

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Wednesday, September 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 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 **Glen Schnarr & Associates Inc. - Osmington Inc. (File: P25RE-OS & C05W11.004) WARD 6** involving an Application to Amend the Official Plan to include the Osmington lands within the Mount Pleasant Secondary Plan (Area 51) as a Special Policy Area with criteria to guide the evaluation of a development application.

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

LOCATION:

The subject property is located within the northwest quadrant of Mississauga Road and Bovaird Drive West. The property is legally described as Part of Lot 11, Concession 5, W.H.S. and is municipally known as 10124 Mississauga Road.

SIZE:

The subject lands comprise about 35 hectares (88 acres).

BACKGROUND:

Osmington Inc. submitted a private application to amend the City of Brampton's Official Plan and Zoning By-law and a private application to amend the Region of Peel's Official Plan to facilitate the development of a regional retail centre, office, hotel, multiple housing and related community uses, at the north-west quadrant of Mississauga Road & Bovaird Drive West in the "Heritage Heights Community". No approved secondary plan is in force.

A three phased planning process is proposed to evaluate the Osmington proposal. Phase 1 constitutes a feasibility analysis and recommendation with respect to adding the Osmington lands to the Mount Pleasant Secondary Plan. Phase 2 requires detailed study assessments resulting in a further detailed Official Plan Amendment to establish specific land use designations and a policy framework to further guide the processing of further approvals; and Phase 3 involves the processing of detailed planning applications (i.e. rezoning and site plan) necessary to support the Osmington development proposal.

The purpose of this Public Meeting is not to consider the Osmington Regional Centre development proposal. The purpose of this first step amendment is to establish a phased planning process and to allow the Osmington proposal to be evaluated within the context of the approved Mount Pleasant Secondary Plan, recognizing the linkages between the Osmington lands and the Mount Pleasant Mobility Hub.

The draft Official Plan Amendment does not propose to implement a land use designation for the subject lands. It sets out the context for the processing of a planning application including a requirement for a further Official Plan Amendment before development could proceed.

Osmington Inc.'s ultimate development proposal is based on a new retail concept known as the "hybrid" mall. According to the proponent, this type of shopping centre will create new retail experiences by placing different programs, public spaces and promenades in close proximity to each other by combining concepts of lifestyle centres and main street retailing.

A public square is proposed as a feature central to the development that would be the setting for a wide variety of activities and recreational events.

The proposed mixed-use development includes retail, office, hotel, open spaces, residential and community uses. The development proposes both an indoor shopping centre and an outdoor retail promenade with open spaces for pedestrian movement. The mixed-use development proposes medium to high density residential with a commercial and retail mix, office uses and a hotel.

PROPOSAL:

The proposed draft Official Plan Amendment identifies the Osmington lands as a 'Special Policy Area' in the Brampton Official Plan and adds these lands into the Mount Pleasant Secondary Plan (Area 51). The purpose of the Special Policy Area is to establish specific criteria to guide the processing of a development application for the subject lands in absence of an approved secondary plan for the lands west of Mississauga Road, referred to as the Heritage Heights Community.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The subject lands are designated as "North-West Urban Development Area", "Corridor Protection Area", "North West Brampton Policy Area" and "Open Space" in the Official Plan.
- SECONDARY PLAN: There is no Secondary Plan in force for the subject lands. It is proposed that the subject lands be added to the Mount Pleasant Secondary Plan (Area 51) as a Special Policy Area.
- ZONING: The subject lands are zoned "Agricultural (A)" and "Institutional One - Section 1892 (I1-1892) by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the ultimate development proposal.

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.

In accordance with Council direction, the City will be retaining a consultant to undertake a market and planned function study to determine the impact of the proposal on the City's current and planned retail hierarchy.

FOR MORE INFORMATION, PLEASE CONTACT: JILL HOGAN, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-3450.

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 this application may require concurrent Class EA approval of road, water, sewer and possibly storm water projects.

Dated at the City of Brampton this 12th day of August, 2011.

Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management,
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



PROJECT STATISTICS – PHASE 2

	GCFA (SF)	GCFA (M)	STALLS	UNITS	ROOMS
.1 ENCLOSED RETAIL	1,129,470	104,931			
.2 STREET RETAIL	289,300	26,878			
.3 HOTEL	180,000	16,723			
.4 RESIDENTIAL	1,869,500	173,683		2,000	350
.5 OFFICE	586,750	55,931			
.6 STRUCTURED PARKING	2,776,480	257,944			
.7 TOTAL GBA	6,631,500	616,090			
.8 TOTAL PARKING (GRADE + STRUCTURED)			8,900		

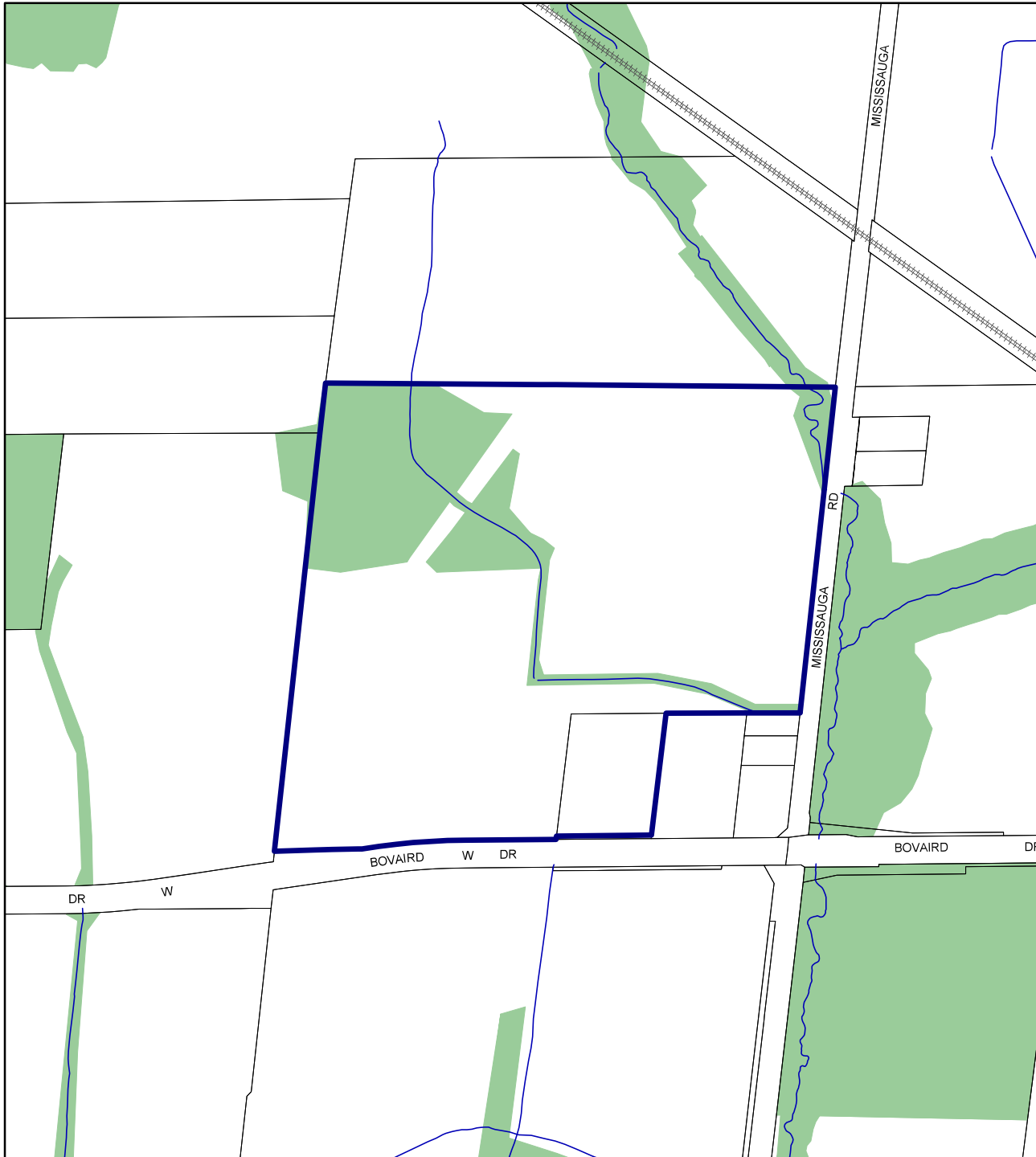


MAP 1B - CONCEPT SITE PLAN - MASTER PLAN
GLEN SCHNARR & ASSOCIATES INC.
Osmington Inc.

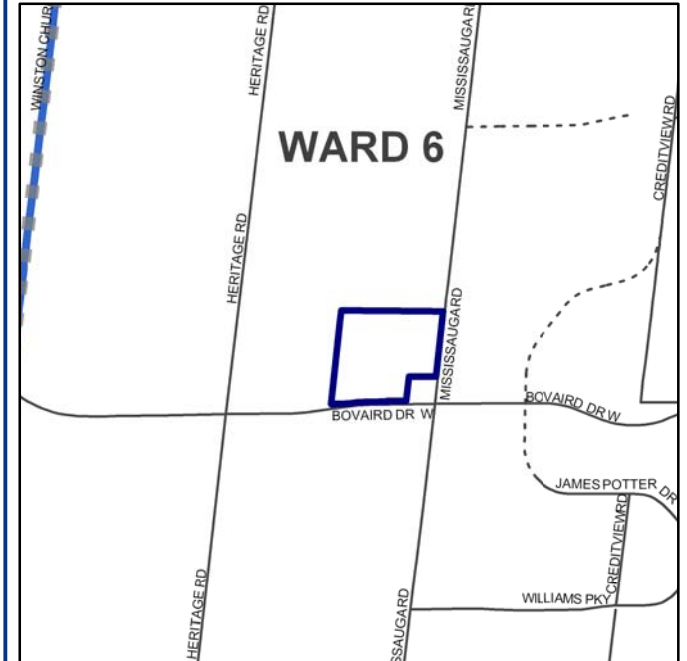
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


CITY FILE: C05W11.004



Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  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
GLEN SCHNARR & ASSOCIATES INC.
Osmington Inc.**

CITY FILE: C05W11.004 & P25RE-OS



Drawn By: CJK
Date: 2011 07 21