

Planning & Development Services Committee

PUBLIC MEETING

November 16, 2020

Chair - Regional Councillor: Martin Medeiros
Vice-Chair - Regional Councillor: Pat Fortini

Statutory Public Information Meeting Under the Planning Act of Ontario

- **An opportunity for the public to provide input into planning applications received by the City.**
- **These are not proposals of the City of Brampton unless specifically identified as City initiated applications.**
- **No decisions are made at the public meeting.**
- **Members of Committee attend in order to hear public input but not to engage in debate about the merits of the application.**



Written Submissions are welcome throughout the Process



* The Council decision can be appealed to the Local Planning Appeal Tribunal

Planning & Development Services Department: 905-874-2050

AGENDA

Agenda Item Title	Item #
Georgian Humbervale Inc., Sterling Chase Inc. - Glen Schnarr & Associates (File #: OZS-2019-0014) – Ward 10	5.1
Technoarch, Architects & Designers – Chatrath Holdings Inc. (File #: C03W06.008) – Ward 5	5.2
Glen Schnarr & Associates Inc. – G. C Jain Investments Ltd. (File #: OZS-2020-0013) – Ward 3	5.3
D.J.K. Land Use Planning – Fifth Avenue Development (Group) Inc. (File #: OZS-2020-0025) – Ward 1	5.4
2538948 Ontario Inc. – Blackthorn Development Corp (File #: OZS-2020-0022) – Ward 10	5.5

AGENDA

Agenda Item Title	Item #
2644083 Ontario Inc. – Asternik International Corp.) (File #: OZS-2020-0016) – Ward 8	5.6
Kennedy Road Owners Group (KROG) – Madan Sharma (File #: OZS-2020-0020) – Ward 3	5.7

Public Information Meeting

6875-6889 Mayfield Road

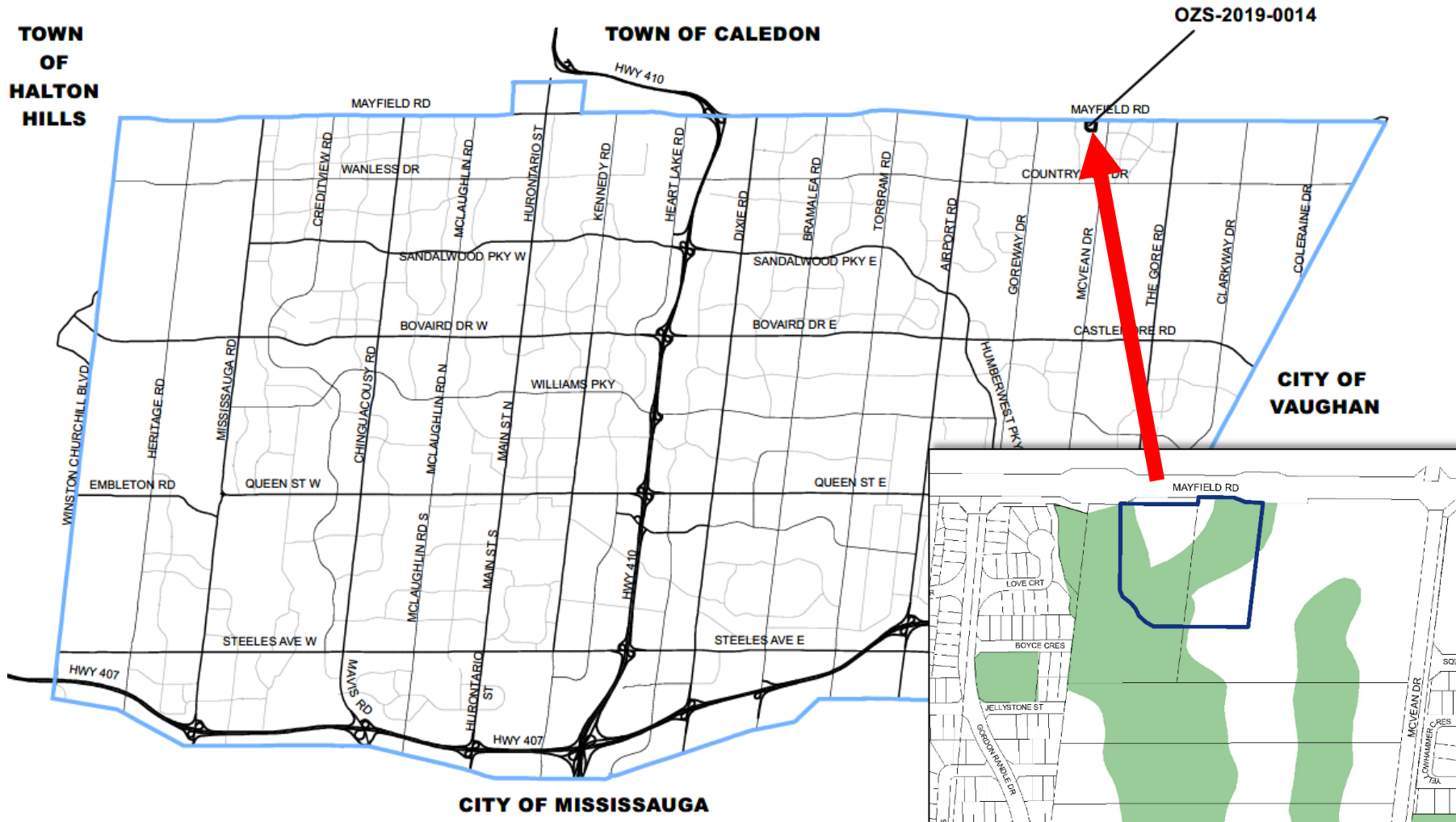
Ward 10

**Regional Councillor Gurpreet Dhillon & City Councillor
Harkirat Singh**

**Application by Georgian Humbervale Inc., Sterling
Chase Inc./Glen Schnarr & Associates
to Amend the Official Plan, Zoning By-law, and
Proposed Draft Plan of Subdivision
City of Brampton Files: OZS-2019-0014**



Location



Process to Date

Notice of complete application November 27, 2019

Circulation to departments and agencies

Community meeting organized by the applicant September 1,
2020

Notice of public meeting October 15, 2020

Public meeting

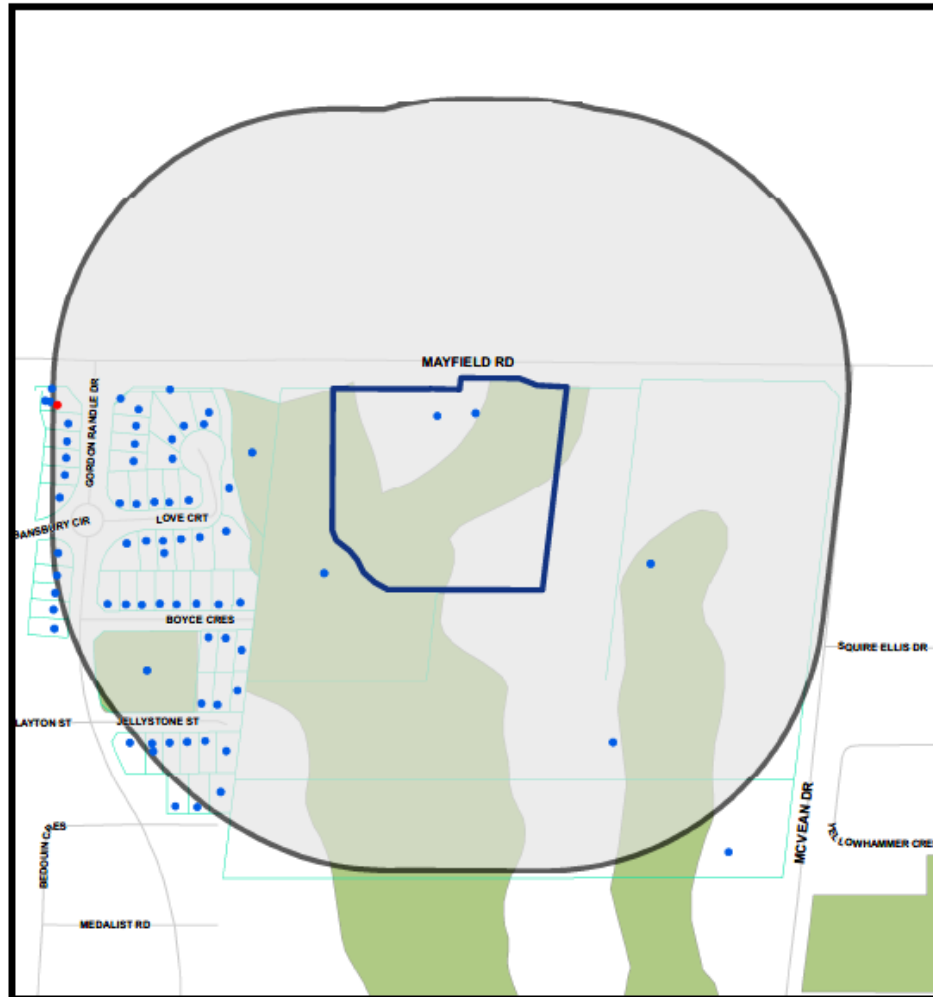
Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



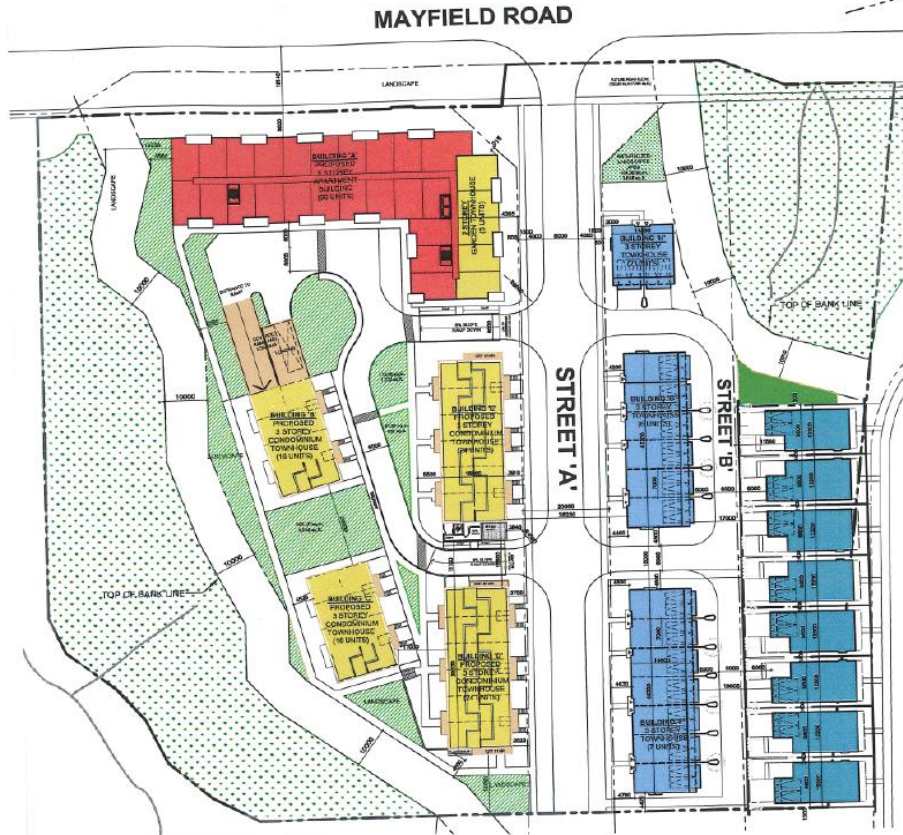
240m Public Notice



Area Context

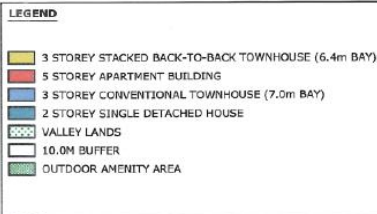


Proposal

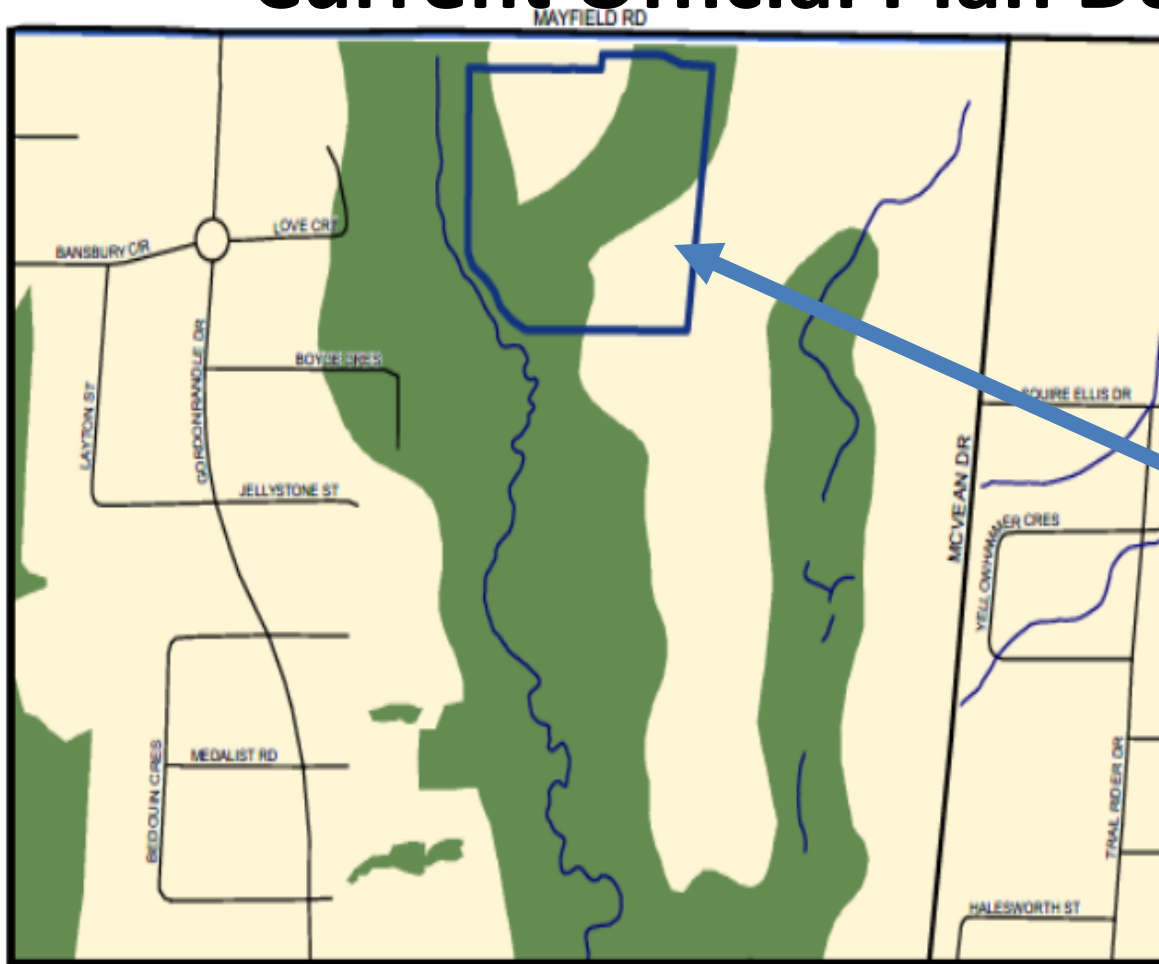


Proposed Amendment to the Official Plan, Zoning By-law and a Draft Plan of Subdivision to permit 204 residential units including:

- 96 apartment units in a five-storey apartment block;
- 5 two-storey back-to-back townhouses;
- 80 three-storey stacked back-to-back townhouses;
- 15 three-storey standard townhouses;
- 8 two-storey single detached houses; and,
- Valleyland blocks and buffer.



Current Official Plan Designations

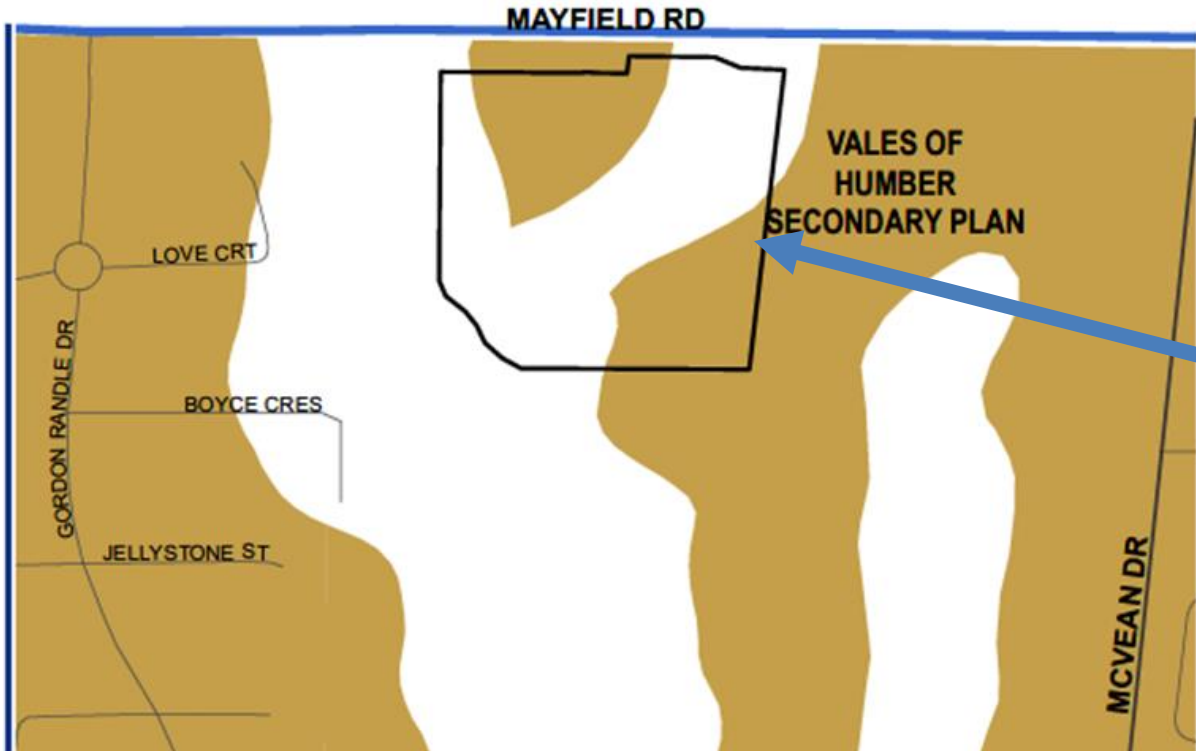


Residential
& Open
Space

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

 SUBJECT LAND  RESIDENTIAL
 OPENSACE

Current Official Plan Designations



Upscale
Executive
Housing
Special
Policy Area

Upscale Executive Housing Special Policy Areas

Minor Street

Major Street

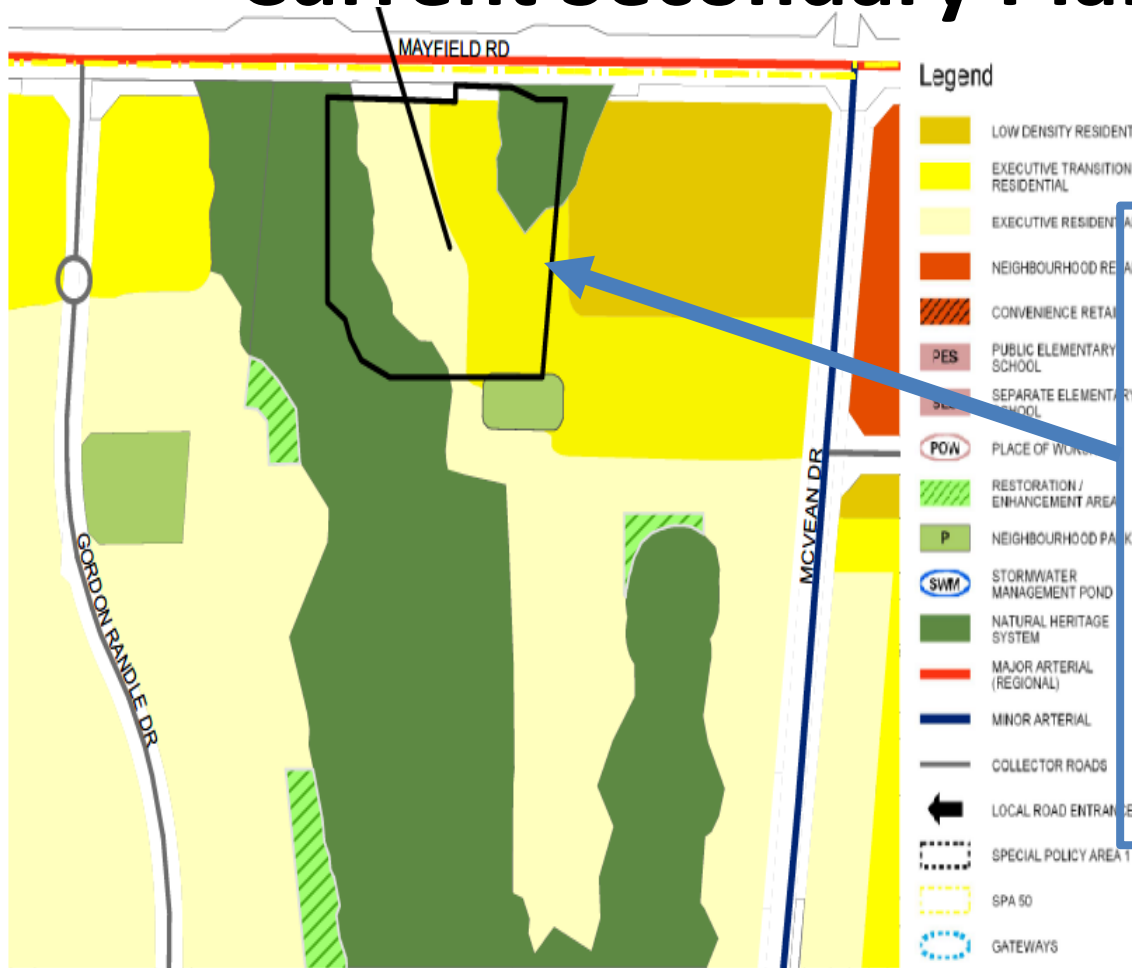
Subject Lands
City File: OZS-2019-0014

City Limit

Official Plan Schedule A1

Upscale Executive
Housing Special Policy Area

Current Secondary Plan Designations



Vales of Humber Secondary Plan (Area 50 a):

- Executive Residential
- Executive Transition Residential
- Natural Heritage System

MAYFIELD RD. (REG. RD. 14)

P (1)

VPP (9)

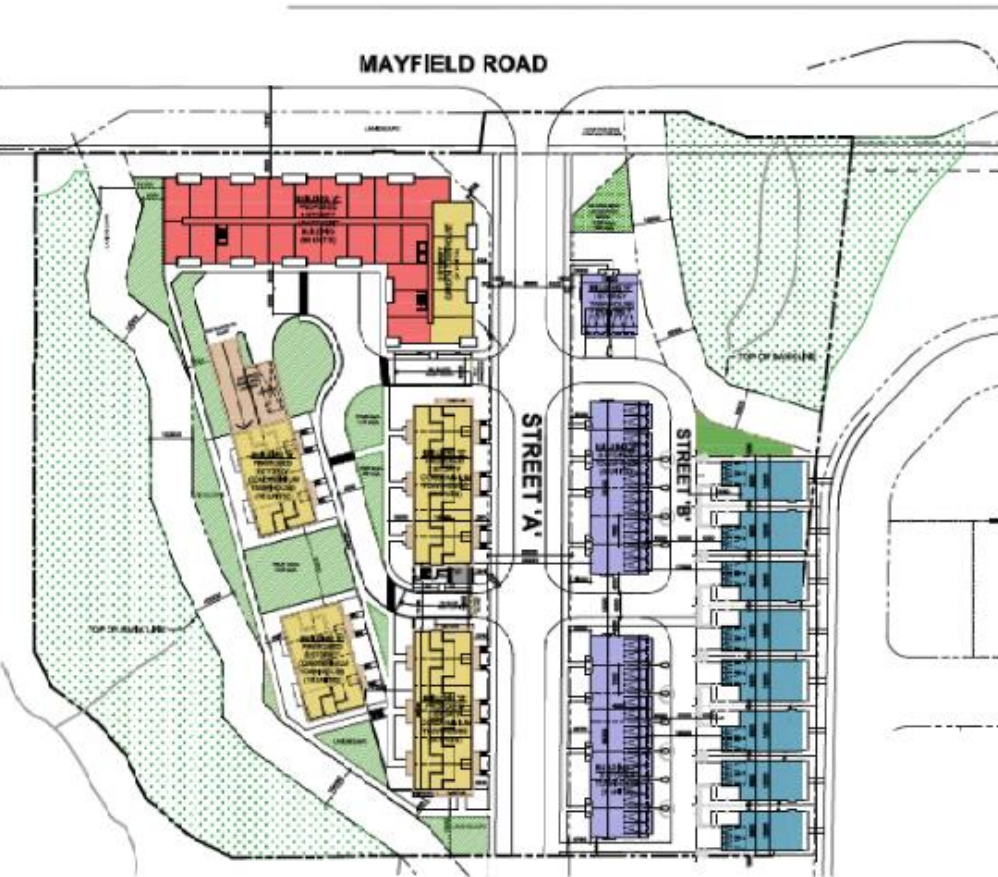
Sagehen Creek

31.6, 32.0, 36.0, 37.3, 38.0, 35.0, 33.1, 36.9, 38.0, 35.0, 42.2, 44.3, 32.0, 34.1, 17.0, 43.5, 36.0

- Executive Residential
- Executive Transition Residential
- Natural Heritage System
- Buffer

EXTRACT FROM BLOCK PLAN 50-1 KNOWN AS THE VALES OF HUMBER BLOCK PLAN

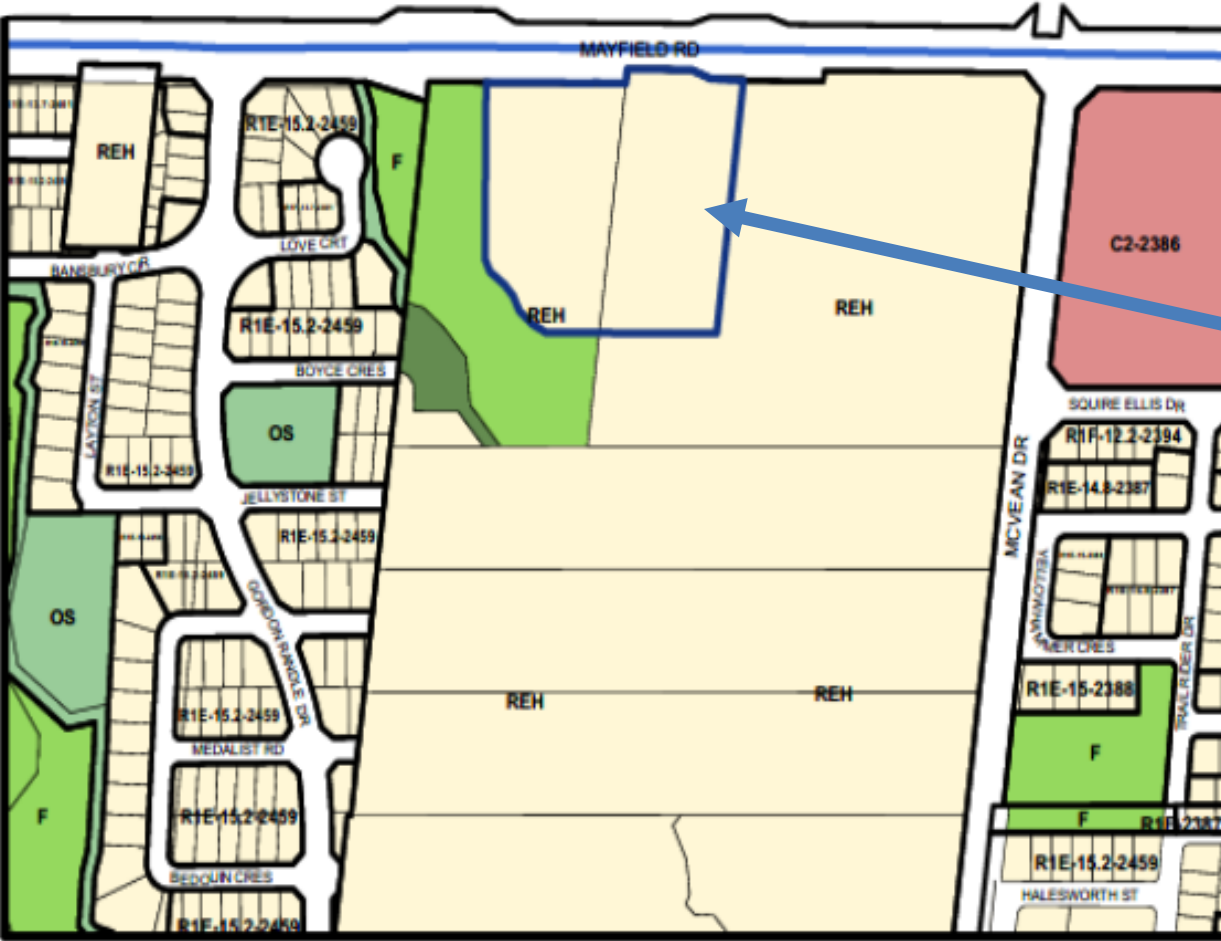
Proposed Official Plan Amendment



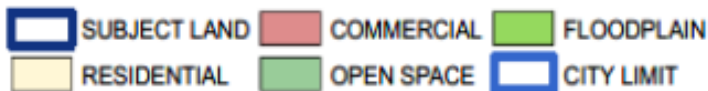
Proposed Amendment to the Secondary Plan and Block Plan:

- to permit the proposed executive single detached, townhouse and apartment uses by creating a new 'Special Policy Area'.
- No change proposed to 'Natural Heritage System' Designation.

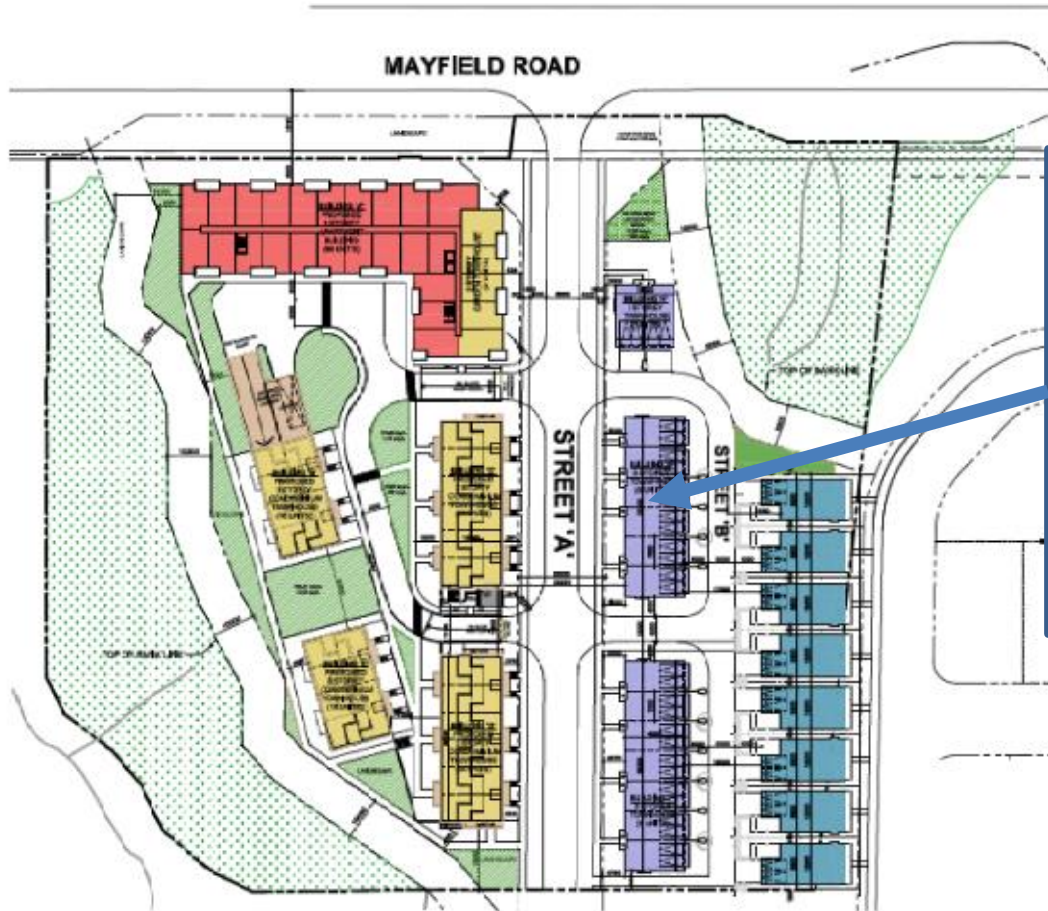
Current Zoning By-law



Residential
Rural Estate
Holding (REH)

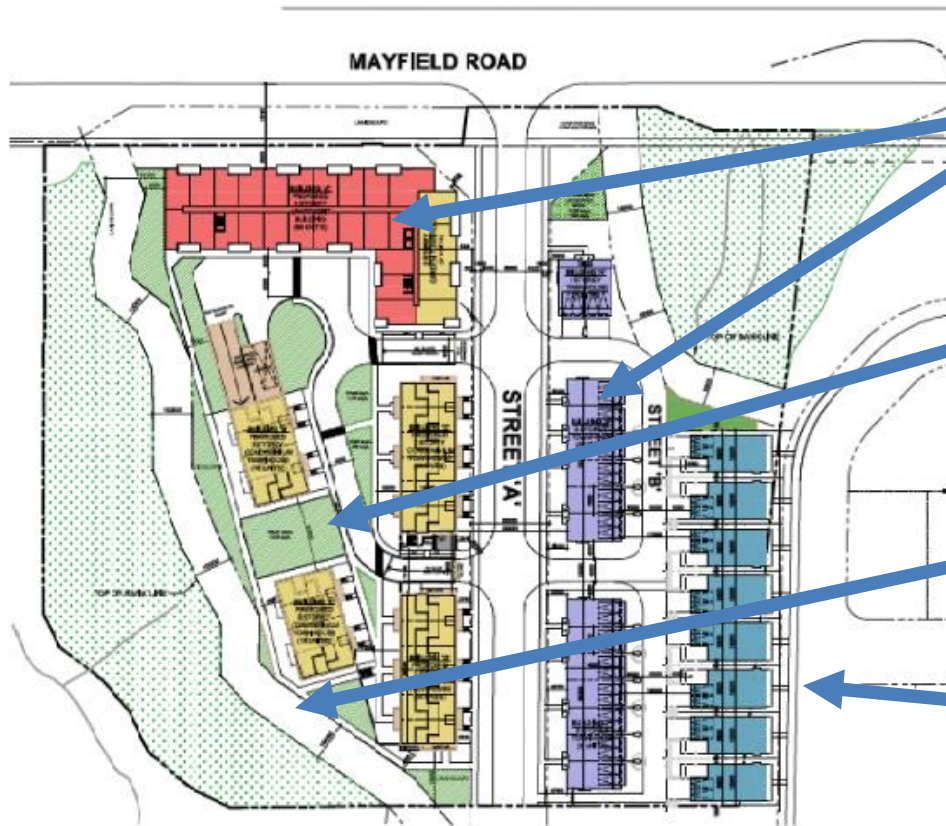


Proposed Zoning By-law Amendment



Site-specific provisions to permit single detached residential lots, townhouses, an apartment block, and to protect the natural heritage features.

Issues



Whether this proposal is consistent with the intent of the “Executive Residential” designation of the Official Plan

Whether this proposal will provide adequate amenity area to serve the needs of future residents.

Confirmation that all proposed building lots are outside the natural heritage system area

Whether this development will provide an appropriate transition to the future residential uses to the east.

Planning Framework Summary

The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Design Guidelines

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

- The report and presentation associated with tonight's meeting can be found online at WWW.BRAMPTON.CA on the MEETINGS and AGENDAS page.
- City Planner contact:
Himanshu Katyal, Development Planner,
City of Brampton
Himanshu.Katyal@Brampton.ca ph. 905-874-3359
- Applicant information:
Arleigh Hack, Planner
Glen Schnarr & Associates
ArleighH@gsai.ca

Public Information Meeting

Ward 5

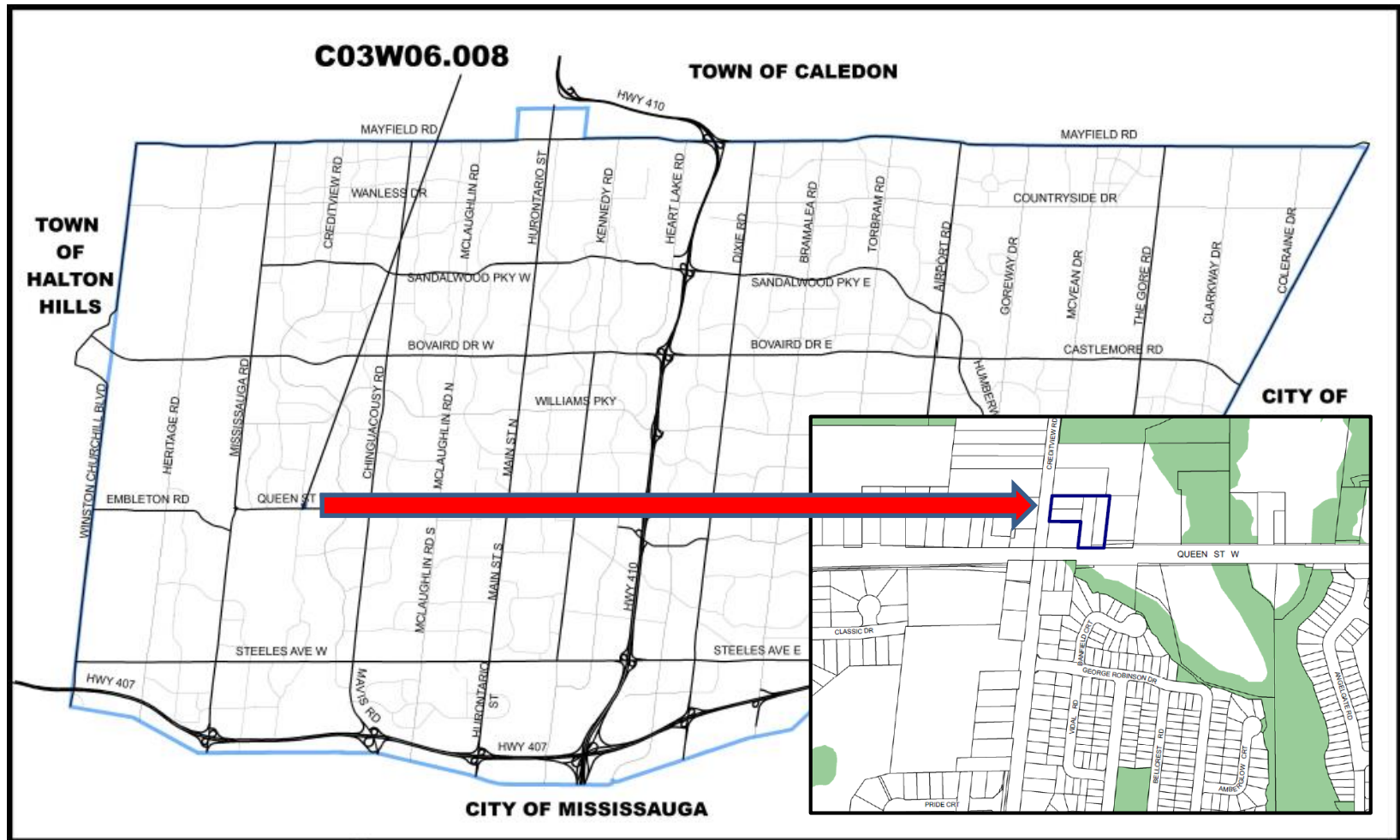
Regional Councillor Vicente & City Councillor Santos

**Application by Technoarch, Architects & Designers
– Chatrath Holdings Inc. to Amend the Official Plan
and Zoning By-law**

**City of Brampton File: C03W06.008
1466, 1478 Queen Street West and 9021, 9025
Creditview Road**

Location

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



Area Context

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



Proposal

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



Summary of Proposal:

- To permit three, 3-storey mixed-use buildings.
- To permit 14 commercial units at grade.
- To permit 14 residential units to occupy the 2nd and 3rd floor of each building.
- To provide a total of 66 parking spaces.

Proposal

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



240m Public Notice



Planning Framework Summary

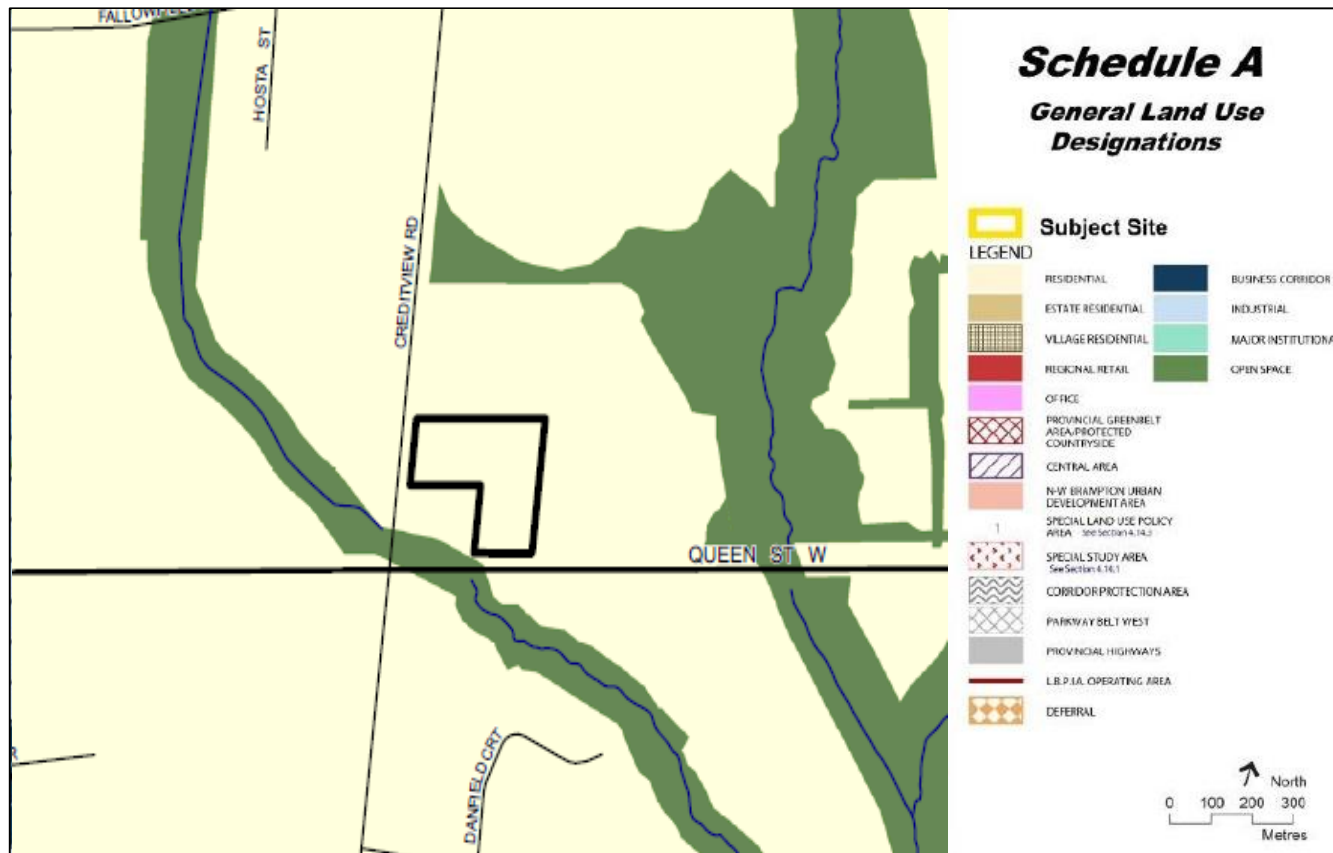


The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Credit Valley Secondary Plan (Area 45)

Official Plan Designations

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



An amendment to the Official Plan is required.

Secondary Plan Designations

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)

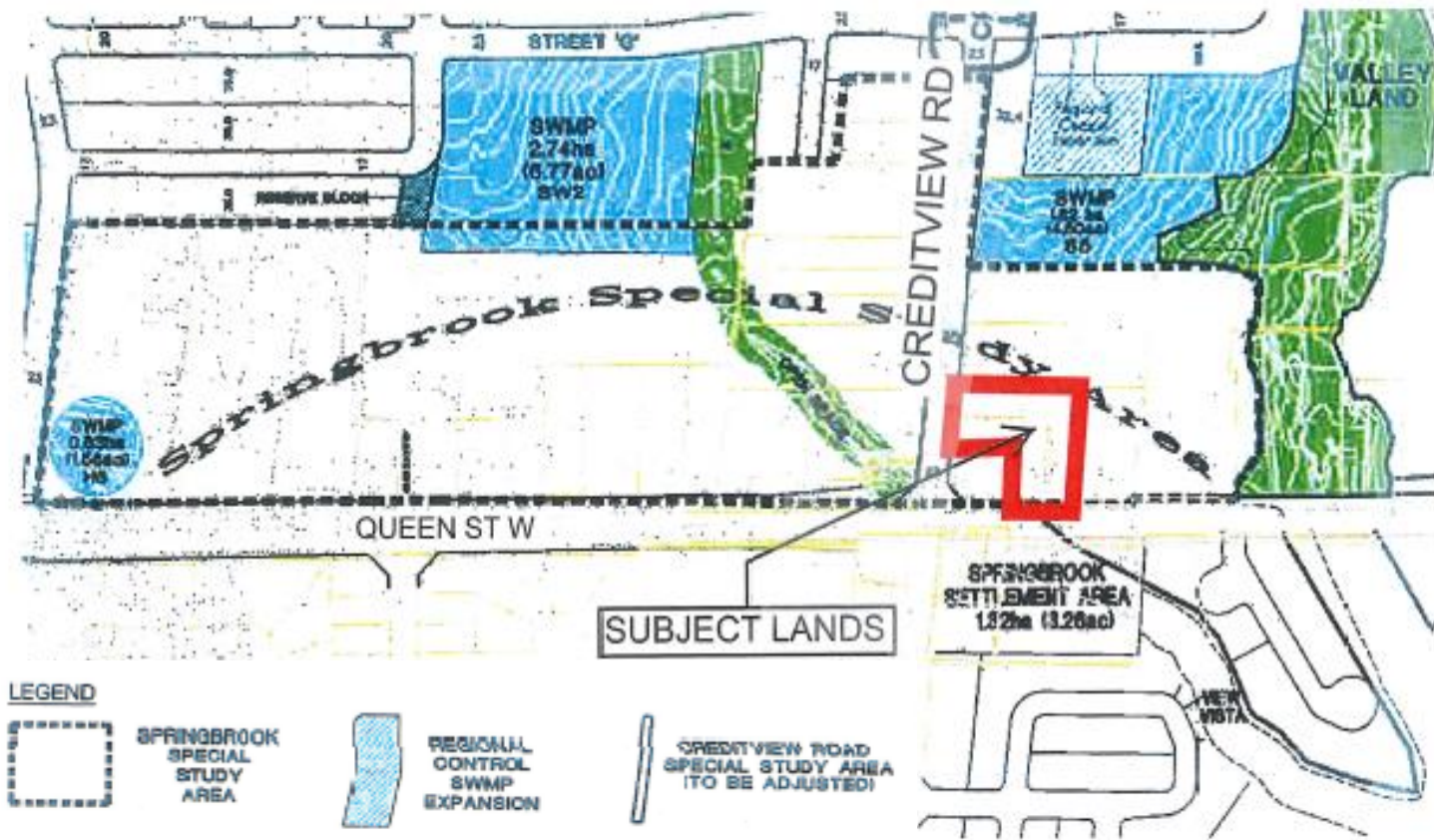
SUBJECT LANDS



An amendment to the Secondary Plan is required.

Springbrook Community Block Plan 45-2

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



Tertiary Plan – Springbrook Settlement Area

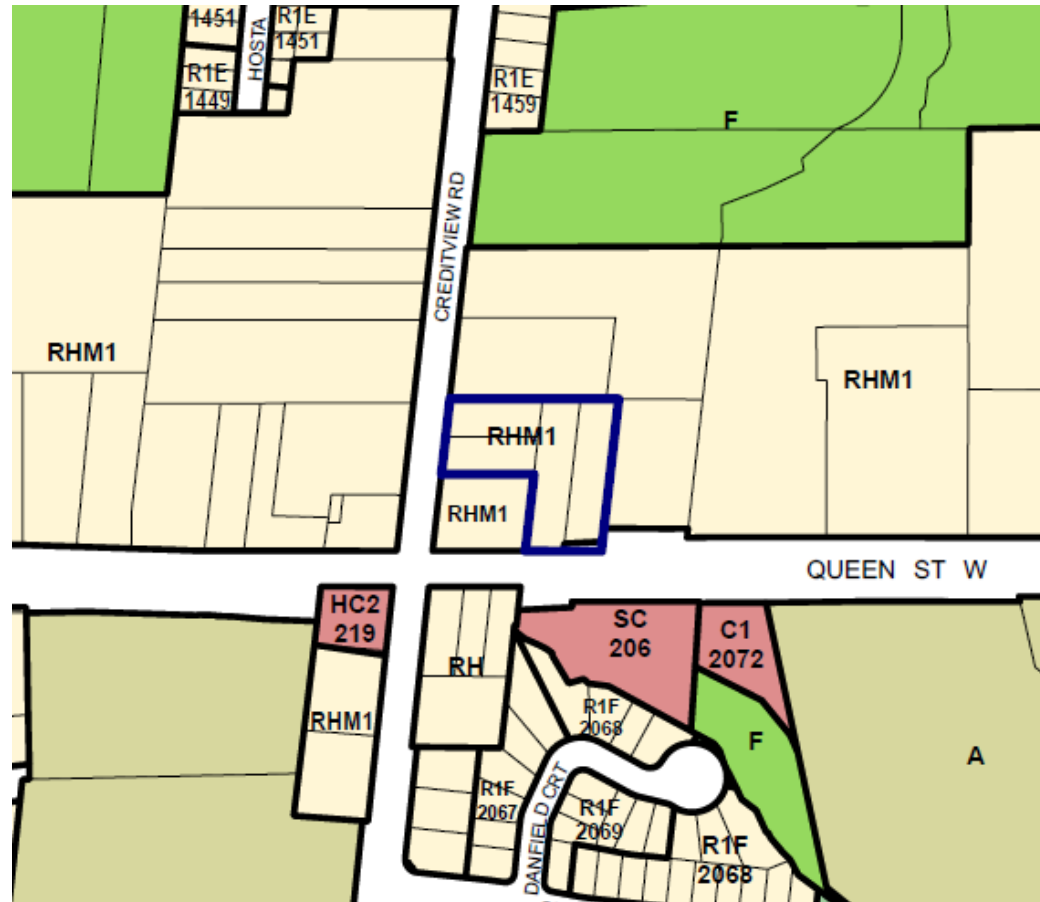
Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



Subject
Site

Current Zoning By-law

Application to amend the Official Plan and Zoning By-law (City File: C03W06.008)



An amendment to the Zoning By-law is required.

Key Issues



- The appropriateness of the proposed land use.
- Impacts on existing low-density residential.
- Evaluation of proposed site access.
- Evaluation of the proposed phasing plan.
- Suitability of the proposed building height and density.

Next Steps

Notice of complete application (September 27, 2018)

Circulation to departments and agencies

Notice of public meeting (October 16, 2020)

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **C03W06.008** following the meeting.

City Planner Contact:

Kevin Freeman
Central Area Planner
905-874-2051
Kevin.freeman@Brampton.ca

General Planning Contact:

Planning & Development Services
Third Floor – City Hall
905-874-2050
Planning.development@Brampton.ca

Applicant Information:

Technoarch, Architects &
Designers - Chatrath Holdings Inc.

Public Information Meeting

Ward 3

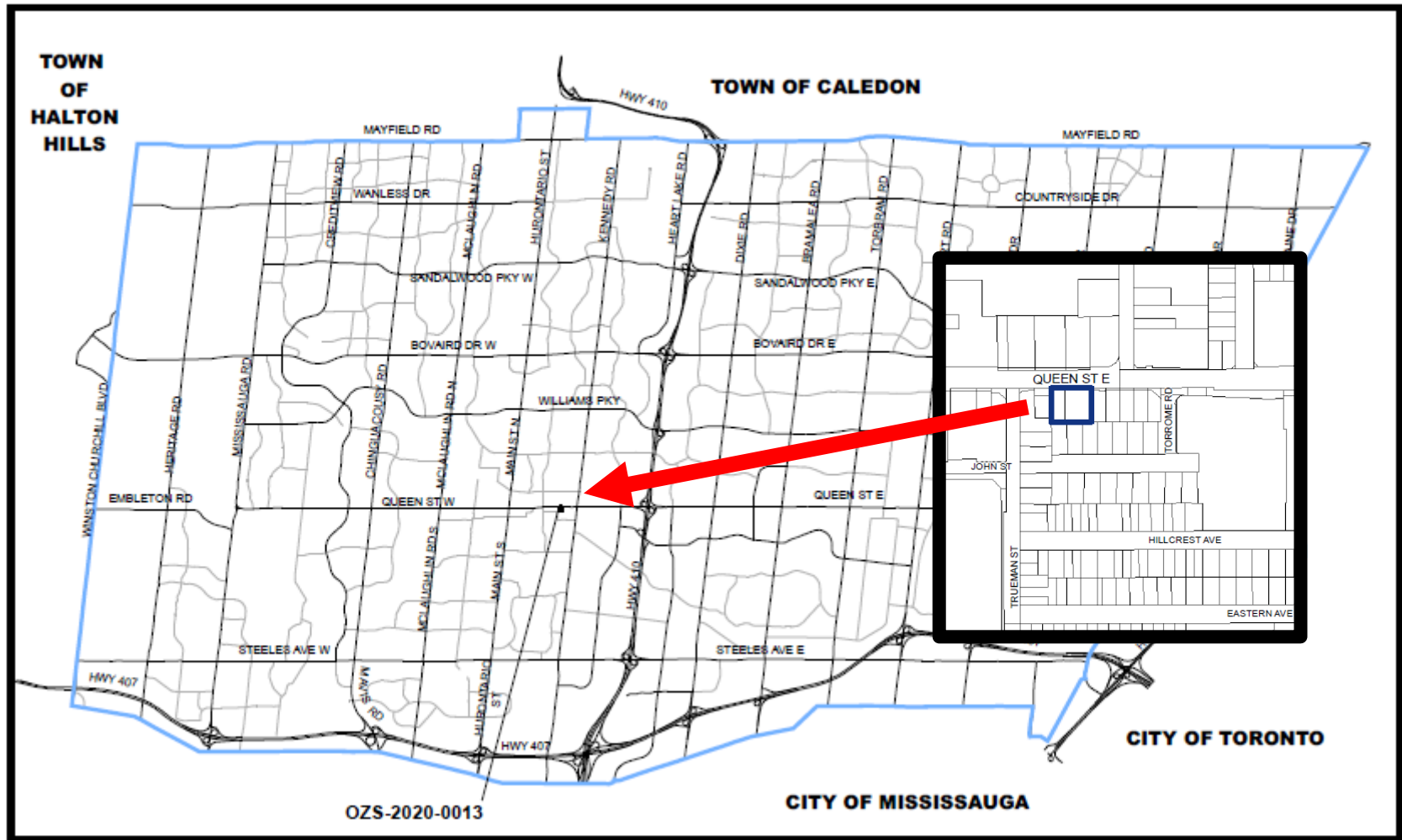
Regional Councillor Medeiros & City Councillor Bowman

**Application by Glen Schnarr & Associates Inc. – G. C
Jain Investments Ltd. to Amend the Zoning By-law**

**City of Brampton File: OZS-2020-0013
185 & 187 Queen Street East**

Location

Application to amend the Zoning By-law (City File: OZS-2020-0013)



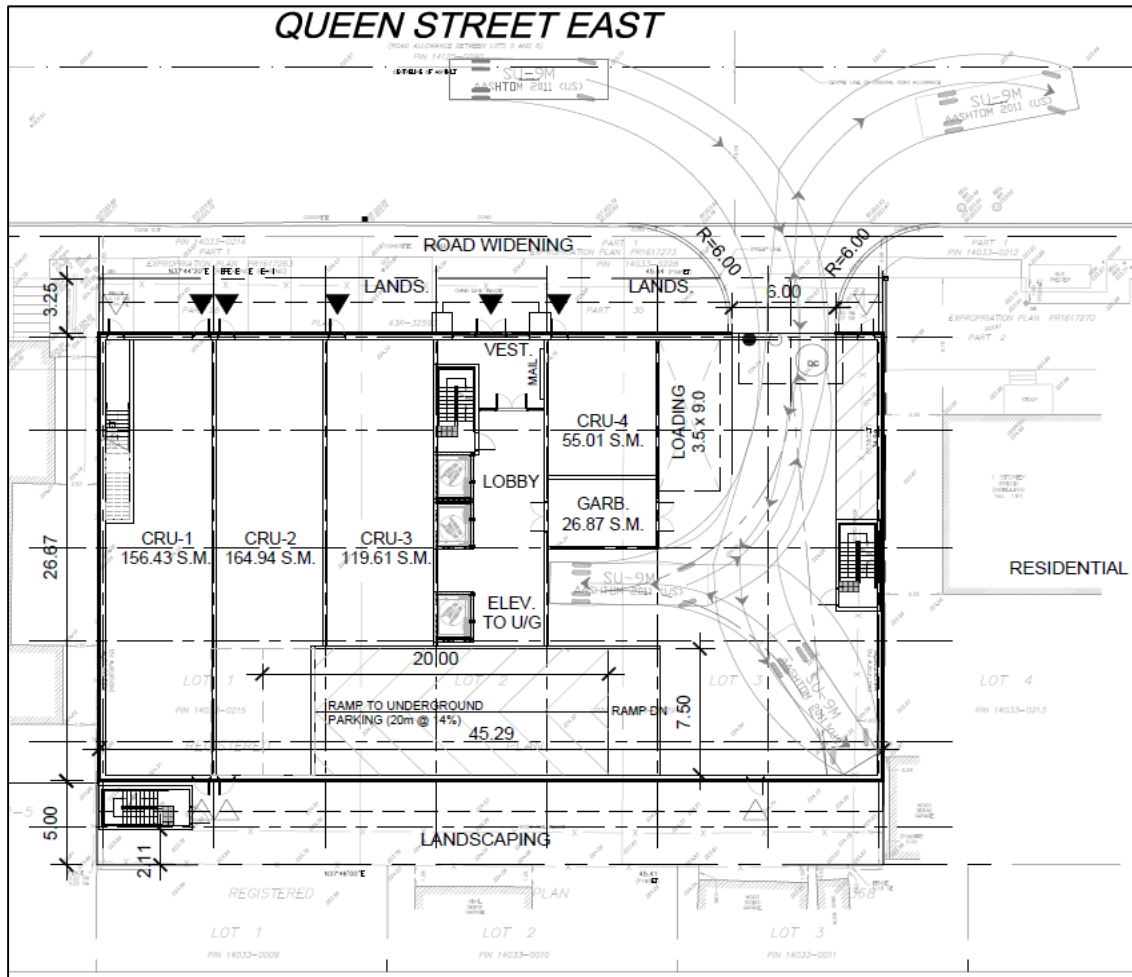
Area Context

Application to amend the Zoning By-law (City File: OZS-2020-0013)



Proposal

Application to amend the Zoning By-law (City File: OZS-2020-0013)



Summary of Proposal:

- To permit a 9 storey apartment building with 4 commercial units at grade.
- To provide 80 residential units – 32 one-bedroom and 48 two-bedroom.
- To provide two levels of underground parking and a total of 43 parking spaces.
- A density of 500 units/hectare and Floor Space Index of 6.85.

Proposal

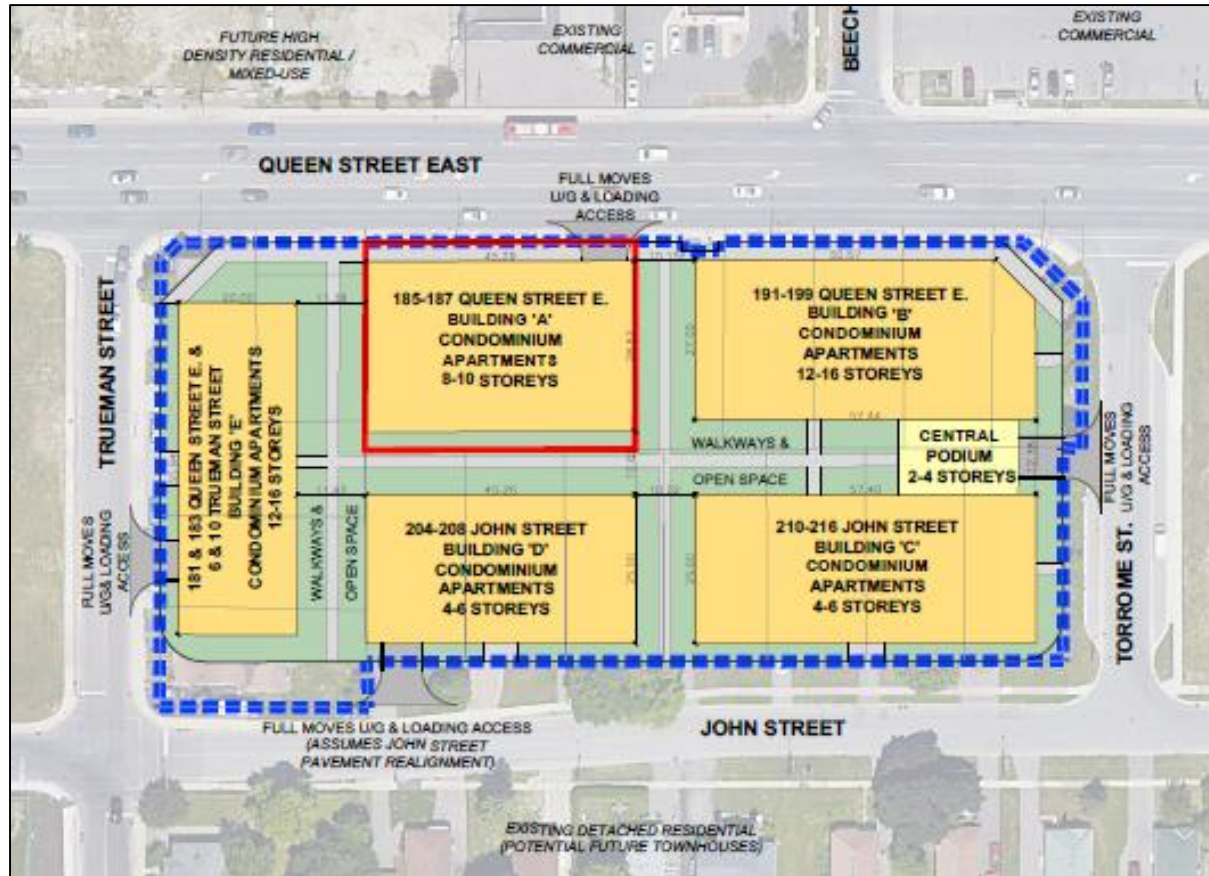
Application to amend the Zoning By-law (City File: OZS-2020-0013)





Figure 20: View of Proposed Building from Queen Street East

Proposed Tertiary Plan

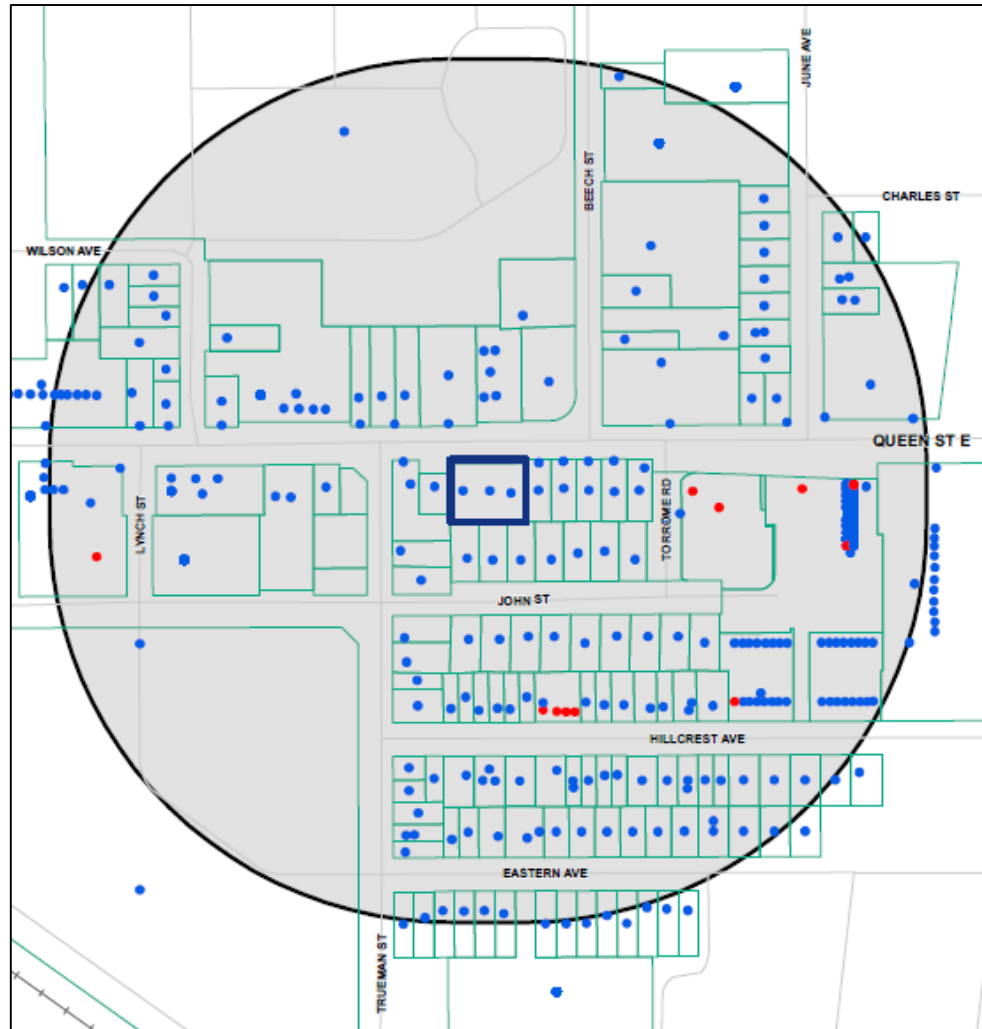
Application to amend the Zoning By-law (City File: OZS-2020-0013)



Legend:

-  TERTIARY PLAN BOUNDARY
-  SUBJECT LANDS

240m Public Notice



Planning Framework Summary

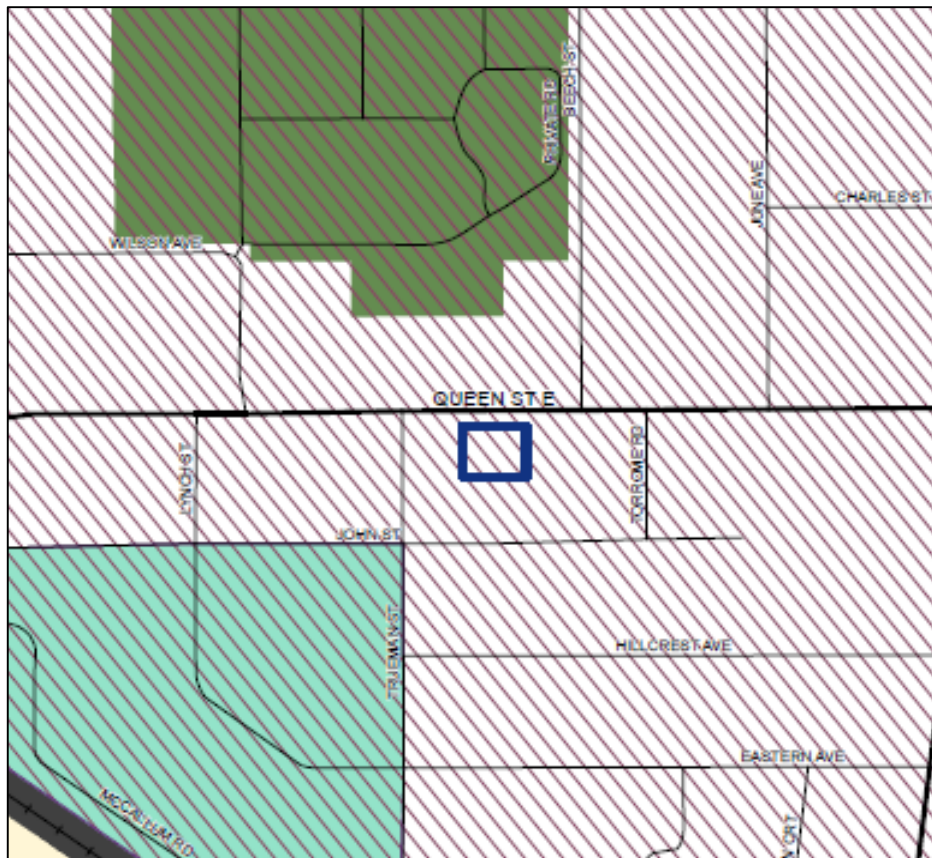


The application will be evaluated based on the following:






- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Queen Street Corridor Secondary Plan (Area 36)

Official Plan Designations

Application to amend the Zoning By-law (City File: OZS-2020-0013)



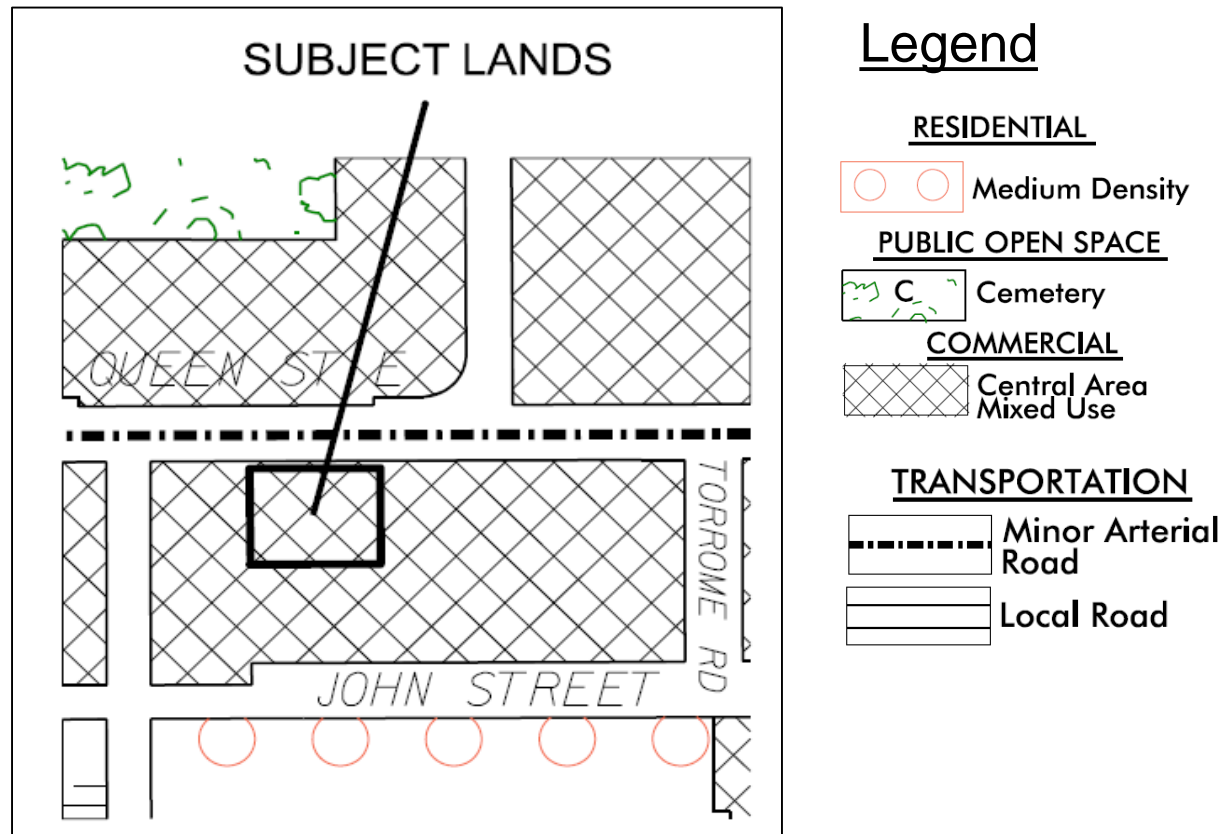
Legend

-  SUBJECT LAND
-  CENTRAL AREA
-  OPENSOURCE
-  MAJOR INSTITUTIONAL
-  RESIDENTIAL

An amendment to the Official Plan is not required.

Secondary Plan Designations

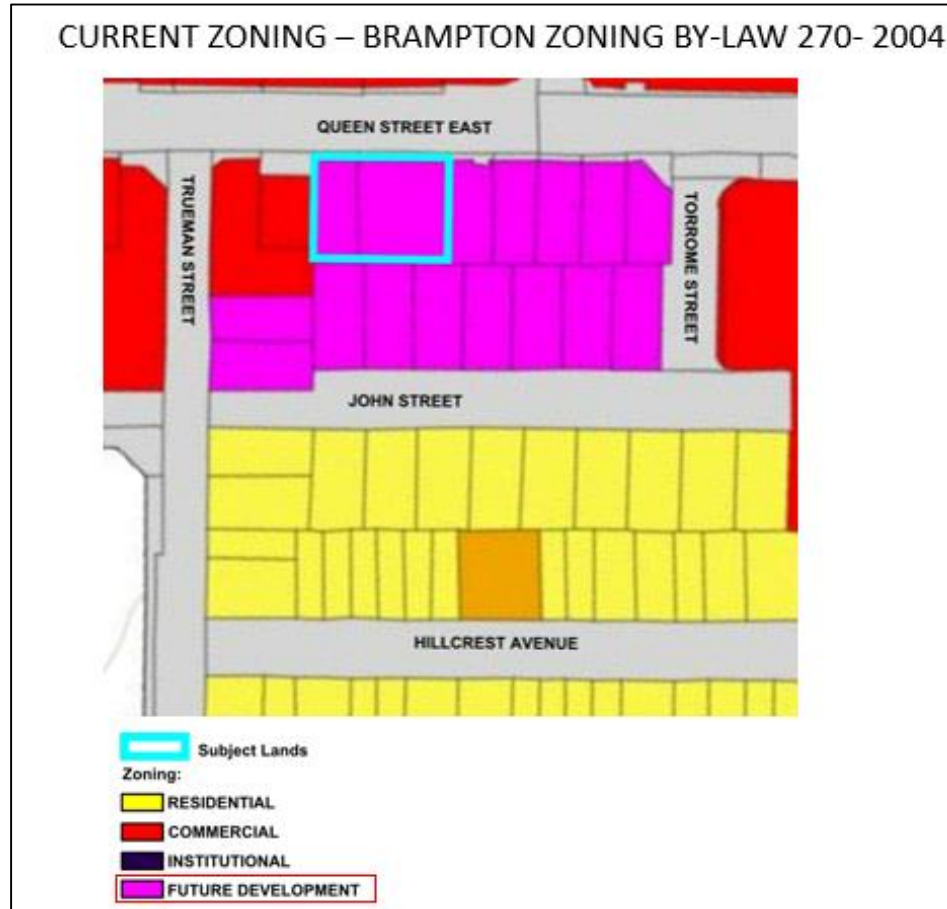
Application to amend the Zoning By-law (City File: OZS-2020-0013)



An amendment to the Secondary Plan is not required.

Current Zoning By-law

Application to amend the Zoning By-law (City File: OZS-2020-0013)



An amendment to the Zoning By-law is required.

Key Issues



Figure 20: View of Proposed Building from Queen Street East

- The contemplated land use and appropriateness of the proposed Tertiary Plan.
- An evaluation of the proposed building setbacks and transition to surrounding area.

Next Steps

Notice of complete application (July 14, 2020)

Circulation to departments and agencies

Notice of public meeting (October 16, 2020)

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **OZS-2020-0013** following the meeting.

City Planner Contact:

Kevin Freeman
Central Area Planner
905-874-2051
Kevin.freeman@Brampton.ca

General Planning Contact:

Planning & Development Services
Third Floor – City Hall
905-874-2050
Planning.development@Brampton.ca

Applicant Information:

Glen Schnarr & Associates Inc. –
G. C Jain Investments Ltd.

Public Information Meeting

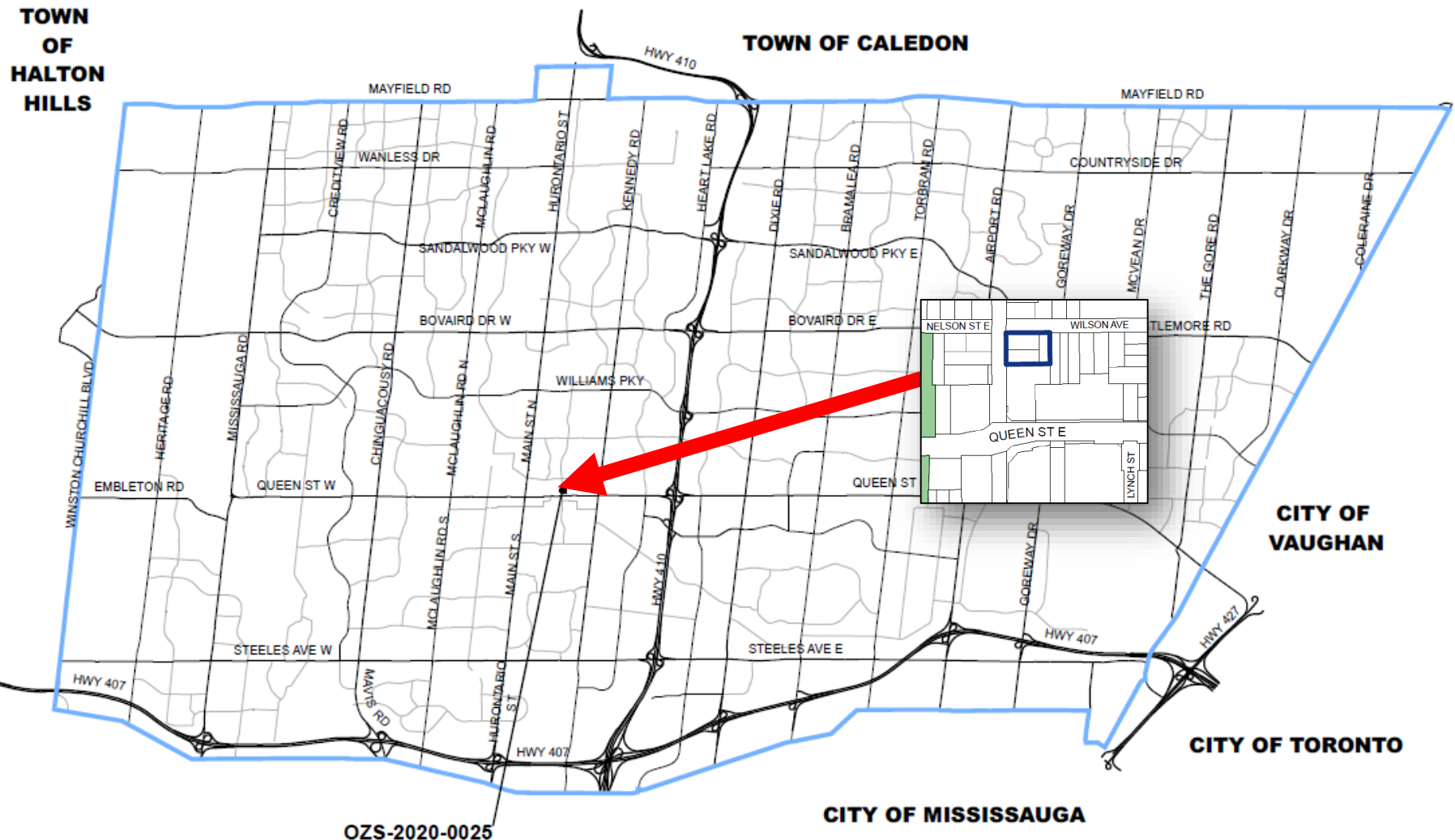
**83 Wilson Avenue and 14 & 16 Centre Street North
Ward 1**

**Regional Councillor Rowena Santos &
Regional Councillor Paul Vicente**

**Application by D.J.K. Land Use Planning - Fifth Avenue
Development Group Inc. to Amend the Zoning By-law**

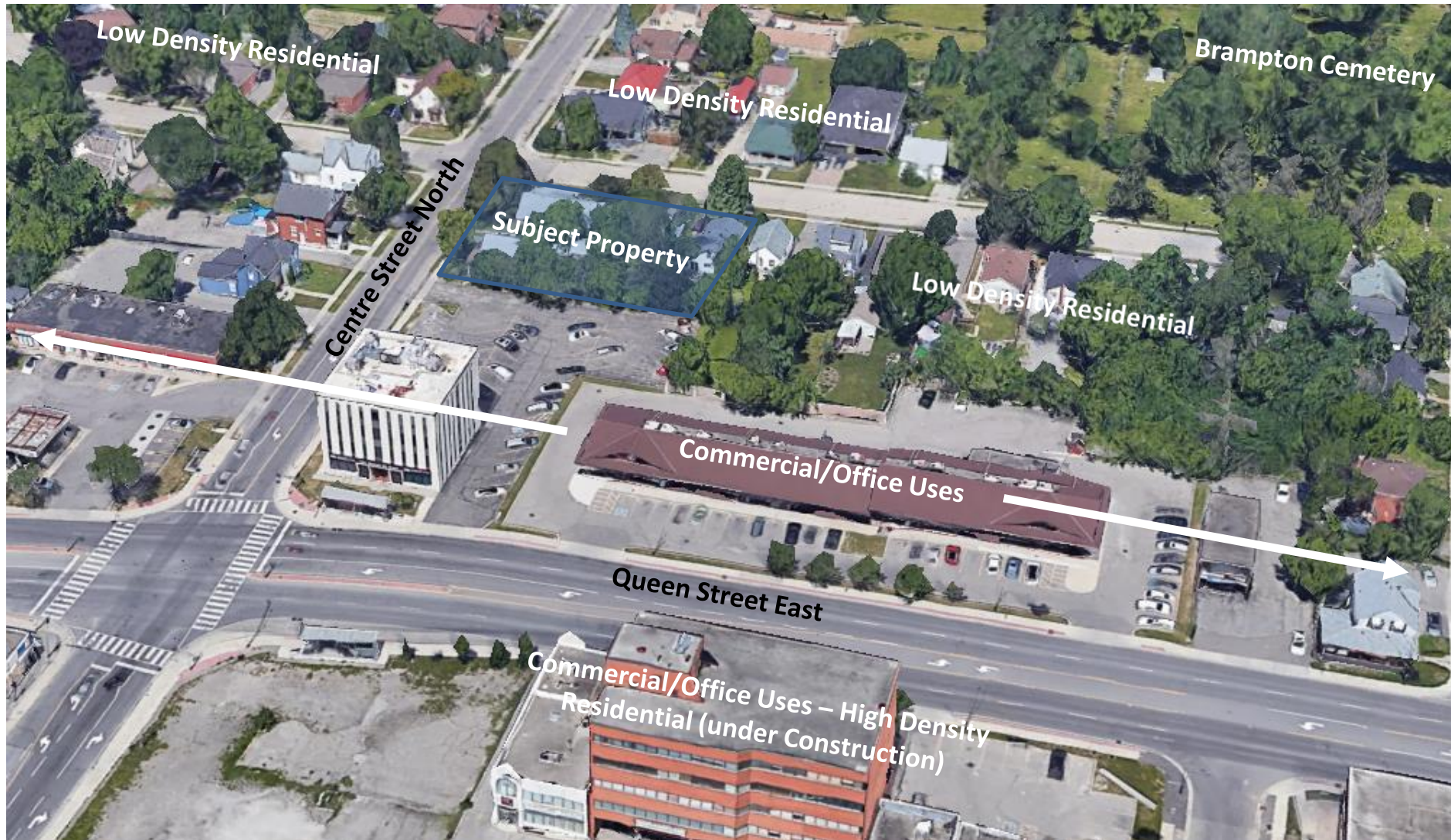
City of Brampton File: OZS-2020-0025

Location





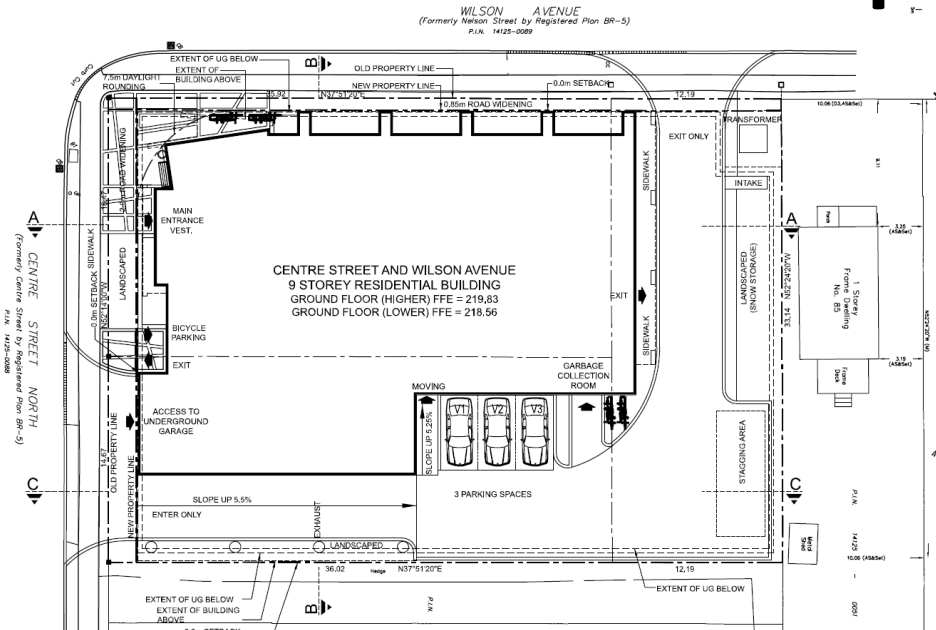
Area Context



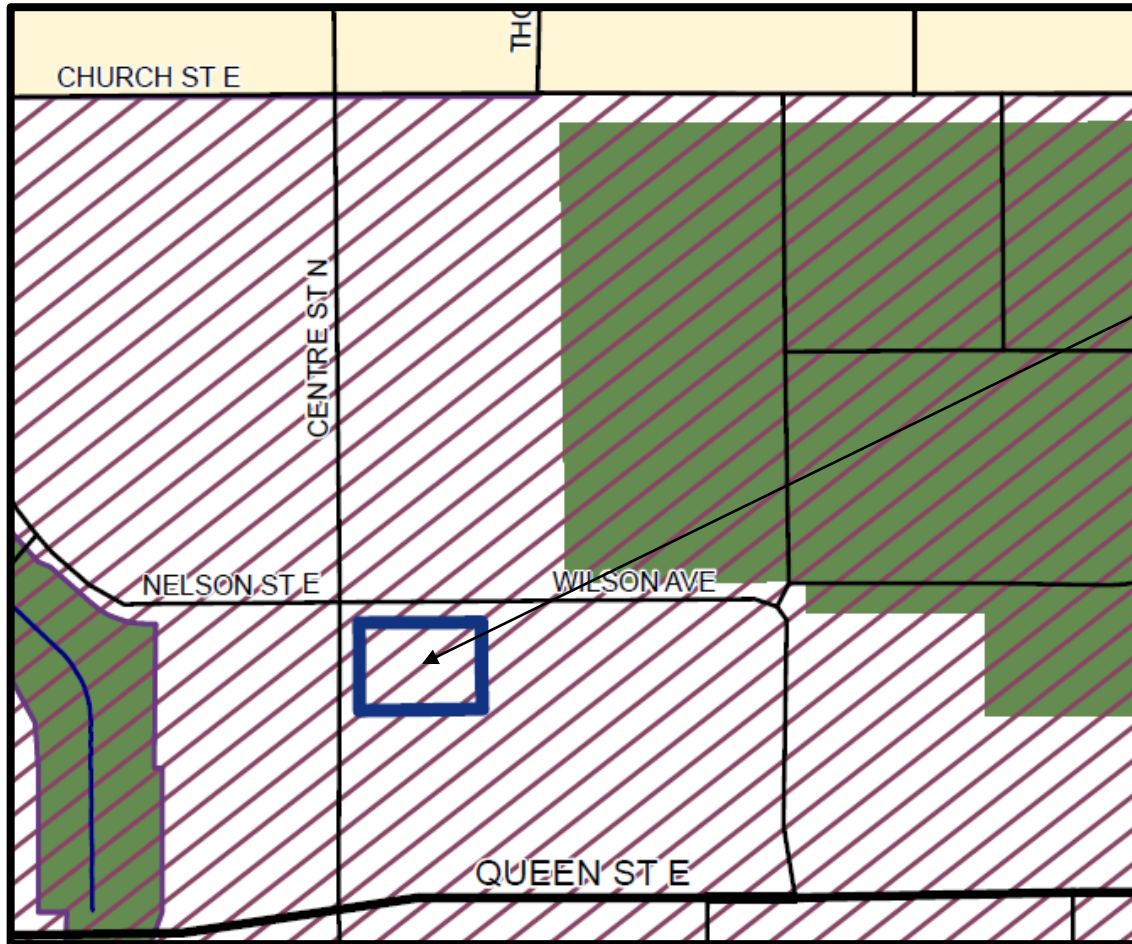
Proposal

Application to Amend the Zoning By-law to permit:

- A 9-storey mid-rise apartment building
- 82 Residential Units
- A total of 73 bicycle parking spaces
- A total of 58 motor vehicle parking spaces
- Two one-way access points



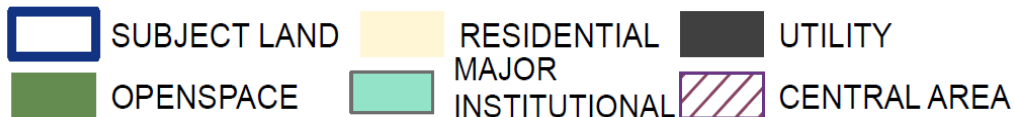
Official Plan Designations



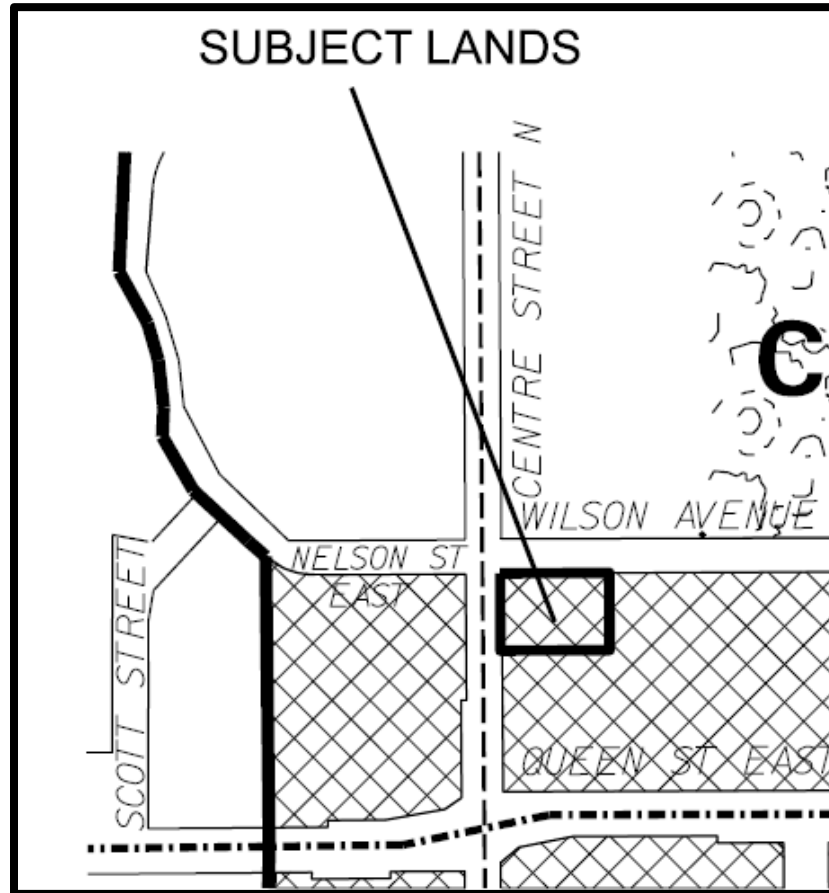
Subject Lands

Official Plan Designations:

- Central Area
- Urban Growth Centre
- Anchor Mobility Hub










Secondary Plan Designation



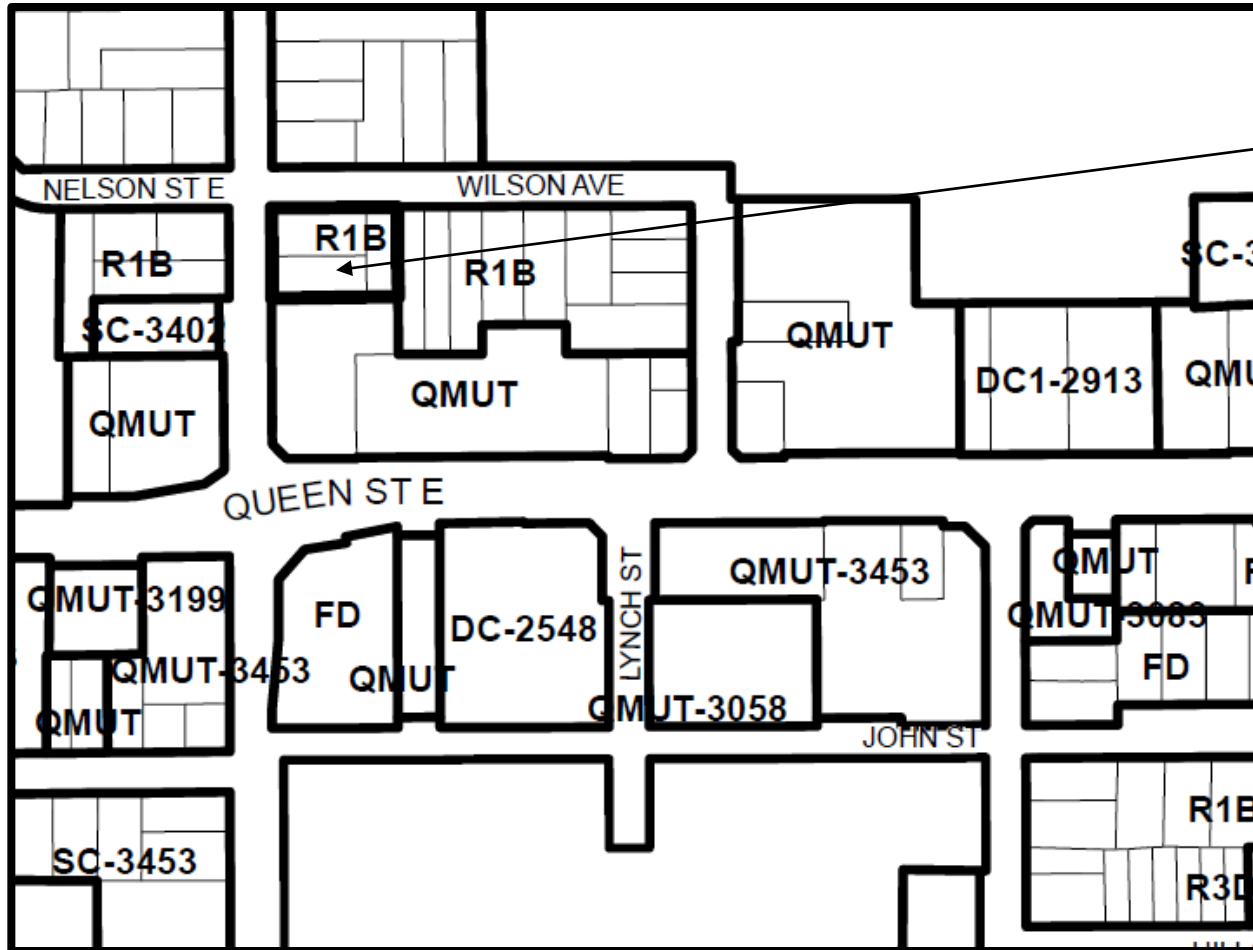
Secondary Plan Designation:

- Central Area Mixed-Use

LAND USE		PUBLIC OPEN SPACE	
 Subject Lands		 Cemetery	
RESIDENTIAL		TRANSPORTATION	
 Low Density		 Collector Road	
COMMERCIAL		 Local Road	
 Central Area Mixed Use		 Minor Arterial Road	



Zoning By-law



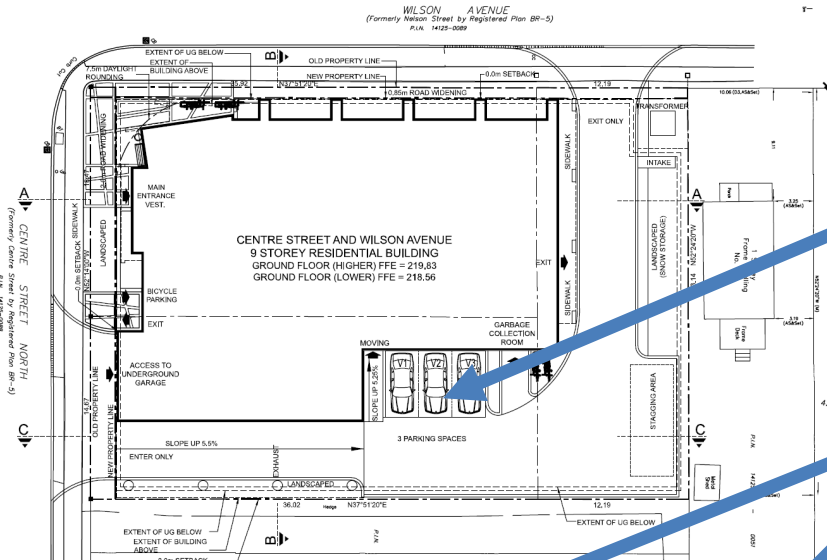
Subject Lands

Zoning:

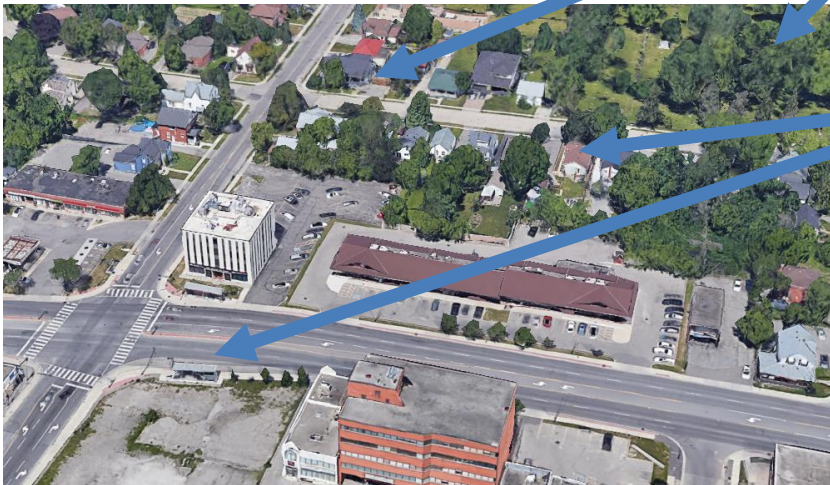
- Residential Single Detached B

Proposed Zoning By-law Amendment:

- Site specific amendment to permit a mid-rise residential building

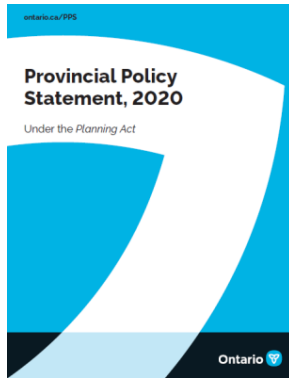


- Impact on nearby heritage resources shall be investigated



Development is located close to an intensification corridor as well as a low density residential neighbourhood.

Planning Framework Summary



The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Queen Street Corridor Secondary Plan

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

- The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the *City Hall - Meetings and Agendas* page.

- City Planner contact:
Carmen Caruso, Central Area Planner
City of Brampton
carmen.caruso@brampton.ca ph. 905-874-2439

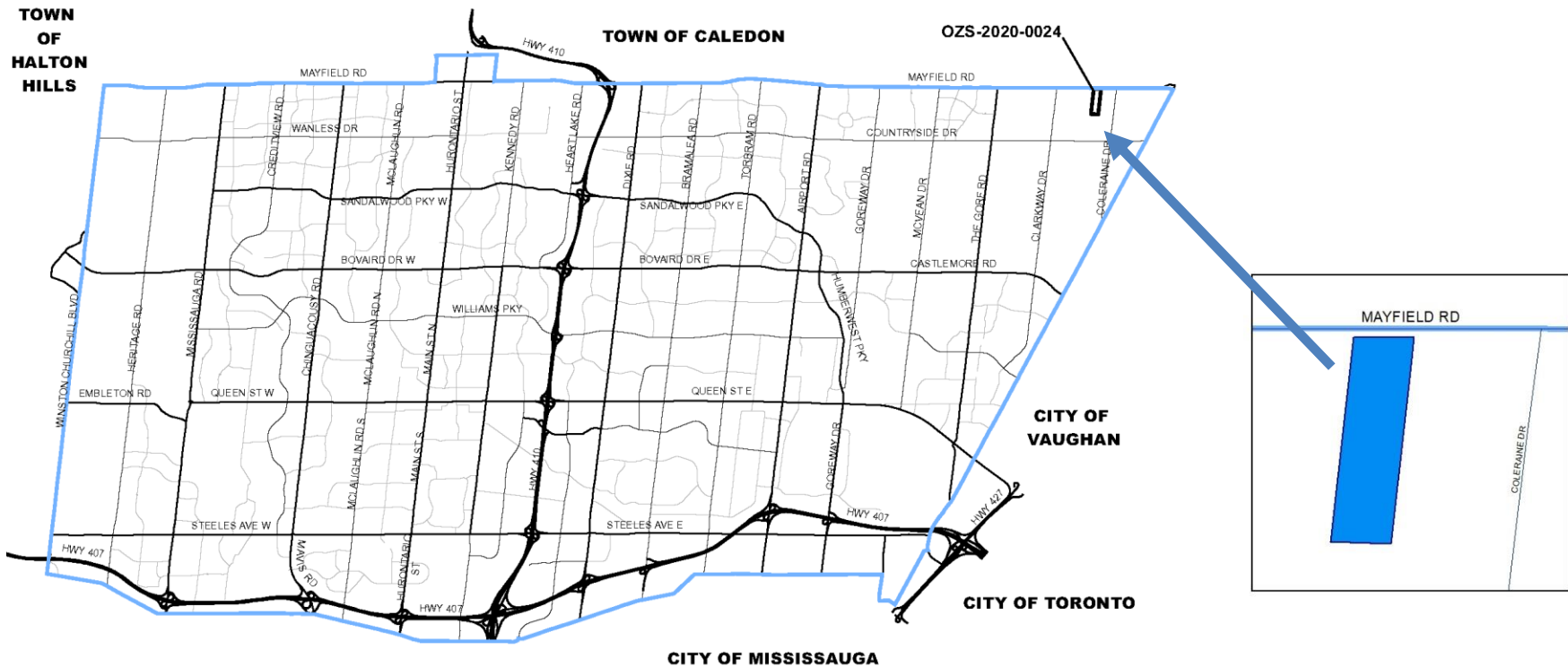
- Applicant information:
Dan Kraszweski,
D.J.K Land-Use Planning
djkplanning@gmail.com ph. 647-882-2149

Public Information Meeting
South Side of Mayfield Road and West of
Coleraine Drive
Application to Amend the Zoning By-law

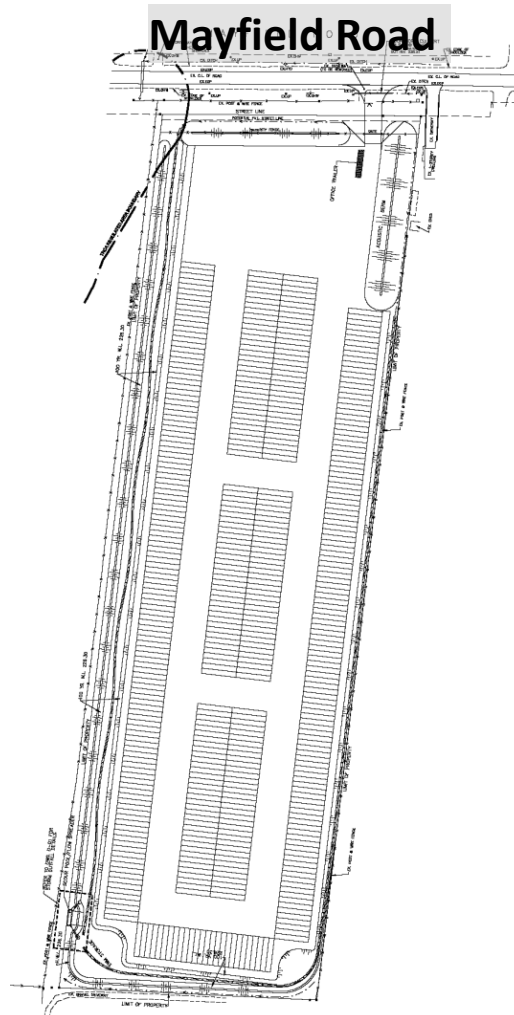
Ward: 10
Regional Councillor Dhillon &
City Councillor Singh
Consultant: Blackthorn Development Corp.
Applicant: 2538948 Ontario Inc.

City of Brampton File: OZS-2020-0024
Development Planner: Mark Michniak

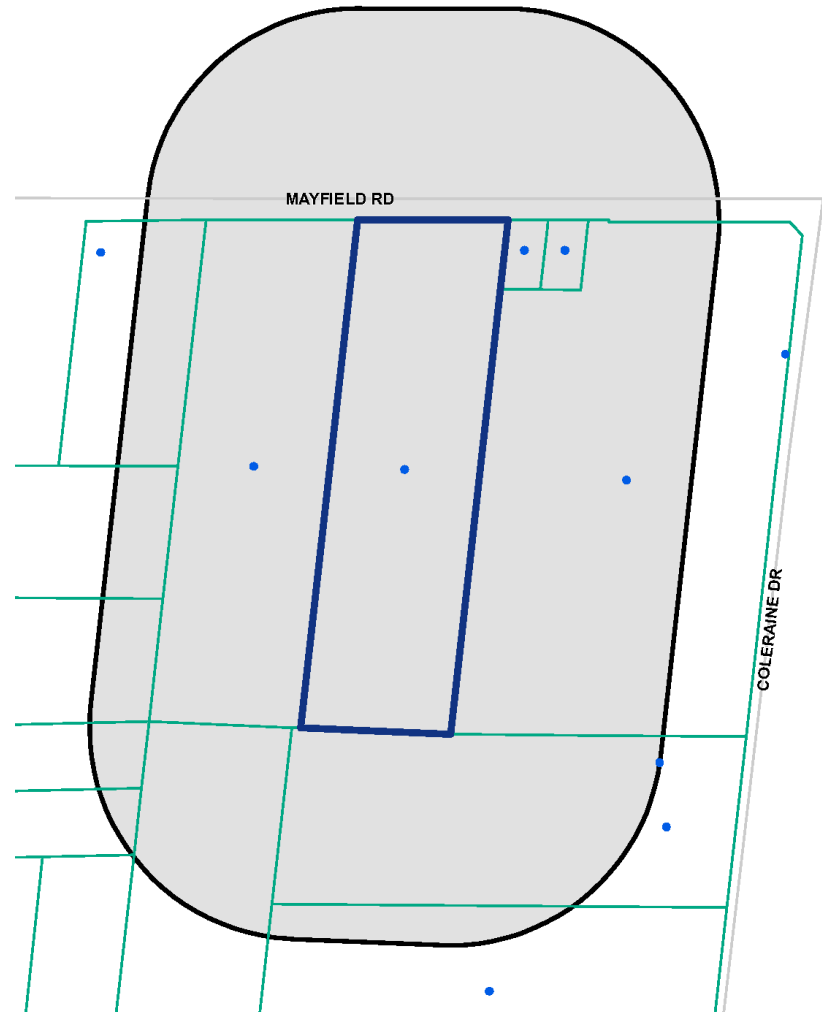
Location



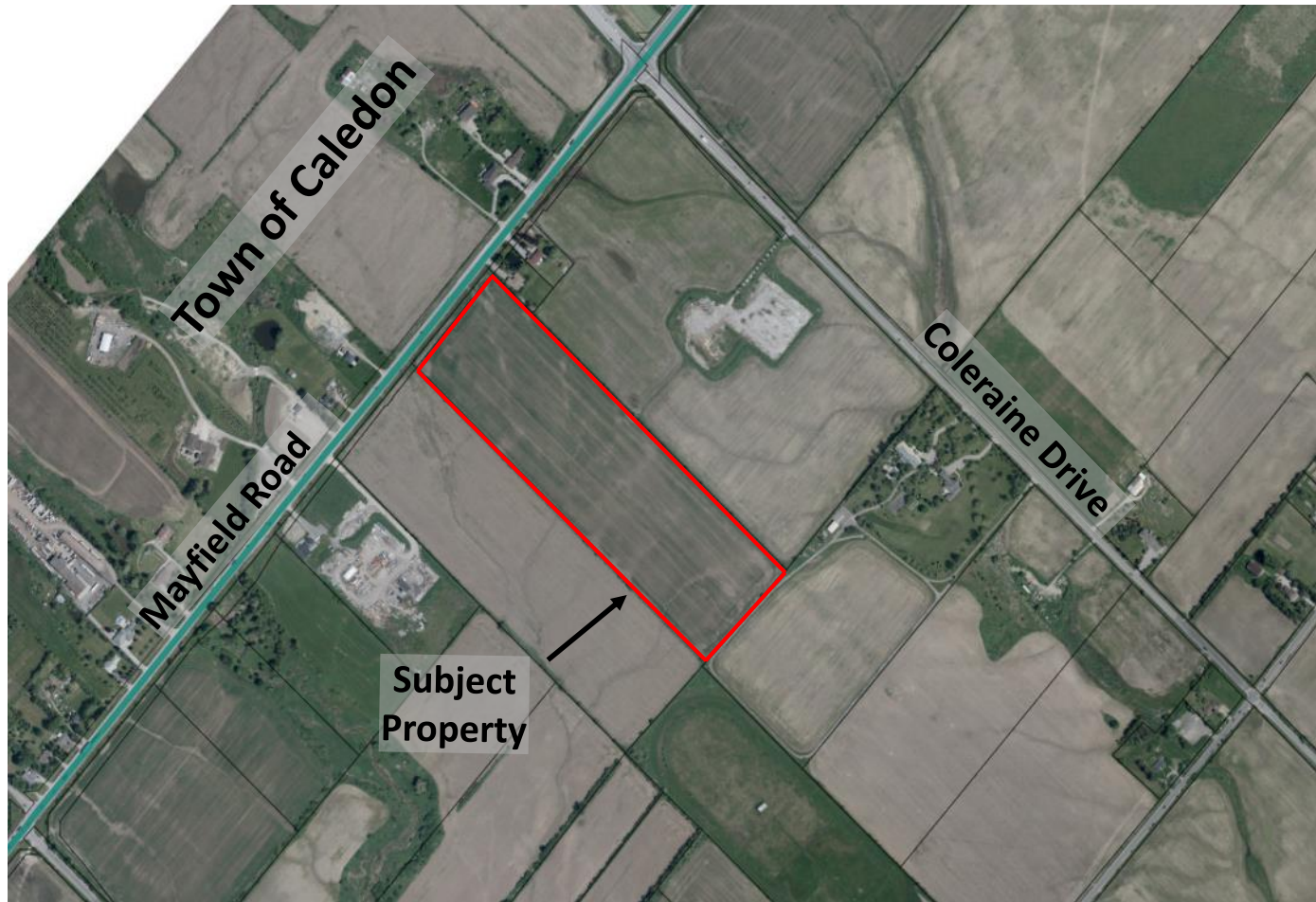
Proposal



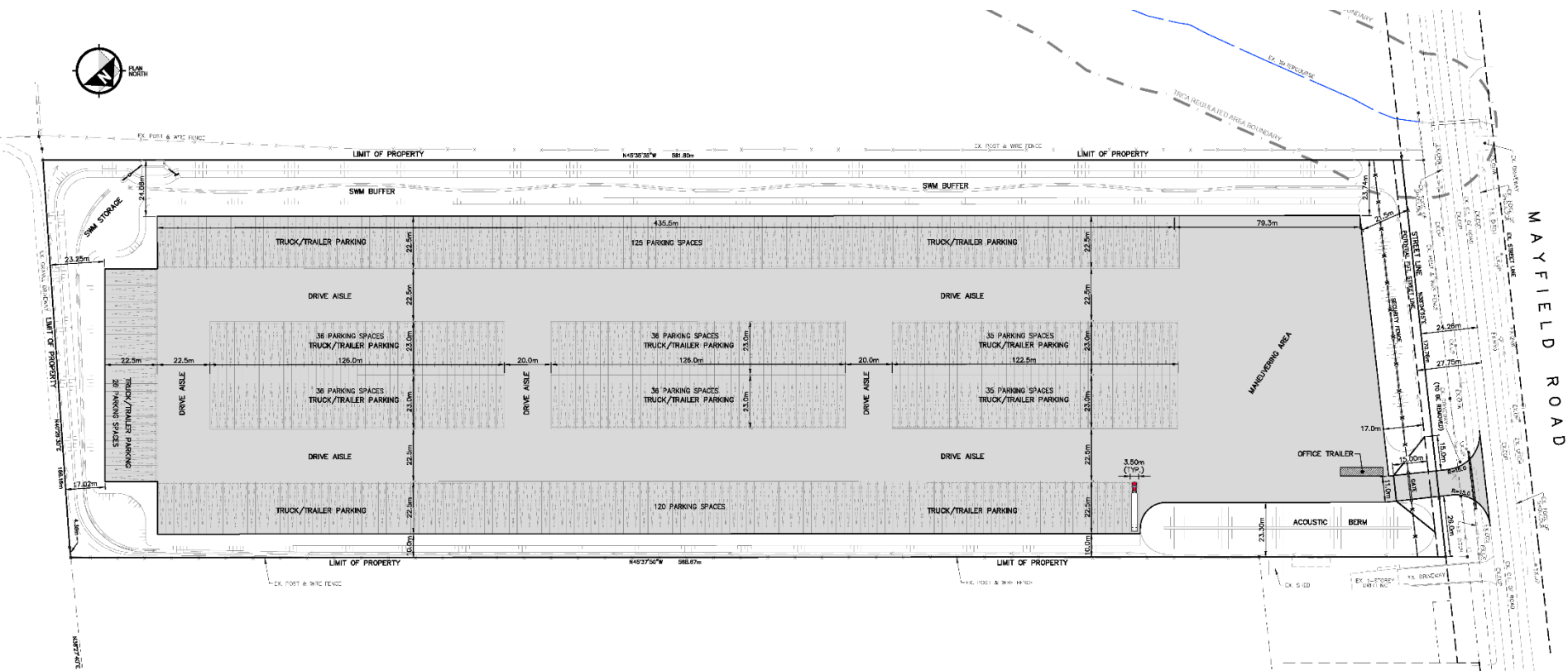
Public Notice (240 metre notice area)



Aerial Photo



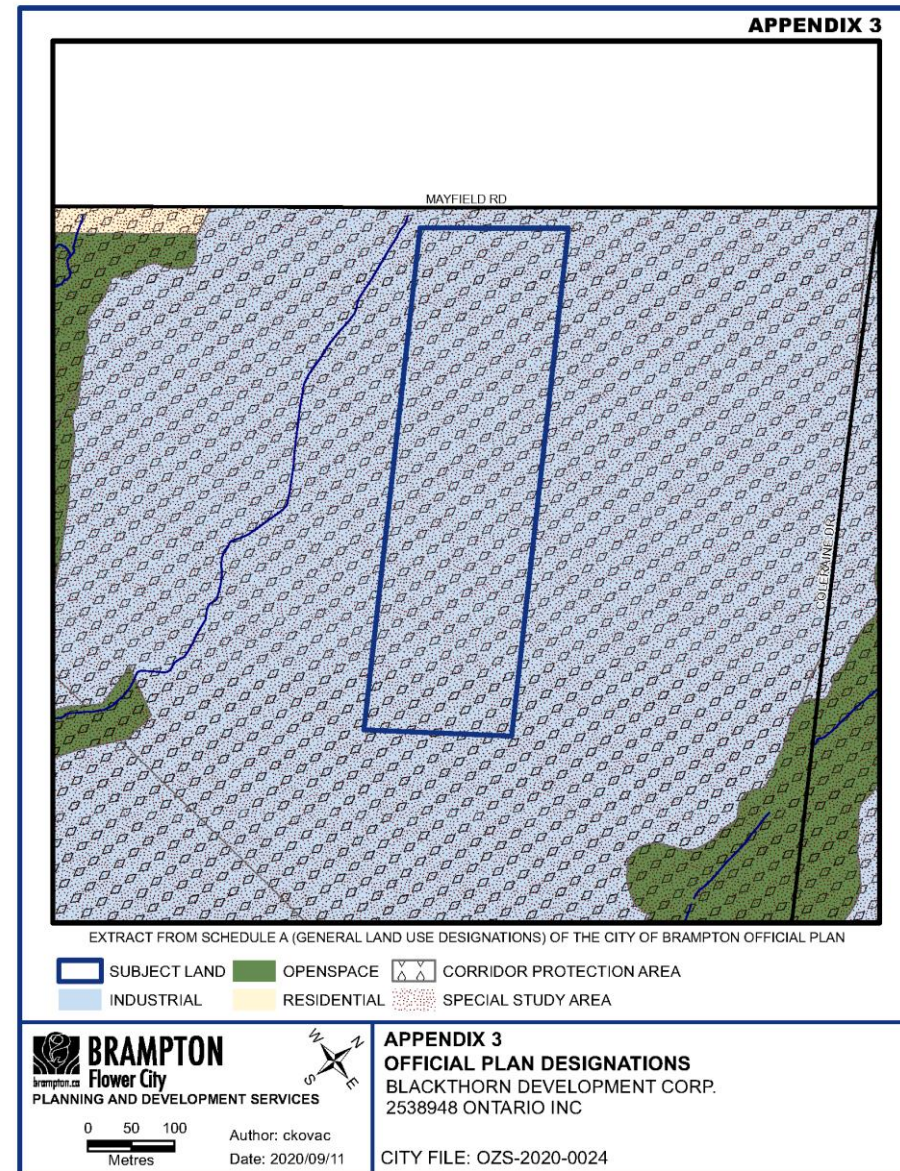
Proposed Development



Current Planning Document Status:

Official Plan:

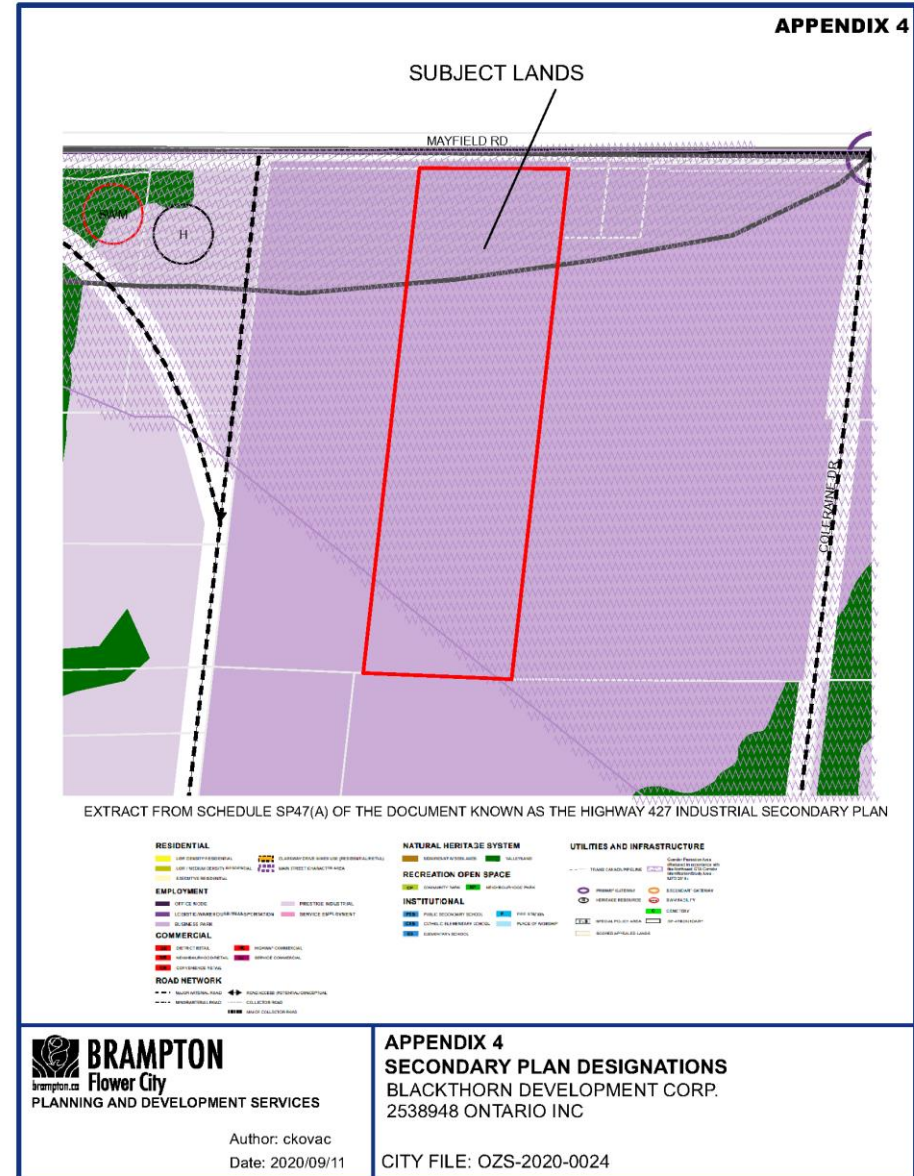
- Designated “Industrial”, “Special Study Area”, and “Corridor Protection Area” on Schedule A: General Land Use Designations.
- Amendment is not required.



Current Planning Document Status:

Secondary Plan:

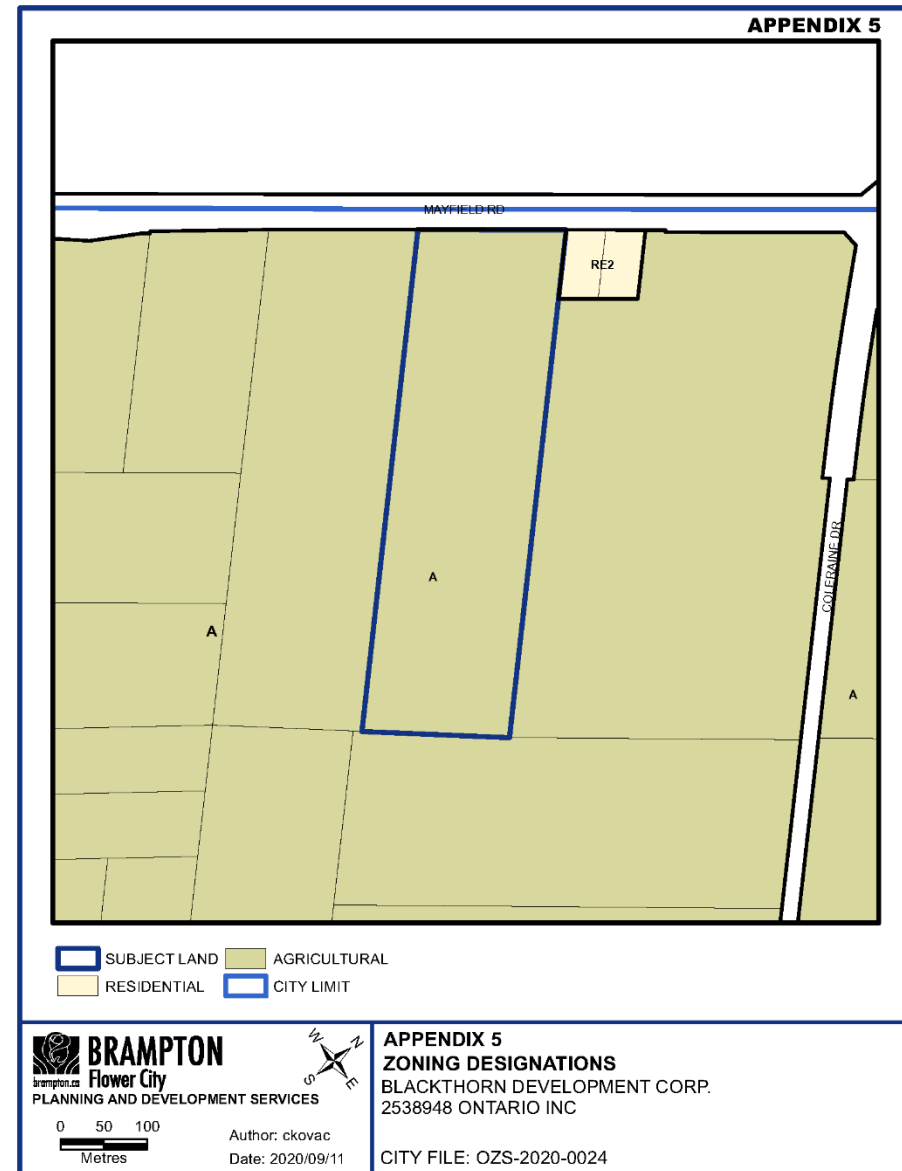
- Designated “Business Park”, “Corridor Protection Area”.
- Amendment is not required.



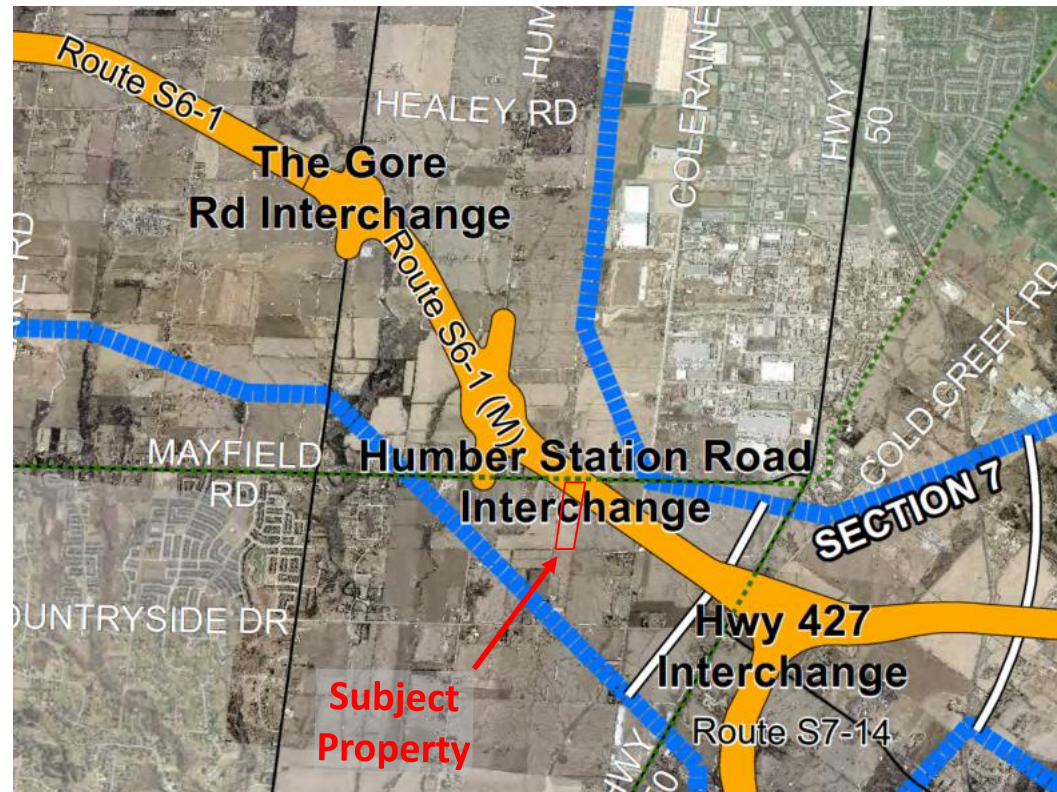
Current Planning Document Status:

Zoning By-Law:











- Zoned Agricultural (A).
- Zoning By-law amendment is required to temporarily permit the proposed use.



GTA West Corridor



Legend

-  Railway
-  Freeway
-  407 ETR
-  Future Highway 427 Extension
-  Highway
-  Arterial Road
-  Section Boundary
-  Municipal Boundary
-  Route Planning Study Area
-  Preferred Route and Interchange Locations
- (M)** - Route Modified from Previous Technically Preferred Route (Presented at PIC #2)

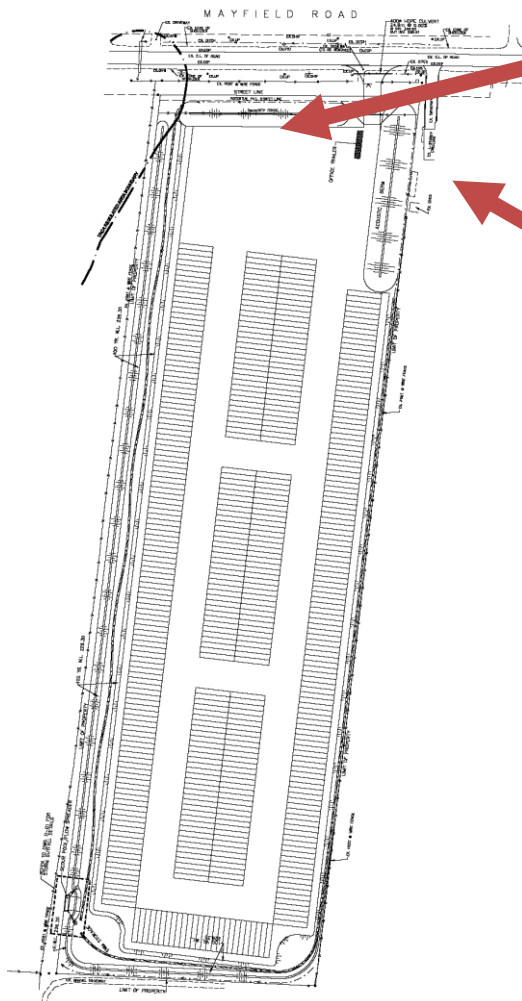


Temporary Use

Section 5.10 of the Official Plan sets out guidelines for adopting a temporary use by-law to recognize the short term use of land, buildings, or structures:

- The City may enact temporary use by-laws for renewable periods of not more than 3 years.
- Temporary use by-laws may be passed without the necessity of amending the Official Plan.
- The proposed temporary use does not create or aggravate any situation detrimental to adjacent complying uses.

Current Items Under Review



- Considering setback from Mayfield Road.
- Evaluating whether the proposed development is consistent with the temporary use criteria set out in the Official Plan.
- Considering the impact on adjacent residential uses.

Next Steps

Notice of complete application – Aug. 24, 2020

Circulation to departments and agencies

Notice of public meeting

Public meeting - TODAY

Collect & Review Public, Technical and Other Comments

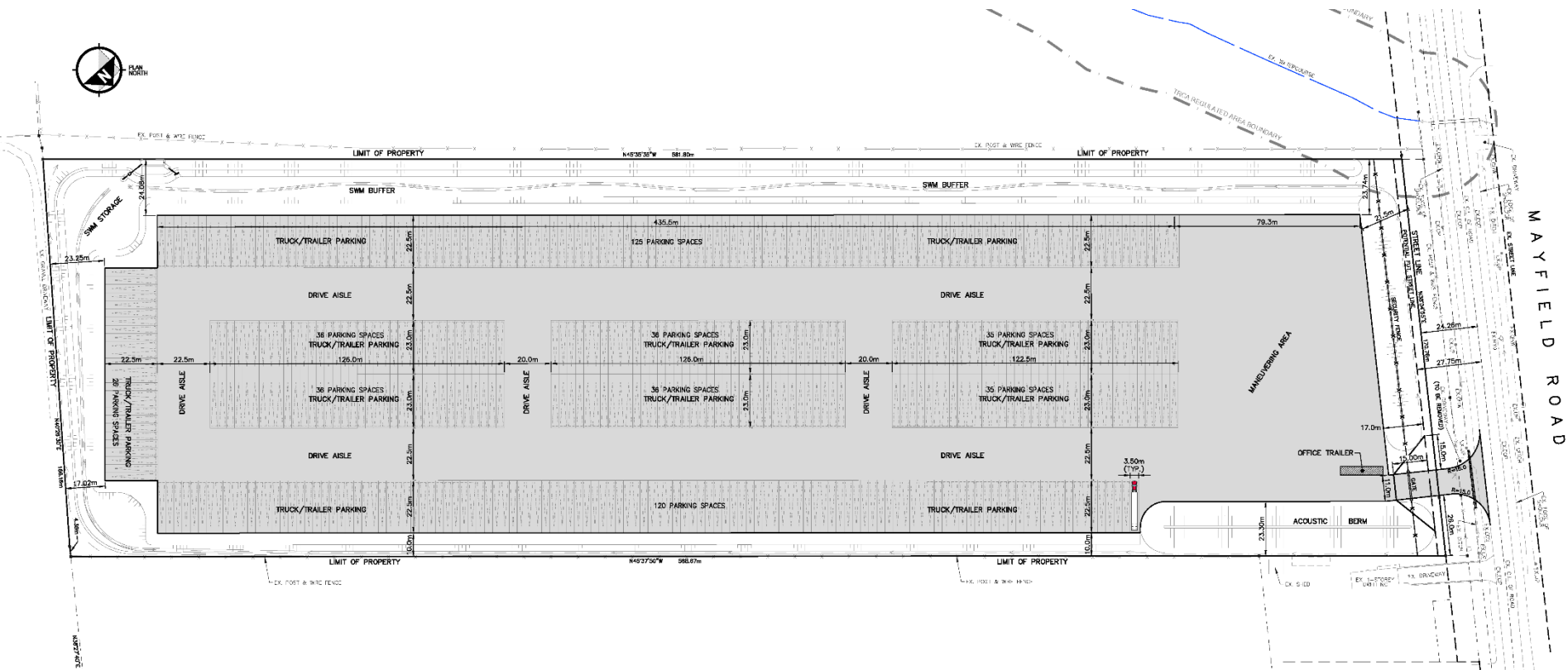
Recommendation/Final report

Appeal period



Additional Information & Contacts

- The report and presentation associated with this meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.
- City Planner contact: Mark Michniak (905-874-3882 / mark.michniak@brampton.ca)
- Applicant contact information: Blackthorn Development Corp., Maurizio Rogato (416-888-7159 / mrogato@blackthorncorp.ca)



Public Information Meeting 18 Corporation Drive

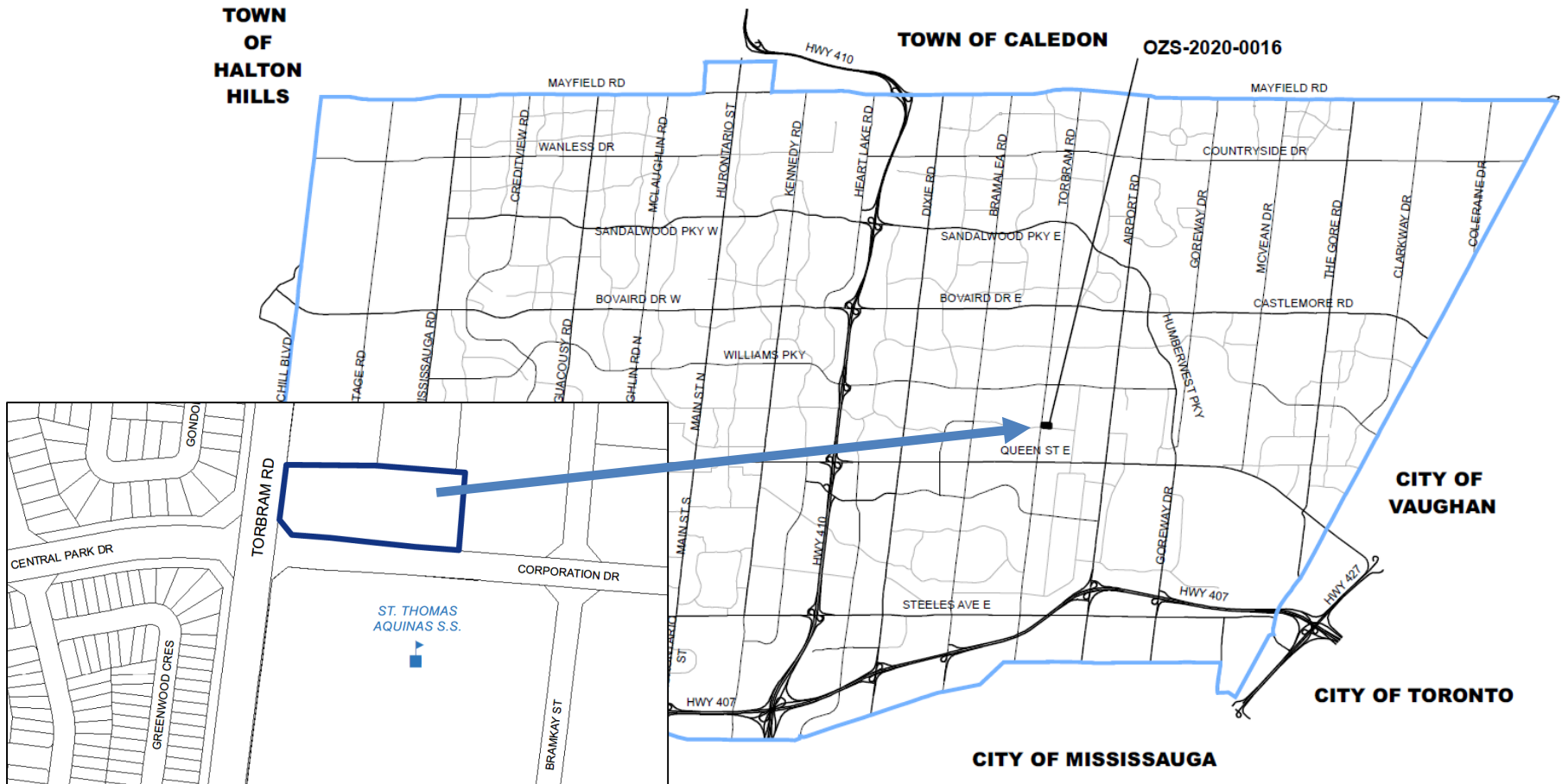
**Application to Temporarily Amend the Zoning By-law
November 16, 2020**

**Ward: 8
Councillor Fortini &
Councillor Williams
Consultant: Astenik International Corp.
Applicant: 2644083 Ontario Inc.**

City of Brampton File: OZS-2020-0016
Development Planner: Stephen Dykstra



Location



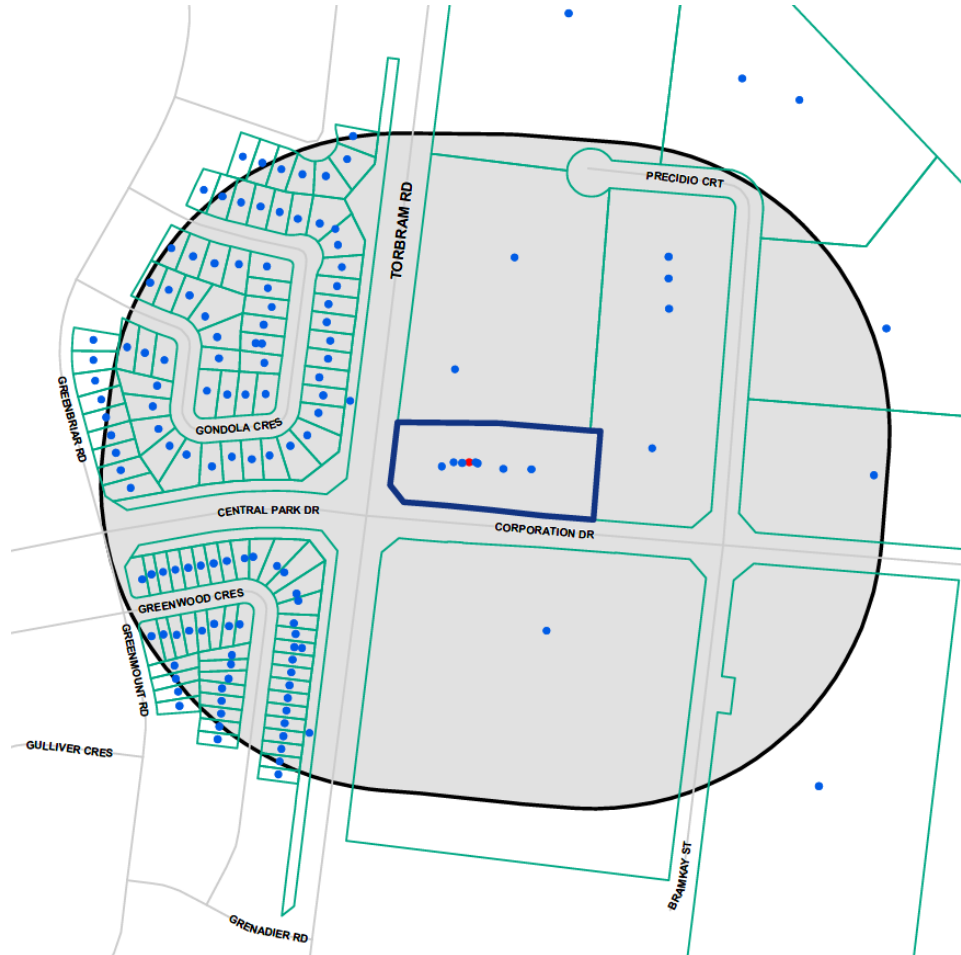
Public Meeting (Aerial Location)



Highlights of Proposal

- To permit an additional 136 square metres of retail use;
- To increase the amount of dining and take-out area to a total of 368 square metres.

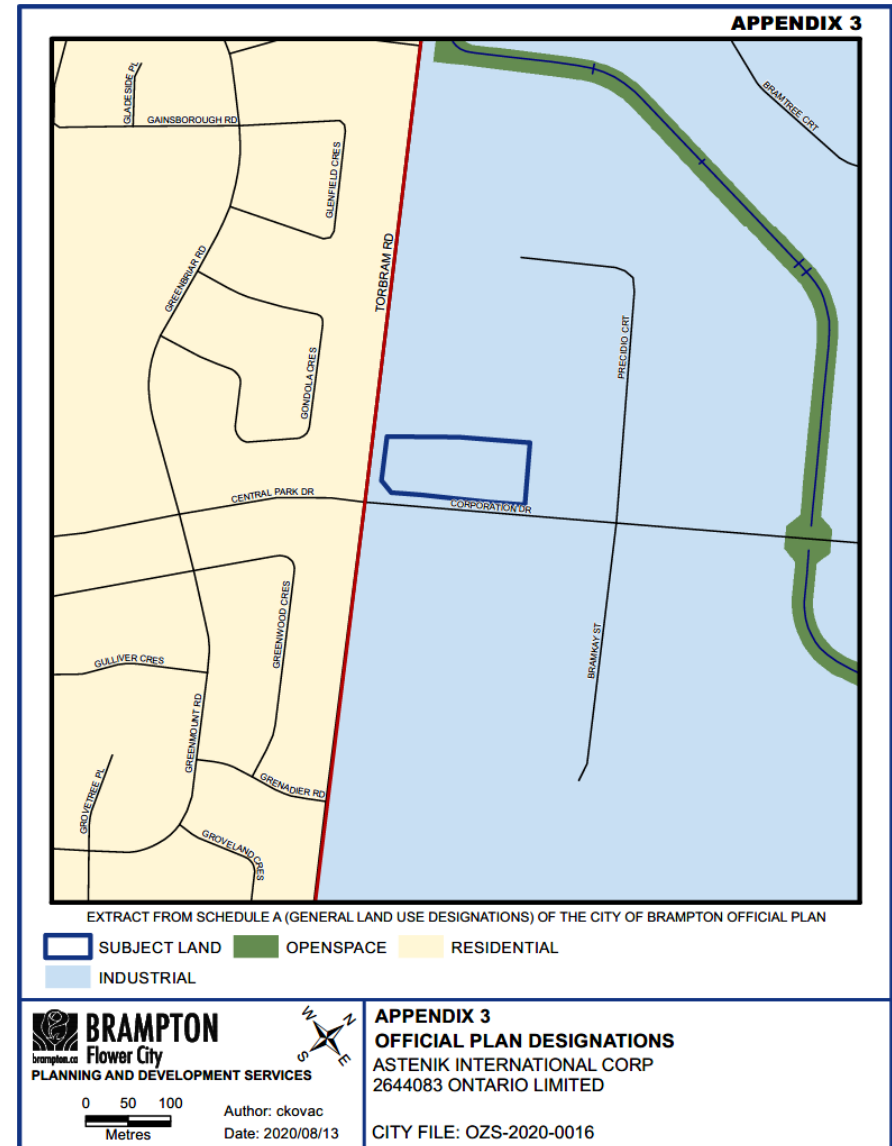
Public Notice (240 metre notice area)



Current Planning Document Status:

Official Plan:

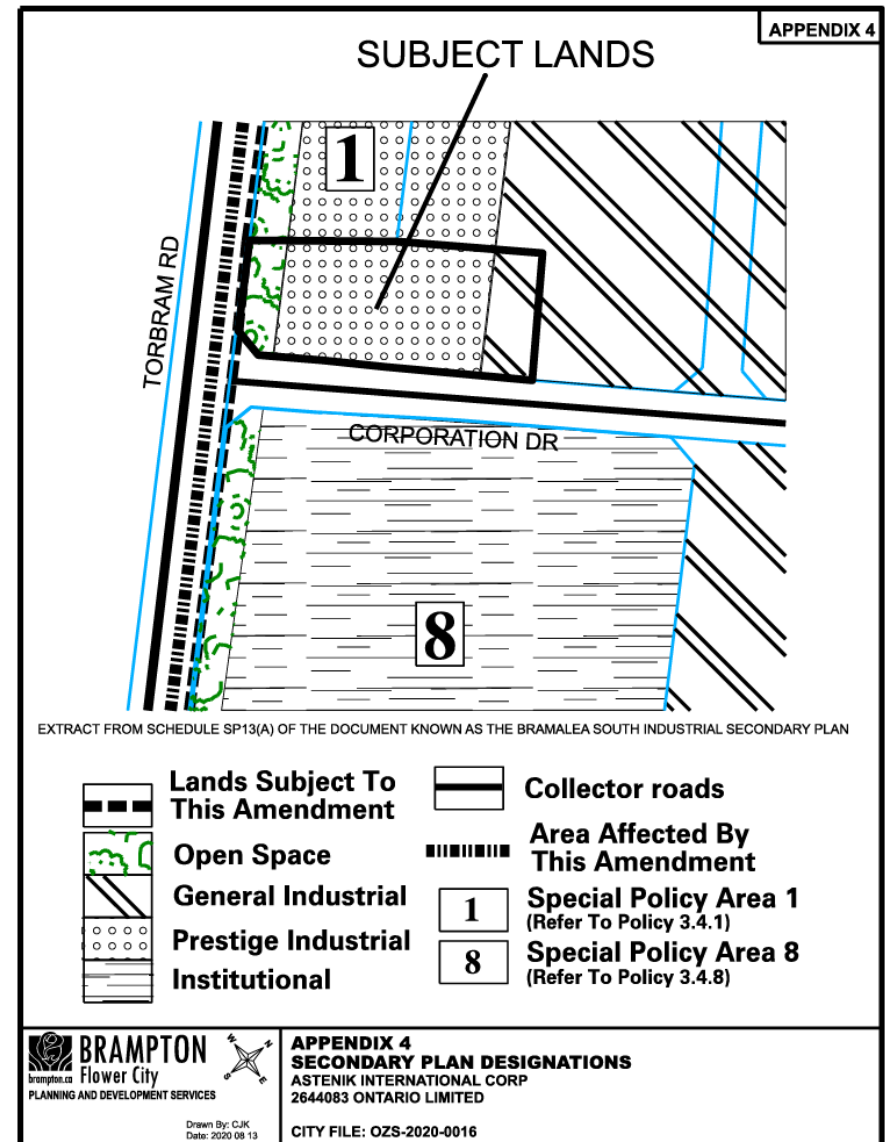
- Designated “Industrial” on Schedule A: General Land Use Designations. Does not require an amendment.



Current Planning Document Status:

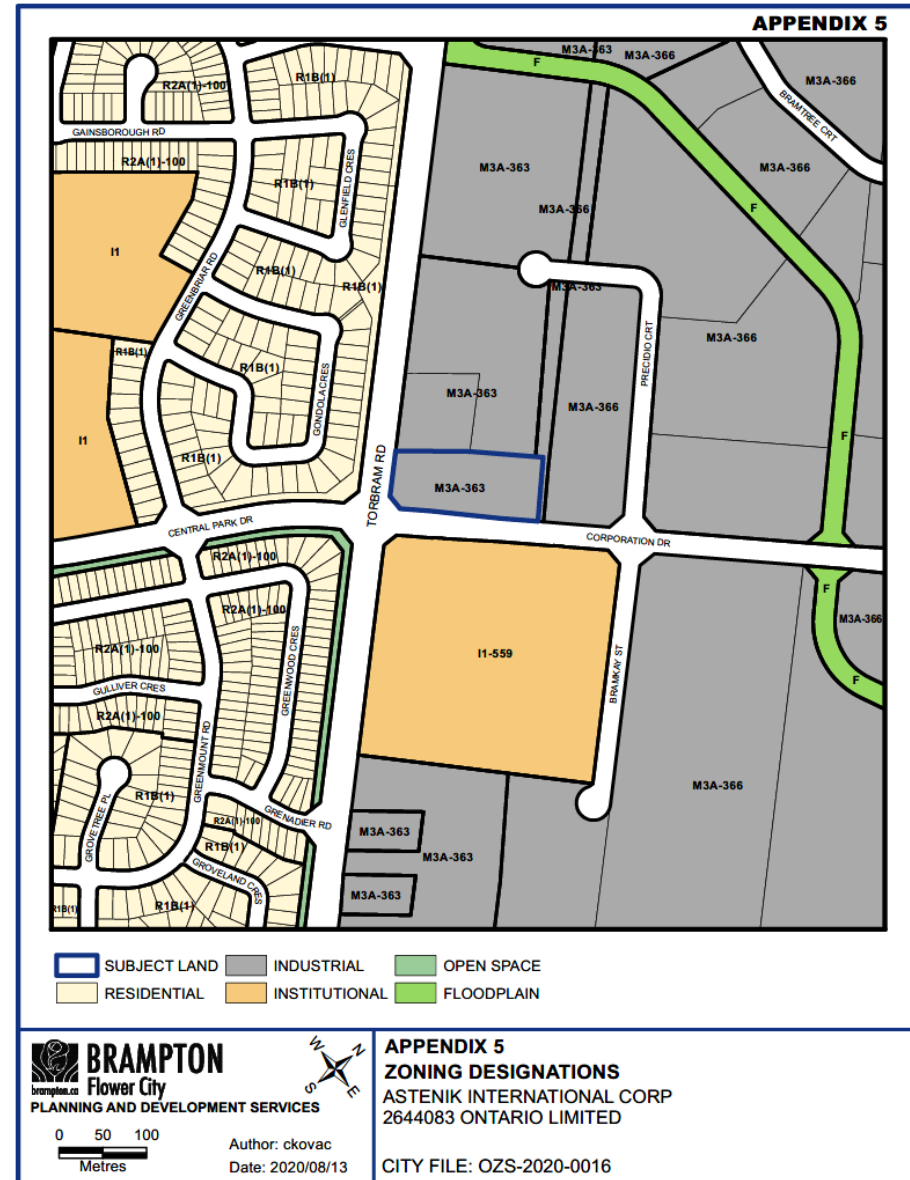
Secondary Plan:

- Designated “General Industrial” and “Prestige Industrial”. Does not require an amendment.



Current Planning Document Status: Zoning By-Law:

- Zone the subject lands to permit Industrial uses. Currently zoned Industrial M3A-363.
- Zone permits a range of industrial uses as well as limited amount of accessory uses.
- Proposed temporary restaurant use will expand on the permitted uses.



Next Steps

Notice of complete application (Sept. 29, 2020)

Circulation to departments and agencies

Notice of public meeting

Public meeting - TODAY

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information & Contacts

- The report and presentation associated with this meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.
- City Planner contact: Stephen Dykstra (905-874-3841 and Stephen.Dykstra@Brampton.ca)
- Applicant contact information: Astenik International Corp., Carrie Shou (905-415-0006 / carrie@astenik.com)

Public Information Meeting

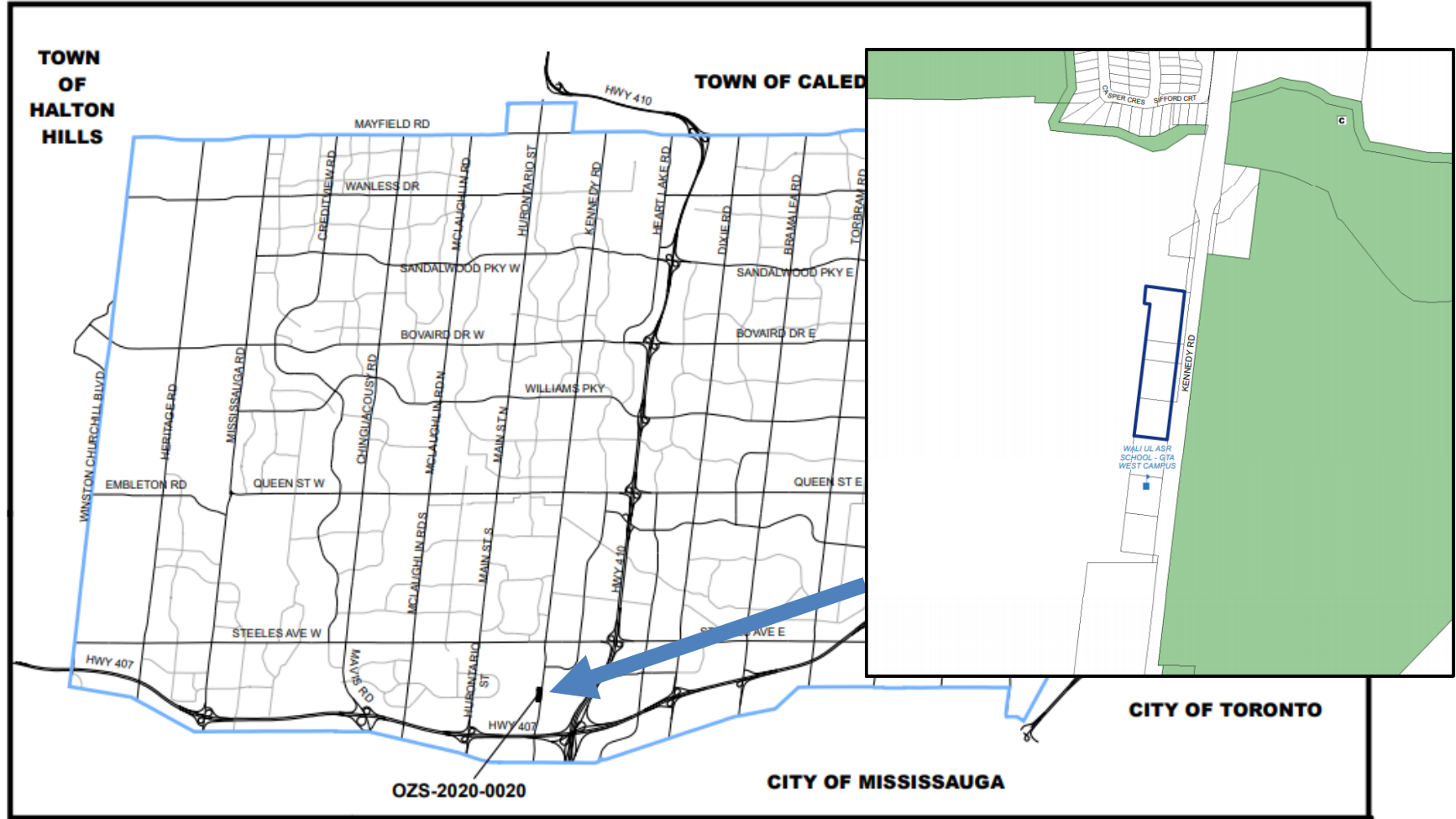
7646, 7660, 7686, & 0 Kennedy Rd.

Ward 3

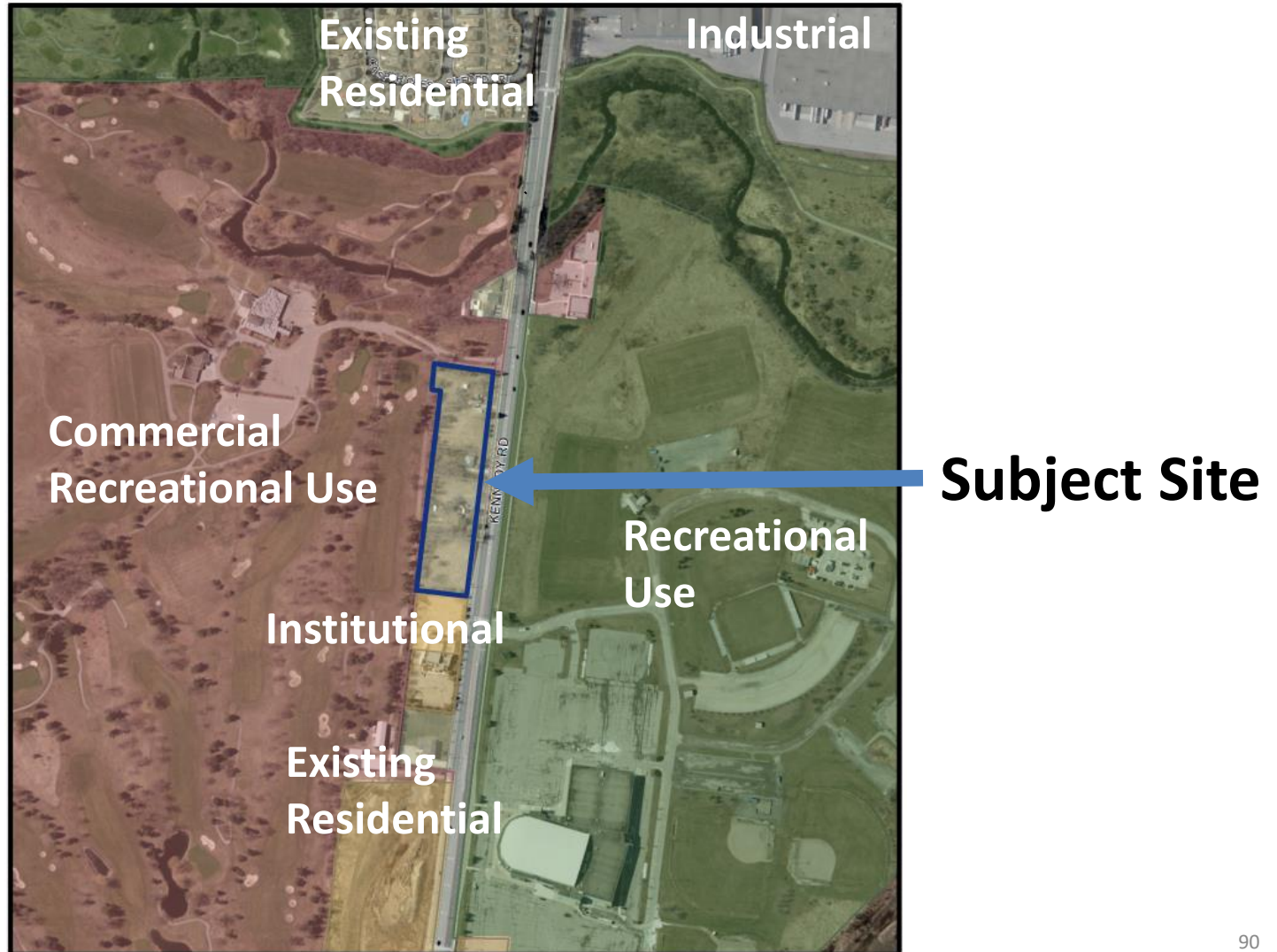
**Regional Councillor Martin Medeiros
& City Councillor Jeff Bowman**

**Application by Kennedy Road Owners Group – Madan
Sharma for a Draft Plan of Subdivision
City of Brampton File: OZS 2020-0020**

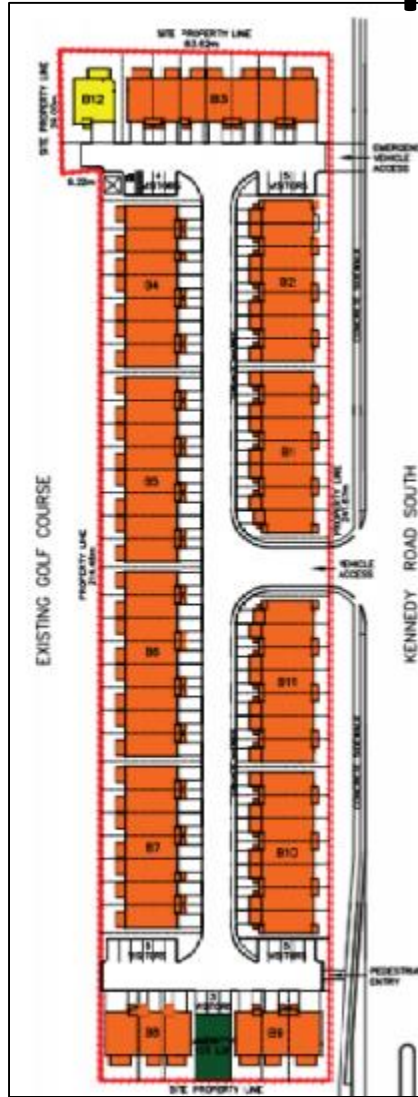
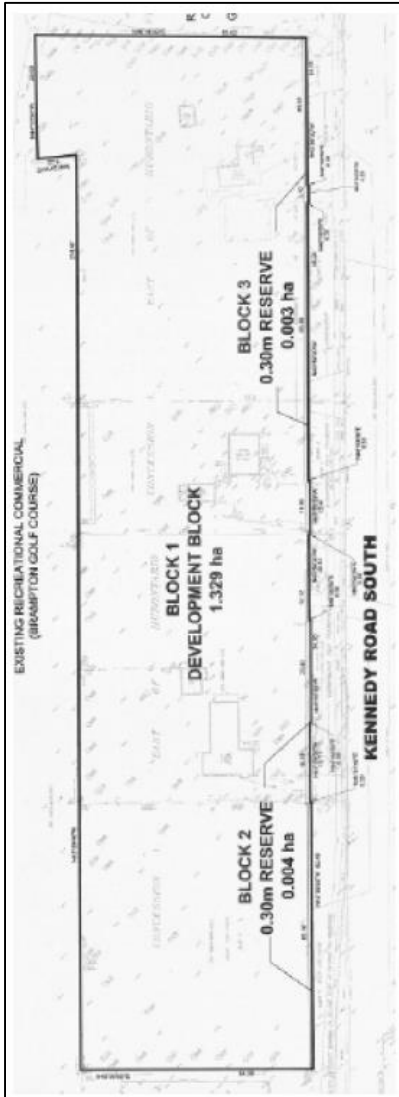
Location



Area Context



Proposal

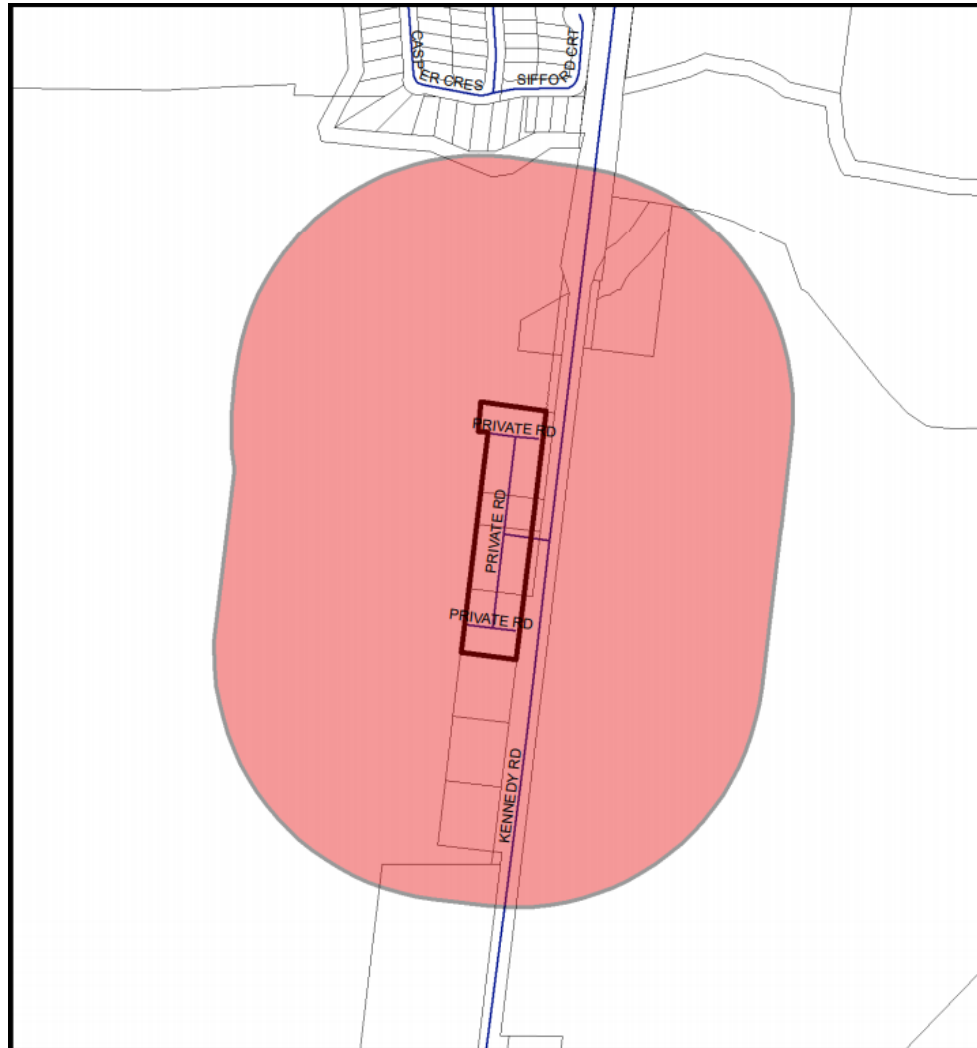


- The applicant has submitted an application for a Draft Plan of Subdivision to create one residential development block and two reserve blocks.
- This Plan of Subdivision will accommodate a specific type of condo ownership (common element condo).

Background Information

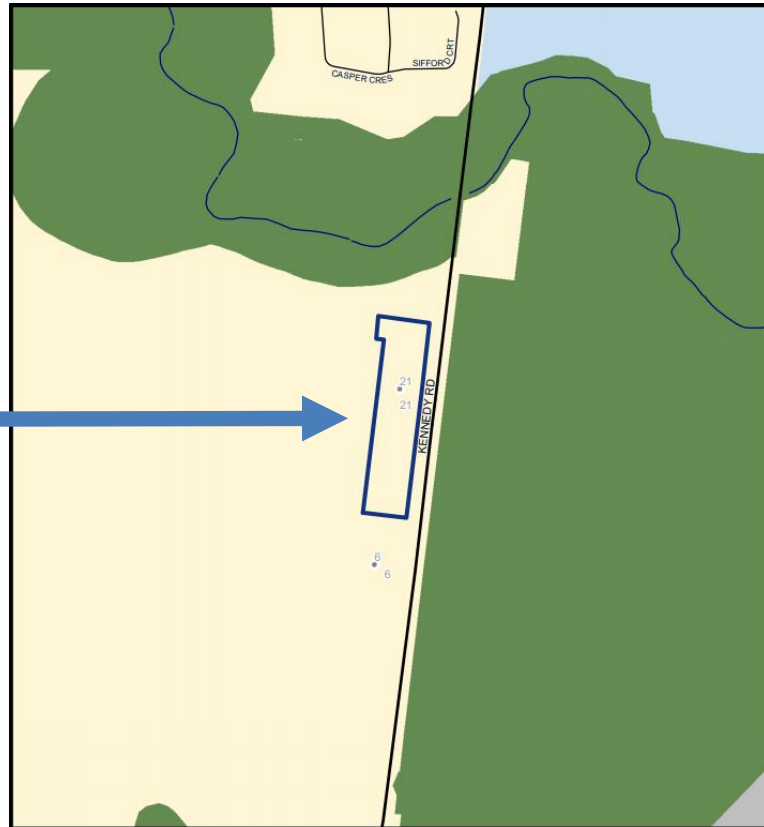
- An Official Plan Amendment and Zoning By-law Amendment application was submitted May 28, 2013 and approved through an LPAT settlement hearing on July 12, 2019 to permit this development.
- The Plan of Subdivision application does not propose changes to the development concept approved by LPAT.

240m Public Notice









Current Official Plan Designation

The subject lands are designated as 'Residential' and 'Special Land Use Policy Area 21'.

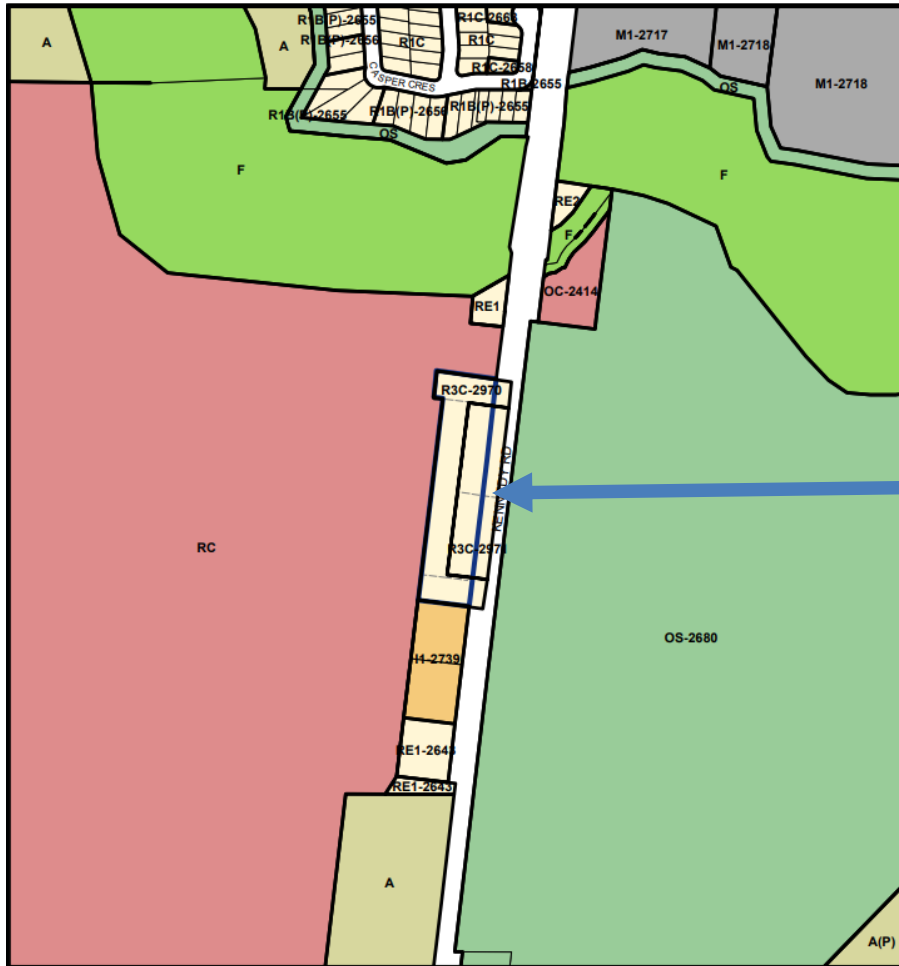


An amendment to the Official Plan is not required.

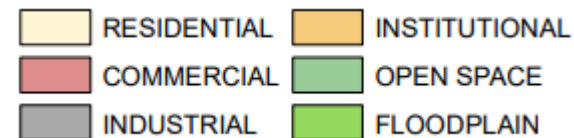
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	SUBJECT LAND		OPENSACE		RESIDENTIAL
	INDUSTRIAL		PROVINCIAL HIGHWAYS		SPECIAL LAND USE POLICY AREA

Current Zoning By-law



The property is split zoned '*Residential Townhouse C (R3C) – Section 2970*' and '*Residential Townhouse C (R3C) – Section 2971*'.



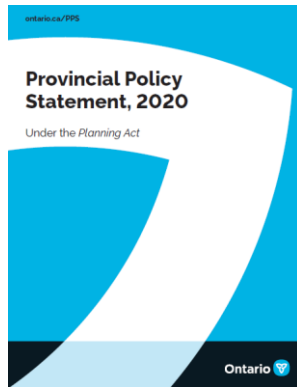
A Zoning By-law Amendment is not required.

Issues



- Golf safety mitigation/Construction timing (adjacent Brampton Golf Club)
- Details for the design of the development will be reviewed through the Site Plan Application that has been submitted and is being reviewed concurrently with this application.

Planning Framework Summary



The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **OZS 2020-0020** following the meeting.

City Planner Contact:

Jacqueline Lee
Development Planner
905-874-5178

jacqueline.lee@brampton.ca

General Planning Contact:

Planning & Development Services
Third Floor – City Hall
905-874-2050

Planning.Development@brampton.ca

Applicant Information:

Madan Sharma on behalf of
Kennedy Road Owners Group

mgsharma@sympatico.ca