

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, February 7, 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. An application made by **Brampton Northeast Shopping Centres Limited - SmartCentres (File: C05E17.002) WARD 9** involving an application to amend the Zoning By-Law
2. An application made by **Glen Schnarr & Associates Inc. – 13335338 Ontario Ltd, William Hewson, and 6602142 Canada Ltd. (File: C01E06.053) WARD 1** involving an Application to Amend the Official Plan and Zoning By-Law.

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

1. An application made by **Brampton Northeast Shopping Centres Limited - SmartCentres (File: C05E17.002) WARD 9**

LOCATION:

The subject property is located on the southeast corner of Bramalea Road and Mayfield Road within the Countryside Villages Secondary Plan (SP48).

PROPOSAL:

The proposal for the site consists of a mixed-use development intended to be the first phase of the 'District Retail' centre within the Secondary Plan. The proposal consists of eight buildings including a combination of retail, service commercial and office space totaling approximately 25,464 square metres (274,092 square feet) comprised of 23,345 square metres (251,283 square feet) of retail/service gross floor area and 2,119 square metres (22,808 square feet) of office gross floor area.

South of the commercial site, the applicant is also proposing a new east west collector road in addition to parkland and a temporary stormwater management pond to service the proposal.

SIZE:

The site is 12 hectares (29 acres) in size.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The Official Plan designates the subject property as Residential” according to Schedule A – General Land-Use Designations and “District Retail” on Schedule A2 – Retail Structure of the City’s Official Plan. An amendment to the Official Plan is not required
- SECONDARY PLAN: The Secondary Plan designates the subject property as “District Retail”, “City Wide Park”, “Special Policy Area 1”, “Collector Road” and “Village Core” according to Schedule 48B of the Countryside Villages Secondary Plan. An amendment to the Secondary Plan is not required in order to develop commercial and office uses.
- ZONING: The subject property is zoned “Agricultural – A” in the Zoning 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.

The application is not deemed complete; however, there has been sufficient information and material prepared to enable the public to understand the proposal. Outstanding studies are currently being finalized.

FOR MORE INFORMATION, PLEASE CONTACT: PAUL ALDUNATE, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2435.

2. An application made by **Glen Schnarr & Associates Inc. – 13335338 Ontario Ltd, William Hewson, and 6602142 Canada Ltd. (File: C01E06.053) WARD 1**

LOCATION:

The subject property is located at 174, 178, 180, and 184 Queen Street East. It is on the north side of Queen Street, between Centre Street and Kennedy Road. It is legally described as Lots 23 to 27, Registered Plan BR 13.

PROPOSAL:

The applicant is seeking an Official Plan Amendment and a Zoning By-law Amendment to permit a mixed-use development consisting of various combinations of commercial, office, and residential uses. A development concept plan has been submitted with the application, which involves the following:

- A mixed-use building with a maximum height of 20 storeys consisting of a three-storey podium to be used for structured parking and commercial / retail space fronting on Queen Street and a tower above the podium to be used for office and / or residential uses.
- A maximum gross floor area of 22,573 square metres (242,974 square feet).
- 550 parking spaces in a structured parking garage that would be partially below grade and partially above grade.
- A Floor Space Index of 5.24 (floor area/site area).

SIZE:

The site is 0.45 hectares (1.12 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 “Central Area Mixed-Use” in the Queen Street Corridor (SP 36). The “Central Area Mixed-Use” designation is intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, and institutional uses. The maximum permitted floor space index is 2.0, with a maximum floor space index of 1.0 for residential uses. An amendment to the Secondary Plan is requested for the proposed increase in density.

ZONING: The subject lands are zoned “Service Commercial – Section 3453” (SC-3453) according to By-Law 270-2004 as amended. An amendment to the Zoning By-law is required.

COMPLETE APPLICATION:

The application is not technically complete at this time, however there is sufficient information and documents submitted to present this proposal at a public meeting. Further technical studies will be submitted by the applicant.

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.

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 11th day of January, 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