

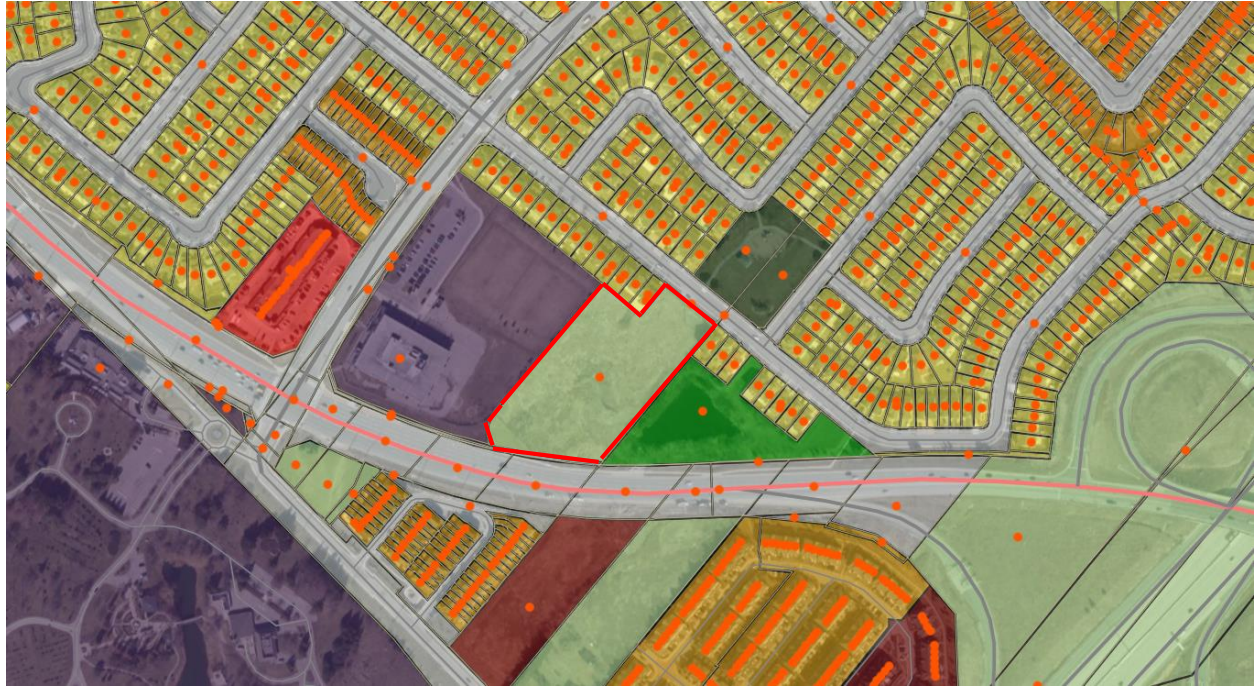
File # OZS-2024-0028 – Application to Amend the Zoning By-law

Owner (Name)	1000469464 Ontario Inc.	
Affiliated Parent Ownership	NA	
Address/Ward	<ul style="list-style-type: none"> • 0 Rollingwood Drive • Ward 4 	
Current OP Designation and Zoning	<ul style="list-style-type: none"> • Official Plan Designation: Residential • Brampton Plan: Neighbourhoods (Schedule 2 – Land Use Designations), Community Area (Schedule 1A – City Structure), Future Rapid Transit Corridor (Schedule 3B – Transit Network). An Amendment to the Official Plan is not required. • Secondary Plan: The subject property is designed as ‘Medium-High Density’ within the Fletchers Creek South Secondary Plan Area 24. An Amendment to the Secondary Plan is not required. • The subject site is zoned ‘Agricultural (A)’. An Amendment to the Zoning By-Law is required to permit the proposal. 	
Type of Development (Land Use)	Residential	
Proposal Details	<ul style="list-style-type: none"> • Currently vacant lands • Application to amend zoning by-law for development of 10 blocks of residential dwellings • Total of 116 units proposed: <ul style="list-style-type: none"> ○ 4 single-detached dwelling ○ 22 regular townhouses ○ 90 back-to-back townhouses • Total of 263 at grade parking spaces to be provided <ul style="list-style-type: none"> ○ 120 garage parking ○ 120 private driveway parking ○ 23 visitor parking • Access from Rollingwood Drive only 	
Square Meters if Industrial/Commercial		
Purchase Date & Price (Realty)	TBD	
Status of Application	Recommendation Report	
Impacts to Local Community (Dev Engineering)	None anticipated	
Anticipated Sensitivities:	<ul style="list-style-type: none"> • Correspondence received from various residents (47) with 3 delegations during public meeting on June 17, 2024 • Increased traffic and stacking along Rollingwood Drive during school pick-up/drop-off hours • Increased load on existing infrastructure and services 	
Past Applications	PRE-2023-0038	
Anticipated Advantages	Anticipated Challenges	
<ul style="list-style-type: none"> • Efficient use of underutilized land. • Connection to existing services and facilities. • Introduction of new housing typology to existing neighbourhood. • Compact urban form too otherwise predominately single-detached neighbourhood 	<ul style="list-style-type: none"> • Increased density resulting in increased congestion and stacking of vehicles at 4-way stop at Rollingwood and Ray Lawson Blvd. • Management of run-off into existing SWM, Lennon Pond 	

New Application Summary – Circulation to Chair & Vice Chair of Planning and Development Committee, & Area Councillors

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| <ul style="list-style-type: none"> • Appropriate mixture of housing for a range of household incomes • Increased student enrolment for abutting public school (currently under maximum capacity) | <ul style="list-style-type: none"> • Increased hardscape landscape resulting in increased run-off into existing infrastructure |
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Subject Site & Surrounding Area



Proposed Concept Plan

