



**APPLICATION FOR:**

- Official Plan Amendment
- Zoning By-law Amendment
- Block Plan Amendment

**Date of Pre-Application Consultation:** January 25, 2019

This application for approval under Sections 22 and 34 of the *Planning Act* must be fully completed to the satisfaction of the City of Brampton, before the formal processing of the application will begin. A complete application includes both prescribed and required information and material.

<b>OFFICE USE ONLY</b>	City File Number Assigned _____
	Date Application Received _____
	Date Complete Application Received _____

**1. Site and Legal Description**

Street and Number: Municipal address is to be assigned.

Assessment Roll Number: 10-06-0-003-00311-0000 Ward: 6

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Concession: \_\_\_\_\_

Registered Plan: \_\_\_\_\_ Reference Plan: \_\_\_\_\_ Legal Address: Part of Block 1, Plan 43M-1927, designated as Parts 1 to 5, inclusive on Reference Plan 43R-38813, City of Brampton.

**1.1 Particulars of the site in metric units**

Frontage: 351.55 m (Bovaird Dr. W.) Depth: (varies) ~177.6 m Area: 7.78 hectares

**2. Applicant Information**

Information	Name & Address	Phone / Fax / e-mail
<b>Agent</b>	<b>Agent and Applicant:</b> <b>Elizabeth Gillin, Development Manager</b> <b>on behalf of Daniels HR Corporation</b>	t: 416-591-2968 e: egillin@danielscorp.com
<b>Applicant</b>	130 Queens Quay East, West Tower, 8th Floor Toronto, Ontario M5A 0P6	same as above
<b>Registered Owner</b>	<b>Niall Haggart, Daniels HR Corporation</b> 130 Queens Quay East, West Tower, 8th Floor Toronto, Ontario M5A 0P6	t: 416-598-2129
<b>Ontario Land Surveyor</b>	<b>Mansour Ghofrani, B.Eng., OLS, OLIP</b> Krcmar Land Surveyors 1137 Centre Street, Suite 101, Thornhill, Ontario, L4J 3M6	t: 905-738-0053 x 241 e: mansour@krcmar.ca

**All Correspondence, notices etc. initiated by the City in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed to the applicant. Where the registered owner is a numbered company, please indicate a project or development name.**

**3. OFFICIAL PLAN AMENDMENT (if applicable)**

**3.1 Current Land Use Designation:**

Official Plan: "Residential" which permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments (OP s.4.2.1.1)

Secondary Plan Area & Designation: "District Retail" in SPA 51, which permits retail establishments and office, as well as Medium Density Residential and High Density Residential development in accordance with relevant sections of the Official Plan and SPA51.

**3.2 Proposed Land Use Designation:**

Official Plan: No change to current land use designation.

Secondary Plan: No changes to current land use designation.

**3.3 Proposed Policy Deletions, Changes and/or Additions: (Include policy or schedule reference number and proposed text where applicable. Attach additional pages as required)**

Official Plan: No changes to current land use designation.

Secondary Plan: No changes to current land use designation.

**Note:**

If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, the text of the proposed amendment must be submitted with this application.

If the requested amendment changes or replaces a schedule in the Official Plan, the text and schedule of the proposed amendment must be submitted with this application.

**4. ZONING BY-LAW AMENDMENT (if applicable)**

4.1 Current Official Plan Designation (if not part of an Official Plan Amendment) and how the application conforms to the Official Plan Refer to Planning Justification Report, section 4.6, prepared by Glenn Schnarr and Associates.

4.2 Current Zoning Designation(s): Site Specific Zoning: Residential Apartment, R4A – Sections 3522, R4A – Section 3523, and R4A (H) – Section 3524

4.3 Nature and extent of Zoning requested: Amendments include the introduction of Stacked Townhouses, 6 storey Apartments, and up to 15 storey apartments, as well as amendments to the parking and built form provisions.

4.4 Reason why the Zoning is requested: The proposed amendments to the existing R4A zones will seek to permit a wider range of townhouse and apartment typologies and will facilitate the implementation of compact and efficient built forms and site layout.

4.5 If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the Official Plan or Official Plan Amendment that deals with the matter: N/A

4.6 If the application is to remove land from an area of employment, details of the Official Plan or Official Plan Amendment that deals with the matter: \_\_\_\_\_

N/A

4.7 If known: Date the subject land was acquired by the current owner April 2019

Date any existing buildings/structures on the subject lands were constructed No existing buildings on-site

Length of time the existing uses of the subject land have continued No existing uses. Site is vacant.

4.8 What is the minimum and maximum density requirement in the proposed zoning? \_\_\_\_\_

Section R4A-3523 does not have a minimum or maximum FSI.

Section R4A-3522 does not have a minimum FSI and the maximum FSI is 1.0, as per R4A Section 18.1.2(j) which was not amended through the previous site specific ZBLA process.

4.9 What is the minimum and maximum height requirement in the proposed zoning? \_\_\_\_\_

Section R4A-AAA is proposed to have townhouses with a min. height of 2 and 3 storeys and a max. height of 3 and 4.5 storeys, depending on the townhouse typology; and apartments with a max. height of 6 storeys. Section R4A-BBB (fronting Bovaird Dr. W.) is proposed to have a max. building height of 15 storeys. Refer to the Draft ZBLA included in the Planning Justification Report, prepared by GSAI.

## 5. EXISTING AND CURRENT LAND USE

5.1 What is the current use of the subject land? Vacant, former agricultural lands. No existing uses.

5.2 How long have these uses continued on the lands? Site is vacant. Two historic structures were located on the western portion of the site; however, these were demolished prior to 2008.

5.3 Has there been any previous industrial or commercial use on the subject land? Yes  No

If yes, please specify:

**If yes, please contact the Director of the Building Division of the Planning and Development Services Department to determine if an environmental assessment is required and submit 5 copies of the same with this application.**

5.4 Has the grading on the subject land been changed by adding or removing land? Yes  No

If yes, please specify: Phase I Environmental Site Assessment Report, prepared by Terrapex Environmental Ltd. (March 29, 2019) notes that fill material (stockpiles) was identified on site. Refer to section 4.3.1 and 4.3.3 of that Report that has been submitted as part of this application.

5.5 Has there ever been a gas station or other fuel dispensing/storage facility on the subject land? Yes  No

If yes, please specify: \_\_\_\_\_

**If yes, please contact the Director of the Building Division of the Planning and Development Services Department to determine if an environmental assessment is required and submit 5 copies of the same with this application.**

5.6 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands? Yes  No

If yes, please specify: Contamination has not yet been confirmed. The Phase I Environmental Site Assessment (included as part of this application submission), Section 7.3 (Table 7) identifies four (4) Areas of Potential Environmental Concern (APECs) and requires the completion of a Phase II ESA. The Phase II ESA is currently underway for this site which will investigate the APECs further.

5.7 Are there any existing buildings on the subject lands? Yes  No

If yes, each existing building, its type, use, height, floor area and setbacks from the rear, side and front property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application.

5.8 Are there any buildings or structures proposed to be built on the subject lands? Yes  No

Prior to the construction of any buildings or structures, applications for Site Plan Approval and Building Permit will be required.

If yes, each proposed building or structure, its type, use, height, floor area and setbacks from the rear, side and front property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application (*zoning applications only*).

6. **Proposed Land Use** A concept plan has been included as part of this application which conceptually illustrates the proposed development for these lands. Future development will be subject to individual Site Plan Approval Applications which will provide additional detail on the proposed building types, uses, heights, floor areas, etc.

Site/Project Statistics (all measures in metric units)	Proposed (If applicable)	Existing (If applicable)
<b>RESIDENTIAL</b>		
Net area of residential	6.50 hectares	
Total number of residential units	1,241 units	n/a
Number of single detached units		
Number of semi-detached units		
Number of townhouse units	248 units	n/a
Number of apartment units	993 units	n/a
<b>INDUSTRIAL</b>		
Net area of Industrial		
Building GFA		
Total parking Spaces		
Accessible Parking Spaces		
<b>COMMERCIAL</b>		
Net area of Commercial		
Building GFA		
Total Parking Spaces		
Total accessible parking spaces		
<b>INSTITUTIONAL</b>		
Net Area of Institutional		
Building GFA		
Total Parking Spaces		
Accessible Parking Spaces		
<b>OTHER</b>		
Valleyland		
Parkland	0.72 ha	
Road allowances	0.57 ha public road (20m ROV)	
Buffers		

**Net Area:** Refers to developable area of land, exclusive of roads and buffers. In the case of a residential development, the net area would be exclusive of roads, buffers, institutional lands (churches & schools) and open space lands.

**PLEASE COMPLETE THE ABOVE CHART AS APPLICABLE TO THE DEVELOPMENT PROPOSAL**

**7. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT**

7.1 Is the subject land, or any land within 120 metres of the subject lands, subject to any other application under the Planning Act including an official plan amendment, a zoning by-law amendment, a Minister's zoning order amendment, a plan of subdivision, a minor variance, a consent or a site plan?

Yes  No   
2 applications

If **yes** please provide the following information:

Type of application: \_\_\_\_\_  
 1. Site Plan Application (SP17-087.000 - KORSIAK & COMPANY - MATTAMY (CREDIT RIVER) LIMITED)  
 2. Site Plan Application: SP19-037.000 - WSP CANADA GROUP LTD - BOVAIRD WEST HOLDINGS INC

Name of Approval Authority(s): \_\_\_\_\_  
 City of Brampton City of Brampton

Status of Application: \_\_\_\_\_  
 Site Plan Review In Progress Application Received

Indicate the effect of this/these other application(s) on the subject proposal \_\_\_\_\_

No effect. Proposed land uses at the subject site are consistent and compatible with the land uses proposed in SP17-087 and SP19-.037

**8. PROPOSED SERVICING**

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

**8.1 SEWAGE DISPOSAL**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Confirmation of service capacity will be required during processing	Refer to Functional Servicing and SWM Report, prepared by Fabian Papa & Partners
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

**Note: If the application would permit development on privately owned and operated individual or communal septic systems and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following reports shall be provided:**

- a) A servicing options report
- b) A hydrogeological report

## 8.2 WATER SUPPLY

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped water system	Any development or municipal service	Yes	Confirmation of service capacity will be required during processing	Refer to Functional Servicing and SWM Report, prepared by Fabian Papa & Partners
Municipal/Private Communal water system	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

## 8.3 STORM DRAINAGE

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	Yes	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	Refer to Functional Servicing and SWM Report, prepared by Fabian Papa & Partners
Ditches	Any development or non-piped service			
Swales	Any development or non-piped service			
Other				

**8.4 ROAD ACCESS**

Is access provided by: Provincial Highway \_\_\_\_\_ Municipal Road Lagerfeld Drive Extension  
New public road on east side of site  
 Regional Road Bovaird Drive West Private Road \_\_\_\_\_

**A traffic study may be required during application processing**

**Existing Road(s)** Bovaird Drive West, Lagerfeld Drive and new unnamed north-south public street along eastern boundary of site (road had not yet been constructed).

Number of access point No formal access points have been created yet. Public road frontages on 3 sides.

**Proposed Road(s)** New 20.0m public road bisecting site (referred to as Street A) Lagerfeld Extension to Street A

Private internal streets to be determined through individual future site plan applications

Number of access points 3 - connections to Bovaird Drive West at the south, Lagerfeld Drive at the north, and new eastern public road. Five (5) connections to internal private roads are also proposed.

**8.5 UTILITIES**

<b>Easements and restrictive covenants</b> 1) Easement (Sanitary Sewer) - PR2285727 (Region of Peel) 2) Easement (Hydro) - PR2366810 (Hydro One Brampton Networks)	Any adjacent or on site		All existing easements and covenants to be shown and effect described on the survey	Yes - shown on survey
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**9. PROVINCIAL POLICY**

9.1 Is the requested amendment(s) consistent with policy statements issued under subsection 3(1) of the Planning Act? (explain) \_\_\_\_\_

Yes, refer to Section 4.1 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

9.2 Are the subject lands within an area of land designated under any provincial plan or plans? (explain) \_\_\_\_\_

Yes, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2019. Refer to Section 4.2 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

If **yes** to 9.2, does the application conform to or not conflict with the applicable provincial plan or plans? (explain) \_\_\_\_\_

Yes, refer to Section 4.2 of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

**10. PUBLIC CONSULTATION STRATEGY**

Confirm that a proposed strategy for consulting with the public with respect to this application has been submitted with the application: Yes  No

Refer to Section 3.3 "Public Engagement Strategy" of the Planning Justification Report, prepared by Glenn Schnarr and Associates.

**11. ENVIRONMENTAL ASSESSMENT ACT**

Are any water, sewage or road works associated with the proposed development considered as Schedule 'C' works under the Environmental Assessment Act? Yes  No

If **yes**, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed:

\_\_\_\_\_  
\_\_\_\_\_

**12. SITE SCREENING**

1. Has the property in the past or present been used for non-residential use? What was/is the nature of the use:

\_\_\_\_\_

2. Is the nearest boundary line of the subject property within 500 metres of any active or inactive waste disposal facilities (transfer stations, landfills or dumps)? Yes  No

3. Have previous agricultural operations ever included the application of cyanide pesticide products or sewage sludge on the subject lands? Yes  No

4. Are you aware of any underground storage tanks or other buried waste on the property? Yes  No

5. Are there/were there existing or previous existing buildings where the building materials remaining are potentially hazardous to health? E.g. Asbestos, PCBs etc. Yes  No

6. Is there any current Environmental Site Assessment report for the site or has there been any prepared within the last 5 years? If yes, submit a copy with your application Yes  No

7. Has an Environmental Site Assessment been submitted to the City in support of a planning application in the past? If yes, indicate the type of the application and file(s) Yes  No

**AFFIDAVIT OF APPLICANT**

I, Elizabeth Gillin of the City of Toronto in the

*(type or print name)*

Province of Ontario

solemnly declare that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if I made under oath, and by virtue of "The Canada Evidence Act".

Declared before me at the City of Toronto in the Province of

Ontario this 13<sup>th</sup> day of September, 2019.



  
A Commissioner of Oaths

  
Signature

**REGISTERED OWNER'S AUTHORIZATION**

The owner must complete the following:

I, Niall Haggart being the registered  
(type or print name)

Owner of the subject lands hereby authorize Elizabeth Gillin  
(type or print name of applicant)

To prepare and submit an application to amend the Zoning By-law  
(type or print application type(s))

September 10th, 2019 Dated

  
Signature



CITY OF BRAMPTON – PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**APPLICATION FEE CALCULATION**

**Note: This form to be filled out by applicant in conjunction with Schedule A, City of Brampton Application Fee Schedule**

**Applicant Name:** Elizabeth Gillin c/o Daniels HR Corporation

**Location:** Lot \_\_\_\_\_ **Plan:** \_\_\_\_\_ **Concession:** \_\_\_\_\_ **Legal Address:** Part of Block 1, Plan 43M-1927, designated as Parts 1 to 5, inclusive on Reference Plan 43R-38813, City of Brampton.

**1.0 Application Fees:** (this is an abridged listing of the Council Approved Development Application Fees By-law 85-96, as amended)

1.1 Zoning By-law Amendment Only plus applicable fee in section 2.1	<input checked="" type="checkbox"/>	\$9,641
1.2 Official Plan Amendment Only		\$6,402
1.3 Plan of Subdivision Only plus applicable fee in section 2.1	<input checked="" type="checkbox"/>	\$6,728
1.4 Plan of Condominium plus applicable fee in section 2.1		\$4,765
1.5 Community Block Plan or Community Block Plan Approval plus applicable fee in 2.5		\$6,402
1.6 Pre-Consultation Fee		\$363

**2.1 For development applications identified in sections 1.1; 1.3; 1.4** **TOTAL 1.0: 16,369.00**

**2.1.1 Residential Component:**

	Number of Units		
<b>Apartments:</b> first 25 Units	<u>25</u>	x \$330/unit	\$ <u>8,250</u>
next 26 to 100 Units	<u>75</u>	x \$264/unit	\$ <u>19,800</u>
next 101 to 200 Units	<u>100</u>	x \$201/unit	\$ <u>20,100</u>
remaining units	<u>793</u>	x \$166/unit	\$ <u>131,638</u>
 <b>All other residential:</b>	 <u>248</u>	 x \$678/unit	 \$ <u>168,144</u>

**TOTAL 2.1.1: 347,932.00**

\* Maximum fee for applications involving subdivision - \$359,220

**PLEASE NOTE: ALL PART LOTS FRONTING ONTO A STREET IN A PROPOSED SUBDIVISION ARE SUBJECT TO FULL DWELLING UNIT FEES**

**2.1.2 Commercial** \_\_\_\_\_ x \$6,800/net hectare \$ \_\_\_\_\_

**2.1.3 Industrial** \_\_\_\_\_ x \$6,800/net hectare \$ \_\_\_\_\_

**2.1.4 Institutional** \_\_\_\_\_ x \$6,800/net hectare \$ \_\_\_\_\_

**2.2 Draft Plan Approval (Condominium & Subdivision)**

<b>2.2.1 Revision of Draft Plan after Draft Approval (requested by Applicant/Owner)</b>	\$ 2,691	\$ _____
<b>2.2.2 Revisions to Conditions of Draft Plan Approval (requested by Applicant/Owner)</b>	\$ 2,691	\$ _____
<b>2.2.3 Extension of Draft Plan Approval</b>	\$ 2,691	\$ _____
<b>2.2.4 Registration of each phase of a plan (cost per phase beyond first phase)</b>	\$ 2,691	\$ _____

Plus the per unit fee in 2.1 for any additional units due to revisions.

2.3 Proposal Sign (Note: Sign Fee not required for Pre-consultation Applications and Condominium Applications)		\$ 658
2.4 Ontario Municipal Board Mailing Labels	_____ x \$1.34 each label	\$ _____
2.5 Community Block Plan or Community Block Plan Amendment	_____ x \$575/gross hectare	\$ _____
<b>TOTAL FEES PAYABLE TO THE CITY OF BRAMPTON</b>		<b>\$ 364,959.00</b>

**PLEASE NOTE: REGION OF PEEL FEES ARE REQUIRED FOR OFFICIAL PLAN, SUBDIVISION & CONDO**