

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, June 13, 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 **Korsiak & Company - Your Home Developments (Howden) Corporation (File: C03E07.012) WARD 8** involving an Application to Amend the Official Plan and Zoning By-Law.
2. An application made by **Davis Webb LLP - Daniels LR Corporation** to Amend the Official Plan and Zoning By-Law to permit a mixed-use development consisting of residential, retail and service commercial uses. **(File: C09E10.007), WARD 10.**
3. A proposal by the **City of Brampton (File: P26S 050) WARD 10** to amend the Official Plan to establish the Vales of Humber Secondary Plan (Chapter 50) and Block Plan Sub-Areas 50-1 and 50-2.
4. An application made by **Glen Schnarr & Associates Inc. - Kaneff Properties Limited** to Amend the Zoning By-Law to permit prestige industrial and office uses. **(File: T04W13.008), WARD 6.**
5. An application made by **Glen Schnarr & Associates Inc. - Victor Szumlanski (File: C02W09.011) WARD 5** involving an Application to Amend the Official Plan and Zoning By-Law.

6. The City of Brampton Housekeeping Amendment - **Kennedy Road South (File: P26S KE) WARD 3** involving an Amendment to Comprehensive Zoning By-law 270-2004.
7. An application made by **Gagnon & Law Urban Planners Ltd (c/o Peel Standard Condominium Corporation #767) (File: C10E05.018) WARD 10** 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 **Korsiak & Company - Your Home Developments (Howden) Corporation (File: C03E07.012) WARD 8** involving an Application to Amend the Official Plan and Zoning By-Law.

LOCATION:

The subject property is located at the south-west corner of Dixie Road and Howden Boulevard and legally described as being within Part of Lot 7, Concession 3, E.H.S.

PROPOSAL:

The proposal involves the following key features:

- 81, residential condominium townhouse dwelling units;
- a private open space area;
- a floodplain area to the west;
- 186 resident and 25 visitor parking spaces; and
- a full moves access on Howden Boulevard.

SIZE:

The site is 1.6 hectares (3.9 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject property as “Residential”. An amendment to this document is not required.

SECONDARY PLAN: The Secondary Plan designates the subject property as “Low Density Residential (Single Family & Semi-Detached)” in the Westgate Secondary Plan (Area 10). An amendment to this document is required.

ZONING: The subject property is zoned “Agricultural (A)” in the Zoning By-law 270-2004, as amended. An amendment to this document 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.

FOR MORE INFORMATION, PLEASE CONTACT: TOULA THEOCHARIDIS, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-3841.

2. An application made by **Davis Webb LLP - Daniels LR Corporation** to Amend the Official Plan and Zoning By-Law to permit a mixed-use development consisting of residential, retail and service commercial uses. **(File: C09E10.007), WARD 10.**

LOCATION:

The subject property is located at the south-east corner of Castlemore Road and McVean Drive within the Bram East Secondary Plan. It is legally described as part of Lot 10, Concession 9, N.D.

PROPOSAL:

The applicant is proposing a mixed-use development consisting of retail and service commercial of approximately 2,320 square metres and 162 residential units consisting of townhouses and semi-detached units.

More specifically the applicant is proposing:

- 89 two-storey townhouse units that will encircle a central amenity area;
- 16 three-storey semi-detached units that will front onto Castlemore Road;
- 15 townhouses that will back onto the valley;
- 28 semi-detached units south of the amenity area; and
- 14 detached units (part lots) along the southerly limit of the plan.

The net residential density proposed is approximately 40 units per hectare.

The proposed retail and service commercial block will consist of 2 buildings at a height of 2 storeys and occupy an area of just under 0.9 hectares. Both buildings will be situated close to Castlemore Road and McVean Drive with at grade parking located in the rear.

The applicant is proposing 3 access points, one from McVean Drive and 2 off Castlemore Road. The main full moves access from McVean Drive is located approximately 190 metres south of Castlemore Road and is to be shared between the commercial and residential.

A residential-only access is provided on Castlemore Road and is proposed to operate as a right-in/right-out due to the centre median island that exists along Castlemore Road.

A Commercial only access is proposed on Castlemore Road to operate as a right-in right-out only

SIZE:

The site is 7.17hectares (17.72 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN:

According to the Official Plan the subject lands are designations as “Residential”. The “Residential” designation permits predominantly residential land uses including a full range of dwelling types. Complementary uses including commercial, neighbourhood retail and highway and service commercial uses may be permitted subject to specific Secondary Plan policies. The subject lands are also designated “Open Space”, “Upscale Executive Housing Special Policy Area 6” and are part of “Block Plan 41-2”.

An amendment to the Official Plan is required in order to implement the proposed commercial component of this application

SECONDARY PLAN:

The Secondary Plan designates the subject property as “The McVean and Castlemore Special Study Area” in the Bram East Secondary Plan, Area 41. An amendment to the Secondary Plan is required and shall consider the following:

- Appropriate housing forms will be evaluated including appropriate residential use, density built-form and performance standards, such as unit widths, setbacks height, etc;
- Commercial/retail uses and/or professional office uses that may include live-work, at the corner of McVean Drive and Castlemore Road;
- High quality urban design and architecture adjacent to McVean Drive and Castlemore Road, and;

- Landscape and open space design elements, which are complementary to the upscale executive housing standards of this community.

ZONING:

The subject property is zoned “Agricultural-1542 (A-1542)” and “Residential Rural Estate Two (RE2)” zone in the Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential, retail and service commercial uses

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: PAUL ALDUNATE, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-2435.

3. A proposal by the **City of Brampton (File: P26S 050) WARD 10** to amend the Official Plan to establish the Vales of Humber Secondary Plan (Chapter 50) and Block Plan Sub-Areas 50-1 and 50-2.

Location:

The subject lands are bounded by Mayfield Road to the North, Countryside Drive to the south, The Gore Road to the east and the West Humber River to the west. The lands are legally described as Part of Lots 16 and 17, Concessions 8 and 9, EHS.

Size:

The subject lands comprise about 268 hectares (662 acres)

Background:

The Vales of Humber was designated as a new secondary plan area with the approval of OP93-253 in 2005. OP93-253 designates the Vales of Humber as Residential and an Upscale Executive Housing Special Policy Area in the Official Plan. Policies in the Official Plan provide for the Vales of Humber secondary planning to be undertaken concurrently with block planning.

The planning process for Vales of Humber began in 2003 and has included numerous open houses and staff reports, the most recent being an open house held on March 31, 2011. A number of component studies in the areas of planning, design and engineering

were initiated to guide the preparation of a land use concept and implementing policies. These studies are largely complete and their findings have been used to prepare a draft official plan amendment to implement a secondary plan and block plan proposal that the City will be presenting for comment at this statutory public meeting.

Proposal:

This is a City of Brampton initiated proposal to amend the Brampton Official Plan to implement the Vales of Humber Secondary Plan and Block Plan Sub-Areas 50-1 and 50-2 by establishing, in accordance with Section 5.4 of the Official Plan and the City's Growth Management Program, a policy framework and direction for detailed land use planning to guide the future development of a new upscale executive housing community. Policies in the Official Plan provide for the Vales of Humber secondary planning to be undertaken concurrently with block planning.

In addition, this proposal also includes a housekeeping amendment to correct a mapping error on Schedule A "Land Use Designations". The Vales of Humber was designated as a new secondary plan area with the approval of OP93-253 in 2005. OP93-253 also changed the land use designation from Estate Residential to Residential. However, during the 2006 Official Plan Review, the Open Space designation west of McVean Drive was reconfigured to reflect updated environmental information, revealing a small piece of land that was previously designated Open Space in the previous version of the Official Plan and was inadvertently designated Estate Residential. This amendment will revise the land use designation back to Residential as implemented by OP93-253.

Proposed Official Plan Amendment

Based on the recommendations of the component studies and extensive public consultation, the draft Official Plan Amendment sets out the long-term planning vision for the subject lands and provides land use and urban design policies to support the principles and objectives needed to create a distinct Upscale Executive Housing community. This official plan amendment will establish Chapter 50 of the Official Plan, as the Vales of Humber Secondary Plan.

Proposed Block Plan

The draft Block Plan Concept Plan is intended to provide an overview of the key land uses and community features that are included in the Official Plan Amendment. The block plan component of the amendment supplements the policies of the Vales of Humber secondary plan and is based on the findings of a number of component studies. The block plan process will ensure that the end result is the development of an upscale Executive Housing community in a manner that addresses the principles of sustainability and incorporates the City's Development Design Guidelines.

The Block Plan Concept Plan proposes a maximum overall residential density of 19.7 units/hectare with a unit capacity of approximately 2,400 single detached dwellings,

which includes a target of 1,000 upscale executive housing units to come from the Executive Residential and Transition designations.

The location and configuration of land use designations and the transportation network, including trails and pedestrian crossings of valleys, as shown on the draft secondary plan and block plan schedules are conceptual in nature and are subject to change.

Current Land Use Status:

The subject lands are designated “Residential” and “Open Space” on Schedule “A”, General Land Use Designations of both the 2006 Official Plan and the Growth Plan Official Plan Amendment. No secondary plan is in force at this time.

Growth Management:

The planning and development of this project may be impacted by the City’s Growth Management Program, which will require the timing and staging of development to be delayed and/or coordinated with the provision of essential community services and infrastructure. A staging and sequencing study is one of a number of block plan studies required for approval. Growth management related matters will be addressed as part of the future final Official Plan Amendment recommended for adoption by City Council.

Collector Road Environmental Assessment (EA) Process:

Transportation infrastructure is required to support the development of the Vales of Humber Secondary Plan, which includes new east-west and north-south connections and a local road network. Final alignments and intersections with the boundary arterial roads of the collector road network are subject to change, as is the final location and configuration of the roundabouts shown on the block plan concept.

Since the future collector roads within the Secondary Plan area are subject to an integrated Environmental Assessment review process (per section A.2.9 of the Municipal Class Environmental Assessment), the Transportation Study parts 1 and 2 & Collector Road Environmental Assessment – Phases 1 through 4 includes documentation and analysis required to fulfill Phases 1 through 4 of the integrated EA process.

Prior to the Planning, Design & Development Committee Meeting, Public Information Centre #2 (PIC #2) with respect to Collector Road Network Class Environmental Assessment Study for the Vales of Humber Block Plan will be held in the City Hall Atrium, 1st Floor, 4:00pm to 7:00pm. See the notice of EA PIC#2 which has also been published in accordance with EA legislation.

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

4. An application made by **Glen Schnarr & Associates Inc. - Kaneff Properties Limited** to Amend the Zoning By-Law to permit prestige industrial and office uses. (File: T04W13.008), WARD 6.

LOCATION:

The subject property is located north of Highway 407 and west of Financial Drive. It is legally described as Part of Lots 13 and 14, Concession 4, W.H.S.

PROPOSAL:

- The applicant has provided a preliminary concept plan showing two (2) one-storey office buildings with a combined gross floor area of approximately 13,705 square metres (147,525 square feet), 615 parking spaces and two (2) full movement accesses from Financial Drive.
- The applicant is proposing a zoning change to allow the following uses to be permitted on the site:
 - a) Office, and research and development facilities in conjunction with an office use
 - b) Hotel
 - c) Conference centre
 - d) Warehouse and manufacturing uses within an enclosed building

The following uses are proposed to be in conjunction with the office, hotel, and conference centre uses:

- i.* Bank, trust company or financial institution
- ii.* Retail establishment
- iii.* Convenience store
- iv.* Banquet hall
- v.* Dry cleaning and laundry establishment
- vi.* Dining room restaurant, take-out restaurant
- vii.* Service shop
- viii.* Personal service shop
- ix.* Printing or copying establishment
- x.* Commercial school
- xi.* Community club
- xii.* Fitness club
- xiii.* Health centre
- xiv.* Day nursery
- xv.* Playground, recreational facility

SIZE:

The site is 5.1 hectares (12.5 acres) in size.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The Official Plan designates the subject property as “Office”. The subject lands are located within the Mississauga Road Corridor (Bram West) Office Centre.
- SECONDARY PLAN: The subject property is designated as “Office Centre” and “Special Policy Area 11” in the Bram West Secondary Plan. The “Office Centre” designation permits office uses, research and development facilities, ancillary light manufacturing uses, hotels, conference/convention centres and within which may permit limited accessory retail and business support services.
- ZONING: The subject property is zoned Recreational Commercial – 2620 (RC-2620)” in the Zoning By-law 270-2004, as amended in recognition of the existing golf course. An amendment to the Zoning By-law is required to permit the proposed office and prestige industrial uses.

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: OMAR LABABIDI, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT 905-874-3882.

5. An application made by **Glen Schnarr & Associates Inc. - Victor Szumlanski (File: C02W09.011) WARD 5** involving an Application to Amend the Official Plan and Zoning By-Law.

LOCATION:

The property is located at the south-west corner of Williams Parkway and McLaughlin Road North (9610 McLaughlin Road North).

PURPOSE AND EFFECT OF APPLICATION:

The above noted application has been filed with the City to redesignate the subject lands from “Residential” to "Convenience Commercial" in the Fletcher's Creek Village Secondary Plan (SP43) and to rezone the subject lands from "Agriculture - A" to "Service Commercial - SC- Special Section" to allow the following commercial uses.

- An office;
- A hair salon and spa;
- An animal care and grooming centre;
- A private school;
- A nursing home;
- A day nursery; and
- An animal hospital

The applicant intends on using the existing structure for the commercial uses. No additional gross floor area is proposed.

FOR MORE INFORMATION, PLEASE CONTACT: JULIUS TANG, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2064.

6. The City of Brampton Housekeeping Amendment - **Kennedy Road South (File: P26S KE) WARD 3** involving an Amendment to Comprehensive Zoning By-law 270-2004.

LOCATION:

Corner properties, with frontage along Kennedy Road, that are currently zoned M1-Section 4335 and are located within the Kennedy Road South Revitalization Area.

PROPOSAL:

The zoning by-law amendment proposes to amend the existing M1-Section 3445 Zone by adding a new clause that, for the purposes of all lands zoned M1-Section 3445, the lot line abutting Kennedy Road is deemed to be the front lot line. The intent of the M1-Section 3445 zoning designation aims to consolidate the industrial nature of this district but also allows flexibility for commercial uses in the front of the properties along Kennedy Road South. The proposed zoning change clarifies:

- in the case of a corner property, the front lot line is considered the lot line along Kennedy Road South.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject lands are designated Business Corridor.

SECONDARY PLAN: The subject lands are designated Mixed Industrial/Commercial in the Secondary Plan 54 Kennedy Road South Revitalization Area.

This designation applies only to the west side of Kennedy Road South, south of Clarence Street and fronting the east side of Kennedy Road South.

Permitted uses include service and office uses, accessory retail and restaurants. No new motor vehicle repair, service, body shop or sales establishments are permitted. No warehouse distribution centres or outdoor storage of goods or materials are permitted.

ZONING:

The subject lands are designated M1-Section 3445, which allows uses permitted in the M1 zone (Industrial) and also allows uses permitted in the Service Commercial zone within 50 metres of the front lot line.

FOR MORE INFORMATION, PLEASE CONTACT: NATASHA D'SOUZA, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-3861.

7. An application made by **Gagnon & Law Urban Planners Ltd (c/o Peel Standard Condominium Corporation #767) (File: C10E05.018) WARD 10** involving an Application to Amend the Official Plan and Zoning By-Law.

LOCATION:

The subject property is located on the north-east corner of The Gore Road and Fogal Road, and is known as municipal address 8887, 8897, 8907 & 8917 The Gore Road. It is legally described as Part of Lot 5, Concession 10, ND.

PROPOSAL:

The proposal is to add more office, retail, and service commercial type opportunities to the list of permitted commercial uses. The site currently contains four buildings with a cumulative gross buildable floor area of 8,541 square metres.

SIZE:

The site is 3.04 hectares (7.51 acres) in size.

CURRENT LAND USE STATUS:

- OFFICIAL PLAN: The subject lands are governed by the policies under the “Business Industrial” designation of the 1993 Official Plan.
- SECONDARY PLAN: The Bram West Secondary Plan designates the subject property “Mixed Commercial/Industrial. An amendment to this secondary plan is required to support the additional commercial permissions being requested.
- ZONING: The subject property is zoned Industrial Four-Section 1669 (M4-1669) 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.

FOR MORE INFORMATION, PLEASE CONTACT: ROB NYKYFORCHYN, MCIP, RPP CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2065.

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 17th day of May, 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