



**Report**  
**City Council**  
The Corporation of the City of Brampton

**Date:** June 6, 2012

**File:** G25 GR

**Subject:** 2012 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton

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(905-874-3459)

**BRAMPTON CITY COUNCIL**

**DATE:** JUN 27 2012

**Overview:**

- This report provides an overview of 2011 residential development activity in the City and a recommended 2012 Development Allocation Strategy.
- The Development Allocation Strategy is based on the City's Growth Management requirements and Official Plan policies permitting approximately 5,500 new residential units to be allocated annually.
- The numbers of housing starts, residential building permits, and draft approvals in Brampton all increased in 2011 as compared to 2010, pointing to a continued rebounding from the 2008 economic recession.
- The City's supply of land for residential units can accommodate approximately six years of housing growth, surpassing the three year supply required by the *Provincial Policy Statement*.
- Staff recommends a 2012 development allocation of 4,825 new units. The allocation is focused in areas where the delivery of key infrastructure facilities and services is sufficiently advanced.
- Staff recommends that unused allocation from previous years' Development Allocation Strategies (8,637 units) remain available for approval in 2012.
- The recommended allocation reflects the infrastructure timing shown in the City's Ten Year Capital Program and the challenges of providing essential infrastructure.
- In spite of significant increases in internal financing to permit timely delivery of infrastructure, staff has had to adjust the timing of capital programs beyond what is desirable to provide the most critical needs. In addition, the City has increasingly turned to mechanisms such as Development Charge (DC) credits and developer funded interim financing to facilitate infrastructure delivery.

- **Notwithstanding these measures, internal financing of DC funding has reached the limits of what can reasonably be accommodated and staff will review alternative capital funding strategies for consideration by Council as part of the 2013 budget process.**
- **Pending Council approval of any new financing mechanisms, future years' capital programs remain subject to ongoing review dependent on, and limited to, achieving projected DC revenue targets.**
- **The provision of development allocation does not guarantee planning approval. All other requirements of the Official Plan and development review process must be addressed according to the City's planning practices and the requirements of the *Planning Act* prior to planning approvals being granted.**

#### **Recommendations:**

1. **That** the report from Janice Given, Manager, Growth Management and Special Policy, dated June 6, 2012, to the Council meeting of June 20, 2012, re: **"2012 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton,"** be received;
2. **That** development allocation be provided to those development applications and Block Plan areas detailed in "Appendix 2 – City of Brampton Development Allocation Strategy – Detailed Table" of the subject report under the 2012 Development Allocation Strategy in accordance with Section 4.11.2.2 of the Official Plan;
3. **That**, notwithstanding the provision of development allocation to certain development applications and Block Plan areas, all other requirements of the Official Plan, development review process, and the City's Growth Management Program must be addressed according to the City's planning practice and the requirements of the *Planning Act* prior to planning approvals being granted;
4. **That** 4,825 new residential units be allocated in 2012 (as identified in detail in Appendix 2 to this report) subject to any minor changes to any allocation due to final plan changes, to be approved by the Commissioner of Planning, Design and Development without further consideration of Council;
5. **That** draft plans of subdivision and other development applications granted allocation in the 2012 Development Allocation Strategy be available until the approval of the 2013 Development Allocation Strategy;

6. **That** the applications which were granted allocation in 2007, 2008, 2009, 2010 and 2011 that did not receive draft approval prior to the approval of the 2012 Development Allocation Strategy also be available for approval until the 2013 Development Allocation Strategy is approved;
7. **That** any applications with unused allocation in 2012 be reconsidered in the preparation of the 2013 Development Allocation Strategy, subject to development and economic conditions at that time; and
8. **That** the Commissioner of Planning, Design and Development be granted the ability to refine the 2012 Development Allocation Strategy, including the addition of new units, in keeping with the direction of the City's Development Allocation criteria (not to exceed approximately 5,500 units) and Growth Management Program, without further consideration of Council.

## **INTRODUCTION:**

On December 12, 2005, Council approved the *Response to Growth – Transition and Implementation Strategy* and the implementing Official Plan Amendment. The Strategy affords the City additional opportunities to manage growth using a combination of a Community Block Planning process and an annual growth target of approximately 5,500 residential units. Since that time, the City has been implementing the annual growth target through its Development Allocation Strategy.

The purposes of this report are to provide an overview of 2011 residential development activity in the City and to outline a recommended 2012 Development Allocation Strategy. The report is structured as follows:

**Part I – Background:** This section provides an overview of the City's Development Allocation Program.

**Part II – Residential Development Activity and Housing Supply:** This section provides information on the level of residential development activity seen in Brampton in 2011 and on the City's supply of land for housing.

**Part III – Development Allocation Strategy:** This section provides a summary of the recommended 2012 Development Allocation Strategy. It also provides an overview of the main areas in Brampton that are recommended to receive allocation, information on the constraints and opportunities which formed the background for considering the 2012 Development Allocation Strategy, and information on the identification of priority development allocation areas. This section also includes an overview of the City's development facilitation mechanisms, which seek to address some of the challenges facing the City and the development industry in the current economic climate.

## PART I – BACKGROUND

The Growth Management Program is the City's innovative and dynamic response to challenges and opportunities arising from high rates of growth in Brampton. The Growth Management Program coordinates and stages the level and distribution of development growth in Brampton in conjunction with the planning, budgeting, and delivery of City, Regional, and School Board services and infrastructure required to support that growth in a way that seeks to minimize public costs and maximize public benefits.

The annual Development Allocation Strategy is a key component of the Growth Management Program. The Development Allocation Strategy specifies the Block Plan areas and/or development applications that will receive allocation in that year (up to a maximum of approximately 5,500 residential units per year). The Development Allocation Strategy works with the Community Block Planning process and several other City-initiated growth management and sustainable growth initiatives to help manage the rate, direction, and quality of growth. These initiatives, plans, programs, and ongoing policy studies, include:

- Official Plan
- Secondary Plans
- Strategic Plan
- Regional Official Plan
- Pathways (Trails Master Plan)
- Transportation and Transit Master Plan
- Capital Program
- Community Design Guidelines
- Fire Master Plan
- Flower City Strategy
- School Board Strategic Plans
- Züm (AcceleRide) Rapid Transit
- Development Design Guidelines
- Watershed and Subwatershed Plans
- Environmental Master Plan
- Parks, Culture and Recreation Master Plan

The City recently undertook an extensive Official Plan review exercise to update the Official Plan to conform to the *Growth Plan for the Greater Golden Horseshoe* (2006). This included a series of background studies related to intensification, employment lands, natural heritage, infrastructure and services, and Greenfield development. In June 2010, City Council adopted an Official Plan Amendment (OPA 2006-043) which sets out the City Structure and framework for managing and directing growth to 2031.

The Development Allocation Strategy ensures that the objectives and strategies set out in the Official Plan are articulated in Block Plans and implemented through individual development applications.

As development proposals are submitted and reviewed, City staff and other public agencies may require technical studies to ensure that Official Plan, Secondary Plan, and Block Plan policies are implemented. These may include Traffic Impact Studies, Environmental Studies, Functional Servicing Studies, Community Design Guidelines, and Staging and Sequencing Plans. Staging and Sequencing Plans are an essential part of managing the rate and direction of growth at the Community Block Plan level. Staging and Sequencing Plans detail the timing of development and the mechanisms



for ensuring that essential infrastructure and services will be available at each phase/stage of construction throughout the development of a Block Plan.

If development proposals do not meet the infrastructure and servicing requirements of the City or other public agencies, the City can withhold approvals at various stages of the development review process, including:

- Community Block Plan approval;
- Draft Approval of a Plan of Subdivision;
- Registration of a Plan of Subdivision; or
- Engineering approvals.

It is important to note that notwithstanding the 2012 Development Allocation Strategy outlined in this report, all other Provincial planning legislation requirements need to be satisfied and other City approvals need to be granted before planning approval is granted. The provision of development allocation does not guarantee approval.

## **PART II – RESIDENTIAL DEVELOPMENT ACTIVITY AND HOUSING SUPPLY**

### Residential Development Activity

The annual Development Allocation Strategy must take recent trends in residential development activity in the City into consideration. Recent development activity, itself impacted by economic conditions, impacts the number of development applications received and the number of previously allocated units that are constructed in a given year.

Information prepared by the City and the Canada Housing and Mortgage Corporation (CMHC) supports a positive outlook for residential development activity in Brampton in 2012. As seen in Table 1, the numbers of housing starts, residential building permits, and draft approvals increased in 2011 as compared to 2010. These build on the increases seen in 2010. The number of Building Permits issued in 2011 is the highest since 2007. The 2011 numbers of Draft Approved units and Registered Units are robust. These positive trends indicate continued rebounding from the 2008 economic recession. This, in turn, bodes well for the levels of development activity expected in Brampton in 2012 and beyond. A caveat to this is that global economic conditions, as of the date of this report, remain uncertain. Forecasts for the Canadian and Ontario economies remain positive, but downturns could impact residential development activity in Brampton.

**Table 1: Brampton Annual Development Activity Summary – Residential Dwelling Units**

	<b>Housing Starts (CMHC)</b>	<b>Building Permits</b>	<b>Draft Approvals</b>	<b>Registered Units</b>
2007	5,316	6,694	942	3,217
2008	3,632	2,186	4,154	1,033
2009	1,229	1,260	4,803	1,326
2010	2,891	3,515	3,916	5,081
2011	3,455	3,775	9,554	4,118

Source: City of Brampton and the CMHC

In 2012, and over the short term, low-rise residential development (single detached, semi-detached, and townhome units) is expected to account for most of the housing starts in Brampton. This low-rise development will proceed in conformity with Provincial *Growth Plan* policies, including Greenfield density targets, and will be complemented by efforts to encourage intensification in the Central Area and other parts of the Urban Growth Centre, along intensification corridors, and around mobility hubs and major transit station areas.

In the Downtown and Central Area, approximately 600 units in individual development applications remain approved in principle. There are also a number of site plan applications currently in process. The Downtown and Central Area are exempt from the development allocation strategy. This, together with the Development Charge incentive program within the Community Improvement Area, is intended to encourage intensification of the City's downtown. Intensification within the Downtown and Central Area takes advantage of existing infrastructure and promotes a vibrant downtown, which is consistent with the general policies of the Provincial *Growth Plan*.

### Housing Supply

The *Provincial Policy Statement* (2005) directs planning authorities to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. Planning authorities are also directed to maintain at all times land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The City's historic and short term forecast average of housing starts is 4,500 units per year. Based on this average, the City needs to have approximately 13,500 residential units available to meet the three year supply requirement. As of the end of 2011, the inventory of vacant lots in registered plans was 2,382 units and the draft approved inventory was 13,731 units, for a total registered and draft plan inventory of 16,113 units.

Lands “suitably zoned to facilitate residential intensification and redevelopment” are primarily located in the Central Area. A report (Inventory and Assessment of Intensification Opportunities, Hemson Consulting, 2008) prepared as part of the City’s *Growth Plan* conformity exercise indicated that the Central Area can accommodate approximately 19,000 units of intensification to 2031. Within the Central Area, the Urban Growth Centre (which includes the Downtown) is seen as best able to fulfill the “suitably zoned” requirement of the *Provincial Policy Statement*. An estimated 10,000 units could be accommodated on land in the Urban Growth Centre that is already zoned to accommodate intensification. The Hemson report identified a total of approximately 34,000 units that could be accommodated in the Downtown and within other intensification nodes and corridors.

The combination of the inventory of vacant lots in draft approved and registered plans (16,113) and the 10,000 units that could be accommodated within the Urban Growth Centre results in a supply of residential units that exceeds the three year supply required by the *Provincial Policy Statement* (see Table 2). Table 3 provides a summary of the City’s housing supply over the past five years.

**Table 2: Brampton Housing Supply Summary**

<b>Housing Supply (as of December 31, 2011)</b>	
Draft Approved and Registered Plan Inventory	16,113
UGC (includes Downtown and parts of the Central Area)	10,000
<b>Total Supply</b>	<b>26,113</b>
Number of Years Supply (at 4,500 units per year)	5.8

**Table 3: Brampton Detailed Housing Supply – 2007 to 2011**

<b>Year</b>	<b>Building Permits per Year* (units)</b>	<b>Registered Inventory (vacant units)</b>	<b>Draft Approved Inventory (units)</b>	<b>Total Draft Approved &amp; Registered Plan Inventory (units)</b>	<b>Urban Growth Centre Inventory** (units)</b>	<b>Total Supply*** (units)</b>
2007	6,694	1,945	3,025	4,970	5,700	10,670
2008	2,186	1,286	5,624	6,910	10,000	16,910
2009	1,260	1,579	5,624	6,910	10,000	21,222
2010	3,515	2,838	8,083	10,921	10,000	20,921
2011	3,775	2,382	13,731	16,113	10,000	26,113

\* New residential units derived from building permits issued for new construction

\*\* Estimate of 10,000 intensification units taken from Inventory and Assessment of Intensification Opportunities (Hemson Consulting, November, 2008)

\*\*\* Includes other non-plan of subdivision approvals outside the Downtown and Central Area

## **PART III – DEVELOPMENT ALLOCATION STRATEGY**

### Summary of 2011 Development Allocation Activity

The City's 2011 Development Allocation Strategy – which recommended a total development allocation of 4,758 units – was approved by Council on August 10, 2011. This left 742 units, out of the approximately 5,500 units permitted annually in accordance with Official Plan policy, in reserve for potential use in strategic initiatives and other applications where infrastructure may have become available during the year. As part of the 2011 Strategy, Council passed a resolution permitting the Commissioner of Planning, Design and Development to approve minor changes to the 2011 Development Allocation Strategy without further consideration of Council.

In December 2011, the Commissioner of Planning, Design and Development approved interim allocation for an application with 20 units. In February 2012 approval for interim allocation was granted for three applications totaling 603 units. These approvals resulted in the City's 2011 Development Allocation totaling 5,381 units.

Of the applications that received units of allocation as part of the 2011 Development Allocation Strategy, 22 units were approved in 2011. Of the residual allocation from 2007 to 2010, 2,562 units were approved in 2011. Of the 2,584 total units that were approved in 2011 the majority, 2,561 units, were approved in SPA's 28 (Sandringham Wellington), 41 (Bram East), and 45 (Credit Valley).

Many of the remaining applications with unused allocation continue to advance through the development process and several are well positioned for approval in 2012.

A total of 532 units have been taken up from 2010 and 2011 intensification allocations (a reserve of allocation units set aside every year starting in 2010 for medium and high density applications that are supportive of the City Structure and the intensification policies contained in the Growth Plan Official Plan Amendment). 345 units were taken up in SPA 4 (Heart Lake East) and 187 units were taken up in SPA 40 (Bram West).

### 2012 Development Allocation Strategy

Preparation of the 2012 Development Allocation Strategy incorporated input from major landowner group representatives and City staff. Written requests for allocation were received from several landowner representatives (these letters/email messages are attached to this report as Appendix 5). Through meetings, email, and telephone communication, landowner representatives provided updates on the progress of their plans and provided rationale for their requests for development allocation in 2012.

In addition, meetings were held with City Development Planning staff at which the status of development applications and their respective allocation needs for 2012 were discussed.

Key considerations of staff when determining which development applications would receive allocation included:

- The City's intention, as set out in policies 4.11.1 and 4.11.2 of the Official Plan and reflected in the Growth Management Program, to ensure the coordination of infrastructure and growth in a manner that provides acceptable levels of service for new residents, that maintains acceptable service levels for existing residents, and that is financially sustainable;
- Official Plan direction to ensure that developments that receive allocation represent the logical continuation of residential development within active Block Plans/Secondary Plans to allow for the efficient use of planned and existing infrastructure; and
- Whether the timing of required infrastructure is consistent with the City's and Region's Capital Programs.

The City's Ten Year Capital Program is an integral part of the timing of development allocation for many projects. While the current planned program year is incorporated into the current Capital Budget, any capital projects beyond the current year are dependent on funding (through Development Charges) being available to pay for these projects in the planned construction year. Should funding become unavailable, or should Council shift priorities amongst capital projects in future years, the potential exists for delays in development approvals or modifications to forecasted allocations. The timing of projects in the City's 2012-2021 Roads Capital Program aligns acceptably well with plans for residential development in Brampton's Greenfield areas.

The recommended allocation strategy for 2012 focuses on Block Plan Areas that will have sufficient infrastructure and services available to serve the allocated units. Although the development allocation strategy and the City's other sustainable growth initiatives have helped to manage the rate and quality of growth in Brampton, challenges to coordinating growth with the provision of required infrastructure and services still exist. Recommendations for allocation have only been proposed by staff for those applications:

- For which the timing of occupancy aligns acceptably well with the delivery of infrastructure items; or
- That would result in the delivery of priority infrastructure as part of the approvals process (such as roads or schools) or the provision of employment uses that support residential growth.

#### Unused 2007-2011 Development Allocation

Of the allocation provided in the 2007 through 2011 Development Allocation Strategies, 8,637 units of unused allocation remain (units that were allocated but that have not received planning approval as of May 31, 2012). Staff reviewed the past years' allocations and recommends that any unused allocation from previous years continue to remain available as part of the 2012 Development Allocation Strategy. The carrying forward of allocation (i.e., the continued availability of past years' allocation) is not a given. When reviewing the need to carry forward allocation, Staff considers the progress

of individual applications, economic conditions and forecasts, and the City's interests in facilitating development. The carrying forward of past years' allocation is recommended in 2012 as the applications with unused allocation have demonstrated progress to-date and the continued availability of past years' allocation supports the City's efforts to facilitate development and foster economic growth as the economy continues to rebound from the 2008 recession.

#### Recommended 2012 Development Allocation

The block plan landowner group representatives that were canvassed requested a total of 3,358 units of allocation for 2012. City staff considered the requests and recommends 2012 allocation for the majority of them; some of the requests were addressed through interim or intensification allocation and others were deemed to have already received sufficient allocation in past years. Staff identified the need for allocation over and above the requests received. Staff recommends, therefore, that allocation be granted for a total of 4,825 new units in 2012. A detailed listing of each application that was considered as part of this year's strategy and associated recommendations is provided in Appendix 2. Table 4 provides a summary of 2012 allocation by Secondary Plan and Block Plan Areas.

As indicated above, staff has also identified 8,637 units of unused allocation from 2007-2011 that remain available for uptake in 2012, allowing residual allocation from previous years to continue to remain available for development applications proceeding through the approvals process. The combination of new and unused allocation will enable the City to continue to ensure that *Provincial Policy Statement* targets for land supply are met and to provide flexibility to the development industry so that those developments for which the required infrastructure is available and that are most capable of proceeding towards construction are brought to market.

**Table 4 - Summary of 2012 Development Allocation by Secondary Plan and Block Plan Areas**

Secondary Plan Area	Block Plan Area	2011 Allocation (units)	2007-2011 Allocation Available for Approval in 2012 (units)	Requests for 2012 Allocation (units)	2012 Recommended Allocation (units)	Potential Allocation in 2013 (units)
3 - Heart Lake West	Outside a BPA	0	0	0	0	0
4 - Heart Lake East	4-1	500	633	0	160	0
5 - Northwood Park	Outside a BPA	0	0	0	0	0
7 - Downtown Brampton	Exempt from Allocation					
10 - Westgate	Outside a BPA	0	13	0	81	0
11 - Central Park	Outside a BPA	3	3	0	0	0
15 - Fletchers West	Outside a BPA	251	0	0	0	0
21 - Southgate	Outside a BPA	0	20	0	0	0
28 - Sandringham-Wellington	28-1	0	51	866	866	0
	28-2	0	0	0	0	485
	Outside a BPA	22	0	446	446	0
	Total	22	51	1,312	1,312	485
36 - Queen Street Corridor	Exempt from Allocation					
39 - Goreway Drive Corridor	Outside a BPA	330	0	0	0	0
40 - Bram West	40-3	900	2,700	660	660	300
	Outside a BPA	0	18	187	0	0
	Total	900	2,718	847	660	300
41 - Bram East	41-1	21	0	0	0	0
	41-2	0	15	0	154	0
	Outside a BPA	0	0		0	900
	Total	21	15	0	154	900
45 - Credit Valley	45-1	194	1,053	0	0	0
	45-2	0	0	0	0	0
	45-3	39	752	0	28	0
	45-4	34	48	0	0	0
	45-5	417	457	391	101	0
	Total	684	2,310	391	129	0

Secondary Plan Area	Block Plan Area	2011 Allocation (units)	2007-2011 Allocation Available for Approval in 2012 (units)	Requests for 2012 Allocation (units)	2012 Recommended Allocation (units)	Potential Allocation in 2013 (units)
48 - Countryside Villages	48-1	1,400	1,400	0	1,215	285
	48-2	20	0	0	0	900
	Total	1,420	1,400	0	1,215	1,185
50 - Vales of Humber	50-1 & 50-2	950	1,392	808	808	0
51 - Mount Pleasant	Exempt from Allocation					
52 - Huttonville North	Outside a BPA	0	0	0	0	450
54 - Kennedy Road South	Outside a BPA	0	14	0	6	0
Intensification Allocation	--	300	68	--	300	300
<b>Total</b>		<b>5,381</b>	<b>8,637</b>	<b>3,358</b>	<b>4,825</b>	<b>3,620</b>



### Main Areas of the City Receiving Allocation in 2012

This section provides an overview of the main areas of the City for which 2012 allocation is being recommended. Appendix 1 provides a detailed discussion of these Block Plan Areas and their respective allocation recommendations.

#### **North Brampton (Sandringham Wellington, Countryside Villages, and Vales of Humber Secondary Plan Areas)**

Block Plan Area 28-1 is one of the final pieces of land in the Sandringham-Wellington Secondary Plan Area to be developed (the Secondary Plan was approved in 1988). Staff is recommending that allocation of 866 units be given in support of an application to develop the final phases of the Rosedale Village Adult Lifestyle Community (a condominium community with limited impact on City services). The expected year of occupancy for the development receiving the recommended allocation is 2013.

The Countryside Villages Secondary Plan (SPA 48) received Council approval in 2009. The Block Plan for sub-area 48-1 was approved in principle in 2011. The Block Plan proposes the delivery of school sites, several stormwater management ponds, and a portion of Inspire Boulevard (formerly known as the "Countryvillage Collector Road") between Dixie Road and Bramalea Road. Draft plan of subdivision applications have also been submitted and are currently being reviewed by City staff through the implementation of a streamlined approval process. Block Plan Area 48-1 was identified as a Priority Allocation Area in the 2011 Development Allocation Strategy. Staff is recommending that Block Plan Area 48-1 remain a Priority Allocation Area and that it receive a further 1,215 units of allocation in 2012 for its second phase. The expected year of occupancy for the development receiving the recommended allocation is 2014.

Through a streamlined approvals process, the Secondary Planning and Block Planning processes were concurrently undertaken for Secondary Plan Area 50 (Vales of Humber). The Block Plan, which proposes the relocation of an existing fire station and the designation of a place of worship site, is progressing well. The widening of Countryside Drive and Mayfield Drive to four lanes is anticipated in 2016. Allocation from 2010 and 2011 (totaling 1,392 units) is still available for use. Staff is recommending that additional allocation of 808 units be approved in 2012. This will provide the balance of the allocation needed for this area. The expected year of occupancy for the development receiving the recommended allocation is 2013.

#### **West Brampton (Bram West Secondary Plan Area)**

The Block Plan for area 40-3 (known as Riverview Heights) was approved by Council in October 2011. Block Plan Area 40-3, part of the Bram West Secondary Plan Area, is intended to be predominantly residential (other parts of the Secondary Plan Area have developed as, or are intended to become, predominantly office, industrial, or commercial). This Block Plan will deliver key infrastructure to service the area, including the completion of Financial Drive, construction of stormwater management ponds, extension of water and wastewater facilities, new elementary school sites, construction of a north-south collector road, and an associated bridge over Heritage Creek. The

Block Plan Area initially received allocation for 900 units in 2009, with subsequent allocations for 900 units in both 2010 and 2011 (totaling 2,700 units of allocation that remain available). An additional 660 units of allocation is being recommended as part of this year's Development Allocation Strategy. The 2012 allocation will facilitate the completion of Phases 1, 2 and 3 of the Block Plan Area. First occupancy for these phases is anticipated in 2013-2014, 2015, and 2016, respectively. Additional allocation will be needed for a future Phase 4.

#### Development Allocation Details

Appendix 1 (Community Block Plan Infrastructure and Recommended Allocation) and Appendix 2 (2012 Detailed Development Allocation Table) together provide a detailed description of the 2012 Development Allocation Strategy on a Block Plan Area basis, and of the opportunities and constraints that surround each recommendation from a servicing and infrastructure perspective.

Detailed phasing and timing information for each Secondary Plan Area was used to identify the infrastructure and services necessary to serve the areas in which, based on the recommended 2012 Development Allocation Strategy, the occupancy of new residential units is expected in 2013-2015. In addition to this information, the City's and Region's Capital Programs were used to identify the timing and delivery of key pieces of infrastructure. Further information was obtained from the City's Community Design, Parks Planning and Development Division, Brampton Transit, and Brampton Fire and Emergency Services. Appendix 1 identifies the infrastructure and services that are required, along with the associated funding/construction forecasts.

#### City-Wide Intensification Allocation

Starting with the 2010 Development Allocation Strategy, a reserve of allocation units has been set aside every year for medium and high density development applications that satisfy City-wide objectives. This "intensification allocation" is to be used as an incentive for developments consistent with policies in the 2006 Official Plan as well as in the Growth Plan Official Plan Amendment (OPA 2006-043). More specifically, development applications that are supportive of the City Structure and the intensification policies contained in the Growth Plan Official Plan Amendment may be eligible for this City-wide reserve. Allocation from the reserve may be used for applications which do not appear in one of the annual Development Allocation Strategies due to the timing of submission, rapid advancement through the approvals process.

As with "regular" allocation units, staff recommends that any unused intensification allocation from previous years continue to remain available as part of the 2012 Development Allocation Strategy.

A total of 300 units of intensification allocation were provided in each of the 2010 and 2011 Development Allocation Strategies. Of the 600 units of intensification allocation provided in 2010 and 2011, 345 units were taken up in SPA 4 (Heart Lake East) in September 2011 and 187 units were taken up in SPA 40 (Bram West) in May 2012,

leaving a balance of 68 unused units. An additional 300 units of intensification allocation is being recommended for 2012, which would bring the total number of available intensification allocation units to 368.

#### Development Applications Outside of Block Plan Areas

Under the 2012 Development Allocation Strategy, there are three applications that are outside of active Block Plan Areas for which allocation is being recommended, representing a total of 533 units:

- 81 units in Secondary Plan Area 10 (Westgate)
- 446 units in Secondary Plan Area 28 (Sandringham-Wellington)
- 6 units in SPA 54 (Kennedy Road South Revitalization Area)

The relatively low number of individual applications on sites located within the City's Designated Greenfield Areas points to the continued benefit of the City's Block Planning process as a mechanism for managing and staging development. The Block Plan process and the requirement for Staging and Sequencing Strategies are the primary mechanisms for determining future allocation needs and coordinating the delivery of needed infrastructure and services.

#### Development Allocation Exemptions

In keeping with direction in the Official Plan, Downtown Brampton and the Central Area are exempt from the annual development allocation program (the Official Plan seeks to encourage high levels of growth in these areas). Council endorsed an exemption for the Mount Pleasant Secondary Plan Area (SPA 51), due to the incorporation of sustainability principles into the community's design and given that Infrastructure Stimulus Funding was used to construct infrastructure in the community.

#### 2012 Development Allocation Refinements

As in past years, staff recommends that the Commissioner of Planning, Design, and Development be granted the ability to make refinements to the 2012 Development Allocation Strategy that are minor in nature, including the addition of new allocation units prior to approval of the 2013 Development Allocation Strategy, without further consideration of Council. Any refinements are to be in keeping with the annual growth target of approximately 5,500 new residential units as established in the City's Growth Management Program and forming part of the City's Official Plan.

#### Development Facilitation

As part of the 2009 Development Allocation Strategy, the City established various development facilitation incentives in recognition of declining building permit applications and Development Charges revenue, the growing deficit in the City's Development Charges reserves, and the state of the global economy. These included the identification of Priority Allocation areas (and subsequent focused attention on application in these areas) and revisions to Single Source Delivery of Growth Related Infrastructure agreements.

Many of the initiatives identified in the 2009 Development Allocation report were discussed in meetings with the development industry regarding improvements to the Development Approvals Process. Items reviewed included Environmental Assessments, Community Design, Block Planning and Prior To Conditions, Expropriations, Engineering and Landscaping Design Submission, Construction Assumption and Assumption Process, Single Source Delivery agreements, and Securities and Insurance Administration. A number of “quick wins” were implemented by the City as a result of the discussions, complementing the initiatives identified in the 2009 Development Allocation Strategy.

Implementation of the development facilitation incentives and initiatives is ongoing. The levels of development and building activity in 2010 and 2011 demonstrate the positive impacts of the incentives and initiatives.

#### Priority Development Allocation

As part of the Development Facilitation incentive program, Priority Allocation Areas were identified – areas that could result in near term development activity if a concerted effort was focused on outstanding issues and agreements. The initial Priority Allocation Areas included Bram East, Mount Pleasant Village, and Credit Valley (areas where plans had either been draft approved or were near approval).

In 2011, 11% of those applications that received draft approval had been given Priority Development Allocation status in previous years. Development is either well advanced or complete in those areas that were initially identified as Priority Allocation Areas. More recently identified Priority Allocation Areas, including Countryside Villages, are still advancing through the approvals process.

The 2012 Development Allocation Strategy continues to build on the identification of Priority Allocation Areas to help advance development in areas of the City where the timely delivery of key infrastructure may be facilitated through improved development approvals processes. Following the standard development allocation procedure, a review of the applications recommended for allocation in 2012 was conducted to identify those developments that will deliver key pieces of infrastructure that provide City-wide benefit or that are progressing in a timely manner through the City’s approval process. Applications that have been granted Priority Development Allocation status are identified with an “A” in Appendix 2.

#### **Corporate Implications**

The City’s Development Allocation Strategy endeavours to ensure that development proceeds in a timely manner in tandem with the delivery of infrastructure and services. As noted previously in this report, the availability of capital funding for required infrastructure is a major driver of, and possible constraint on, the development allocation program. In spite of the significant increase in internal financing approved by Council to

permit timely delivery of infrastructure, staff has in some cases had to adjust the timing of capital programs beyond what is desirable. This has been done with a view to providing the most critical infrastructure required to support logical development priorities. In addition, the City has increasingly turned to mechanisms such as Development Charge (DC) credits and developer funded interim financing to facilitate infrastructure delivery. Notwithstanding these measures, however, internal financing of DC funding has reached the limits of what can reasonably be accommodated by the City's financial resources. The capital programs for future years remain subject to ongoing review and adjustment and are dependent on, and limited to, achieving projected DC revenue targets.

The development facilitation initiatives introduced as part of the 2009 Development Allocation Strategy have proven to be successful to date. Ongoing application of the initiatives requires the continued cooperation and coordination of various City departments to streamline a number of development implementation tools and processes, and to direct corporate resources to priority allocation areas.

## Conclusion

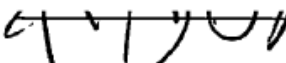
Development activity levels in 2011 indicate that Brampton is continuing to recover from the 2008 economic recession. Moving forward, the 2012 Development Allocation Strategy supports orderly residential growth in Brampton's Greenfield and built-up areas over the next several years,

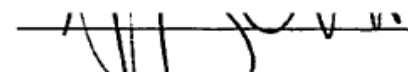
Development facilitation will continue to play a key role in fostering development recovery, thereby building City revenues. From the City's perspective, it is more efficient to direct resources and infrastructure to key growth areas. The City, therefore, continues to strive to coordinate infrastructure and growth in a manner that maintains service levels and that is financially sustainable, thereby meeting the needs of the community in accordance with the City's Official Plan policies and Growth Management Program.

**Respectfully Submitted,**

Original Signed By

Original Signed By

  
Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy and  
Growth Management

  
John Corbett, MCIP, RPP  
Commissioner, Planning, Design and  
Development

Appendices:

- Appendix 1 Community Block Plan Infrastructure and Recommended Allocation
- Appendix 2 Detailed Development Allocation Table
- Appendix 3 Map – Timing of Block Plan and Secondary Plan Allocation
- Appendix 4 Map – Development Allocation Outside Block Plan Areas
- Appendix 5 Written Submissions from Block Plan Landowner Groups
- Appendix 6 Council Resolution PDD 142-2009, July 6, 2009

Authored by: Brian Lakeman, Growth Management Policy Planner (905-874-3480)

**Appendix 1:**

**Community Block Plan Infrastructure and Recommended 2012  
Allocation**

## **COMMUNITY BLOCK PLAN INFRASTRUCTURE AND RECOMMENDED ALLOCATION**

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## SPA 28 – SANDRINGHAM WELLINGTON SECONDARY PLAN

### Secondary Plan 28 Development Status (December 31, 2011)

Units in Draft Approval	505
Vacant Units in Registered Plans	131
Building Permits Issued to Date	18,113
Unused 2007-2011 Allocation Available in 2012	51
Requested 2012 Allocation	1,312
Recommended 2012 Allocation	1,312

Approximate Secondary Plan Total Yield (residential units): **22,124**

Expected Year of Occupancy for Recommended Allocation: **2013**

### Community Infrastructure / Facilities Required

Infrastructure / Facilities	Proposed Funding Year	Status
<b><i>Major Roads*:</i></b>		
Bramalea Road: Countryside Drive – Mayfield Road (2-4 lanes)	2013	Detailed design on-going
Castlemore Road: Airport Road – Goreway Drive (4-6 lanes)	2014	Detailed design on-going
Countryside Drive: Bramalea Road – Torbram Road (2-4 lanes)	2012	Detailed design on-going
Countryside Drive: Torbram Road – Airport Road (2-4 lanes)	2013	Detailed design underway
Countryside Drive: Airport Road – Goreway Drive (2-4 lanes)	2015	Detailed design underway
Sandalwood Parkway: Torbram Road – Airport (4-6 lanes)	2019	Environmental Assessment study completed
Torbram Road: Countryside Road – Mayfield Road (2-4 lanes)	2015	Detailed design underway
Airport Road: Countryside Drive – approximately 1,500 metres southerly (4-6 lanes) [R]	2027	Environmental Assessment study to be initiated in 2022
Dixie Road: Queen Street – Bovaird Drive (4-6 lanes)[R]	2016	
Dixie Road: Bovaird Drive – Countryside Drive (4-6 lanes)[R]	2017	
Dixie Road: Countryside Drive – Mayfield Road (2-4 lanes)[R]	2016	
Mayfield Road: Dixie Road - Airport Road (4-6 lanes) [R]	2022	Environmental Assessment study to be initiated in 2015
Mayfield Road: Airport Road – The Gore Road (2-4 lanes) [R]	2016	

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Water and Wastewater</b>		
Watermains to be installed/upgraded throughout the Secondary Plan Area	2012-2013	A large portion of the proposed water mains are in the design/construction phase
Dixie Road: 600 mm feedermain (Countryside Drive – Mayfield Road)	--	In service
Wastewater collectors to be installed/upgraded throughout the Secondary Plan Area	2010-2013	A large portion of the proposed wastewater collectors are in the design/construction phase
375 mm internal sub-trunk wastewater collector – Highway 410 – Dixie Road	2010-2013	Construction is 90% complete. Trunk wastewater collector (675mm) along Dixie Road has been completed and is in service from Father Tobin Road to 400m north of Mayfield Road.
<b>Fire</b>		
Station 208 (120 Fernforest Drive)	--	In service
Station 209 (2691 Sandalwood Parkway East)	--	In service
<b>Transit</b>		
<u>Existing Routes:</u> 5 – Bovaird 12 – Grenoble 14 – Torbram 15/15A – Bramalea 18/18A – Dixie 19 – Fernforest 23/23A – Sandalwood 32 – Father Tobin 33 – Peter Robertson  <u>Future Planned Service:</u> 5 – Future Züm BRT route (2014) 5 – Route 5A realignment (2014) 12 – Service improvement through the Brampton Civic Hospital (2012) 14 – Primary Corridor service (2012) 15 – Primary Corridor service (2012) 18 – Primary Corridor service (2012) 23 – Service frequency increase (proposed for 2012)		<p>Transit service is currently available to the majority of this area.</p> <p>Incremental service frequency improvements on Corridor routes 5, 12, 14, 15, 18 and 23 are planned for phased implementation over the 2013-2017 period, subject to budget approval and the allocation of resources.</p> <p>Service frequency increases and re-alignments on Community routes 19, 32 and 33 will be provided as warranted by demand.</p> <p>Routes in the area will be re-aligned and extended northward over the 2013-2017 period to increase service coverage as warranted by demand and the pace of development.</p>

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Community and City Parks</b>		
Dixie Sandalwood Park/Brampton Soccer Centre	--	In service
Richvale Park (in SPA 4)	--	In service
Sesquicentennial City Park (in SPA 48)	--	In service
Sesquicentennial City Park Expansion (in SPA 48)	2015	Part of SPA 48 plan development
Springdale Central Community Park	--	Construction is expected to be completed in 2012
White Spruce Park (in SPA 4)	--	In service
Wellness Centre	--	In service

*\*Roads denoted with [R] are under the jurisdiction of the Region of Peel. All other roads are under the jurisdiction of the City of Brampton.*

### **Secondary Plan Area 28**

The Sandringham-Wellington Secondary Plan Area comprises a total of 1,630 hectares bounded by Bovaird Drive on the south, Heart Lake Road on the west, Countryside Drive to the north, and Airport Road on the east. Most of the Secondary Plan Area has already been developed, with development following the logical extension of water and wastewater infrastructure.

### **Block Plan Area 28-1**

Previous phases of this Block Plan have developed as part of the Rosedale Village adult lifestyle community. An application for a draft plan of vacant condominium, Official Plan amendment, and Zoning By-Law amendment was submitted in 2011 to permit 865 residential dwellings, two parkettes, and pedestrian pathways. This application represents Phases 6 and 7 of Rosedale Village community, which constitute the final phases of the overall community. The total projected unit count for the community is 1,544 units. Approval of this application is anticipated to occur in 2012.

### **2012 Development Allocation Recommendation for Block Plan Area 28-1**

*There are sufficient infrastructure and community facilities available to service the proposed development within this Block Plan Area. Staff recommends that **866 units** be allocated to the Rosedale Village application within this Block Plan Area to allow for the completion of the community.*

<b>Available Allocation (Units)</b>		<b>2012 Recommended Allocation (units)</b>
<b>Applications Approved in 2011/2012</b>	<b>Available for Approval in 2012</b>	
527	51	866

*Staff further recommends that **446 units** be allocated to an application located outside of a Block Plan Area within Secondary Plan Area 28 (Brasun Developments) that is expected to receive draft plan approval in 2012.*

## SPA 40 – BRAM WEST SECONDARY PLAN

### Secondary Plan 40 Development Status (December 31, 2011)

Units in Draft Approval	362
Vacant Units in Registered Plans	187
Building Permits Issued to Date	3,333
Unused 2007-2011 Allocation Available in 2012	2,718
Requested 2012 Allocation	847
Recommended 2012 Allocation	660

Approximate Secondary Plan Total Yield (residential units): **15,132**

Expected Year of Occupancy for Recommended Allocation: **2013**

### Community Infrastructure / Facilities Required

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Major Roads*:</b>		
Bramwest Parkway: Heritage Road – Steeles Avenue (6 lanes)	2017	Environmental Assessment study underway
Bramwest Parkway: Steeles Avenue – future New Road A (6 lanes)	2020	Environmental Assessment study for Steeles Avenue – future Financial Drive section underway
Financial Drive: Brampton/Mississauga border – Steeles Avenue (2-4 lanes)	2014	Detailed design underway
Financial Drive: Steeles Avenue – Mississauga Road (4 lanes)	2012	Developer to construct. Steeles Avenue – Olivia Marie Road section constructed (2 lanes).
Financial Drive: Mississauga Road – Heritage Road (4 lanes)	2013	Developer to construct
Financial Drive: Heritage Road – Winston Churchill Boulevard (4 lanes)	2018	Environmental Assessment study underway. Developer to construct.
Heritage Road: Steeles Avenue – New Road A (2-4 lanes)	2020	Environmental Assessment study to be initiated in 2012
New Road A (Rivermont Road): Steeles Avenue – south limit of Humeniuk lands (4 lanes)	2013	Developer to construct
New Road A (Rivermont Road): south limit of Humeniuk lands –north limit of Humeniuk lands (4 lanes)	2016	Developer to construct
New Road A (Rivermont Road): north limit of Humeniuk lands – Embleton Road (4 lanes)	2013	Developer to construct
New Road A (Rivermont Road): Embleton Road – Heritage Road (4 lanes)	2016	Developer to construct

Infrastructure / Facilities	Proposed Funding Year	Status
Mavis Road: South of Steeles Avenue (4-6 lanes) [R]	2012	
Mississauga Road: Steeles Avenue – future Financial Drive (2-6 lanes)	--	Construction ongoing. Completion expected in 2013/2014.
Mississauga Road: future Financial Drive – Queen Street (2-4 lanes) [R]	--	Construction ongoing. Completion expected in 2013/2014.
Mississauga Road: future Financial Drive – Queen Street (4-6 lanes) [R]	2021	Environmental Assessment study to be initiated in 2014
Queen Street: Mississauga Road – Chinguacousy Road (2-4 lanes) [R]	--	Construction to start in 2013/2014
Steeles Avenue: Winston Churchill Boulevard – Mississauga Road (4-6 lanes) [R]	2021	
Steeles Avenue: Mississauga Road – Chinguacousy Road (4-6 lanes) [R]	2018	
Winston Churchill Boulevard: Highway 407 – Steeles Avenue (4-6 lanes) [R]	2021	Environmental Assessment study to be initiated in 2013
Winston Churchill Boulevard: Steeles Avenue – Maple Lodge Farms entrance (5-7 lanes) [R]	2030	Environmental Assessment study to be initiated in 2023
Winston Churchill Boulevard: Maple Lodge Farms entrance – north of Embleton Road (2-4 lanes) [R]	2020	Environmental Assessment study to be initiated in 2014
Winston Churchill Boulevard: Maple Lodge Farms Entrance – Embleton Road (4-6 lanes) [R]	2030	Environmental Assessment study to be initiated in 2023
<b>Water and Wastewater</b>		
Watermains to be installed/upgraded throughout the Secondary Plan Area	2012-2024	A portion of the proposed water mains are in the design/construction phase.
Future Financial Drive: 400 mm feedermain (Winston Churchill Boulevard – Heritage Road)	2017	Developer to construct
Future Financial Drive: 400 mm feedermain (Heritage Road – Mississauga Road)	2012-2013	Developer to construct
Heritage Road: 600 mm feedermain (Williams Parkway – Embleton Road)	2019	
Future New Road A: 400 mm feedermain (Winston Churchill Boulevard – Heritage Road)	2020	Developer to construct
North-South Spine Road within Block 40-3: 400 mm feedermain (Steeles Avenue – Embleton Road)	2012-2013	Developer to construct
Williams Parkway: 600 mm feedermain (Mississauga Road – Heritage Road)	2018	

Infrastructure / Facilities	Proposed Funding Year	Status
Winston Churchill Boulevard: 400 mm feedermain (Embleton Road – north of Embleton Road)	2024	
Wastewater collectors to be installed/upgraded throughout the Secondary Plan Area	2011-2024	Some of the projects are under construction. The projects are development driven.
Credit Valley trunk wastewater collector along Steeles Avenue	--	Completed and in service
<b>Fire</b>		
Station 212 (8220 Mississauga Road)	--	In service
<b>Transit</b>		
<u>Existing Routes:</u> 4 – Chinguacousy 29 – Williams 51 – Steeles West 53 – Oaklea 54 – James Potter 56 – Springbrook  <u>Future Planned Service:</u> 51 – Primary Corridor service (2012) 51A – Extension to the Lisgar GO Station (2012) 51 – Future Züm BRT route (2012+) 54 – Route extension and service frequency increase (2013/2014)		Transit service is currently available to portions of this area.  Incremental service frequency improvements on Corridor routes 4, 29, 51, 53 and 54 are planned for phased implementation over the 2013-2017 period, subject to budget approval and the allocation of resources.  Existing routes will be re-aligned, service frequencies will be increased, and new Community services will be introduced over the 2013-2017 period, as warranted by demand and the pace of development.
<b>Community and City Parks</b>		
Chinguacousy/Queen Community Park (in SPA 45)	--	Construction is underway. Park opening anticipated in 2012.
Eldorado Park	--	In service
Mississauga and Embleton Community Park/Recreation Centre	2015/2018	Construction of sports fields - 2015 Construction of recreation centre - 2018
Mississauga/Bovaird Community Park (in SPA 45)	2013-2014	Construction tied to the development of a proposed public secondary school. The current estimated date for construction is 2014.

*\*Roads denoted with [R] are under the jurisdiction of the Region of Peel. All other roads are under the jurisdiction of the City of Brampton.*

### **Secondary Plan Area 40**

The Bram West Secondary Plan Area comprises a total of about 1,700 hectares bounded by Winston Churchill Boulevard to the west, the Brampton/Mississauga municipal boundary to the south, the Credit River, Steeles Avenue and the Orangeville Railway Development Corporation right-of-way to the north, and Chinguacousy/Mavis Road to the east. The Secondary Plan Area encompasses five Block Plan Areas and lands outside of a Block Plan Area.

### **Block Plan Area 40-3**

Block Plan Area 40-3 (Riverview Heights) consists of approximately 465 hectares of land and is located between Mississauga Road and Heritage Road, north of Steeles Avenue and south of the Credit River Valley. The Block Plan for sub-area 40-3 was approved in October 2011. Block Plan 40-3 contains a mix of residential and employment lands uses which are consistent with the vision contained within the Bram West Secondary Plan.

The current and past requests for allocation in this Block Plan Area are based on the rationale that development approvals will result in the delivery of key infrastructure to service the area, including the completion of Financial Drive, construction of stormwater management ponds, extension of water and wastewater facilities, new elementary school sites, construction of a north-south collector road, and an associated bridge over Heritage Creek. There are significant community facilities that will service this Block Plan Area, including a Community Park and associated Recreation Centre. In addition, construction of Fire Station 212 on Mississauga Road north of Steeles Avenue was recently completed, which will serve the Block Plan Area.

This Block Plan Area has received allocation for a total 2,718 units to date, which remain unused. The request for allocation of 660 additional units this year will accommodate the planned development in the first three phases of the block plan (out of a total of four phases).

### **2012 Development Allocation recommendation for Block Plan Area 40-3**

*Given that this Block Plan is anticipated to yield additional employment land and provides the delivery of key infrastructure, including portions of Financial Drive, and New Road A, staff recommends allocation of **660 units** as part of the 2012 strategy.*

<b>Available Allocation (Units)</b>		<b>2012 Recommended Allocation (units)</b>
<b>Applications Approved in 2011/2012</b>	<b>Allocation Available for Approval in 2012</b>	
0	2,718	660

Allocation was also requested for a development application located in Secondary Plan Area 40 but not in a Block Plan Area. The application was for 187 units on a site located north of Highway 407 between Chinguacousy Road and Mavis Road. This application received 187 units of intensification allocation in May 2012 under the 2011 Development Allocation Strategy.

## SPA 45 – CREDIT VALLEY SECONDARY PLAN

### Secondary Plan 45 Development Status (December 31, 2011)

Units in Draft Approval	5,153
Vacant Units in Registered Plans	503
Building Permits Issued to Date	4,729
Unused 2007-2011 Allocation Available in 2012	2,310
Requested 2012 Allocation	391
Recommended 2012 Allocation	129

Approximate Secondary Plan Total Yield (residential units): **11,290**

Expected Year of Occupancy for Recommended Allocation: **2013**

### Community Infrastructure / Facilities Required

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Major Roads*:</b>		
James Potter Road: Queen Street – Williams Parkway (4 lanes)	2012	Developer to construct
James Potter Road – Queen Street – south of the ORDC right-of-way (4 lanes)	2010	Developer to construct. The crossing over the ORDC railway is to be constructed to base asphalt before March 2013.
James Potter Road: Seastar Road – Steeles Avenue (4 lanes)	2014	Developer to construct
James Potter Road: Ashby Field Road – Bovaird Drive (4 lanes)	2014	Developer to construct
Williams Parkway: Mississauga Road – Creditview Road (4 lanes)	2014	Developer has constructed
Bovaird Drive: Winston Churchill Boulevard – Mississauga Road (2-4 lanes) [R]	2023	
Bovaird Drive: future north-south road – Mississauga Road (4-6 lanes) [R]	2031	
Bovaird Drive: Mississauga Road – Worthington Avenue (4-6 lanes) [R]	2015	
Mississauga Road: future Financial Drive – Queen Street (2-4 lanes) [R]	--	Construction ongoing. Completion expected in 2013/2014.
Mississauga Road: future Financial Drive – Queen Street (4-6 lanes) [R]	2021	Environmental Assessment to be initiated in 2014
Mississauga Road: Queen Street – Bovaird Drive (2-4 lanes) [R]	--	Construction ongoing. Completion expected in 2014
Mississauga Road: Queen Street – Bovaird Drive (4-6 lanes) [R]	2023	Environmental Assessment to be initiated in 2014



Infrastructure / Facilities	Proposed Funding Year	Status
Mississauga Road: Bovaird Drive – Wanless Drive (2-6 lanes) [R]	2017	
Queen Street: Mississauga Road – Chinguacousy Road (2-4 lanes) [R]	--	Construction to start in 2013/2014
Steeles Avenue: Mississauga Road – Chinguacousy Road (4-6 lanes) [R]	2018	
<b>Water and Wastewater</b>		
Watermains to be installed/upgraded throughout the Secondary Plan Area	2012-2013	Portion of the watermains completed and under construction.
Chinguacousy Road: 400 mm feedermain (Major William Sharpe Drive – north of Major William Sharpe Drive)	2012	Developer to construct
James Potter Road: 400 mm feedermain (south of Bovaird Drive)	2012-2013	Tentative construction in 2012-2013. Developer to construct.
Future Major William Sharpe Drive: 400 mm feedermain (west of Chinguacousy Road)	2012-2013	Tentative construction in 2012-2013. Developer to construct.
Williams Parkway: 400 mm feedermain (Creditview Road – Mississauga Road)	--	Completed and in service
Wastewater collectors to be installed/upgraded throughout the Secondary Plan Area	2011-2013	Portions of the wastewater collectors have been completed. Other portions are under construction.
<b>Fire</b>		
Station 204 (657 Queen Street West)	--	In service
Station 210 (10530 Creditview Road)	--	In service
Station 212 (8220 Mississauga Road)	--	In service
Station 215 (new station to be located in SPA 52)	Beyond 2021	
<b>Transit</b>		
Existing Routes 1/1A – Queen 4/4A – Chinguacousy 5 – Bovaird 23/23A – Sandalwood 29 – Williams 51 – Steeles West 52 – McMurchy 53 – Oaklea 54 – James Potter 56 – Springbrook		<p>Transit service is currently available to portions of this area.</p> <p>Incremental service frequency improvements on Corridor routes 4, 5 and 29 are planned for phased implementation over the 2013-2017 period, subject to budget approval and the allocation of resources.</p> <p>Existing routes will be re-aligned, service frequencies will be increased, and new Community services will be introduced over the 2013-2107 period, as warranted by demand and the pace of development.</p>

Infrastructure / Facilities	Proposed Funding Year	Status
<u>Future Planned Services:</u> 29 – Route extension (to Mississauga Road) 51 – Primary Corridor service (2012) 51A – Extension to the Lisgar GO Station (2012) 51 – Future Züm BRT route (2012+) 54 – Route extension and service frequency increase (2013/2014)		
<b>Community and City Parks</b>		
Chinguacousy/Queen Community Park	--	Construction is underway. Park opening anticipated in 2012.
Chris Gibson Recreation Centre (in SPA 6)	--	In service. Expansion plan deferred.
Creditview/Sandalwood City Park (in SPA 51)	--	In service. Currently reviewing impact on city park through the Mount Pleasant Block Plan approval process.
Drinkwater Community Park (in SPA 15)	--	In service
Eldorado Park	--	In service
Flower City Community Campus/Senior's Centre (in SPA 15)	--	In service
Mississauga/Bovaird Community Park	2013-2014	Construction tied to the development of a proposed public secondary school. The current estimated date for construction is 2014.
Mississauga and Embleton Community Park/Recreation Centre (in SPA 40)	2015/2018	Construction of sports fields - 2015 Construction of recreation centre - 2018

*\*Roads denoted with [R] are under the jurisdiction of the Region of Peel. All other roads are under the jurisdiction of the City of Brampton.*

### **Secondary Plan Area 45**

The Credit Valley Secondary Plan Area comprises an area of about 1,176 hectares bounded by Mississauga Road to the west, the Credit River, Steeles Avenue and the Orangeville Railway Development Corporation right-of-way to the south, Chinguacousy Road to the east, and Bovaird Drive and the CNR tracks to the north. The Secondary Plan Area encompasses six Block Plan Areas. Currently, development approvals are being sought for lands within five of the Block Plan Areas. Allocation has previously been granted for units in all five Block Plan Areas. Current requests for allocation are focused in Block Plan Area 45-5.

### **Block Plan 45-5**

All the necessary infrastructure and services to support the Block Plan are being provided through Spine Servicing and James Potter Single Source Agreements, as well as conditions of draft plan approval for each of the plans of subdivision within Block Plan Area 45-5 (the Block Plan landowners are front-ending and building the internal road network, local sanitary and

water service, and stormwater management facilities internal to the Block Plan). The landowners are currently working to clear the conditions of draft approval and complete the remaining spine services. First occupancy is anticipated in 2013.

Allocation has previously been granted to, and taken up by, both a group of applications and individual applications within Block Plan Area 45-5. The group of applications finished 2011 with a balance of 290 units of allocation from previous allocation provided and taken up. 306 units of allocation were requested for the group of applications in 2012, leaving a balance of 16 new units required. Applicants outside of the group requested 85 units of allocation in 2012.

### **2012 Development Allocation Recommendation for Block Plan Area 45-5**

*Given the availability of required infrastructure and services, and the proposed date of first occupancy, staff recommends that an additional **101 units** be allocated for the various applications within Block Plan 45-5.*

<b>Available Allocation (Units)</b>		<b>2012 Recommended Allocation (units)</b>
<b>Applications Approved in 2011/2012</b>	<b>Allocation Available for Approval in 2012</b>	
32	457	101

Staff further recommends that **28 units** be allocated to an application located in Block Plan Area 45-3.

## SPA 48 – COUNTRYSIDE VILLAGES SECONDARY PLAN

### Secondary Plan 48 Development Status (December 31, 2011)

Units in Draft Approval	0
Vacant Units in Registered Plans	0
Building Permits Issued to Date	0
Unused 2007-2011 Allocation Available in 2012	1,400
Requested 2012 Allocation	0
Recommended 2012 Allocation	1,215

Approximate Secondary Plan Total Yield (residential units): **7,612**

Expected Year of Occupancy for Recommended Allocation: **2014**

### Community Infrastructure / Facilities Required

Infrastructure / Facilities	Proposed Funding Year	Status
<b><i>Major Roads*:</i></b>		
Bramalea Road: Countryside Drive – Mayfield Road (2-4 lanes)	2013	Detailed design ongoing
Inspire Boulevard (formerly known as the Countryvillage Collector): Dixie Road – Bramalea Road (3 lanes)	2016	Developer to construct
Inspire Boulevard (formerly known as the Countryvillage Collector): Bramalea Road – Countryside Drive (3 lanes)	2017	Developer to construct
Countryside Drive: Bramalea Road – Torbram Road (2-4 lanes)	2012	Detailed design on-going
Countryside Drive: Torbram Road – Airport Road (2-4 lanes)	2013	Detailed design underway
Countryside Drive: Airport Road – Goreway Drive (2-4 lanes)	2015	Detailed design underway
Torbram Road: Countryside Road – Mayfield Road (2-4 lanes)	2015	Detailed design underway
Airport Road: Countryside Drive – approximately 1,500 metres southerly (4-6 lanes) [R]	2027	Environmental Assessment study to be initiated in 2022
Dixie Road: Bovaird Drive – Countryside Drive (4-6 lanes) [R]	2017	
Dixie Road: Countryside Drive – Mayfield Road (2-4 lanes) [R]	2016	
Mayfield Road: Dixie Road – Airport Road (4-6 lanes) [R]	2022	Environmental Assessment study to be initiated in 2015
Mayfield Road: Airport Road – The Gore Road (2-4 lanes) [R]	2016	

Infrastructure / Facilities	Proposed Funding Year	Status
Mayfield Road: Airport Road – Clarkway Drive (4-6 lanes) [R]	2028	
<b>Water and Wastewater</b>		
Inspire Boulevard (formerly known as the Countryvillage Collector): 400 mm feedermain (east side of creek – Bramalea Road)	2014	
Torbram Road: 400 mm feedermain (Countryside Drive – Mayfield Road)	2014	In conjunction with the City's road program
Future Street (west of Tributary A): Subtrunk sewer (east of Dixie Road – Mayfield Road)	2014	
Future Street (west of Tributary A): 375 mm sanitary sewer (Countryside Drive – 710 metres northerly)	2013	
Future Street (west of Bramalea Road): Subtrunk sewer (Mayfield Road southerly – Bramalea Road)	2014	
Future Street (west of Torbram Road): Subtrunk sewer (Torbram Road – approximately 750 metres westerly)	2015	
Torbram Road: 325 mm sanitary sewer (Countryside Drive – approximately 615 metres northerly)	2014	
<b>Fire</b>		
Station 208 (120 Fernforest Drive)	--	In service
Station 209 (2691 Sandalwood Parkway East)	--	In service
<b>Transit</b>		
<u>Existing Routes:</u> 12 – Grenoble 14 – Torbram 15 – Bramalea 18 – Dixie  <u>Future Planned Services:</u> 12 – Service improvement through the Brampton Civic Hospital (2012) 14 – Primary Corridor service (2012) 15 – Primary Corridor service (2012) 18 – Primary Corridor service (2012)		Limited transit service is available to this area.  Incremental service frequency improvements on Corridor routes 14, 15, 18 and 23 are planned for phased implementation over the 2013-2017 period, subject to budget approval and the allocation of resources.  Routes in the area will be re-aligned and extended northward over the 2013-2017 period to increase service coverage as warranted by demand and the pace of development.

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Community and City Parks</b>		
Sesquicentennial Park	--	In service
Sesquicentennial Park Expansion	2015	In Block Plan Area 48-2
Dixie Sandalwood Park/Brampton Soccer Centre (in SPA 28)	--	In service
Springdale Central Community Park (in SPA 28)	--	To open in summer 2012
Torbram/Sandalwood Community Park (in SPA 28)	--	Phase 1 in service

*\*Roads denoted with [R] are under the jurisdiction of the Region of Peel. All other roads are under the jurisdiction of the City of Brampton.*

### **Secondary Plan Area 48**

The Countryside Villages Secondary Plan Area comprises an area of about 650 hectares bounded by Heart Lake Road to the west, Countryside Drive to the south, the easterly edge of the West Branch Humber Tributary F to the east, and Mayfield Road to the north. The Countryside Villages Secondary Plan was adopted by Council in 2009. The Secondary Plan Area encompasses two Block Plan Areas.

### **Block Plan 48-1**

The Block Plan for sub-area 48-1 was approved in 2011. The Block Plan proposes the delivery of school sites, several stormwater management ponds, and a portion of Inspire Boulevard (formerly known as the Countryvillage Collector Road) between Dixie Road and Bramalea Road. Draft plan of subdivision applications have also been submitted and are currently being reviewed by City staff through the implementation of a streamlined approval process. Block Plan Area 48-1 was identified as a Priority Allocation Area in the 2011 Development Allocation Strategy. 1,400 units were allocated to this Block Plan Area in 2011 (all of which remain available in 2012).

### **2012 Development Allocation Recommendation for Block Plan Area 48-1**

*It is recommended that **1,215** units be allocated for this Block Plan Area which provides for the delivery of parks, school sites, live-work units, and a portion of Inspire Boulevard (formerly known as the Countryvillage Collector). The additional allocation would facilitate the development of Phase 2 of Block Plan Area 48-1. Staff further recommends that Block Plan Area 48-1 remain a Priority Allocation Area.*

<b>Available Allocation (Units)</b>		<b>2012 Recommended Allocation (units)</b>
<b>Applications Approved in 2011/2012</b>	<b>Allocation Available for Approval in 2012</b>	
0	1,400	1,215

## SPA 50 – VALES OF HUMBER SECONDARY PLAN

### Secondary Plan Area 50 Development Status (December 31, 2011)

Units in Draft Approval	0
Vacant Units in Registered Plans	0
Building Permits Issued to Date	31
Unused 2007-2011 Allocation Available in 2012	1,392
Requested 2012 Allocation	808
Recommended 2012 Allocation	808

Approximate Secondary Plan Total Yield (residential units): **3,000**

Expected Year of Occupancy for Recommended Allocation: **2013**

### Community Infrastructure / Facilities Required

Infrastructure / Facilities	Proposed Funding Year	Status
<b>Major Roads*:</b>		
Countryside Drive: Airport Road – Goreway Drive (2-4 lanes)	2015	Detailed design underway
Countryside Drive: Goreway Drive – The Gore Road (2-4 lanes)	2017	Environmental Assessment study completed
Goreway Drive: Castlemore Road – Countryside Drive (2-4 lanes)	2019	Environmental Assessment study completed
McVean Drive: Castlemore Road – Mayfield Road (2-4 lanes)	2021	Environmental Assessment study to be initiated in 2012
Mayfield Road: Airport Road – The Gore Road (2-4 lanes) [R]	2016	
Mayfield Road: The Gore Road – Highway 50 (2-4 lanes) [R]	2019	
Mayfield Road: Airport Road – Clarkway Drive (4-6 lanes) [R]	2028	
The Gore Road: Castlemore Road – Mayfield Road (2-4 lanes) [R]	2014	
The Gore Road: Castlemore Road – Countryside Drive (4-6 lanes) [R]	2030	Environmental Assessment study to be initiated in 2022
<b>Water and Wastewater</b>		
Countryside Drive: 750 mm feedermain (Goreway Drive – The Gore Road)	2013	
Goreway Drive: 750 mm feedermain (Countryside Drive – Mayfield Road)	2011	
Mayfield Road: 600 mm feedermain (Goreway Drive – The Gore Road)	2015	
McVean Drive: 400 mm feedermain (Countryside Drive – Mayfield Road)	2015	

Infrastructure / Facilities	Proposed Funding Year	Status
The Gore Road: 400 mm feedermain (Castlemore Road – Countryside Drive)	2012	
Tullamore Reservoir and Pumping Station	2013	
The Gore Road: 600 mm trunk wastewater collector (Castlemore Drive – Countryside Drive)	2013	
The Gore Road: 525 mm trunk wastewater collector (Countryside Drive – Mayfield Road)	2021	
<b>Fire</b>		
Station 209 (2691 Sandalwood Parkway East)	--	In service
Station 211 (new station to be located in SPA 47)	2015	New station will cover the northeast portion of SPA 50
<b>Transit</b>		
<u>Existing Routes:</u> 30 – Airport Road 31 – McVean 35 – Clarkway 50 – Gore Road  <u>Future Planned Services:</u> 31 – Service improvements (2013-2017) 35 – Route extension and service improvements (2012-2015) 50 – Route extension (2012)		Limited transit service is available to this area.  Existing routes will be re-aligned, service frequencies will be increased, and new Community services will be introduced, as warranted by demand and the pace of development.  Given this area's physical separation from densely settled parts of the City, consideration will be given to potential alternative modes of public transit service (e.g., demand responsive service).
<b>Community and City Parks</b>		
Bram East Community Campus (community park, recreation centre, library) (in SPA 26)	Phase 1: 2010-2012  Phase 2: 2015-2016	Phase 1 to include the library and a portion of the recreation centre
Gore/Castlemore Community Park		Location being pin-pointed
Torbram/Sandalwood Community Park (in SPA 28)		Phase 1 complete and in service

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### **Secondary Plan Area 50 and Block Plan Areas 50-1 & 50-2**

The Vales of Humber Secondary Plan Area comprises an area of about 268 hectares bounded by Tributary 'A' of the West Humber River to the west, Countryside Drive to the south, The Gore Road to the east, and Mayfield Road to the north. The Vales of Humber was designated as a new secondary plan area in 2005. Policies in the City's Official Plan provide for the Vales of Humber block planning to be undertaken concurrently with secondary planning.

At the October 17, 2011 meeting of the City's Planning, Design and Development Committee the conceptual layout of land uses set out in the land use schedules for Secondary Plan Area 50 and the Block Plan design concept for Sub-Areas 50-1 and 50-2 were endorsed in principle, with approval to be issued once a series of "prior to" final block plan approval conditions have been addressed. The Secondary Plan and Block Plan have been appealed to the Ontario Municipal Board.

The endorsed Block Plan consists of single detached dwellings, two commercial blocks, two new elementary schools and an existing school, nine parks, six stormwater management ponds, a Natural Heritage System, and a transportation network of roads, trails, and pathways.

The Block Plan Area landowners are targeting draft approval in 2012. Sufficient infrastructure and community facilities will be in place prior to occupancy of the first residences.

Block Plan Areas 50-1 and 50-2 received 1,392 units of allocation in previous years, which remains unused. 808 units of allocation were requested for 2012. The 808 units will complete the allocation needed for the Block Plan Areas.

### **2012 Development Allocation Recommendation for Block Plan Areas 50-1 & 50-2**

*Given the advanced state of planning for the Secondary Plan Area and Block Plan Areas and the timing of required infrastructure and community facilities, Staff recommends allocation of **808 units** in 2012 for this Secondary Plan Area. Staff further recommends that this Secondary Plan Area/Block Plan Area be designated a Priority Allocation Area.*

<b><i>Available Allocation (Units)</i></b>		<b><i>2012 Recommended Allocation (units)</i></b>
<b><i>Applications Approved in 2011/2012</i></b>	<b><i>Allocation Available for Approval in 2012</i></b>	
0	1,392	808

**Appendix 2:**

**Detailed Development Allocation Table**

Column 1	Column 2	Column 3	Column 4	Column 5	Columns 6, 7, 8			Column 9	Column 10	Column 11	Columns 12, 13, 14			Column 15	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	Column 22	Column 23	Column 24	Column 25	
SPA	Block Planning Area	City File Number	Development Application #	Applicant	Received December 31, 2011 (totals at time of submission)			Exempt from Allocation	Exempt Applications Approved 2011	2011 Allocation (A = Priority Allocation)	Previously Allocated Applications Approved in 2011			Requests for 2012 Allocation	2007 Allocation Available for Approval in 2012 (A = Priority Allocation)	2008 Allocation Available for Approval in 2012 (A = Priority Allocation)	2009 Allocation Available for Approval in 2012 (A = Priority Allocation)	2010 Allocation Available for Approval in 2012 (A = Priority Allocation)	2011 Allocation Available for Approval in 2012 (A = Priority Allocation)	2012 Recommended Allocation (A = Priority Allocation)	Potential Inventory for 2013 Allocation	Potential Inventory for Post 2013 Allocation	Estimated Block Plan Yield	Growth Management Justification	
					APT	FAM	TTL				# Units Approved	# Units Allocated	Year of Allocation												
3		C01E14.024			1,396	47	1,443																	Approved by OMB decision (April 15, 2010). The approval allows for the development of 792 apartments and 42 live/work units.	
SPA 3 Total					1,396	47	1,443	0	0	0	0	0		0	0	0	0	0	0		0	0	0		
4	4-1	C02E11.024	21T-11015B	Andrin (Heart Lake) Properties Ltd.		122	122										133							345 units from the 2010 and 2011 Intensification Allocations allocated in September 2011 to reach sum of 978 units for Andrin, Saberwood and Lindvest (133+500+345). [These three are now fully allocated]	
4	4-1	C02E11.022	21T-11003B	KLM Planning Partners Inc. - Jordan Enterprises		160	160			500									500	160					
4	4-1	C02E12.016	21T-110116B	Gagnon & Law Urban Planners Ltd. - 2077060 Ontario Inc. (Saberwood)		90	90																		
4	4-1	C02E12.015		Glen Schnarr & Associates Inc. - Lindvest Properties (Heart Lake) Ltd.		500	500																		
4	4-1 Block Plan Yield																								
SPA 4 Total					0	872	872	0	0	500	0	0		0	0	0	133	0	500	160	0	0	0		
5		C02W08.011	21T-06020	Masongsong Associates - Lawrence Avenue Group		26	26				23	11	2007												
SPA 5 Total					0	26	26	0	0	0	23	22		0	0	0	0	0	0	0	0	0	0		
7		C01E06.051		Weston Consulting Group - 404048 Ontario Ltd.	330		330	330						Exempt							Exempt			Central Area - Exempt from allocation.	
SPA 7 Total					330	0	330	330	0	0	0	0		0	0	0	0	0	0	0	0	0	0		
10		C03E06.016	21T-09008B	Miko Urban Consulting - 582302 Ontario Ltd.		13	13											13							
10		C03E07.012		Korsiak & Co. - Your Home Developments (Howden) Corporation	101		101													81				Anticipated to receive Draft Approval in 2012	
SPA 10 Total					101	13	114	0	0	0	0	0		0	0	0	0	13	0	81	0	0	0		
11		C04E06.025		Habitat for Humanity Brampton	3	0	3			3									3					Infill development	
SPA 11 Total					3	0	3	0	0	3	0	0		0	0	0	0	0	3	0	0	0	0		
15		C02W05.011	21T-11014B	Korsiak & Company Ltd. - Mattamy Homes (Lockwood) Limited	96	263	359			251														Received interim allocation for 251 units in February 2012	
SPA 15 Total					96	263	359	0	0	251	0	0		0	0	0	0	0	0	0	0	0	0		
21		C05E03.014		Habitat for Humanity		18	18										11	A	9	A				Infill development	
SPA 21 Total					0	18	18	0	0	0	0	0		0	0	0	11	9	0	0	0	0	0		
28	28-1	C03E15.009	21T-10005B	Design Plan Services Inc. - Bezco Holdings Ltd.		520	520				527	520	2010												
28	28-1	C03E15.008		Rosedale Village (Phase 5D) Metrus Development Inc.		51	51											51							
28	28-1	C03E15.011		KLM Planning Partners Inc. - Sandringham Place Inc. (Rosedale)	196	669	865							866						866				Final phases of the Rosedale Village Adult Lifestyle Community	
	28-1 Block Plan Yield																					2,000			
Subtotal					196	1,240	1,436	0	0	0	527	520		866	0	0	0	51	0	866	0	0	2,000		
28	28-2	C03E15.010	21T-10009B	KLM Planning Partners Inc. - Metrus Development Inc.	386		386														485			High density development within existing Secondary Plan	
28	28-2 Block Plan Yield																					2,000			
Sub-Total					386	0	386	0	0	0	0	0		0	0	0	0	0	0	0	485	0	2,000		
28		C04E15.008	21T-11004B	Candevcon Ltd. - Sunrise Homes Ltd.		22	22			22														Received interim allocation for 22 units in February 2012	
28		C05E13.007		KLM Planning Partners Inc. - Brasun Developments c/o Metrus Developments Inc.		446	446							446						446				Anticipated to receive Draft Approval in 2012	
Sub-Total					0	468	468	0	0	22	0	0		446	0	0	0	0	0	446	0	0	0		
SPA 28 Total					582	1,708	2,290	0	0	22	527	520		1,312	0	0	0	51	0	1,312	485	0	4,000		
36		C04E05.030		Weston Consulting Group Inc.	425		425	425						Exempt						Exempt				Central Area - Exempt from allocation.	
36		C01E06.053		Glen Schnarr & Associates Inc. - 6602142 Canada Ltd.	153		153	153																	
36		C02E06.014		McNaughton Hermesen Britton Clarkson Planning Ltd. - 969886 Ontario Ltd.	270		270	270																	
SPA 36 Total					848	0	848	848	0	0	0	0		0	0	0	0	0	0	0	0	0	0		
39		C08E07.010		Glen Schnarr & Associates Inc. - Claireville Heights Ltd.	330		330			330														Received interim allocation for 330 units in February 2012	
SPA 39 Total					330	0	330	0	0	330	0	0	0	0	0	0	0	0	0	0	0	0	0		

Column 1	Column 2	Column 3	Column 4	Column 5	Columns 6, 7, 8			Column 9	Column 10	Column 11	Columns 12, 13, 14			Column 15	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	Column 22	Column 23	Column 24	Column 25										
SPA	Block Planning Area	City File Number	Development Application #	Applicant	Received December 31, 2011 (totals at time of submission)			Exempt from Allocation	Exempt Applications Approved 2011	2011 Allocation (A = Priority Allocation)	Previously Allocated Applications Approved in 2011			Requests for 2012 Allocation	2007 Allocation Available for Approval in 2012 (A = Priority Allocation)	2008 Allocation Available for Approval in 2012 (A = Priority Allocation)	2009 Allocation Available for Approval in 2012 (A = Priority Allocation)	2010 Allocation Available for Approval in 2012 (A = Priority Allocation)	2011 Allocation Available for Approval in 2012 (A = Priority Allocation)	2012 Recommended Allocation (A = Priority Allocation)	Potential Inventory for 2013 Allocation	Potential Inventory for Post 2013 Allocation	Estimated Block Plan Yield	Growth Management Justification										
					APT	FAM	TTL				# Units Approved	# Units Allocated	Year of Allocation																					
40	40-3	C05W05.005	21T-06027B	KLM Planning Partners Inc. - Kindwin (Mayfield) Development Corporation		51	51			900				660				900	900	900	660	*			*Subject to satisfactory phasing and sequencing strategy with emphasis on the timing of transportation and other spine infrastructure.  2012 allocation will facilitate the completion of Phases 1, 2 and 3 per the 40-3 Staging and Sequencing Strategy.									
40	40-3	C05W04.005	21T-06024B	Malone Given Parsons Ltd. - Great Gulf (Toronto 2000) Inc.		1,898	1,898																											
40	40-3	C05W01.006		Gagnon Law Urban Planners Ltd. - Ornstock Developments Ltd.	52	95	147																											
40	40-3	C05W06.006	21T-06026B	Malone Given Parsons Ltd. - Great Gulf (Toronto 2000) Inc.		349	349																											
40	40-3	C05W05.004	21T-04008	Embleton Properties Corporation		98	98																											
40	40-3	C05W02.002	21T-99009B	KLM Planning Partners Inc. (Erin Mills Development Corporation)		512	512																											
40	40-3	C05W01.005	21T-10001B	Glen Schnarr & Associates Inc. - Kaneff Properties Ltd.		257	257																											
40	40-3	C05W03.006	21T-10002B	Glen Schnarr & Associates Inc. - Kaneff Properties Ltd.		199	199																											
40	40-3	C05W05.007	21T-10003B	Glen Schnarr & Associates Inc. - 1212949 Ontario Inc.		44	44																											
40	40-3	C05W02.006	21T-10007B	KLM Planning Partners Inc. - Erin Mills Development Corporation		475	475																											
40	40-3	C05W03.007	21T-12001B	Glen Schnarr & Associates Inc. - Ashley Oaks Homes Inc.		115	115																											
40	40-3 Residual																				300													
40	40-3 Block Plan Yield																						4,350											
Sub-Total					52	4,093	4,145	0	0	900	0	0		660	0	0	900	900	900	660	300	0	4,350											
40	40-5 Block Plan Yield																						3,700											
Sub-Total					0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	3,700											
40		T03W15.011		KLM Planning Partners Inc. - Paradise Homes Mahogany Inc.		18	18										18	A							Infill Development. Completes existing community and utilizes existing infrastructure.									
40		T03W14.011		Gagnon Law Urban Planners Ltd. - Jascyn Properties Ltd.		1	1																											
40		T02W14.013		Glen Schnarr & Associates - Metropole Homes Ltd.	281	24	305							187											Received intensification allocation for 187 units in May 2012									
Sub-Total					281	43	324	0	0	0	0	0		187	0	0	18	0	0	0	0	0	0											
SPA 40 Total					333	4,136	4,469	0	0	900	0	0		847	0	0	918	900	900	660	300	0	8,050											
41	41-1	C11E09.002	21T-06001B	EMC Group Ltd. - Lyngate Developments (East) Inc.		162	162				157	149	2009																					
41	41-1	C10E09.007	21T-10018B	Williams & Stewart Associates Ltd. - Tonlu Holdings Ltd.		21	21			21	22	21	2011																					
41	41-1	C10E07.004	21T-99013B	Candevcon Ltd. - Youngstar Custom Homes Inc.		22	22																		No allocation required (application predates the establishment of the Development Allocation Strategy and proposes a reduction in units)									
41	41-1 Block Plan Yield						0																4,200		Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.									
Sub-Total					0	205	205	0	0	21	179	170		0	0	0	0	0	0	0	0	0	4,200											
41	41-2	C09E09.005	21T-09003B	KLM Planning Partners Inc. - 2073740 Ontario Inc. & 2073737 Ontario Inc.		94	94				94						15																	
41	41-2	C09E09.006	21T-09006B	KLM Planning Partners Inc. - 2073913 Ontario Inc.		39	39				40																							
41	41-2	C09E10.004	21T-09004B	KLM Planning Partners Inc. - Florentine Design Corporation / Starvilla Homes Corporation / Applemoor Properties Ltd.		116	116				115																							
41	41-2	C09E09.004	21T - 09002B	KLM Planning Partners Inc. - Port Mark Investments Inc.		93	93				91																							
41	41-2	C09E10.005	21T-09005B	KLM Planning Partners Inc. - Vincenzo Bellissimo		39	39				38																							
41	41-2	C09E09.007	21T-09009B	KLM Planning Partners Inc. - Ibrans Developments Ltd.		31	31				29																							
41	41-2	C09E10.007		Davis Webb LLP - Daniels LR Corporation		151	151														154													
41	41-2 Block Plan Yield																																	
Sub-Total					0	561	561	0	0	0	407	422		0	0	0	15	0	0	154	0	0	0											
41		C09E05.021		KLM Planning Partners Inc. - Gore Road Investments Ltd.	900		900														900													
Sub-Total					900	0	900	0	0	0	0	0		0	0	0	0	0	0	0	900	0	0											
SPA 41 Total					900	766	1,666	0	0	21	586	592		0	0	0	15	0	0	154	900	0	4,200											

Column 1	Column 2	Column 3	Column 4	Column 5	Columns 6, 7, 8			Column 9	Column 10	Column 11	Columns 12, 13, 14			Column 15	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	Column 22	Column 23	Column 24	Column 25	
SPA	Block Planning Area	City File Number	Development Application #	Applicant	Received December 31, 2011 (totals at time of submission)			Exempt from Allocation	Exempt Applications Approved 2011	2011 Allocation (A = Priority Allocation)	Previously Allocated Applications Approved in 2011			Requests for 2012 Allocation	2007 Allocation Available for Approval in 2012 (A = Priority Allocation)	2008 Allocation Available for Approval in 2012 (A = Priority Allocation)	2009 Allocation Available for Approval in 2012 (A = Priority Allocation)	2010 Allocation Available for Approval in 2012 (A = Priority Allocation)	2011 Allocation Available for Approval in 2012 (A = Priority Allocation)	2012 Recommended Allocation (A = Priority Allocation)	Potential Inventory for 2013 Allocation	Potential Inventory for Post 2013 Allocation	Estimated Block Plan Yield	Growth Management Justification	
					APT	FAM	TTL				# Units Approved	# Units Allocated	Year of Allocation												
45	45-1	C04W09.002	21T-04012B	KLM Planning Partners Inc. - Sandysore Property Development Corporation c/o Great Gulf Homes		232	232				217	232	2010						15						
45	45-1	C04W10.007	21T-6019	KLM Planning Partners Inc. - Helport Developments		297	297			15									297	15					
45	45-1	C04W09.005	21T-080065	KLM Planning Partners Inc. - Tanyaville Developments Inc.		313	313				316	313	2010												
45	45-1	C04W09.004	21T-05037	EMC - Bluegrass Properties Ltd.		392	392												392						
45	45-1	C04W10.001	21T-02008B	Creview Development Inc.		156	156										155								
45	45-1	C04W09.006		Weston Consulting Group Inc. - Radiat Ryaasat Ltd.	167	12	179			179										179					Under appeal to the OMB
45	45-1 Block Plan Yield																								
Sub-Total					167	1,402	1,569	0	0	194	533	545		0	0	0	155	704	194	0	0	0	0		
45	45-2	C04W07.010	21T-08001B	Glen Schnarr & Associates Inc. - Destona Homes (2003) Inc.		12	12				12	12	2010												
45	45-2	C04W07.017		Royal West Developments Inc. - North American (Royalwest Village) Corp./Royal Developments Inc.		1	1																		
45	45-2 Block Plan Yield																						1,800		
Sub-Total					0	13	13	0	0	0	12	12		0	0	0	0	0	0	0	0	0	1,800		
45	45-3	C03W07.006	21T-05018	EMC Group Ltd. - Denford Estates		908	908				871	855	2009					37	A						
												53	2010												
45	45-3	C03W08.005	21T-06016B	KLM Planning Partners Inc. - Helport Developments Inc.	76	182	258										235	A	23	A					
45	45-3	C03W06.004		KLM Planning Partners Inc. - Cherry Lawn Estates		110	110										123	A							
45	45-3	C03W08.007	21T-10004B	KLM Planning Partners Inc. - Loteight Confour Investments Ltd.		254	254			6	A						239	A	11	A	6	A			
45	45-3	C03W09.003	21T-01014B	Mattamy Credit Valley Ltd.			0										45								
45	45-3	C04W08.006	21T-11001B	Anne E. McCauley Planning Consultants - Bluegrass South Ltd.		32	32			33	A								33	A					
45	45-3	C03W06.006	21T-11002B	Weston Consulting Group Inc. - Bremont Homes Corporation		28	28													28					
45	45-3 Block Plan Yield						0																4,600		
Sub-Total					76	1,514	1,590	0	0	39	871	908		0	0	0	642	71	39	28	0	0	4,600		
45	45-4	C04W05.009	21T-05031B	Kaneff - Springbrook - Lionhead		14	14								14										
45	45-4	C04W04.004	21CDM-10008B	Glen Schnarr & Associates Inc. - Havenwood Properties (Central) Ltd.		34	34			34									34						
45	45-4	C03W02.006		Candevcon Ltd. - Red Leaf Real Estate Ltd.		1	1																		
45	45-4 Block Plan Yield																						414		
Sub-Total					0	49	49	0	0	34	0	0		0	14	0	0	0	34	0	0	414			
45	45-5	C03W05.016	21T-11018B	Glen Schnarr & Associates Inc. - FP Block 5 Developments Ltd.		306	306			282	A			306			3	37	282	A	16			Provides James Potter Road, Bonnie Braes Drive, schools, parks, and SWM pond.  Most of the requested allocation for 2012 has already been provided through allocation in previous years to this group of applications (the balance required to cover the applications is 16 units).	
45	45-5	C03W03.006	21T-05033	Glen Schnarr & Associates Inc. - Quintessa Developments Inc.		136	136																		
45	45-5	C03W04.006	21T-10017B	Glen Schnarr & Associates Inc. - Mr. Vince Cianfarani and Dr. Arthur Majchrowicz		6	6					26	26												
45	45-5	C03W03.011	21T-10021B	Glen Schnarr & Associates Inc. - Roman Catholic Episcopal Corporation for the Diocese of Toronto		27	27					6	6												
45	45-5	C03W03.012	21T-11013B	Glen Schnarr & Associates Inc. - Bremont Homes (Creditview South) Inc.		15	15			15									15						
45	45-5	C03W03.013	21T-11017B	KLM Planning Partners Inc. - 2258659 Ontario Inc.		73	73			120									120						
45	45-5	C03W04.007	21T-11019B	Glen Schnarr & Associates Inc. - 8678 Chinguacousy Developments Ltd./BB Ching Developments Ltd.		22	22							25						25					
45	45-5	C03W05.017	21T-12002B	Glen Schnarr & Associates Inc. - Vanmar Developments Ontario Inc.		56	56							60						60					
45	45-5 Block Plan Yield						0																2,500		
Sub-Total					0	641	641	0	0	417	32	32		391	0	0	3	37	417	101	0	0	2,500		
45	45-6 Block Plan Yield																						400		
Sub-Total					0	0	0	0	0	0	0	0		0	0	0	0			0	0	0	400		
SPA 45 Total					243	3,619	3,862	0	0	684	1,448	1,497		391	14	0	800	812	684	129	0	0	9,714		



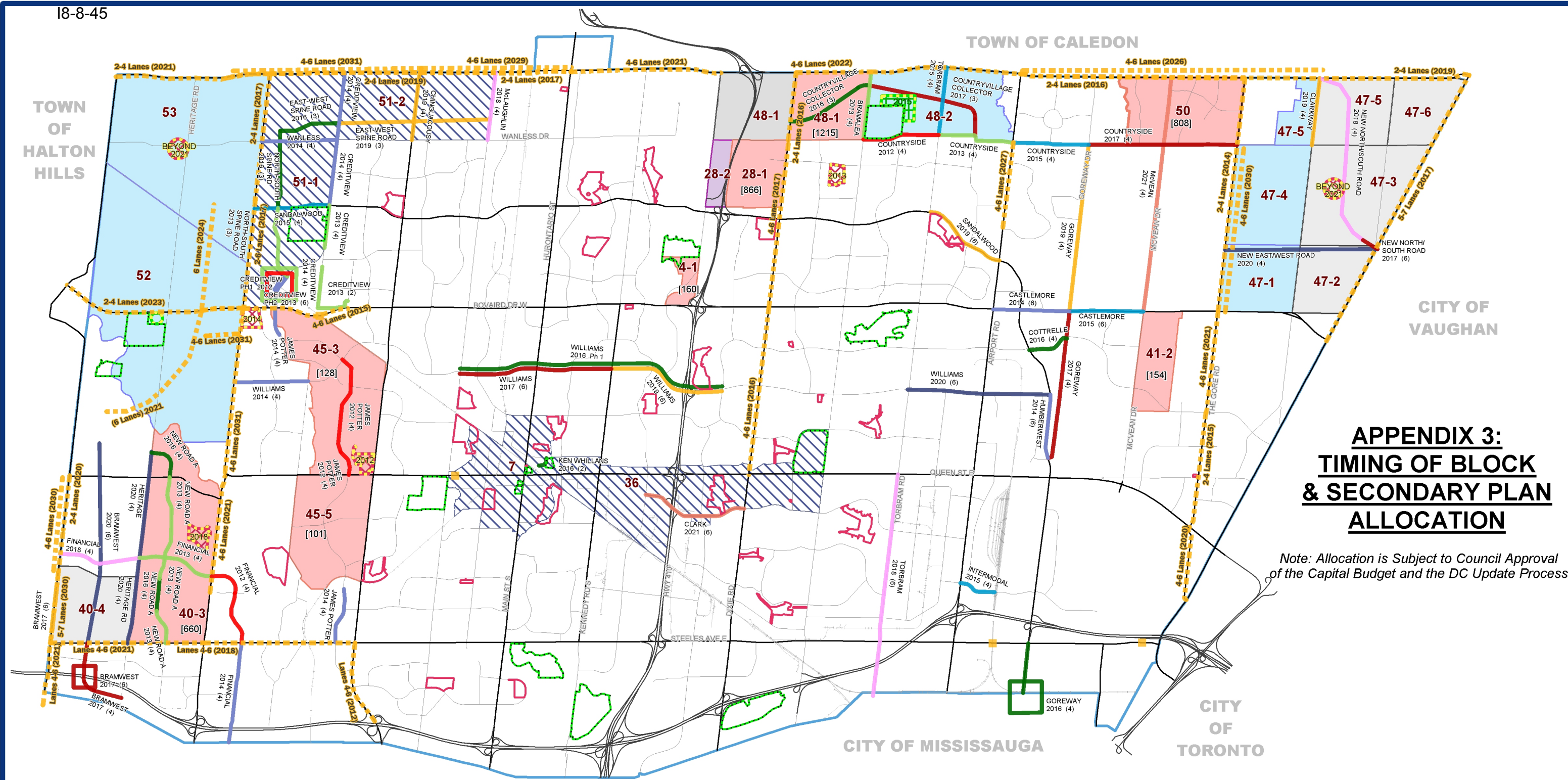
Column 1	Column 2	Column 3	Column 4	Column 5	Columns 6, 7, 8			Column 9	Column 10	Column 11	Columns 12, 13, 14			Column 15	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	Column 22	Column 23	Column 24	Column 25			
SPA	Block Planning Area	City File Number	Development Application #	Applicant	Received December 31, 2011 (totals at time of submission)			Exempt from Allocation	Exempt Applications Approved 2011	2011 Allocation (A = Priority Allocation)	Previously Allocated Applications Approved in 2011			Requests for 2012 Allocation	2007 Allocation Available for Approval in 2012 (A = Priority Allocation)	2008 Allocation Available for Approval in 2012 (A = Priority Allocation)	2009 Allocation Available for Approval in 2012 (A = Priority Allocation)	2010 Allocation Available for Approval in 2012 (A = Priority Allocation)	2011 Allocation Available for Approval in 2012 (A = Priority Allocation)	2012 Recommended Allocation (A = Priority Allocation)	Potential Inventory for 2013 Allocation	Potential Inventory for Post 2013 Allocation	Estimated Block Plan Yield	Growth Management Justification			
					APT	FAM	TTL				# Units Approved	# Units Allocated	Year of Allocation														
48	48-1	C04E16.002	21T-10008B	KLM Planning Partners Inc. - Metrus Development Inc.		1,387	1,387			1,400	A									1,400	A				Block Plan in progress.		
48	48-1	C04E16.003	21t_11006B	KLM Planning Partners Inc. - Neamsby Investments Inc.		417	417														1,215	A	285				
48	48-1	C04E17.003	21T-1105B	KLM Planning Partners Inc. - Patilda Construction Inc., Wolverleigh Construction Ltd. and Kettle Point Investors Inc. c/o Metrus Development Inc.		605	605																				
48	48-1	C04E16.004	21T-12003B	KLM Planning Partners Inc. - Wallsend Development Inc. c/o Metrus		193	193																				
48	48-1 Residual																										
48	48-1 Block Plan Yield																						2,535				
Sub-Total					0	2,602	2,602	0	0	1,400		0	0	0	0	0	0	0	1,400	1,215	285	0	2,535				
48	48-2	C06E16.002		Gagnon & Law Urban Planners Ltd. - BF Land Holdings Ltd.		20	20			20														Received interim allocation for 20 units in December 2011			
48	48-2 Residual																				900						
48	48-2 Block Plan Yield																						2,465				
Sub-Total					0	20	20	0	0	20		0	0	0	0	0	0	0	0	0	900	0	2,465				
SPA 48 Total					0	2,622	2,622	0	0	1,420		0	0	0	0	0	0	1,400	1,215	1,185	0	5,000					
50	50-1/2 Residual									950				808			442		950	808	A			Secondary Plan and Block Plan amendment adopted by Council on November 30, 2011. The amendment has been appealed to the OMB. Landowners group in process of filing motions to dismiss the appeal.			
50	50-1/2 Block Plan Yield																					2,700					
SPA 50 Total					0	0	0	0	0	950		0	0	808	0	0	442	0	950	808		0	0	2,700			
51	51-1	C04W17.002	21T-10011B	Gagnon & Law Urban Planners Ltd. - Paradise Homes Northwest Inc. et al		1,443	1,443	1,443	1,401					Exempt													
51	51-1	C04W16.003	21T-10012B	KLM Planning Partners Inc. - Northwest Brampton Developments Inc. / 137933 Ontario Inc. / Northwest Brampton Investments / Wanless Developments Inc.	380	1,883	2,263	2,263	2,275																		
51	51-1	C04W12.002	21T-10013B	Gagnon & Law Urban Planners Ltd. - Mayfield 200 GP Inc. et al		1,829	1,829	1,829	1,782																		
51	51-1	C04W14.006	21T-10014B	MMM Group Ltd. - Primont Homes (Mount Pleasant I & II) Inc.		1,092	1,092	1,092	583																		
51	51-1	C04W16.002	21T-10015B	Gagnon & Law Urban Planners Ltd. - Amber Fields Inc.		353	353	353	376																		
51	51-1	C04W11.006	21T-10022B	Gagnon & Law Urban Planners Ltd. - Mattamy (Credit River) Ltd.	168		168	168																			
51	51-1 Block Plan Yield																										
Sub-Total					548	6,600	7,148	7,148	6,417	0		0	0	0	0	0	0	0	0		0	0	0	Secondary Plan Area 51 - Exempt from allocation			
51	51-2	C03W16.002	21T-11008B	Gagnon & Law Urban Planners Ltd. - Mattamy Homes Limited		1,105	1,105	1,105						Exempt							Exempt						
51	51-2	C02W17.002	21T-11009B	Glen Schnarr & Associates Inc. - Fanshore Investments Inc.		416	416	416																			
51	51-2	C03W17.002	21T-11010B	Gagnon & Law Urban Planners Ltd. - 1839234 Ontario Inc.		63	63	63																			
51	51-2	C03W17.004	21T-11011B	KLM Planning Partners Inc. - Wanless Development Inc. and 1367933 Ontario		254	254	254																			
51	51-2	C02W16.002	21T-11012B	Armstrong Hunter and Associates - Empire Communities Mount Pleasant		704	704	704																			
51	51-2 Block Plan Yield																										
Sub-Total					0	2,542	2,542	2,542	0	0		0	0		0	0	0	0	0	0						0	0
SPA 51 Total					548	9,142	9,690	9,690	6,417	0		0	0	0	0	0	0	0	0	0	0	0	0				
52		C05W11.004		Glen Schnarr and Associates Inc. - Osmington Inc.	2,000		2,000																2,000	Secondary Plan process initiated.			
52		C05W07.004	21T-10020B	KLM Planning Partners Inc. - Four X Development Inc c/o Metrus		429	429														450		Secondary Plan process initiated.				
SPA 52 Total					2,000	429	2,429	0	0	0		0	0	0	0	0	0	0	0	0	450	2,000	0				
54		C01E03.011		Roger Howard- Eldomar Investments Ltd.	14		14											14		6				Revised application is for 20 units.			
SPA 54 Total					14	0	14	0	0	0		0	0	0	0	0	0	14	0	6	0	0	0				

Column 1	Column 2	Column 3	Column 4	Column 5	Columns 6, 7, 8			Column 9	Column 10	Column 11	Columns 12, 13, 14			Column 15	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	Column 22	Column 23	Column 24	Column 25	
SPA	Block Planning Area	City File Number	Development Application #	Applicant	Received December 31, 2011 (totals at time of submission)			Exempt from Allocation	Exempt Applications Approved 2011	2011 Allocation (A = Priority Allocation)	Previously Allocated Applications Approved in 2011			Requests for 2012 Allocation	2007 Allocation Available for Approval in 2012 (A = Priority Allocation)	2008 Allocation Available for Approval in 2012 (A = Priority Allocation)	2009 Allocation Available for Approval in 2012 (A = Priority Allocation)	2010 Allocation Available for Approval in 2012 (A = Priority Allocation)	2011 Allocation Available for Approval in 2012 (A = Priority Allocation)	2012 Recommended Allocation (A = Priority Allocation)	Potential Inventory for 2013 Allocation	Potential Inventory for Post 2013 Allocation	Estimated Block Plan Yield	Growth Management Justification	
					APT	FAM	TTL				# Units Approved	# Units Allocated	Year of Allocation												
Intensification Allocation										300	345	300	2010							68	300	300		345 units allocated to Block Plan 4-1 in September 2011. 187 units allocated to T02W14.013 in May 2012. Balance of 2010 and 2011 allocations is 68 units.	
												45	2011												
												187	187												2011
GRAND TOTAL					7,724	23,661	31,385	10,868	6,417	5,381	2,584	3,118		3,358	14	0	2,319	1,799	4,505	4,825	3,620	2,300	33,664		
This summary does not include all received applications, only those that have received allocation in 2007 through 2011 and those applications that will be considered for allocation in 2012																									

**Appendix 3:**

**Map – Timing of Block Plan and Secondary Plan Allocation**




























**APPENDIX 3:  
TIMING OF BLOCK  
& SECONDARY PLAN  
ALLOCATION**

Note: Allocation is Subject to Council Approval  
of the Capital Budget and the DC Update Process

**BRAMPTON**  
Flower City  
brampton.ca  
PLANNING, DESIGN & DEVELOPMENT

Drawn By: Ad  
Date: 2012 06 06

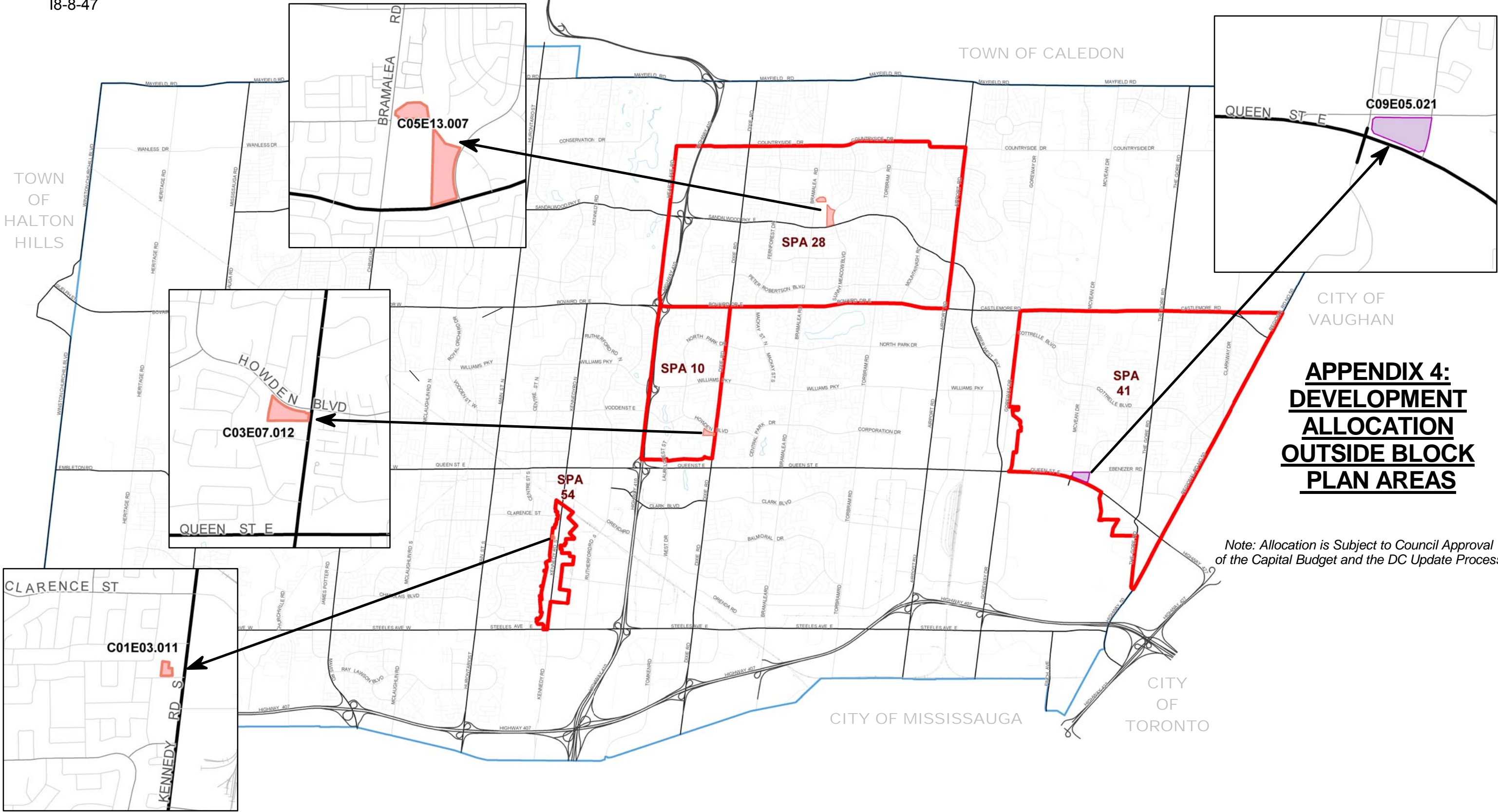
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Kilometers

ALLOCATION TIMING		MAJOR PARKS		2012 BRAMPTON CAPITAL PROGRAM						REGION of PEEL	
	BLOCK PLAN ALLOCATION IN 2012		EXISTING COMMUNITY PARKS	48-2	BLOCK PLAN AREA		2012		2017		NUMBER OF LANES - (FORECASTED FUNDING YEAR)
	POTENTIAL BLOCK PLAN ALLOCATION IN 2013		FUTURE COMMUNITY PARKS	[128]	UNITS		2013		2018		4-6 Lanes (2016)
	BLOCK PLAN ALLOCATION POST-2013		EXISTING CITY PARKS	(2)	PROPOSED NUMBER OF LANES		2014		2019		BRIDGES AND CULVERT IMPROVEMENT PROJECTS
	MOSTLY EMPLOYMENT		FUTURE CITY PARKS	WILLIAMS	CAPITAL PROGRAM STREET NAMES		2015		2020		
	EXEMPT FROM ALLOCATION		BEYOND 2021		GRADE SEPARATIONS		2016		2021		DEVELOPMENT CHARGES ROAD CONSTRUCTION
			TIMING OF PARKS								

**Appendix 4:**

**Map – Development Allocation Outside Block Plan Areas**





**APPENDIX 4:  
DEVELOPMENT  
ALLOCATION  
OUTSIDE BLOCK  
PLAN AREAS**

*Note: Allocation is Subject to Council Approval  
of the Capital Budget and the DC Update Process*



**Legend**



ALLOCATION IN 2012



POTENTIAL ALLOCATION IN 2013



SECONDARY PLAN AREA WITH ALLOCATION



CITY LIMIT

**Appendix 5:**

**Written Submissions from Block Plan Landowner Groups**

**Lakeman, Brian**

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**From:** Joan MacIntyre [JMacIntyre@mgp.ca]  
**Sent:** 2012/02/06 3:07 PM  
**To:** Lakeman, Brian  
**Cc:** Don Given; Given, Janice; Nykyforchyn, Rob  
**Subject:** FW: Statging & Sequencing Report for Riverview Heights BP Area 40-3 (File: C05W05.006)  
**Attachments:** 2012 02 06 PHASING PLAN w Ownership.pdf

Hi Brian

Thanks for speaking with me this afternoon regarding the 2012 allocation for this block. As we discussed, at this time Block 40-3 has 2,700 units of allocation assigned by Brampton over the past few years. Six draft plans of subdivision for lands within Phase 1 and 2 were approved in fall of 2011 with 'prior to' conditions. With 2,700 units, there is almost enough allocation for the participating lands within Phase 1 and 2, however we would like to secure allocation this year for the remaining units within phase 1 and 2 and the lands within Phase 3, which would be in the order of 550 to 660 units of allocation for 2012. In addition, we understand that Mr. Humeniuk, the non-participating landowner in Phase 4 may be joining the developers group in the near future. If that is the case, allocation would be required for that land (approx. 300 units) in the following year. I have attached our Phasing Plan for Block 40-3 for your information. Please let me know if you need a more formal request for allocation for your files.

**Joan MacIntyre, MCIP, RPP**

**MALONE GIVEN PARSONS LTD.**

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada

**Tel.:** 1.905.513.0170 x115 **Fax:** 1.905.513.0177 **Mobile:** 1.416.473.7638 **email:** [jmacintyre@mgp.ca](mailto:jmacintyre@mgp.ca)

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18-8-50



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP  
**GLEN BROLL**, MCIP, RPP  
**COLIN CHUNG**, MCIP, RPP

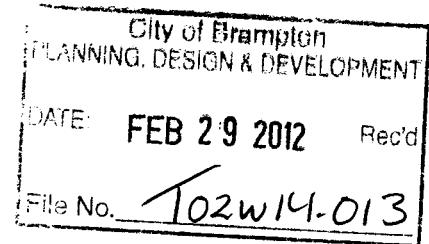
ASSOCIATES:

**CARL BRAWLEY**, MCIP, RPP  
**JEFF R. DUNCAN**, CPT, ACST(A)  
**KAREN BENNETT**, MCIP, RPP

February 23, 2012

Refer To File: 612-001B

Planning, Design, and Development  
City of Brampton  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2



Attention: Mr. Brian Lakeman, Policy Planner III  
Growth Management Section

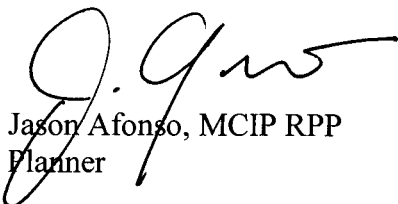
**Re: Request for Allocation**  
**Beach Grove Estates Inc. (Former Metropole Homes Ltd. Lands)**  
**Applications for Official Plan and Zoning By-law Amendment**  
**City File: T02W14.013**  
**North of Highway 407 between Chinguacousy Road and Mavis Road**  
**City of Brampton**

We are writing to you to make a request for development allocation for the above-noted application. The subject lands are located north of Highway 407 between Chinguacousy Road and Mavis Road. The property has a frontage of approximately 57 metres on Chinguacousy Road and an area of approximately 1.01 hectares (2.51 acres).

As you may be aware, the recommendation report for the above-noted application was approved by Council on September 14, 2011 (See enclosed). As per Section 6 of the approved resolutions, it is required that the application receive development allocation for the number of units approved for the site prior to the enactment of the zoning by-law. Based on the maximum density of 185 units per net residential hectare as permitted on site, allocation for 187 units is required.

Therefore, we wish to request development allocation for 187 units in order to assist in attaining enactment of the Zoning By-law Amendment. Please contact the undersigned if you have any questions or require any further information.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

  
Jason Afonso, MCIP RPP  
Planner

c. M. Koeble, Beach Grove Estates Inc.  
P. Snape, Manager of Development Services

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.ca](http://www.gsai.ca)

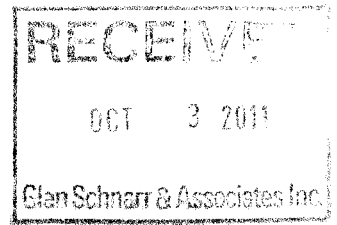


**BRAMPTON**  
Flower City

September 28, 2011

Brian Sutherland  
Glen Schnarr and Associates  
10 Kingsbridge Garden Circle, Suite 700  
Mississauga, ON L5R 3K6

**Corporate Services**  
Council and Administrative Services



612-0013

**Re: Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – Metropole Homes Limited - North of Highway 407 between Chinguacousy Road and Mavis Road – Ward 6 (File T02W14.013)**

The following recommendation of the Planning, Design and Development Committee Meeting of September 7, 2011 was approved by Council on September 14, 2011:

- PDD167-2011
1. That the report from P. Snape, Manager, Development Services, and D. Jenkins, Development Planner, Planning, Design and Development, dated August 18, 2011, to the Planning, Design and Development Committee Meeting of September 7, 2011, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – Metropole Homes Limited - North of Highway 407 between Chinguacousy Road and Mavis Road – Ward 6 (File T02W14.013)** be received; and,
  2. That the application be approved, in principle, with reduced density and building height as recommended, and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law;
  3. That the Official Plan be amended to create a site-specific policy in the Bram West Secondary Plan to:
    - a) permit apartment dwelling and townhouse uses;
    - b) allow a maximum density of approximately 185 units per hectare (75 upa)
    - c) allow a maximum height of 6 storeys
    - d) provide for urban design principles to be consistent with recommended medium-rise housing form and ensure development of the site is, and will be,

con't.../

compatible with other permitted and planned developments in the block; to provide for a mix of apartment and townhouse housing forms if possible; the use of landscaped edges and gardens; accessible sidewalks throughout (including provision for sidewalk connections to abutting lands); the use of landscaped islands, screening of surface parking areas; utilities and loading areas; the provision for outdoor amenity space including the use of terrace and roof top gardens; and the appropriate transition between different uses to minimize overview and enhance privacy.

- e) promote the use of sustainable technologies and concepts of low impact development;
- f) provide for future access to abutting lands to ensure comprehensive development, and
- g) require contribution as required by the applicable cost sharing agreement for the area.

4. That the Zoning By-law be amended to rezone the site from Agricultural (A) to a site-specific "Residential Apartment A(One) (R4A(1)) zone and include provisions generally in accordance with the following:

- a) Permit uses - apartment dwelling and townhouse dwellings;
- b) a maximum building height for an apartment dwelling of 6 storeys and a maximum building height for townhouses of 4 storeys;
- c) a maximum gross floor area of 1.9 times the site area (approximately 19,190 sq m)
- d) a minimum building setback from Mavis Road of 3 m and from Chinguacousy Road of 1.0m;
- e) a minimum building setback of 6m from all other lot lines and a setback increase of 1.5m for the portions apartment dwellings above 4 storeys; and
- f) a minimum outdoor amenity space for townhouses units of 20 sq m.

5. That prior to the enactment of the amending zoning by-law, the applicant shall execute the area cost share agreement (the 407 / Mavis Gateway Community Cost Sharing



Agreement) or make arrangements with respect to the requirements or contributions required by the cost share agreement to the satisfaction of the Commissioner of Planning, Design and Development;

6. That prior to the enactment of the amending zoning by-law, development allocation for the number of units approved for the site shall be granted to the satisfaction of the Commissioner of Planning, Design and Development;
7. That prior to enactment of the amending zoning by-law, the applicant shall enter into a rezoning agreement which shall include the following:
  - a) That the applicant acknowledges that there is no transit service planned on Mavis Road in front of the site south of Ray Lawson Boulevard or the portion of Chinguacousy Road west of Mavis Road and that this fact will be included in all agreements of purchase and sale for residential units on the site until such time when transit service is planned;
  - b) That the applicant acknowledges and agrees to the warning clauses about school accommodation as provided by the School Boards and will include the warning clauses about school accommodation in all agreements of purchase and sale for residential units on the site, to the satisfaction of the School Boards;
  - c) That the applicant acknowledges and agrees to conditions identified by the Region of Peel in the letters dated February 5 and 6, 2009 from the Region of Peel, for noise mitigation measures and warnings, the execution of a Condominium Water Servicing Agreement, and arrangements regarding waste collection; and
  - d) That all supporting studies including an Urban Design Brief, Noise Study and a Functional Servicing and Stormwater Management Report shall be submitted to reflect a revised proposal consistent with the recommendations of this report and be approved prior to site plan approval.

8. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council decision.

Yours truly,



Chandra Urquhart  
Legislative Coordinator  
City Clerk's Office  
Tel: 905-874-2116 Fax: 905-874-2119  
e-mail: [chandra.urquhart@brampton.ca](mailto:chandra.urquhart@brampton.ca)

(PDD/F3)

cc: Regional Councillor P. Palleschi  
City Councillor J. Hutton  
J. Corbett, Commissioner, Planning, Design and Development  
D. Kraszewski, Director, Planning and Land Development Services  
P. Snape, Manager, Planning, Design and Development  
D. Jenkins, Development Planner, Planning, Design and Development  
B. Mallon, Coordinator, Land Development, Corporate Services  
Saeed Kanser, Metropole Homes Ltd., 45 Castle Frank Road, Toronto M4W 2Z5  
Terry Almeida, 15 Derby Road, Brampton, L6Y 4N4  
Bhupinder Singh, 10 Dino Court, Brampton, L6Y 4X6  
Harvinder Singh, 11 Dino Court, Brampton, L6Y 4X6  
Sandra Linardi, C/O Lino & Aurora Moro, 7619 Chinguacousy Road,  
Brampton L6Y 0J1

**Lakeman, Brian**

---

**From:** Lakeman, Brian  
**Sent:** 2012/05/02 2:12 PM  
**To:** Snape, Paul  
**Cc:** Given, Janice  
**Subject:** Allocation for City File #T02W14.013  
**Attachments:** Intensification Allocation - T02W14.013 (Beach Grove Estates - former Metrople Homes Lands).pdf

Paul,

As set out in the attached memo, 187 units of allocation have been granted for the Beach Groves Estates Inc. (former Metropole Homes Ltd. Lands) application, City File #T02W14.013. The allocation has been taken from the City-wide reserve of intensification allocation units.

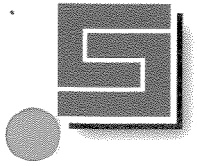
Please inform Jason Afonso of Glen Schnarr & Associates that allocation has been granted for this application.

Brian

**Brian Lakeman, MCIP, RPP**

Growth Management Policy Planner III  
City of Brampton | Planning, Design and Development  
Tel: 905-874-3480  
Email: [brian.lakeman@brampton.ca](mailto:brian.lakeman@brampton.ca)

18-8-56



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR, MCIP, RPP**

**GLEN BROLL, MCIP, RPP**

**COLIN CHUNG, MCIP, RPP**

ASSOCIATES:

**CARL BRAWLEY, MCIP, RPP**

**JEFF R. DUNCAN, CPT, ACST(A)**

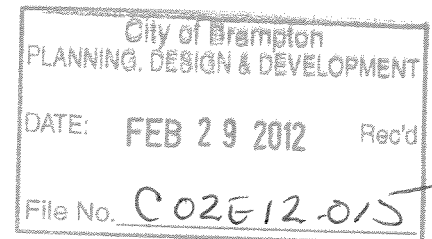
**KAREN BENNETT, MCIP, RPP**

February 23, 2012

Refer To File: 644-001

Planning, Design, and Development  
City of Brampton  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2

Attention: Mr. Brian Lakeman, Policy Planner III  
Growth Management Section



**Re: Request for Allocation  
Lindvest Properties (Heart Lake) Limited  
Applications to Amend the Official Plan and Zoning By-law  
City File: C02E12.015  
Part of the East Half of Lots 12, Concession 2 EHS  
City of Brampton**

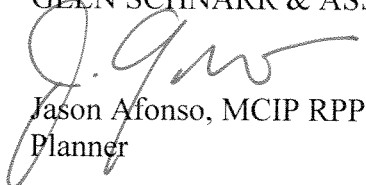
We are writing to you to make a request for development allocation for the above-noted application. The subject lands are located on the west side of Heart Lake Road, north of Bovaird Drive and south of Sandalwood Parkway. The property has a frontage of approximately 85 metres on Heart Lake Road and an area of approximately 2.73 hectares (6.75 acres).

As you may be aware, the proposed amendments to the Official Plan and Zoning By-law in relation to the above-noted application have been recently approved through an OMB Decision dated October 24, 2011 under files PL101386 and PL101387 (see enclosed). As per the approved Zoning By-law (Attachment "2" in the OMB Decision), a maximum of 500 units are permitted on the subject property. As such, we wish to request servicing allocation for 500 units for the subject lands. We are currently in the process of finalizing a detailed design for submission of a Site Plan Approval Application.

Please contact the undersigned if you have any questions or require any further information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

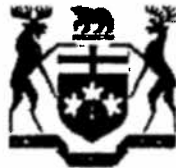
  
Jason Afonso, MCIP RPP  
Planner

- c. F. Palombi, HR Developments  
R. Hahn, HR Developments  
P. Snape, Development Planner

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.ca](http://www.gsai.ca)

<p>ISSUE DATE:</p>
--------------------

<p>October 24, 2011</p>
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Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL101386

PL100558

PL101084

PL110877

Linvest Properties (Heart Lake) Limited has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Brampton to redesignate lands municipally known as 10302 Heart Lake Road and legally described as Part of Lot 12 Concession 2, E.H.S. in the former geographic Township of Chinguacousy, now the City of Brampton, from "Residential" and "Open Space" and "Special Land Use Policy Area 8- (The Brampton Esker SPA8)" in the primary Official Plan (designated "Agriculture" under Secondary Plan policies) to "High Density Residential" in order to permit the development of four residential buildings containing 846 units with heights ranging from 11-15 storeys, subject to site-specific development policies

Approval Authority File No. C02E12.015

OMB Case No. PL101386

OMB File No. PL101386

Linvest Properties (Heart Lake) Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands municipally known as 10302 Heart Lake Road and legally described as Part of Lot 12 Concession 2, E.H.S. in the former geographic Township of Chinguacousy, now the City of Brampton from Agricultural (A) to Residential Apartment A-Section AAA (R4A-Section AAA) subject to site-specific development policies, to permit the development of four residential buildings containing a total of 846 dwelling units and ranging between 11 -15 storeys in height,

OMB Case No. PL101386

OMB File No. PL101387

Andrin (Heart Lake) Properties Limited has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Brampton to redesignate lands at Part of East Half of Lot 11, Concession 2, E.H.S. from "Residential" and "Special Policy Area 8 – (Brampton Esker SPA8)" to "Medium Density Residential" to permit the development of 133 townhouse dwelling units

Approval Authority File No. C02E11.020

OMB Case No. PL100558

OMB File No. PL100558

Andrin (Heart Lake) Properties Limited has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands respecting lands at Part of East Half of Lot 11, Concession 2, E.H.S. from Agricultural (A) to Residential Townhouses B – Section AAA (R3B-- Section AAA) and Rear Lane Townhouses B – Section BBB (R3B – Section BBB) to permit the development of 133 townhouse dwelling units

OMB Case No. PL100558

OMB File No. PL100638

2077060 Ontario Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Brampton to redesignate land described as Part o East Half of Lot 12, Concession 2, E.H.S. in the former geographic Township of Chinguacousy, now the City of Brampton, from "Residential" and "Special Policy Area 8 – (Brampton Esker SPA8) to Medium and High Density Residential purposes and to provide specific policies for the development of the subject land.

Approval Authority File No. C02E12.014

OMB Case No. PL101084

OMB File No. PL101084

2077060 Ontario Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004 of the City of Brampton to rezone lands described as Part of East Half of Lot 12, Concession 2, E.H.S. in the former geographic Township of Chinguacousy, now the City of Brampton, from Agriculture to Residential to permit the development of townhouses, semi-detached and apartment dwelling units.

OMB File No. PL101084

OMB File No PL101085

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Sandringham/Wellington Community Management Inc.
Subject:	Proposed Official Plan Amendment No. 2006-058
Municipality:	City of Brampton
OMB Case No.:	PL110877
OMB File No.:	PL110877

#### APPEARANCES:

<u>Parties</u>	<u>Counsel/Agent*</u>
City of Brampton	Brian Duxbury
Andrin (Heart Lake) Properties Limited	Ronald Webb
2077060 Ontario Inc. (Saberwood Homes)	Joel Farber
Lindvest Properties (Heart Lake) Limited	Calvin Lantz
Sandringham/Wellington Community Management Inc.	Caterina Facciolo
Region of Peel	Robert MacIver
Jordon Enterprises	David Jordon*

**DECISION DELIVERED BY J. de P. SEABORN AND ORDER OF THE BOARD**

**Introduction**

The matters before the Board included appeals of Official Plan 2006-058 (OPA 58) and proposed zoning by-law amendments to facilitate development in the Heart Lake area of the City of Brampton (City). At the commencement of the hearing the parties advised that the appeals pursuant to subsection 22(7) and subsection 34(11) of the *Planning Act* (Act) were settled. Specifically, the appeals of OPA 58 were withdrawn and the wording of the proposed zoning by-law amendments was resolved. With respect to the referral by Andrin (Heart Lake) Properties Limited (Andrin) of its site plan, the request was that the matter be adjourned to permit the parties an opportunity to settle the details.

**Evidence**

Mr. Snape, Manager of Planning and Development Services at the City and a qualified land use planner testified in support of the agreement reached between the parties and recommended approval of the planning instruments under appeal and adjournment of the site plan referred by Andrin.

Briefly, Mr. Snape testified that under Schedule A - General Land Use Designations, the Heart Lake Block Plan Area 4-1 is designated residential. White Spruce Park is to the north and the lands to which the appeals apply are on the west side of Heart Lake Road, east of Kennedy Road and north of Bovaird Drive. Highway 410, now extended, is to the east of Heart Lake Road. OPA 58 was adopted to create land use designations and associated policies in the Heart Lake East Secondary Plan for the Heart Lake Area 4-1 Block Plan, and to create the implementing block plan policies in the City's Official Plan. The residential land use designations necessary to permit Andrin, Lindvest Properties (Heart Lake) Limited (Lindvest), and 2077060 Ontario Inc. (Saberwood) to develop their respective lands are now contained in the policies set out in OPA 58. Accordingly, all appeals of OPA 58 are withdrawn.

The zoning by-law amendments before the Board are particular to each of Andrin, Lindvest and Saberwood and permit various forms of residential development. In Mr. Snape's view, each proposed by-law amendment implements the land use designations contained in OPA 58 and represents good planning. Mr. Snape explained that it is the request of all parties that the Board's order should be withheld in respect of the zoning by-law amendments as there are a number of studies that must be completed and approved by the City. Once this occurs, the Board's order in respect of the by-law amendments can issue.

With respect to Sandringham/Wellington Community Management Inc. (the Trustee), Counsel advised (confirmed in Exhibits 6(a), (b) and (c)) that the issues as between it and Andrin, Lindvest and Saberwood have been resolved. The issues between the parties relate to the Dixie Bovaird (DB) Stormwater Management Pond and appropriate cost sharing arrangements. Ms. Facciolo advised that private agreements have been entered into and accordingly, the Trustee's appeal of OPA 58 as it applies to the lands west of Heart Lake Road was withdrawn prior to the hearing by letter dated September 21, 2011. The Trustee's appeal (PL110877) regarding the lands east of Heart Lake Road remains active and is not addressed in the context of this settlement.

### **Decision and Order**

The appeals in respect of OPA 58 are withdrawn by Andrin, Lindvest and Saberwood. The appeal in respect of OPA 58 for lands west of Heart Lake Road was withdrawn by Sandringham, as set out in correspondence to the Board dated September 21, 2011 (Exhibits 6(a), (b) and (c)). Sandringham maintains its appeal as it relates to lands east of Heart Lake Road.

With respect to the zoning by-law appeals, the Board makes the following orders at the request of the parties:

1. The Board orders that the appeal of Andrin is allowed, and By-law 270-2004 is amended in the manner set out in Attachment "1" to this Order.
2. The Board orders that the appeal of Lindvest is allowed, and By-law 270-2004 is amended in the manner set out in Attachment "2" to this Order.



3. The Board orders that the appeal of Saberwood is allowed, and By-law 270-2004 is amended in the manner set out in Attachment "3" to this Order.
4. The Board authorizes the municipal clerk to assign numbers to each by-law for record keeping purposes.
5. Andrin's site plan referral under s. 41(12) of the *Act* is adjourned sine die to permit the parties an opportunity to resolve and settle the details. Counsel shall advise the Board planner within six (6) months of the date of this decision as to the status of Andrin's site plan referral.

At the request of Counsel, the Board's Order is withheld.

"J. de P. Seaborn"

J. de P. SEABORN  
VICE CHAIR

Andrin Zoning By-law  
City file: C02E11.020  
OMB file: PL100638

## ATTACHMENT "1"

To amend By-law 270-2004, as amended

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL STREET TOWNHOUSE B - SECTION 2189 (R3B-2189), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2190 (R3B-2190) and RESIDENTIAL STREET TOWNHOUSE B - SECTION 2191 (R3B-2191)

(2) by adding thereto the following section:

**\*2189** The lands designated R3B - SECTION 2189 on Schedule A to this by-law;

**2189.1** Shall only be used for:

- (1) a street townhouse dwelling
- (2) purposes accessory to the permitted use

**2189.2** Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 120 square metres

(2) Minimum Lot Width:

Interior Lot - 5.3 metres  
Corner Lot - 7.3 metres

(3) Minimum Lot Depth: 23 metres

(4) Minimum Front Yard Depth:

- a) 4.5 metres
- b) 6.0 metres to the front of a garage door
- c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- d) 3.5 metres to the bay/box/bow window with or without foundation

(5) Minimum Exterior Side Yard Width: 2.0 metres

(6) Minimum Rear Yard Depth: 7.0 metres

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres
- b) 0.0 metres between common shared wall

(8) Maximum Building Height: 12.5 metres

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

(10) The following shall apply to garages:

- a) The maximum permitted cumulative garage door width is:
  - i) 2.5 metres on a dwelling unit less than 6.0 metres in width
  - ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit.

(11) Maximum Lot Coverage: No requirement"

"2190 The lands designated R3B -- SECTION 2190 on Schedule A to this by-law;

2190.1 Shall only be used for:

- (1) a townhouse dwelling having frontage on a private lane
- (2) purposes accessory to the permitted use

2190.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 120 square metres
- (2) Minimum Lot Width:
  - a) Interior Lot -- 5.3 metres
  - b) Corner Lot -- 7.3 metres
- (3) Minimum Lot Depth: 23.0 metres
- (4) Minimum Front Yard Depth:
  - a) 4.5 metres
  - b) 6.0 metres to the front of a garage door
  - c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
  - d) 3.5 metres to the bay/bow/bow window with or without foundation

## (5) Minimum Exterior Side Yard Width:

- a) 2.0 metres
- b) 1.0 metre to a porch with or without foundation or cold cellar
- c) 0.5 metres to a parking space

## (6) Minimum Rear Yard Depth: 7.0 metres

## (7) Minimum Interior Side Yard Width:

- a) 1.2 metres
- b) 0.0 metres between common shared wall

## (8) Maximum Building Height: 14.0 metres

## (9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

## (10) The following shall apply to garages:

## a) The maximum permitted cumulative garage door width is:

- i) 2.5 metres on a dwelling unit less than 6.0 metres in width
- ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width

## b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

## (11) Maximum Lot Coverage: No requirement

## (12) Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 670 square metres

## (13) Minimum number of visitor parking spaces:

19 spaces within the lands zoned R3B-2190, exclusive of the lands of the dwelling unit lots

## (14) For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane."

\*2191 The lands designated R3B - SECTION 2191 on Schedule A to this by-law;

## 2191.1 Shall only be used for:

- (1) a rear lane townhouse dwelling
- (2) purposes accessory to the permitted use

## 2191.2 Shall be subject to the following requirements and restrictions:

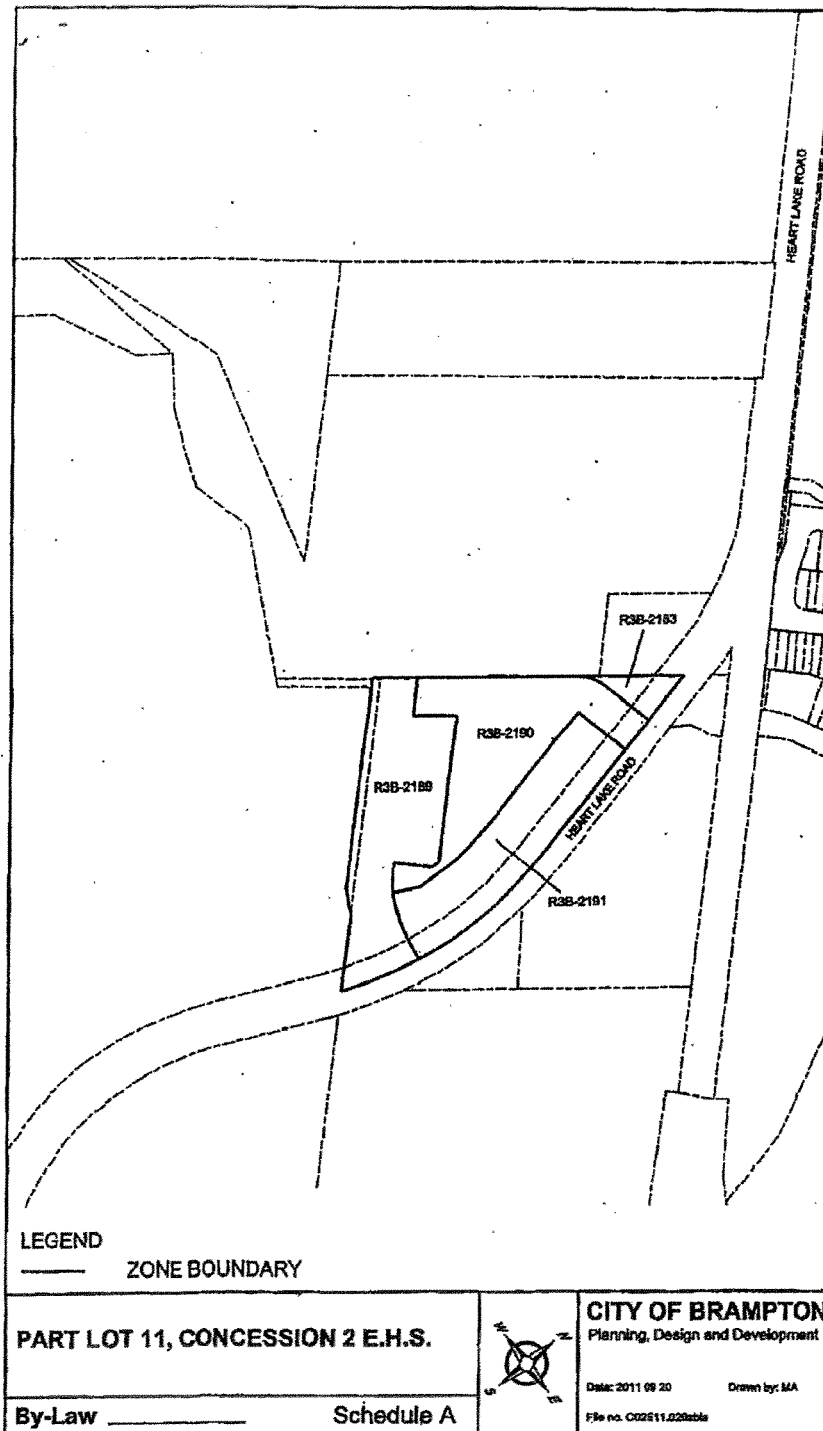
## (1) Minimum Lot Area:

- a) Interior Lot - 105 square metres
- b) Corner Lot - 145 square metres

- (2) Minimum Lot Width:
  - a) Interior Lot - 4.8 metres
  - b) Corner Lot - 6.8 metres
- (3) Minimum Lot Depth: 22.0 metres
- (4) Minimum Front Yard Depth:
  - a) 3.65 metres
  - b) 2.0 metres to the porch with or without foundation or cold cellar
  - c) 3.0 metres to a balcony
  - d) 3.0 metres to the bay/box/bow window with or without foundation
- (5) Minimum Exterior Side Yard Width:
  - a) 2.0 metres
  - b) 1.0 metre to a porch without foundation or cold cellar
- (6) Minimum Rear Yard Depth:
  - a) 4.6 metres
  - b) 6.0 metres to the front of a garage door
  - c) 3.0 metres to the porch with or without foundation or cold cellar
  - d) 3.0 metres to a balcony or terrace
  - e) 3.0 metres to the bay/box/bow window with or without foundation
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres
  - b) 0.0 metres between common shared wall
- (8) Maximum Building Height: 13.0 metres
- (9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- (10) Maximum Garage Door Width: 3.7 metres
- (11) Maximum Lot coverage: No requirement
- (12) No more than 9 dwelling units shall be attached
- (13) Visitor Parking: No requirement
- (14) Minimum Rear Yard Balcony or Terrace Space:

7.5 square metres
- (15) For the purposes of this section the front lot line shall be the lot line abutting Heart Lake Road.
- (16) For the purpose of this section, the rear and flankage lot lines shall be the curb line of the private lane."



## ATTACHMENT "2"

Lindvest Zoning By-law  
City file: C02E12.015  
OMB file: P1101387

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended

1. By-law 270-2004, as amended, is hereby further amended:

1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(3) – SECTION 2192 (R4A(3) – 2192)

2) by adding thereto, the following section:

"2192 The lands designated R4A(3) – Section 2192 on Schedule A to this by-law;

2192.1 shall only be used for the following purposes:

- a) a street townhouse dwelling
- b) a townhouse dwelling
- c) a stacked townhouse dwelling
- d) an apartment dwelling
- e) purposes accessory to the other permitted purposes

2192.2 Shall be subject to the following requirements and restrictions:

- i) for a street townhouse dwelling:
  - a. minimum lot area: 125 square metres per dwelling unit
  - b. Minimum lot depth: 23.5 metres
  - c. minimum dwelling unit width: 5.4 metres
  - d. minimum rear yard depth: 7.0 metres

- e. shall also be subject to the requirements and restrictions of the R3E-23.4 zone and all the general provisions of this by-law, which are not in conflict with those in section 2192.21.

ii) for a townhouse dwelling:

- a. minimum lot area: 125 square metres per dwelling unit
- b. minimum lot width: Interior Lot: 5.4 metres  
Corner Lot: 6.4 metres
- c. minimum rear yard setback for a principle building:  
The rear wall of a dwelling unit shall be 6 metres to a lot line in the same zoning category, 1.2 metres to a common amenity area, and 7.0 metres in all other situations.
- d. shall also be subject to the requirements and restrictions of the R3C zone and all the general provisions of this by-law, which are not in conflict with those in section 2192.21.

iii) for a stacked townhouse dwelling:

- a. for the purpose of this zone, a stacked townhouse shall be defined as a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule.
- b. minimum lot area: 65 square metres per dwelling unit
- c. minimum lot width: Interior Lot: 5.4 metres  
Corner Lot: 6.4 metres
- d. minimum rear yard setback for a principle building:  
The rear wall of a dwelling unit shall be 6 metres to a lot line in the same zoning category, 1.2 metres to a common amenity area, and 7.0 metres in all other situations.
- e. Maximum building height: 4 storeys
- f. Minimum Landscaped Open Space: 30%
- g. shall also be subject to the requirements and restrictions of the R3C zone and all the general provisions of this by-law, which are not in conflict with those in section 2192.21.

iv) for an apartment dwelling:

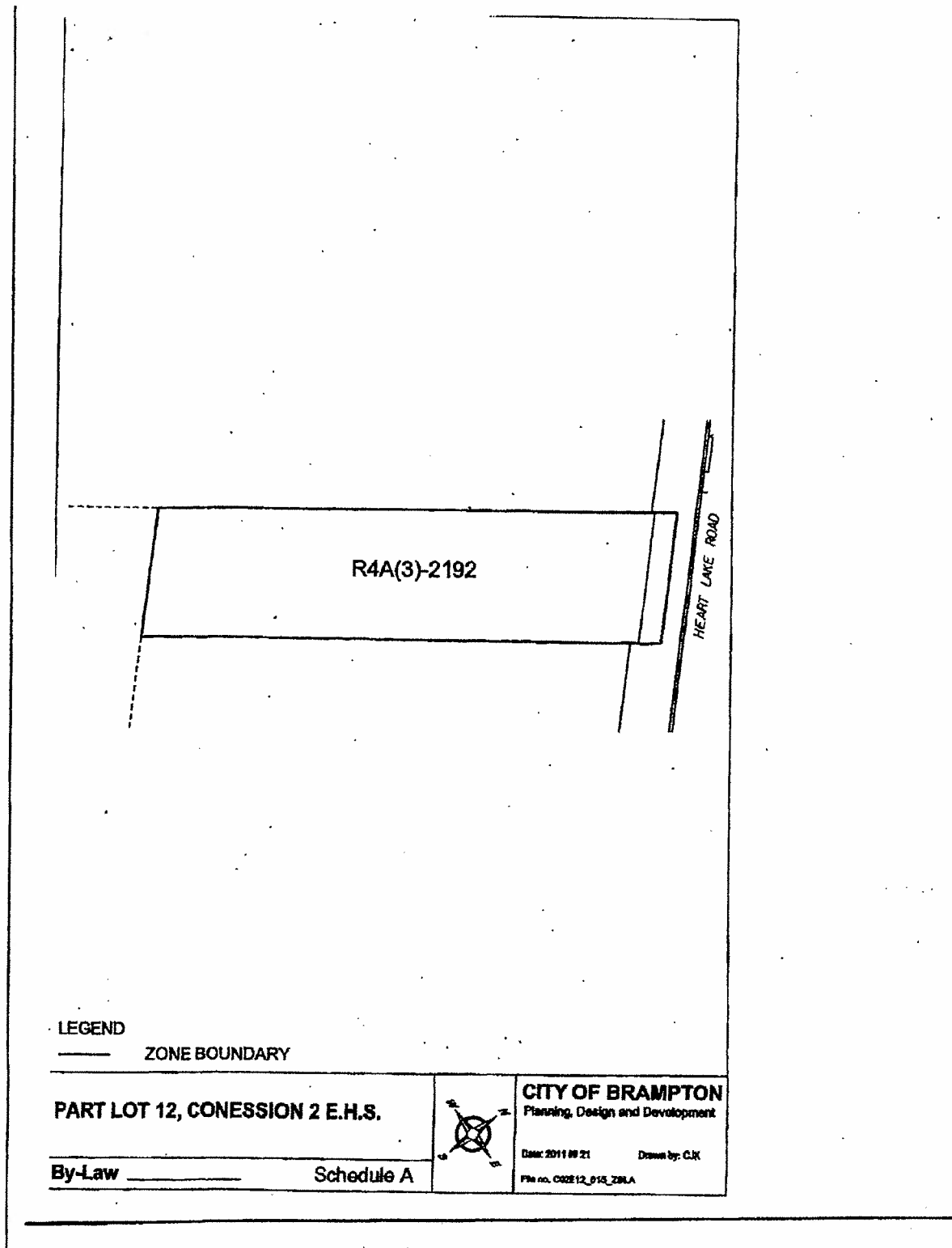
- a. Minimum Front Yard Depth of 1.25 m
- b. Minimum Side Yard Width of 6.0 m;



- c. Minimum Rear Yard Depth of 7.5 m;
- d. Maximum Building Height of 6 storeys;
- e. Maximum Lot Coverage of 35%;
- f. Minimum Landscaped Open Space of 35%;
- g. shall also be subject to the requirements and restrictions of the R4A(3) zone and all the general provisions of this by-law, which are not in conflict with those in section 2192.2iv

2192.3 The following requirements and restrictions shall apply to all permitted uses:

- a) Maximum Floor Space Index: 2.0
- b) Maximum number of units: 500"



## ATTACHMENT "3"

Saberwood By-law  
City File: C02E12.014  
OMB File: PL101085

To amend By-law 270-2004, as amended

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL STREET TOWNHOUSE B - SECTION 2183 (R3B-2183), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2184 (R3B-2184), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2185 (R3B-2185), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2186 (R3B-2186), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2187 (R3B-2187), RESIDENTIAL STREET TOWNHOUSE B - SECTION 2188 (R3B-2188) and OPEN SPACE (OS)

(2) by adding thereto the following sections:

\*2183 The lands designated R3B - SECTION 2183 on Schedule A to this by-law;

2183.1 Shall only be used for:

- (1) a street townhouse dwelling
- (2) purposes accessory to the permitted use

2183.2 Shall be subject to the following requirements and restrictions:

(1). Minimum Lot Area:

- a) Interior Lot - 110 square metres

- b) Corner Lot- 150 square metres
- (2) Minimum Lot Width:
  - a) Interior Lot - 5.3 metres
  - b) Corner Lot - 7.3 metres
- (3) Minimum Lot Depth: 22.0 metres
- (4) Minimum Front Yard Depth:
  - a) 4.5 metres
  - b) 6.0 metres to the front of a garage door
  - c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
  - d) 3.5 metres to the bay/box/bow window with or without foundation
- (5) Minimum Exterior Side Yard Width:
  - a) 2.0 metres
  - b) 1.0 metre to a porch with or without foundation or cold cellar
- (6) Minimum Rear Yard Depth:
  - a) 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
  - b) A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres
  - b) 0.0 metres between common shared wall
- (8) Maximum Building Height: 14.0 metres
- (9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.
- (10) The following shall apply to garages:
  - a) The maximum permitted cumulative garage door width is:
    - i) 2.5 metres on a dwelling unit less than 6.0 metres in width
    - ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
  - b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit
- (11) Maximum Lot Coverage: No requirement

"2184 The lands designated R3B – SECTION 2184 on Schedule A to this by-law;

2184.1 Shall only be used for:

- (1) a townhouse dwelling having frontage on a private lane
- (2) purposes accessory to the permitted use

2184.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 110 square metres
- b) Corner Lot - 150 square metres

(2) Minimum Lot Width:

- a) Interior Lot - 5.3 metres
- b) Corner Lot - 7.3 metres

(3) Minimum Lot Depth: 22.0 metres

(4) Minimum Front Yard Depth:

- a) 4.5 metres
- b) 6.0 metres to the front of a garage door
- c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- d) 3.5 metres to the bay/box/bow window with or without foundation

(5) Minimum Exterior Side Yard Width:

- a) 2.0 metres
- b) 1.0 metre to a porch with or without foundation or cold cellar
- c) 0.5 metres to a parking space

(6) Minimum Rear Yard Depth:

- a) 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- b) A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres
- b) 0.0 metres between common shared wall

(8) Maximum Building Height: 14.0 metres

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

(10) The following shall apply to garages:

a) The maximum permitted cumulative garage door width is:

- i) 2.5 metres on a dwelling unit less than 6.0 metres in width
- ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

(11) Maximum Lot Coverage: No requirement

(12) Minimum outdoor private open space area exclusive of open space areas on dwelling unit lots: 700 square metres

(13) Minimum number of visitor parking spaces:

40 spaces within the lands zoned R3B-2184, exclusive of the lands of the dwelling unit lots

(14) For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane."

\*2185 The lands designated R3B — SECTION 2185 on Schedule A to this by-law;

2185.1 Shall only be used for:

- (1) a townhouse dwelling having frontage on a private lane
- (2) purposes accessory to the permitted use

2185.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 110 square metres
- b) Corner Lot - 150 square metres

(2) Minimum Lot Width:

- a) Interior Lot - 5.3 metres
- b) Corner Lot - 7.3 metres

(3) Minimum Lot Depth: 22.0 metres

(4) Minimum Front Yard Depth:

- a) 4.5 metres
- b) 6.0 metres to the front of a garage door
- c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- d) 3.5 metres to the bay/bow window with or without foundation

(5) Minimum Exterior Side Yard Width:

- a) 2.0 metres
- b) 1.0 metre to a porch with or without foundation or cold cellar

c) 0.5 metres to a parking space

(6) Minimum Rear Yard Depth:

- a) 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- b) A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

(7) Minimum Interior Side Yard Width:

- a) 1.2 metres
- b) 0.0 metres between common shared wall

(8) Maximum Building Height: 14.0 metres

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

(10) The following shall apply to garages:

- a) The maximum permitted cumulative garage door width is:
  - i) 2.5 metres on a dwelling unit less than 6.0 metres in width
  - ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

(11) Maximum Lot Coverage: No requirement

(12) Minimum number of visitor parking spaces:

19 spaces within the lands zoned R3B-2185, exclusive of the lands of the dwelling unit lots

(13) For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane."

\*2186 The lands designated R3B - SECTION 2186 on Schedule A to this by-law;

2186.1 Shall only be used for:

- (1) a townhouse dwelling having frontage on a private lane
- (2) purposes accessory to the permitted use

2186.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 110 square metres
- b) Corner Lot - 150 square metres

## (2) Minimum Lot Width:

- a) Interior Lot - 6.3 metres
- b) Corner Lot - 7.3 metres

## (3) Minimum Lot Depth: 22.0 metres

## (4) Minimum Front Yard Depth:

- a) 4.5 metres
- b) 6.0 metres to the front of a garage door
- c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
- d) 3.5 metres to the bay/box/bow window with or without foundation

## (5) Minimum Exterior Side Yard Width:

- a) 2.0 metres
- b) 1.0 metre to a porch with or without foundation or cold cellar
- c) 0.5 metres to a parking space

## (6) Minimum Rear Yard Depth:

- a) 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
- b) A bay/box/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.

## (7) Minimum Interior Side Yard Width:

- a) 1.2 metres, which may be reduced to 0.8 metres to a porch with or without a foundation or cold cellar.
- b) 0.0 metres between common shared wall

## (8) Maximum Building Height: 14.0 metres

## (9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

## (10) The following shall apply to garages:

- a) The maximum permitted cumulative garage door width is:
  - i) 2.5 metres on a dwelling unit less than 6.0 metres in width
  - ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.
- b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

## (11) Visitor Parking: No requirement



- (12) Maximum Lot Coverage: No requirement
- (13) For the purpose of this section, the private lane is treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb line of the private lane."

"2187 The lands designated R3B - SECTION 2187 on Schedule A to this by-law;

2187.1 Shall only be used for:

- (1) a street townhouse dwelling
- (2) a street townhouse dwelling used for display purposes or a model home, including a sales office, for a period not exceeding 5 years from the date of enactment (or Ontario Municipal Board approval) of this by-law
- (3) purposes accessory the permitted uses

2187.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:
  - a) Interior Lot - 110 square metres
  - b) Corner Lot - 150 square metres
- (2) Minimum Lot Width:
  - a) Interior Lot - 5.3 metres
  - b) Corner Lot - 7.3 metres
- (3) Minimum Lot Depth: 22.0 metres
- (4) Minimum Front Yard Depth:
  - a) 4.5 metres
  - b) 6.0 metres to the front of a garage door
  - c) 2.0 metres to a porch, or porch with balcony, with or without foundation or cold cellar
  - d) 3.5 metres to the bay/bow window with or without foundation
- (5) Minimum Exterior Side Yard Width:
  - a) 2.0 metres
  - b) 1.0 metre to a porch with or without foundation or cold cellar
- (6) Minimum Rear Yard Depth:
  - a) 6.0 metres, which may be reduced to 5m for a portion of the rear wall not exceeding 55 percent of the width of the dwelling unit
  - b) 3.75 metres only for the westerly most dwelling unit within this zone
  - c) A bay/bow/bow window shall not encroach into the rear yard beyond the minimum rear yard depth.
- (7) Minimum Interior Side Yard Width:
  - a) 1.2 metres
  - b) 0.0 metres between common shared wall

(8) Maximum Building Height: 14.0 metres

(9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

(10) The following shall apply to garages:

a) The maximum permitted cumulative garage door width is:

- i) 2.5 metres on a dwelling unit less than 6.0 metres in width
- ii) 5.0 metres on a dwelling unit equal to or greater than 6.0 metres in width provided the lot width is no less than 7.3 metres in width.

b) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of the dwelling unit

(11) Maximum Lot coverage: No requirement

\*2188 The lands designated R3B - SECTION 2188 on Schedule A to this by-law;

2188.1 Shall only be used for:

- (1) a rear lane townhouse dwelling
- (2) purposes accessory to the permitted use

2188.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

- a) Interior Lot - 105 square metres
- b) Corner Lot - 145 square metres

(2) Minimum Lot Width:

- a) Interior Lot - 4.8 metres
- b) Corner Lot - 6.8 metres

(3) Minimum Lot Depth: 22.0 metres

(4) Minimum Front Yard Depth:

- a) 3.65 metres
- b) 2.0 metres to the porch or balcony with or without foundation or cold cellar
- c) 3.0 metres to the bay/box/bow window with or without foundation

(5) Minimum Exterior Side Yard Width:

- a) 2.0 metres
- b) 1.0 metre to a porch without foundation or cold cellar
- c) 0.5 metres to a parking space

## (6) Minimum Rear Yard Depth:

- a) 4.5 metres
- b) 6.0 metres to the front of a garage door
- c) 3.0 metres to the porch with or without foundation or cold cellar
- d) 3.0 metres to a balcony or terrace
- e) 3.0 metres to the bay/bow/bow window with or without foundation

## (7) Minimum Interior Side Yard Width:

- a) 1.2 metres
- b) 0.0 metres between common shared wall

## (8) Maximum Building Height: 15.0 metres

## (9) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and the permitted driveway shall consist of landscaped open space.

## (10) Maximum Garage Door Width: 3.7 metres

## (11) Maximum Lot coverage: No requirement

## (12) Visitor Parking: No requirement

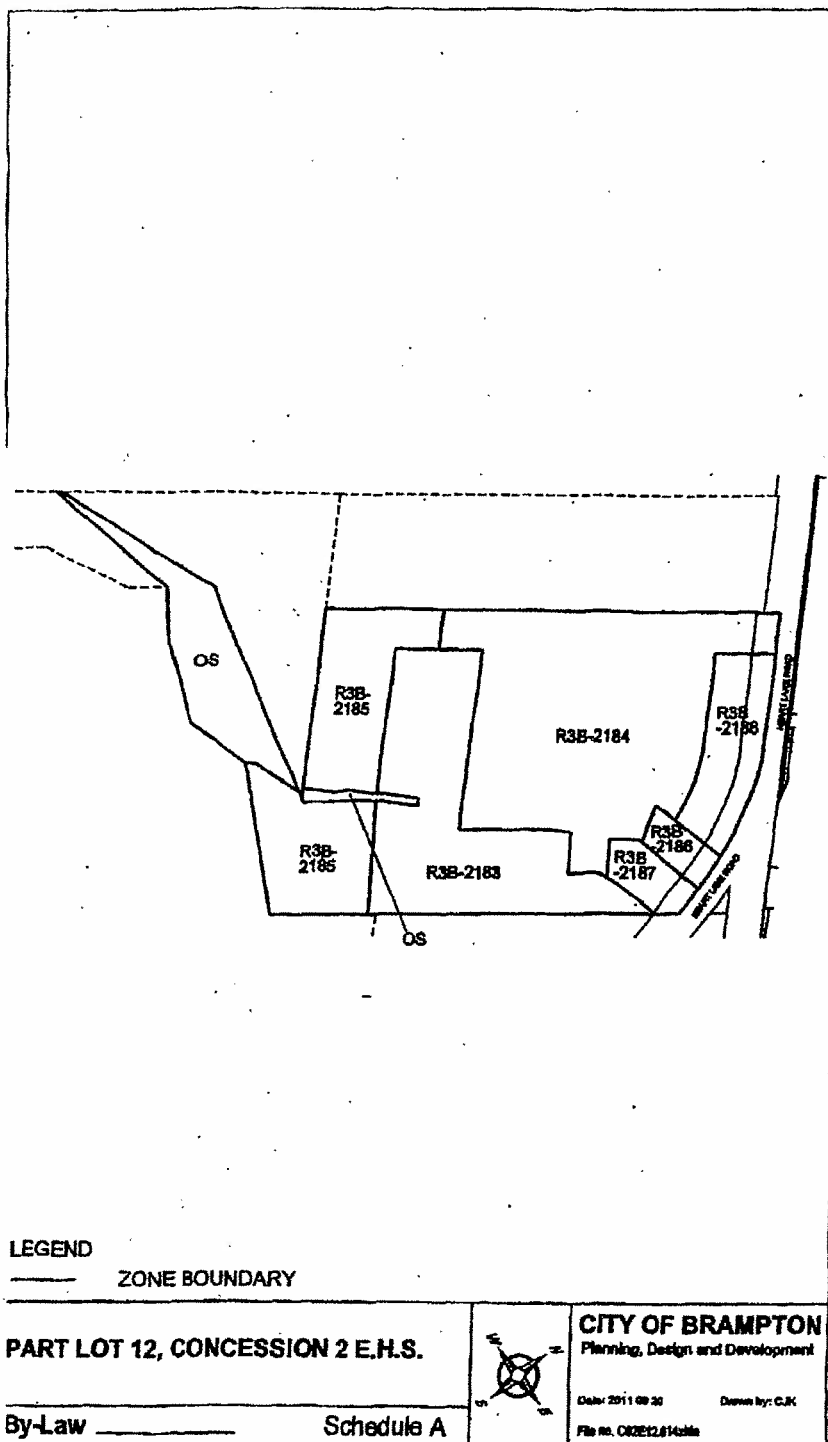
## (13) Minimum Rear Yard Balcony or Terrace Space:

7.5 square metres

## (14) Direct access from the front yard to the rear yard is not required.

## (15) For the purposes of this section the front lot line shall be the lot line abutting Heart Lake Road

## (16) For the purpose of this section, the rear and flankage lot lines shall be the curb line of the private lane."





# BRAMPTON

## Flower City

### Planning, Design and Development Planning Policy and Growth Management

## MEMORANDUM

September 15, 2011

**To:** Dan Kraszewski, Director, Development Services  
**From:** Adrian Smith, Director, Planning Policy and Growth Management  
**Subject:** Block Plan 4-1-City of Brampton Development Allocation

---

### BACKGROUND:

The Official Plan Amendment to implement the Heart Lake Block Plan (4-1) was approved by City council on July 13, 2011. Three landowners (Andrin, Saberwood and Lindvest) are proceeding to the Ontario Municipal Board to obtain approval of their zoning by-laws to implement the Official Plan and Block Plan.

### CURRENT SITUATION:

One of the conditions that must be satisfied prior to approval of the zoning by-laws is that the applications must receive Development Allocation under the City's Official Plan policies on managing growth. The proposed units are:

Andrin-122  
Saberwood-356  
Lindvest-max 500  
TOTAL -978 units

The Andrin application received Development Allocation for 133 units in 2009 which is available for final approval of the application. In August, 2011, Council approved an additional 500 units to be used in 4-1 for 2011 approvals and set additional potential allocation in 2012 and thereafter, of 640 units in total.

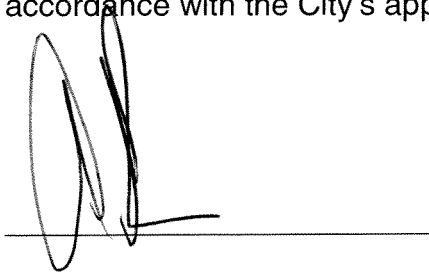
Given the upcoming OMB consideration of the implementing by-laws, it is imperative that the Development Allocation be assigned in the current year. Given the total planned units of 978 units and the 2011 allocation of a total of 633 units, an apparent shortfall of 345 units for 2011 would result.

However, the Development Allocation strategy assigned a residual allocation of 300 units per year in each of 2010 and 2011 (600 units total) for intensification applications that satisfy the City's intensification objectives. This allocation assignment can be used to accommodate the 345 unit allocation shortfall for the

Heart Lake applications, enabling the OMB to make a decision in accordance with the Official Plan.

**PROPOSED ACTION:**

That the Heart Lake Block Plan be allocated an additional 345 units from the City's overall Intensification Allocation provided the implementing by-laws are in accordance with the City's approved Block Plan.

A handwritten signature in black ink, appearing to be 'AS', is written over a horizontal line.

Adrian Smith, MCIP, RPP  
Director, Planning Policy and Growth Management

JG/

18-8-83



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP  
**GLEN BROLL**, MCIP, RPP  
**COLIN CHUNG**, MCIP, RPP

ASSOCIATES:

**CARL BRAWLEY**, MCIP, RPP  
**JEFF R. DUNCAN**, CPT, ACST(A)  
**KAREN BENNETT**, MCIP, RPP

February 27, 2012

Refer To File: 487-004

Planning, Design, and Development  
City of Brampton  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2

Attention: Mr. Brian Lakeman, Policy Planner III  
Growth Management Section



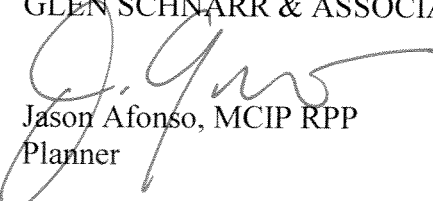
**Re: Request for Allocation  
Claireville Heights Limited  
Applications for Official Plan and Zoning By-law Amendment  
City File: C08E07.010  
Part of Lots 6 and 7, Concession 8 ND  
City of Brampton**

We are writing to you to make a request for development allocation for the above-noted application. The subject lands are located east of Goreway Drive, north of Queen Street East, at the terminus of Yorkland Boulevard (Private Road). The property has an area of approximately 1.26 hectares (3.11 acres)

As you may be aware, the above-noted application was approved at the January 25, 2012 council meeting. As per Section 5.2 of the approved resolutions, it is required that the application receive development allocation for 330 residential units prior to the enactment of the zoning by-law (See enclosed).

We are aware that Rob Nykyforchyn of the Planning Department has already coordinated this request on our behalf and we have been advised that development may proceed on an interim allocation strategy. We wish to reinforce the request on behalf of our client, Claireville Heights Limited and ask that the full allocation for 330 units be provided prior to the beginning of construction. We are currently proceeding with Site Plan Approval (SP11-066) and anticipate construction to begin Summer 2012. Please contact the undersigned if you have any questions or require any further information.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

  
Jason Afonso, MCIP RPP  
Planner

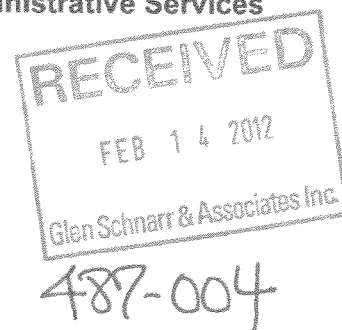
c. J. Mantia, Claireville Heights  
R. Nykyforchyn, Development Planner

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.ca](http://www.gsai.ca)

18-8-84



Corporate Services  
Council and Administrative Services



February 8, 2012

Colin Chung  
Glen Schnarr & Associates Inc.  
10 Kingsbridge Garden Circle, Suite 700  
Mississauga, ON L5R 3K6

**Re: Application to amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – Claireville Heights Limited – East of Goreway Drive and North of Exchange Drive – Ward 10 (File C08E07.010).**

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The Council of the Corporation of the City of Brampton passed the following resolutions at its meeting of January 25, 2012:

C006-2012 1. That the delegation by Ms. Barbara Douglas, Treasurer of Peel Standard Condominium Corporation (PSCC) 668 (3, 7 and 10 Dayspring Circle) appeared before Council re: **Planning, Design and Development Committee Recommendation PDD002-2012 of January 16, 2012 re: Application to amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – Claireville Heights Limited – East of Goreway Drive and North of Exchange Drive – Ward 10**, be received.

2. That the **Minutes of the Planning, Design and Development Committee of January 16, 2012**, to the Council Meeting of January 25, 2012, including Recommendations PDD001-2012 to PDD007-2012, be approved, as amended, as follows:

Replace Page 5 of 22 to reflect the addition of the word "not" in the last bullet so that the bullet reads as follows:

"Building materials for construction will include glass and precast concrete and will **NOT** be compatible with the design of the architectural features of the existing developments".

con't.../



C007-2012 That Recommendation PDD002-2012 (January 16, 2012) Condition 6.4 dealing with the provision of Canada Post mail box delivery be deleted and replaced with the following:

"The owner/developer acknowledges that there shall be no retail, office or commercial permissions associated with the proposed apartment development, and further that the owner/developer shall make satisfactory arrangements with Canada Post to supply, install and maintain an indoor central mail facility in order to provide mail service to these apartment buildings."

The recommendation was approved, as amended, as follows:

- PDD002-2012
1. That the report from P. Snape, Manager, Development Services, Planning, Design and Development, and R. Nykyforchyn, Development Planner, dated November 21, 2011, to the Planning, Design and Development Committee Meeting of January 16, 2012, re: **Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. – Claireville Heights Limited – East of Goreway Drive and North of Exchange Drive – Ward 10** (File C08E07.010) be received; and,
  2. That the application be approved in principle, and that staff be directed to prepare the appropriate documents for the consideration of Council;
  3. That the Goreway Drive Corridor Secondary Plan be amended, accordingly to:
    - 3.1 Establish a permitted density range of 65 to 123 units per hectare of the entire Special Policy Area 2 lands; and,
    - 3.2 Delete or revise out-of-date or non-applicable policies to reflect the current development standards.
  4. That the Zoning By-law be amended to appropriately implement the approved development standards of the proposal, including:
    - 4.1 A Floor Space Index of 2.12 exclusive of the amenity floor area;
    - 4.2 A maximum of 330 apartment dwelling units;
    - 4.3 A maximum building height of 12 storeys;
    - 4.4 A minimum building setback of 10.0 metres to all lot lines, except to the easterly lot line which shall be 7.5 metres;
    - 4.5 A minimum landscaped open space of 50 per cent of the lot area;

- 4.6 An underground parking structure setback of 0 metres, subject to consultation with the Toronto and Region Conservation Authority; and,
  - 4.7 Deleting the requirement of a holding provision.
5. That prior to the enactment of the zoning by-law:
- 5.1 The flood plain limits of development shall be established to the satisfaction of the City, including the extent and setbacks for the underground garage and the establishment of the need for an easement in consultation with Toronto and Region Conservation Authority;
  - 5.2 The application shall receive development allocation for 330 residential units; and
  - 5.3 Final confirmation from the Region of Peel shall be received with respect to water and sanitary sewer capacity;
6. That the applicant shall execute a zoning development agreement with the City which shall address or include the following, to the satisfaction of the Commissioner of Planning, Design and Development:
- 6.1 Prior to the issuance of a building permit, site plan approval shall be obtained. Site plan approval will include the submission of a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans. Appropriate securities will be deposited with the City to ensure implementation of the approved plans, in accordance with the City's site plan review process.
  - 6.2 Prior to site plan approval, the Design Brief shall be approved, and the owner shall agree to implement the approved Design Brief, including but not limited to the provision of appropriate architecture and open space design elements.
  - 6.3 The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
  - 6.4 The owner/developer acknowledges that there shall be no retail, office or commercial permissions associated with the proposed apartment development, and further that the owner/developer shall make satisfactory arrangements with Canada Post to supply, install and maintain an indoor central mail facility in order to provide mail service to these apartment buildings.
  - 6.5 Prior to site plan approval, the applicant shall prepare a homebuyer's information map.

- 6.6 The applicant shall pay cash-in-lieu of the parkland dedication required in accordance with the Planning Act and City policy or make other arrangements to the satisfaction of the City for this payment.
- 6.7 A restrictive covenant shall be registered on title within the site plan agreement and condominium declaration to advise perspective purchasers that this development shall not contain recreational amenity space or features oriented towards children.
- 6.8 Prior to the issuance of site plan approval, arrangements shall be made for signalization and intersection works at the intersection of Yorkland Boulevard and Goreway Drive. In this regard, these signalization and intersection works shall either be completed or significantly advanced to a point that satisfies the City, or alternatively, the owner will need to make alternative financial arrangements to ensure that the appropriate intersection works are completed to the City's satisfaction.
- 6.9 Prior to site plan approval, the applicant shall make arrangements, satisfactory to Brampton Transit for the provision of transit improvements, which shall consist of a bus landing and shelter pad along with the associated bus stop shelter being located within the northbound right-of-way of Goreway Drive, near Yorkland Boulevard. In addition, a walkway connection will also be provided from the Dayspring Community to the bus stop shelter.
- 6.10 Prior to the issuance of site plan approval, the Functional Servicing Report (FSR) shall be approved and the applicant shall agree to undertake the requirements of the approved FSR.
- 6.11 A Phase 1 Environmental Site Assessment and a Phase 2 Environmental Site Assessment (if required) shall be completed, and confirmation of filing of the Record of Site Condition shall be undertaken to the satisfaction of the Chief Building Official.
- 6.12 The owner shall demonstrate, to the satisfaction of the City, that arrangements have been made for all three phases of the development to provide a temporary construction route for the transportation of construction equipment and supplies across the lands owned by the Pentecostal Assemblies of Canada to Goreway Drive. Once construction has been completed, the temporary access route shall be converted to a permanent motor vehicle access route for the residential development and shall be designed in accordance with City standards. The size and configuration of this secondary motor vehicle access route shall be approved as part of the site plan approval process.

cont...../

- 6.13 Prior to site plan approval, the application shall make arrangements, satisfactory to the Region of Peel, for the provision of all matters and works relating to residential waste collection and disposal.
- 6.14 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- 6.15 If required by the Peel District School Board, the owner/developer agrees to include the following clause in the agreement of purchase and sale:  
*"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of the Peel District School Board to determine the exact schools."*
- 6.16 The owner/developer agrees to erect and maintain signs at the entrance(s) of the development to the satisfaction of the Peel District School Board which shall advise perspective purchasers that due to the present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bussed to schools according to the Board's Transportation Policy.
- 6.17 The owner/developer agrees to erect and maintain signs at the entrance(s) of the development to the satisfaction of the Dufferin-Peel Catholic District School Board which shall advise perspective purchasers of the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
- 6.18 If required by the Dufferin-Peel Catholic District School Board, the owner/developer agrees to include the following clause in the agreement of purchase and sale:  
*"Whereas despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."*

cont.../

*"That the purchasers agree that for the purposes of transportation to school, the residents of the development agree that children will meet the bus on roads presently in existence or at another place designated by the Board."*

7. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.
8. That staff be directed to provide full moves vehicular access into the church parking lot off Goreway Drive and further, that any vehicular access drive from the church to Yorkland Boulevard in the vicinity of the gatehouse, be located between the gatehouse and Goreway Drive;
9. That the developer-funded traffic signals at the intersection of Yorkland Boulevard and Goreway Drive be installed by the end of Summer 2012 with full access, including a southbound left turn lane and a northbound right turn lane;
10. That the intersection at Goreway Drive southbound and Humberwest Parkway be examined to include dual left turn lanes, with a report back to Committee of Council;
11. That the Claireville Heights development be marketed as an adult lifestyle facility;
12. That the area Councillors arrange a meeting with the residents every six months, in conjunction with the developer(s) and staff, to keep residents informed of the project status;
13. That the following delegations, to the Planning, Design and Development Committee Meeting of January 16, 2012, re:  
**Application to Amend the Official Plan and Zoning By-Law – Glen Schnarr and Associates Inc. – Claireville Heights Limited – East of Goreway Drive and North of Exchange Drive – Ward 10 (File C08E07.010)** be received:
  - Carolyn Coffey, 3 Dayspring Circle, Brampton
  - Calford Robinson, 3 Dayspring Circle, Brampton, President of Peel Standard
  - Barbara Douglas, Peel Standard Condominium Corporation 668
  - Colin Chung, Glen Schnarr and Associates Inc, Mississauga.

cont.../

Yours truly,



Linda Mailer  
Legislative Coordinator, City Clerk's Office  
Tel: 905-874-3829; Fax: 905-874-2119  
[linda.mailer@brampton.ca](mailto:linda.mailer@brampton.ca)

(CL – G1/J6)

cc: Regional Councillor J. Sprovieri  
City Councillor V. Dhillon  
D. Kraszewski, Director, Land Development Services  
P. Snape, Manager, Development Services, Planning, Design and Development  
R. Nykyforchyn, Development Planner, Planning, Design and Development  
B. Douglas, Treasurer, Peel Standard Condominium Corporation,  
7 Dayspring Circle, Suite 409, Brampton, L6P 1B8  
William Oughtred, W.E. Oughtred & Associates Inc., 1900 Dundas Street West,  
Suite 245, Mississauga, L5K 1P9  
John Mantia, Claireville Heights Limited, 91 Delta Park Boulevard, Suite 4,  
Brampton, L6T 5E7  
Lynn Evans, 10 Dayspring Circle, Unit 704, Brampton, L6P 1B9  
Carolyn Coffey, 3 Dayspring Circle, Unit 208, Brampton, L6P 1B7  
Susan Harrison, 10 Tower Gate, Brampton, L6P 1C3  
Brenda Roy, 8 Dayspring Circle, Brampton, Unit 306, L6P 2Z7  
Calford Robinson, 3 Dayspring Circle, Unit 305, Brampton, L6P 1B7

**Lakeman, Brian**

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/07 4:47 PM  
**To:** Dear-Muldoon, Andrea; Gervais, Michelle; Nykyforchyn, Rob  
**Cc:** Given, Janice; Kraszewski, Dan; Zbogor, Henrik; Ash, Kathy; Snape, Paul  
**Subject:** Interim Allocation  
**Attachments:** Interim Allocation - February 2012.pdf

Hello all,

As outlined in the attached memo, interim allocation has been approved for the following three applications:

- C02W05.011 Korsiak & Company Limited – Mattamy Homes (Lockwood) Limited
- C04E15.008 Candevcon Limited – Sunrise Homes Limited
- C08E07.010 Glen Schnarr & Associates Inc. – Claireville Heights Limited

Please let me know if you have any questions about this.

Brian

**Brian Lakeman, MCIP, RPP**  
Growth Management Policy Planner III  
City of Brampton | Planning, Design and Development  
Tel: 905-874-3480  
Email: [brian.lakeman@brampton.ca](mailto:brian.lakeman@brampton.ca)

18-8-92

## Lakeman, Brian

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/07 5:17 PM  
**To:** Dear-Muldoon, Andrea; Gervais, Michelle; Nykyforchyn, Rob  
**Subject:** Interim Allocation - Informing the Applicants

Andrea, Michelle and Rob,

A copy of the interim allocation memo should be sent to the applicants for their records. If you would like to send this to your respective contacts, please do so. Alternately, and provided I receive the relevant names and email addresses, I can send the memo out.

Thank you.

Brian

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/07 4:47 PM  
**To:** Dear-Muldoon, Andrea; Gervais, Michelle; Nykyforchyn, Rob  
**Cc:** Given, Janice; Kraszewski, Dan; Zbogor, Henrik; Ash, Kathy; Snape, Paul  
**Subject:** Interim Allocation

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- C04E15.008 Candevcon Limited – Sunrise Homes Limited
- C08E07.010 Glen Schnarr & Associates Inc. – Claireville Heights Limited

Please let me know if you have any questions about this.

Brian

**Brian Lakeman, MCIP, RPP**  
Growth Management Policy Planner III  
City of Brampton | Planning, Design and Development  
Tel: 905-874-3480  
Email: [brian.lakeman@brampton.ca](mailto:brian.lakeman@brampton.ca)





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

## PARTNERS:

**GLEN SCHNARR, MCIP, RPP**  
**GLEN BROLL, MCIP, RPP**  
**COLIN CHUNG, MCIP, RPP**

## ASSOCIATES:

**CARL BRAWLEY, MCIP, RPP**  
**JEFF R. DUNCAN, CPT, ACST(A)**  
**KAREN BENNETT, MCIP, RPP**

March 2<sup>nd</sup> 2012

Refer To File: 369-001

City of Brampton  
Planning Design and Development Department  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attention: Ms. Brian Lakeman, Policy Planner, Growth Management

**Re: City's Annual Development Cap Update for 2012**  
**CVSP – Sub Area 45-5 Block Plan Area**

Brian

Further to the recent discussion that we had with Cheryl Selig regarding the Block 5 unit allocation summary for 2012, we have had the opportunity to review the unit counts that Cheryl provided us and can advise that there is a requirement for additional unit allocation for Block 5 in 2012. The below chart outlines the unit count numbers that you provided us along with an additional column that outlines the actual unit count based on current plans:

Plan	2010	2011	City's Data for 2012	GSAI data for 2012
C03W05.012 (Queens Pointe)	70	67	68	67
C03W05.013 (Fieldgate)	892	953	887	944
C03W03.006 (Quintessa)	251	241	218	240
C03W03.007 (Diblasio)	166	181	160	182
C03W03.005 (Helpport)	223	218	214	218
C03W05.010 (Paradise)	295	295	295	295
C03W03.010 (Bramcredit Green)	40	40	22	41
C03W04.006 (Vanmar Creditview Rd)		14	6	14
C03W05.016/C03W05.009 (Paradise Huminuk)		289	306	306
C03W03.012 (Bremont Homes)		15	15	15
C03W03.013 (Iacobucci)		120	73	67
Total	1937	2433	2264	2389

There are three additional plans within Block 5 that have not been identified above that also require allocation:

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.co](http://www.gsai.co)



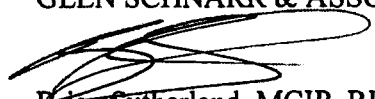
**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Plan	GSAI data for 2012
C03W05.017 (Van Mar – Queen Street)	60
C03W04.007 (BB Ching)	25
C03W03.011 (R.C. Episcopal Corp)	28
Total	113

The total 2012 unit allocation that we calculate for Block 5 is 2502 units (2389 + 113). We understand that the current Block 5 allocation is 2339 units. **As a result, we are requesting that an additional 163 units (2502-2339) be allocated to Block 5 for 2012.**

We look forward to continued dialogue with the City in confirming our request and we would be pleased to meet with you to further elaborate and clarify our request, as necessary. In the meantime, please call us if you have any questions or require additional information.

Yours very truly,  
 GLEN SCHNARR & ASSOCIATES INC.



Brian Sutherland, MCIP, RPP  
 Associate

Cc: Janice Given, Brampton Planning  
 Cheryl Selig, Brampton Planning  
 Michelle Gervais, Brampton Planning  
 CVSP Sub-Area 5 Landowner Group

18-8-95

## Lakeman, Brian

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/19 10:04 AM  
**To:** 'Brian Sutherland'  
**Cc:** Selig, Cheryl; Given, Janice; Gervais, Michelle; Colin Chung; Jeff Duncan  
**Subject:** RE: Block 45-5 Unit Allocation  
**Attachments:** 45-5 Development Allocation Numbers.xlsx

Brian,

Thank you for your letter regarding 2012 Development Allocation for Block Plan Area 45-5. Attached please find a table outlining the City's understanding of the allocation history for this area (a running tab of the allocation provided and taken up from 2008 onward). As indicated in the table, we calculate that Block Plan Area 45-5 requires 101 units of development allocation in 2012.

Please let me know if you have any questions about the table.

**Brian Lakeman, MCIP, RPP**

Growth Management Policy Planner III  
City of Brampton | Planning, Design and Development  
Tel: 905-874-3480  
Email: [brian.lakeman@brampton.ca](mailto:brian.lakeman@brampton.ca)

---

**From:** Brian Sutherland [<mailto:brians@gsai.ca>]  
**Sent:** 2012/03/02 11:36 AM  
**To:** Lakeman, Brian  
**Cc:** Selig, Cheryl; Given, Janice; Gervais, Michelle; Colin Chung; Jeff Duncan  
**Subject:** Block 45-5 Unit Allocation

**Our File: 369-001**

Brian, further to discussion our office has had with Cheryl Selig, please see attached letter regarding 2012 Unit Allocation for Block 45-5.

Thanks,

Brian Sutherland, MCIP, RPP,  
Associate  
Glen Schnarr & Associates Inc  
Phone: 905-568-8888 Ext 233 Fax: 905-568-8894  
[www.gsai.ca](http://www.gsai.ca)

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**From:** Brian Sutherland  
**Sent:** Friday, March 02, 2012 10:35 AM  
**To:** 'Cheryl.Selig@brampton.ca'  
**Cc:** Jeff Duncan([jeffd@gsai.ca](mailto:jeffd@gsai.ca))  
**Subject:** FW: Block 45-5 Unit Allocation

Hi Cheryl,

Responding on Jeff's behalf....we have taken a look at the numbers you provided and we will be needing additional allocation for 2012 for Block 5. We are drafting a letter summarizing everything that should be sent to you shortly.

18-8-96

Brian Sutherland, MCIP, RPP,

Associate

Glen Schnarr & Associates Inc

Phone: 905-568-8888 Ext 233 Fax: 905-568-8894

[www.gsai.ca](http://www.gsai.ca)

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Please consider the environment before printing this email

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**From:** Selig, Cheryl [<mailto:Cheryl.Selig@brampton.ca>]

**Sent:** March 2, 2012 9:32 AM

**To:** Jeff Duncan

**Subject:** FW: Block 45-5 Unit Allocation

Hi Jeff,

Just a quick follow up on my email of last week, have you had a chance to look at the numbers? Please confirm whether or not you concur with our calculations and conclusion with regards to allocation for 45-5.

Thank you,  
Cheryl

---

**From:** Selig, Cheryl

**Sent:** 2012/02/22 3:25 PM

**To:** 'jeffd@gsai.ca'

**Subject:** Block 45-5 Unit Allocation

Hi Jeff,

Further to our conversation, here is the table I put together in an attempt to figure out whether or not there was allocation available for a submitted draft plan. As it turns out, it was a timely exercise given that Brian Lakeman is working on the 2012 Allocation Strategy. From the table it appears that there is sufficient allocation to accommodate full build out of Block 45-5.

Please review the numbers in the table and if there are any discrepancies between what we came up with and what you have please contact me so we can discuss it further.

Thanks,  
Cheryl

**Cheryl Selig, MCIP, RPP**

Growth Management Policy Planner III

City of Brampton

Planning, Design and, Development Department

2 Wellington Street West, Brampton, ON, L6Y 4R2

P: (905)874-2071

F: (905)874-2099

E: [cheryl.selig@brampton.ca](mailto:cheryl.selig@brampton.ca)

## City of Brampton - Development Allocation for Block Plan Area 45-5

2008			
City File Number	Applicant	Allocation Provided	Allocation Taken Up
C03W03.005	GSA - Helpport Development Inc.	1,800	
C03W03.006	GSA - Blue Crown Holdings Inc.		
C03W03.007	GSA - Diblasio Corp.		
C03W05.009	860116 Ontario Ltd. - Beacon Hall Ltd.		
C03W05.010	GSA		
C03W05.011	GSA		
C03W05.012	GSA - 1624882 Ontario Ltd.		
C03W05.013	GSA - Fieldgate Homes		

The  
"Aggregation"

Allocation Provided - Inside Aggregation: 1,800  
Allocation Taken Up - Inside Aggregation: 0  
Allocation Balance - Inside Aggregation: 1,800

2009			
City File Number	Applicant	Allocation Provided	Allocation Taken Up
C03W03.005	GSA - Helpport Development Inc.	100	
C03W03.006	GSA - Credit Valley Estates Ltd.		
C03W03.007	GSA - Diblasio Corp.		
C03W03.009	GSA - Quintessa Development Inc.		
C03W05.010	GSA - Paradise Homes Creditview Inc.		
C03W05.011	GSA - Creditview Canthree Investments Ltd.		
C03W05.012	GSA - 1624882 Ontario Ltd.		
C03W05.013	GSA		
None	GSA - Bram Credit Green Ltd.		
C03W05.009	860116 Ontario Ltd. - Beacon Hall Ltd.		

Allocation Provided - Inside Aggregation: 100  
Allocation Taken Up - Inside Aggregation: 0  
Allocation Balance - Inside Aggregation: 1,900

Allocation Provided - Outside Aggregation: 0  
Allocation Taken Up - Outside Aggregation: 0

2010			
City File Number	Applicant	Allocation Provided	Allocation Taken Up
C03W03.005	GSA - Helpport Development Inc.	37	
C03W03.006	GSA - Credit Valley Estates Ltd.		
C03W03.007	GSA - Diblasio Corp.		
C03W03.009	GSA - Quintessa Development Inc.		
C03W05.010	GSA - Paradise Homes Creditview Inc.		295
C03W05.011	GSA - Creditview Canthree Investments Ltd.		
C03W05.012	GSA - 1624882 Ontario Ltd.		
C03W05.013	GSA		920
None	GSA - Bram Credit Green Ltd.		
C03W05.009	860116 Ontario Ltd. - Beacon Hall Ltd.		
C03W03.010	GSA - Bram Credit Green Ltd.		

Allocation Provided - Inside Aggregation: 37  
Allocation Taken Up - Inside Aggregation: 1,215  
Allocation Balance - Inside Aggregation: 722

Allocation Provided - Outside Aggregation: 0  
Allocation Taken Up - Outside Aggregation: 0

2011/2012				
City File Number	Applicant	Allocation Provided 2011	Allocation Taken Up 2011	Allocation Requested in 2012
C03W03.005	GSA - Helpport Development Inc.	282	214	
C03W03.006	GSA - Quintessa Development Inc.		218	
C03W03.007	GSA - Diblasio Corp.		160	
C03W05.012	GSA - 1624882 Ontario Ltd.		68	
C03W03.010	GSA - Bram Credit Green Ltd.		22	
C03W05.009	860116 Ontario Ltd. - Beacon Hall Ltd.			306
C03W03.011	GSA - Roman Catholic Episcopal Corp.		26	
C03W04.006	GSA - Cianfarani and Majchrowicz		6	
None (now C03W03.012)	GSA - Bremont Homes	15		
None (now C03W03.013)	Izumsky Property (now KLM - 2258659 Ont. Inc.)	120		
C03W04.007	GSA - 8678 Ching. Dev. Ltd./BB Ching Dev. Ltd.			25
C03W05.017	GSA - Vanmar Developments Ontario Ltd.			60

Allocation Provided 2011 - Inside Aggregation: 282  
Allocation Taken Up 2011 - Inside Aggregation: 714  
Allocation Balance 2011 - Inside Aggregation: 290  
Allocation Requested in 2012 - Inside Aggregation: 306  
Allocation Required in 2012 - Inside Aggregation: 16

Allocation Provided 2011 - Outside Aggregation: 135  
Allocation Requested in 2012 - Outside Aggregation: 85

Total Allocation Required in 2012: 101

18-8-98

**Lakeman, Brian**

---

**From:** Snape, Paul  
**Sent:** 2012/03/16 1:23 PM  
**To:** Lakeman, Brian  
**Subject:** RE: 2012 Development Allocation - Revised Table

Yes they are looking 2012 allocation for the additional 6. Thanks

Paul

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/16 1:22 PM  
**To:** Snape, Paul  
**Subject:** RE: 2012 Development Allocation - Revised Table

Paul,

Thank you. Do you see this application as requiring allocation in 2012? If so, I will slot them in for an additional six units (they received 14 units in 2010).

Brian

---

**From:** Snape, Paul  
**Sent:** 2012/03/16 12:57 PM  
**To:** Lakeman, Brian  
**Cc:** Given, Janice  
**Subject:** RE: 2012 Development Allocation - Revised Table

Brian,

The applicant for the last development application on the Table, in SPA 54, Eldomar Investments, is now looking for 20 units instead of 14.

Paul Snape, MCIP, RPP  
Manager, Planning and Development Services  
Planning, Design and Development Department  
**City of Brampton**  
905-874-2062

---

**From:** Lakeman, Brian  
**Sent:** 2012/03/12 3:24 PM  
**To:** Ash, Kathy; Parsons, Allan; Snape, Paul  
**Cc:** Kraszewski, Dan; Zbogor, Henrik; Given, Janice  
**Subject:** 2012 Development Allocation - Revised Table

Kathy, Allan and Paul:

18-8-99

Thank you for your participation in this morning's meeting. Your comments clarified a number of issues around the timing of applications and their respective needs for allocation.

Attached please find the latest version of the table, which incorporates the comments/direction received at the meeting. Allan: I have included application C06E14.011 (Metrus Development Inc. – Sandringham Wellington Community Management Inc.) to the list of applications in SP 28.

If you know of, or become aware of, any further revisions (e.g., missing applications) please let me know.

Brian

**Brian Lakeman, MCIP, RPP**

Growth Management Policy Planner III

City of Brampton | Planning, Design and Development

Tel: 905-874-3480

Email: [brian.lakeman@brampton.ca](mailto:brian.lakeman@brampton.ca)

March 22, 2012

City of Brampton  
 Planning Department  
 2 Wellington Street West  
 Brampton, Ontario  
 L6Y 4R2



**ATTN: Janice Given, Manager, Growth Management Section**

Dear Madam:

**RE: 2012 DEVELOPMENT ALLOCATION PROJECTS  
 METRUS DEVELOPMENT INC.**

As we do yearly, we would like to inform Brampton's Planning Department of our allocation needs for both 2012 and 2013. As you are aware, our office supplies lot inventory to 9 different homebuilders operating in Brampton and we continue to require a robust supply to sustain their operation.

	<u>Project</u>	<u>Required Allocation</u>	<u>Units</u>
<b><u>2012</u></b>	Brasun Developments C05E13.007	2012	446
	Rosedale Village (BP28-1) Phase 6 & 7	2012	866
	Countryside Villages (BP48-1) Phase 1	2012*	1400

Note: "\*" – requested in 2011 allocation letter as a 2011 project that did not either achieve Draft Plan approval or allocation.

<b><u>2013</u></b>	Countryside Villages (BP48-1) Phase 2	2013	1500
	Neighbourhood 601(BP28-2)	2013	485
	Four X (Mississauga Road West)	2013	450



I8-8-101

**City of Brampton**

**Attn: Janice Given, Manager, Growth Management Section**

March 22, 2012

Page 2

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As discussed previously, given the nature and demographics of Rosedale Village we feel it is appropriate to exempt Rosedale Village from Growth Management Allocation.

We look forward to confirmation that the above noted projects will be granted allocation in your 2012 report.

Regards,



Darren Steedman, MCIP, RPP  
Vice-President

DS:st

File:/GEN/BRAMPTON re 2012 ALLOCATION REQUEST

C: Fred DeGasperi – Con-Drain  
Dan Kraszewski – Brampton, Director of Planning (Development)  
John Corbett – Brampton, Commissioner of Planning



DELTA URBAN

SPECIALISTS IN LAND  
MANAGEMENT + DEVELOPMENT

March 28, 2012

Brian Lakeman, MCIP, RPP  
 Growth Management Policy Planner III  
 City of Brampton | Planning, Design and Development  
 2 Wellington Street West  
 Brampton Ontario  
 L6Y 4R2

**RE: City of Brampton's 2012 Development Allocation Strategy**

Dear Mr. Lakeman,

Thank you for meeting with me on February 22<sup>nd</sup> to discuss the status of the Vales of Humber project and allocation request for 2012. As you are aware, Council adopted the Vales of Humber Secondary Plan and Block Plan amendment on November 30, 2011. The amendment has been appealed however; the Group's legal Counsel is in the process of filing motions to dismiss the appeals with the Ontario Municipal Board.

The VHLG continues to work closely with City Staff to finalize the Secondary Plan and Block Plan supporting studies to the satisfaction of the Commissioner of Planning. It is our expectation that the supporting studies will be filed with the City by early April 2012. Concurrent with the finalization of the component studies, the draft plans of subdivision have been initiated. The expectation is to bring forward the draft plans and Zoning By-law amendment to a public meeting on June 11<sup>th</sup>, 2012.

With respect to the VHLG 2012 allocation request, full build out of the Vales community will require allocation of approximately 2200 units. In 2009, 442 units were allocated to the Vales community, which was subsequently carried over to 2010. In 2011 the Vales community was allocated with 950 units, to arrive at a total of 1392 units.

We are requesting that the City continue to carry over the units historically allocated in 2010 and 2011, along with an additional 808 units, which we are requesting in 2012. This would bring the total number of units allocated to the Vales community to 2200, the number required for full build out.

Lastly we are also requesting that the City designate the Vales community as a "Priority A" area. We believe this designation is representative of the Community's significance within the City overall hierarchy.

We look forward to reviewing the City of Brampton's 2012 development allocation strategy and will continue to work with Staff on the finalization and approval of the Secondary and Block Plan.

If you have any questions regarding the above, please contact the undersigned.



Yours Truly,

**Delta Urban Inc**  
**On Behalf of the Vales of the Humber Landowner Group**

A handwritten signature in black ink, appearing to read 'Carmela Liggio', is written over the printed name.

Carmela Liggio  
Senior Project Manager

c.c    John Corbett, Commissioner of Planning and Development  
         Pam Cooper, Policy Planner  
         Janice Given, Manager Growth Management Police  
         Vales of the Humber Landowner Group

**Appendix 6:**

**Council Resolution PDD 142-2009**

**Date:** July 6, 2009

**To:** J. Given  
J. Corbett

A. Smith  
K. Walsh

B. Mallon  
N. Goss

**From:** C. Urquhart

---

The following recommendation of the Planning, Design and Development Committee Meeting of June 15, 2009 was approved by Council on June 24, 2009

- PDD142-2009
1. That the report from J. Given, Manager, Growth Management and Special Policy, and N. Goss, Policy Planner, Planning, Design and Development, dated June 2, 2009, to the Planning, Design and Development Committee Meeting of June 15, 2009, re: **2009 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton** (File G25 GR) be received; and,
  2. That development allocation be provided to those development applications and Block Plan areas detailed in Appendix 2 – City of Brampton Development Allocation Strategy - Detailed Table" of the subject report under the 2009 development allocation strategy in accordance with Section 4.11.2.2 of the Official Plan; and,
  3. That, notwithstanding the development allocation to certain applications, all other requirements of the Official Plan, development review process and the City's Growth Management Program must be addressed according to the City's planning practice and the requirements of the Planning Act prior to planning approvals being granted; and,
  4. That draft plan of subdivision and other development approvals granted in 2009 be consistent with the development allocations described in the 2009 Development Allocation Strategy - Managing the Rate, Direction and Quality of Growth in Brampton report dated June 2, 2009; and,
  5. That 5,500 new units be allocated in 2009, as identified in detail in Appendix 2 of the subject report, subject to any minor changes to any allocation due to final plan changes, to be approved by the Commissioner of Planning, Design and Development without further consideration of Council; and

- 2 -

6. That the 4,519 units which were granted allocation in 2007 and 2008 and did not receive approval in 2008 also be available for approval in 2009; and
7. That any units with unused allocation in 2009 be reconsidered in the preparation of the 2010 Development Allocation Strategy within the context of the economic climate at that time; and
8. That the development allocation recommended in the subject report be contingent upon the approval of the City's upcoming revision to the Development Charges By-laws; and
9. That the work program detailed in Appendix 5 of the subject report be endorsed and that the City's staff resources be directed towards priority Block Plan areas and the priority development proposals described in the 2009 development allocation strategy; and
10. That staff be directed to report to the Planning, Design and Development Committee in the fall of 2009 with a Development Allocation status update; and
11. That staff be directed to implement the following in order to facilitate recovery in development activity, thereby building City revenues flowing from development, in those areas identified by the City as Priority Allocation, identified with an "A" in Appendix 2 of this Report, and where infrastructure service level targets can be met in a financially sustainable manner:
  - a) That the Guidelines for the Single Source Delivery of Development Charge Funded Road Infrastructure be amended to reflect the following:
    - i. The incremental reduction in the construction security, for the local service portion of the road, at certain milestones in the construction process, to be determined by the Commissioner of Works and Transportation, after the completed works are inspected and approved by City Staff or the City's consultants, subject to the City retaining appropriate security for incomplete work, maintenance and fees;
    - ii. The Maintenance and Warranty for the work covered by the Single Source Agreement will be in accordance with the Maintenance of Works requirements of the City's standard Subdivision Agreement;

- iii. Securities be required for the local service portion of infrastructure;
    - iv. Securities be required for the development charge funded growth portion of the infrastructure when reimbursement for construction of the growth portion is in the form of development charge credits or the infrastructure is programmed in the City's Ten Year Capital Program for construction more than four years beyond the date of execution of the Agreement for Single Source Delivery of Development Charge Funded Road Infrastructure.
  - b) And that Legal Services, Works and Transportation, Finance and, Planning, Design and Development continue to undertake a complete review of the Single Source Delivery of Development Charge Funded Road Infrastructure Guidelines and report back with recommendations on detailed additional improvements.
12. That staff be directed to implement the following in order to facilitate recovery in development activity in Block Plan 45-2 (Springbrook) provided that Block Plan 45-2 meets other obligations within the agreements, such as replacing Block Plan 45-1/3 securities and provided that any revised applications do not reduce the current commitments to upscale executive housing or quality urban design:
- a) That the Single Source Delivery of Development Charge Funded Road Infrastructure Agreement be amended to reflect the following;
    - i. The incremental reduction in the construction security, for the service portion of the road, at certain milestones in the construction process, to be determined by the Commissioner of Works and Transportation, after the completed works are inspected and approved by City Staff or the City's consultants, subject to the City retaining appropriate security for incomplete work, maintenance and fees;
    - ii. The Maintenance and Warranty for the work covered by Single Source agreements will be in accordance with the Maintenance of Works requirements of the City's standard Subdivision Agreement;
  - b) That the Spine Servicing Agreement be amended to include the phasing of the Block Plan into three geographic areas provided that the public junior elementary school site is delivered and Williams Parkway is constructed and conveyed to the City as part of the Phase 1 deliverables;

- 4 -

- c) That the City will release the security that the City currently holds for the acquisition costs of the Tanyaville land component of the Williams Parkway, in the amount of \$3,390,000 subject to these lands being conveyed to the Trustee for the Block 45-2 landowners group to be held in trust for the City;
  - d) That the collection of Development Charges revert back to the City's standard of collection at the time of issuance of building permit as it does not impact the City's overall revenue streams and eliminates a major obstacle for development within Block Plan 45-2 proceeding to registration;
- 13. That recommendations 11 and 12 above be implemented through changes to existing or currently being negotiated Single Source Delivery of Development Charge Funded Road Infrastructure agreements, Spine Servicing agreements, Block 2 Interim Servicing Financial Mitigation Agreement or Subdivision agreements subject to:
  - a) the recommendations in 11 and 12 above only apply if implemented by agreements in place within the next two (2) years;
  - b) agreements must include a commitment from landowners to proceed to develop (i.e. plan registration) at least a portion of the subject area within the next two (2) years, and;
  - c) the City's external legal costs for preparation of agreements be paid for by landowners;
- 14. That staff be directed to further study the following additional directions, in order to further facilitate recovery in development activity and report back to Council:
  - a) Review circumstances around which the City may pursue expropriation as a proactive tool in circumstances beyond the City's current practice to enable the City to help facilitate the construction of required infrastructure which will provide overall City benefit;
  - b) Review the feasibility of a new planning and development application fee reimbursement program to support the development of certain employment uses throughout the City with a focus on new and expanded manufacturing and office development, as defined in the Growth Plan for the Greater Golden Horseshoe;



- 5 -

- c) As part of the City's Development Charges Review, evaluate opportunities and impacts associated with a broader distribution of charges associated with residential unit types (i.e. multiples, detached, townhouse and semi-detached units);
- d) Proceed to evaluate and report back on implementation of a streamlined modified block plan process based on the improvements identified in the December 2008 staff report on the Mt. Pleasant Secondary Plan process;
- e) the feasibility of adding to and expanding the range of municipal financial and process related incentive programs within the Central Area Community Improvement Program to encourage the development, expansion, redevelopment, refurbishment, brownfield and greyfield development in the Central Area as part of the city's implementation of the Growth Plan, and;
- f) the feasibility of a new planning and development application fee reimbursement program, to encourage the development of targeted employment and population related uses within the Downtown and Central Area.

Chandra Urquhart  
Legislative Coordinator  
City Clerk's Office  
Tel: 905-874-2116 Fax: 905-874-2119  
e-mail: [chandra.urquhart@brampton.ca](mailto:chandra.urquhart@brampton.ca)  
(PDD/ G2)