

Consolidated Comment Report

Date: March 27, 2020

File: C03W14.008

Applicant/Owner: Erik Mirtsou / 2639509 Ontario Ltd.

Location: 10783 Creditview Road

Proposal: To permit for redevelopment of the existing property into eight (8) semi-detached dwelling units fronting onto Cadillac Crescent.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. If you have any questions or concerns, please contact the planner assigned to your file: Shelby Swinfield, 905-874-3455 or shelly.swinfield@brampton.ca.

Building Review: Anthony Magnone - anthony.magnone@brampton.ca

Final Comments:

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton (and Region of Peel as required).
- Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of

which shall be provided to the City's Chief Building Official.

- Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

- Prior to registration, the applicant shall forward the proposed plan of subdivision to be registered in digital format (AutoCAD) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

Development Engineering Review: Olti Mertiri - olti.mertiri@brampton.ca

Final Comments:

Development Engineering comments are included in the attached document "21T-19008B- 10783 Creditview Road"

Development Review: Shelby Swinfield - shelly.swinfield@brampton.ca

Final Comments:

1. Prior to resubmission of the application, please provide a copy of the Cover Letter to the Assigned Development Planner via email for review.
2. Prior to resubmission of the application, contact the Assigned Development Planner to schedule a Submission Appointment.
3. The owner shall provide financial contribution, insurance and a letter of credit, as applicable to this site. The applicant shall contact the Finance Department at admin.development@brampton.ca to determine appropriate formats and acceptable issuing institutions.
4. Revisions are needed to the Official Plan Amendment as per comments provided by Policy Planning. The submitted Zoning By-law Amendment shall be revised into the format in the attached example.
5. A concept plan is required showing, including but not limited to, the proposed siting for each dwelling, the location of proposed accesses and driveways, any proposed landscaping, any proposed noise attenuation walls, and the surrounding land uses.

Environmental Engineering Review: Michael Heralall - michael.heralall@brampton.ca

Final Comments:

As per engineering memo.

Heritage Review: Harsh Padhya - harsh.padhya@brampton.ca

Final Comments:

No Comments

Landscape Review: Werner Kuemmling - werner.kuemmling@brampton.ca

Final Comments:

1. On concept plan, please show: building footprint, all proposed and exiting landscape elements.
2. Please provide wood private fencing along north boundary of the site.

Parks Review: Christopher Heike - christopher.heike@brampton.ca

Final Comments:

Please see our Comments & Conditions Memo attached.

Planning Environment Review: Pam Cooper - pam.cooper@brampton.ca

Final Comments:

Environmental Planning has no comment because the site does not contain or abut a natural heritage feature.

Policy Review: Shahinaz Eshesh - shahinaz.eshesh@brampton.ca

Final Comments:

Please see attached Policy Planning comments dated February 6, 2020.

Staff find that the proposed development is consistent with the PPS, the Growth Plan, and Region of Peel Official Plan and is generally in conformity to the Official Plan, provided that the draft Official Plan Amendment is revised.

Policy Planning staff will not support the proposed amendment to change the maximum density permission for 'Low/Medium Density Residential' that would apply across the entire Fletcher's Meadow Secondary Plan Area.

Staff suggest that a Special Site Area be created for the subject lands that would facilitate the proposed development. A new section "Section 3.5 Special Site Areas" shall be created and the following new Sub-Section be inserted:

"Section 3.5.1 Special Site Area 1

The lands designated as Special Site Area 1 and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the 'Low/Medium Density Residential' designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre)."

Traffic Control Review: Smeeta Adiga - smeeta.adiga@brampton.ca

Final Comments:

Prior To Draft Plan Approval

No Comments

General Comments

1. Provide updated engineering drawings which depict the site access locations, the municipal lane configuration and all pavement markings.

2. A utility clearance of 1.5 meters from all residential driveways is required.

3. All residential driveways shall conform to the "Residential Driveway Guidelines", including:

a) Driveways are to meet minimum requirements as per the City's subdivision design manual guidelines:

3.5m width for singles, 6.0m width for doubles, 7.3m width for shared.

b) Driveway Separation: 0.6 metre landscape strip abutting the property line per dwelling, creating a minimum distance of 1.2m of landscaped space between driveways. (Except where driveways are coupled such as with semi-detached units.)

4. Parking supply is to be provided as per the City zoning requirements.

Conditions:

Draft Plan Approval Requirements/Conditions

1. The developer is responsible for removal of the existing driveway from Creditview Road. The boulevard, sidewalk, and curb shall be reinstated as per municipal standard;

2. The 0.3m reserves along the Cadillac Crescent frontage shall be lifted (Block"572", 43M-35234).

Urban Design Review: Andy Huang - andy.huang@brampton.ca

Final Comments:

1. The development shall conform to Development Design Guidelines Part 7 - Architectural Control Guidelines for Ground Related Residential Development (ACGGRD) and City of Brampton Transit-Supportive Townhouse Design Guidelines (TSTDG)
2. Urban Design Brief to be updated/revised to the satisfactory of City Staff for approval.
3. The development subjects to Architectural Control Compliance processes.
4. Additional comments are attached.

Zoning Review: Elizabeth Corazzola - elizabeth.corazzola@brampton.ca

Final Comments:

The Applicant and Development Planning staff shall ensure that the draft Zoning By-law Amendment includes all requirements and restrictions necessary to facilitate the proposed development, if supportable.

To: Shelby Swinfield, Development Planner

From: Shahinaz Eshesh, Assistant Policy Planner

Date: February 6, 2020

File: C03W14.008

Subject: ***Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision***
Permit the development of eight semi-detached dwellings
CANDEVCON LTD. – 2639509 ONTARIO LTD.
10783 Creditview Road

Circulation Date: January 10, 2020

Plan: Draft Plan of Subdivision Part of the West Half of Lot 14, Concession 3, WHS

Plan Dated: October 19, 2018

Comment Revision #: First

Policy Planning staff have reviewed the above noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that will facilitate the development of eight semi-detached dwellings.

The Official Plan Amendment application proposes to:

- Delete the property from the 'Convenience Retail' on Schedule A2 Retail Structure of the Official Plan.
- Redesignate the property from 'Convenience Retail' designation to 'Low/Medium Density Residential' designation on the Fletcher's Meadow Secondary Plan Area 44.
- Permit a maximum density of 48 units per net hectare (20 units per net acre).

The Zoning By-law Amendment application proposes to:

- Rezone the property from 'Agricultural' to 'Residential Semi Detached'.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning:

A. PRIOR TO DRAFT PLAN APPROVAL

No comments.

Sustainability Score and Summary

No comments.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

No comments.

C. GENERAL COMMENTS**Planning Justification Report**

The Applicant submitted a Planning Justification Report (PJR) prepared by Candevcon Ltd. dated November 8, 2018 in support of the proposal.

The PJR provides rationale for the proposed development that is summarized as follows:

- The proposed development is consistent with the Provincial Policy Statement (PPS) and aligns with the Growth Plan and the Region of Peel Official Plan to accommodate residential growth and intensification.
- The proposed development will make more efficient use of the existing land and reflect the character of the surrounding neighbourhood.
- Convenience retail uses are not feasible on the site due to the small size of the site. It is largely underutilized as a site designated for retail purposes and as greater potential and ability to integrate within the residential neighbourhood surrounding the site.
- The proposed development will conform to the policies of the 'Low/Medium Density Residential' designation of the Fletcher's Meadow Secondary Plan Area 44.

Market Study

The Applicant submitted a Commercial Needs Assessment prepared by Tate Economic Research Inc. dated October 3, 2019 that provides a market analysis for the property subject to the applications (10783 Creditview Road) and the adjacent property not subject to any applications (10799 Creditview Road) that are approximately 0.89 hectares in size. The report provides the following rationale to support the redesignation from commercial uses to residential uses:

- The subject lands are relatively small and can only be built to a maximum of approximately 10,000 sq ft. The Official Plan provides that Convenience Retail sites can be built to a maximum of 40,000 sq ft. As such, a retail development at this location would be relatively small. Furthermore, considering that warranted retail space demand generally represents a broad range of GFA, a reduction of 10,000 sq ft. may not significantly impact retail space need.

- The subject lands are within 800 metres of existing retail centres that overlap. The redesignation of the subject lands will generally not impact walkability to retail centres. One of these existing retail centres at Creditview and Sandalwood is significantly larger (28,000 sq ft.).
- The customer location survey confirms that convenience shopping is typically carried out as part of other trips rather than separate local shopping trips. Such as “shopping as part of other errands” experience is generally beyond a 10 minute walking distance and would involve auto use.
- A 12,000 sq ft. health care focused medical commercial development is proposed 200 metres south of the subject site. Should this development be actualized, it will introduce some retail commercial uses that accompany the proposed medical offices.

Tate Economic Research Inc. concludes that the redesignation of the properties for residential uses would not impact the retail commercial service levels of residents in the surrounding neighbourhood. Staff concur with the conclusion that the proposed redesignation to residential uses would not create a gap in commercial service levels.

Additional Amendments Recommended

Policy planning staff recommend further modifications to the draft Official Plan Amendment:

1. Policy Planning staff will not support the proposed amendment to change the maximum density permission for ‘Low/Medium Density Residential’ that would apply across the entire Fletcher’s Meadow Secondary Plan Area.

Staff suggest that a Special Site Area be created for the subject lands that would facilitate the proposed development. A new section “*Section 3.5 Special Site Areas*” shall be created and the following new Sub-Section be inserted:

“Section 3.5.1 Special Site Area 1

The lands designated as Special Site Area 1 and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the ‘Low/Medium Density Residential’ designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre).”

Conclusion

Staff find that the proposed development is consistent with the PPS, the Growth Plan, and Region of Peel Official Plan and is generally in conformity to the Official Plan, provided that the draft Official Plan Amendment is revised.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Shahinaz Eshesh
Assistant Policy Planner, Policy Planning
Planning and Development Services
Tel: (905) 874-3390
shahinaz.eshesh@brampton.ca

c: Malik Majeed, Acting Manager of Policy Planning

Date: February 11, 2020

File: C03W14.008 & 21T-19008B

To: Shelby Swinfield

From: A. Huang, Urban Design

Subject: **URBAN DESIGN BRIEF COMMENTS – 1ST SUBMISSION**
Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision
(To permit for infill redevelopment of the existing property into future semi-detached dwellings (8))

Consultant: **CANDEVCON LIMITED**

Applicant: **2639509 ONTARIO LTD.**

Location: 10783 Crediview Road
Circulation Date: January 22, 2020
Ward: 6

Urban Design Staff have consolidated the following comments provided by Open Space Development and Urban Design based on the review of the Urban Design Brief, dated December 18th, 2018, and received January 22, 2020 for the above referenced application.

Please be advised that a written response identifying how the following comments have been addressed must accompany the next submission or a review will not commence until it is received.

Open Space Development Comments:

Shao Wu, Landscape Architect, Open Space Development, has reviewed the Urban Design Brief, for the above mentioned application and has the following comments. Please contact Shao directly at (905-874-3881) with any further related inquiries.

1. On concept plan, please show: building footprint, all proposed and exiting landscape elements.
2. Please provide wood private fencing along north boundary of the site.

Urban Design Comments:

1. On the front page, update approval stamp to show 'Manager, Urban Design' instead of 'Senior Manager, Urban Design'.
2. Please show building footprint on concept plans.
3. Please provide a Priority Lot Plan. The Priority Lot Plan should indicate the corner lot dwelling, community window dwelling, and upgrade side and/or rear building elevations.
4. Provide special design considerations for dwellings on priority lots. For examples, upgraded front elevation for community window dwelling, upgraded rear building elevations for dwellings visible from Creditview Road, and enhanced front and flanking elevations for dwelling on Lot 1.

Best Regards,

Andy X. Y. Huang, M.Arch, B.Arch, MRAIC

Urban Design | Planning and Development Services Department

City of Brampton | Tel: 905-874-2310

E-Mail: Andy.Huang@Brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: January 27, 2020
File: **(C03W14.008 and 21T- 19008B)**
To: Shelby Swinfield
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-19008B
2639509 Ontario Ltd.
10783 Creditview Road**
Circulation Date: January 10, 2020
Plan: Draft Plan of Subdivision
Plan Dated: October 19, 2018

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. **Functional Servicing Report (FSR)**
 2. **Feasibility Noise Report**
 3. **Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.**
- The applicant shall amend the plan to include the existing 0.3m reserve Block 572 on plan 43M-1550.
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. Acoustic

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Road Reconstruction/Cash Contributions

2.1. N/A

3. Financial Impact

3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

4. Sidewalks

4.1. N/A

5. Land Dedications and Easements

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6. 0.3 Metre Reserves/Reserve Block(s)

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

7. Warning Clauses

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

8. Soil

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)

COMMENTS & CONDITIONS MEMO

Date: January 16, 2020

File: C03W14.008 & 21T-19008B

To: S. Swinfield, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Official Plan, Zoning By-Law and
Proposed Draft Plan of Subdivision
(To permit for infill redevelopment of the existing property into future
semi-detached dwellings (8).)
Conditions from the Park Planning & Development Section

Consultant: **CANDEVCON LTD.**

Owner: **2639509 ONTARIO INC.**

Location: 10783 Creditview Road
Circulation Date: January 14, 2020
Ward: 6

In response to the circulation for the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated January 14, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

Please note that due to the individual nature of commenting on the new Accela/Unity software, the **Open Space Development unit** of the **Park Planning and Development Section** may have additional comments which they will be providing directly into Accela and separately from this memo.

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

Tableland Vegetation:

1. The [Tree Evaluation Report](#), shall be finalized and approved, to the satisfaction of the Director, Environment & Development Engineering.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.

Community Information Maps:

3. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

Fencing:

4. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.

Maintenance Fees:

5. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

Parkland Dedication:

6. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Owner is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

Plan Requirements for all Public Lands:

7. Prior to plan registration, the Owner shall provide detailed working drawings for all identified landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

Streetscape Plans:

8. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief (as amended and as applicable).

Summary Requirements:

9. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

10. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Warning Clauses – Street Trees

11. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Development of all Public Lands:

12. The Owner is responsible for the development of all dedicated open space (e.g. landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

Streetscape Implementation:

13. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

As-Built Drawings:

14. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) Prior to Assumption:

15. NIL

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

16. NIL

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

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cc. (via email only):
 S. Bodrug, R. da Cunha, W. Kuemmling, S. Wu

(Note: A digital copy has also been uploaded to PlanTRAK.)