

STATUTORY PUBLIC MEETING

10362 MCLAUGHLIN ROAD

FILE NUMBER: OZS-2023-0035

JANUARY 15, 2024

CITY OF BRAMPTON

WESTON
CONSULTING



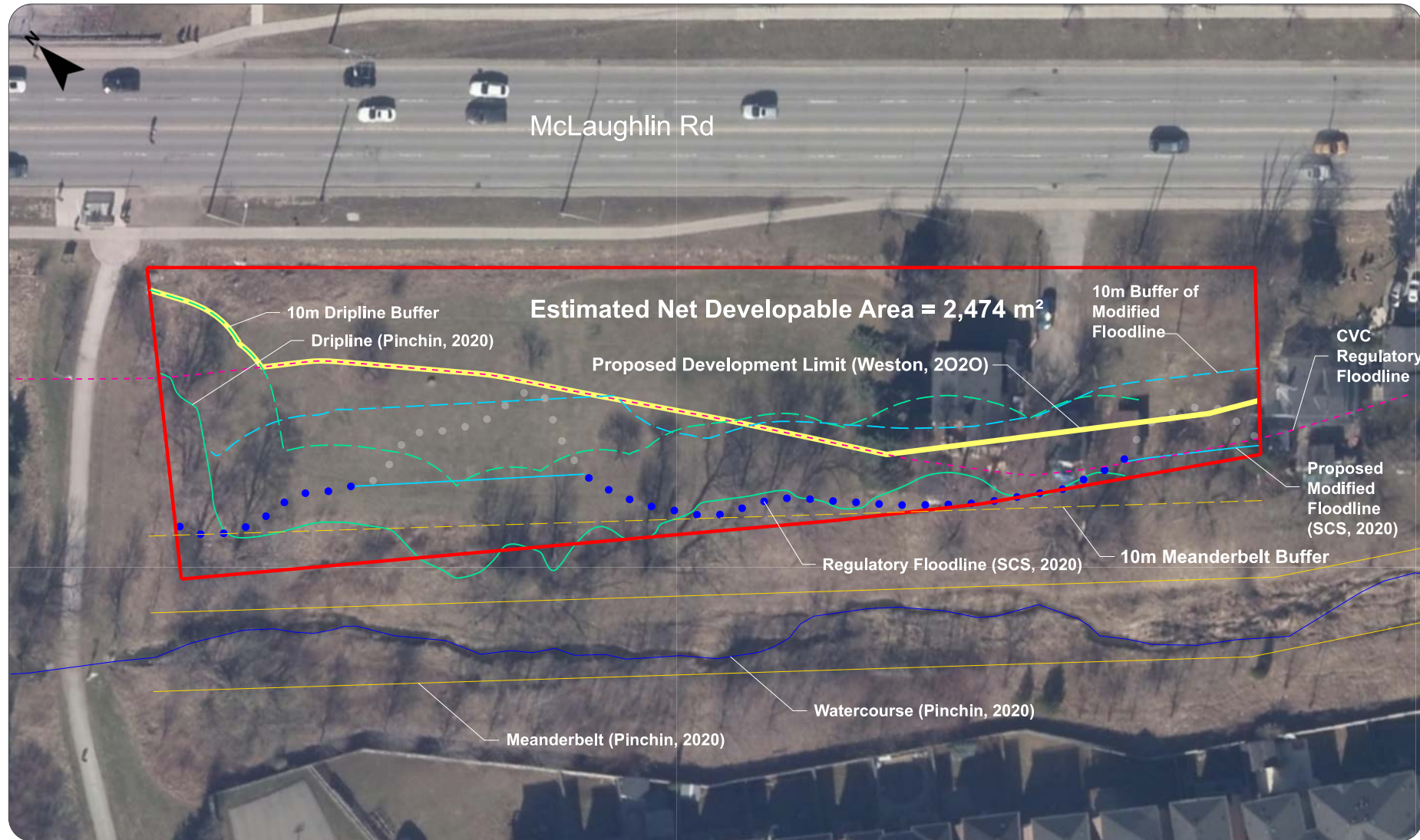
SITE CONTEXT



Air Photo - Prepared by Weston Consulting

- **Location:** west side of McLaughlin Road, between Sandalwood Parkway and Lormel Gate. Located adjacent to Fletcher's Creek.
- **Property Size:** approximately 0.48 hectares (1.19 acres) in area with approximately 144 metres of frontage on McLaughlin Road.
- **Current Use:** single-detached dwelling, along with accessory structures.

DEVELOPMENT CONSTRAINTS ANALYSIS



Development Constraints Map - Prepared by Weston Consulting

- Analysis of key constraints was undertaken to assist in confirming the net developable area and avoid encroachment into natural heritage and flood hazard constraints on site.
- Pinchin has since prepared an Environmental Impact Study which includes an evaluation of all the natural heritage and hazard constraints on the subject property.

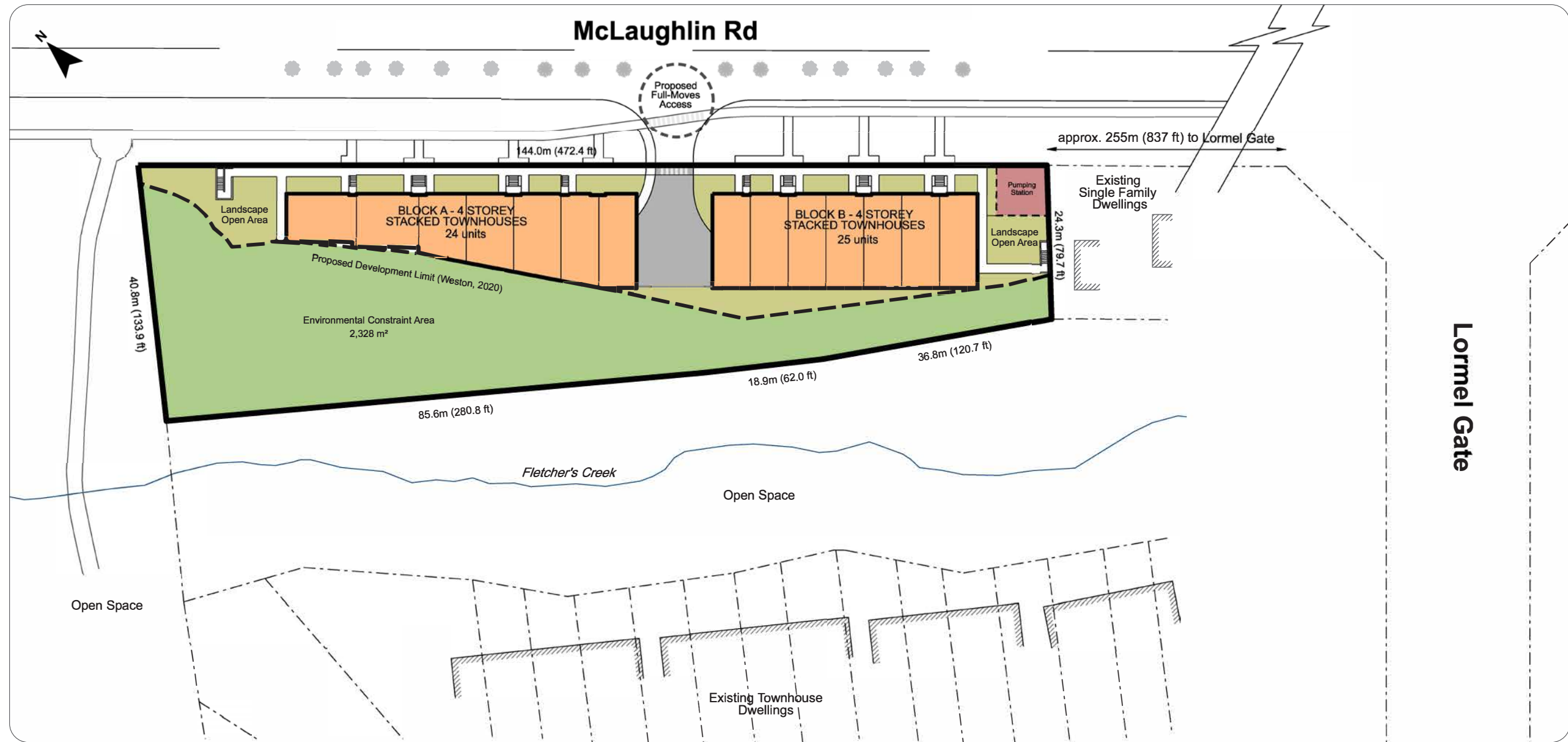
Legend

	Subject Property		Meanderbelt (Pinchin, 2020)
	Estimated Net Developable Area*		10m Meanderbelt Buffer
	*Proposed Development Limit (Weston, 2020) used as basis for calculation		Dripline (Pinchin, 2020)
	Proposed Development Limit (Weston, 2020)		10m Dripline Buffer
	Regulatory Floodline (SCS, 2020)		Proposed Modified Floodline (SCS, 2020)
	CVC Regulatory Floodline		10m Buffer of Modified Floodline
	Watercourse (Pinchin, 2020)		

DEVELOPMENT OVERVIEW

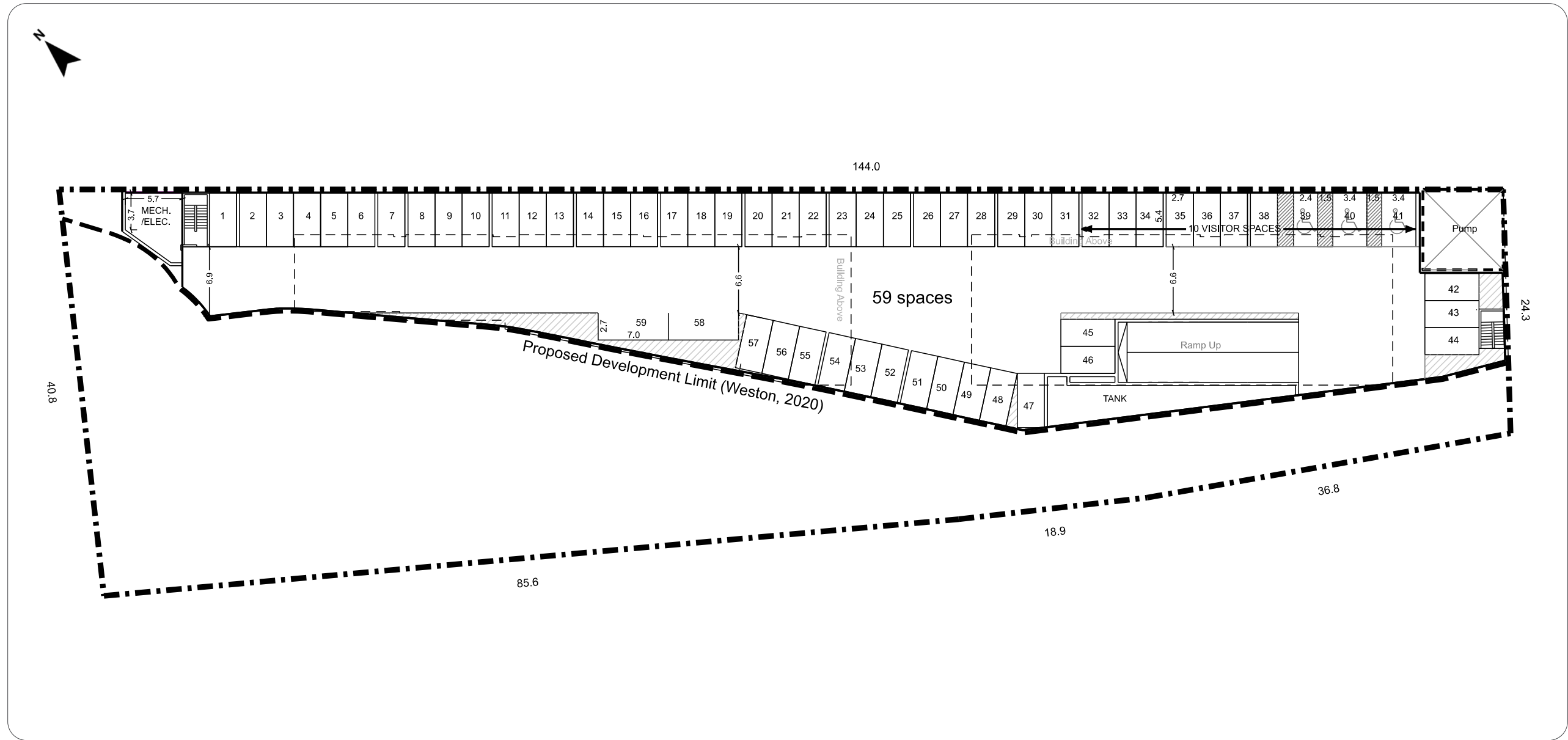
Site Statistics	Proposed Development
Gross Site Area Constrained Area Net Site Area	4,802 sq. m 2,328 sq. m 2,474 sq. m
Gross Density Net Density	102.1 uph 198.4 uph
Gross Floor Area (GFA)	4,406 sq. m
Height	4 storeys
Underground Parking	59 spaces
Total Units	49 units 24 units (Block A) 25 units (Block B)

PROPOSED SITE PLAN



Site Plan - Prepared by Weston Consulting

PROPOSED UNDERGROUND PARKING PLAN



Underground Parking Concept - Prepared by Weston Consulting

LANDSCAPE PLAN



Legend

- SUBJECT PROPERTY LINE
- LIMIT OF DEVELOPMENT
- EXTENT OF U/G PARKING
- EXISTING CHAIN LINK FENCE
- EXISTING STREET TREE
- PROPOSED MUNICIPAL ROW TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS AND PERENNIALS
- RAISED PLANTER WALL
- EXISTING SOD
- EXISTING CONCRETE SIDEWALK
- EXISTING ASPHALT
- SOD
- SEED
- ASPHALT PAVING
- CONCRETE PAVING
- UNIT PAVING
- ENHANCEMENT BUFFER
- BENCH
- BIKE RINGS

Keys

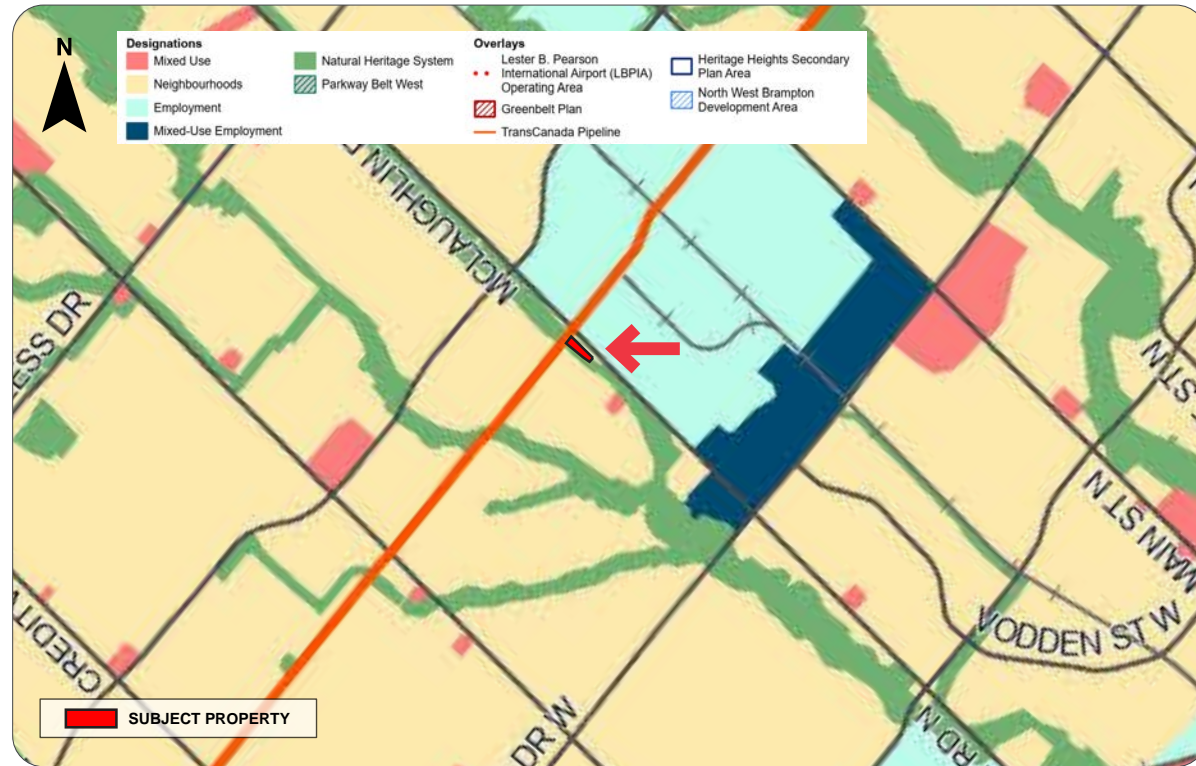
- ① CONCRETE SIDEWALK
- ② BIKE PARKING
- ③ PEDESTRIAN CROSSING
- ④ EXISTING CONCRETE SIDEWALK
- ⑤ U/G PARKING ENTRANCE
- ⑥ LANDSCAPE OPEN AREA

Tree Compensation Calculation

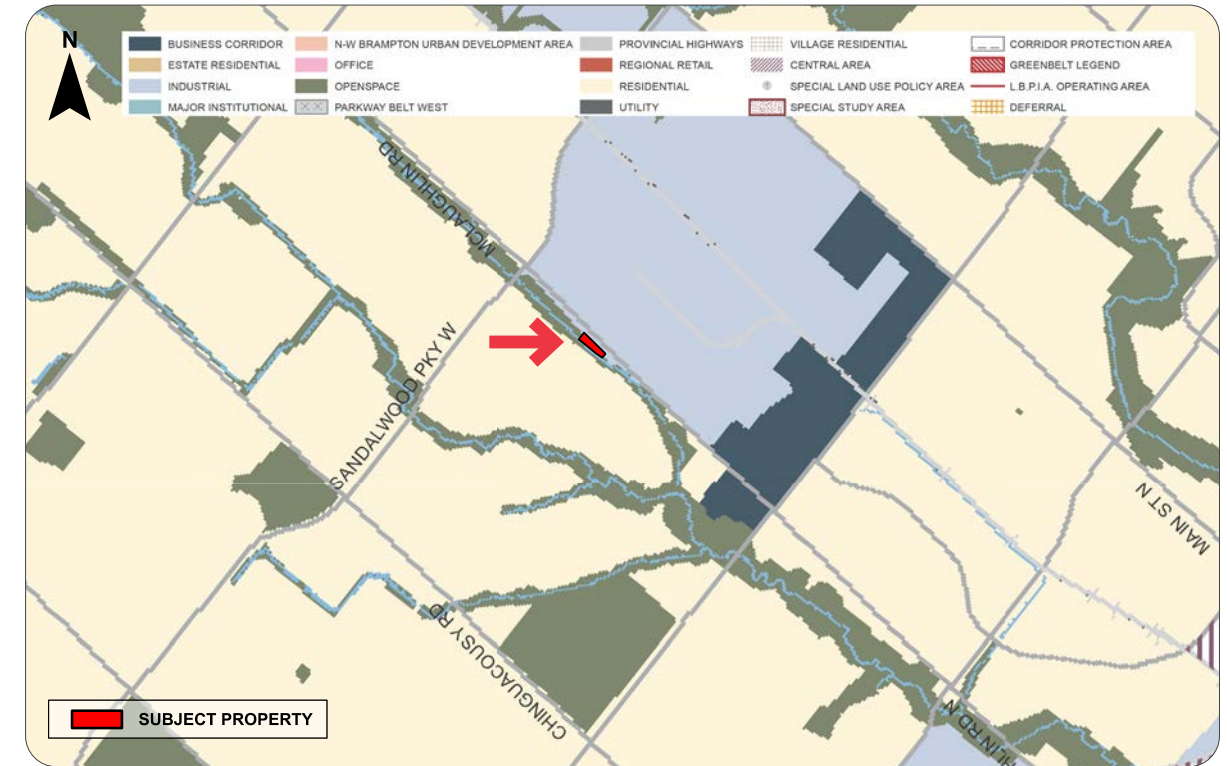
REQUIRED COMPENSATION TREES:	36
PROPOSED TREES	
RIGHT OF WAY TREES	15
LANDSCAPE TREES	19
ENHANCEMENT BUFFER TREES	6
TOTAL PROPOSED TREES	40

Landscape Plan - Prepared by Landscape Planners

PLANNING CONTEXT: CITY OF BRAMPTON OFFICIAL PLAN

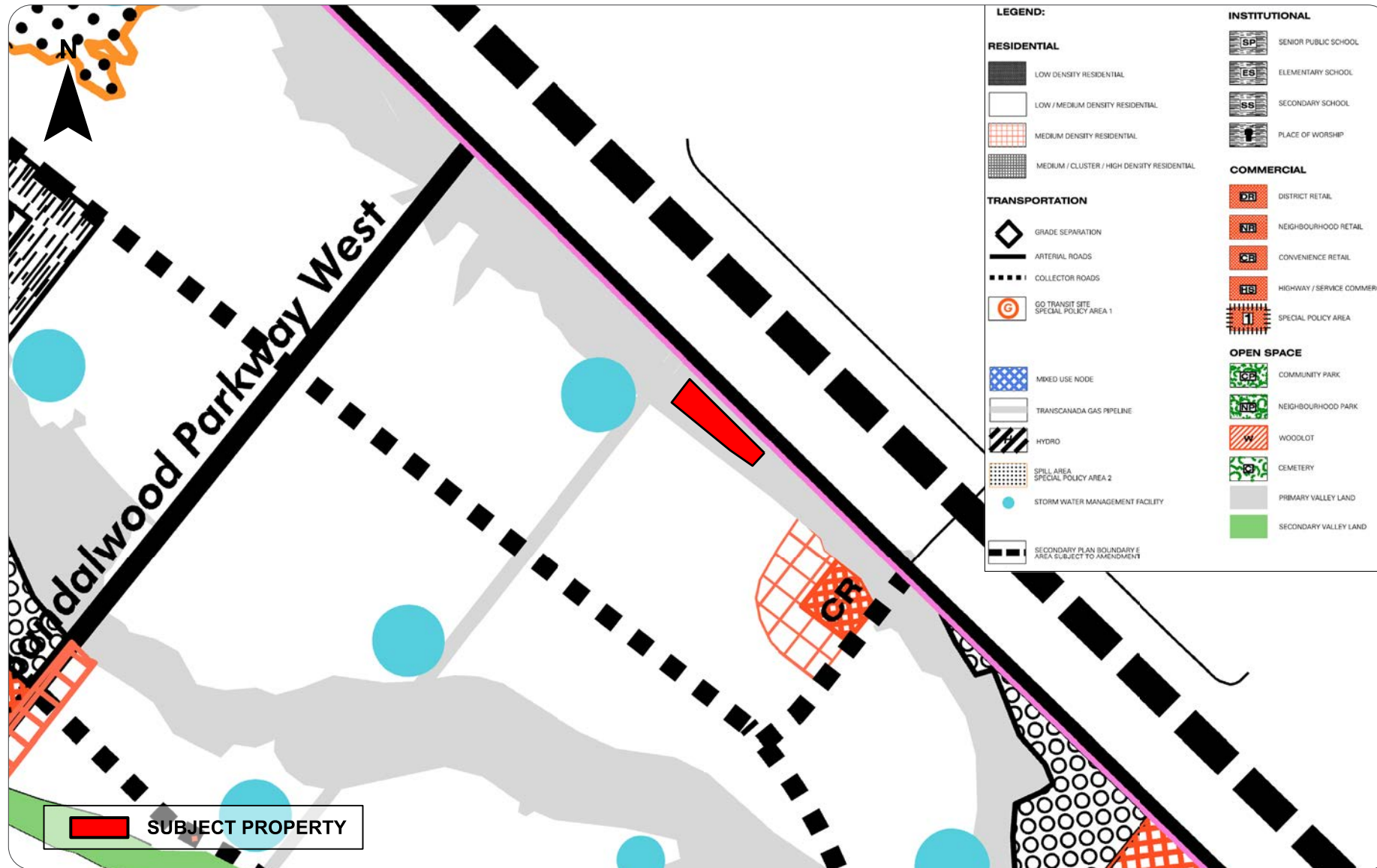


Designated as 'Neighbourhoods' and 'Natural Heritage System' under Schedule 2 Designations in the City of Brampton Adopted Official Plan (2023)



Designated as 'Industrial' and 'Open Space' under Schedule A General Land Use in the City of Brampton In-Effect Official Plan (2020)

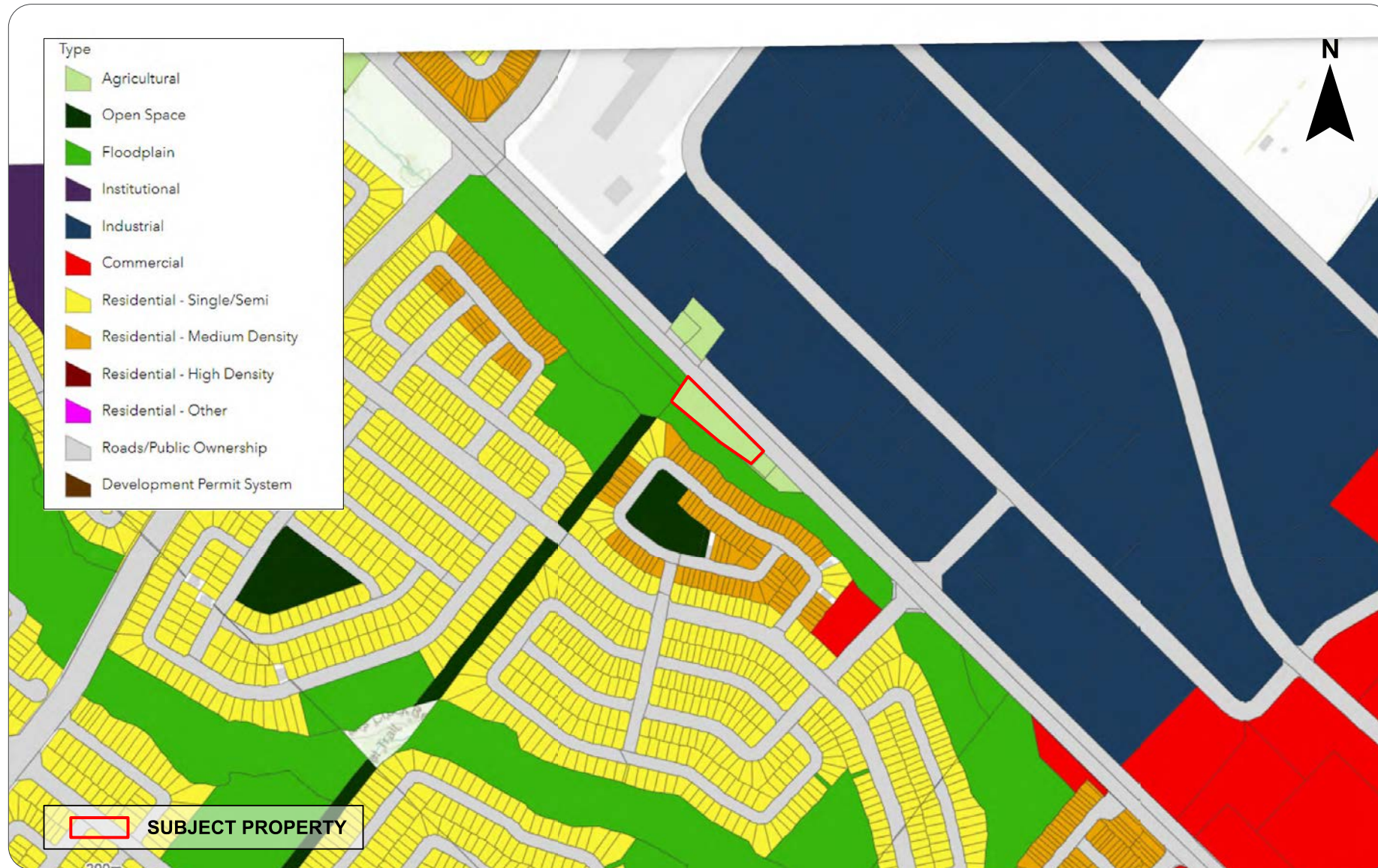
PLANNING CONTEXT: FLETCHERS MEADOW SECONDARY PLAN



- Policy 3.3.4: as a result of site specific determination of the limit of development, areas within the Valleyland designation determined to be unrelated or not required for valley corridor function will revert to the adjacent land use designation without an OPA.
- Adjacent lands designated Low/Medium Density Residential
- An OPA is required for density and built-form

Designated as Open Space - Primary Valley Land

PLANNING CONTEXT: CITY OF BRAMPTON ZONING BY-LAW 270-2004



- Zoning By-law Amendment has been submitted in order to rezone the subject property to an appropriate residential zone category.

Zoned - 'A – Agricultural'

REPORTS AND STUDIES

- Archeology Assessment
- Environmental Impact Study
- Meander Belt Study
- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Noise Feasibility Study
- Phase One Environmental Site Assessment
- Planning Justification Report
- Transportation Impact Study
- Tree Inventory and Arborist Report
- Urban Design Brief

TIMELINE AND NEXT STEPS

- Official Plan Amendment and Zoning By-law Amendment Application comments received in January 2024
- Applicant and Consultant Team currently undertaking review of comments and intends to meet with Staff to discuss comments and concerns to determine potential solutions prior to a resubmission of the applications.
- Consider comments and concerns from the public as part of a future resubmission.

Thank You
Comments & Questions?

Jenna Thibault, BSC, MPL, MCIP, RPP
Associate

905-738-8080 (ext. 309)
jthibault@westonconsulting.com

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Bethel Zecharias, BURPI
Planner

905-738-8080 (ext. 321)
bzecharias@westonconsulting.com

