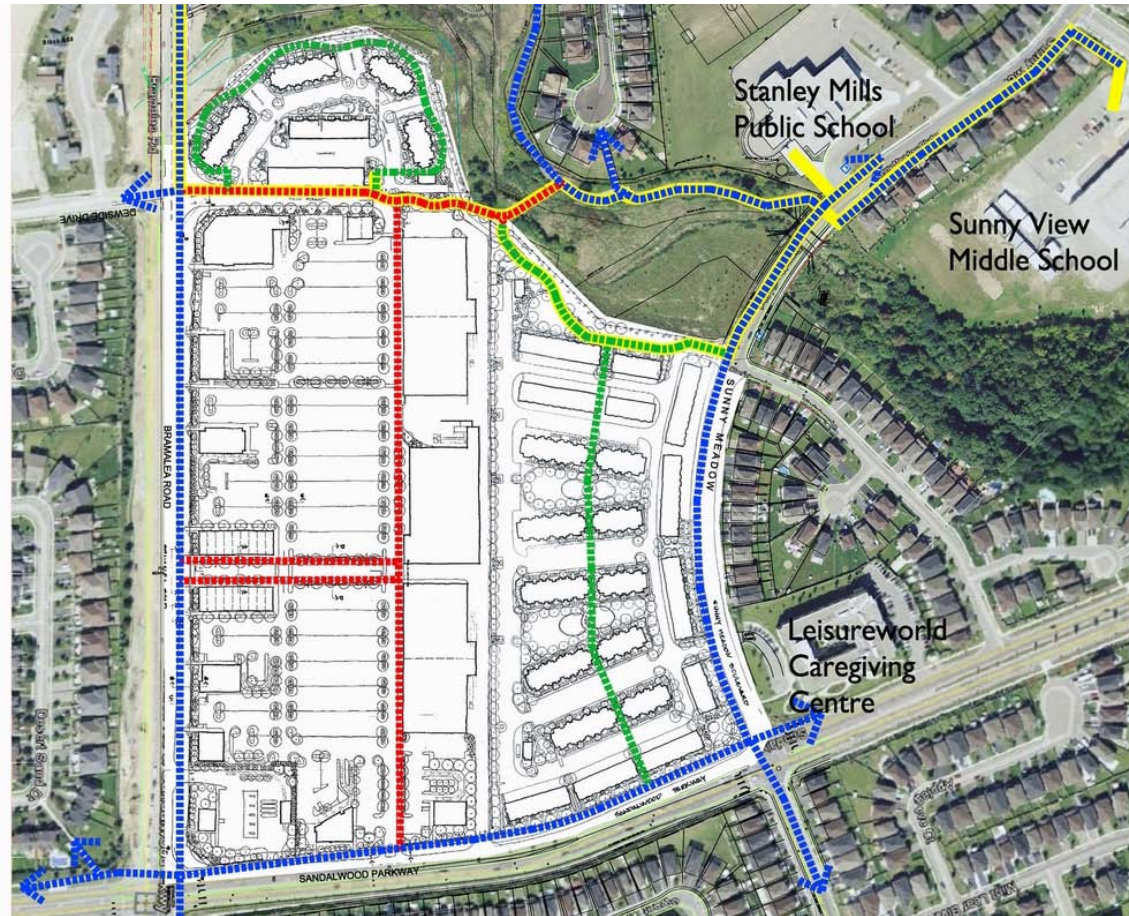
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PEDESTRIAN CIRCULATION

LEGEND

-  PROPOSED PUBLIC WALKWAY*
-  PROPOSED PRIVATE WALKWAY
-  EXISTING WALKWAYS
-  PATH TO SCHOOL

*Proposed walkways in valley lands are subject to grading review and TRCA approval



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Conclusion**

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- 446 condominium townhouse dwellings;
- **NOT** Government Assisted Housing;
- Same housing form found on the west side of Bramalea Road;
- Less traffic than commercial.

Daniels

love where you live™

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Example of Stacked Townhomes



- 3 storeys of living space.
- Fronting on Sandalwood Parkway and Sunny Meadow Boulevard.
- Garages at rear of homes, creating attractive streetscape with landscaping, porches, and private amenity areas.

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Example of Back to Back Townhomes

- **3 storeys of living space.**
- **Private entrance to each home.**
- **Private balconies and/or patios.**



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Amenity Areas



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Condominium Ownership



- **Private Homeownership.**
- **Sales program geared towards owner occupied homes.**
- **First time buyers, families, move-down market / “empty nesters”.**



- **Each homeowner pays condominium fees which covers all exterior maintenance, snow plowing, and landscaping.**
- **Pride of homeownership.**

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SECONDARY PLAN:

- The Secondary Plan designates the subject lands “District Commercial.”

ZONING:

- The subject lands are zoned Service Commercial - 1413 in the Zoning By-law 270-2004, as amended.

An amendment to the Official Plan, Secondary Plan and the Zoning By-Law will be required to facilitate the development of this proposal.

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Next Steps:

- Staff will review technical studies and documents submitted by the applicant in support of the proposed development;
- Staff will review comments made by the public (including those received via e-mail, written comments and/or comments stated on record at this evening's meeting);
- Once all the studies and resident concerns have been reviewed and considered, staff will prepare a Recommendation Report to the Planning Committee.
- Staff do not anticipate completing their review of the proposal (including all technical studies) before the fall of 2012.
- Notification of the future Recommendation Report will be provided to people that have provided input and their contact information prior to the meeting in the fall of 2012.

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

CONCLUSION OF PUBLIC MEETING

January 18, 2012

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