

The Planning, Design & Development Committee of the Council of the City of Brampton will hold a public meeting on **Monday, March 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 **Weston Consulting Group Inc. – C.H.F.L. Holdings Ltd., 21st Century Developments Ltd. & 1701 Queen Street Holdings (File: C04E05.030) WARD 8** involving an Application to Amend the Zoning By-Law.
2. An application made by **Gagnon & Law Urban Planners Ltd - Mattamy (Credit River) Limited (Files: C04W11.006 and 21T-10022B) WARD 6** involving an Application for Proposed Draft Plan of Subdivision.
3. An application made by **KLM Planning Partners Inc - Garden Manor Construction Inc., Sandringham Place Inc., Wolverleigh Construction Ltd., 655339 Ontario Inc. (File: C03E16.002) WARD 9** involving an Application to Amend the Official Plan and the Zoning By-Law and an Application for a Proposed Draft Plan of Subdivision.
4. An application made by **Gagnon & Law Urban Planners Ltd – Ornstock Developments Limited (File: C05W01.006) WARD 6** involving an Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision.

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

1. An application made by **Weston Consulting Group Inc. – C.H.F.L. Holdings Ltd., 21st Century Developments Ltd. & 1701 Queen Street Holdings (File: C04E05.030) WARD 8**

LOCATION:

The subject property is located at the south-east corner of Queen Street East and Kings Cross Road. It has an address of 1685 & 1701 Queen Street East.

PROPOSAL:

The applicant is proposing to rezone the subject lands to permit a mixed-use development consisting of residential, office and other commercial uses. The following is a summary of the development statistics for the concept submitted with the application:

- Two residential towers on a common 2-storey base/podium having a total height of 26 and 29 storeys
- 425 residential units, approximately 45,108 square metres of residential gross floor area (including amenity space)
- 690 square metres of retail space (ground floor, street-related) and 393 square metres of office/other commercial space
- An overall gross floor area of approximately 46,191 square metres
- 435 on-site parking spaces provided in a 2-level underground parking garage and a surface parking lot
- A residential density of approximately 580 units per hectare and a floor space index of 6.31
- Access is proposed from Kings Cross Road and Queen Street

SIZE:

The site is 0.7435 hectares (1.84 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The subject property is designated "Central Area" in the Official Plan. An amendment to the Official Plan is not required.

SECONDARY PLAN: The subject property is designated "Central Area Mixed Use" in the Queen Street Corridor Secondary Plan (SP 36). An amendment to the Secondary Plan is not required.

ZONING: The subject property is zoned "Service Commercial-384 (SC-384)" and "Highway Commercial Two -219 (HC2-219)" by 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: BERNIE STEIGER, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2097.

2. An application made by **Gagnon & Law Urban Planners Ltd - Mattamy (Credit River) Limited (Files: C04W11.006 and 21T-10022B) WARD 6**

LOCATION:

The subject property is located at the north-east corner of Mississauga Road and Bovaird Drive West, extends north along the east side of Mississauga Road and east along the north side of Bovaird Drive West. Portions of the subject property abut the CN Rail Line and a portion of the Mount Pleasant GO Station. The subject property is legally described as Part of Lots 10 and 11, Concession 4, W.H.S.

PROPOSAL:

The purpose of the application is to establish a road network in the vicinity of the Mount Pleasant GO Station. An Application to Amend the Zoning By-law will be required to rezone the lands from "Agricultural" to appropriate zoning designations that reflect the ultimate land uses, built form and community vision for this area that are identified through the approved Secondary Plans.

An Application to Amend the Official Plan is not required to facilitate the proposed Plan of Subdivision Application, but may ultimately be needed, depending on the uses that will be proposed for the site. If it is confirmed that an Application to Amend the Official Plan is required, it would be combined with a future Application to Amend the Zoning By-law. An Application to Amend the Official Plan or Zoning By-law will require a second separate Public Meeting.

The proposed draft plan of subdivision involves the following key features:

- Four (4) Commercial Blocks (Blocks 1 to 4 inclusive);
- Four (4) Mixed Use Blocks (Blocks 5 to 8 inclusive);
- One (1) Future GO Transit Block (Block 9);
- Two (2) Open Space Blocks (Block 10 and 11) associated with the Huttonville Creek Natural Heritage System;
- Three (3) Open Space Blocks;

- Two (2) Future Development Blocks (Block 15 and 16) that are proposed to accommodate a future potential crossing of the Huttonville Creek Natural Heritage System by Street A (Station Road);
- Two (2) Road Widening Blocks (Blocks 17 and 18) along Mississauga Road; and,
- An associated road network, including a portion of new Creditview Road (formerly the James Potter Road extension north of Bovaird Drive), Street A (Station Road) and its westerly extension as well as Street C and Street B. Street B is a temporary interim access that is contingent upon whether or not Street A (Station Road) can be extended west to cross the Huttonville Creek Natural Heritage System Block 10 and connect to Mississauga Road.

SIZE:

The proposed draft plan of subdivision has an area of approximately 37 hectares (91 acres).

CURRENT LAND USE STATUS:

OFFICIAL PLAN: Schedule A, General Land Use Designations, in the City’s Official Plan designates the subject property “Residential” and “Open Space”. The “Open Space” designation coincides with Huttonville Creek Natural Heritage System. In addition, Schedule A2, Retail Structure, in the City’s Official Plan designates the portion of the subdivision west of Creditview Road (formerly the James Potter Road extension north of Bovaird Drive) “District Retail”.

The ultimate land uses intended for the subject property are not finalized by the applicant at this time. An Application to Amend the Official Plan is not required to facilitate the proposed Plan of Subdivision Application, but may ultimately be needed depending on the uses that will be proposed for the site.

If it is confirmed that an Application to Amend the Official Plan is required to facilitate the intended development then this application would be combined with a required future Application to Amend the Zoning By-law.

SECONDARY PLAN: There are two approved Secondary Plans that apply to the subject lands.

The section of the subdivision west of new Creditview Road (formerly the James Potter Road extension north of Bovaird Drive) is designated “District Retail”, “Stormwater Management Facility,” and “Natural Heritage System Area” in the Mount Pleasant Secondary Plan. The section of the subdivision east of new Creditview Road (formerly the James Potter Road extension) is designated “Mixed Use Node” in the Fletcher’s Meadow Secondary Plan. More specifically, the approved Mount Pleasant Village Mobility Hub Block Plan (OP 2006-021) designates this portion of the subdivision plan “Mixed Use Area 4”.

The ultimate land uses intended for the subject property are not finalized by the applicant at this time. An Application to Amend the Secondary Plans are not required to facilitate the proposed Plan of Subdivision, but may ultimately be needed depending on the uses that will be proposed for the site. If it is confirmed that an Application to Amend the Secondary Plans is required to facilitate the intended development then this application would be combined with a required future Application to Amend the Zoning By-law.

ZONING: The subject property is zoned “Agricultural” (A) in Zoning By-law 270-2004, as amended. The applicant will be required to file a future Application to Amend the Zoning By-law to establish and refine land uses and a design vision for the blocks on the proposed draft plan of subdivision.

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: NEAL GRADY, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2064.

3. An application made by **KLM Planning Partners Inc - Garden Manor Construction Inc., Sandringham Place Inc., Wolverleigh Construction Ltd., 655339 Ontario Inc. (File: C03E16.002) WARD 9**

LOCATION:

The subject property is located east of Highway 410, on the north side of Countryside Drive, the west side of Dixie Road and the south side of Mayfield Road. It is legally described as part of Lot 16, Concession 3 E.H.S.

PROPOSAL:

The applicant is seeking permission for the following:

- The creation of 7 employment blocks (combined total of 58.6 ha), a Stormwater Management Block (6.6 ha), 1 Drainage Channel Block (3.9 ha), 2 Open Space Blocks (1.1 ha), 2 Wetland Blocks and associated buffer areas (combined total of 4.8 ha);
- The creation of 4 Streets;
- Permission to allow a range of industrial uses, an auto mall and commercial and office uses within the subdivision;

SIZE:

The site is 78.5 hectares (194 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN:	The Official Plan designates the subject property “Industrial” and “Open Space”. An amendment to the Official Plan is not required to facilitate this proposed development.
SECONDARY PLAN:	The Countryside Villages Secondary Plan (Area 48) designates the subject property “Prestige Industrial”, “Valleyland”, “Wetland” and “Terrestrial Feature”. An amendment to the Secondary Plan is required to facilitate the intended land uses.
ZONING:	The subject property is zoned “Agricultural (A)”, “Agricultural (A) – Section 847” and “Institutional Two (I2) – Section 748” by Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the intended land 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: CARMEN CARUSO, CITY OF BRAMPTON PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT, AT (905) 874-2439.

4. An application made by **Gagnon & Law Urban Planners Ltd – Ornstock Developments Limited (File: C05W01.006) WARD 6**

LOCATION:

The subject property is located on the north side of Steeles Avenue, just west of Mississauga Road, and is legally described as Part of the easterly half of Lot 1, Concession 5, West of Hurontario Street, within the City of Brampton.

PROPOSAL:

The proposal involves the following:

1. An amendment to the zoning by-law to rezone the lands in accordance with the residential open space, and floodplain uses that are shown on the lots and blocks within the proposed draft plan of subdivision; and,
2. An application for a draft plan of subdivision to subdivide the subject lands as follows:
 - Approximately 52 single detached dwellings on lots having widths of 13.7 metres (45 ft.) and 15.2 metres (50 ft), and with lot depths generally ranging between 33.0 to 40.0 metres at a density of 17.2 units per hectare or 6.9 units per acre.
 - A medium-high density site (Block 53) with an area of 2.19 hectares to be developed for either block townhouse units or apartment units. The proposed zoning by-law requests permission for an apartment building with a maximum height of 18 storeys and a maximum density of 150 units per hectare.
 - Stormwater Management Blocks 54 and 55 8.626 ha.
 - Woodlot / Floodplain Blocks 56 and 57 13.157 ha.
 - Open Space Buffer Blocks 58 to 62 0.717 ha.
 - Valley Channel Block 63 0.446 ha.
 - 0.3 metre Road Reserve Blocks 64 and 65 0.001 ha.
 - Roads (501 linear metres) 0.922 ha.

The subject lands form part of the Riverview Heights Block Plan (Area 40-3), which encompasses approximately 465 hectares (or 1,150 acres) of land bound by Mississauga Road to the east, Steeles Avenue to the south, Heritage Road to the west, and the Credit River to the north.

The residential portion of the subject lands will have access from the future development areas to the north and to the east. Employment lands (described as Future Development on the Draft Plan and which are owned by the applicant) are not part of the submitted development application at this time.

SIZE:

The site is 29.0 hectares (71.8 acres) in size.

CURRENT LAND USE STATUS:

OFFICIAL PLAN: The Official Plan designates the subject lands “Residential” and “Open Space” on Schedule “A”, entitled General Land Use Designations. An amendment to this document is not required.

SECONDARY PLAN: The Secondary Plan designates the subject lands “Low/Medium Density Residential,” “Medium-High Density Residential”, “Office Centre”, “Valleyland”, “Woodlot”, and “Stormwater Management Facility” (2 sites) within Chapter (d) of the Bram West Secondary Plan. An amendment to this document is not required.

ZONING: The subject property is zoned Agricultural in the Zoning By-law 270-2004, as amended. An amendment to the zoning by-law is required to permit the proposed residential, open space, and floodplain 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: ROB NYKYFORCHYN, 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 8th day of February, 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