



BRAMPTON
Flower City

Chief Administrative Office
City Clerk

Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☐ Planning and Development Committee
☐ Committee of Council ☐ Other Committee:

Meeting Date Requested:

Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

Action
Requested:

A formal presentation will accompany my delegation: ☐ Yes ☐ No

Presentation format: ☐ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.



STATUTORY PUBLIC MEETING

PLANNING & DEVELOPMENT
COMMITTEE

WALTER GRDEVICH

9052 CREDITVIEW ROAD - CITY OF BRAMPTON
MONDAY SEPTEMBER 13, 2021 - 7:00PM

APPLICATIONS FOR ZONING BY-LAW AMENDMENT & DRAFT
PLAN OF SUBDIVISION (Files OZS-2021-0029, 21T-21010B)

WESTON
CONSULTING



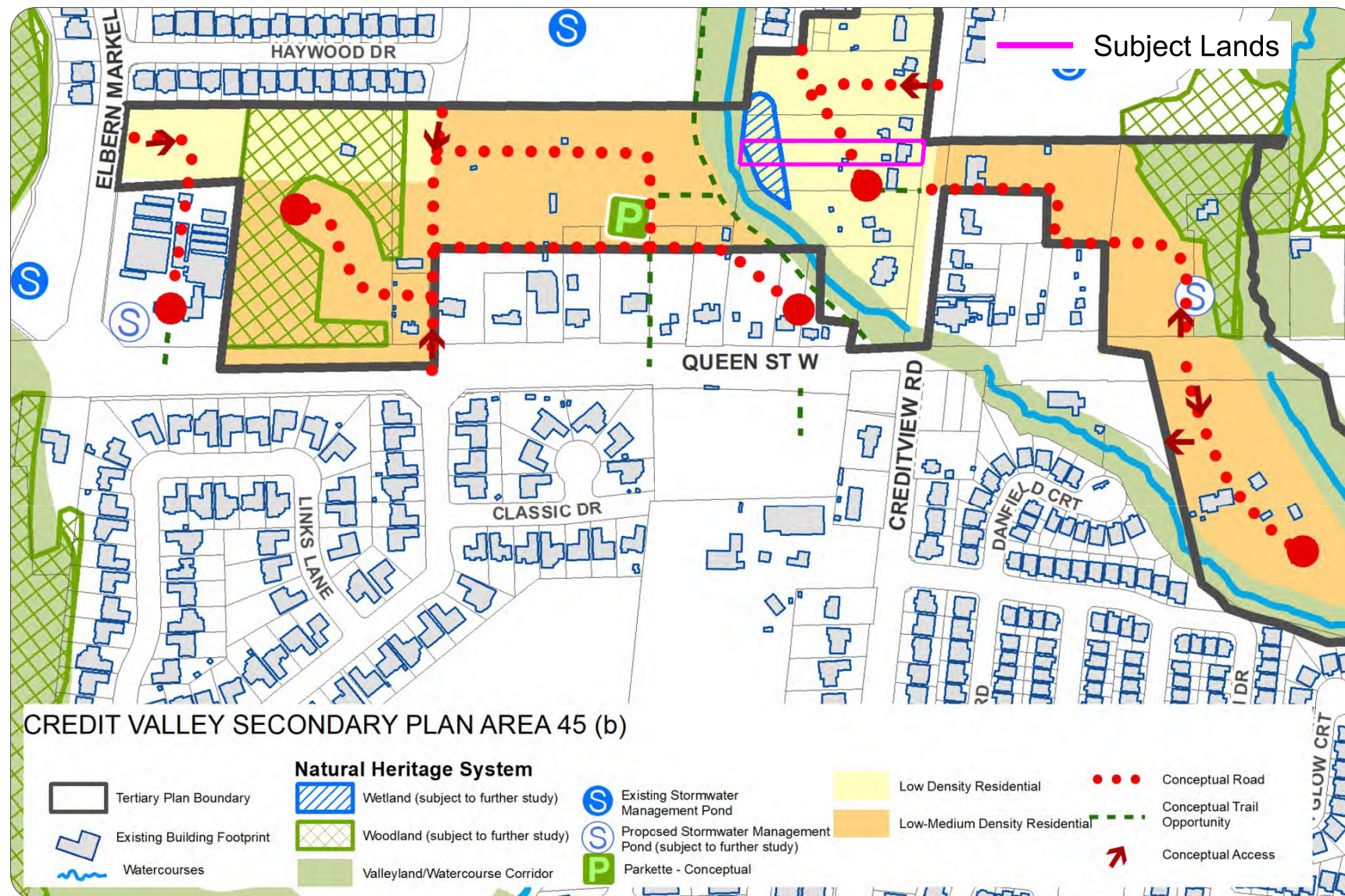
SUBJECT PROPERTY & CONTEXT



- **Address:** 9052 Creditview Road
- **Area:** 0.285 ha (0.7 acres) & 18.9 m (62 ft.) frontage on Creditview Road
- Currently 1 Single-detached dwelling
- CVC marsh wetland on west end
- Access opportunities: Creditview Road & Future Extension of Hosta Street
- Subdivision and Rezoning Applications approved and in process to north

Aerial Photo of the Subject Site/Development Area

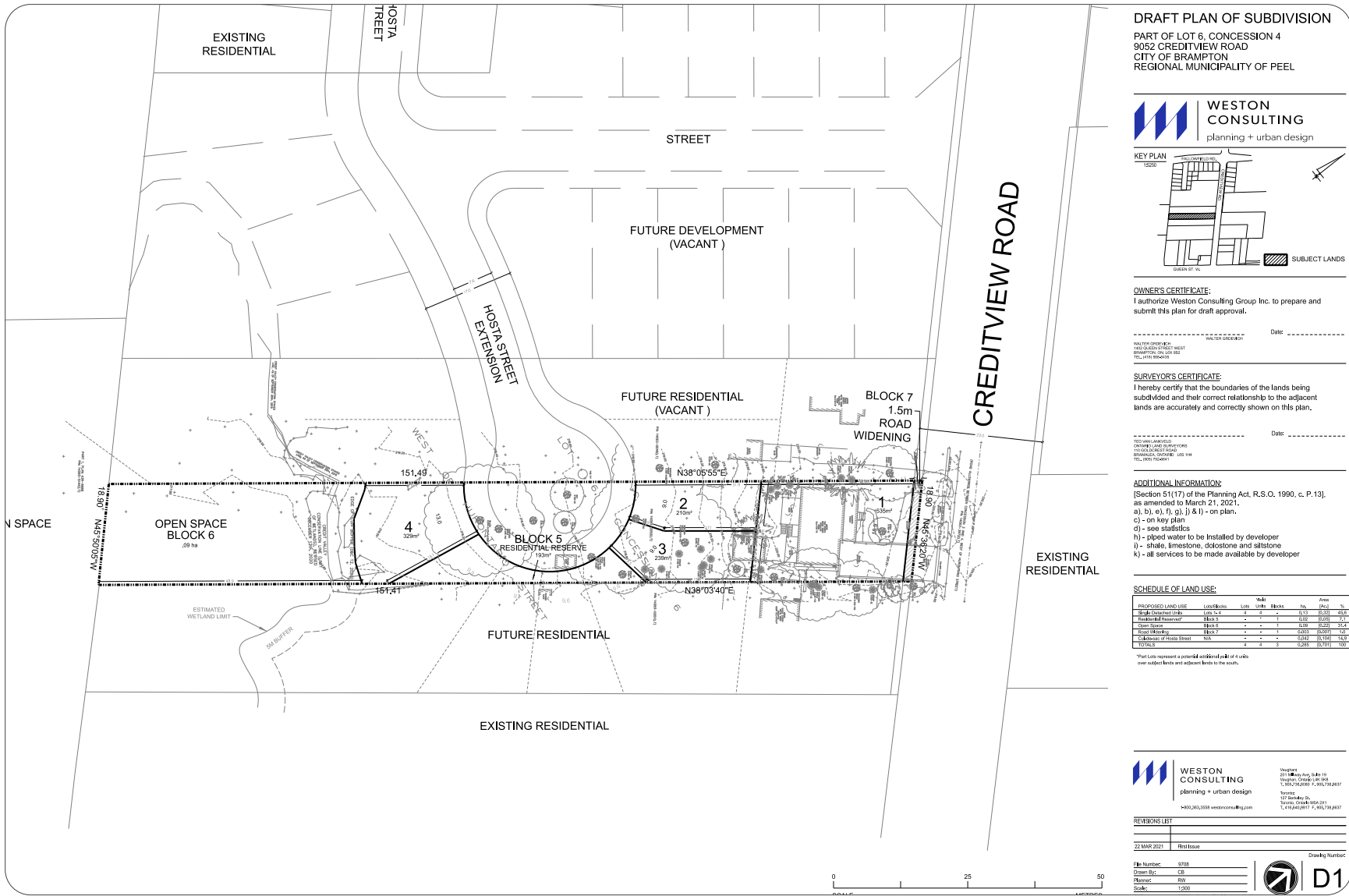
PLANNING FRAMEWORK



Credit Valley Secondary Plan Sch. SP45b

- **Provincial Growth Plan:**
Designated Greenfield Areas
- **Region of Peel Official Plan:**
Urban System
- **City of Brampton Official Plan:**
Residential & Valleyland/Watercourse Corridor
- **Credit Valley Secondary Plan:**
Low Density Residential & Wetland (subject to further study); Conceptual Road
- **City Zoning By-law 270-2004 (Current Zoning):**
Residential Hamlet One (RHm1) Zone

PLANNING APPLICATIONS



Draft Plan of Subdivision Concept

DRAFT PLAN OF SUBDIVISION APPLICATION:

- Extension of Hosta Street
- 4 Lots for Single-detached dwellings
- 1 Open Space Block for wetland & 5 m buffer
- Residential Reserve Block for 4 future lots for Single-detached dwellings to south
- Road Widening

PLANNING APPLICATIONS (CONT.)



Zoning By-law Amendment Schedule

ZONING BY-LAW AMENDMENT APPLICATION (PROPOSED ZONING):

- Existing Dwelling: R1B(2) Exception Zone: Amendment to existing side yard
- 4 New Dwellings: R1F-9.0 Exception Zone Amendments for minimum lot area (209 sq.m), depth & minimum yards
- Wetland & Buffer: F Zone

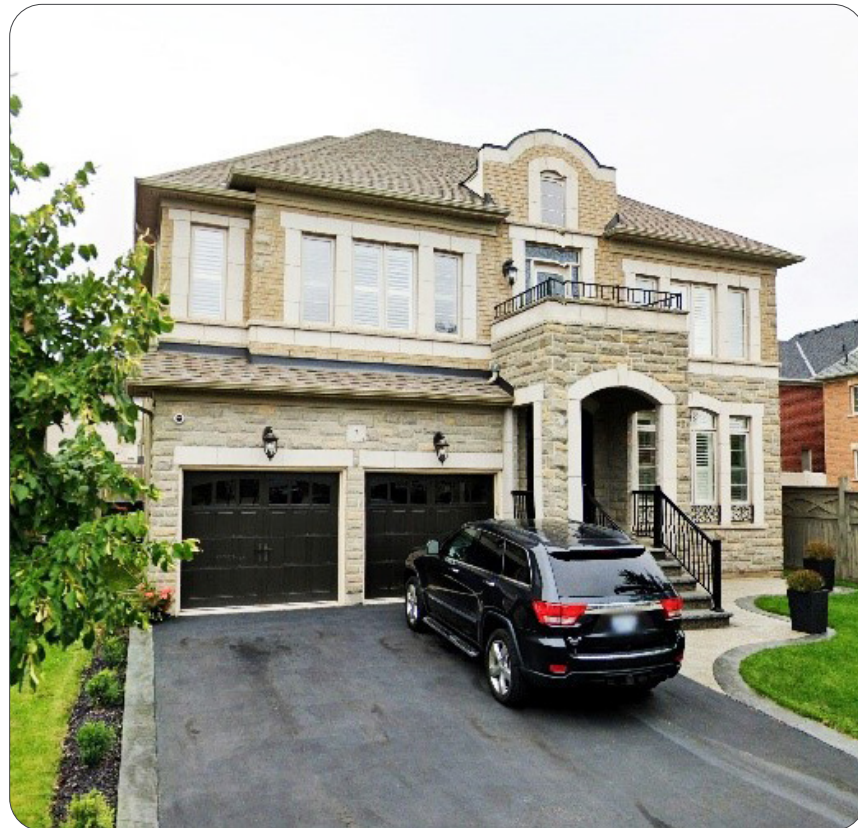
SUPPORTING STUDIES

- Environmental Impact Study (Dillon Consulting)
- Floodplain Mapping Study (Candevcon Limited)
- Arborist Report, Tree Preservation Plan, Tree Inventory (Greenprint Consulting)
- Phases 1 & 2 Environmental Site Assessments (GeoPro Consulting)
- Functional Servicing & Stormwater Management Report (Counterpoint Engineering)
- Stages 1 & 2 Archaeological Studies (Amick Consultants)
- Addendum to Springbrook Community Design Guidelines (Weston Consulting)
- Planning Justification Report (Weston Consulting)

ADDENDUM TO SPRINGBROOK COMMUNITY DESIGN GUIDELINES

DESIGN VISION:

- Compatible with the existing community character



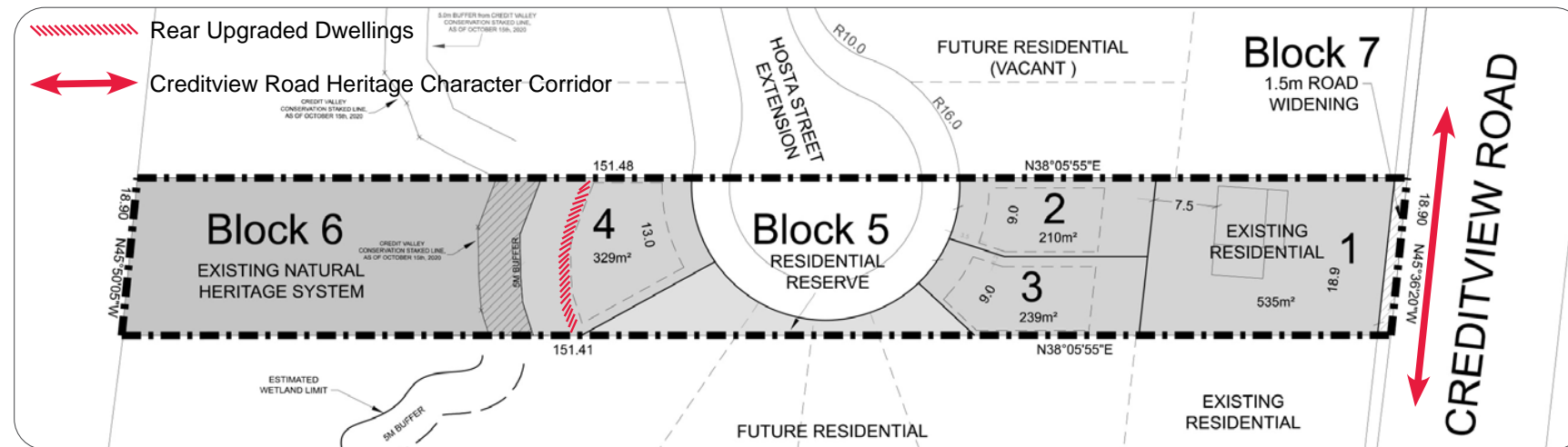
Intended Built Form Character



ADDENDUM TO SPRINGBROOK COMMUNITY DESIGN GUIDELINES

DESIGN PRINCIPLES:

- Integration with the existing street network with the southerly extension and culmination of Hosta Street on-site.
- Preservation of the existing dwelling on-site to maintain the Creditview Road Heritage Character Corridor.
- New dwellings designed with heritage-inspired architectural styles to complement the upscale character of the neighbourhood.
- A harmonious streetscape achieved through consistent building setbacks.
- Rear facades enhanced with upgraded architectural treatments in Priority Lot dwellings.



Priority Lot Plan

ENVIRONMENTAL IMPACT STUDY (EIS)

- Marsh Wetland & Watercourse
 - No Species at Risk vegetation
 - Limit staked with CVC
 - Watercourse habitat to Redside Dace
 - 5 m buffer sufficient to protect wetland function & wetland/watercourse as wildlife corridor
 - Raingarden with native species within buffer providing water to wetland/enhancing buffer vegetation
- No Species at Risk Trees – compensation plantings or cash-in-lieu for removal

APPLICATIONS

Applications are consistent with/conform to, as required:

- *Planning Act* s. 51(24) criteria for Draft Plans of Subdivision;
- Provincial Policy Statement (2020);
- Provincial Place to Grow Plan (2019);
- Region of Peel Official Plan; and,
- City of Brampton Official Plan & Credit Valley Secondary Plan

APPLICATIONS (CONT.)

Review of Applications indicates:

- Area is now planned for development in City Official Plan/Secondary Plan & supported by higher level planning documents;
- Proposed low density development a logical extension of approved and proposed development to the north;
- Promotion of cost effective development standards to minimize land consumption and servicing costs;
- Promotion of high quality architectural & urban design; and,
- Protection of Natural Heritage Features.

Thank You!

