



# Brampton

## Media Release

August 7, 2009

09-033

### **Brampton City Council Opposes Proposed High-Density Development Decision to be made by Ontario Municipal Board in the Fall**

Brampton City Council voted on Wednesday, August 5, to continue its opposition to a proposal for a high-density residential development. Council's resolution is in response to a revised development proposal (the "Residence" of Heart Lake Town Centre) from Royalcliff Developments Inc. and Lake Path Holdings Inc., for land at the northwest corner of Sandalwood Parkway and Conestoga Drive.

The revised proposal features 792 residential units in 6 towers – 12-storey (1 tower), 18-storey (1 tower), 20-storey (3 towers) and 26 -storey (1 tower) – as well as a 7-storey commercial building, 42 live/work units and a parkland dedication of 1.42 acres. It is well in excess of the current zoning for the 9.9-acre site, which permits two buildings of up to 18 storeys each. The current zoning allows a total of 419 residential units, as well as an office building up to 2,787 sq. metres (30,000 sq. feet).

"Council has been committed to ensuring that any proposed development is also suitable for the surrounding community," says Mayor Susan Fennell. "Development has to be done responsibly and must meet the requirements of the City's growth management plan."

### **Background**

In February 2007, the City received an initial application from the developer to amend the City's Official Plan and Zoning By-law to allow for a high-density residential development comprising 1,443 residential units - an even more densely populated development than the revised version.

A special public meeting of Council was held in September 2008 to consider the initial application and Council voted against it. The developer chose to appeal its application to the Ontario Municipal Board (OMB) with a hearing scheduled for January 2009 which was subsequently adjourned at the developer's request.

The City and Region of Peel agreed to participate in OMB directed mediation with the developer. The mediation was held this past April and ended without a resolution.

The City first learned of the revised proposal on July 23, 2009, when it was provided by the developer. Council voted against it at its next available meeting on August 5, 2009.

The OMB hearing on the revised proposal is set to commence on October 5, 2009 for six weeks.

**About Brampton:** The 11th largest city in Canada, Brampton has a successful, well-diversified economy and is home to more than 8,000 businesses. The City continues to retain a Triple 'A' credit rating by Standard & Poor for the third consecutive year, reflecting its debt-free position, exceptional liquidity levels and excellent economy. The City's 2009 operating budget is \$400.8 million and approved funding for its overall capital program stands at \$700 million. Brampton celebrates its diverse population that represents people from more than 175 distinct ethnic backgrounds who speak over 70 different languages. Offering more than 6,000 acres of parkland, Brampton takes pride in being the Flower City of Canada and won the 2008 International Communities in Bloom competition. It is also the first city in the GTA and one of only 10 in North America to have been designated as an International Safe Community by the World Health Organization. For more information visit [www.brampton.ca](http://www.brampton.ca)

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