

Date: 2020-03-13

Files: C05W06.007 and 21T-06026B (R63/2020)

Subject: **RECOMMENDATION REPORT**
 Application to Amend the Official Plan and Zoning By-law, Draft Plan of Subdivision
(to develop the subject lands for approximately 538 dwelling units along with commercial uses, a public park, and a storm water management pond)
Malone Given Parsons Ltd.- Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc.
 North and South sides of Embleton Road, East of Heritage Road
 Part of Lot 5 and 6, Concession 5 W.H.S.
 Ward: 6

Contact: Bindu Shah, Development Planner, Planning and Development Services, Bindu.Shah@brampton.ca, 905-874-2254; and David VanderBerg, Manager, Planning and Development Services, David.Vanderberg@brampton.ca, 905-874-2325

Recommendations:

1. **THAT** the report titled: **RECOMMENDATION REPORT**, Application to amend the Official Plan and Zoning By-law, Draft Plan of Subdivision, **Malone Given Parsons Ltd.- Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc.**, North and South sides of Embleton Road, East of Heritage Road, Part of Lot 5 and 6, Concession 5 W.H.S., Ward 6, (R63/2020 and Files: C05W06.007 & 21T-06026B), to the City Council Meeting of April 29, 2020, be received;
2. **THAT** the application to amend the Official Plan and Zoning By-law and the Draft Plan of Subdivision, submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., Ward: 6, Files C05W06.007 & 21T-06026B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden

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Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this report;

3. **THAT** the amendments to the Official Plan including to the BramWest Secondary Plan and the Riverview Heights Block Plan in general accordance with Appendix 11 of this report be adopted;
4. **THAT** the amendments to the Zoning By-law, generally in general accordance with Appendix 12 of this report be adopted;
5. **THAT** the implementing Draft Plan of Subdivision Conditions in general accordance with Appendix 13 of this report be approved;
6. **THAT** Council authorize the Mayor and Clerk to sign the subdivision agreement; and
7. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- This application to amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision has been submitted to permit the development of the subject lands for approximately 538 dwelling units with a mix of housing types, along with commercial uses, a public park, a storm water management pond and access to valleylands.
- The Official Plan Amendment proposes an amendment to the existing Upscale Executive Residential designation of the Bram West Secondary Plan (Area 40d) to vary lot mix and density for single-detached, dwellings. Additional proposed amendments to the Secondary Plan involve re-designations from "Service Commercial" to "Low/Medium Density Residential" and "Medium Density Residential", from "Executive Residential" to "Low/Medium Density Residential", and from "Parkette" to "Neighbourhood Park". An amendment to the approved Block Plan policies is also proposed.
- An amendment to the Zoning By-law is required to implement the proposed uses in accordance with the proposed subdivision plan.
- The Draft Plan of Subdivision proposes a well connected, master planned

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neighbourhood that is consistent with the current provincial planning policy framework.

- **A Statutory Public Meeting for this application was held on April 9, 2018. Three members of the public provided a delegation on this item at the meeting. Details of the Statutory Public Meeting included concerns raised by the public in writing are included in Appendix 9 of this report.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

An application was submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., on December 15, 2006. This application was revised in 2010 and 2012, by Malone Given Parsons Ltd on behalf of Great Gulf (Toronto) Inc. The draft plan was revised again and a resubmission was made in September 2017.

The 2012 submission proposed a total of 489 units including large single detached lots consistent with the Executive Residential designation on the lands. The revisions made between the previous applications and the current application for 538 units were a result of changes in provincial policies and approval of the Bramwest Secondary Plan and the Riverview Heights Block Plan. The current proposal was presented at a public meeting on April 9, 2018.

Current Situation:

The application proposes a 538 unit residential development with a mix of housing types along with commercial uses, a neighborhood park, and a storm water management pond.

Details of the proposal are as follows (Refer to Appendix 1):

- A total of 538 residential units including:
 - 397 single detached dwellings with minimum lot widths ranging from 10.4 metres (34 feet) to 15.2 metres (50 feet)

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- 36 semi-detached dwellings with a minimum lot width of 7.3 metres (24 feet)
- 36 live-work townhouses with a minimum lot width of 7.5 metres (25 feet)
- 69 street townhouses with a minimum lot width of 6.1 metres (20 feet);
- A mixed use block of 1.8 hectares (4.4 acres); a future site plan application will facilitate the development of this block with 3 storey buildings (with apartments above retail uses) fronting onto Embleton Road, and condominium and street townhomes located behind these buildings in the block;
- A service commercial block of 0.1 hectares (0.3 acres);
- A block for the expansion of Huttonville Public School of 0.8 hectares (2.0 acres);
- A neighborhood public park of 1.9 hectares (4.7 acres);
- A stormwater management facility, including lookout areas, of 1.47 hectares (3.6 acres); and,
- Open space/ valley lands of 11.7 hectares (28.8 acres).

Property Description and Surrounding Land Use (Refer to Appendix 6):

The subject property has the following characteristics:

- Is located on the north and south sides of Embleton Road, east of Heritage Road;
- Has a site area of approximately 47.9 hectares (118.4 acres);
- The northern portion of the property has a frontage of approximately 523 metres (1716 feet) on Heritage Road and a frontage of approximately 427 metres (1400 feet) on Embleton Road, while the southern portion has a frontage of approximately 93 metres (305 feet) on Heritage Road and a frontage of approximately 183 metres (600 feet) on Embleton Road;
- Consists of vacant agricultural land and valleyland.

The surrounding land uses are described as follows:

North: agricultural lands, beyond which is open space;

East: open space (a portion of the Credit River valleylands);

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West: Heritage Road, beyond which are agricultural lands and single-detached residential dwellings; and,

South: agricultural lands and single-detached residential dwellings.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning By-law amendment attached as Appendix 11 and Appendix 12, approve the proposed Draft Plan of Subdivision and authorize the signing of the Subdivision Agreement subject to conditions as generally set out in Appendix 13.

Planning Analysis Summary:

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act.

The proposed Draft Plan of Subdivision will facilitate the development of the lands for a mix of uses and provides for the orderly extension of existing municipal services and public infrastructure. The proposed development will contribute a variety of housing options, a grid road pattern that supports active transportation and walkability throughout the community, and a centrally located public park providing a community amenity space.

The lands subject to this application are located along Heritage Road which is a planned Secondary Transit Corridor in the Official Plan. Future residents will be provided with convenient access to existing transit stops and higher order transit services. The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans. It contributes to achieving and exceeding the City of Brampton's minimum density target for Designated Greenfield Areas in Brampton, which is 51 persons and jobs combined per hectare. The proposal also appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act.

A detailed planning analysis is included in Appendix 10.

Matters of Provincial Interest

Planning Act

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This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- *the orderly development of safe and healthy communities;*
- *the protection of ecological systems, including natural areas, features and functions;*
- *the adequate provision and distribution of education, health, social, cultural and recreational facilities; and*
- *the appropriate location of growth and development.*

The subject proposal conforms to matters of the provincial interest in supporting appropriate growth, a logical public road extension of Rivermont Road, providing a mix of housing types and commercial areas, preserving the natural features of the site, developing a public park and extension of the public school.

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The application is consistent with the Provincial Policy Statement, including the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over time;*
- *accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure and public service facilities.

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Section 1.5: Healthy, active communities should be promoted by:

- *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,*
- *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, and open spaces areas.*

Staff finds that the proposal contemplating a compact form, a balanced mix of residential, commercial and recreational uses and efficient transportation networks meets the intent of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are within the 'Designated Greenfield Area' as per the 2019 Growth Plan. As such, the proposal meets the following policies of the plan:

Section 2.2.7.1: New development taking place in Designated Greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

The proposed development supports the achievement of a complete community by providing a mix of uses with a street network that supports active transportation.

Section 2.2.7 also states that Designated Greenfield Areas in the Region of Peel will be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare. The combined people and jobs per hectare proposed by development will be approximately 56.4 persons and jobs per hectare, which exceeds the minimum density target established in the Growth Plan.

Region of Peel Official Plan

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The subject lands are located within the 'Urban System' designation in the Region of Peel Official Plan. Section 5.3.1.3 requires the establishment of healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Within areas designated as Greenfield, the following objectives are applicable to the subject lands.

- *To plan and designate greenfields to contribute to complete communities.*
- *To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.*
- *To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.*
- *To optimize the use of designated greenfield area.*

The proposal is considered to conform to the related objectives and policies as follows:

- The development proposal will create a community with various opportunities for recreation, employment and a range of active transportation options. The proposal will contribute a variety of residential dwellings to suit a range of affordability criteria as well as a range of commercial and recreational uses.
- An extension of the existing school and public open spaces, such as a public park, lookout places along the storm water pond and access to valleylands will be developed within the site.

The application conforms to the Regional Official Plan.

City of Brampton Official Plan

The Subject Lands are designated as *Residential* and *Open Space* on *Schedule A – General Land Use Designations* of the City of Brampton Official plan. The portion of the property adjacent to the Credit River Valleyland is designated *Valleyland / Watercourse Corridor, Woodland* and *Provincially Significant Wetland* on Schedule D.

Schedule A1 of the Official Plan identifies that the lands to the north of Embleton Road are within an *Upscale Executive Housing Special Policy Area*. Development within this special policy area is to be characterized by low density, high quality housing forms that are located on large lots generally in excess of 464.5 m² (5,000 square feet). The following policy related to upscale executive housing applies:

Section 4.2.2.2(iv): The maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or non-credited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare (6 units/net acre)

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The City's Official Plan has allocated 1,000 upscale executive housing units to the BramWest Secondary Plan Area, as per Section 4.2.2.6.

Staff is satisfied that the proposed residential development is compatible with and complementary to the adjacent residential road and lotting pattern that has been approved for this area. The subject application implements the approved Block Plan and Secondary Plan for Riverview Heights with a few minor modifications as per the proposed amendments. As such the proposal conforms to the '*Residential*' as well as '*Open Space*' policies of the Official Plan.

Proposed Amendments:

The specific amendments proposed to the Official Plan are as below:

1. Amendment to Schedule A1, Upscale Executive Housing Special Policy Areas, of the Official Plan: to identify a 'Special Policy Area 1A' at the northeast corner of Embleton Road and Heritage Road as shown in the draft Official Plan Amendment attached as Appendix 11;
2. Amendment to Policy 4.2.2 by the addition of a site specific policy as follows: "Notwithstanding the density and lot size policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 1A on Schedule A1 may be developed for a wider range of housing types provided that they incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation."

The plan proposes a total of 363 single detached units within the *Executive Residential* designated area north of Embleton Road. This translates to 25.1 units per net residential hectare. The proposal will expand the City's Upscale Executive Housing stock by approximately 220 units. The proposed Official Plan Amendment would permit a larger range of lot widths and increased density within the *Executive Residential* designation north of Embleton Road and east of Heritage Road, while maintaining the characteristics of an executive residential area through the use of area specific urban design standards.

Staff is satisfied that the broader intent of the Official Plan is maintained by providing a range of housing types that incorporate executive housing elements and an increase in the maximum density permitted.

BramWest Secondary Plan

The subject lands are designated *Executive Residential, Mixed Use, Low / Medium Density Residential, Service Commercial, Senior Elementary School, Stormwater Management, Valleyland and Parkette* in the BramWest Secondary Plan. The Plan

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shows a collector road (Rivermont Road) passing through the site in a north-south direction, before turning west to connect to Heritage Road.

The Secondary Plan also designates portions of the property as Special Policy Area 15 and 17 pertaining to Executive Residential and Embleton Road Study Area policies. These designations coincide with the applicable designations contained on the Riverview Heights Block Plan (Sub-Area 40-3 Block Plan).

- Special Policy Area 15 pertains to lands bounded by Heritage Road, Embleton Road and Rivermont Road, and is intended to provide for executive housing but with a potential for a slightly higher density limit than would be otherwise permitted for executive housing, subject to suitable justification being provided.
- Special Policy Area 17 relates to lands at the southwest quadrant of Embleton Road and Rivermont Road. The policies seek to establish a ‘village character’ along Embleton Road as an extension of the existing village. The policies also set out a range of permitted uses including, mixed-use development, live-work, retail, office and retirement home.

Proposed Amendments:

The following amendments to the Secondary Plan are proposed:

1. To amend the boundary of “Special Policy Area 15” as shown on Schedule D of the Official Plan Amendment (Appendix 11) and amend the policies in the Executive Residential designation to vary the permitted lot mix and density. A maximum density of 26 units per net residential hectare (10.5 units per net residential acre) and a minimum lot width for single detached units of 10.4 metres (34 feet) is proposed. The amendments specify that lands located on “Warm Springs Drive” adjacent to the valley shall have a minimum lot frontage of 13.7 metres (45 feet).
2. Re-designate approximately one hectare of *Service Commercial* lands south of Embleton Road to *Low/Medium Density Residential* and *Medium Density Residential*;
3. Re-designate approximately one hectare of *Executive Residential* lands adjacent to the *Mixed Use* designated lands on the north side of Embleton Road to *Low/Medium Density Residential*;
4. Re-designate the *Parkette* identified in Schedule C as a *Neighbourhood Park* due to its increased size and function; and,
5. Limit the number the number of lots with direct frontage on the North-South Collector (Rivermont) Road.

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Staff is satisfied that the application conforms to the intent of the Secondary Plan by providing a range of housing types that incorporate executive housing elements and the essential design features prescribed for Special Area 15 and an increase in the maximum density permitted.

Riverview Heights Block Plan (Sub-Area 40-3) (2011)

This proposed plan of subdivision is within the approved Riverview Heights Block Plan area (Sub-area 40-3). The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Riverview Heights Block Plan contemplates low residential density development with approximately 16% of the units being executive residential lots.

Proposed Amendments:

The following amendments to the Block Plan are proposed:

1. Revise the parcel fabric, lotting and internal street network of the development as shown on Schedule E of the draft Official Plan Amendment (Appendix 11).
2. Amend the boundary of “Special Policy Area 15” to match the proposed Official Plan Amendment.

Staff is satisfied that the application, including the proposed amendments to the Block Plan, conforms to the intent of the Riverview Heights Block Plan.

Zoning By-law 270-2004

The Subject Lands are zoned ‘*Agricultural (A)*’ and ‘*Agricultural – Section 483 (A-483)*’ by By-law 270-2004, as amended. The applicant has submitted a draft zoning by-law to implement the various lots, blocks and uses on the proposed subdivision plan.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the policy amendments as well as the vision of the approved Block Plan and will facilitate the development of the subject property with a balanced mix of housing types and land uses.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all department/agency comments and conditions are attached as Appendix 13 to this report. Notice signs were placed on the subject lands to advise members of the public

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that an application for an Official Plan Amendment, a Zoning By-law Amendment, and a Proposed Draft Plan of Subdivision has been submitted.

A Statutory Public Meeting for this application was held April 9, 2018. There were three members of the public that provided a delegation on this item at the public meeting. Please refer to Appendix 9 for details of the Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities (2019-2022):

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within a ‘Designated Greenfield Area’. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of residential, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning of the proposed development.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains the principles of a complete neighborhood by accommodating a variety of housing types and commercial uses to cater to the needs of the community. A portion of the site is designated as valleyland and a number of recreational opportunities are planned throughout the development.

Conclusion:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 11), the Zoning By-law Amendment (as attached in Appendix 12) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 13) and that

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authorization be given to sign a Subdivision Agreement as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and
- The proposed residential development will direct growth to the *Designated Greenfield Area*, efficiently utilize the lands for low density residential purposes, and will facilitate the orderly extension of existing municipal services and public infrastructure. The proposed development will maintain the character of an upscale residential neighborhood while creating a mix of housing options and commercial uses that will support growth, density, housing supply and will advance the City's vision of a complete community.

Authored by:

Bindu Shah
Policy Planner
Planning & Development Services

Reviewed and Recommended by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning & Development Services

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.
Commissioner
Planning & Development Services

Submitted by:

David Barrick
Chief Administrative Officer
City of Brampton

Appendices:

Appendix 1: Draft Plan of Subdivision

Appendix 2: Location Map

Appendix 3: Official Plan Designation

Appendix 4: Secondary Plan Designation

Appendix 5: Zoning By-Law Designation

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Appendix 6: Aerial & Existing Land Use

Appendix 7: Heritage Resources

Appendix 8: Block Plan

Appendix 9: Results of the Public Meeting

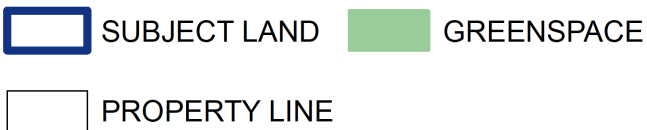
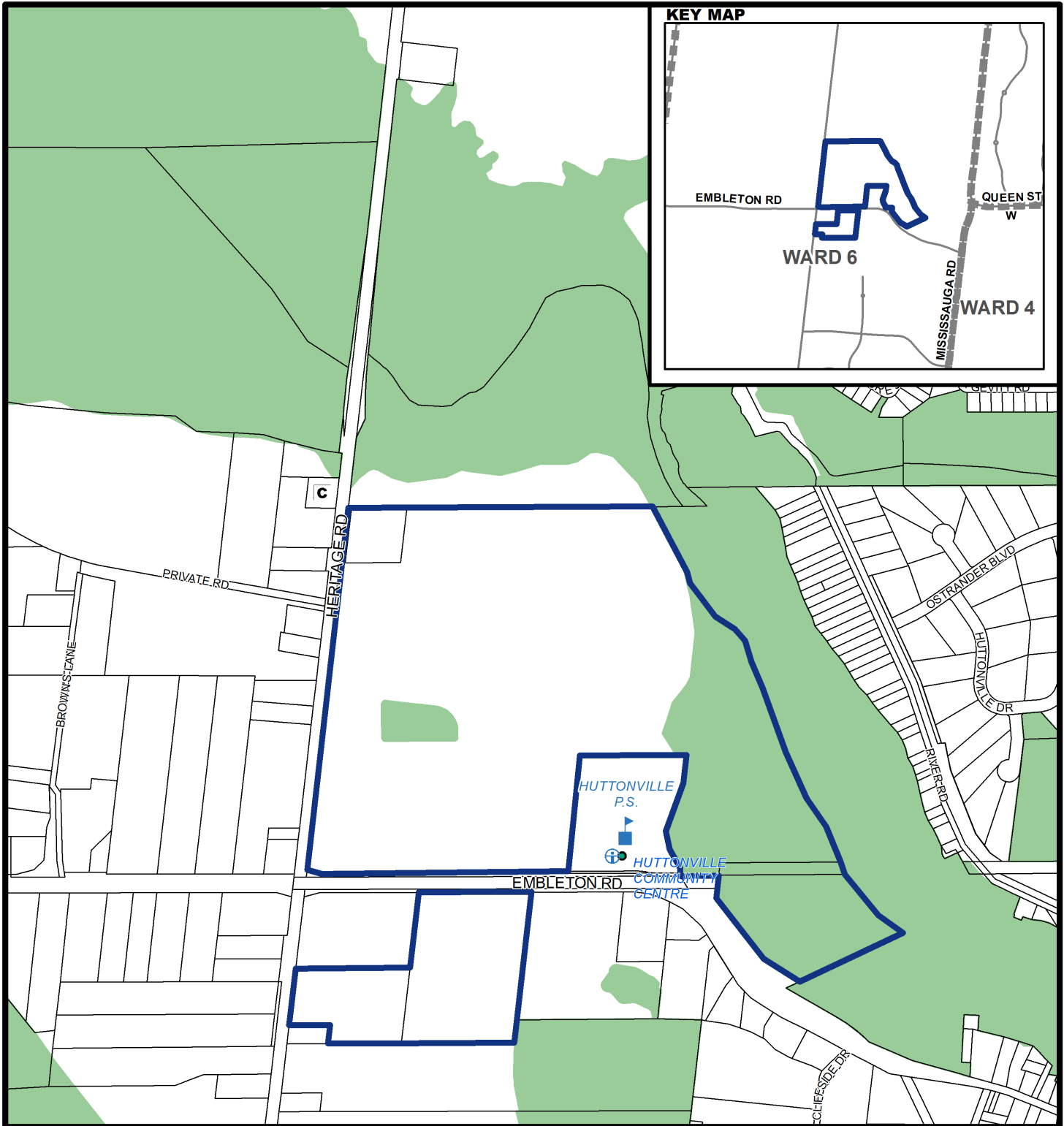
Appendix 10: Detailed Planning Analysis

Appendix 11: Draft Official Plan Amendment

Appendix 12: Draft Zoning By-law Amendment

Appendix 13: Conditions of Draft Approval of Plan of Subdivision

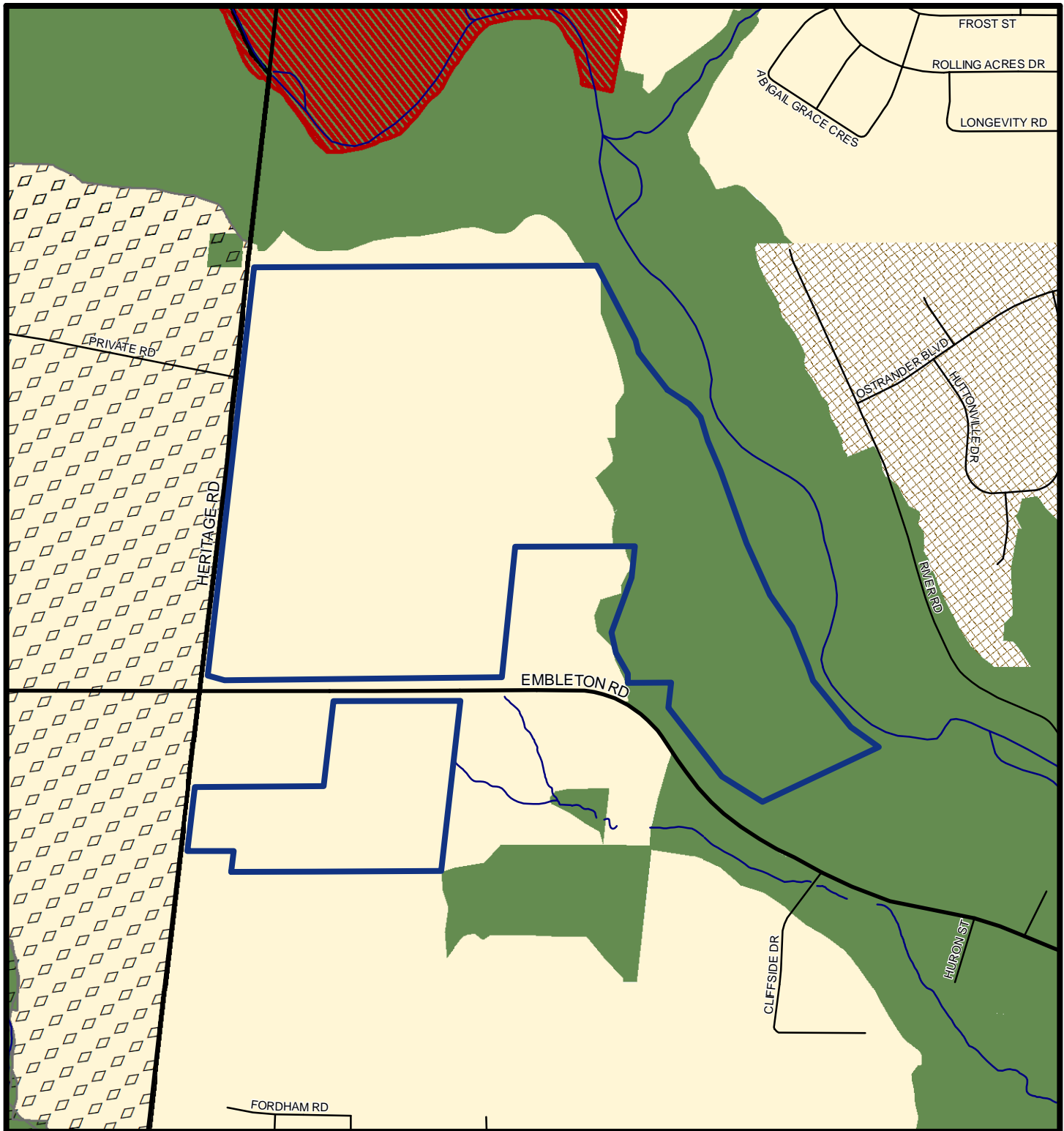









APPENDIX 2 LOCATION MAP

MALONE GIVEN PARSONS LTD.
SHAYMA DICK HOLDINGS INC., KENDALWOOD
LAND DEVELOPMENTS INC. ET AL.

CITY FILE: C05W06.007

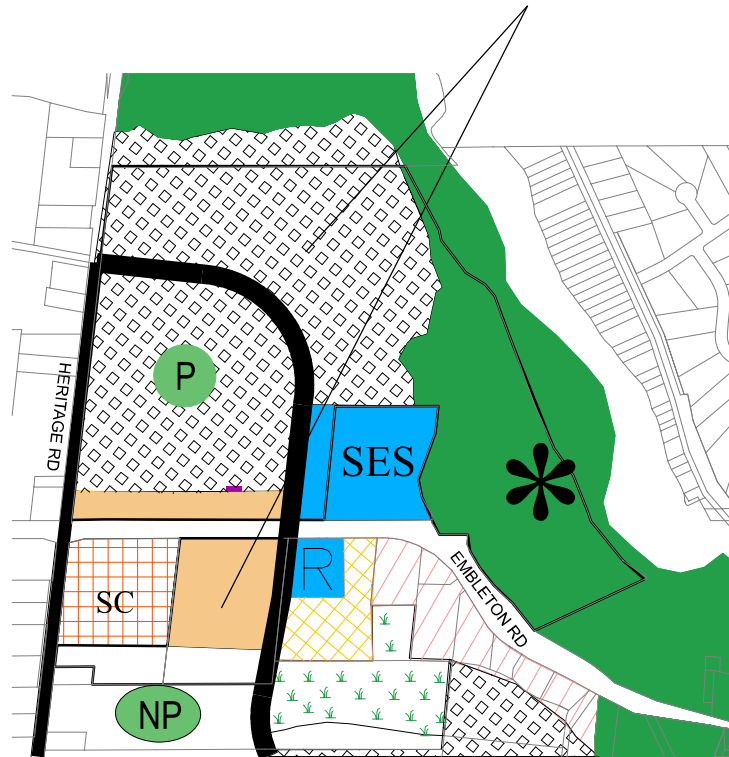


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | | |
|--|--------------------------|---|---------------------|
|  | SUBJECT LAND |  | RESIDENTIAL |
|  | CORRIDOR PROTECTION AREA |  | VILLAGE RESIDENTIAL |
|  | OPEN SPACE | | |



SUBJECT LANDS



EXTRACT FROM SCHEDULE SP40(A) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:

Executive Residential

Low / Medium Density

Medium Density

Village Residential

Mixed Use

EMPLOYMENT:

Service Commercial

ROAD NETWORK:

Minor Collector Roads
(23-26 metres)

INSTITUTIONAL:

Senior Elementary School

Retirement Home

OPEN SPACE:

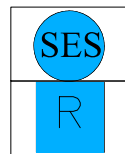
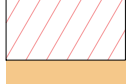
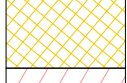
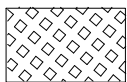
Valleyland

Neighbourhood Park

Parkette

Wetland

SWM Facilities



BRAMPTON
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES



Drawn By: CJK
Date: 2020 02 24

APPENDIX 4

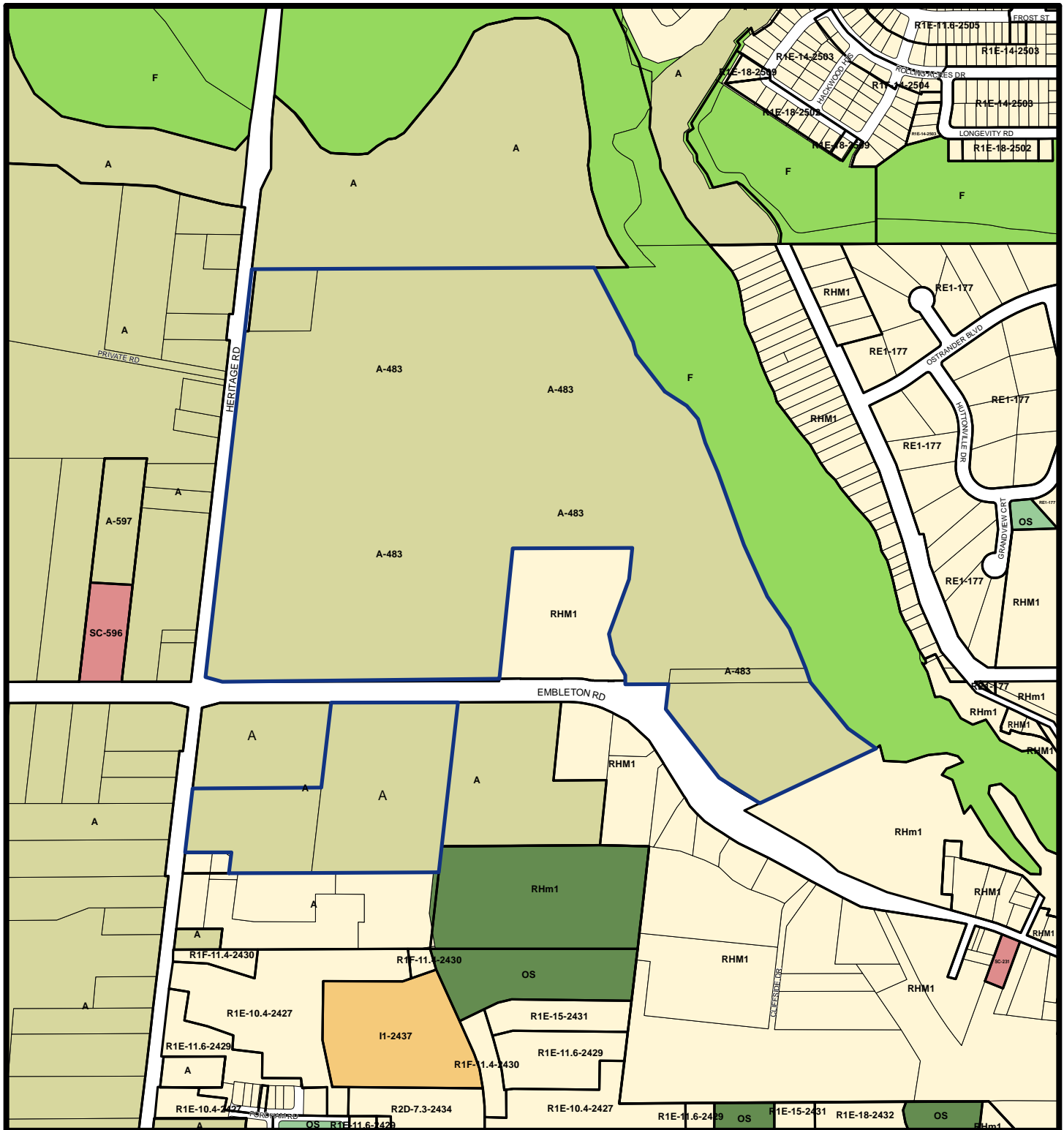
SECONDARY PLAN DESIGNATIONS



MALONE GIVEN PARSONS LTD.

- SHAYMA DICK HOLDINGS INC., KENDALWOOD

LAND DEVELOPMENTS INC ET AL.

CITY FILE: C05W06.007



 SUBJECT LAND
  COMMERCIAL
  OPEN SPACE
 RESIDENTIAL
  AGRICULTURAL
  FLOODPLAIN



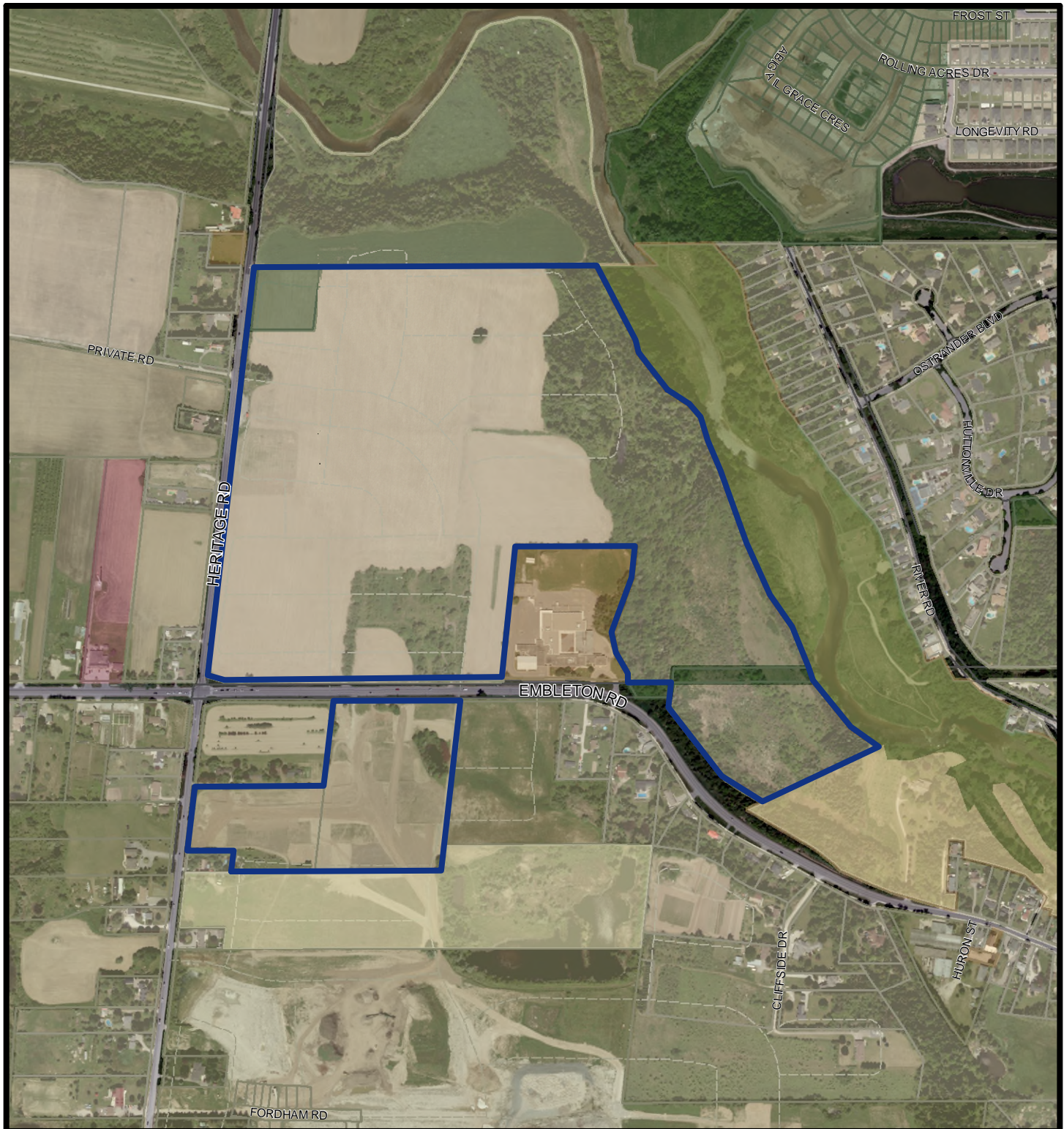
Author: ckovac
Date: 2020/02/24

APPENDIX 5

ZONING DESIGNATIONS

MALONE GIVEN PARSONS LTD.
SHAYMA DICK HOLDINGS INC., KENDALWOOD
LAND DEVELOPMENTS INC. ET AL.

CITY FILE: C05W06.007



Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AERIAL PHOTO DATE: SPRING 2019



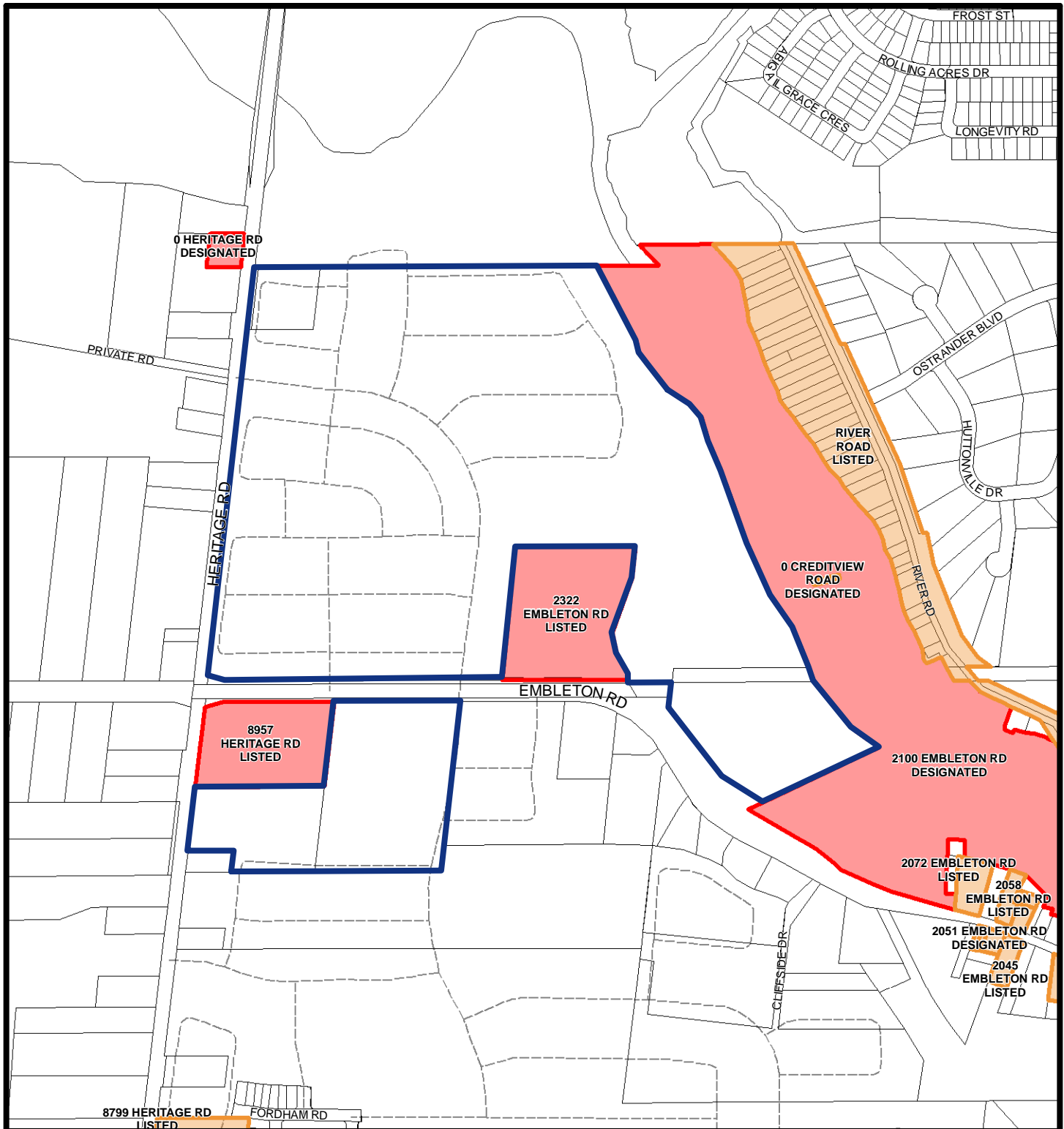
APPENDIX 6




AERIAL & EXISTING LAND USE

MALONE GIVEN PARSONS LTD.

SHAYMA DICK HOLDINGS INC., KENDALWOOD
LAND DEVELOPMENTS INC. ET AL.

CITY FILE: C05W06.007



- | | | | |
|--|--------------|---|---------------------------------|
|  | SUBJECT LAND |  | HERITAGE PROPERTIES OUTSIDE 50M |
|  | CITY LIMIT |  | HERITAGE PROPERTIES WITHIN 50M |

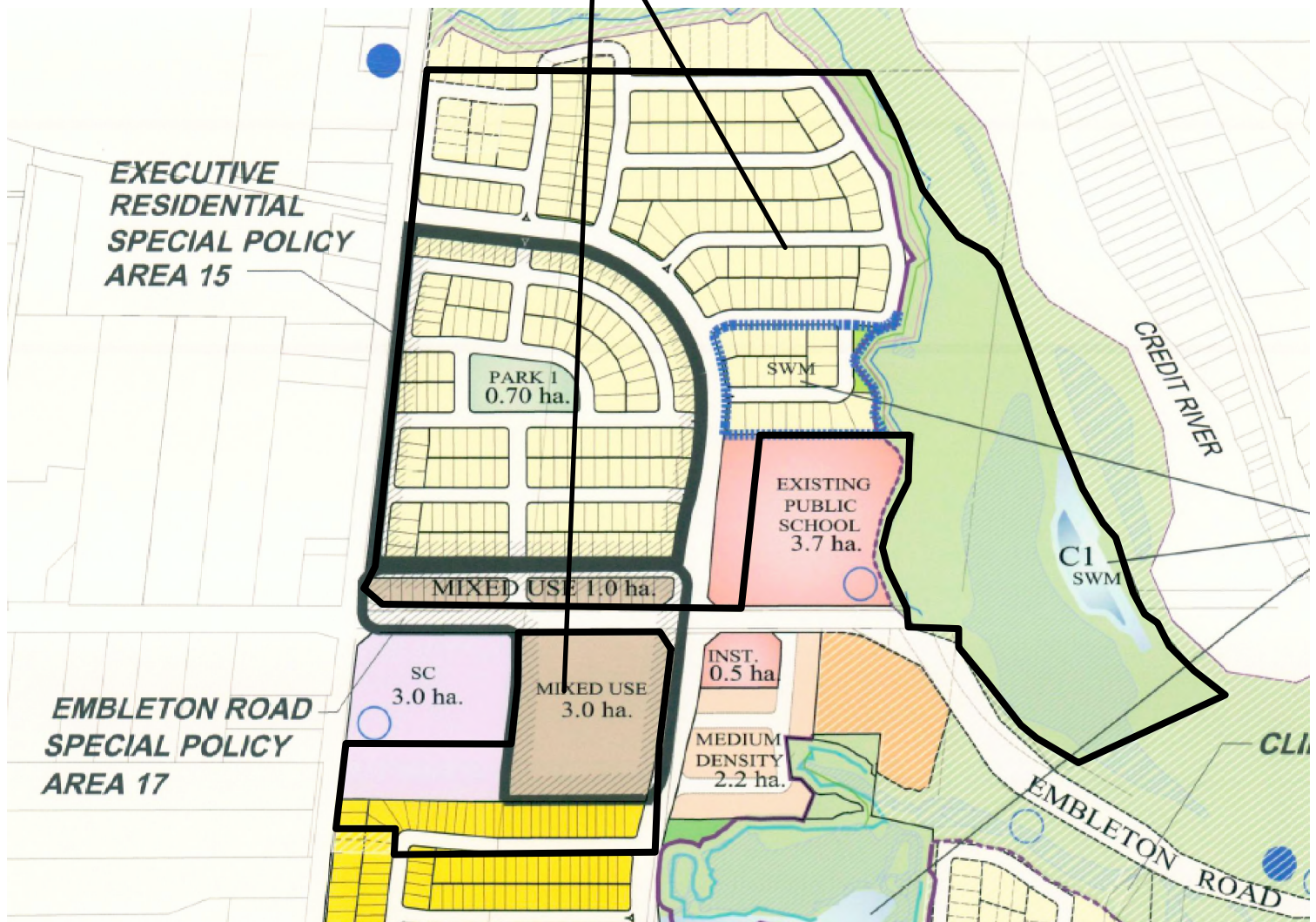


APPENDIX 7 HERITAGE RESOURCES

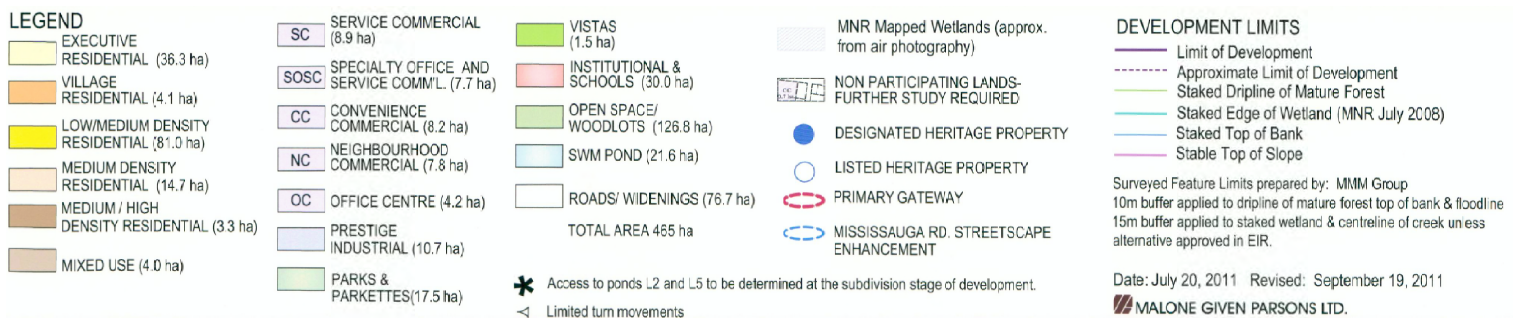
MALONE GIVEN PARSONS LTD.
SHAYMA DICK HOLDINGS INC., KENDALWOOD
LAND DEVELOPMENTS INC. ET AL.

*The Heritage Resource boundaries are generalized and not definitive. Please contact a Heritage Coordinator for more information:
CITY FILE: C05W06.007 Cassandra Jasinski : 905-874-2618

SUBJECT LANDS



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEIGHTS BLOCK PLAN



BRAMPTON
 Flower City
 PLANNING AND DEVELOPMENT SERVICES

Author: ckovac
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APPENDIX 8

BLOCK PLAN DESIGNATIONS

MALONE GIVEN PARSONS LTD.
 SHAYMA DICK HOLDINGS INC., KENDALWOOD
 LAND DEVELOPMENTS INC. ET AL.

CITY FILE: C05W06.007

RESULTS OF THE PUBLIC MEETING

City File Number: C07E17.014

April 09, 2018

Members Present: Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Ward 7 and 8 (arrived late at 7:05 p.m. – personal)
Regional Councillor J. Sprovieri – Ward 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8

Members Absent: City Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present: H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliott, Commissioner
A. Parsons, Director, Development Planning
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
P. Cooper, Manager, Policy Planning
D. Waters, Interim Director, Policy Planning
N. Grady, Planner, Development Services
S. Dykstra, Planner, Development Services
Corporate Services:
J. Zingaro, Legal Counsell Deputy City solicitor
A. Wilson-Peebles, Legal Counsel, Litigation
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Results of the Public Meeting:

Notice of the Public Meeting held on April 09, 2018 was sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures.

Joan MacIntyre, Principal, Malone Given Parsons Ltd., presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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Neal Grady, Development Planner, presented the technical aspects and next steps of the planning process.

The following residents provided their views, suggestions, concerns, and questions with respect to traffic, environment and urban design:

1. Julie Harlow
2. Honour Bath
3. Joseph Tomkin

Staff responded to questions with respect to the Heritage Road Expansion and whether or not the city of Brampton requested six storey mid-rise buildings be developed in the area.

Concerns raised are addressed through the application review as below:

Issue: Negative impacts on the natural areas

One resident's concern was that a higher density development will have negative impacts on the natural areas i.e. river view, wildlife, community and of human intrusion into the natural environment. She brought a bag of litter she claimed she had gathered from along the Credit River.

Response:

- The proposed development will not have any negative impacts on views of the valley. The valley edge in this area is heavily vegetated and very steep. It also is unlikely that the development will be visible from the valley floor due to the grading.
- The municipality typically requires rear lots adjacent to open space lands to be fenced to separate residential uses from the natural areas.
- Locations and types of trails providing public access to the valley lands are determined by the City and the Credit Valley Conservation Authority. They determine the general locations through the various studies done prior to development approval and the final locations through site visits. The need for public access to, and the protection of natural heritage features are balanced by the authorities.
- A Tableland Tree Report & Edge Management Plan has been approved as part of the review of this application. Both short and long-term recommendations in this Plan propose many recommendations to prevent any adverse impacts to the valleylands.

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- Conditions have been included in the draft approval of the subdivision (Refer to Appendix 13) that address appropriate future trail alignments/connections to the valleylands, inclusion of warning clauses in the Agreements of Purchase and Sale advising the future landowners that the adjacent natural areas will remain as a low maintenance environment, and preparation of a homeowner's factsheet that describes the benefits of some landscape naturalization for lots backing onto the valley, as an educational tool to promote enhancement.

Issue: Traffic on Heritage Road

Multiple residents had concerns regarding the adverse impact of the proposed development on traffic in the neighborhood. Residents shared incidences of speeding and reckless driving in the neighborhood. One resident suggested widening of Heritage Road prior to the construction of the proposed development.

Response

- When the Block Plan studies commenced, one of the City's objectives was to delay the widening of Heritage Road for as long as possible. The Transportation Impact Assessment for the Block prepared by MMM Group in January 2012 notes that the study was undertaken with the conservative assumption that "the widening of Heritage Road is not expected to be required within the study timeframe (up to and including horizon 2021) with the proposed road network in place." The study timeframe was the full build-out of the community. As a result, Rivermont Road, the north-south collector road within the Block plan was planned to carry more traffic to compensate for the lack of widening of Heritage Road.
- Another large property in the southern portion of the block (former Humeniuk lands) that will allow the completion of Rivermont Road from north of the Levi Creek to Steeles Avenue is currently going through the development approval process and when approved, will complete the proposed network anticipated in the Transportation Impact Assessment.
- An Environmental Assessment (EA) for the widening of Heritage Road was undertaken by the City in 2013 and completed in November, 2017. The project limits of the Heritage Road EA completed in 2017 are from Steeles Avenue to Rivermont Road. The anticipated construction of the timing for Heritage Road from Financial Drive to Rivermont Road is 2022; where as construction of Steeles Avenue to Financial Drive on Heritage Road is anticipated to be completed by 2024. The EA for Heritage Road north of Rivermont Road is yet to commence. However, the future right of way for Heritage Road has been considered and accommodated in the proposed draft plan of subdivision based on property constraints such as the existing cemetery on the west side of Heritage Road.

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- A Transportation Impact Study, a Traffic Calming Plan and a Roundabout Functional Design have been submitted by the applicant and approved by the City's Transportation Department. Staff is satisfied with the results of the submitted studies and reports.
- Numerous conditions have been included in the draft approval of the subdivision (Refer to Appendix 13) by the City and the Region of Peel that address traffic and safety, including: no direct access to Embleton Road from any lots on the road, no direct frontage on Rivermont Road too, right in/right out only at the Embleton Road/Archway Drive/Rolinry Street intersections, no direct access to the proposed Mixed Use Block 436 located at the southeast corner of Embleton Road and Archway Drive/Rolinry Street and installation of future traffic control signals at the intersection of Embleton Road and Rivermont Road.

Issue: Compatibility in relation to the existing land patterns

A resident objected to the proposal based on the understanding that it contradicted the approved Community Design Guidelines (CDGs). He stressed the importance of maintaining the status of the neighborhood by retaining executive housing rather than introducing different housing options. He said his investment in the beautification of his property would be undermined by the proposed 6-storey apartment building. The resident suggested that the proposed low/ medium density housing would reduce the property value of the existing neighbourhood.

Response

- The application to amend the Official Plan has been revised to remove the request to re-designate the Mixed Use Block to permit a 6-storey apartment building as proposed at the public meeting.
- The resident's property is surrounded by vegetation, including mature trees and a hedge along Heritage Road that will block views of the new development. It is also within an area that is planned for future development in the City's Official Plan.
- The application to amend the Official Plan has been revised after the public meeting. The majority of the application north of Embleton Road will continue to be "Executive Residential" and will meet the Executive Residential design standards in the approved Urban Design Brief. This Urban Design Brief forms part of the application for the proposed application, and provides an amendment to the CDG document, with respect to the 'Community Design Plan' and 'Built Form Guidelines'. Lots facing and flanking Heritage Road will be subject to upgraded architectural and urban design treatment in accordance with Executive Residential standards in the Urban Design Brief.

DETAILED PLANNING ANALYSIS

City File Number: C05W06.007

Subdivision: 21T-06026B

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan provide directions that support land use planning in a logical, well designed manner that supports sustainable long term economic viability. An analysis of the subject proposal was completed against these documents, which determined that the subject proposal meets the intent of the policy framework.

The Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

Section 2(h) - The orderly development of safe and healthy communities;

Section 2(j) - The adequate provision of a full range of housing:

Section 2(p) - The appropriate location of growth and development;

Section 2(q) - The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians;

Section 2(r) - The promotion of built form that,

(i) is well designed;

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Regard for these sections will result from the proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision Plan that:

- support orderly development and appropriate growth in the Riverview Heights Block Plan area
- provide a healthy balance of uses—low density residential to the north of Embleton Road, mixed use- commercial and residential, and medium density residential to the south of Embleton Road
- provide a mix of housing types- single family detached houses, street townhouses, condominium townhouses and apartments
- develop a road network that is walkable and accommodates transit service
- preserve the natural features of the site; and
- create attractive public spaces such as the central public park.

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Provincial Policy Statement

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement.

1.1.1: healthy, livable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d. avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- e. promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

The proposed development includes a range of housing types and commercial uses and avoids development patterns that could create environmental or other concerns.

The PPS provides direction on how public spaces, recreation, parks and open spaces should promote healthy, active communities.

1.5: healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, and open spaces areas.*

The proposed development meets this objective as it proposes a new public right-of-way (Rivermont Road) that will facilitate public access to the development, as well as a public parkland in a central location. The proposed residential development will maintain key

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elements of a healthy, active community by introducing a roundabout to create a safe flow of traffic and strengthen a pedestrian oriented environment with opportunities for active transportation and social interaction. In addition, in collaboration with the Credit Valley Conservation Authority, access will be provided to residents to use the trails within the valleylands.

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

This site is located within a settlement area that is defined in provincial and municipal planning documents. The proposed development is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through the logical extension of development and municipal services. Furthermore, the proposed development ensures the protection and preservation of the site's natural heritage features.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b. permitting and facilitating:

1.all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;

The proposal helps achieve the housing policies set out this policy by adding to the range and mix of housing types in the Block Plan area to meet the demands of growth.

1.5.1 Healthy, active communities should be promoted by:

b. planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

The proposed development creates new access points to the existing valleyland and proposes a new public park as well as a storm water pond with lookout areas. The proposed development will generate opportunities for recreation and interaction in the community by providing convenient access to existing recreational services in the surrounding neighbourhood to the south through multiuse trails and new public streets.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development is designed to minimize private vehicle trips and to encourage the use of transit and active transportation by creating accessible and efficient access to the existing sidewalks, and providing convenient access to transit services located within walking distance of the proposed development.

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The proposed Draft Plan of Subdivision represents a balanced mix of uses and provides a range of housing types and densities, while maintaining the natural heritage features along the eastern edge of the site. Staff is satisfied that the proposed development for the subject lands conforms to applicable policies of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are within the 'Designated Greenfield Area' as per the 2019 Growth Plan. As such, the proposal meets the following policies of the plan:

Section 2.2.7.1: New development taking place in Designated Greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

Within the Growth Plan, *Complete Communities* are defined as:

Places such as mixed-use neighborhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*

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- i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*
- g) integrate green infrastructure and appropriate low impact development.*

The proposed development contributes to the diverse mix of land uses in the Block Plan area and a variety of housing stock to the neighbourhood. The subject property will be serviced by local transit and active transportation options are planned, including biking and walking routes along existing streets and on dedicated pathways. The proposed central public park, the stormwater pond and look out area, the valleylands located east of the site will contribute publicly accessible open spaces, trails and other recreational facilities.

The proposed development thus supports the achievement of a complete community by creating a mix of housing options, local commercial uses, schools and active transportation features.

Section 2.2.7 also states that Designated Greenfield Areas in the Region of Peel will be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare. The combined people and jobs per hectare proposed by development will be approximately 56 people and jobs per hectare, which exceeds the minimum density target established in the Growth Plan.

The proposed application conforms to the policies of the Growth Plan.

Region of Peel Official Plan

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources and provides a basis for efficiently managing growth.

The subject lands are located within the *Urban System* designation on Schedule D – Regional Structure of the Region of Peel Official Plan. The *Urban System* is comprised

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of a variety of communities that contain diverse living, working and cultural opportunities. The following objectives are identified for the *Urban System*:

The Urban System Objectives:

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

5.3.1.5 To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive.

The subject lands are in an area designated as Greenfield, to which the following objectives are applicable:

1.5.4.1 Objectives for Greenfield Density

5.5.4.1.1 To plan and designate greenfields to contribute to complete communities.

5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.

5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.

5.5.4.1.4 To optimize the use of designated greenfield area.

5.5.4.1.5 To enhance the natural environment and resources

The goal of the Regional Plan's land use structure, in conjunction with the allocated growth forecasts, is to facilitate the development of healthy complete communities by offering a wide range and mix of housing, employment, recreational, and cultural activities. These communities will be served and connected by a multi-modal transportation system that will enable the efficient use of land, public services, finances and infrastructure, while protecting and preserving the natural environment, respecting hazards and resources and the characteristics of existing communities in the Region. The proposed development will satisfy these goals by creating a transit-supportive, serviced and pedestrian friendly development in an area planned for a mix of land uses within the Riverview Heights Block Plan.

The proposal is considered to conform to the above noted objectives and policies as follows:

- The proposal will contribute a variety of residential dwellings to suit a range of affordability criteria

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- An expansion of the existing school and public open spaces, such as a public park, lookout places along the storm water pond and access to valleylands, will be developed within the site
- Appropriate pedestrian and bike systems, as well as public recreational areas will be accommodated on the lands subject to the development.

The following policy related to density applies:

5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities:

City of Brampton: 51 residents and jobs combined per hectare;

Table 3 of the Region's Official Plan indicates Brampton is forecast to achieve a population of 727,000 and an employment total of 314,000 by 2031, a portion of which will have to be accommodated in the Designated Greenfield area.

The proposed development achieves a density of 56.4 residents and jobs per hectare, thus meeting the above mentioned requirement. The approximate 2,025 people forecasted to occupy the subject lands, will play a role in contributing to the Region of Peel's population growth target, as well as surpassing the regional density requirements.

Staff is satisfied that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and sets the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, Growth Plan and Regional Plan.

The Subject Lands are designated as *Residential* and *Open Space* on *Schedule A – General Land Use Designations* of the City of Brampton Official Plan. The portion of the property adjacent to the Credit River Valleyland is designated *Valleyland / Watercourse Corridor, Woodland* and *Provincially Significant Wetland* on Schedule D of the Official Plan.

Schedule 1 - City Concept to the Brampton Official Plan depicts the delineated built boundary for the City and places the subject site outside of the *Built Boundary* and within the *Communities* area. It also shows the subject lands as being within the *Designated Greenfield Area* overlay. To conform to the policies of the Regional Official Plan, the target density for *Designated Greenfield Areas* in Brampton is 51 residents and jobs combined per hectare (Section 3.2.2.2). The proposed development achieves a density of 56.4 residents and jobs per hectare, thus meeting the above mentioned requirement.

The Official Plan includes the following objectives for *Residential* areas:

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- *Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;*
- *Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,*
- *Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.*

The proposed development conforms to these policies by:

- introducing new residential growth that is well planned in the form of a complete community;
- contributing to the creation of high quality open spaces through provision of well planned public recreation areas;
- planning for the protection and enhancement of the natural heritage system to the east; and
- making efficient use of municipal services planned for the Block Plan area through the layout and design of the subdivision.

Part of the subject lands are designated as *Open Space*. *Open Space* designations are intended to establish a system of parks and recreation facilities that accommodate a wide array of recreation, leisure, cultural and environmentally focused opportunities, catering to persons of varying abilities and cultural backgrounds. The proposal meets the intent of this designation by providing for a variety of recreational spaces such as a public park, look out areas along the storm water pond, multi-use pathways and access to valleylands.

Staff is satisfied that the proposed residential development is compatible with and complementary to the adjacent residential road and lotting pattern that has been approved for this area. The subject applications implement the approved Block Plan and Secondary Plan for Riverview Heights with a few minor modifications as per the proposed amendments. As such the proposal conforms to the *Residential* policies of the Official Plan.

Schedule A1 of the Official Plan identifies that the subject lands to the north of Embleton Road are within the *Upscale Executive Housing Special Policy Area*. Development within this special policy area is to be characterized by low density housing forms that are high value, high quality and are located on large lots, generally in excess of 464.5 m² (5,000 square feet). As per Section 4.2.2.2(iv), the maximum net density for *Upscale Executive Housing Special Policy Areas* is 14.5 units/net hectare (6 units/net acre). The City's Official Plan has allocated 1,000 upscale executive housing units to the BramWest Secondary Plan Area, as per Section 4.2.2.6.

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The proposed Official Plan amendment intends to permit a larger range of lot frontages and increased density within the *Executive Residential* designation north of Embleton Road and east of Heritage Road, while maintaining the characteristics of an executive residential area through the use of area specific urban design standards. The specific amendments to the Official Plan are:

1. Amendment to Schedule A1 - *Upscale Executive Housing Special Policy Areas* of the Official Plan: to identify a 'Special Policy Area 1A' at the northeast corner of Embleton Road and Heritage Road;
2. Amendment to Policy 4.2.2 by the addition of a site specific policy as follows:
"Notwithstanding the density and lot size policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 1A on Schedule A1 may be developed for a wider range of housing types provided that they incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation."

Staff is satisfied that the broader intent of the Official Plan is maintained by providing a range of housing types that incorporates executive housing elements and an increase in the maximum density permitted. The policy would allow a wider range of housing types, provided they incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation. The plan proposes a total of 363 single detached units within the Executive Residential designation area north of Embleton Road. The overall density is 56.4 persons and jobs per hectare. The Official Plan Amendment permits reduced lot frontages and will incorporate upgraded architectural treatments. An Urban Design Brief has been prepared for the subject lands and outlines the executive housing elements and design policy objectives to be followed. This is elaborated further in the following sections under the Secondary Plan and Block Plan.

The application conforms to the intent of the Official Plan.

BramWest Secondary Plan (2019)

The subject lands are designated *Executive Residential, Mixed Use, Low / Medium Density Residential, Service Commercial, Senior Elementary School, Stormwater Management, Valleyland and Parkette*. A collector road (Rivermont Road) is shown through the site in a north-south direction, before turning west to connect to Heritage Road. The Secondary Plan also designates portions of the property Special Policy Area 15 and 17 pertaining to Executive Residential and Embleton Road Study Area policies. These designations coincide with the applicable designations contained in the Riverview Heights Block Plan (Sub-Area 40-3 Block Plan).

Special Policy Area 15 pertains to lands bounded by Heritage Road, Embleton Road and Rivermont Road, and is intended to provide for executive housing but with a potential for

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slightly higher density limit than would be otherwise permitted for executive housing, subject to suitable justification.

Special Policy Area 17 relates to lands at the southwest quadrant of Embleton Road and Rivermont Road. The policies seek to establish a 'village character' along Embleton Road as an extension of the existing village. The policies also set out a range of permitted uses including, mixed-use development, live-work, retail, office and retirement home.

The application is proposing to:

1. Amend the boundary of "Special Policy Area 15" and amend the Executive Residential designation to vary the lot mix and density for the proposed single-detached dwellings. A maximum density of 26 units per net residential hectare (10.5 units per net residential acre) and a minimum lot frontage for single detached units of 10.4 metres (34 feet) is proposed. The amendments specify that lands located on "Warm Springs Drive" adjacent to the valley shall have a minimum lot frontage of 13.7 metres (45 feet). The Special Policy Area shall incorporate the upscale executive housing design standards in the approved Urban Design Brief established for the area.
2. Re-designate approximately one hectare of *Service Commercial* lands south of Embleton Road to *Low/Medium Density Residential* and *Medium Density Residential*;
3. Re-designate approximately one hectare of *Executive Residential* lands adjacent to the *Mixed Use* designated lands on the north side of Embleton Road to *Low/Medium Density Residential*;
4. Re-designate the *Parkette* identified in Schedule C as a *Neighbourhood Park* due to its increased size and function; and,
5. Limit the number the number of lots with direct frontage on the North-South Collector (Rivermont) Road.

The proposed development will offer a mix of predominantly 10.4 metre (34 foot) to 11.6 metre (38 foot) wide single detached lots, with some semi-detached lots located adjacent to the townhouses fronting Embleton Road. The larger lots (45' to 50' wide) will be maintained adjacent to the edges of the valley lands, and storm water management block as well as priority lots within the neighbourhood (i.e. corner lots and the community's entrance to Heritage Road).

The amendment to the Secondary Plan would reduce the minimum lot frontage and increase density within the Upscale Executive Housing policies. This would provide a larger range of housing types while adhering to the design standards and the essential design features prescribed in the Urban Design Brief.

The objectives in the City's Upscale Executive Residential policies regarding upgraded exteriors will be applied to the "Executive Lots" identified in the Urban Design Brief.

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Overall, the plan will expand the City's Upscale Executive Housing stock by approximately 220 units. The core principles outlined by the Urban Design Brief prepared for the subject lands incorporates the City's executive housing elements and design policy objectives of the Executive Residential designation. These principles include:

- Unique architectural styles including Victorian, Tudor/Colonial Revival, Georgian, Arts and Crafts, and Contemporary;
- Architecture/built form of high quality in its design, use of materials, and implementation;
- Consistency in street scale and building setbacks throughout the neighbourhood;
- Enhanced public realm for the Upscale Executive Housing Areas including street boulevards and gateway conditions leading into these areas; and
- Incorporation of highly detailed facades (which avoid long flat walls), and projected features such as bay windows or box-outs on exposed side elevations.

The built form and landscaping to be implemented on the smaller "Executive Lots" within the Executive Residential designation will maintain the upscale character as intended by the Brampton Official Plan Section 4.2.2. This will also create a unique community that is visually distinct from other neighbourhoods within the block.

The following sections provide an analysis of the proposed changes to the land use designations in the Secondary Plan.

Executive Residential re-designation

Approximately one hectare of *Executive Residential* lands adjacent to the *Mixed Use* area on the north side of Embleton Road are proposed to be re-designated to *Low/Medium Density Residential*. This is a minor refinement to the greater *Executive Residential* lands within the site. This one hectare of land will consist of 7.3m (24 feet) wide semi-detached units. The semi-detached units will provide an appropriate transition between the mixed-use townhouses facing Embleton Road and the executive residential lots to the north. The proposed change fits with the form and character of the neighbourhood and provides a variety in housing stock. As discussed in the previous section, approximately 220 units will be committed to the City's 'Executive Housing' stock through this development. Staff agrees that the re-designation of the one hectare of *Executive Residential* lands to *Low/Medium Density Residential* will not adversely affect the City's *Upscale Executive Housing* objectives.

The *Low/Medium Density* lands include the semi-detached units north of Embleton Road and the single detached units located south of Embleton Road. This area includes 70 units in total. The proposed density is 30.0 units per net residential hectare (uph) which is permitted in *Low/Medium Density* designation (maximum 30.1 uph).

Park re-designation

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The Parkette block north of Embleton Road in the Secondary Plan has been relocated to a more central location of the neighbourhood through this proposal. The size of the Parkette block has increased from approximately 0.7 to 1.9 hectares. The park block now exceeds the City's minimum size for a Neighbourhood Park in the parent Official Plan (0.8ha). Section 3.6.11 and 3.6.12 of the BramWest Secondary Plan state that changes to the size and locations of Neighbourhood Parks and Parkettes are permitted without further amendment to the plan. However, the re-designation of the park from *Parkette* to a *Neighbourhood Park* is included in this proposal as other amendments are being contemplated.

Service Commercial re-designation

Approximately one hectare of the *Service Commercial* block on the south side of Embleton Road is proposed to be re-designated *Low/Medium Density Residential* and *Medium Density Residential* to accommodate single detached lots and street townhouses. This re-designation is supported by a Commercial Land Needs Analysis which has been reviewed and approved by staff. The 1.07 hectare of land under discussion is part of a 3.3 hectares block designated as Service Commercial. The Analysis reports that there is an opportunity for approximately 400,000 to 600,000 square feet of retail commercial space within the Riverview Heights community. The commercial lands within the community that are approved through the Block Plan, various Draft Plans of Subdivision and Site Plans would conservatively yield approximately 830,000 square feet of commercial space. It is evident that there are ample lands designated for commercial use within the block apart from the Service Commercial lands under the subject application that are proposed to be re-designated. Furthermore, the remainder 2.2 hectares of the Service Commercial block (after the re-designation of the 1.07 hectares) is sufficient for service commercial uses to serve the immediate neighbourhood.

Mixed Use Block

Special Policy Area 17 of the Secondary Plan applies to the mixed-use designated lands north and south of Embleton Road within the subject lands. It does not include the *Service Commercial* lands at the southwest corner of Embleton Road and Heritage Road. Special Policy Area 17 permits a mix of or standalone uses within its boundaries including commercial and residential uses.

3.8.7 The lands identified as Special Policy Area 17, Embleton Road Special Study Area shown on Schedules SP40(a) and SP40(b) to this Chapter, present an opportunity to promote a village character through the development of commercial and other uses that are compatible with the Village of Huttonville to the east. A detailed study to determine the future of Embleton Road, including the type of land uses to be permitted within the study area, shall be completed to the satisfaction of the City, and the Region of Peel, prior to

9.1-39

the development approval of the study area lands and will not require a further amendment to the Secondary Plan;

3.8.8 The lands within Special Policy Area 17 are designated Mixed Use and shall permit the following uses alone or integrated on a site within the study area:

- Medium Density Residential permitted under Section 4.1 of the City of Brampton Official Plan;*
- Live-work buildings;*
- retirement home and/or long term care home;*
- Retail, Office, Public and Institutional; and,*
- Maximum Building Height shall be limited to 4 storeys;*

The proposed development conforms to the Special Policy Area policies as it envisions a village character of Embleton Road, and proposes the uses specified under 3.8.8 above, namely medium density residential, live- work, retail and office uses.

The Draft Plan of Subdivision addresses Embleton Road as an extension of the heritage village of Huttonville to the east and as the local main street focus of the proposed community. The main objective of the Embleton Road area is one of an active pedestrian realm. The subdivision plan proposes a road (Rolinry Street), located between the service commercial block and mixed use lands south of Embleton Road extending north of Embleton Road as Archway Drive into the residential neighbourhoods. This connection will provide pedestrian access to the commercial uses from the residential areas to the north and south.

Live-work townhomes are planned to front onto the north side of Embleton Road. Garages and parking for the townhomes will be located behind the units with access from Evening Sun Crescent. Embleton Road is a Regional Road and although the on-street parking as proposed in the concept plan is supported by the Region, formal regional approval will be required. On-street parking on Evening Sun Crescent is expected to provide alternative parking to support the live-work units.

The mixed use block of 1.8 hectares is envisioned as a condominium development of up to 90 residential units including 3 storey buildings with apartments above commercial uses fronting onto Embleton Road, with condominium townhomes located immediately behind these buildings. The concept will be further refined at the time of a future site plan application, however the current zoning amendment application ensures broad built form parameters. The buildings will be located to frame Embleton Road, provide an interesting massing at the corner of Embleton Road and Rivermont Road, and also provide views from Embleton Road into the mixed use block. The remainder of the mixed use block area that falls under the Special Policy Area proposes street townhomes to the north and south of Gladmary Drive. These are anticipated to provide a transition between the commercial uses and single detached homes further to the south.

9.1-40

As per Secondary Plan policy 3.8.7 above, a study to determine the future of Embleton Road, including the type of land uses to be permitted within the study area, is required by the plan prior to the approval of development on the lands. The subject application includes a comprehensive Planning Justification Report and an Urban Design Brief which addresses the character and land uses for Embleton Road. Staff agrees that the study area contemplated in the Secondary Plan policy coincides with the mixed use area proposed by the subject development. The Planning Justification Report includes a design brief and a concept plan that illustrates the proposed land uses within the Special Policy Area. A future site plan application with required studies for the condominium block will be expected for development approvals. Moreover, the uses proposed in the subject application meet the uses contemplated within the Secondary Plan policy 3.8.7 above. For these reasons, staff is satisfied that an additional study to determine the future of Embleton Road and the land uses in the area, as per the Secondary Plan, is not required.

Staff is satisfied that following the intent of the proposed Official Plan amendments, the broader intent of the Secondary Plan is maintained by providing a range of housing types that incorporate executive housing elements and the essential design features prescribed for Special Area 15 and an increase in the maximum density permitted.

Riverview Heights Block Plan (Sub-Area 40-3) (2011)

This proposed plan of subdivision is within the approved Riverview Heights Block Plan area (Sub-area 40-3). An amendment to the approved Riverview Heights Block Plan is also proposed.

The proposed amendments are:

1. Amendments to the Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule E of the draft Official Plan Amendment; and
2. Amendment to the boundary of “Special Policy Area 15” as shown on Schedule E of the draft Official Plan Amendment.

The submitted Planning Justification Report analyses that large executive lots are not consistent with market conditions that have changed significantly since the City’s 2006 Official Plan was formulated and are not consistent with Provincial, Regional and Municipal policies and objectives for compact and efficient growth. Housing prices within the Greater Toronto Area have increased substantially and larger ‘executive’ homes are not as affordable as they were when the Riverview Heights Block Plan was approved. Staff concurs with the Report that upscale quality housing can be provided at higher densities with smaller lot frontages than originally anticipated when the Block Plan process commenced.

9.1-41

The Stage 2 Block Plan for Riverview Heights was approved with a planned density of approximately 50 jobs and persons combined per hectare, which met the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2006) target and was consistent with the Secondary Plan approved in 2010. The number of units proposed in the OPA and revised Draft Plan of Subdivision application increases the density on the lands and brings the plan closer to conformity with the new planning policy framework.

As discussed earlier in the Report, Schedule A1 of the City's 2006 Official Plan and Policy 4.2.2.6 allocated 1,000 Upscale Executive Residential units to the BramWest area (Area 1), of which approximately 293 were expected to be located on the subject lands. Although the proposed revised Plan of Subdivision reduces some of the lot frontages to 12.2 metres (40 feet), many of the objectives in the City's Upscale Executive Residential policies regarding upgraded exteriors can be applied to these lots, with particular attention paid to lots on Warm Springs Drive and Furnival Road. The core principles outlined by the Community Design Guidelines for Block Plan 40-3-Riverview Heights, intended to promote a higher level of design in executive housing areas. These details of built form and landscaping implemented on smaller lots within the Executive Residential designation will maintain the upscale character as intended by the Block Plan, in turn creating a unique community that is visually distinct from other neighbourhoods within the block.

Staff is satisfied that following the intent of the proposed Official Plan amendments including the Secondary Plan amendments, the broader intent of the Block Plan is maintained by the proposed amendments.

Zoning By-law 270-2004

The subject lands are zoned '*Agricultural (A)*' and '*Agricultural – Section 483 (A-483)*' by By-law 270-2004, as amended. Uses permitted in the '*Agricultural*' zone include land, structures or buildings for the general purpose of farming, forestry, field crops, market gardening, dairying, pasturage and sale of produce grown on the farm. Non-agricultural uses permitted include single detached dwellings, group homes type 1 & 2, cemeteries, animal hospitals, kennels and home occupations.

The subject application does not conform to the Zoning By-law 270-2004. Thus, an amendment to the Zoning By-law is necessary to implement the various lots, blocks and uses on the proposed subdivision plan.

The implementing Zoning By-law proposes to utilize various existing and new site specific zones.

Existing zones from the Zoning By-law that are utilized are:

Residential:

- Residential Single Detached E -10.4 – 2427 (R1E-10.4-2427)

9.1-42

- Residential Single Detached E -15.0 – 2431 (R1E-15.0-2431)
- Residential Semi-Detached D - 7.3 – 2434 (R2D-7.3-2434)
- Residential Street Townhouse B - 2015 (R3B-2015)

Institutional

- Institutional One – 2437 (I1-2437)

Service Commercial

- Service Commercial – 2441 (SC-2441)

Open Space

- Open Space (OS)

Stormwater Management

- Floodplain (F)

Various new zones are required to implement the mix of uses and features of the proposed subdivision as well as the approved Urban Design Brief (Special Policy Area 15 and South side of Embleton Road), specifically with respect to the built form treatment of three types of residential lots (executive, priority and standard), and details of the proposed architectural styles.

New site-specific zones that propose exceptions to current parent zones in the Zoning By-law are:

Residential

- Residential Single Detached F -10.4 – 2973 (R1F-10.4-2973)
- Residential Single Detached E -11.6 – 2974 (R1E-11.6-2974)
- Residential Single Detached F -11.6 – 2975 (R1F-11.6-2975)
- Residential Single Detached E -13.7 – 2976 (R1E-13.7-2976)
- Residential Single Detached F -13.7 – 2977 (R1F-13.7-2977)
- Residential Street Townhouse D - 2978 (R3D-6.0-2978)

Composite Residential Commercial

- Composite Residential Commercial CRC – SECTION 2979 (CRC-2979)

The summary of exceptions is listed below and may not be applicable to each exception zone.

Residential Zones Exceptions

- Projection of balconies, porches, eaves and cornices into front/exterior yard, setback from daylighting triangles;
- Projection of bay windows and box-out windows into front, exterior and rear yards;
- Cumulative garage door widths and interior garage widths;

9.1-43

- Building setback to a daylighting triangle/rounding;
- Rear yard setback; lot area, lot depth
- Building height and definitions thereto;
- Landscaped open space; and
- Temporary sales office/model homes and associated parking.

Composite Residential Commercial Zone Exceptions

- Permitted uses;
- Requirements and restrictions for townhouse dwellings, back-to-back, live work, rear lane townhouses, stacked townhouses and residential apartments;
- Lot areas, widths and depths;
- Front yard, exterior side yard, interior side yard, rear yard setbacks;
- Building height;
- Landscaped open space; and
- Ground level and underground parking.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the policy amendments as well as the vision of Urban Design Brief and will facilitate the development of the subject property with a balanced mix of housing types and land uses.

Draft Plan of Subdivision

The Draft Plan of Subdivision proposes a 538 unit residential development with a mix of housing types along with commercial uses, a neighborhood park, and a storm water management pond.

Details of the proposal are as follows (Refer to Appendix 1):

- A total of 538 residential units including:
 - 397 single detached dwelling lots with minimum lot widths ranging from 10.4 metres (34 feet) to 15.2 metres (50 feet);
 - 36 semi-detached dwelling lots with a minimum lot width of 7.3 metres (24 feet);
 - 36 live-work townhouses (Blocks 416-423) with a minimum lot width of 7.5 metres (25 feet);
 - 69 street townhouses (Blocks 424-435) with a minimum lot width of 6.1 metres (20 feet);
- A mixed use block (Block 436) with (commercial and residential uses) of 1.8 hectares (4.4 acres);
- A service commercial block (Block 437) of 0.1 hectares (0.3 acres) along Heritage Road;

9.1-44

- A block (Block 438) for the expansion of Huttonville Public School of 0.8 hectares (2.0 acres);
- A neighborhood public park (Block 440) of 1.9 hectares (4.7 acres);
- A stormwater management facility (Block 439), including lookout areas, of 1.47 hectares (3.6 acres);
- Open space/ valley lands (Block 441) of 11.7 hectares (28.8 acres);
- Blocks 442-445 for landscape buffers for privacy screening of lots along Heritage Road;
- Blocks 446-458 for future residential that will be developed in conjunction with the lands to the immediate north of the subject lands (along Warm Springs Drive) as well as to the immediate south of the subject lands (along Bermondsey Way);
- Blocks 459-463 for road widening along Heritage Road and Embleton Road; and,
- Blocks 464-478 for 0.3m reserves along Heritage Road, Embleton Road, Rivermont Road and Bermondsey Way.

Staff have reviewed the Draft Plan of Subdivision and find it satisfactory in fulfilling the intent of a complete community with a balanced mix of uses, a range of housing types, active transportation and public spaces. Recommendations from the detailed technical review of the plan will be implemented through conditions of approval of the Plan of Subdivision (Appendix 13).

Summary of Land Use

The Planning and Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 11), the Zoning By-law Amendment (as attached is Appendix 12) and the Draft Plan of Subdivision (Appendix 1) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 13) as the following requirements have been satisfied:

- Staff is satisfied that the subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in general conformity with the principles and overall policy direction of the City of Brampton Official Plan;
- The proposed development conforms with the policies of the Official Plan, more specifically the principles contained in Section 4.2 that focus towards “promoting well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors”;

9.1-45

- The proposed residential land use proposes commercial areas, open space recreational areas, and expansion of institutional uses; and
- The proposed residential development will direct growth to the *Designated Greenfield Area*, efficiently utilize the lands for low density residential purposes, and will facilitate the orderly extension of existing municipal services and public infrastructure. The proposed development will maintain the character of an upscale residential neighborhood while creating a mix of housing options that will support growth, density, housing supply and will advance the City's vision of a complete community.
- The proposal is supportable from a technical perspective with respect to the various approved studies submitted by the applicant

Technical Requirements:

The following are synopses of the documents that were provided in support of the development application.

Planning Justification Report

The Planning Justification Report (PJR) was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and the BramWest Secondary Plan are satisfied, and the development represents good planning.

Urban Design Brief (Special Policy Area 15 and South side of Embleton Road)

The Urban Design Brief amends the Riverview Heights Community Design Guidelines document, with respect to the Community Design Plan and Built Form Guidelines within it. It provides a comprehensive update to the conceptual plan with respect to the public and private realm elements/ features of the proposed subdivision, by building upon the various sections of the Community Design Guidelines, such as Section 3.1 – Structuring Elements, Section 3.2 – Special Character Areas and Section 4.0 - Built Form Guidelines (Architectural Controls).

The Brief specifies the design features that will contribute to the enhanced character and identity of the neighbourhood, including providing a coherent structure with a discernible edge (Heritage Road), a distinct centre (central park area), and a mixed use corridor (Embleton Road). The Brief provides direction on the following:

- enhanced streetscapes,
- active transportation linkages,

9.1-46

- community edges and gateways,
- an open space network including a central neighbourhood park,
- the treatment of Embleton Road as a walkable urban edge with at-grade retail,
- the built form treatment of three types of residential lots (executive, priority and standard), and
- details of proposed architectural styles (Victorian, Tudor/Colonial Revival, Georgian, Arts and Crafts, and Contemporary).

Staff has reviewed the Urban Design Brief in depth and is satisfied that it addresses the creation of a complete community with a distinct sense of place.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. A Sustainability Performance Metrics score and a Sustainability Summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves a score of 32 which meets the bronze thresholds of sustainability defined by the City. Bronze is the minimum score that is required for new development.

The Sustainability Summary stresses on the following factors that contribute to the score for this development:

- 86% of the residential blocks have block perimeters less than 550 metres and block lengths less than 250 metres, which is linked to increased walkability;
- All proposed dwellings are within the ideal walking distance to a service commercial area;
- More than 75% of dwelling units are within 400 metres walking distance to the Huttonville Public School;
- 91% of the residents will live within 400 metres to a transit stop;
- 100% of residents will live within 400 metres to the proposed bike lanes along Rivermont Road; and
- 50% of the sidewalks will be shaded by trees within 10 years of the development.

Staff is satisfied with the Sustainability Summary and note that detailed Site Plan review for the mixed use block will further identify opportunities to enhance sustainability performance.

Environmental Implementation Report

9.1-47

R.J. Burnside & Associates Ltd. (Burnside) prepared the Environmental Implementation Report (EIR) which details the means by which the site can be graded and serviced to comply with design criteria and standards established by the City of Brampton, Region of Peel and the Credit Valley Conservation Authority. The Addendum to the above Report, prepared in 2012 has been further updated based on the 2019 draft plan.

The EIR concludes that the proposed changes to the Draft Plan of Subdivision are consistent with the original storm water pond location approved in the 2011 Riverview Heights Block Plan and 2012 Addendum Report. Despite the realignment of road structure and additional lots, drainage remains as previously established in the Addendum; areas north of Embleton Road will continue to drain toward the proposed stormwater management pond (north of Huttonville Public School), while drainage south of Embleton Road will be directed into a stormwater management pond south of the site (SWM Facility L-1 as indicated in the EIR). The report concludes that the increased density and unit count on the revised plan is consistent with the Region of Peel's standard for sanitary and water servicing. The recommendations laid out in the previous Addendum (January 2012) still apply. Staff finds the results of the EIR satisfactory.

Noise Feasibility Study

A Noise Feasibility Study prepared by HGC Engineering has been reviewed by staff. Through the analysis of traffic data from the Region of Peel and the City of Brampton, road noise was determined to be the dominant source of noise affecting the site. The study recommends that further review should be done once architectural and grading plans are available for dwellings closest to Embleton Road to further refine acoustic barrier requirements. The study recommends that central and forced air HVAC systems be required, as well as a warning clause issued to future homeowners to inform residents of potential road noises. After development, it is recommended that a qualified engineer perform an acoustical inspection to ensure measures are properly implemented. These recommendations will be implemented through conditions of approval of the Plan of Subdivision.

Transportation Impact Study

WSP Group Canada Limited has prepared the Transportation Analysis based on the 2017 draft plan. For the purpose of this revision, the three main access points to the subject site and two main internal intersections were analyzed. The main access points are:

- Rivermont Road at Heritage Road;
- Embleton Road at Heritage Road; and,
- Embleton Road at Mississauga Road.

The main internal intersections are:

- The roundabout at Rivermont Road and Ellice Point Crescent; and

9.1-48

- Rivermont Road at Embleton Road, which is anticipated to be a signalized intersection.

The intersections at Embleton Road at Heritage Road and Embleton Road at Mississauga Road are currently operating at unacceptable Levels of Service. Both existing intersections are undergoing Environmental Assessments (EA) that will address increasing capacity. The Traffic Study's 10-year horizon analysis takes into consideration road alternatives from the preliminary Heritage Road EA, and finds all intersections to be functioning at acceptable Levels of Service, with the exception of Embleton Road at Mississauga Road. The Study concludes that the additional units proposed through this development will not adversely affect traffic circulation in the area.

The reduction from 4 lanes to 2 lanes on Rivermont Road throughout the subject lands, along with the realignment of the road with the use of a roundabout, is also not anticipated to negatively impact circulation. Moreover, the overall increased density throughout the site will be adequately accommodated with the existing and planned intersections.

The application included an Auto Turn Analysis for the "Hammerhead" driveways for the lots on Rivermont Road and Heritage Road. A Traffic Calming Plan and a Roundabout Functional Design have also been prepared and reviewed by the City's Transportation Department. Staff is satisfied with the results of the submitted studies and reports.

Tableland Tree Report & Edge Management Plan

SLR Consulting Ltd. has prepared a Tableland Tree Report & Edge Management Plan to ensure that the edge of the valleylands and adjacent Provincially Significant Wetland (PSW) continue to provide habitat for flora and fauna in the context of local and regional forest cover along with aesthetic and health benefits.

A review of the proposed Plan of Subdivision concluded that there is limited opportunity to preserve trees within the development area, due to road and lot setbacks, previously approved development limits and expected site work and grading requirements necessary for servicing, lot development and the school expansion.

Both short and long-term recommendations in the Tableland Tree Report & Edge Management Plan propose to:

- Establish tree protection fencing and vegetation protection zones for the valley edge;
- Complete grading under the direction of an ecologist, with disturbance to be kept to a minimum;
- Establish buffer restoration plantings;
- Re-evaluate hazard trees prior to vegetation and grading works for the residential lots and when further detail for the location of the trail is established;

9.1-49

- Clean-up of non-natural debris should be overseen by an ecologist to provide guidance for protection of existing tree and vegetation to be retained;
- Implement invasive species management & removal;
- Require posting of signs regarding invasive species, rule and regulations regarding pets, dumping, etc.; and
- Ensure protection of Provincially Significant Wetland features through stewardship initiatives and enforcement of existing City By-laws.

Staff agrees with the recommendations and finds the study satisfactory.

Environmental Site Assessment

EXP Services Inc. has conducted Environmental Site Assessments (ESA's) to identify potential contaminants.

The applicant has submitted an Environmental Site Assessment (ESA) Phase 1 and 2. The Phase 2 ESA confirms that the groundwater and the soil on the Property are not impacted with any potential contaminants, and a Record of Site Condition (RSC) can be filed for the property.

Staff has evaluated the submitted reports and are satisfied with the results.

OFFICIAL PLAN AMENDMENT

9.1-51

THE CORPORATION OF THE CITY OF

BRAMPTON BY-LAW

Number _____

To Adopt Amendment
Number OP2006-XX to the
Official Plan of the City of
Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1.0 Amendment Number OP2006 – XX to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this _day of_, 20__.

PATRICK BROWN – MAYOR

PETER FAY – CLERK

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Planning and Development Services

9.1-52

AMENDMENT NUMBER OP 2006 – TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The primary purpose of this amendment is to update the City of Brampton's Official Plan policies for Upscale Executive Residential and Chapter 40(d) of the Bram West Secondary Plan for the Riverview Height Community, approved in 2011, to reflect revisions to the land use changing provincial policies and objectives while maintaining the City of Brampton's goals for providing Upscale Executive Housing.

The proposed amendment would permit a larger range of lot frontages and increased density within the Executive Residential designation north of Embleton Road and east of Heritage Road while maintaining the characteristics of an executive residential area through the use of area specific urban design standards.

In addition, approximately 1 hectare of Service Commercial lands south of Embleton Road would be re-designated to Low/Medium Density Residential and Medium Density Residential; approximately 1 hectare of Executive Residential adjacent to the Mixed Use on the north side of Embleton Road would be re-designated to Low/Medium Density Residential; the Parkette identified in Schedule C will be re-designated as a Neighbourhood Park due to its increased size and function; and a limited number of lots with direct frontage on the North-South Collector/Rivermont Road will be permitted subject to satisfaction of the City.

2.0 Location:

The lands subject to this amendment are located north and south of Embleton Road, east of Heritage Road and west of the Village of Huttonville. The lands are legally described as part of east and west halves of Lot 6, part of east and west halves of Lot 5, part of the original road allowance between the east halves of lots 5 & 6 and part of the original road allowance between the west halves of Lots 5 & 6, Concession 5, west of Hurontario Street, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By amending Schedule A1, Upscale Executive Housing Special Policy Areas, of the Official Plan to identify a 'Special Policy Area 1A' at the northeast corner of Embleton Road and Heritage Road as shown on Schedule B to this amendment;

(2) By adding the following site-specific policy section, as follows:

9.1-53

4.2.2.9 “Notwithstanding the density and lot size policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 1A on Schedule A1 may be developed for a wider range of housing types provided that they incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation.”

- 3.2 The portions of the document known as the BramWest Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan of the City of Brampton Official Plan, as amended), is hereby further amended:
- (1) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate lands from “Service Commercial” To “Low/Medium Density Residential” as shown on Schedule C to this amendment;
 - (2) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate lands from “Service Commercial” To “Medium Density Residential” as shown on Schedule C to this amendment;
 - (3) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate lands from “Executive Residential” To “Low/Medium Density Residential” as shown on Schedule C to this amendment;
 - (4) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate the “Parkette” to “Neighbourhood Park” as shown on Schedule C to this amendment;
 - (5) By amending Schedule SP 40(b) of Chapter 40(d) of Part II: Secondary Plan, to amend the boundary of “Special Policy Area 15” as shown on Schedule D to this amendment;
 - (6) By deleting and replacing Section 3.8.5, Special Policy Area 15 (Executive Residential), with the following:

“Notwithstanding Section 3.4.22 of this Chapter, the Executive Residential lands located north of Embleton Road and south and west of the North-South Collector Road, identified as Special Policy Area 15 on Schedule SP40(b) of this Chapter, shall be subject to the following policies:

 - i) These lands shall incorporate upscale executive housing design standards and features including unique architectural styles and an enhanced upscale design of the built form and public spaces;

9.1-54

- ii) A maximum density of 26 units per net residential hectare (10.5 units per net residential acre) shall be permitted.
- iii) A minimum lot frontage for single detached units of 10.4 metres (34 feet) shall be permitted. Lands located on "Warm Springs Drive" backing onto the valley shall have a minimum lot frontage of 13.7 metres (45 feet).

- (7) By adding new Section 4.1.12 as follows:

Notwithstanding Section 4.1.4, direct residential frontage shall be permitted on the North-South Collector Road for a limited number of residential units located north of Embleton Road, subject to the satisfaction of the City.

- 3.3 The portions of the document known as Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), is hereby further amended:

- (1) By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule E to this amendment.
- (2) By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3, to amend the boundary of "Special Policy Area 15" as shown on Schedule E to this amendment.

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Planning and Development

9.1-55

HERITAGE RD

BROWN'S LANE

PRIVATE RD

EMBLETON RD

RIVER RD

HUTTONVILLE DR

MIDMORNING RD

BLUE SILO WAY

FROST ST

ROLLING ACRES DR

HACKWOOD HTS

ABIGAIL GRACE CRES

LONGEVITY RD

WORTH CIR

TWILLEY RD

FORDHAM RD

KAPIOG ST

WORKGREEN PARK WAY

FERDINAND DR

LOLLARD WAY

VINEYARD DR

PROPOSED

BERMONDSEY WAY

TRELLANOCK RD

MERRIMAC DR

CLIFFSIDES DR

KETTLE POINT CRES

ROCK BLUFF TRAIL

DESERT DUNE CRES

WORTH CIR

FETTER CRES

FOUNTAIN HEAD CRES

WARM SPRINGS CRES

EVERSHOT RD

ELLICE POINT RD

FOUND TRAIL CRES

PRIMULA RD

EVENING SUN CRES

RIVERMONT RD

MUSEUM CIR

ISLAND SEAS RD

LIMESTONE CREEK CRES

CIRCLEVIEW CRES

BOULDER RIDGE WAY

CLIFFSIDE DR

KETTLE POINT CRES

ROCK BLUFF TRAIL

DESERT DUNE CRES

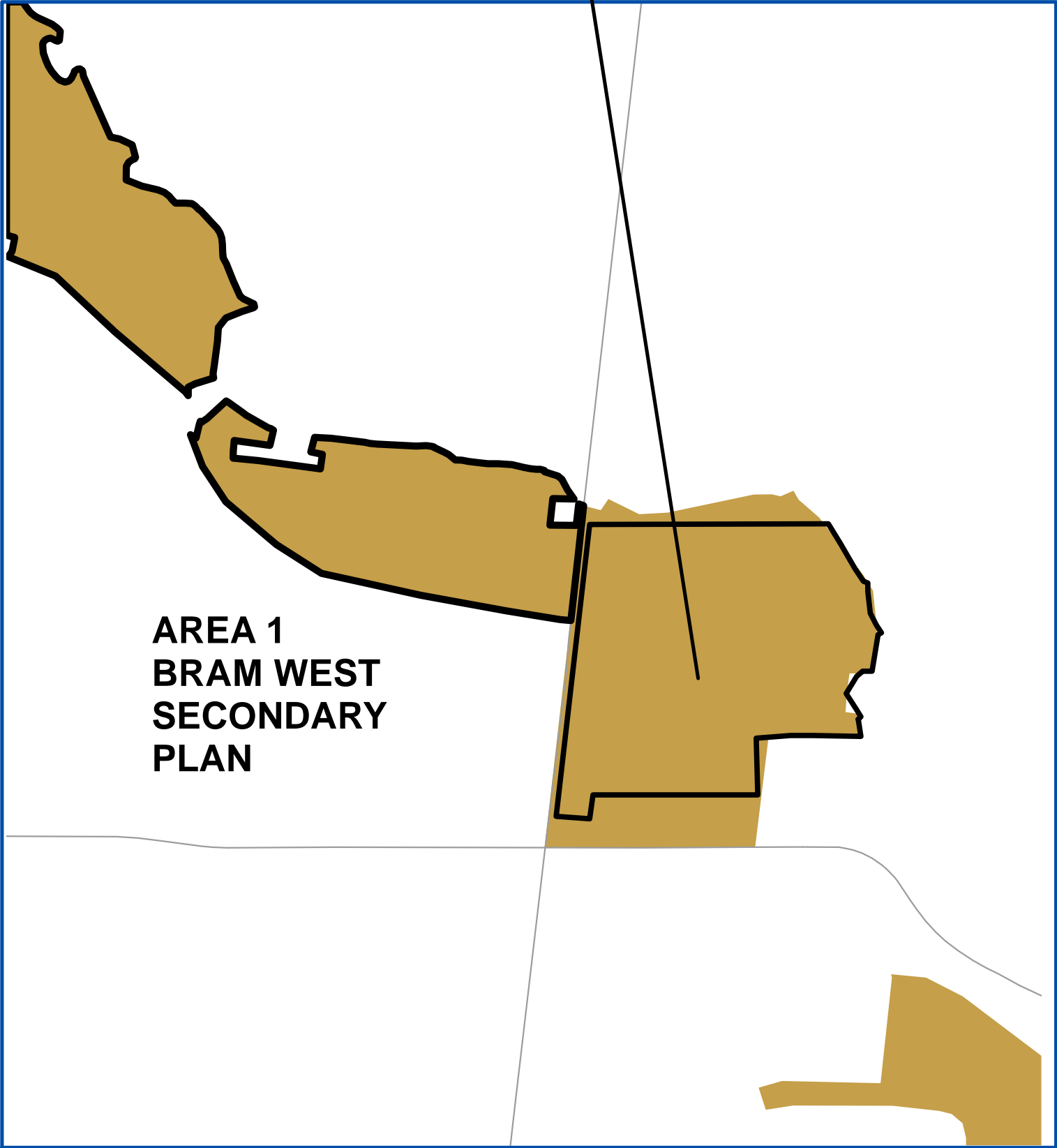
MISTY BREEZE CLOSE





Date: 2020/03/24

Author: ckovac

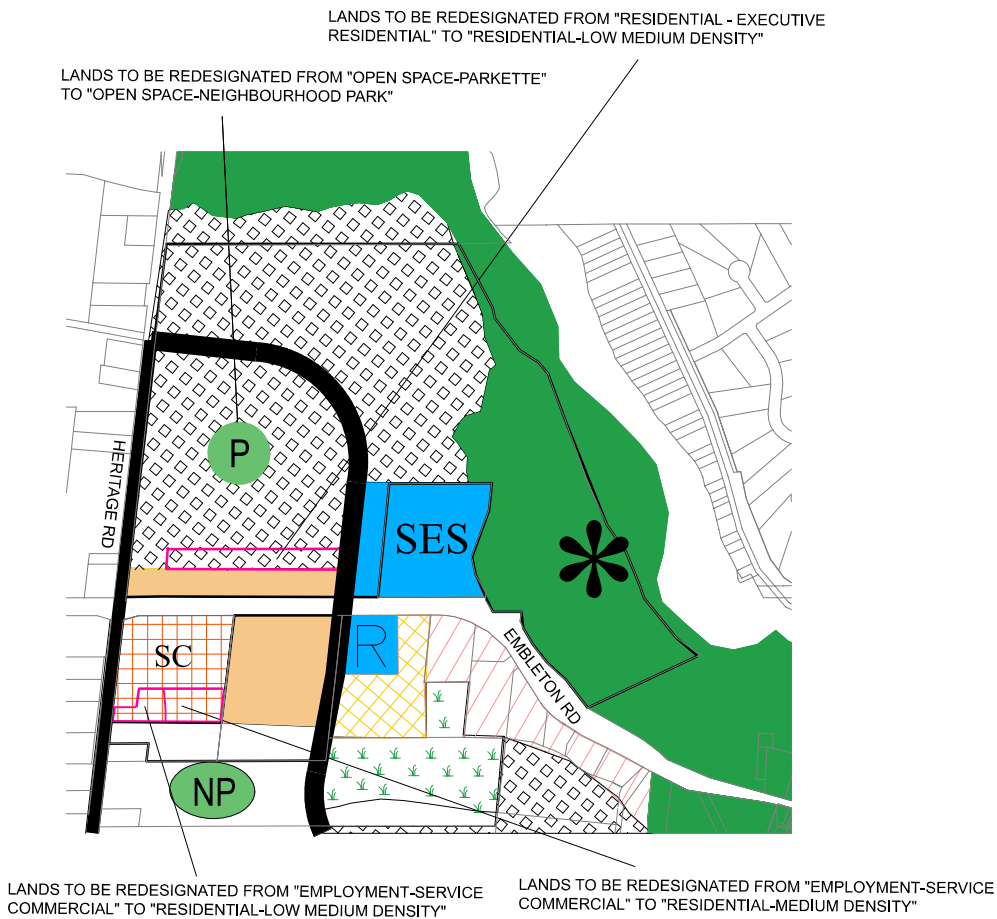
BY-LAW



EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  APPEALED TO THE OMB/LPAT
-  UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS



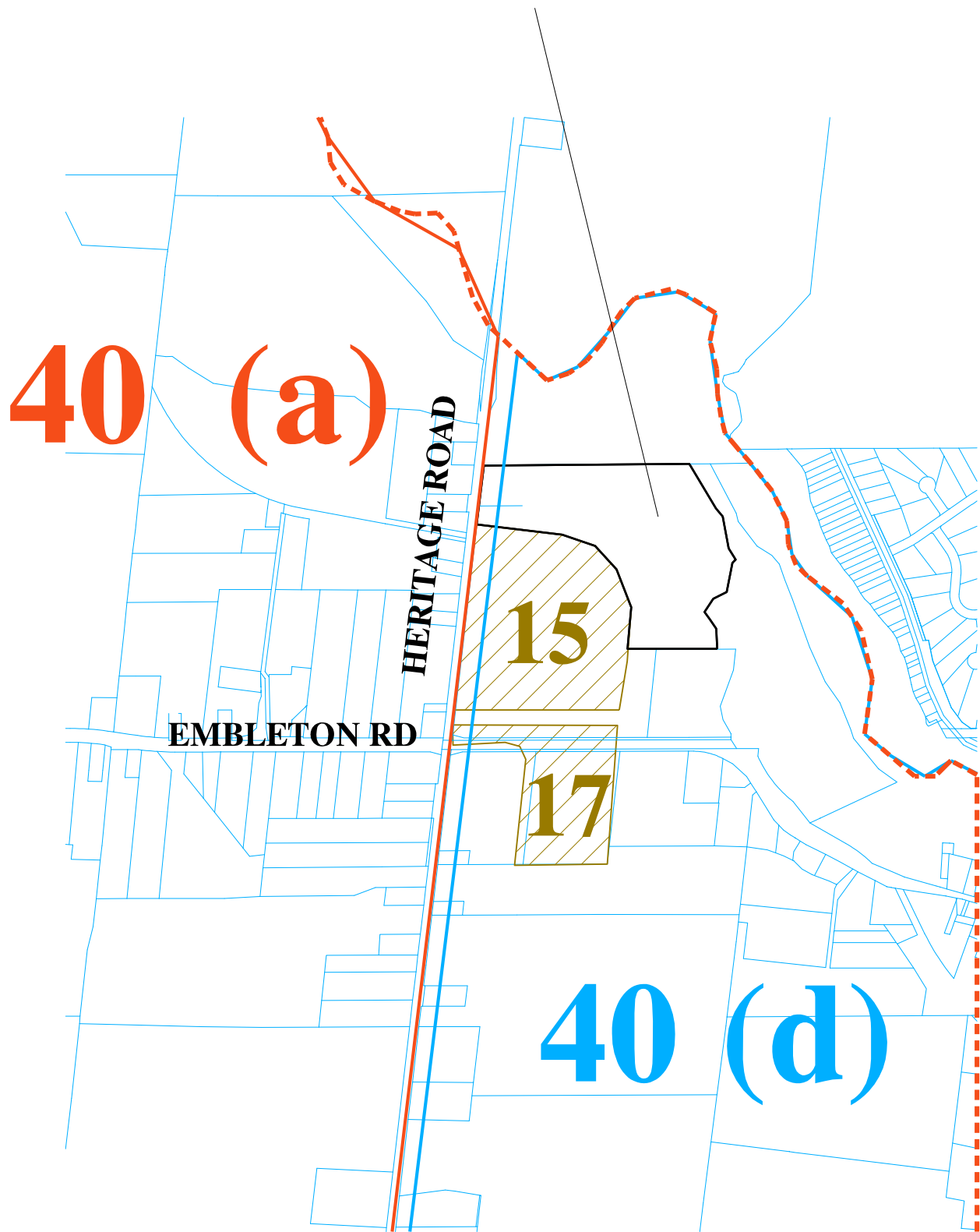


EXTRACT FROM SCHEDULE SP40(A) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:		INSTITUTIONAL:	
	Executive Residential		Senior Elementary School
	Low / Medium Density		Retirement Home
	Medium Density	OPEN SPACE:	
	Village Residential		Valleyland
	Mixed Use		Neighbourhood Park
EMPLOYMENT:			Parkette
	Service Commercial		Wetland
ROAD NETWORK:			SWM Facilities
	Minor Collector Roads (23-26 metres)		



LANDS TO BE ADDED TO
"SPECIAL POLICY AREA 15"



EXTRACT FROM SCHEDULE SP40(b) OF THE DOCUMENT KNOWN AS THE SPECIAL POLICY AREA SCHEDULE



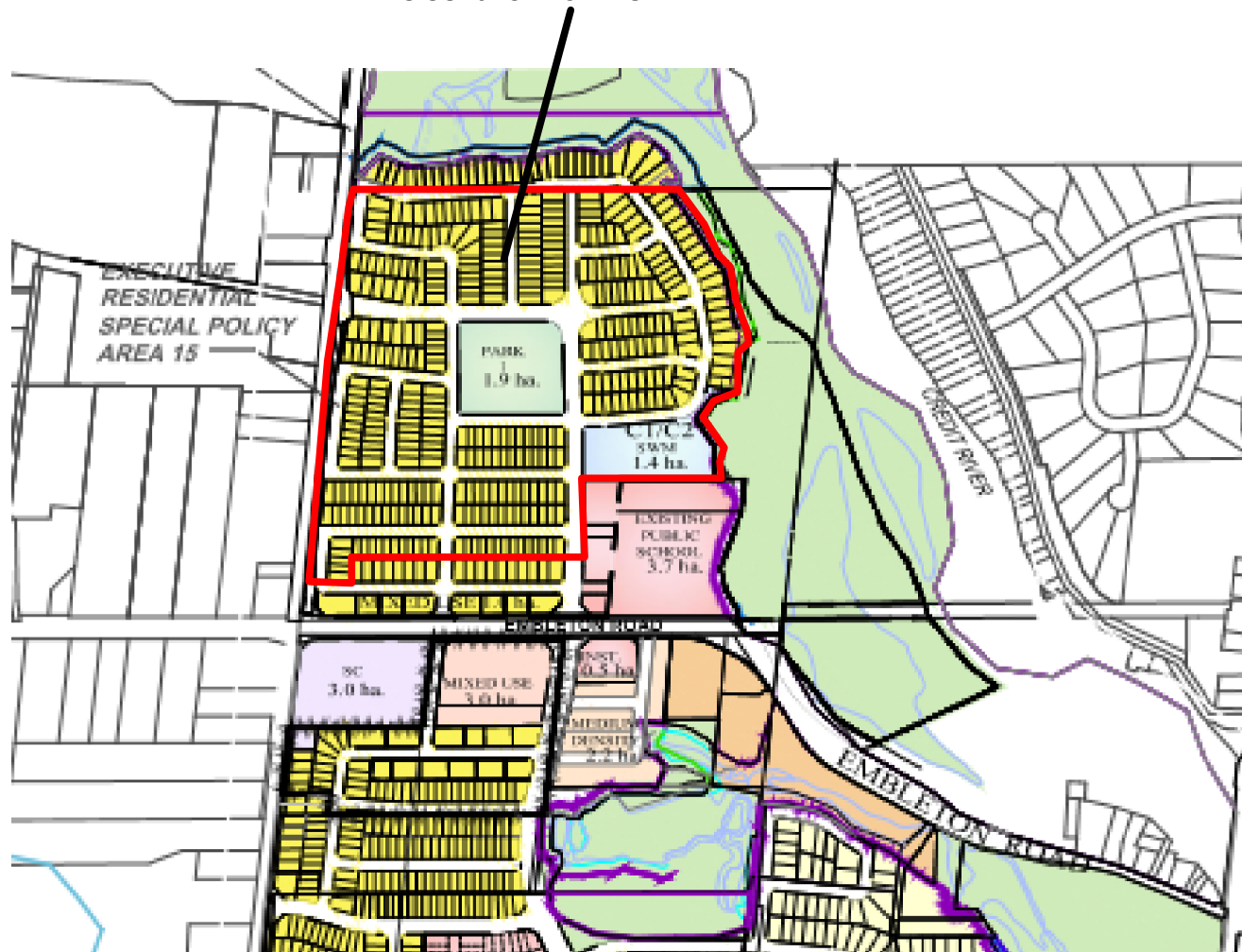
**Bram West Secondary
Plan Area Boundary**



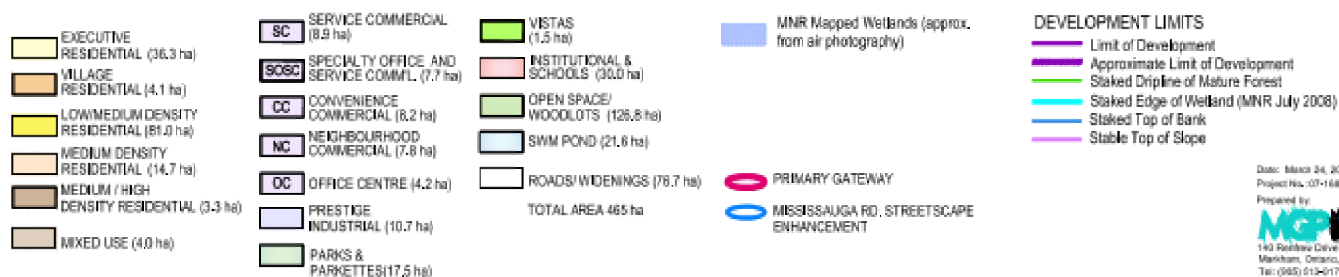
Special Policy Area



LANDS SUBJECT TO THIS AMENDMENT



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS RIVERVIEW HEIGHTS BLOCK PLAN



Date: March 24, 2020
Project No.: 07-1-660
Prepared by:

140 Rensselaer Drive, Suite 20
Markham, Ontario, L3R 9B3
Tel: (905) 513-0170
www.mgp.ca



ZONING BY-LAW AMENDMENT



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED E -10.4 – 2427 (R1E-10.4-2427), RESIDENTIAL SINGLE DETACHED F -10.4 – 2973 (R1F-10.4-2973), RESIDENTIAL SINGLE DETACHED E -11.6 – 2974 (R1E-11.6-2974), RESIDENTIAL SINGLE DETACHED F -11.6 – 2975 (R1F-11.6-2975), RESIDENTIAL SINGLE DETACHED E -13.7 – 2976 (R1E-13.7-2976), RESIDENTIAL SINGLE DETACHED F -13.7 – 2977 (R1F-13.7-2977), RESIDENTIAL SINGLE DETACHED E -15.0 – 2431 (R1E-15.0-2431), RESIDENTIAL SEMI-DETACHED D - 7.3 – 2434 (R2D-7.3-2434), RESIDENTIAL STREET TOWNHOUSE D - 6.0 - 2978 (R3D-6.0-2978), RESIDENTIAL STREET

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	TOWNHOUSE B - 2015 (R3B-2015), COMPOSITE RESIDENTIAL COMMERCIAL CRC – SECTION 2979 (CRC-2979) INSTITUTIONAL ONE – 2437 (I1- 2437), SERVICE COMMERCIAL – 2441 (SC-2441), OPEN SPACE (OS), and FLOODPLAIN (F).
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(2) By adding thereto the following sections:

- “2973

The lands designated R1F-10.4-2973 on Schedule A to this by-law:
- 2973.1

Shall only be used for the purposes permitted in a R1F zone.
- 2973.2

Shall be subject to the following requirements and restrictions:

a)

A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

b)

Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;

c)

On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;

d)

Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

e)

Minimum building setback to a daylighting triangle/rounding: 1.2 metres;

f)

Minimum Rear Yard Depth: 6.0m

g)

Temporary sales offices shall be permitted until December 31, 2025;

h)

Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;

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- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) Maximum Building Height: 11.6 metres

2973.3 For the purpose of this section, Building Height shall be defined as the vertical distance measured from the average finish grade level at the front elevation to:

- i) In the case of a flat roof, the highest point of the roof surface,
- ii) In the case of a mansard roof, the deck line, or
- iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2974 The lands designated R1E-11.6-2974 on Schedule A to this by-law:

2974.1 Shall only be used for the purposes permitted in a R1E zone.

2974.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- e) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- f) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- g) Temporary sales offices shall be permitted until December 31, 2025;

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- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

- “2975 The lands designated R1F-11.6-2975 on Schedule A to this by-law:
- 2975.1 Shall only be used for the purposes permitted in a R1F zone.
- 2975.2 Shall be subject to the following requirements and restrictions:
- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
 - d) On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
 - e) Garage Control:
 - On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

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- f) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- g) Minimum Rear Yard Depth: 6.0m
- h) Temporary sales offices shall be permitted until December 31, 2025;
- i) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- j) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- k) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- l) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2976 The lands designated R1E-13.7-2976 on Schedule A to this by-law:

2976.1 Shall only be used for the purposes permitted in a R1E zone.

2976.2 Shall be subject to the following requirements and restrictions:

- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- d) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

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- e) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- f) Temporary sales offices shall be permitted until December 31, 2025;
- g) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- h) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- i) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- j) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

- “2977 The lands designated R1F-13.7-2977 on Schedule A to this by-law:
- 2977.1 Shall only be used for the purposes permitted in a R1F zone.
- 2977.2 Shall be subject to the following requirements and restrictions:
- a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - c) On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
 - d) Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;

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- e) The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- f) Minimum Rear Yard Depth: 6.0m
- g) Temporary sales offices shall be permitted until December 31, 2025;
- h) Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- i) A parking lot for a temporary sales office shall be permitted until December 31, 2025;
- j) A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted;
- k) For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface,
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2978	The lands designated R3D-6.0-2978 on Schedule A to this by-law:
2978.1	Shall only be used for the purposes permitted in a R3D zone.
2978.2	Shall be subject to the following requirements and restrictions: <ul style="list-style-type: none">a) A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;b) Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metres into the minimum required front, rear and exterior side yard; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;c) Minimum Rear Yard Depth: 6.0 metres;d) Minimum Lot Area per dwelling unit: 160 sq.m.e) Minimum Lot Depth: 27 metres;f) The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;

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- g) Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, sidewalk or an accessory building permitted by this bylaw;
- h) For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - i) In the case of a flat roof, the highest point of the roof surface;
 - ii) In the case of a mansard roof, the deck line, or
 - iii) In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.”

“2979 The lands designated CRC-2979 on Schedule A to this by-law:

2979.1 Shall only be used for the purposes permitted in a CRC zone and the following permitted purposes:

- a) Apartment Dwellings;
- b) Back to Back Townhouse Dwellings;
- c) Stacked Townhouse Dwellings;
- d) Live Work Townhouse Dwellings;
- e) Townhouse Dwellings;
- f) Rear Lane Townhouse Dwellings;
- g) Bank, Trust Company and Finance Company;
- h) Service Shop;
- i) Retail Establishment, having no outside storage or display;
- j) Home occupation;
- k) Commercial, Technical or Recreational School;
- l) Art gallery;
- m) Artist and Photography Studio including framing;
- n) Personal Service Shop;
- o) Health or Fitness Centre;
- p) Dining Room Restaurant and Take-Out Restaurant;
- q) Laundromat;
- r) Dry Cleaning and Laundry Distribution Station;
- s) Printing or Copying Establishment;
- t) Custom Workshop;
- u) Animal Hospital;
- v) Convenience Store;
- w) Office including the office of a health care practitioner;
- x) Day Nursery;

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- y) Radio or Television broadcast Establishment; and
- z) Purposes Accessory to the other permitted purposes;

2979.2 The following uses shall not be permitted:

- a) Tattoo Parlour;
- b) Amusement Arcade;
- c) Massage or Body Rub Parlour;
- d) The Repair and Servicing of Motor Vehicles or Internal Combustion Engines;
- e) Billiard Parlour or Pool Hall; and
- f) Adult Video Store or Bookstore;

2979.3 Townhouse Dwellings, Back to Back Townhouse Dwellings, Live-Work Townhouse Dwellings, and Rear Lane Townhouse Dwellings shall be subject to the requirements and restrictions set out in the R3B- 2015 zone;

2979.4 Stacked Townhouses shall be subject to the following requirements and restrictions:

- a) Minimum Lot Area: No requirement;
- b) Minimum Lot Width: No Requirement
- c) Minimum Lot Depth: No requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;
- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;
- i) Maximum Building Height: 4 storeys;
- j) Minimum Landscaped Open Space – no requirement;
- k) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 a minimum 2 parking spaces for each stacked townhouse dwelling unit shall be provided;

2979.5 Residential Apartments shall be subject to the following requirement and restrictions:

- a) Minimum Lot Area: no requirement;
- b) Minimum Lot Width: no requirement;
- c) Minimum Lot Depth: no requirement;
- d) Section 19.1.2.(a)(ii) shall not apply;
- e) Minimum Front Yard Depth: 0.0 metres;
- f) Minimum Exterior Side Yard Depth: 0.0 metres;
- g) Minimum Rear Yard Depth: 0.0 metres;
- h) Minimum Interior Side Yard Width: 0.0 metres;

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- i) Minimum Setback to an underground parking structure: 0.0 metres;
- j) Where a drive aisle runs between two supporting columns, the minimum space between support columns or wall is 7.0 metres, otherwise the minimum drive aisle width is 6.6 metres;
- k) Maximum Building Height: 3 storeys
- l) Minimum Landscaped Open Space – no requirement;
- m) Notwithstanding Section 10.9.2(a), Section 10.9.2 (b), and Section 10.9.3 a minimum 1.25 parking spaces per apartment dwelling and 0.25 visitor parking spaces per dwelling unit shall be provided;

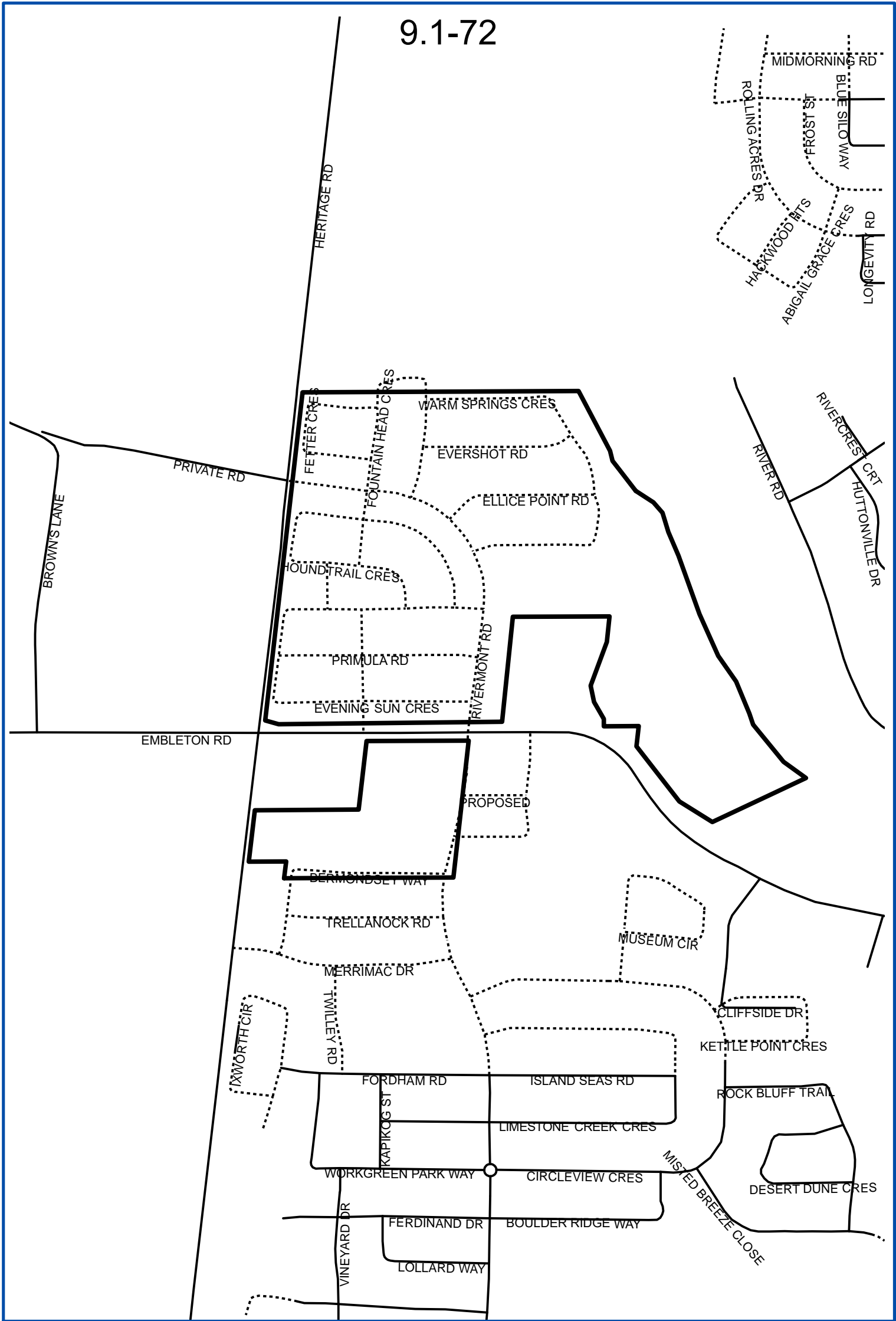
2979.6 Shall also be subject to the requirements and restrictions relating to the CRC zone and the general provisions of this by-law not in conflict with those set out in CRC-2979”.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN
COUNCIL, this day of 2020

Patrick Brown, Mayor

Peter Fay, City Clerk

[illegible]



 SUBJECT LANDS



KEY MAP

CONDITIONS OF DRAFT APPROVAL OF SUBDIVISION

SCHEDULE A CONDITIONS OF DRAFT APPROVAL

**DRAFT APPROVAL
DATE:** (Day After Last Day for Filing an Appeal if No Appeal
has been Filed)

SUBJECT: Draft Plan of Subdivision
City of Brampton
C05W06.007
Planner: Bindu Shah

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

The final plan shall conform to the draft plan prepared by R-PE Surveying Ltd. Dated October 24, 2019.

Prior to Registration:

Prior to registration, the limit of development of the plan shall be updated to conform with the limit of development illustrated in the approved "Addendum to the Environmental Implementation Report for Riverview Heights Block 40-3, City of Brampton: Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570606 Ontario Inc. Subdivision 21T-06026B" prepared by SLR and dated January 2020.

Subdivision Agreement

1. Prior to registration, the Owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance

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with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- a) Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- b) Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- c) Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.
- d) Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the Owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

- 2. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

- 3. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication Within the Plan

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4. Prior to registration of the Plan, the Owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
5. Prior to approval of registration of the Plan applicant shall gratuitously pre-dedicate land for Heritage Road widening, temporary grading easement/permanent aerial easement/permanent anchor easements on private property, as recommended by the EA along Heritage Road widening from Steeles Avenue to Rivermont Road.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

7. Prior to registration, the Owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The Owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.
9. Where the City has required as a condition of registration that the Owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

10. 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.
11. The current Plan yields a projected Parkland Dedication requirement of 1.79 ha (4.43 ac.) based on Section 51.1 of the Planning Act and in accordance with By-

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law 41-2000 (as amended). The Owner shall convey Block 440 totaling 1.91 ha (4.72 ac.) in fulfillment of the projected Parkland Dedication requirements. This results in a projected parkland over-dedication of 0.12 ha (0.29 ac.). As this plan is one of the two Great Gulf plans involved in the Agreement of Purchase and Sale (APS) for the Community Park located in this Block Plan, final calculations for this plan will be detailed in the Subdivision Agreement. The final reconciling of the parkland dedication requirements associated with the two subject plans involved in the APS will be addressed in conjunction with the final phase of the final plan

Studies

12. Prior to registration, the Owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

13. Prior to registration, the Owner shall demonstrate to the satisfaction of the Commissioner, Planning and Development Services, how each of the applicable requirements of the approved Block Plan Area 40-3 Growth Management Staging and Sequencing Strategy have been met.
14. The Owner will need to demonstrate that they have signed onto the Bram West 40-3 Cost Sharing Agreement.

Drawings

15. Prior to registration the Owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

16. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

Cost-share Agreement

17. Prior to registration the Owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

Traffic

18. The Owner agrees to the following conditions of draft plan approval:

- a) Driveways shall not encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveway locations will not be permitted to encroach within intersection daylighting.
- b) Curb radii – curb radii are to adhere to City standard drawing #245.
- c) Road Elbows – Road Elbows must adhere with City standard drawing #215.
- d) Inscribed Circle Diameter (ICD) is required to meet a minimum 40 metre diameter for a single lane roundabout.
- e) Spine Roads - Prior to registration of the plan of subdivision, the Owner shall make arrangements for the acquisition and delivery of Rivermont Road, between Heritage Road and Merrimac Drive in its entirety. This includes the daylighting at all intersections exterior to the plan.
- f) Evening Sun Crescent will be restricted to right-in/right-out operations only by means of a raised center concrete median on Rivermont Road, or eliminate the intersection from the draft plan of subdivision.
- g) Temporary Cul-de-Sacs – may be required at the northerly limits of Warm Springs drive, Lacrosse Street, Fountainhead Street and Fetter Road.
- h) Unless and until Warm Springs Crescent is delivered in its entirety, several lots will be required to be frozen. (probable lots 3-to-15, 413-to-415, 388 & 389, 362, 377 & 378).
- i) The Owner is required to provide for Canada Post community mailbox locations, ensuring that community mailboxes are located on local roads and not near major intersections.
- j) Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.

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- k) Road alignments – The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
- l) Cul-de-Sacs – The Owner agrees to provide a temporary turning circle (cul-de-sac) at the proposed westerly leg of the Fountainhead Crescent terminus, including a 0.3m reserve across the limit of the proposed ROW, to the satisfaction of the Commissioner, Public Works & Engineering.
- m) Parking – Parking supply is to be as per the City zoning requirements.
- n) ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required.
- o) Traffic Circles – The traffic circle intersection geometrics shall be designed to the latest City standards and requirements. (see attached pdf) In this regard, minor revisions to the road pattern and intersection alignments may be required as determined through detailed engineering processing.
- p) A minimum 40.0 meter inscribed circle diameter (ICD) is required for the single lane roundabout. 40.0 metres is the minimum ICD (per TAC range of 40-60 metres) to accommodate WB-20 vehicle designs. Please modify the roundabout drawing accordingly, (see attached). Note: multi-lane roundabout ICD's to accommodate WB-20 design vehicles range from 50.0m to 67.0m.
- q) 0.3m Reserves – are required at the following locations:
 - i. Along the entire municipal right-of-way frontages of blocks 436 & 438. This includes the Rivermont Road frontage for block 438, and the Rivermont & Rolinry frontages for Block 436.
 - ii. At the northerly limit of the easterly leg of Fountainhead Crescent.
- r) Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
- s) Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
- t) Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
- u) Utility clearance of 1.5 metres from residential driveways is required.

9.1-80

- v) Direct frontage residential on Rivermont Road is not supportable. Rivermont Road will see cut-through traffic between Heritage Road and Embleton Road. Cut-through traffic reduces safety and generally operates at higher speeds than what is posted.

Building

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

- 19. Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.
- 20. Prior to registration of the Plan, or any phase thereof, provide confirmation to the Chief Building Official of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations.
- 21. Prior to the initiation of any site grading/servicing and prior to registration, the Owner shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The Owner shall provide verification to the satisfaction of the City's Chief Building Official that all water wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.

Building Removal

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

Exposed Basements

- 23. 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

- 24. 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

- 25. Prior to the issuance of any building permit, the Owner shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating

9.1-81

special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

26. Prior to registration, site plan approval, and prior to the Owner entering into any purchase and sale agreements, the Owner 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.
27. 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).
28. Prior to registration and site plan approval the Owner shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
29. Prior to the issuance of any building permits, the Owner 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

30. Prior to registration, the Owner 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.

Capital Works

31. Prior to approval of registration of the Plan applicant shall gratuitously pre-dedicate land for Heritage Road widening, temporary grading easement/permanent aerial easement/permanent anchor easements on private property, as recommended by the EA along Heritage Road widening from Steeles Ave to Rivermont Rd.

Engineering

The Owner agrees to the following comments / requirements are applicable as a condition of draft plan approval.

Environmental Engineering – Acoustic

9.1-82

32. 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.
33. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
34. 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.
35. 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.

Environmental

36. 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.

Stormwater Management

37. 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.

Building Permit Requirements

38. The Owner agrees not to offer for sale and not to apply for building permits for lots 5 to 13 both inclusive, and Block 446 until such time that the balance of Warm Springs Drive external to the plan is acquired and conveyed to the City of Brampton to complete the full Right Of Way.

Registration Timing

9.1-83

39. The Owner acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the east and south for access and servicing.

Road Reconstruction/Cash Contributions

40. The Owner acknowledges and agrees that if the temporary turning circles internal to the Plan, are still required at the time of assumption of the subdivision, then the Owner will provide a cash contribution as determined by the City's Commissioner of Public Works & Engineering towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the assumption of the subdivision.
41. The Owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

Financial Impact

42. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
43. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

Sidewalks

44. Prior to the first engineering submission, the Owner shall submit a sidewalk and parking plan.

Land Dedications and Easements

45. Sufficient right of way for all roads associated with the plan and all 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.
46. Where the City has required as a condition of registration that the Owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City

9.1-84

determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

0.3 metre Reserves/Reserve Block(s)

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

Warning Clauses

48. 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.

49. 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.

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

51. 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.

Soil

52. 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.

Subdivision Agreement

53. 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.

54. 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.

Site Grading/Erosion and Sediment Control By-law

9.1-85

55. 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.
56. 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.

Storm Drainage

57. 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.
58. 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.

Sanitary and Water Service

59. 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

Soil Conditions

60. 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.

Streetlighting

9.1-86

61. 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.

Signs

62. 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.

Utilities

63. 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.
64. 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.
65. The Owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.
66. 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.

Removal of Existing Buildings

67. 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.

City Road Maintenance/Construction Access

68. 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.

9.1-87

69. 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.

Road Design

70. 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.
71. 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.
72. All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

73. 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.
74. 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.
75. 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.

Acoustical

76. 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.

Community Postal Boxes

9.1-88

77. 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.

Preservicing

78. 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.
79. 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.

Parks

Prior to 1st Engineering Submission:

Hoarding of Natural Features:

80. The Owner shall erect and maintain in good condition, hoarding along the buffer of the Natural Heritage System (NHS) lands (NHS Block 441), and/or 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.

Notification Signage – Public Lands:

81. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

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.

Active Transportation:

82. Pursuant to the Linkage, Connections and Circulation Plan, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for

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the provision of identified active transportation infrastructure identified for the plan, including but limited:

- a) Signed temporary alignment for the “Credit Valley Trail” along Rivermont Road from Embleton Road to Heritage Road;
- b) On-Street Bike Lanes on Rivermont Road; and

83. All infrastructure shall comply with city standards and include design and full development.

Future Trail Alignments/Connections:

84. The Owner shall agree to provide a pedestrian trail connection from SWMP Block 439 down into the valley (NHS Block 441) including detailed design, implementation and construction to the satisfaction of the Director of Environment and Development Engineering, Public Works & Engineering.

Community Information Maps:

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

Entry Features:

86. A 1.01 metre wide (or larger if require) Entry Feature Blocks shall be identified at both corners of the intersection of Rivermont Road and Heritage Road and Embleton Road and Heritage Road. The Entry Feature Blocks will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Riverview Heights 40-3 Community Design Guidelines (as amended and as applicable), to the satisfaction of the City.

Fencing:

87. 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 Riverview Heights 40-3 Community Design Guidelines (as amended and as applicable), for incorporation into the landscape drawings’ submission, to the satisfaction of the Director, Environment & Development Engineering.

Maintenance Fees:

88. 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.

9.1-90

89. The Owner shall agree to provide a cash-contribution in accordance with Council Resolution 181-2014 towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

Plan Requirements for all Public Lands:

90. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, 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.

Signage for NHS:

91. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the Director, Environment & Development Engineering.

Streetscape Plans:

92. 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 Riverview Heights 40-3 Community Design Guidelines (as amended and as applicable).

Summary Requirements:

93. 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 parkland, open space, stormwater management ponds, valleylands, woodlots, and 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:

94. 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

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Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Warning Clauses – NHS & SWMP

95. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) open space and/or stormwater management blocks - (SWMP Block 439) and NHS Block 441) that:

“The subject blocks (name) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.”

Warning Clauses – Street Trees

96. 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.”

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:

Conveyance of Public Lands:

97. All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) shall be conveyed to the City in a form and condition satisfactory to the Director, Environment & Development Engineering.

Development of all Public Lands:

98. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and 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:

99. 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 Riverview Heights 40-3 Community

9.1-92

Design Guidelines (as amended and as applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Reimbursement for Creditable Work:

100. Following completion of (park/NHS) development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.

As-Built Drawings:

101. 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 park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

Prior to Assumption:

Hazard Removal:

102. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt block or other location as determined by the City, shall be removed at the Owner's expense.

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).

Parks and Open Space Naming:

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103. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

- a) Stormwater Management Pond Block '439' shall be identified as "Warm Springs Pond";
- b) Park Block '440' shall be identified as "Archway Park"; and
- c) NHS Valley Block '441' shall identified as part of the existing "Credit Valley".

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

School Boards:

104. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Boards for this Plan.

Dufferin-Peel Catholic District School Board

105. The Owner shall agree in the subdivision agreement to erect signs at all major entrances to the proposed development advising of the following:

"Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

106. The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:

"Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school

9.1-94

outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

"That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

Peel District School Board

107. The Owner shall undertake the following to the satisfaction of the Peel District School Board:

- a) to erect and maintain signs to the satisfaction of the Peel District School Board at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy.
- b) the following clauses in any agreement of purchase and sale entered into with respect to any units in the plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

108. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the Owner/Owner and the School Board(s) for this plan.

109. Prior to registration of the plan, the City requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition of Block 438 designated in the plan for public school expansion

9.1-95

110. The Owner is required to arrange a site inspection in order to assess the suitability for the construction of a school on Block 438.
111. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on School Block 438.
112. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board's School Accommodation Department prior to their establishment on Block 438.
113. The Owner will ensure that Community mailboxes are not located along the frontage of the School Block 438.
114. The Owner agrees that an addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

Canada Post

As a condition of draft approval, the Owner shall:

115. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
116. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
117. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
118. agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

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119. Will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
120. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
121. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeOwners of any established easements granted to Canada Post.
122. Will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeOwners do a sign off.

Enbridge Gas Distribution

Prior to the registration of the subdivision, the Owner shall:

123. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.
124. Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
125. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
126. Ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

Prior to registration of the subdivision, the Owner shall:

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127. At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the Owner will cause these documents to be registered on title.
128. With consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Bell Canada

As a condition of draft approval, the Owner shall:

129. Indicate in the subdivision agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/Owner shall be responsible for the relocation of such facilities or easements.
130. Agree to contact Bell Canada during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development
- Agree to confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of the existing telecommunication infrastructure

Alectra Utilites

As a condition of draft approval, the Owner shall:

131. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.
132. enter into a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect
133. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

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134. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
135. be responsible for the costs associated with the hydro plant expansion to supply the development.
136. consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions.

Credit Valley Conservation Authority

Conditions of Draft Approval:

137. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 441 in the appropriate public open space category.
138. Prior to the registration of the plan and any site grading and servicing in the respective phase, that the following information be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06;
 - b) Appropriate sediment and erosion control measures be implemented as approved by the Credit Valley Conservation and the City of Brampton, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - c) Plans/reports demonstrating the details of the storm outfall, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06;
139. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility has been constructed in accordance with the approved plans.

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- b) That buffer restoration and landscape plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved EIS.
- c) That restoration/compensation landscape plans are submitted to the satisfaction of CVC and City of Brampton in accordance with the approved EIS.
- d) That details/plans showing any proposed trail alignment as applicable be submitted to the satisfaction of CVC and City of Brampton staff.
- e) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to:
 - i. carry out the works noted in Conditions #2 and 3.
 - ii. that a Warning Clause be included in the Agreements of Purchase and Sale advising the future landOwners of Lots 343-362 that the adjacent public land (i.e. NHS) will remain as a low maintenance environment.
 - iii. That a HomeOwner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

Hydro/Telecommunications

140. Prior to the release of the plan for registration, the Owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Region of Peel

141. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.

Development Charges

142. The Owner agrees that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Prior to execution of the Subdivision Agreement by the Region, the Owner shall:

143. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner's knowledge at the time of the

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submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

144. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

Provision shall be made in the Subdivision Agreement with respect to:

145. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
146. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

In respect of water meter fees:

147. Prior to registration of the plan of subdivision, the Owner shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
148. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
149. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Owner shall be responsible for payment thereof forthwith upon request.

Land Dedications

150. As a condition of registration of this Plan or any phase thereof, the Owner shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
- a) Regional Road #6 ("Embleton Road"). The Region's Official Plan road widening requirement for mid-block along Embleton Road is 30 metres

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right-of-way (15.0 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 35.5 metres for a single left turn lane intersection configuration (17.75 metres from the centerline of Embleton Road);

- b) 15m x 15m daylight triangles at the intersection of Embleton Road and Rivermont Road, Embleton Road and Heritage Road and 7.5m x 7.5m daylight triangles at the intersections of Embleton Road and Archway Drive, Embleton Road and Rolinry Street;
- c) A 0.3 metre reserve along the frontage of Embleton Road behind the property line and behind the daylight triangles;
- d) All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
- e) All costs associated with land transfers and easements shall be borne

151. All costs associated with land transfers and easements shall be 100% the responsibility of the Owner.

Access

152. Prior to the Registration of the plan of subdivision the Owner shall remove any existing driveway/accesses along the frontage of Embleton Road that do not conform to the approved plans at its sole cost.

153. No lots or blocks shall have direct access to Embleton Road.

154. The Region has a future planned project for intersection improvements at the intersection of Embleton Road and Rivermont Road under project #20-4285. The Owner shall acknowledge and agree that ultimate road works required at the intersection of Embleton Road and Rivermont Road will be completed as part of this project.

155. The Region will accept in principle the location of the proposed Embleton Road/Rivermont Road intersection. The following interim improvements are required at the proposed intersection to facilitate the development:

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- a) Eastbound left turn lane with 30 metres storage and taper designed to TAC standards
- b) Westbound right turn lane with 30 metres storage and taper designed to TAC standards
- c) Southbound left turn lane with 30 metres taper and 55 metres taper
- d) North leg to be designed to accommodate a future potential exclusive northbound right turn lane

156. Any interim road works required at the intersection of Embleton Road and Rivermont Road to facilitate this development will be at the sole cost of the Owner. The Owner shall be responsible for the design and construction costs of the intersection and any required road works. Prior to construction within the Region's right of way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will require to be submitted to the Region for review and approvals. The engineering submission MUST include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.

157. All costs associated with the interim road and access works shall be the responsibility of and be borne by the Owner, including but not limited to traffic control signals, auxiliary lanes etc., required to service this development.

158. The Region will only permit restricted right in / right out movements at the intersection of Embleton Road and Archway Drive/Rolinry Street. Full movement access shall not be permitted.

159. The Region will accept in principle the location of the proposed right in/right out only Embleton Road/Archway Drive/Rolinry Street intersections. The following improvements are required at the proposed intersections to facilitate the development:

- a) Eastbound right turn lane with 30 metres storage and taper designed to TAC standards
- b) Westbound right turn lane with 35 metres storage and taper designed to TAC standards

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160. The Owner shall include warning clauses reflecting the aforementioned intersection restriction in all Purchase and Sale and Lease Agreements.
161. Prior to registration of the plan of subdivision a restricted right in/right out intersection at Embleton Road and Archway Drive/Rolinry Street will be constructed to facilitate this development. The Owner will be responsible for the design and construction costs of the intersection and any required road works. Prior to construction within the Region's right of way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detailed cost estimate of the proposed road and access works will require to be submitted to the Region for review and approval. The engineering submission MUST include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.
162. Prior to any grading, servicing and construction, the Owner shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be the responsibility of and be borne by the Owner.
163. No direct access to the proposed Mixed Use Block 436 located at the southeast corner of Embleton Road and Archway Drive/Rolinry Street shall be permitted to Embleton Road. Access to this Block will require to be obtained via Rolinry Street and/or Rivermont Road.

Clauses shall be included in the Subdivision Agreement in respect of same.

164. Prior to the registration of the plan of subdivision, or any phase thereof:
- a) The Owner shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$300,000 (HST included) for future traffic control signals at the intersection Embleton Road and Rivermont Road. All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Owner.
 - b) The Owner shall provide to the Region, Public Works Department, a certified cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Embleton Road and Rivermont Road.

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- c) The Owner shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings at each Regional Road intersection along the frontage of proposed development. The Owner shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time.
- d) The Owner shall be responsible bearing the costs for the boulevard works related to the plan of subdivision and within the Region's right of way limits adjacent to the plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Owner shall submit to the Region the following:
 - i. A Letter of Credit in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way; and
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.
 - iii. Clauses shall be included in the Subdivision Agreement in respect of same.

Traffic/Development Engineering Conditions

165. Clauses shall be included in the Subdivision Agreement stating that:

- a) Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
- b) Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
- c) The Region's storm sewers are to be designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from Blocks 416-423 and Block 436 be diverted to or along the Embleton Road right of way (by pipe or channel). All costs associated with the storm sewer conveyance shall be the responsibility of and be borne by the Owner.

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- d) No alteration to grading within the Embleton Road right-of-way along the frontage of the Lands shall be permitted by the Region.
- e) The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.

166. The Owner agrees that Servicing of the subdivision will require:

- a) Intersection improvement works on Embleton Road at Rivermont Road which are the financial responsibility of the Region pursuant to the Region's Development Charges By-Law. Intersection improvement works are included in the Five Year Capital Budget and Forecast;
- b) Construction of oversized 400mm dia. Watermain along Rivermont Road which is the financial responsibility of the Region pursuant to the Region's Development Charges By-Law. This 400mm dia. watermain is included in the Region's Five Year Capital Budget and Forecast;
- c) Construction of oversized 525/600 mm dia. sanitary sewers along Rivermont Road which are the financial responsibility of the Region pursuant to the Region's Development Charges By-Law. These 525/600 mm dia. sanitary sewers are included in the Region's Five Year Capital Budget and Forecast; and
- d) The Owner shall make appropriate financial arrangements with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. The Owner is required to front end the cost of construction of said watermains and sanitary sewers.
- e) Clauses shall be included in the Subdivision Agreement in respect of same.

167. A Restriction on transfer or charge of all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the prior written consent of the Region shall be required until Embleton Road's access works and the external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Owner shall be responsible for all costs in respect of said restriction on title.

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168. A Restriction on transfer or charge of Block 438 shall be registered on title to said block prohibiting any transfer or charge of the said block without the prior written consent of the Region, such Restriction shall be required until satisfactory arrangements are made with the Region with respect to provision of permanent access to the adjacent lands to the east of Block 438 to and from Rivermont Road, including the Owner making any necessary Planning Act applications to facilitate such access. The Owner shall be responsible for all costs in respect of said restriction on title.

Drawings – Servicing and “As Constructed”

169. Prior to servicing, the Owner’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines.
170. Within (60) days of preliminary acceptance of the underground services, the Owner’s engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region’s Digital Format Guidelines. The Owner’s engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

171. Prior to the execution of the Subdivision Agreement, the Owner shall make appropriate arrangements with the Region regarding the financing and construction of Regional services if applicable to this development. Servicing may require the construction of oversized watermain/sanitary sewer, which is the financial responsibility of the Region as per the latest Development Charges By-law.
172. Provision shall be made in the Subdivision Agreement that the Owner is responsible for cleaning, flushing, pressure testing and shall maintain adequate chlorine residuals in new watermains within the subdivision from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance. Sampling hydrants may also be required and will be determined at the engineering review stage.
173. Prior to construction, the Owner’s engineer shall submit all engineering drawings in MicroStation and pdf format, as per the latest requirements of the Region “Development Procedure Manual.”
174. Within 60 days of preliminary acceptance of the underground services, the Owner’s engineer is required to submit As-Constructed drawings in MicroStation

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format, as per the latest requirements of the Region "Development Procedure Manual." The Owner's engineer is also required to provide ties to all main line valves, ties to individual water service boxes, linear lies to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual."

175. Prior to the Regional granting clearance of the draft plan conditions of subdivision approval, the following must be forwarded to the Region's Legal Services Division:
 - a) A copy of the final M-Plan;
 - b) A copy of the final R-Plan; and
 - c) The documents required as per Schedule B of the Subdivision Agreement.
176. Prior to registration of the subdivision, the Owner shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Owner shall construct and design these services in accordance with the latest Region standards and requirements.
177. Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval:
 - a) A Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Embleton Road;
 - b) A Road Functional Design for the interim access works taking into account the ultimate Embleton Road improvement works. The design shall include the appropriate storage and taper lengths as well as the operation of the Transit bus bays.
178. Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region to review and approval.
179. Prior to registration of the plan of subdivision, the Owner shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Owner. The cost shall be based on a "per kilometre" basis for

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combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

180. Prior to registration of the plan of subdivision, the Owner shall ensure that all lots and blocks must be serviced via an internal road network; and
181. Clauses shall be included in the Subdivision Agreement in respect of same.
182. Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Owners cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
183. The Owner agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
184. The Owner will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Owner shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Owner pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
185. A clause shall be included in the Subdivision Agreement as follows:
 - a) In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - b) Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner shall continue supplying the water to the effected residents until the

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issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

- c) The Owner shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - ii. Bacteriological Analysis - Total coliform and E-coli counts
 - iii. Chemical Analysis - Nitrate Test
 - iv. Water level measurement below existing grade
- d) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing the HomeOwner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e) Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

186. The Owner shall agree that neither the Owner nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that Mayfield Road/Street 'C' intersection improvement works and internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that Mayfield Road/Street 'C' intersection and the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

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187. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Embleton Road.
188. Prior to registration of the plan of subdivision, the Owner shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Owner
189. The Owner agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- a) A copy of the final signed M-Plan
 - b) A copy of the final draft R-Plan(s); and
 - c) The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.
 - d) A clause shall be included in the Subdivision Agreement in respect of same.

Administrative — Clearance of Conditions

190. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

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In order to expedite the clearance of conditions, we suggest that a copy of the signed

Subdivision Agreement be forwarded to the following agencies upon execution:

Mr. Chris Fearon
Delivery Planning
Canada Post Corporation
193 Church Street, Suite 200
Oakville, Ontario
L6J 7S9

Ms. Krystina Koops
The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105

Ms. Bianca Bielski
Manager of Planning
Peel District School Board
5650 Hurontario Street
Mississauga, Ontario
L5R 106

Ms. Alice Coleman
Enbridge Gas Distribution Inc.
500 Consumers Road
North York, Ontario
M2J 1P8

Mr. Henry Gamboa
Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario
L7A 1E8
Mr. Carlisle Williams
Bell Canada
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2

Mr. Hilvar Castellanos
Roger Cable Communications Inc.
3573 Wolfedale Road
Mississauga, Ontario
L5C 3T6

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Mr. John Hardcastle
Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Ms. Dorothy Di Berto
Credit Valley Conservation Authority
1255 Old Derry Road,
Mississauga, Ontario
L4N6R4

Ms. Helen Mihailidi
Brattys Barristers and Solicitors
3751 Keele Street, Suite 200
Vaughan, Ontario
L4K 1Y2

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the Owner, and further any easement rights of Hydro One are to be respected. The Owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 5:

It is recommended that the Owner or their consultant contact the Credit Valley Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.