

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, April 4, 2011**. 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 the 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 decision 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 items on the agenda, which may be of interest to you, are:

1. **City Initiated Block Plan and Official Plan (Secondary Plan) Amendment** to implement the Heart Lake Block Plan Area 4-1 (**File: C02E11.021**) **WARD 2**.
2. An application made by **Glen Schnarr & Associates Inc. - Claireville Heights Limited (File: C08E07.010) WARD 10** involving an Application to Amend the Official Plan and Zoning By-Law.
3. An application made by **Glen Schnarr & Associates Inc. - Havenwood Properties (Central) Ltd. (File: C04W04.004) WARD 6** involving an Application to Amend the Official Plan and Zoning By-law and a Proposed Draft Plan of Condominium.
4. A proposal by **The City Of Brampton (File: CI10.011) WARD 3** to Amend the Official Plan, the Fletcher's Creek South Secondary Plan (Area 24) and Zoning By-Law 270-2004 to implement the recommendations of the planning and urban design strategy presented in the Hurontario-Main Street Corridor Study (2010) with respect to a specific property located at the southeast corner of Steeles Avenue East and Hurontario Street known as the Steeles/Ten Plaza.

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

1. **City Initiated Block Plan and Official Plan (Secondary Plan) Amendment** to implement the Heart Lake Block Plan Area 4-1 (**File: C02E11.021**) **WARD 2**.

LOCATION:

The subject lands are described as Block Plan Area 4-1 on the Community Block Plan Areas Schedule H of the Official Plan. The lands are located on the east and west sides of Heart Lake Road, north of Bovaird Drive East. The lands are legally described as Part of Lots 11 and 12, Concession 2, E.H.S.

PROPOSAL:

A City Initiated proposal for the Heart Lake Block Plan Area 4-1 and associated Official Plan Amendment will be presented at the public meeting.

SIZE:

The Heart Lake Block Plan Area 4-1 has an area of approximately 30.54 hectares (75.46 acres).

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The lands of the Block Plan area are designated *Residential* and *Open Space* in the Official Plan. The *Open Space* designation is intended to coincide with the wetland features. The *Residential* designation permits a broad range of residential and local serving commercial uses. Detailed land use permissions are intended to be applied with the Secondary Plan.

SECONDARY PLAN: The Heart Lake Secondary Plan has not been brought into conformity with the Official Plan for this Block Plan area. This is revealed with the current Agricultural designation that was originally applied to the lands by the Township of Chinguacousy Official Plan. No planning direction is provided by the Secondary plan because of the 'out-of-date' land use designation. This City initiated process is to put in place the appropriate land use designations in the secondary plan.

ZONING: Similar to the secondary plan, the Zoning By-law shows the remnant Agricultural zone category applying to the lands in the Block Plan area. The Zoning By-law will be changed through the processing of private applications by the landowners in the Block Plan area.

PRIVATE APPLICATIONS:

Within the Block Plan Area there are lands currently subject to three private development applications. These are located on the west side of Heart Lake Road, known as Andrin (Heart Lake) Properties Ltd., 2077060 Ontario Inc. (Saberwood Homes), Lindvest Properties (Heart Lake) Limited. These applications were presented at a public meeting on April 7, 2010. Preliminary consultations with the City have been made by the landowners on the east side of Heart Lake Road, known as Jordan Enterprises and Senator Homes.

The following is a brief description of the current status of the private applications. The Andrin and Lindvest proposal have not changed, but Saberwood proposal changed after the April 2010 public meeting with the removal of the 8-storey apartment building and the addition of a public park.

Andrin (Heart Lake) Properties Ltd.

- 133 condominium townhouse units.
- Proposed for a future condominium with internal roads, visitor parking spaces and a small 'tot' lot for the exclusive use of residents within the complex.
- Provision for a trail / walkway connection to White Spruce Park.
- One (full movements) vehicular access from Heart Lake Road.

2077060 Ontario Inc. (Saberwood Homes)

- 299 townhouse and 60 semi-detached dwelling units
- 0.9 acre Public Park (previously an 8-storey, 139 unit apartment building).
- Proposed for a future condominium with internal roads and visitor parking spaces.
- Provision for a trail / walkway connection to White Spruce Park.

- One (full movements) and one emergency vehicular access from Heart Lake Road.

Linvest Properties (Heart Lake) Limited

- Four (4) residential apartment buildings ranging from 11 to 15 storeys with a total of 846 units proposed.
- Proposed for a future condominium with internal roads, visitor parking spaces and an underground parking garage and open space amenity area.
- Provision for a trail / walkway connection to White Spruce Park.

Jordan Enterprises & Senator Homes

Formal applications have not been submitted for these lands, however a pre-application consultation has occurred with Jordan Enterprises.

FOR MORE INFORMATION, PLEASE CONTACT: OMAR LABABIDI, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-3882.

2. An application made by Glen Schnarr & Associates Inc. - Claireville Heights Limited (File: C08E07.010) WARD 10

LOCATION:

The subject property is located on the east side of Goreway Drive and at the end of Yorkland Boulevard. It is legally described as part of Lot 7, Concession 8, Northern Division.

PROPOSAL:

The application is for the third phase (Phase 3) of the original “Dayspring” residential community. The proposal is to permit a 320 unit apartment complex consisting of three 12 storey apartment buildings to be connected by a one storey common amenity building. The development is proposed, and to be marketed as, a “seniors” residential development.

This Phase 3 site of “Dayspring” currently permits a maximum of 160 units, a maximum height of 9 storeys and a gross floor area of 1.2 times the area of the site (i.e., Floor Space Index (FSI) of 1.2). This amount of development is only permitted after the holding provision applying to Phase 3 is removed. To remove the holding provision, the current zone essentially requires substantial occupancy in Phases 1 and 2 of “Dayspring” and a justification of the need for Phase 3 and for essential services to be in place.

It is the applicant’s submission that Phase 3 is needed and services are available and therefore the applicant is requesting to have the zoning by-law amended to not have the holding provision apply and to request a maximum of 320 units for Phase 3 and a maximum building height of 12 storeys. Other requirements and restrictions are requested to reflect the proposal. Details of the proposal include:

- a total gross floor area of all of buildings of 28,900 square metres or 2.4 times the site area (FSI of 2.4);
- an average unit floor area of approximately 80 square metres;
- buildings to cover 26 per cent of the lot with the balance of the area, except for driveways, as landscaped open space;
- approximately 47 at-grade parking spaces and 432 spaces in an underground parking garage.

SIZE:

The site is 1.26 hectares (or 3.11 acres) in size.

CURRENT PLANNING INSTRUMENT STATUS:

- OFFICIAL PLAN:** The subject lands are designated “Residential “on Schedule “A” (General Land Use Designations) in the Official Plan. An amendment to this document is not required.
- SECONDARY PLAN:** The subject lands are designated “Medium-High and High Density Residential” and is part of “Special Policy Area Number 2” in the Goreway Drive Corridor secondary plan. The secondary plan sets out a density permission expressed in units per each hectare of the site area. The high end of the current range is 123 units per hectare. An amendment to the secondary plan is required for the proposed development which represents a density of 255 units per hectare. An amendment is also requested to have the proposed number of units (320) exceed the maximum of 240 currently permitted by the secondary plan.
- ZONING:** The subject lands are zoned “R4A(H)-1650” by By-law 270-2004, as amended. This zone permits a maximum of 160 units, an FSI of 1.2 and a maximum building height of 9 storeys, subject to requirements and restrictions. An amendment to the zoning by-law is requested to permit and facilitate the proposed three 12 storey buildings (a total of 320 units) and associated components.

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: ROB NYKYFORCHYN, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2065.

- 3. An application made by Glen Schnarr & Associates Inc. - Havenwood Properties (Central) Ltd. (File: C04W04.004) WARD 6**

LOCATION:

The Sub-area 4 Block Plan lands are bounded by Queen Street West to the north, Creditview Road to the east, Mississauga Road to the west and the Credit River to the south and west. It is legally described as Part of Lots 3 to 5, Concession 4, W.H.S. Sub-area 4 has an approximate area of 155 hectares (380 acres).

The lands subject to the Application to Amend the Zoning By-law and Proposed Draft Plan of Condominium is located within the East Half of Lot 4, Concession 4, W.H.S. and is municipally known as 8698 Creditview Road. The subject site is approximately 1.96 hectares (4.83 acres) in size and is part of the larger holding of the Lionhead Golf and Country Club.

PROPOSAL:

The proposal on the lands subject to the Application to Amend the Zoning By-law and Proposed Draft Plan of Condominium involves the following key features:

- thirty-four (34) executive condominium townhouses with unit widths ranging from 11.6 metres (38 feet) to 12.4 metres (40.7 feet);
- one hundred and thirty-six (136) resident parking spaces = 4 resident spaces per unit (two car garages);
- ten (10) visitor parking spaces;
- a private park;
- one full moves access to Creditview Road; and,
- a 5.0 metre buffer adjacent to the existing Lionhead Golf and Country Club.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the Sub-area 4 lands as “Residential” and “Open Space.”

The Official Plan designates the lands subject to the Application to Amend the Zoning By-law and Proposed Draft Plan of Condominium as “Residential.” These lands are also designated “Upscale Executive Housing Special Policy Areas” on Schedule A1 in the Official Plan. In accordance with procedural requirements of the Official Plan, an Official Plan Amendment is required to establish the planning policies for the Sub-area 4 Block Plan area.

SECONDARY PLAN: The Credit Valley Secondary Plan designates the Sub-area 4 lands as “Executive Residential”, “Low Density 1 Residential”, “Springbrook Settlement Area”, “Primary Valleyland”, “Community Wide Park”, “Special Policy Area 2” and “Special Policy Area 4”.

The Credit Valley Secondary Plan designates the lands subject to the Application to Amend the Zoning By-law and Proposed Draft Plan of Condominium as “Executive Residential.” Townhouses are a permitted use within the “Executive Residential” land use designation, subject to appropriate location and superior site design, architecture and streetscape. An amendment to the Secondary Plan is not required.

ZONING: The Sub-area 4 Block Plan lands are zoned “Residential Hamlet One (RHm1)”, “Residential Single Detached A – 909 (R1A-909)”, “Agricultural (A)”, “Recreation Commercial – 560 (RC-560)”, “Recreation Commercial – 561 (RC-561)”, “Recreation Commercial (RC)”, “Highway Commercial Two – 219 (HC2-219)”, “Highway Commercial Two – 349 (HC2-349)”, “Industrial One A – 165 (M1A-165)”, “Open Space (OS)” and “Floodplain (F)” in the City’s Comprehensive Zoning By-law 270-2004, as amended.

The lands subject to the Application to Amend the Zoning By-law and Proposed Draft Plan of Condominium are zoned “Recreation Commercial – 561 (RC-561)” in the City’s Comprehensive Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is proposed to rezone the subject lands to a Residential Townhouse zone.

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: MICHELLE GERVAIS, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2073.

4. A proposal by The City Of Brampton (File: C110.011) WARD 3

This amendment will implement a site specific zone on the property to allow an interim commercial use to develop with decreased front yard and side yard setbacks while also placing a holding (H) symbol on the property, which allows for development of the property in accordance with the higher order uses, higher densities and performance standards of the Hurontario-Main Street Corridor Study once the holding symbol has been removed. A proposal by the City to implement the balance of the Hurontario-Main Street Corridor Study for selected sites along the corridor is anticipated by the end of the year.

HURONTARIO-MAIN STREET CORRIDOR (HOT) STUDY

In 2007 Council approved the undertaking of the Hurontario/Main Higher Order Transit (HOT) Study. The Hurontario/Main Street Corridor Master Plan documents the proposed Vision for the Hurontario/Main Street Corridor, integrating planning for rapid transit, intensified mixed-use and enhanced urban design.

Key steps to realizing the Vision include development of the interim phasing and transit service plan/strategy, early implementation of the interim rapid transit plan and staged implementation of the policy framework. It is important to note that the Vision will be realized over time, as funding becomes available to provide rapid transit, which will lead to the development of appropriate commercial and residential densities which will establish a critical mass to support the high frequency rapid transit. The Master Plan recommends creating a policy framework to guide the public and private sectors to a level of design excellence, while at the same time incrementally building toward the long term Vision.

Following a Notice of Commencement, the first HOT Study Public Information Centre (PIC) was held in June 2008 and provided background information on the study. The second PIC was held in June 2009 to present the study's findings, potential rapid transit alignment options and station locations as well as the vision for each community along the Corridor. The third and final PIC was held in March 2010 to present preferred transit solutions and supporting land use and urban design policy recommendations.

The Final Master Plan was issued in October 2010. A Notice of Completion was issued in January 2011.

SOUTHEAST CORNER OF STEELES AVENUE EAST AND HURONTARIO STREET

The following is a brief description of the item on the agenda:

LOCATION:

The property known as the Steeles/Ten Plaza is located at the southeast corner of Steeles Avenue East and Hurontario Street. The subject lands have an area of approximately 1.13 hectares (2.8 acres).

PROPOSAL:

The City of Brampton is proposing to amend the Official Plan, the Fletcher's Creek South Secondary Plan (Area 24) and Zoning By-law 270-2004 to implement the recommendations of the planning and urban design strategy presented in the Hurontario-Main Street Corridor Master Plan (2010) with respect to the above noted property.

The draft Official Plan Amendment recognizes the strategic location of the subject property at the intersection of two major corridors, Hurontario Street and Steeles Avenue, and proposes to change the land use designation, policies and performance standards for the subject property in a manner that will set the stage for transforming the balance of the Hurontario Corridor from the present auto-oriented uses to a mixed-use, compact intensified and transit-oriented development, customized to suit the varying and distinct nature of each existing community, and sensitive to adjacent neighbourhoods.

This amendment will place a site specific zone on the property to allow an interim commercial use to develop with reduced front yard and side yard setbacks while also placing a holding (H) symbol on the property. The holding symbol will be removed pending the commitment of sufficient funding for the development of higher order transit infrastructure on the Hurontario Corridor. At that time, the property can be developed in accordance with the higher order uses, higher densities and performance standards of the Hurontario-Main Street Corridor Study.

The draft Official Plan Amendment proposes to:

- Permit a full range of commercial, retail, office, cultural, entertainment, live-work townhouses, medium and high density residential uses and related community facilities and infrastructure all within walkable distances to reduce automobile dependency.
- Prohibit auto-oriented uses such as gas stations, car washes, automobile sales establishments and drive-through facilities.
- Establish minimum and maximum building heights and maximum densities.
- Establish urban design standards consistent with transit-oriented development that encourage attractive private and public spaces and require a pedestrian-oriented streetscape;
- Establish a height and density bonusing in return for providing public amenities; and,
- Encourage a parking strategy, including structured parking, shared parking, and on-street parking where feasible.

The draft Zoning By-Law proposes to:

- Amend the existing commercial zone to permit an interim development with decreased front and sideyard setbacks while placing the higher order uses and density in a holding zone, which would be lifted pending the commitment of sufficient funding for the development of high order transit infrastructure as recommended by the Hurontario Main Street Study (2010);

The draft Zoning By-law within the Holding zone proposes to:

- Stipulate urban design requirements including a minimum building height of 12 metres and a maximum building height of 63 metres, maximum Floor Space Index of 3.0 , continuous building frontage and setback limits to create a higher density transit oriented built form;
- Prohibit drive-through facilities, outdoor storage and automobile sales and service uses such as gas bars and car washes;
- Require that retail uses be located at ground level to create a vibrant, pedestrian-oriented streetscape;

- Permit residential uses as part of mixed-use development;
- Reduce parking rate requirements to promote the use of transit, and prohibit surface parking between the street edge and the front wall of new buildings;
- Require parking structures that front onto a public street to have a minimum ground floor height to allow for future conversion to a retail or commercial use;
- Require height transition to minimize impacts on adjacent residential areas.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject property is designated “Residential” on Schedule A, General Land Use Designations and “Convenience Retail” on Schedule A2, Retail Structure of the Official Plan. An amendment to the Official Plan is required to implement the proposed land use change and guiding policies.

SECONDARY PLAN: The Fletcher’s Creek South Secondary Plan, Area 24 designates the subject property “Convenience Commercial”. An amendment to the Secondary Plan is required to implement the proposal.

ZONING: The subject property is zoned Commercial One – Section 2625 (C1 – 2625) in Zoning By-law 270-2004, as amended. Interim Control By-law 44-2010 applies to the subject property.

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: PAM COOPER, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2068.

Documentation with respect to the above noted items is available 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 proposal. This may be the only statutory Public Meeting for this item. Accordingly, it is important for you to make your views known with respect to the subject proposal.

No recommendations are provided to the Planning, Design & Development Committee at the Public Meeting and the Planning, Design & Development Committee will not be making any decision at this time. After a full evaluation of the proposal is made by the City’s planning staff, a detailed Recommendation Report will be forwarded to the Planning, Design & Development Committee. If you would like to be notified of the date when the Planning, Design & Development Committee will be considering the Recommendation Report, you must submit, in writing, your full name and mailing address or, if you are attending the Public Meeting, sign the appropriate Public Meeting “sign-in” sheet.

Any recommendations adopted by the Planning, Design & Development Committee at the future meeting date, with respect to this 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 Official Plan amendment, enact the proposed zoning amendment or draft approve the plan 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 the 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, the person or public body is ***not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board.***

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, 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 these applications may require concurrent Class EA approval of road, water, sewer and possibly stormwater projects.

In accordance with Section 51 (19.1), and/or Section 22 (6.1) and/or Section 34 (10.4) of the Planning Act, this is to advise that the subject application(s) are complete in accordance with Section 51 (17) and (18), and/or 22 (4) and (5) and/or 34 (10.1) and (10.2), or are deemed to provide sufficient information and materials to enable the public to understand generally the proposal being considered.

Dated at the City of Brampton this 8th day of March, 2011.

Dan Kraszewski, MCIP, RPP
Director, Development Services
Planning, Design and Development Department
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2
TTY: 905-874-2050

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