



City of Brampton

EXHIBIT 1

Planning & Building Department

TMA

John A. Marshall, MCP, MCIP, RPP
Commissioner, Planning & Building

2 Wellington Street West, Brampton, Ontario L6Y 4R2

May 16, 2001

Mr. Tom Mokrzczi
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L7G 5G2

Dear Mr. Mokrzczi:

Re: Notice of *Revised Application* and Request for Comments
Application to Amend the Official Plan and Zoning By-law
Loblaw Properties Limited (Formerly First Bramten Developments Limited)
File Number: T1W15.26
South-West Quadrant of Hurontario Street and Steeles Avenue
Ward: 3

PLANNING & BUILDING			
RECEIVED			
MAY 23 2001			
Division	Adm.	Info	Seen
Commissioner			
Building			
Policy Planning	✓		gpc
Dev. & Design			JS
Admin. & Tech.			

1.0 Introduction

You may recall that an application was submitted in August of 1999 to permit a retail/commercial development (including a Fortinos supermarket facility) at the south-west quadrant of Hurontario Street and Steeles Avenue. This proposal was the subject of a public meeting on March 6, 2000. Since that time, the applicant has pursued the resolution of specific technical issues related to the proposed development and this has resulted in the submission of a revised site plan. You may also recall that the applicant has appealed this application to the Ontario Municipal Board based on the timing requirements of the *Planning Act* (i.e. if no decision is made by City Council within 90 days an appeal to the OMB may be made). The Board has reserved 10 weeks for a hearing commencing mid-September of this year.

The purpose of this memorandum is to seek your comments and position with respect to the application based on the revised proposal.

2.0 Property Description

The subject lands are comprised of a rectangular parcel, with approximately 195 metres of frontage on the south-side of Steeles Avenue, and a depth of approximately 313 metres. The total site area is approximately 6 hectares (15 acres), and the lands are currently vacant.

The subject property is gently rolling, with little topographic relief and no notable physical/environmental features. There is no noteworthy vegetation present on the property.

Surrounding land uses are as follows:

- North:** Steeles Avenue beyond, which is a Regional Commercial Shopping Centre known as Shopper's World;
- East:** A vacant (1 acre) parcel facing Steeles Avenue and an existing gas bar/car wash operation right at the Hurontario/Steeles intersection; south of that, several obsolete, low density residential and vacant parcels with direct frontage on Hurontario Street;
- South:** Street townhousing and small-lot single detached dwellings fronting on a cul-de-sac (Tina Court) which connects to the neighbourhood's internal north/south collector road known as Malta Avenue;
- West:** Several long, narrow parcels fronting on Steeles Avenue, which are currently vacant, but are planned for low/medium and high density residential uses, part of a neighbourhood park, and portions of the future neighbourhood collector road system.

3.0 Proposal:

The following provides a brief overview of the revised proposal, and the key changes from the original proposal:

The proposal, as originally submitted, was comprised of the following major components:

- A large format supermarket, at an approximate initial size of 6,970 square metres (75,000 square feet) with future expansion potential of a further 930 square metres (10,000 square feet). This supermarket component was to be located adjacent to the southerly property boundary.
- A smaller retail facility for ancillary (non-department store) DSTM goods, in units aggregating to about 5,150 square metres (55,000 square feet). This retail facility was to be located within the northerly portion of the site adjacent to Steeles Avenue; and,
- A free-standing retail facility of about 465 square metres (5,000 square feet) near the main site entrance to be devoted to a service commercial use (likely a large-format restaurant).

In addition, a stormwater management pond was proposed to be located along the southerly property boundary, between the supermarket use and the residential dwellings along Tina Court.

The original proposal also contemplated:

- The deletion of the east-west portion of a proposed collector road system (as currently required by the secondary plan) intended to link Steeles Avenue to Hurontario Street (south of Steeles Avenue); and,
- The removal of a portion of a designated Neighbourhood Park as currently provided for in the secondary plan.

Revised Proposal:

In response to comments received from the circulation and review of the original proposal the applicant has made significant changes to the proposed site plan. The key changes are highlighted as follows:

- The proposed supermarket (shown as “Retail A” on the revised site plan) is relocated to the extreme north-easterly corner of the property adjacent to Steeles Avenue. The proposed supermarket will have an initial gross floor area of 6,967 square metres (75,000 square feet) with a future expansion area of approximately 1,120 square metres (12,055 square feet);
- Two ancillary retail facilities having a combined floor area of 3,888 square metres (41,850 square metres) are now proposed to be located within the most southerly portion of the site;
- A total of 802 parking spaces are indicated on the concept site plan; and,
- An additional access to/from Steeles Avenue providing right-in/right-out turning movements is proposed adjacent to the proposed supermarket use.

The revised site plan now provides for the provision of a vehicular connection between Steeles Avenue and Hurontario Street as prescribed by the secondary plan. In this regard, the site would be served with a road extension south of the existing signalized access to the Shopper’s World plaza on Steeles Avenue, which would bisect the site between the supermarket and ancillary retail facilities to ultimately connect with Hurontario Street. The east-west segment of this connection could be provided as a full municipal road or private driveway connection.

The revised site plan also indicates the provision of an 11.8 metre (39 foot) wide landscape buffer area together with a 1.8 metre (6 feet) high masonry wall to buffer the site from the existing residential uses along Tina Court to the south.

4.0 Documents Submitted in Support of the Application:

A number of documents have been submitted in support of the application and they have been distributed to commenting agencies as indicated below:

Documents Submitted	External Agencies Circulated
Revised Concept Site Plan (Turner Fleischer Architect Inc , Drawing A1-ZD dated May 11,2001)	Region of Peel Credit Valley Conservation Consumers Gas Brampton Hydro Peel Regional Police City of Mississauga Bell Canada Canada Post
Planning Addendum (Macaulay Shiomi Howson Ltd dated May 11, 2001)	Region of Peel Credit Valley Conservation
Updated Transportation Study (iTrans Consulting Inc. May 2001)	Region of Peel
Up-dated Supermarket Demand and Impact Study (W. Scott Morgan May 11, 2001)	City of Brampton Internal Circulation Only
Memorandum dated May 9, 2001 pertaining to the demand/supply relationship of apartments in the City of Brampton (Clayton Research Assoc. Ltd.)	City of Brampton Internal Circulation Only
Memorandum dated May 11, 2001 pertaining to the economic benefits of the development proposal (Clayton Research Associates Limited)	City of Brampton Internal Circulation Only
Up-dated Noise Impact Feasibility Study dated May 9, 2001 (J. E. Coulter Associates Limited)	Region of Peel

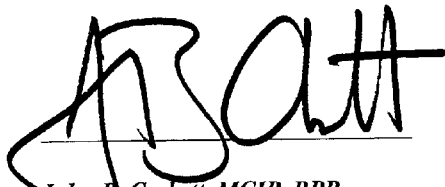
In addition, the applicant has indicated that a functional servicing study demonstrating feasibility to provide the property with municipal services was completed for the original (First Bramten) proposal. The applicant indicates that this study will be further refined in relation to the current proposal *at the site plan approval stage*.

Please contact me immediately if you require any other documents than those circulated to you.

5.0 Action Required

In order to meet the processing deadlines as outlined in the Planning Act, we require your comments by June 1, 2001. This timeline must be adhered to given the scheduling of the Ontario Municipal Board hearing. Should you fail to respond within the specified time frame, we will assume you have no comment.

Regards,

A handwritten signature in black ink, appearing to read "J. Corbett", written over a horizontal line.

*John B. Corbett, MCIP, RPP
Director, Planning and Development Services*

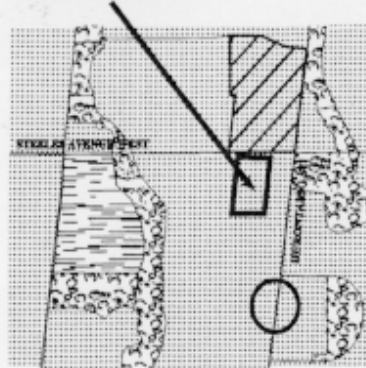
Copy: K.Munn (McCarthy Tetrault)
Janice Atwood-Petkovski

attachments

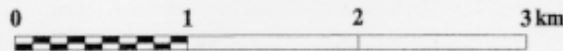
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GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

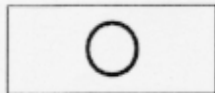
SUBJECT PROPERTY



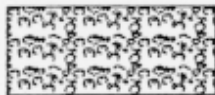
Scale



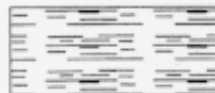
RESIDENTIAL



OFFICE NODE



OPEN SPACE



COMMUNITY SERVICES



REGIONAL RETAIL

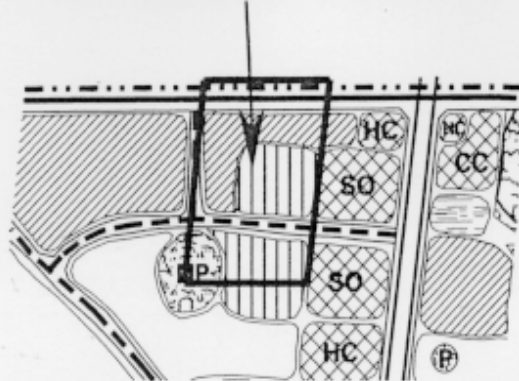
CITY OF BRAMPTON

Date: 2000 02 25 Prepared by: K.M.H.
File no. T1W15.26 Map no. 75 - 50 G



**APPENDIX 1 - OFFICIAL PLAN
(EXTRACT FROM SCHEDULE 'A')
FIRST BRAMPTON DEVELOPMENTS LTD.
PLANNING AND BUILDING DEPARTMENT**

SUBJECT LANDS

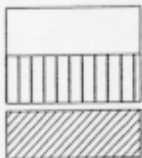


EXTRACT FROM PLATE 43 OF THE DOCUMENT KNOWN AS
THE FLETCHERS CREEK SOUTH SECONDARY PLAN

----- Secondary Plan Boundary

PUBLIC OPEN SPACE

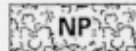
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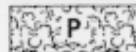
Low And Medium Density

Medium-High Density

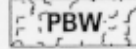
High Density



Neighbourhood Park

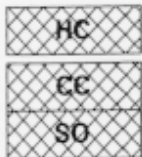


Parkette



Parkway Belt West

COMMERCIAL



Highway Commercial

Convenience Commercial

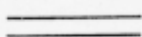
Specialty Office - Service Commercial

INSTITUTIONAL



Institutional

ROADS



Provincial Highway



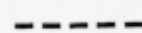
Arterial Road



Major Arterial Road



Minor Arterial Road



Collector Road



Minor Collector Road

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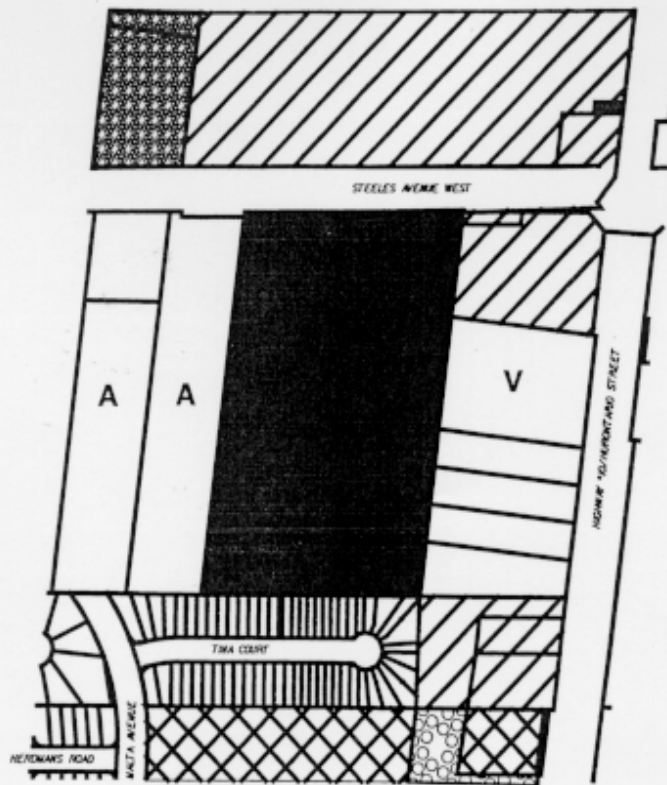
Date: 1999 09 09
File no. T1W15.26

Drawn By: CJK
Map no. 75-50D












APPENDIX 2
SECONDARY PLAN DESIGNATIONS
FIRST BRAMPTON DEVELOPMENTS LTD.

PLANNING AND BUILDING DEPARTMENT



LAND USE

-  **SUBJECT LANDS**
-  **RESIDENTIAL - SINGLE FAMILY**
-  **RESIDENTIAL - TOWNHOUSES**
-  **RESIDENTIAL - APARTMENTS**
-  **COMMERCIAL**
-  **INSTITUTIONAL**
-  **CONSUMERS GAS FACILITY**
-  **AGRICULTURAL**
-  **VACANT**

CITY OF BRAMPTON

Date: 1999 09 09 Drawn By: CJK
 File no. T1W15.26 Map no. 75-50B



APPENDIX 4
EXISTING LAND USE
FIRST BRAMPTEN DEVELOPMENTS LTD.

PLANNING AND BUILDING DEPARTMENT