

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, December 5, 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 **Korsiak & Company Limited - MATTAMY (LOCKWOOD) LIMITED (Files: C02W05.011 and 21T-11014B) WARD 4** involving an Application to Amend the Official Plan and Zoning By-Law and Proposed Draft Plan of Subdivision.

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

LOCATION:

The subject property is located south of Queen Street West and east of Chinguacousy Road. It is legally described as 715 Queen Street West and is located within Part of Lot 5, Concession 2, W.H.S.

PROPOSAL:

The proposal involves the following key features:

- ◆ Sixty-three (63) single detached lots with lot widths of 11.0 metres (36 feet);
- ◆ Thirty-eight (38) single detached lots with lot widths of 9.15 metres (30 feet);
- ◆ Sixty-four (64) street townhouse units with unit widths of 5.6 metres (18.4 feet);

- ◆ Ninety-eight (98) back to back townhouse units with unit widths of 6.4 metres (21 feet);
- ◆ Ninety-six (96) apartment units (Block 130 – 0.91 ha./2.2 ac.), with a maximum building height of six (6) storeys. The proposed apartments are located along a portion of the Queen Street West frontage;
- ◆ Residential reserve blocks (Blocks 131 and 132) to be developed with the lands to the south;
- ◆ A convenience commercial block (Block 134 – 0.43 ha./1.06 ac.);
- ◆ A parkette (Block 133 – 0.24 ha./0.59 ac.);
- ◆ The extension of Drinkwater Road to Queen Street West and the extension of McCleave Crescent, and;
- ◆ The proposed subdivision also provides a portion of Ventura Avenue, which will allow for the portion of Ventura Avenue to Plane Avenue to be constructed and will also facilitate the development of the lands to the south, which are zoned for single detached dwellings and street townhouses.

SIZE:

The site is 10.04 hectares (24.8 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property “Residential.” An amendment to Schedule A2 – Retail Structure of the Official Plan is required to address the proposed Convenience Commercial centre at the south-east corner of Queen Street West and Drinkwater Road.

SECONDARY PLAN: The Fletchers West Secondary Plan – New Development Area 11 (Schedule SP15 (b)) designates the subject property “Low and Medium Density Residential”, “Parkette”, “Minor Collector Road” and “Special Policy Area 2.” An amendment to the Secondary Plan is required to permit the proposed apartments along Queen Street West. An amendment to the Secondary Plan is required to increase the density range for New Development Area 11. An amendment to the Secondary Plan is also required to permit the proposed Convenience Commercial centre located at the south-east corner of Queen Street West and Drinkwater Road.

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 to permit the proposed residential and commercial development.

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 coordinated 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.

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.***

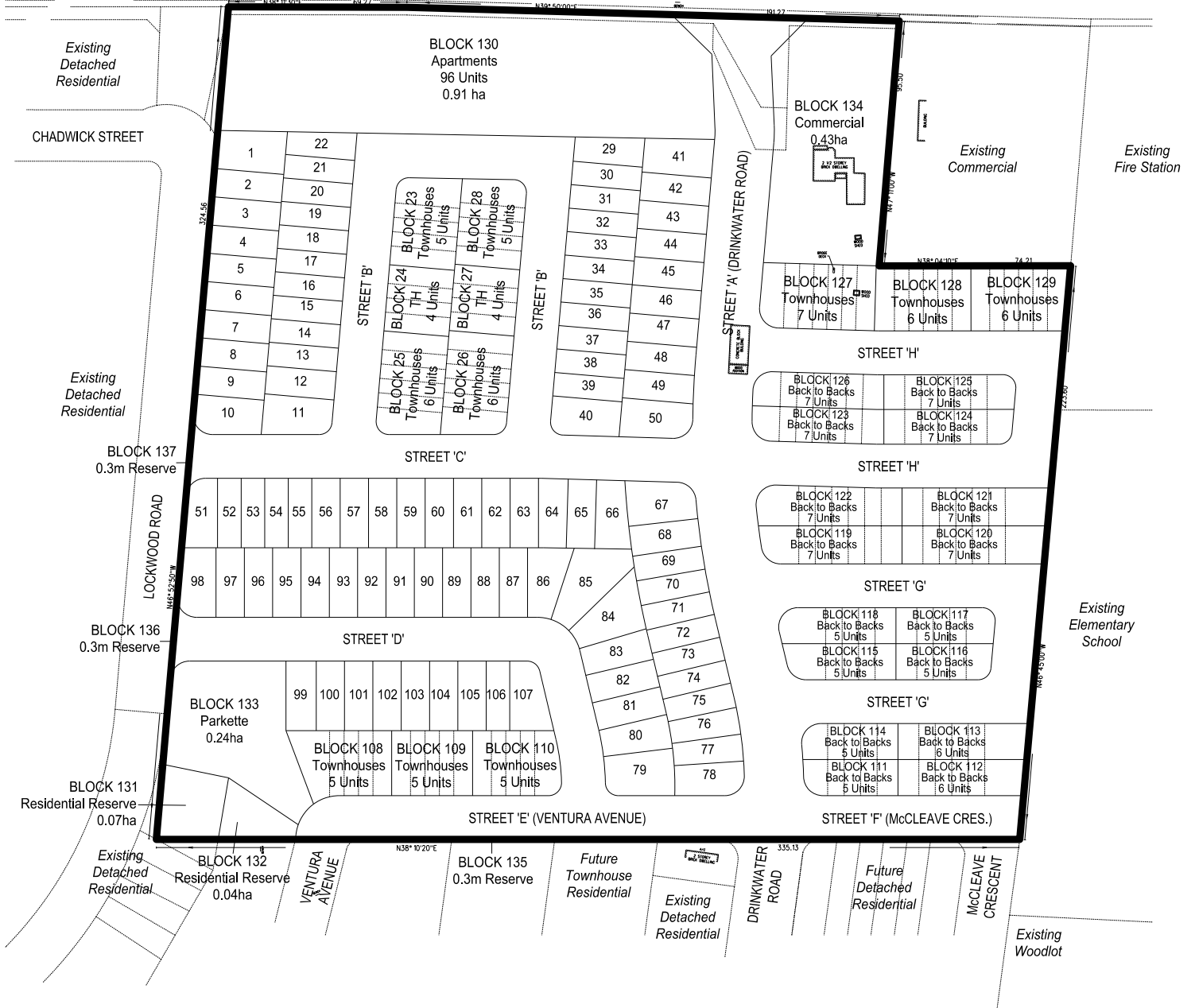
Dated at the City of Brampton this 10th day of November, 2011.

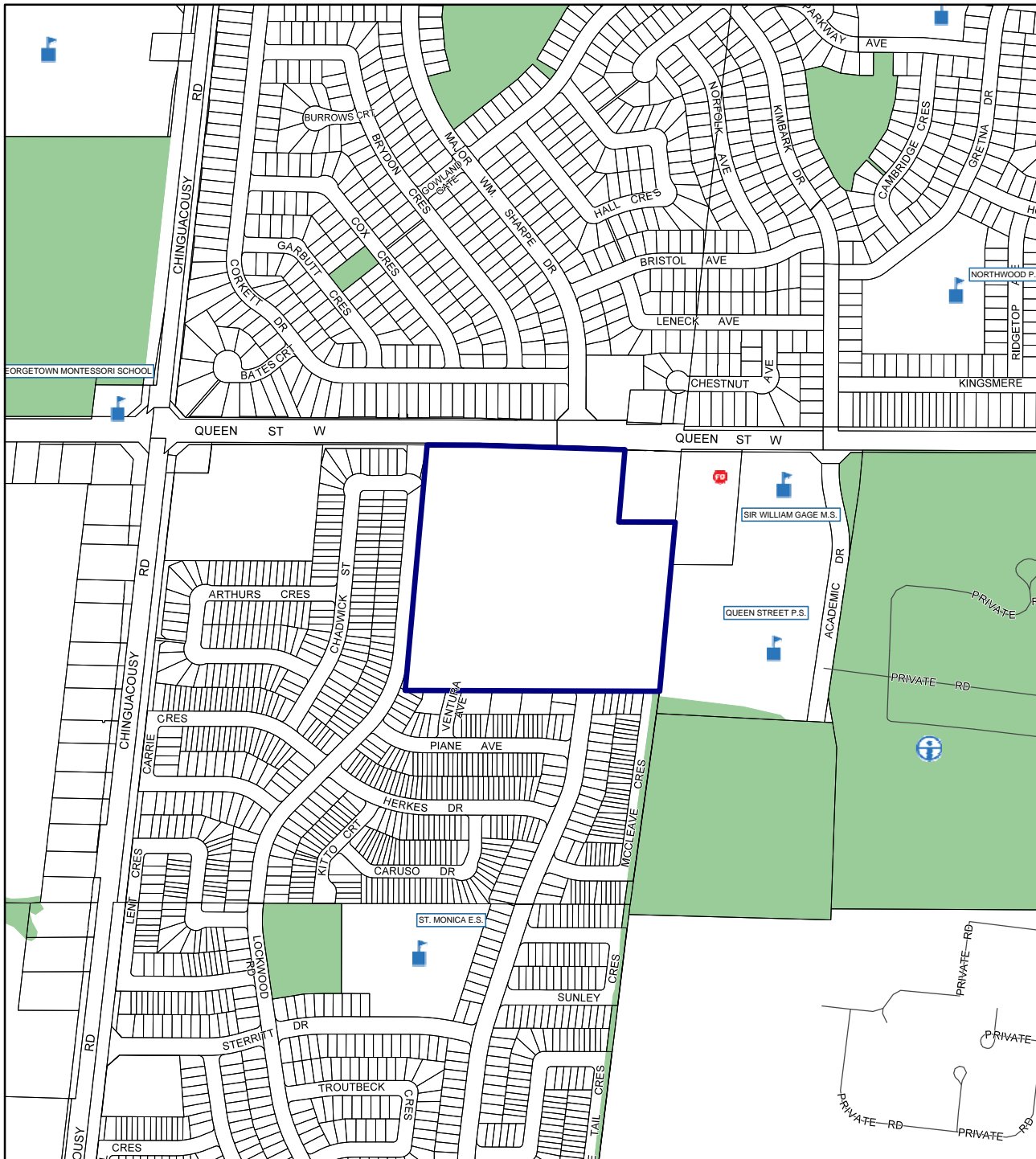
Dan Kraszewski, MCIP, RPP
Director, Development Services,
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

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

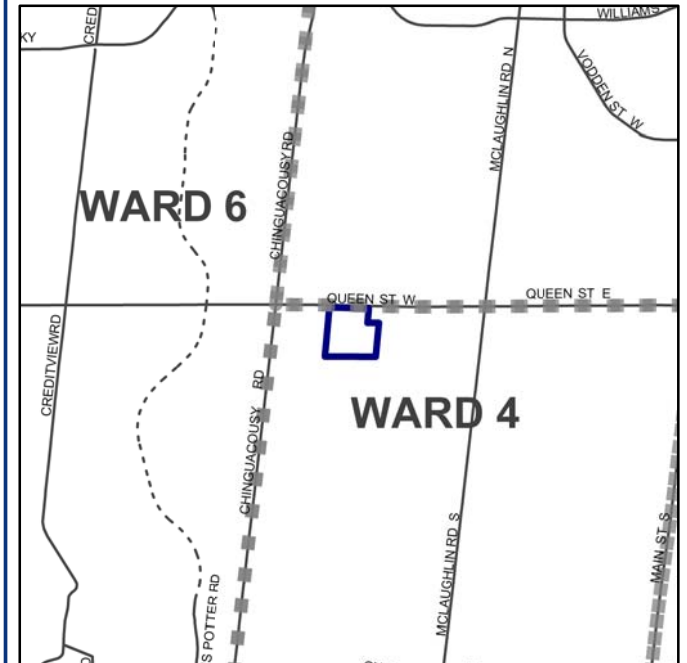
Existing Detached Residential
 QUEEN STREET WEST

MAJOR WM SHARPE DRIVE












Scale 1:8,000



Scale 1:50,000

-  SUBJECT LAND
-  WARD BOUNDARY
-  SCHOOL
-  RECREATION FACILITY
-  FIRE STATION
-  PROPERTY LINE
-  OPEN SPACE

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

MAP 2 - LOCATION
KORSIAK & COMPANY LTD.
Mattamy Homes Ltd.

CITY FILE: C02W05.011



Drawn By: AH
 Date: 2011 11 07