

# **Brampton**

## **Public Notice** **Special City Council Meeting** Monday, September 8, 2008 at 7:00 p.m. Courtyard Marriott Hotel, 90 Biscayne Crescent

**AN APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW**  
**Submitted by Royalcliff Developments Inc. and Lake Path Holdings Inc.**  
**c/o Fieldview Construction Corporation**  
(Northwest Corner of Sandalwood Parkway and Conestoga Drive)

City Council will hold a special meeting on Monday, September 8, 2008 at the Courtyard Marriott Hotel, 90 Biscayne Crescent, Brampton commencing at 7:00 p.m.

The purpose of this meeting is for City Council to consider and make a decision on an application to amend the Official Plan and Zoning By-law with respect to a 4 ha (9.9 ac) parcel of land located at the northwest corner of Sandalwood Parkway and Conestoga Drive (part of Blocks B, C and G, Plan M-100 within Lot 11, Concession 1, E.H.S).

This is not a statutory public meeting under the Planning Act because the application is now appealed to the Ontario Municipal Board (OMB). This meeting will provide City Council the opportunity to make a decision on the application for the purpose of establishing the City's position on the development proposal at the OMB. The public input provided at this special meeting will be on record and made available for the OMB to consider as part of the OMB's deliberation.

Due to the appeal of the application, the final decision on the application will be made by the OMB, unless the appeal is withdrawn. If there are any changes or modifications made to the development proposal, the Planning, Design and Development Department will endeavour to have the application brought back to City Council for further consideration and public input.

The application is for a proposal to develop the site with six high-rise apartment buildings (1,396 units) and six 3-storey townhouse blocks (47 units) and an "amenity" facility. Details of the proposal are as follows:

- Three 18-storey apartment buildings (two near Conestoga Drive and Sandalwood Parkway, and one beside Loafer's Lake)

- Two 25-storey apartment buildings (one near Sandalwood Parkway and one near Loafer's Lake Lane)
- One 32-storey apartment buildings in the centre of the site
- Six 3-storey townhouse blocks (47 units) at the periphery of the site facing Sandalwood Parkway, Conestoga Drive and Loafer's Lake Lane
- A total of 1,443 dwelling units
- One 1600 sq m (17,200 sf), 2-storey "amenity" facility (close to Loafer's Lake)
- One vehicle access from Sandalwood Parkway, two from Loafer's Lake Lane
- A four level underground parking garage (2,542 spaces) serving all dwellings
- 44 surface parking spaces
- Proposed density – 358 units per hectare (uph) (149 units per acre (upa))
- Residential gross floor area (gfa) – 123,370 sq m (1,327,944 sq ft)
- Total gfa – 124,970 sq m (1,345,210 sq ft)

The site is currently designated 'Town Centre' in the Heart Lake West Secondary Plan and zoned R4B-216 and C3-577 in the Zoning By-law. The 'Town Centre' designation permits high density residential as implemented by the Zoning By-law. The R4B-216 zone permits two apartment buildings at a maximum height of 18 storeys and a total of 419 residential units. The C3-577 zoned portion of the site permits an office building at a maximum height of 3 storeys and a maximum gross floor area of 2,787 sq.m. (30,000 sq.ft.). Medical offices are restricted to a floor area of 465 sq.m. (5,000 sq.ft.).

A report on the application from the Planning, Design and Development Department will be presented at the meeting for City Council's consideration. The report will be made available to the public on September 3, 2008 and online at the City's website [www.brampton.ca](http://www.brampton.ca).

This special meeting is open to the public, so members of the public will be given the opportunity to provide input on the development proposal.

**For more information, please contact: Dana Jenkins or Paul Snape, Planning, Design and Development Department, at (905) 874-2050.**

**Anyone interested in speaking to this matter at the meeting or wishing to be notified regarding City Council's decision with respect to this matter should contact the City Clerk's Office at the address below.** Should City Council defer or refer consideration of this matter, no further notice will be given.

Dated August 17, 2008

K. Zammit City Clerk  
 2 Wellington St W, Brampton ON L6Y 4R2  
 905 874-2106 (voice), 905 874-2119 (fax)  
 905 874-2130 (TTY)  
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