



WESTON
CONSULTING

planning + urban design

STATUTORY PUBLIC MEETING

172 CHURCH STREET
SUNFIELD INVESTMENTS (CHURCH) INC.

JANUARY 18TH, 2021

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
(OZS-2020-0026)

Supporting Materials & Technical Studies

- Site Plan, Underground Plan & Elevations – One Riser
- Planning Justification Report – Weston Consulting
- Draft Official Plan and Zoning By-law Amendments – Weston Consulting
- Swept Path Analysis – Candevcon
- Tertiary Plan – Weston Consulting
- Urban Design Brief – Weston Consulting
- Shadow Impact Study – One Riser
- Landscape Master Plan – Landscape Planning
- Arborist Report & Tree Preservation Plan – 7 Oaks
- Phase 1 & 2 ESA – Soil Engineers
- Heritage Impact Statement – Golder
- Archaeological Report – Golder
- Functional Servicing Report, Servicing & Grading Plans, Drainage Plan – Candevcon
- Traffic Impact Report – Candevcon
- Parking Study – Candevcon
- Noise Report - Candevcon

Supporting documentation can be accessed via the following link:

<https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning>

Site Context

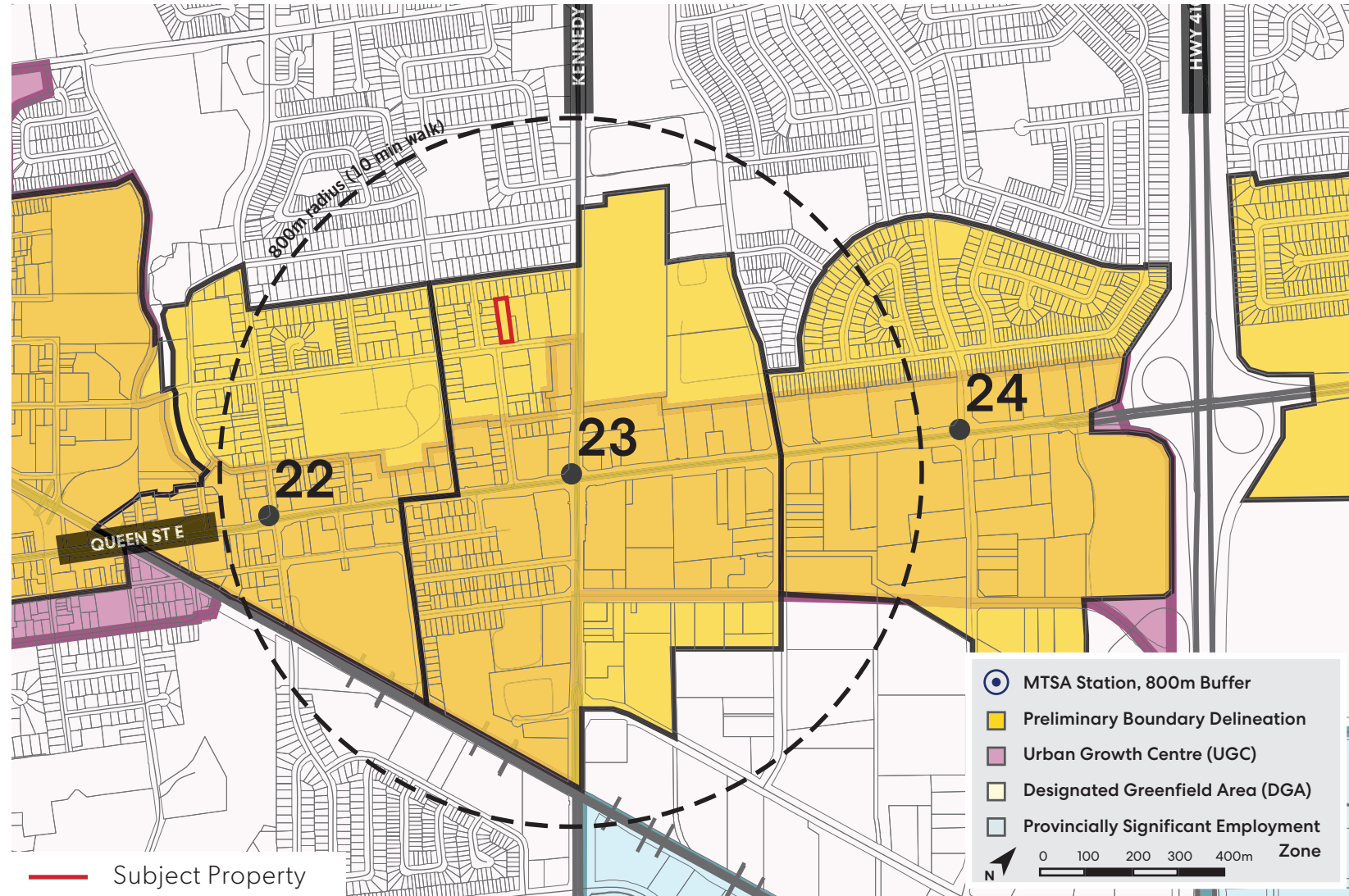


Figure 1: Kennedy Station MTSA Delineation Map

- Subject Property abuts the northern boundary of the Brampton Central Area & within 500m of the Urban Growth Centre.
- By 2031, new rapid transit upgrades along Queen St. to full dedicated bus lanes.
- Peel Region MCR – Kennedy Rd. BRT Stop being considered as a potential Protected MTSA, which would be required to achieve a minimum density of 160 PPH.
- Subject Property is located within the preliminary delineated MTSA boundary.

Site Plan

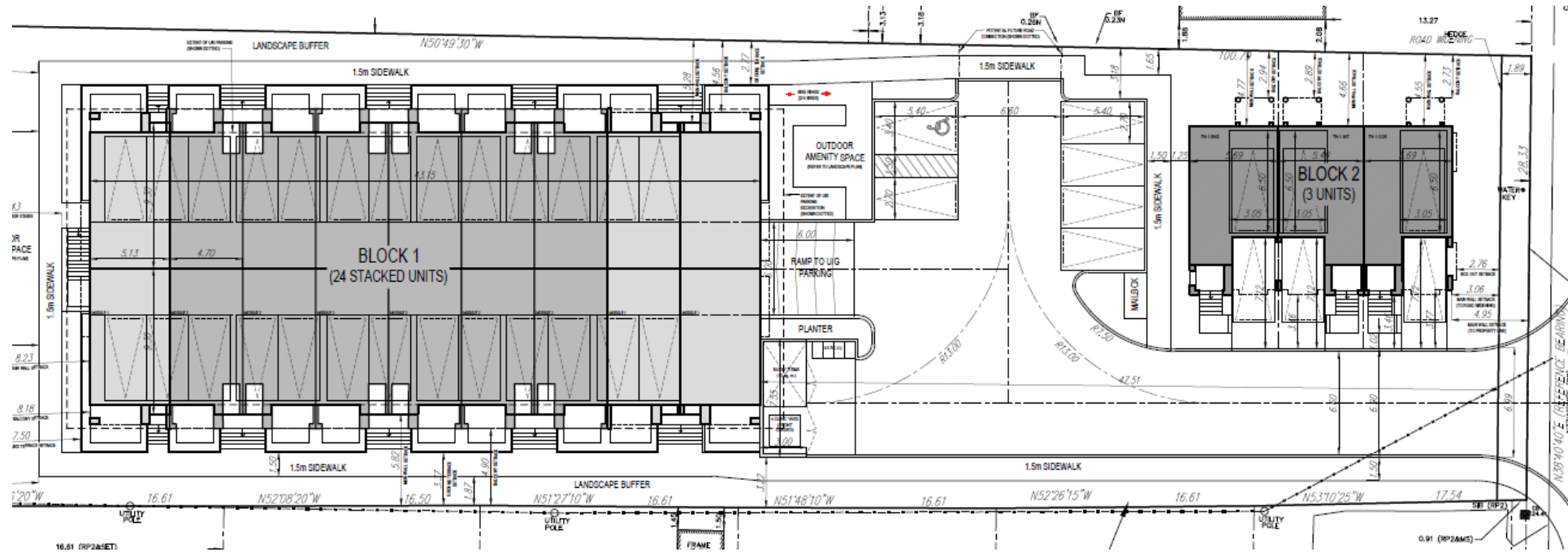


Figure 2: Site Plan

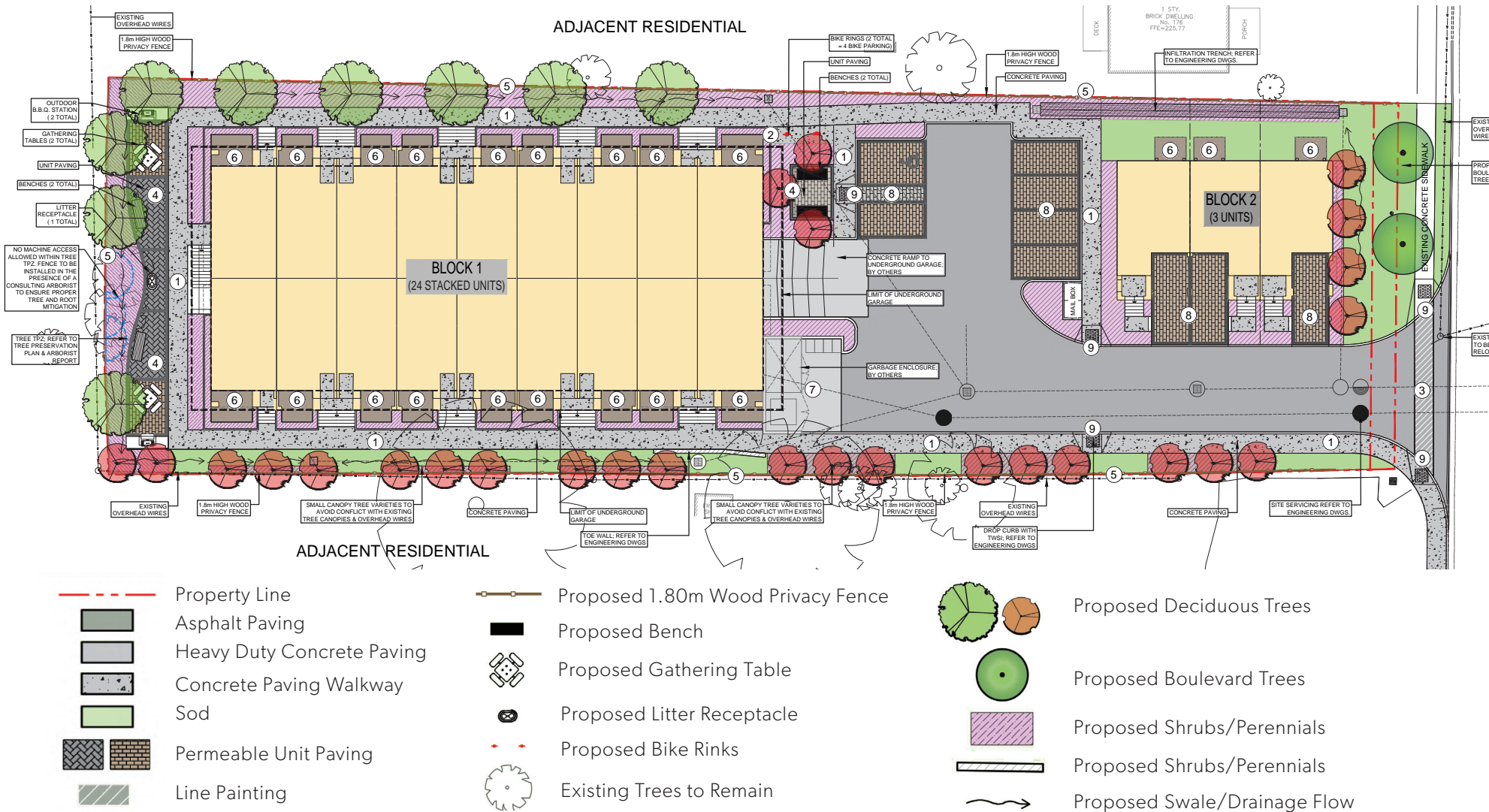
- Standard Condo with shared amenity and parking.
- Lot Coverage – 30.5%.
- Min. Unit Width – 4.7m – Reasonable widths due to narrow site & allows for functional floor plan.
- Universal Accessibility not required due to building category under OBC.
- Fire Route is designed to OBC requirements.

Parking

Use	Proposed Rate	Proposed # of Spaces
Stacked Townhouses	Resident - 1/unit	24 spaces
	Visitor - 0.25/unit	6 spaces
Traditional Townhouses	Resident - 2/unit	6 spaces
	Visitor - 0.6/unit	2 spaces
Total		38 spaces

- 38 parking spaces
- 6 at grade, 26 underground, 6 in private garages.
- 30 resident spaces, 8 visitor spaces.
- Reduced parking rate for Stacked Townhouses supported by proximity to Central Area and location within an MTSA.
- New reduced parking standards for residential uses within the Central Area.

Landscape Plan

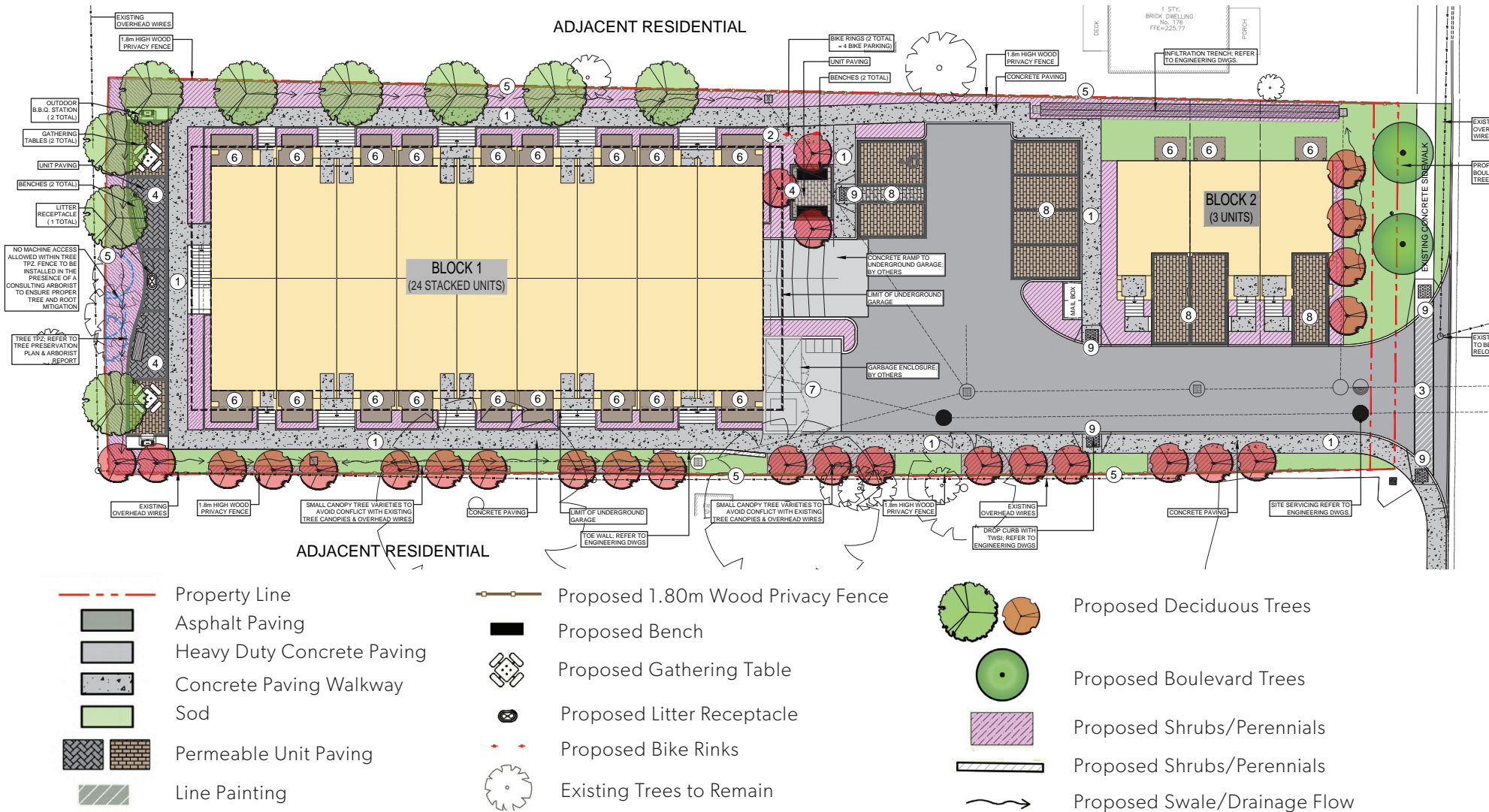


- Central amenity space framed by townhouse blocks - seating, deciduous trees, bicycle parking.
- Rear amenity space – seating, gathering tables, BBQ stations, deciduous trees.
- Block 1 – Private outdoor amenity space provided through at-grade terraces and above-grade balconies.
- Block 2 – Private outdoor amenity space provided through rear yards and decks.
- Total Amenity – 414.11m².

Figure 3: Landscape Plan



Landscape Plan



- Block 1 Main Wall Setbacks – East: 5.28m, West: 5.82m, North: 8.23m.
- Setbacks include landscape strips generally located around the perimeter of the development, and 1.5m sidewalks.
- 1.8m privacy fencing along north, east and west property lines.
- 60 trees required for removal, 38 replacement trees proposed.
- Total Landscaped Area – 667.82m² (22.71%).

Figure 4: Landscape Plan



Elevations



Figure 5: Block 1 East Elevation

- Max. Height - 11.5m (3 storeys).
- End units in Block 1 taper down to 2 storeys.
- Transition to low-rise development while support infill objectives and maintaining flexibility for future development.



Figure 6: Block 1 West Elevation

Elevations



Figure 7: Block 2 East Elevation



Figure 8: Block 2 South Elevation

Comments & Questions

Contact

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