



NOTICE OF COMPLETE APPLICATION UNDER THE PLANNING ACT

The City of Brampton has received an application by **Royalcliff Developments Inc. and Lake Path Holdings Inc. c/o Fieldview Construction Corporation (City File: C01E14.024)**. The City will be processing the application in accordance with the Planning Act. The application is being circulated to City Departments and Public Agencies for technical review. City Council may not make a decision for approval of an application until a Public Meeting has been held in accordance with the Planning Act. Notice of a Public Meeting to receive comments on the application will be provided in the future in accordance with the Planning Act and the City's Official Plan.

Following is a brief description of the application:

Location:

The subject property has an area of 4 hectares (9.9 acres) and is bounded by Sandalwood Parkway, Conestoga Drive, Loafer's Lake Lane and Etobicoke Creek.

Proposal:

The applicant is requesting that the Official Plan and Zoning By-law be amended to permit a high-density residential development consisting of a total of 1,443 residential units (forty seven (47) units in three storey townhouses and 1,396 units in six (6) high-rise apartments). Specifically the proposal is for:

- Three (3) eighteen (18) storey apartment buildings (two near Conestoga Drive and Sandalwood Parkway, and the third adjacent to Loafer's Lake);
- Two (2) twenty five (25) storey apartment buildings (one in close proximity to Sandalwood Parkway and the other near Loafer's Lake Lane);
- A thirty two (32) storey apartment building in the centre of the site;
- Six (6) three (3) storey townhouse blocks at the periphery of the site facing Sandalwood Parkway, Conestoga Drive and Loafer's Lake Lane;
- One 1600 sq.m. (17,200 sq. ft.), two (2) storey amenity facility in close proximity to Loafer's Lake;
- One vehicle access from Sandalwood Parkway and two from Loafer's Lake Lane;
- A four (4) level underground parking garage for a total of 2,542 parking spaces and,
- Forty- four (44) surface parking spaces.

Studies and Documents Submitted to date in Support of Application:

- Planning Justification Report
- Traffic Impact Study
- Site Plan and Elevation Drawings
- Boundary Survey
- Landscape Master Plan
- Shadow Study
- Underground Parking Plan
- Tree Inventory/ Preservation Plan
- Arborist Report
- Draft Official Plan and Zoning Amendment
- Functional Servicing Report
- Design Guidelines
- Environmental Impact Report
- Phase I Environmental Site Assessment
- Noise Study
- Grading and Drainage Plan

FOR MORE INFORMATION, or if you would like to forward your views on this application, please do so in writing to Paul Snape, Manager of Development Services at 905-874-2062 at 2 Wellington Street West, Brampton, Ontario L6Y 4R2. Written submissions will become part of the public record.

Information and material associated with this application will be available for inspection in the Planning, Design & Development Department and may be viewed between the hours of 9:00 A.M. and 4:00 P.M. during the regular business week.

Adrian J. Smith, MCIP RPP
Director, Planning and Land Development Services
City of Brampton