

Date: 2021-11-12

Subject: **RECOMMENDATION REPORT**
Application to Amend the Official Plan and Zoning By-Law
(to permit a residential townhouse development consisting of eight townhouse units)
S. Kaur & N. Parhar - GAGNON WALKER DOMES LTD.
10196 Bramalea Road
West side of Bramalea Road, north of Peter Robertson Boulevard
Ward: 9

Contact: Yin Xiao, Development Planner, Development Services, Planning, Building and Economic Development, yinzhou.xiao@brampton.ca, 905-874-2867

Cynthia Owusu-Gyimah, Acting Manager, Development Services, Planning, Building and Economic Development, cynthia.owusugyimah@brampton.ca, 905-874-2064

Report Number: Planning, Bld & Ec Dev-2021-1222

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to amend the Official Plan and Zoning By-law, **S Kaur & N. Parhar – GAGNON WALKER DOMES LTD.**, West side of Bramalea Road, north of Peter Robertson Boulevard, Ward 9 (File: C04E11.008), dated November 12, 2021, to the Planning and Development Committee Meeting of December 06, 2021, be received;
2. **THAT** the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law;
3. **THAT** the Official Plan be amended to re-designate a portion of the site from 'Open Space' to 'Residential' on Schedule A; 'Open Space System' to 'Communities' on Schedule 1; delete a portion of the site from the 'Woodland' designation on Schedule D; and amend Schedule 2 in the Springdale Secondary Plan, to re-designate a portion of the site from 'Natural Heritage System' to 'Medium Density Residential'.

4. **THAT** the Zoning By-law be amended to rezone the site from 'Agricultural' to "Residential Townhouse A (R3A)" zone with site specific provisions and the "Open Space" Zone.
5. **THAT** prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
 - (a) A Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering
 - (b) An Urban Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - (c) A Sustainability Score and Summary shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - (d) A Restoration Planting Plan shall be approved to the satisfaction of the Commissioner of Engineering and Public Works
 - (e) An Environmental Impact Study shall be approved to the satisfaction of the Engineering and Public Works
 - (f) An Arborist Report shall be approved to the satisfaction of the Engineering and Public Works
 - (g) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.
6. **THAT** the decision of approval for the subject application be considered null and void and a new development application be required, unless an Official Plan Amendment is approved and a Zoning By-law is passed within 36 months of the Council approval of this decision.
7. **THAT** no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Overview:

- **The applicant is proposing to change the land use designation in the Official Plan and change the zoning of a portion of the subject lands to facilitate the development of eight (8) townhouses.**

- **This report recommends approval in principle of the proposed Official Plan Amendment and Zoning By-law Amendment.**
- **The lands are designated in the Official Plan as ‘Open Space’ on Schedule A and “Woodland” on Schedule D of the City of Brampton Official Plan. An amendment to the Official Plan is proposed to redesignate a portion of the site from ‘Open Space’ to ‘Residential’.**
- **The subject lands are designated as “Natural Heritage System” in the Springdale Secondary Plan (Area 2). An amendment to the Secondary Plan is proposed to redesignate a portion of the site to ‘Medium Density Residential’.**
- **The subject lands are zoned “Agricultural” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is proposed to rezone the site to a residential Townhouse zone with site specific provisions and ‘Open Space’.**
- **A Statutory Public Meeting for this application was held on April 8, 2019. No members of the public spoke to this application at the meeting. Details of the Statutory Public Meeting are included in Appendix 8 of this report.**
- **A number of studies/reports were submitted in support of the application. Generally, Staff is satisfied that the site can be adequately developed as proposed, however some revisions will be required to the technical reports/studies prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law.**
- **The proposed Official Plan Amendment and Zoning By-law Amendment represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, and the Regional Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

The application was received on June 20, 2018 and was reviewed for completeness and found to be complete in accordance with the Planning Act. On February 15, 2019, the City’s Planning staff issued formal notice that deemed the application complete. The application was heard at a Public Meeting on April 8, 2019.

Prior to 2007, the subject lands included a portion of the woodland, known as the Springdale Forest, as well as a single detached dwelling with a garage. In April 2007, the dwelling was demolished and all of the trees on the property were removed without the necessary tree removal permit approval from the City, contravening the City's Woodlot By-law.

As a result of the tree removal, court case was brought against the property owner by the City which was held on November 19, 2008 at the Ontario Court of Justice. The property owner was convicted and ordered to pay a fine to the City. As part of the legal proceedings, the City retained a consultant to complete a Woodland Impact Study that investigated the impacts of the tree removal. The Study identified a number of recommendations to minimize impacts to new forest edge trees, including establishing a 15 metre wide new forest edge adjacent to Springdale Forest on the subject property. On January 5, 2017, staff from the City of Brampton, Region of Peel, and Toronto and Region Conservation Authority completed a site visit and staked the dripline of the Springdale Forest which resulted in the established development limits. The current proposal includes the required 15 metre wide new forest edge.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a residential townhouse development. Details of the proposal are as follows:

- To develop a total of eight (8) three (3)-storey townhouse units in two (2) blocks
- To create a private condominium road with access to Bramalea Road
- To provide two (2) resident parking spaces for each unit by way of a private driveway and attached garage
- To provide a minimum frontage of 5.1 metres
- To provide a total of three (3) visitor parking spaces including one (1) accessible parking space
- To create a 15.0 metre environmental buffer / restoration zone from the dripline of Springdale Forest

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- a site area of 0.39 hectares (0.968 acres)
- a frontage of 46 metres along Bramalea Road
- currently vacant with some vegetation coverage along the northern property line.

The surrounding land uses are described as follows:

North: Single Detached Residential

South: Woodlot (Springdale Forest)

East: Bramalea Road, beyond which are Single and Semi-Detached Residential dwellings

West: Woodlot (Springdale Forest)

To facilitate the proposed development, the applicant is proposing the following amendments:

Application to Amend the Official Plan

This application proposes to amend the Official Plan and the Secondary Plan by:

- re-designating a portion of the site from 'Open Space' to 'Residential' in Schedule A
- re-designating a portion of the site from 'Open Space System' to 'Communities' in Schedule 1
- deleting a portion of the site from the 'Woodland' designation on Schedule D
- re-designating a portion of the site from 'Natural Heritage System' to 'Medium Density Residential' on Schedule 2 of the Springdale Secondary Plan

Application to Amend the Zoning Bylaw

This application proposes to amend the Zoning By-law by:

- Rezoning a portion of the site from '*Agricultural (A)*' to '*Residential Townhouse A (R3A)*' with site specific provisions
- Rezoning a portion of the site from '*Agricultural (A)*' to '*Open Space (OS)*'

Summary of Recommendations

This report recommends that Council approve the application in principle to permit eight (8) townhouse units at the subject property and direct staff to bring forward an Official Plan Amendment and Zoning By-law Amendment subsequent to the approval of studies and reports as set out in Recommendation 5 above.

Planning Analysis Summary

The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan.

The location of the site is considered appropriate for a residential infill development. It promotes and facilitates intensification at an appropriate location by taking advantage of the existing infrastructure capacity, neighbourhood amenities and public service

facilities. It will accommodate residential growth within the built up area and contribute to achieving the intensification targets within the City.

The proposed townhouse project represents moderate intensification within the Springdale community by adding eight (8) dwelling units to the area, with a density of approximately 45 units per net hectare. The development also gives consideration to the compatibility with the surrounding area, especially the low density neighbourhood to the north and to the south.

City staff are generally satisfied that with the introduction of the 15 metre wide buffer (new forest edge) and the proposed restoration planting, impacts of the previous tree removal will be adequately mitigated. The proposed restoration in the 15 meter buffer area will enhance the existing natural heritage feature.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 7 – Detailed Planning Analysis.

Outstanding items

Technical Studies

The applicant is in the process of preparing a resubmission that includes the following technical studies:

- A revised Functional Servicing Report
- A revised Urban Design Brief
- A revised Sustainability Score and Summary
- A revised Restoration Planting Plan
- A revised Environmental Impact Study
- A revised Arborist Report

Staff are satisfied that while these studies have not been approved, the required revisions are minor in nature and will not have an impact on the land use, density and overall site layout. The proposed Official Plan and Zoning By-law Amendment shall not be adopted until these studies are approved to the satisfaction of the City.

Land Conveyance

An environmental buffer that measures 15 metres from the staked dripline of the existing Natural Heritage Feature shall be conveyed gratuitously to the City to accommodate its long term protection and preservation. The proposed Official Plan and Zoning By-law Amendment shall not be adopted until such time when the arrangements for the gratuitous conveyance of the buffer are completed to the satisfaction of the Commissioner of Planning, Building and Economic Development.

Matters of Provincial Interest:

Planning Act:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposal represents orderly development in a location that is suitable for growth and development due to its proximity to existing and planned transit options, and nearby recreational, community and commercial services.

Provincial Policy Statement (PPS):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The location of the site is considered appropriate for intensification as it will take advantage of the existing infrastructure capacity and public service facilities including transit, which avoids unnecessary land consumption and servicing costs. Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

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

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through more compact building forms and opportunities to provide a diverse range of housing options. The development is taking place within a delineated built boundary that has access to existing municipal water and wastewater systems. It represents appropriate intensification which will contribute to the Growth Plan target of achieving 50 percent of all development within the built-up area. This development proposal conforms to the applicable sections of the Growth Plan.

Municipal Planning Documents:

Region of Peel Official Plan:

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel's growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by contributing to the building of a complete community that offers housing, employment, recreational and cultural activities and providing an environmental buffer to enhance the ecological function of the adjacent natural heritage feature.

City of Brampton Official Plan and Springdale Secondary Plan:

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The applicant has applied to amend the Official Plan and the Springdale Secondary Plan. Staff has evaluated the proposal and

determined that the proposed application is supportable subject to the approval of the outstanding technical studies and the conveyance of the environmental buffer.

Community Engagement:

The proposed Zoning By-law Amendment 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 requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A statutory public meeting for this application was held on April 8, 2019. There were some members of the public in attendance at the meeting in regard to this application and a presentation was requested but no member of public spoke at the meeting. In addition, six (6) pieces of correspondence were received. Please refer to Appendix 8 for details regarding comments received by email prior to and after the meeting.

Corporate Implications:

Economic Development Implications

There are no Economic Development Implications.

Financial Implications:

There are no financial implications associated with this application. Revenue that is 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:

This application is consistent with the "A City with Opportunities" and "A Green City" theme. It supports the building of complete communities and implementation of a green framework. The proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing built up area that is within close proximity of existing community services, parks, and schools; and,
- protecting, restoring and enhancing natural heritage features.

Living the Mosaic – 2040 Vision

This proposal directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

Staff is satisfied that the Official Plan and Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Peel Region Official Plan. Staff therefore recommend that the proposed Official Plan and Zoning By-law Amendment be approved in principle.

Authored by:

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Planning, Building & Economic
Development

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services

Approved by:

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

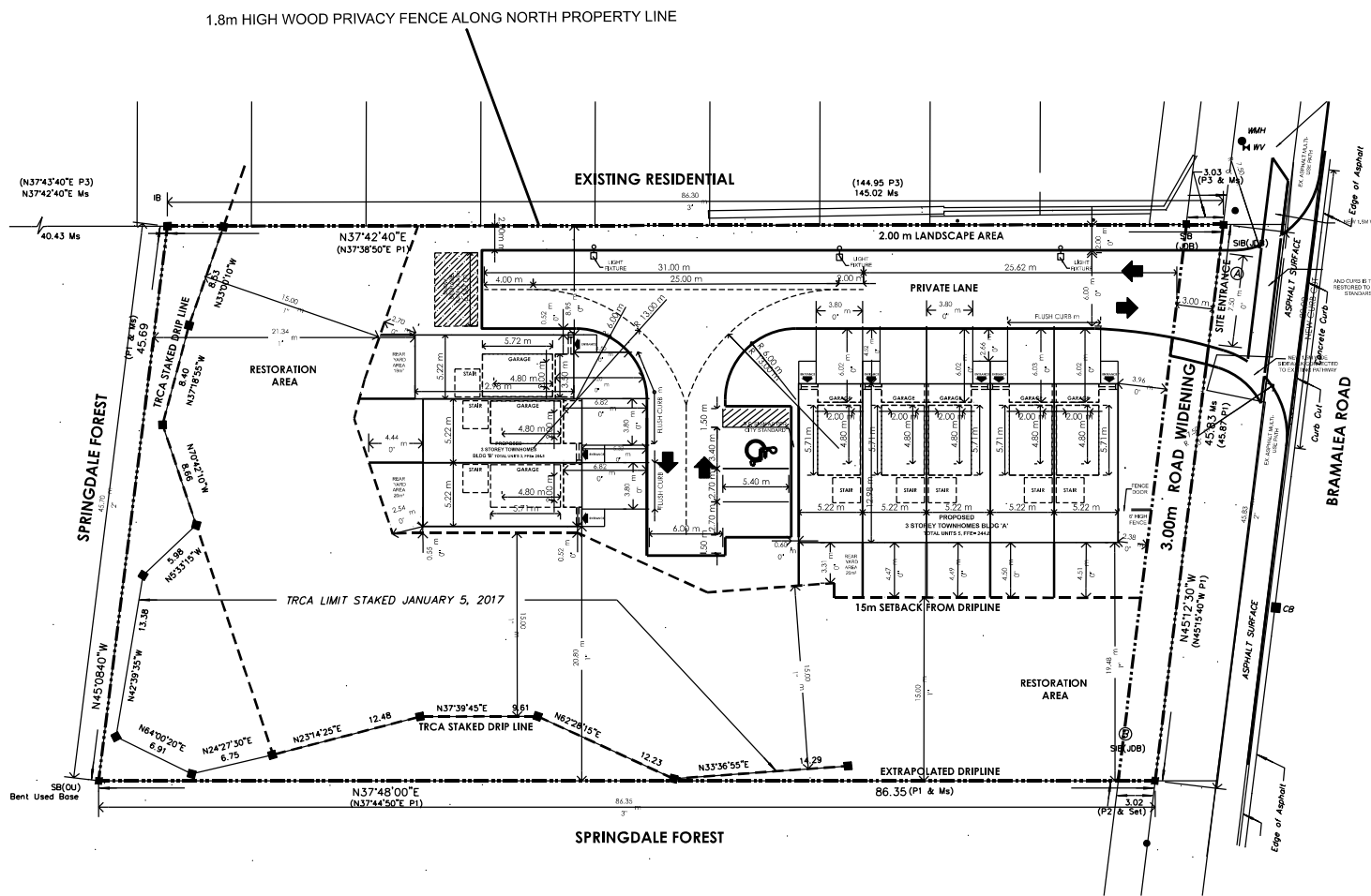
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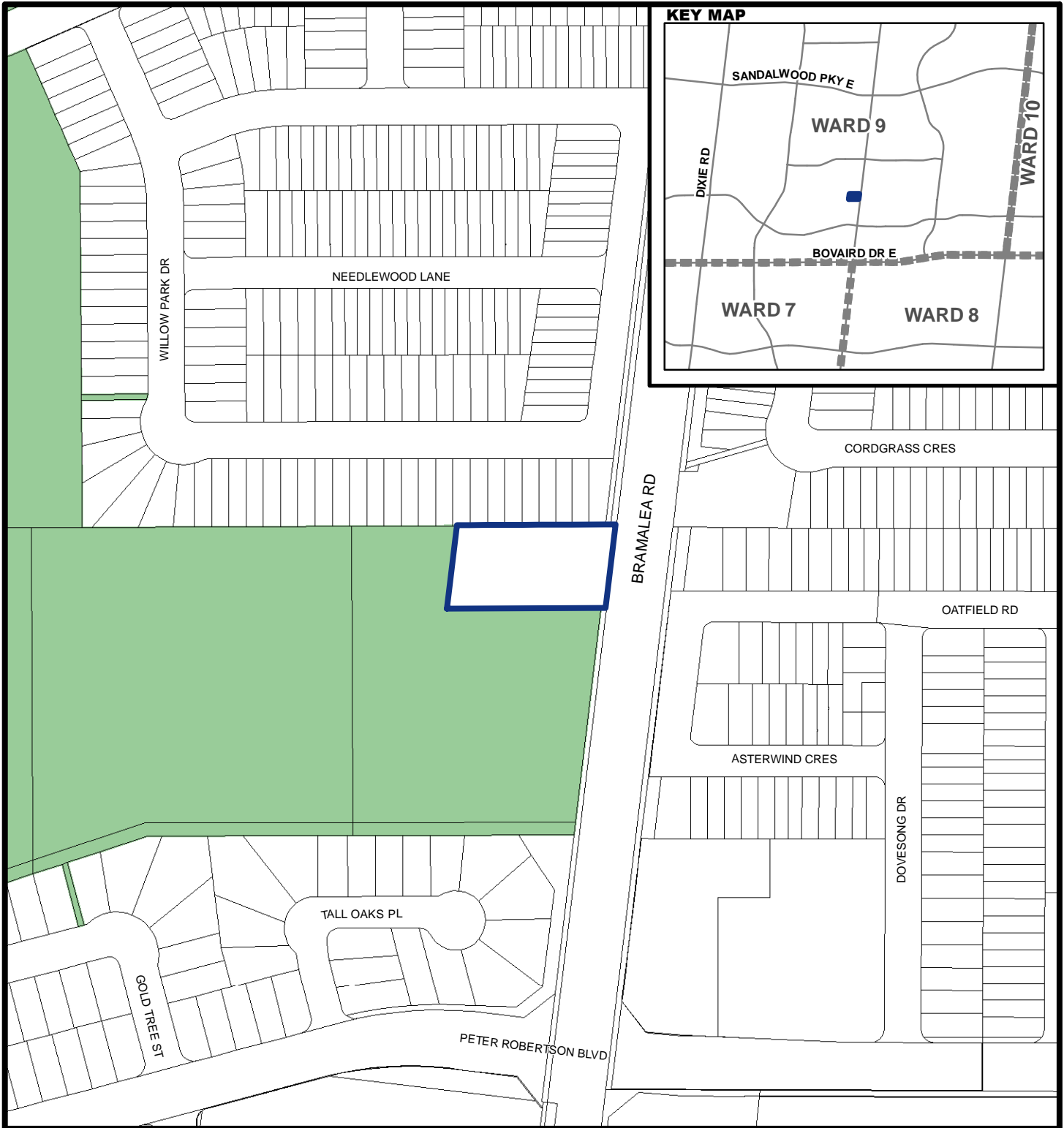
David Barrick
Chief Administrative Officer

Attachments:

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Detailed Planning Analysis
Appendix 8:	Results of the Public Meeting and Correspondence Received

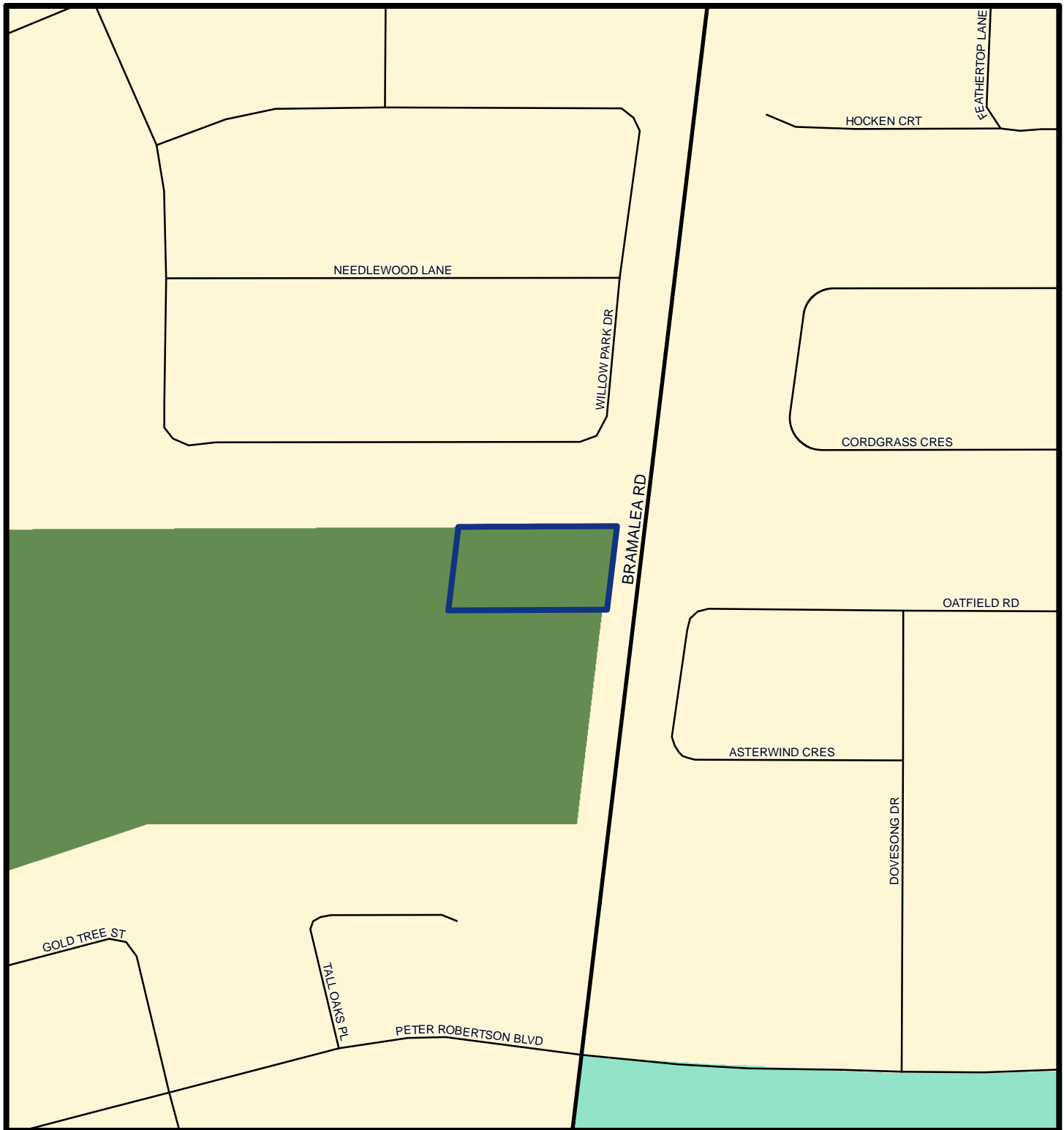
Appendix 9: Results of the circulation





- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE



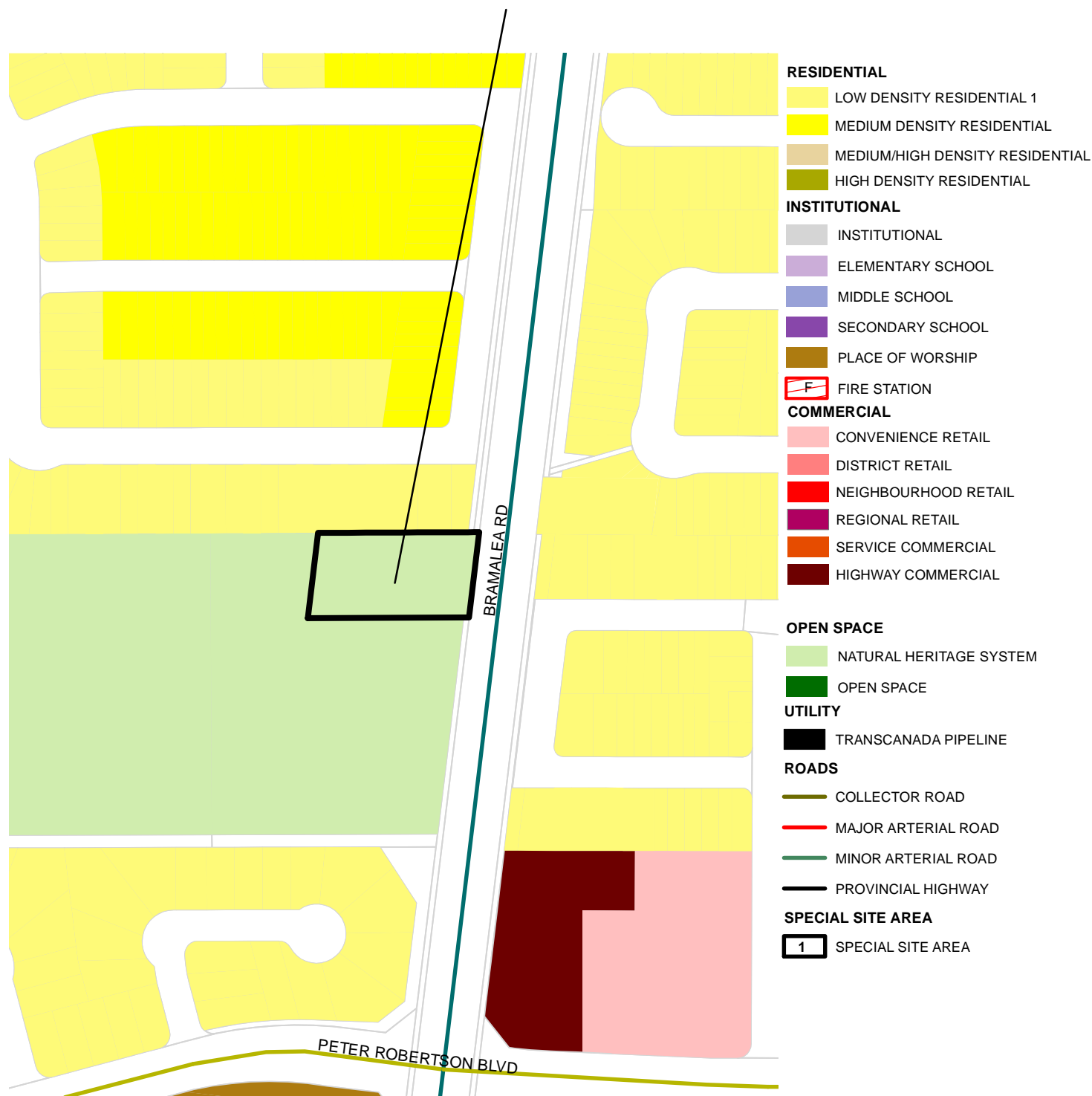


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- OPENSOURCE
- RESIDENTIAL
- MAJOR INSTITUTIONAL

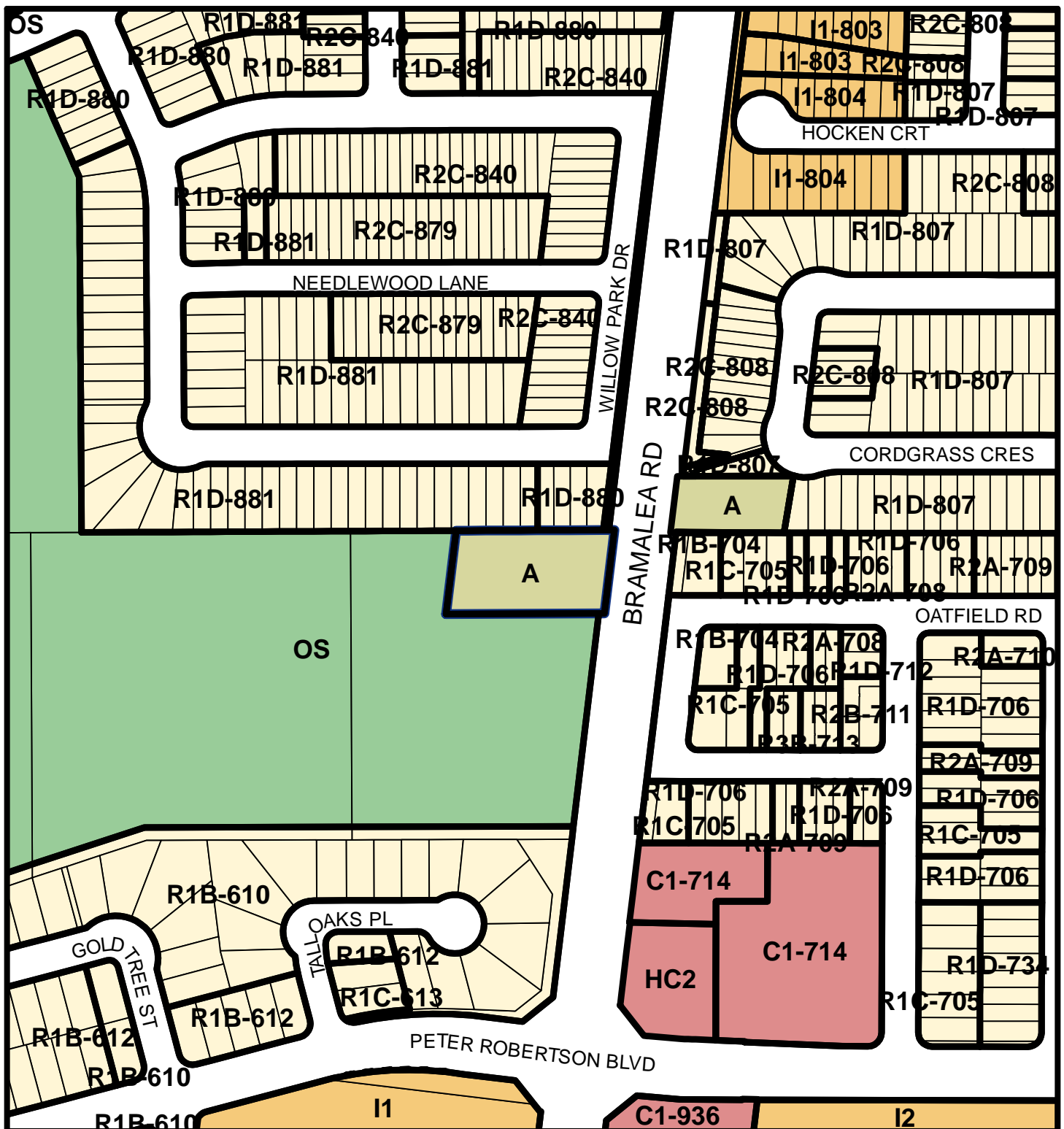


SUBJECT LANDS



EXTRACT FROM SCHEDULE SP2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN

APPENDIX 5



-  SUBJECT LAND
  COMMERCIAL
  AGRICULTURAL
 RESIDENTIAL
  INSTITUTIONAL
  OPEN SPACE



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

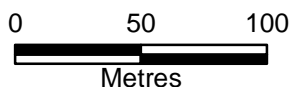


Author: ckovac

Date: 2021/10/21










APPENDIX 5
ZONING DESIGNATIONS
GAGNON WALKER DOMES LTD.
SUKHJEET KAUR AND PAHAR NAVSHAMJEET

CITY FILE: C04E11.008





Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AERIAL PHOTO DATE: SPRING 2021



DETAILED PLANNING ANALYSIS

City File Number: C04E11.008

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

This application has regard to matters of provincial interest as identified in Section 2 of the Planning Act in terms of:

- 2(a) the protection of ecological systems, including natural areas, features and functions;
- 2(h) the orderly development of safe and healthy communities;
- 2(j) the adequate provision of a full range of housing, including affordable housing;
- 2(p) the appropriate location of growth and development; and,
- 2(j) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These will be described in the relevant sections below.

Provincial Policy Statement (2020)

The Provincial Policy Statement 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 the following policies in the Provincial Policy Statement (PPS):

- “1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- (a) efficiently use land and resources;
 - (b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - (e) support active transportation;
 - (f) are transit-supportive, where transit is planned, exists or may be developed;

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a

significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

The applicant proposes to redevelop a site that is located within a mature residential community. Many neighbourhood amenities and public service are in close proximity, including schools, parks, a hospital and commercial establishments. In addition, there are three bus routes in a short walking distance from the site.

The proposed townhouse form will add to the housing mix of the area to contribute to a complete community. This is in alignment with Section 1.4.1.

The location of the site is considered appropriate for intensification and the proposed development will take advantage of the existing infrastructure capacity and public

service facilities including transit, which avoids unnecessary land consumption and servicing costs. This conforms to Section 1.1.3.2 (a) (b) and (f) and 1.1.3.3 of the PPS.

The proposal includes a 15 metre buffer from the dripline of the adjacent woodlot known as Springdale Forest. The environmental buffer will be enhanced with restoration planting and will be conveyed to the City as a publicly owned environmental protection area, which is in keeping with the Section 2.1.1 and 2.1.2 of the PPS.

Based on the above, staff is satisfied that the proposed development is consistent with policies in the Provincial Policy Statement.

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

The subject lands are within the “Built Up Area” as defined by the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal has been evaluated against the following policies in the Growth Plan:

“2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities

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. expand convenient access to:
 - 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;
 - c. provide for a more compact built form and a vibrant public realm, including public open spaces;
- 2.2.2.1 By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:
- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area;
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
- a. planning to accommodate forecasted growth to the horizon of this Plan;
 - b. planning to achieve the minimum intensification and density targets in this Plan;
- 4.2.2.6 Beyond the *Natural Heritage System for the Growth Plan*, including within *settlement areas*, the municipality:
- a. will continue to protect any other *natural heritage features and areas* in a manner that is consistent with the PPS; and
 - b. may continue to protect any other *natural heritage system* or identify new systems in a manner that is consistent with the PPS.”

This property is located within a settlement area that is defined in provincial and municipal planning documents. The development is taking place within a delineated built boundary that has access to existing municipal water and wastewater systems. The site is located within an established neighbourhood where neighbourhood amenities and public services (including schools, parks, retail stores, transit stops, a hospital etc.) are easily accessible. As such, Section 2.2.1.2 and 2.2.1.4 (a) of the Growth Plan are satisfied.

The intensification of the site will contribute to the Growth Plan target of achieving 50 percent of all development within the built-up area by re-developing a vacant site, which is consistent with policies 2.2.2.1 and 2.2.6.2 of the Growth Plan.

The development will consist of a protected environmental buffer which will be conveyed to the City prior to the adoption of the Official Plan and Zoning By-law Amendment. This will eventually form part of the Springdale Forest and provide habitat for local wildlife and enhance the ecological function of the woodland. It is consistent

with the Growth Plan's direction in the preservation of the Natural Heritage Feature in the Settlement Areas under Section 4.2.2.6.

Based on the above, staff is satisfied that the proposed development is consistent with policies in the Growth Plan.

Region of Peel Official Plan, 2016

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 site is located within the "Urban Boundary" and is designated "Urban System" in Schedule D and identified as 'Built Up Area' in Schedule D4 and 'Core Areas of Greenlands System' in Schedule A of the Regional Official Plan. The proposed Official Plan Amendment and Zoning by-law Amendment to implement this proposal have been evaluated and analyzed against the following policies:

2.3.2.7 Ensure that the Core Areas of the Greenlands System in Peel, as described in Policy 2.3.2.2 and 2.3.2.3 and as further detailed in the area municipal official plans and related planning documents, are not damaged or destroyed. In the event that portions of the Core Areas are damaged or destroyed, there shall be no adjustment to the boundary or redesignation of these areas in the area municipal official plans and the Region will require replacement or rehabilitation of the ecological features, functions and/or landforms. Regional Council will support the area municipalities in applying this policy to other environmental features that are protected in an approved area official plan.

2.3.2.25 Direct the area municipalities to require environmental impact studies for development and site alteration within and on adjacent lands to the Greenlands System and to include policies in their official plans for the protection of the Greenlands System in accordance with the policies of this Plan and provincial policy. When developing official plan policies, the area municipalities may go beyond the minimum standards, or may be more restrictive than the Regional Official Plan or provincial policy, unless doing so would conflict with any policy of the Provincial Policy Statement (PPS) 2005 or applicable provincial plan.

This requirement for environmental impact studies may be reduced if detailed development criteria have been applied to a site through a subwatershed study, a comprehensive environmental impact study, or if an

appropriate scoping exercise has been completed by the area municipality in consultation with the relevant agencies.

2.5 Restoration of the Natural Environment

- 2.5.1 To seek opportunities to enhance the Greenlands System in Peel by restoring and enhancing degraded components of the ecosystem and by extending the network of natural areas where ecologically beneficial.
- 2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.
- 2.5.2.3 Encourage and promote jointly with conservation authorities, the area municipalities and other agencies, habitat restoration and enhancement programmes through the planning approval process.
- 2.5.2.6 Support and encourage all efforts, including those of the area municipalities and conservation authorities, in restoring and enhancing components of the Greenlands System.

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.
- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

Urban System Policies:

- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
 - a) support the Urban System objectives and policies in this Plan;
 - b) support pedestrian-friendly and transit-supportive urban development;

Growth Management Policies:

- 5.5.2.2 Direct a significant portion of new growth to the built-up area of the community through intensification.

Intensification Objectives:

- 5.5.3.1.1 To achieve compact and efficient urban forms.
- 5.5.3.1.2 To optimize the use of existing infrastructure and services.
- 5.5.3.1.3 To revitalize and/or enhance developed areas.
- 5.5.3.1.4 To intensify development on underutilized lands.
- 5.5.3.1.5 To reduce dependence on the automobile through the development of mixed use, transit-supportive, pedestrian friendly urban environments.
- 5.5.3.1.6 To optimize all intensification opportunities across the Region.
- 5.5.3.1.8 To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

Intensification Policies:

- 5.5.3.2.2 Facilitate and promote intensification.
- 5.5.3.2.4 Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.
- 5.5.3.2.5 To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:
City of Brampton: 26,500 units;

Interpretation:

- 7.2.2.3 The exact lines and boundaries for the information contained in the generalized schedules will be defined in the area municipal official plans, where applicable. The boundaries of the Core Areas of the Greenlands System shown on Schedule A are intended to be general in nature. More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. Due to the general nature of the Core Areas boundaries on Schedule A, an amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System as determined through required studies or field investigations.

While identified as 'Core Areas of the Greenlands System' in the Regions Official Plan, the removal of trees and the resolution of the removal predated the approval of ROPA 21B that established the woodland as a Core Area of the Greenlands System. The Region of Peel has confirmed that in this instance, and given these circumstances, the Region does not object to the development subject to the submission of an environmental impact assessment to ensure that appropriate buffering and protection of the remaining adjacent woodland would be implemented.

In accordance with Policy 7.2.2.3 of the Regional Official Plan, the boundaries of the Core Areas of the Greenlands System shown on Schedule A are intended to be general in nature. Due to the general nature of the Core Area boundaries on Schedule A, an amendment to the Regional Official Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. Subject to demonstration that an environmental impact assessment has been submitted to the Region and City's satisfaction and establishment of an appropriate buffer from the remaining woodland boundary, an amendment to reflect the revised Core Areas of the Greenlands System boundary on Schedule A is not required.

Region of Peel staff is satisfied that the proposed development conforms to 2.3.2.7, 2.3.2.25 and 7.2.2.3 of the Regional Official Plan.

This proposal will restore and enhance existing natural heritage features and facilitate their long term protection by providing an environmental buffer and undertaking restoration planting within the buffer. This conforms to Regional Official Plan Policies 2.5.1, 2.5.2.1, 2.5.2.3 and 2.5.2.6.

The development is located within the "Urban System" in an established neighbourhood which is developed with a number of amenities including: schools, parks, retail stores, transit stops, and health care facilities. The development will contribute to the building of a complete community that offers housing, employment, recreational and cultural activities as well as supporting multi-modal transportation. Therefore, Section 5.3.1.3, 5.3.1.4, 5.3.1.5, 5.3.2.2, 5.3.2.6.(b) are satisfied. In addition, by redeveloping a vacant site into eight townhouse units which is compatible with the residential uses surrounding the site, the proposal contributes to the Region's intensification target as set out in Section 5.5.3.2.4 and 5.5.3.2.5 of the Regional Official Plan.

The proposal contemplates a compact townhouse built form and achieves a density of 44 units per net hectare. This is consistent with Policy 5.3.1.4 and 5.3.2.6 of the Regional Official Plan

Based on the above, staff is satisfied that the proposal conforms to the Region of Peel Official Plan.

City of Brampton Official Plan, 2006

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 set the basis for addressing the challenges of growth in Brampton.

The subject lands are designated “Open Space” in Schedule A and are identified as “Open Space System” in Schedule 1 of the Official Plan. The proposed Official Plan Amendment seeks to amend the Official Plan by re-designate the site to “Residential” and “Communities” in Schedule A and Schedule 1 respectively.

The following Official Plan policies have been reviewed in evaluating the proposed development:

“3.1 SUSTAINABLE PLANNING FRAMEWORK

The City’s sustainable planning framework provides a holistic approach to planning that integrates economic, social, environmental and cultural elements and is built on:

- The City’s long standing ecosystem approach to land use planning that recognizes the dynamic interrelationship of all elements of the biophysical community that are necessary to achieve a sustainable, healthy natural heritage system;
- A culture of conservation that is expressed through the coordinated implementation of the City’s land use development, natural heritage and environmental management, and recreational and cultural heritage policies;
- The conservation, restoration and enhancement of the integrity of Brampton’s air, water and land resources;
- Complete communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment and supporting services and facilities;
- An integrated land use and multi-modal transportation plan that provides a balanced transportation system giving priority to public transit and pedestrians;

Residential

- Provide for a range of housing opportunities in terms of dwelling types, densities, tenure and cost to meet the diverse needs of people from various social, cultural and economic background including persons with disabilities.
- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of uses.
- Promote high physical design standards to create distinctive and attractive communities with a strong sense of place.

Natural Heritage and Environmental Management

- Identify, protect, and restore or where possible, enhance natural ecosystem features, functions and linkages;
- 3.2.8 New communities and new development within existing communities shall be planned to be Complete Communities. Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents. Convenient access to public transportation and option for safe, non-motorized travel is also provided.
- 3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.
- 4.2 Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:
- (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.
 - (iii) Ensuring economic efficiency in providing housing on serviced or serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop.
 - (iv) Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans.
 - (v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

It is the objective of the Residential Policies to:

- b) 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;
 - c) Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods;
- 4.2.1.6 Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.
- 4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:
- (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;
 - (vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.

4.2.7 Design

The City of Brampton will strive to create communities that have a high quality of development by:

- (i) Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;
- (ii) Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built structures with significant architecture, heritage features or important views and vistas;
- (iii) Enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road right-of-way. The layout of circulation and open space systems and the siting of major features, public uses and built form;

- (iv) Implementing sustainable management practices relating to waste reduction, and water, soil, air and energy conservation and to support a framework for environmentally sustainable development;

For ground-related residential developments, the following objectives shall be encouraged:

- to vary densities by introducing a variety of lot widths and housing types to promote diversity;
- to avoid the placement of large garages on narrow lots;
- to proportion garages within the house frontage to ensure high quality streetscapes and habitable room widths with front windows; and,
- to use single car garages for townhouses, semi-detached and small detached units.

4.6.6 Natural Heritage System

The features and areas that make up the natural heritage system within the City of Brampton are:

- Valleylands and Watercourse Corridors
- Woodlands
- Wetlands (Provincially Significant and Other Wetlands)
- Environmentally Sensitive/Significant Areas
- Areas of Natural and Scientific Interest (ANSI)
- Fish and Wildlife Habitat
- Greenbelt Plan Natural System

Some of these features and areas are mapped on Schedule “D” as appropriate Identification and refinement of these natural heritage features and areas will be made as and when watershed plans, subwatershed studies, natural heritage system studies and other environmental studies are prepared. As well, the City is committed to ensuring the conservation of these natural features, functions and linkages through the application of environmental buffers, setbacks and linkages, the securement of natural heritage areas, and the management of non-native invasive species.

- 4.6.6.1 The precise boundaries and alignments of natural heritage features and areas as indicated on Schedule “D” will be determined site specifically on

the basis of the policies of this Plan and in consultation with the appropriate Conservation Authority.

- 4.6.6.5 For development applications, including redevelopment and intensification, with the Built Boundary, the City will seek opportunities to manage, restore, connect and where possible, enhance existing open space and natural areas, as feasible.
- 4.6.6.8 Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule “D” unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.
- 4.6.6.9 For the purposes of this policy, adjacent lands are those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands shall be determined in consultation with the Conservation Authorities having regard for the Province’s Natural Heritage Reference Manual.
- 4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.
- 4.6.6.13 On lands subject to a development application where any natural feature or area designated on Schedule “D” is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas in the Official Plan. The applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City.
- 4.11.3.2 Community Revitalization

In the City’s established neighbourhoods and built up areas, continual maintenance and improvement are required to conserve the fabric and to ensure their vitality and efficient functioning. Community revitalisation may take various forms including infill, intensification, replacement or redevelopment.

These development activities are encouraged because they help make better use of the existing infrastructure and resources and meet the City's objectives for managing growth.

The key consideration for new development/redevelopment in existing built-up areas is compatibility. Compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. The physical context includes site conditions, the existing land use and neighbourhood, landscape and townscape. As such, it may sometimes be appropriate to have the same form and scale as the neighbouring, or a completely different form and design if the intention is to create a landmark. Each case must be considered on its own merits.

- 4.11.3.2.3 Unless otherwise specified, the overriding design consideration shall be to ensure harmonious integration with the surrounding area. This refers to compatibility in use, scale, form and character. Due consideration shall be given to a number of aspects including height, massing, disposition, setback from the street, distance between buildings, architectural form, colour, materials and cultural heritage conservation.
- 4.11.3.2.5 There should be sufficient capacity in the existing transportation network, municipal infrastructure and community services to cope with the proposed development.
- 4.11.3.2.7 The proposed development should not cause adverse effects on the adjacent areas especially in respect of grading, drainage, access and circulation, privacy, views, enjoyment of outdoor amenities, and microclimatic conditions (such that there would be minimum shadows and uncomfortable wind conditions).

Below is a brief description of how the general principles of the Official Plan is being satisfied:

Land Use

The location of the site is considered appropriate for a residential development. The site is located in the interior of a mature residential neighbourhood. The site is serviced by existing municipal water and sewer and is in proximity to a number of public service facilities including schools, public parks, recreational trails, transit stops and health care facilities. The proposed development will maximize the benefit of the existing infrastructure and municipal services already in place, which is consistent with Section 3.2.8.1 of the Official Plan. In addition, the site is well serviced by public transit with two bus stops on Bramalea Road in front of the development. As such, the proposed residential development will contribute to creating a complete community that meets

residents' daily needs by providing convenient access to a mix of jobs, local services and housing. This is consistent with Section 3.2.8 of the Official Plan.

The townhouse built form diversifies the housing stock in the area which is predominantly single detached and provides a range of housing opportunities in terms of dwelling types, densities and cost to meet the diverse need of residents from various background. It represents a compact urban form that will efficiently use land and resources including supporting the existing transit networks in the area. As such, the development contributes to achieving the goals set out in Policy 3.1 Sustainability Planning Framework.

Intensification

Similar to the Provincial and Regional planning documents discussed so far in this report, an important theme in the Official Plan is intensification. Intensification as part of a growth strategy enables efficient use of existing infrastructure including transit, parks, municipal services and water and waste water infrastructure. The proposal will re-develop a vacant site with an eight unit townhouse condominium. It promotes and facilitates intensification at an appropriate location by taking advantage of the existing infrastructure capacity, neighbourhood amenities and public service facilities. It will accommodate residential growth within the built up area and contribute to achieving the intensification targets within the City. This conforms to Section 3.2.8.1, 4.2.5, and 4.2.1.6 of the Official Plan.

The development also gives consideration to the compatibility with the surrounding area, especially the low density neighbourhood to the north and to the south. The townhouse development represents moderate intensification by adding eight dwelling units to the area, with a density of approximately 45 units per net hectare. The townhouse built form and a height of three storeys are compatible with the surrounding low density neighbourhood. Further, the site design strives to minimize any adverse effects on the adjacent low density housing stock by incorporating a 15 metre environmental buffer to the south and to the west of the site. It also provides a 2 metre landscape buffer and a six feet tall privacy fence along the northerly property line intending to protect the privacy of the adjacent homes. Further, a Traffic Impact Study was submitted and approved. It concluded that the proposal would generate minimal traffic volumes and have minimal traffic impacts on the surrounding network. Other technical studies such as a Functional Servicing Report will ensure that the development will not cause adverse effects on the adjacent areas in respect of grading and drainage. As such, staff is satisfied that Policy 4.11.3.2, 4.11.3.2.3 and 4.11.3.2.7 are met.

Urban Design

Section 4.2.7 of the Official Plan sets out the design objectives for housing development within the City. Staff is satisfied that the proposal and the submitted Concept Plan achieves these objectives by:

- Developing a strong community character and enhancing visual experience of residents by articulated architectural design and enhanced streetscape design;
- Contributing to existing natural features by providing a 15 metres environmental buffer
- Implementing sustainable management practices as set out in the Sustainability Score and Summary
- introducing 5.0 metre wide townhouse units to promote diversity of local housing stock;
- proportioning garages within the house frontage and avoiding the placement of large garages on narrow lots by limiting the size of garage doors
- using single car garages for townhouses

These Urban Design standards will be implemented through the adoption of the Site Specific Zoning By-law Amendment.

Natural Heritage

The Official Plan has an emphasis on the significance of conserving and protecting natural heritage features, functions and linkages. It requires that the City seek opportunities through development approval to protect and buffer adjacent natural heritage features. City staff are generally satisfied that the development proposal mitigates the impacts caused by tree removal on the subject lands, with the proposed 15 meter buffer from the current dripline and completion of restoration planting in this buffer. The buffer area will be dedicated to the City as a publicly owned environmental protection area for the purpose of restoring and enhancing ecological functions of the existing natural heritage feature. The owner is required to submit a Site Restoration Plan prior to the adoption of the Official Plan and Zoning By-law amendment, which will prescribe native species of trees and shrubs, as well as a seed mix of native grasses and forbs throughout the buffer in order to reinstate the forest that was previously impacted and complement the existing vegetation. The owner is required to complete the restoration planting in accordance to the Site Restoration Plan at the future development stages.

Toronto and Region Conservation Authority reviewed this application and is satisfied with the proposed development limit and environmental protection approaches.

By incorporating a 15 metre environmental buffer and completing the restoration planting, staff is satisfied that Section 3.1, 4.2.1.15(vii), 4.2.7 (i), 4.2.7 (ii), 4.6.6, 4.6.6.1, 4.6.6.5, 4.6.6.10 and 4.6.6.13 of the Official Plan are met.

Based on the above, staff is satisfied that the proposed application to amend the Official Plan and Zoning By-law conform to general principles of the City of Brampton Official Plan.

Springdale Secondary Plan (Area 2)

The Springdale Secondary Plan (Area 2) designates the site “Natural Heritage System”. The Secondary Plan Amendment seeks to re-designate a portion of the site to “Medium Density Residential”. The following Secondary Plan policies have been reviewed:

3.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

3.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors;
- ii.) Woodlands;
- iii.) Wetlands;
- iv.) Storm Water Management Ponds;
- v.) Environmentally Sensitive/Significant areas;
- vi.) Areas of Natural and Scientific Interest (ANSI);
- vii.) Fish and Wildlife Habitat, and;
- viii.) Greenbelt Plan Natural System.

1.2 Medium Density Residential

1.2.1 Lands designated Medium Density Residential on Schedule 2 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

As previously discussed, while currently designated “Natural Heritage System”, City staff supports the proposed townhouse development subject to the provision of a 15 meter buffer from the current dripline and the approval of outstanding technical studies. These requirements will be fulfilled prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

The proposed townhouse has a density of approximately 45 units per net hectare. In accordance with Section 4.2.1.2 of the Official Plan, Medium Density Residential is the appropriate category of land use designation. As previous discussed, the proposed development represents moderate intensification of a vacant site at an appropriate location within the Secondary Plan Area and gives consideration to urban design, neighbourhood compatibility and natural heritage and environmental management, As such, the proposed Secondary Plan Amendment is supportable.

City of Brampton Zoning By-law

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. The Zoning By-law amendment seeks to rezone the subject site to the “Residential

Townhouse A (R3A)” Zone with site specific provisions and the “Open Space” zone to permit the proposed residential townhouse development.

The proposed Zoning By-law amendment will facilitate the development of eight condominium townhouse units. Site specific provisions will be included to make sure the site design will meet the objectives set out in the City of Brampton Official Plan. In particular, the Site Specific provisions will stipulate:

- The dwelling type and numbers that is consistent with the permitted uses and density as set out in the proposed Secondary Plan
- An adequate size of landscape strip along the north property line in order to provide landscape buffer and privacy fence.
- Sufficient driveway width and length to provide sufficient room for vehicle parking and garbage and recycling receptacles storage on garbage days
- A sufficient unit width to ensure a functional room layout and sufficient amenity space in the front yard
- Restricted garage door width, which will avoid domination of garage doors at the front façade of the building.

Technical Requirements

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

Planning Justification Report

The Planning Justification Report (PJR) dated July 2018 prepared by Gagnon Walker Domes Professional Planners 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 Secondary Plan are satisfied and the development represents good planning. Staff reviewed the Report and finds it satisfactory to support the proposed development.

Traffic Impact Study

A Traffic Impact Study dated February 2021 was prepared by Transplan Transportation Consulting. The Study findings indicate that the proposal would generate minimal traffic volumes and have minimal traffic impacts on the surrounding network. The study area intersections and proposed driveway are expected to operate well under future traffic conditions. No roadway improvements or signal timing adjustments are necessary. The

site access is expected to operate well with the proposed design. A warrant analysis concluded that a dedicated northbound left turn lane is not required for the site access. An on-site site circulation review demonstrated that all vehicles (cars, loading/delivery, waste collection, fire truck) can navigate the site without any problems. The Study has been approved by the City's Traffic Planning Staff.

Noise Study

A Noise Study prepared by J. E. Coulter Associates Ltd. dated March 8, 2021 was submitted and approved. The Noise Report analyzed the impact of noise from the surrounding environment on the proposed development and provided noise attenuation measures. The Report recommended that all units at Building A incorporate a 2.2 metre high acoustic fence. As part of the engineering submission at the detailed design stage, the owner is required to prepare and submit a Noise Attenuation Statement.

Phase 1 and Phase 2 Environmental Site Assessment (ESA)

Phase 1 and Phase 2 ESA reports prepared by Terraprobe dated November 23, 2017 and December 20, 2018 were submitted in support of the application and have been approved by the City's Environmental Engineering Section. A Record of Site Condition has been filed with the Ministry of the Environment.

Functional Servicing Report

A Functional Servicing Report dated January 28, 2021 prepared by WSP Canada Inc. was submitted. The purpose of the Functional Servicing Report is to determine how the subject property and adjacent properties can be serviced while also addressing an overall stormwater management strategy. The report requires some minor revisions and is not approved yet. Staff recommends a revised Functional Servicing Report be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Urban Design Brief

An Urban Design Brief prepared by Sunarts Design, Mataf Architects Inc. and GWD Professional Planners dated March 29, 2021 was submitted in support of the application. The Urban Design Brief sets out guidelines for the development including development vision, built form principles and sustainability measures. The Urban Design Brief has not been approved and should be revised to reflect the updated concept plan. Staff recommends a revised Urban Design Brief be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Environmental Impact Study

A Scoped Environmental Impact Study prepared by Burnside dated March 2021 was submitted. The Study outlines potential environmental impacts on both vegetation and

wildlife and recommended mitigation measures. It recommends several mitigation measures including conveying a 15 metre environmental buffer to the City, installing native plants throughout the buffer and compensating for the proposed tree removals. Some revisions are required to the Study and staff recommends that prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment, a revised Environmental Impact Study is submitted and approved.

Site Restoration Plan

A Restoration Planting Plan was prepared by Sunarts Design dated March 26, 2021, as part of the Landscape Plan. The Plan includes planting arrangement and a plant list to be installed within the environmental buffer area. City staff supports the plant list but requires some revisions to the size of trees to be planted. Staff recommends a revised Site Restoration Plan be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary prepared by GWD Professional Planners Ltd. dated March 2021 were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves an overall score of 36 which meets bronze thresholds of sustainability defined by the City. The Sustainability Score and Summary should be revised to reflect the updated concept plan and staff comments prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment, a revised Sustainability Score and Summary be submitted and approved.

Arborist Report

An Arborist Report prepared by R J Burnside and Associates Limited dated March 2021 was submitted. The Report provides detailed information about vegetation on lands that are affected by a development application. Staff reviewed the arborist report and requested some revisions in accordance with the City's Tableland Tree Guidelines. It is recommended an updated Arborist Report be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Results of the Public Meeting and Correspondence Received

Planning and Development Committee
Regular Meeting – April 8, 2019
City File Number: C04E11.008

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor H. Singh – Wards 9 and 10
City Councillor C. Williams – Wards 7 and 8 (returned from recess
at 8:48 p.m. – other municipal business)
Regional Councillor G. Dhillon – Wards 9 and 10

Members Absent:

nil

Staff Present: Planning and Development Services:

R. Conard, Interim Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner
Corporate Services:
A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel
J. Avbar, Manager, Enforcement and Property Standards
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Several members of the public were present for this item and a presentation was requested. However, no member of the public requested to speak to this matter.

Results Of The Public Meeting:

A Statutory Public Meeting was held on April 9, 2019 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures. At the Public Meeting, several members of the public were present for this item and a presentation was requested. However, no member of the public requested to speak to this matter. Six pieces of correspondence were received in regards to this application.

Public comment:

Suggestion to build a noise wall between the development and existing residential houses to the north and remove the tall trees and replace with new plants.

Staff response:

The proposal includes a 6 feet tall privacy fence along the northern property line. It also proposes to remove the existing trees at the north interface and plant new vegetation.

Public Comment:

The proposed trail will intrude on the privacy of the properties in the existing neighbourhood.

Staff response:

Staff does not support the trails within the restoration area. The restoration zone will be fully revegetated and re-naturalized in a manner that effectively re-establishes the forest edge. The trails have been removed in the latest concept plan.

Public comment:

Visitors to the townhouses may put pressure on parking on local streets in the surrounding area.

Staff response:

The development consists of eight townhouse units. According to the Zoning By-law 270-2004, 3 visitor parking spaces are required. The proposal provides 3 visitor parking spaces which complies with the Zoning By-law. Staff is satisfied that visitor parking can be accommodated within the complex and will not generate spillover parking onto local streets.

Public comment:

Concerns about insufficient spacing to the existing houses on Willow Park Drive which may cause privacy concerns as well as creating noise and light pollution.

Staff Response:

The proposed townhouse Building B have a 9 metre setback between the side wall and the back yards of the adjacent properties. Building A has a setback of 12 metres between the building face and the rear yards of the adjacent lots. The setbacks are considered sufficient to minimize the impacts of noise and light from the new development.

A 2.0 metre landscape buffer is provided between the private lane and the existing lots and a 6 metre high privacy fence will be installed along the property line. The new vegetation planted within the buffer area together with the privacy fence will provide sufficient screening of noise and light pollution and protect the privacy of the neighbouring development.

Public comment:

Concerns about the impact of construction activities on climate change and degrading natural environment.

Staff Response:

The development represents intensification of a vacant site within a built up area. The proposed townhouse units creates a compact urban form which will efficiently use the land and existing infrastructure. The development also includes a 15 metre environmental buffer that contributes to conserving and protecting the City's natural heritage system.

Public comment:

Impact on property values of the existing houses which were advertised as 'Private Ravine Lots'.

Staff Response:

The amount charged for purchase of a property deals with private matters between the purchaser and the builder. The land owner has the right to file an application with the City to change the intended purpose of the land. There is no indication that the existing property values will decrease on the market. Planning staff cannot comment on the future property valuation.

Public comment:

Concerns about increased population in the area and overcrowding in schools.

Staff Response:

The proposed development contributes to the growth target set out by the Province and the Region that a minimum of 40% of all new residential development will occur within the built-up area. The Peel District School Board and Catholic District School Board reviewed the application and anticipated a total yield of eight students and have no objection to this development.

Public comment:

Development will result in serious safety risk posed to motorists and pedestrians due to the extra traffic and critical entrance point to complex.

Staff Response:

A Traffic Impact Study was submitted by the applicant and approved by the City's Traffic Planning staff. The Study concludes that proposed development would generate minimal traffic volumes, and thus have minimal traffic impacts on the surrounding road network. The nearby intersections, in addition to the proposed access to the development are expected to continue operating well under future traffic conditions.

In regards to pedestrian safety, through the development of the site, new sidewalk will be constructed connecting to the existing municipal sidewalk on the west side of Bramalea Road. It is required that proper treatment to the private street such as a "woonerf" style be provided where pedestrians, cyclists and vehicles share the road. Details will be finalized at the Site Plan stage.

Appendix 8a

Correspondence Received
City File Number: C04E11.008

Xiao, Yinzhou

From: Satnam Sehmbi [REDACTED]
Sent: 2019/04/06 11:12 AM
To: Xiao, Yinzhou
Subject: Amend the Official Plan and Zoning By-Law meeting on April 8th, 2019

Follow Up Flag: Follow up
Flag Status: Completed

I am resident of [REDACTED], my suggestion is to make a noise wall in between and get rid of the tall trees and plant new plants.

thnaks

Sincerely,

Satnam Sehmbi
[REDACTED]

Xiao, Yinzhou

From: Behruz Daroga [mailto:3885@...]
Sent: 2019/04/08 10:52 AM
To: Xiao, Yinzhou
Subject: file C04E11.008

Dear Yin Xiao,

Application to amend Plan and Zoning By-Law
Gagnon Walker Domes Ltd. development of 8-9 townhouses

I am writing to express my strong opposition to the application. We bought our homes with a view and for privacy but the trails will intrude on that. Visitors to the townhouses may park on our street Willow Park Drive. In addition, I cite noise pollution and increased population density in this area. I say no.

Behruz Daroga.

Xiao, Yinzhou

From: Vijeyalakshmi Daroga [mailto:vi@jeyalakshmi@gmail.com]
Sent: 2019/04/08 11:12 AM
To: Xiao, Yinzhou
Subject: File C04E11.008 Application to amend Plan and Zoning By-Law

Dear Yin Xiao, development planner,

I am writing to express my opposition, in the strongest terms, to the application. The trails will cause an intolerable intrusion of privacy for which we bought our home in this location. In addition, visitors to the townhouses, if they cannot find a parking space, may resort to parking on our street Willow Park Drive. I strongly object to this development.

Vijeyalakshmi Daroga.

Xiao, Yinzhou

From: Gurmit Singh [REDACTED]
Sent: 2019/04/10 8:46 PM
To: Xiao, Yinzhou
Subject: 10196 Bramalea Road

Hi there,

I currently reside at [REDACTED] crescent with my parents, right across the road from the planned development zone.

I do understand the application has yet to be completed, however I'm keen to stay informed on when I'll be able to book these townhouses. Is there a way to stay updated on once the booking phase opens?

Xiao, Yinzhou

From: Gurvinder Virk [mailto:gurvinder174@yahoo.ca]
Sent: 2019/04/18 9:30 AM
To: Xiao, Yinzhou
Subject: Re: C04E11.008 Application to amend Plan and Zoning By-Law, 10196 Bramalea
Attachments: scan0050.pdf; scan0051.pdf; Case File# - Copy.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Yin,

I have attached a copy of current thoughts from community members and their signatures regarding the housing project on **10196 Bramalea Road**. Please take your time to review all the points. We are in process of getting more thoughts and signatures from community members. We are more than happy to discuss this matter further. Thanks for all your time and consideration.

Regards

Gurvinder Virk

On Thursday, April 11, 2019 7:57 PM, Gurvinder Virk [mailto:gurvinder174@yahoo.ca] wrote:

Thanks Yin,
This matter has been discussed by all the concerned neighbors and will be sending you our concerns in writing by next week.

Regards

Gurvinder

On Thursday, April 11, 2019, 4:15:25 p.m. EDT, Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca> wrote:

Dear Guvinder Virk,

You have expressed interest in the above mentioned application. Your input is very important to us.

We will notify you by email when a Recommendation Report is prepared and we look forward to hearing more from you.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130

City File No. C04E11.008

Application Type ZBA/OPA

This application is written to oppose the proposal for a housing project at 10196 Bramalea Road. As a community we strongly feel the current plan will decrease the quality of life of our residents. Please take the time to consider some of the important information listed below when making your decision to approve the housing project proposal.

Environmental Impact

Climate change and the decreasing natural environment is a global issue, and activities of construction projects is a chief contributor. With global efforts to decrease these threats, we are discouraging on site activities which contribute to atmospheric pollution, endanger wildlife species, water pollution, and dislocate animals from their homes.

Lack of Spacing-There seems not enough spacing buffer between the properties on Willow park Dr. which will create some privacy concerns and also issues of traffic noise and lights.

Parking and Traffic Flow

With the construction of eight complexes and possibly one more, there are only three visitor parking spots allotted to the site. There are not enough visitor parking spots for all these units, which will result in an overflow of parked cars on residential streets specifically Willow Park Drive and Needlewood Lane. It is already extremely hard to manage the flow of traffic in a family friendly neighborhood which will only cause more distress among community members and make the streets unsafe for kids.

Devaluation of Current Houses

Houses that have been bought by community members backing up the ravine will decrease in property value. When these units were originally purchased, members bought these units at a higher price as they were advertised as “Private Ravine Lots”. It is unfair to homeowners to purchase these homes with the intent to sell their homes in the future at greater value. The current small piece of land was projected as private property, which is now not the case.

School Over Crowding

The elementary school in this community is already over crowded and kids are spending up to 2-3 years in portables. Creating new complexes is going to increase number of children in classrooms, lack of resources to support these children, and as a result their learning environment will not be able to help children reach their full potential.

We really hope you take all these points into consideration before approving the proposed plan. As a community we are more than happy to help out in any way possible. Thank you for your time and consideration. We are more than happy to set up a meeting to further discuss our issues and come to a resolution.

Sincerely,

Concerned Residents

NAME PHONE #
SATNAM SEHNI [REDACTED]
ADRIK SOSP [REDACTED]
HARBIR MUKHA [REDACTED]

mitzie & Hugh Burrell [REDACTED]

Avis Hall and Shane Griffith [REDACTED]

Kevin Shrels [REDACTED]
SULAKHAN SINGH GILL
[REDACTED]

Behruz Dargu [REDACTED]

MANPREET SINGH AUJLA
[REDACTED]
GURDEV SINGH GOSAL
[REDACTED]

GURINDER VIRK [REDACTED]

SANJAY RAWAL [REDACTED]
RAJWINDER GILL [REDACTED]
AMRIT PAL SINGH [REDACTED]
ROHIT VERMA [REDACTED]

Henry [REDACTED]

NAME PHONE #
MOHAMMAD KHAN [REDACTED]
STEVE MACKENZIE [REDACTED]

THANK TRAN [REDACTED]

TEJENDER SIDHU [REDACTED]

PARAMJIT KANG [REDACTED]

Harlan Sini call [REDACTED]

Mahesh Patel [REDACTED]

MARCELO NUÑEZ [REDACTED]

AVTAR SING [REDACTED]

Scott Bowman [REDACTED]

Karajit Kaur [REDACTED]

~~Harbhajan Dhindsa~~ [REDACTED]

I agree with our people against prys

Shajwul Husein

[REDACTED]

Xiao, Yinzhou

From: Tavares, Cassandra
Sent: 2020/05/21 1:26 PM
To: Xiao, Yinzhou
Cc: Dhillon, Gurpreet - Councillor; Singh, Harkirat - Councillor
Subject: FW: [EXTERNAL]File C04E11.008

Follow Up Flag: Follow up
Flag Status: Completed

Hi Yin,

Please see the below e-mail regarding C04E11.008 and assist if possible.

Thank you,

Cassandra Tavares


Business Services Clerk

Planning and Development Services

City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

E: cassandra.tavares@brampton.ca | T: 905.874.2899 | W: www.brampton.ca

Our Focus Is People 

From: JAGJEEVAN JHAJJ 
Sent: 2020/05/21 1:04 PM
To: Planning Development <Planning.Development@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>
Subject: [EXTERNAL]File C04E11.008

Hello

This is in reference to the above file and development on 10196 Bramalea Road.

I live close to development and drive by property everyday and have following serious concerns.

The proposed site was single dwelling and is vacant for many decades. City want to allow it to be developed as multi dwelling townhouses without any consideration of traffic flow on Bramalea Road. Development will result in serious safety risk posed to motorists and pedestrians due to the extra traffic and critical entrance point to complex.

Considering the safety and well being of people it should not be allowed.

Raj Jhajj
Brampton

Results of the Application Circulation
City File Number: C04E11.008

March 14, 2019

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Yin Xiao

Re: Notice of Application - Request for Comments
GAGNON WALKER DOMES LTD - Navsharnjeet Parhar
10196 Bramalea Road (8 Townhouse Units)
COB File: C04E11.008
Alectra EP File: J2-95

Dear Yin,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required. Alectra Utilities requires blanket easement on condominium developments.
- The owner/developer shall observe all aerial and underground clearances, as may be required. These will be confirmed during the final design of the road and subdivision.

B) The owner/developer shall 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.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

Xiao, Yinzhou

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: 2021/11/08 2:42 PM
To: Xiao, Yinzhou
Subject: [EXTERNAL]RE: C04E11.008 Notice of Application and Request for Comments

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon Yinzhou,

Bell Canada does not have any comments at this time. We will provide comment at the Site Plan or Draft Plan stage.

Ryan Courville

Access Network Provisioning Manager | Planning and Development
C: 416-570-6726
100 Borough Dr. Fl. 5 Toronto, Ontario



From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: November 7, 2021 8:20 PM
To: CA - Circulations <CA.Circulations@wsp.com>; CA - Circulations <CA.Circulations@wsp.com>
Subject: FW: C04E11.008 Notice of Application and Request for Comments

Hello Ryan,

Please see attached Notice of Application dated Feb 2019. I searched my inbox and could not located comments from Bell. If you previously provided comment, do you mind forwarding it to me? If not, I would really appreciate an expedited review as the report is going to December Committee meeting and I'm trying to put everything together last minute.

Thanks very much in advance for your help.

*I am currently working remotely due to building occupancy limits during COVID-19. Please note Planning, Building and Economic Development Department, has re-opened to the public **by appointment only**. For information on safety, closures and reopening, please visit www.brampton.ca/reopening.*

To book an appointment, visit www.brampton.ca/skiptheline

Yin (Yinzhou) Xiao, MCIP, RPP

Planner III, Development Services
Planning, Building and Economic Development Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the Brampton Plan. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 2019/02/27 10:41 AM

To: nirmaljit.raai@canadapost.postescanada.ca; circulations@mmm.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; 'stephanie. cox' <stephanie.cox@dpcdsb.org>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; apportionments@mpac.ca; Henry Gamboa <Henry.Gamboa@alecrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>; 'Branko Vidovic' <Branko.vidovic@peelsb.com>; gtaw.newarea@rci.rogers.com; Adam Miller <amiller@trca.on.ca>; aaazouz@cscmonavenir.ca; vito.pedano@peelpolice.ca

Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>

Subject: C04E11.008 Notice of Application and Request for Comments

Good Morning,

Please find attached the Notice of Application and Request for Comments for the above noted file.

If you have any concerns please contact the assigned Planner, Yin Xiao at Yinzhou.Xiao@brampton.ca or 905-874-2867.

Thank you and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

905.874.3453

shawntelle.trdoslavic@brampton.ca

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

March 25, 2019

City of Brampton
Planning Department

To: Yin Xiao

Re: **Application No: C04E11.008**
10196 Bramalea Road
City of Brampton

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will 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.
- ⇒ The owner/developer will 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.
- ⇒ The owner/developer will 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.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, 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**.

- ⇒ The owner/developer agrees to 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.
- ⇒ The owner/developer 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.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON
Phone number - 905-846-4814 X2005

Sincerely,

A handwritten signature in blue ink that reads "Nrai".

Nirmaljit Rai

Delivery Planning Officer – GTA West
Canada Post Corporation
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
647-221-8241

February 27, 2019

Yin Xiao
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Yin Xiao:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
Gagnon Walker Domes Ltd – Parhar, Navsharnjeet
File: C04E11.008
10196 Bramalea Road
City of Brampton – Ward 9**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 8 townhouse units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Our Lady of Providence	596	665	0
Secondary School	St. Marguerite d'Youville	1524	1458	11

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "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 outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "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."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: B. Vidovic, Peel District School Board (via email)



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

March 6, 2019

Yin Xiao
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Yin,

Re: Zoning By-law Amendment
Gagnon Walker Domes Ltd.
10196 Bramalea Road
City of Brampton
File No.: CO4E11-008

Enbridge Gas Inc. does not object to the proposed application(s).

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS INC.

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect.

AC/jh

March 6th, 2019

Yin Xiao
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Xiao:

**RE: Application to Amend the Zoning By-Law – C04E11.008
Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet
10196 Bramalea Road
City of Brampton (Ward 9)**

The Peel District School Board has reviewed the above-noted application (8 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

3	K-5
1	6-8
2	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Fernforest P.S.	857	867	1
Lougheed Middle P.S.	759	744	3
Harold M. Brathwaite S.S.	1,512	1,479	0

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

Trustees

Stan Cameron, Chair
Sue Lawton, Vice-Chair
Carrie Andrews
Susan Benjamin
Robert Crocker
Nokha Dakroub

Will Davies
David Green
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary
Peter Joshua

Associate Director, Instructional and Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Wendy Dowling

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused 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."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 905-890-1010, ext. 2724.

Yours truly,



Branko Vidovic
Intermediate Planning officer
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

June 14, 2021

Yinzhou Xiao,
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Yinzhou.Xiao@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 10196 Bramalea Road
 Sukhjeet Kaur and Navsharnjeet Pahar
 C04E11.008
 Regional File: OZ-18-4E11-08B**

Dear Ms. Xiao,

Region of Peel staff have reviewed the second formal submission of the above noted Official Plan Amendment and Rezoning application proposing to permit eight townhouse units on a condominium road and are pleased to offer Regional clearance based on the following:

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Official Plan Amendment and Rezoning approval:

Site Servicing Requirements

- The Region has reviewed the revised Functional Servicing Report (dated January 2021) prepared by WSP and find it satisfactory.

Waste Management Requirements

- The Region will provide curbside collection of garbage, recycling and organics material to the residential units.
- The Region has reviewed the concept plan and find the access route satisfactory. All other waste design requirements will be confirmed through the future Site Plan application.

If you have any questions or concerns, please contact me
(afroz.hasan@peelregion.ca 905 791 7800 x4401) at your earliest convenience.

Yours truly,



Afroz Hasan
Junior Planner, Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Xiao, Yinzhou

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2019/02/27 12:29 PM
To: Xiao, Yinzhou
Subject: FW: C04E11.008 Notice of Application and Request for Comments
Attachments: C04E11.008 Notice of Application and Request for Comments (February 21, 2019).pdf

Hi

We have no objections or concerns.

Thank you

Debbie Purves
System Planner

Outside Plant Engineering
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

Debbie.purves@rci.rogers.com
416-305-0466



From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Wednesday, February 27, 2019 10:41 AM
To: nirmaljit.raai@canadapost.postescanada.ca; circulations@mmm.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; 'stephanie. cox' <stephanie.cox@dpcdsb.org>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; apportionments@mpac.ca; Henry Gamboa <Henry.Gamboa@electrautilities.com>; Dennis De Rango <landuseplanning@hydroone.com>; 'Branko Vidovic' <Branko.vidovic@peelsb.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; Adam Miller <amiller@trca.on.ca>; aaazouz@cscmonavenir.ca; vito.pedano@peelpolice.ca
Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Subject: C04E11.008 Notice of Application and Request for Comments

Good Morning,

Please find attached the Notice of Application and Request for Comments for the above noted file.

If you have any concerns please contact the assigned Planner, Yin Xiao at Yinzhou.Xiao@brampton.ca or 905-874-2867.

Thank you and have a great day!

Shawntelle Trdoslavic
Development Services Clerk

Planning & Development Services Dept.
905.874.3453
shawntelle.trdoslavic@brampton.ca

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October 15, 2021

CFN 60781.01

SENT BY E-MAIL (Yinzhou.xiao@brampton.ca)

Yinzhou Xiao
Planner III
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. JXiao

**Re: C04E11.008
10196 Bramalea Road
City of Brampton, Region of Peel
Sukhjeet Kaur & Navsharnjeet Pahar (Agent: Gagnon Walker Domes Ltd.)**

This letter will acknowledge receipt of the above noted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBAL) applications. As per the TRCA's "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted amendments is to permit two (2) 3-storey townhouse blocks, which includes eight (8) freehold townhouse units having a minimum lot width of 4.5 m and 4 m private rear yards.

O. Reg. 166/06

Please be advised that the subject property is not regulated by TRCA. As such, a TRCA permit is not required from TRCA pursuant to O. Reg. 166/06.

Application-Specific Comments

The water balance requirement is a volume of runoff that should be retained (infiltrated, evapo-transpired or reused) and not detained (attenuated). Therefore, the volume detained within the proposed 18" Brentwood storm tank is part of the water quantity control and will not help to maintain the site's existing water budget. The site is relatively small and the soils relatively impermeable so it can be accepted. However, these types of measures will not be supported for larger areas.

Recommendations

TRCA staff have reviewed the outstanding comments related to the most recent submission and note that only the above comment remains outstanding. Given its minor nature, TRCA staff have no objection to deferral to future detailed design stages.

As such, TRCA staff have no further objection to the approval of C04E11.008.

Conclusion

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5272 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services

Date: April 29, 2021

To: Yin Xiao, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
GAGNON WALKER DOMES LTD. – Parhar, Navsharnjeet
10196 Bramalea Road

File: C04E11.008

Submission:

- Functional Servicing Report for 10196 Bramalea Road prepared by WSP Canada Inc. dated January 28, 2021, and received April 13, 2021.
- Summary of Sustainability Metrics dated March 31, 2021 prepared by Gagnon Walker domes Ltd., and received April 13, 2021

Comments:

1. Please verify the agreed upon development limit with the City's Environmental Planning Section and TRCA; **Confirmed**
2. Based on the report, the subject site storm sewers are to connect into the existing storm sewer within Bramalea Road. Please note that this connection will require a manhole; **Addressed**
3. Section 4.3 Storm Drainage System refers to sump pumps being installed to drain the building foundation drains for the dwelling units. Please note that sump pumps for new developments are not permitted in the City of Brampton. Please drain the foundation drains/weeping tile by gravity to the road storm sewer; **Addressed**
4. The report indicates that storm quantity controls will be implemented to control the 100-year post development flows to the 2-year pre-development discharge rate. Provide calculations to determine the allowable discharge rate and discuss quantity control strategy with restrictor calculations as required to show that the maximum release rate is not exceeded; **A Hydro-Brake Optimum flow control device is proposed to restrict site discharge. Please note that this item is not acceptable where an orifice plate/tube is possible. Please verify and provide supporting calculations to confirm;**
5. **Section 4.2 states that the maximum flow rate from the SWM detention chamber system is 19L/s; however, the maximum allowable release rate from the site is 10L/s. Please clarify and ensure that the maximum allowable site release rate is not exceeded.**
6. Please provide preliminary sizing calculations and details on the proposed underground SWM detention chamber; **Addressed, however, please provide a summary in the report regarding required and provided storage volumes;**

7. Based on Figure 6 Conceptual Storm Drainage and Servicing Plan, the proposed OGS has been located within the road widening block, which is to be conveyed to the city to form part of Bramalea Road right of way. Please relocate the proposed infrastructure so that it is inside private property, 1.0m from the property limit. Please note that the City will not be responsible for the operation and maintenance of the water quality treatment unit;
Addressed
8. WSP Grading Plan #SG1 indicates fill placed up to the existing retaining wall located within the private lots to the north. Permission to enter will need to be obtained from the affected homeowners. Please provide a cross section detail at a critical point along the retaining wall. Alternatively, please provide a grading solution should permission not be granted; **Options provided, to be finalized at detail design stage**
9. According to the Grading Plan, there appears to be upwards of 1.0m of fill placed within the 15.0m buffer zone. Clearly show the extent of grading and obtain permission from City Environmental Planning Section and TRCA; **Proposed extensive grading into the 15.0m buffer remains. We defer to TRCA and City's Environmental Planning Section for review and acceptance of the grading encroachment**
10. An existing hydro pole and overhead hydro wire are shown crossing the subject site on the drawings. Discuss how these items will be addressed in relation to the grading plan design;
Addressed

Please address the following comments from review of the revised design:

11. Please provide discussion and calculations to demonstrate retention of the first 5mm of runoff generated from the total impervious surface on the site;
12. An OGS has been proposed to address quality control on site. Please provide preliminary sizing calculations and details of the unit proposed to achieve a minimum 80% TSS removal;

Sustainability Assessment:

1. Please clarify in the FSR how the site will achieve the required quantity control targets;
2. Please clarify in the FSR how the site will retain runoff from the 5mm rainfall event;

Please have the applicant address the above comments and submit a revised report including written response letter.

cc. Maggie Liu
Olti Mertiri
Pam Cooper (Item #9)
Adam Miller, TRCA (Item #9)

Date: April 26, 2021
To: Yin Xiao, Development Services
From: Pam Cooper, Environmental Planning
File: C4E11.008
Subject: **Application to amend the Official Plan, Springdale Secondary Plan and Zoning By-law**
10196 Bramalea Road

Thank you for circulating the following to Environmental Planning for our review:

- Scoped Environmental Impact Study, Revision One, prepared by Burnside (March 2021)
- Sustainability Score and Summary prepared by GWD Planners (March 2021)

Provided below are Environmental Planning's comments. Please advise the applicant to update the EIS to address these comments, and provide a letter indicating how they have been satisfied.

General Comments

1. As indicated by the Woodlot Impact Study (2007) and Springdale Forest Site Summary (2012), the adjacent NHS is a natural area that should be a focal point for protection and stewardship. As such, the City expects that the Springdale Forest is cared for accordingly and has provided comments in order to improve the quality of the NHS buffer. Please update the appropriate sections to reflect the following comments:
 - a. **Page 15, Section 5.3 – Mitigation Measures:** Please indicate clearly whether the Buffer Planting Species are consistent with the species composition of the woodland, and that they have been selected appropriately for the given soil, moisture, and light conditions of the site, as well as any specific stresses.
 - b. **Page 15, Section 5.3 – Mitigation Measures:** In accordance with the City's [Landscape Development Guidelines](#), woodland buffers must achieve a minimum tree density of 1000 stems per hectare, with a planting ratio of 40% caliper trees (30 mm – 70 mm) and 60% tree whips (1.0 m to 2.0 m). We note this information has been included in Section 4.0, but please specify this requirement in Section 5.3 text and on associated conceptual planting plans for the environmental buffer.
 - c. **Page 15, Section 5.3 – Mitigation Measures:** In the woodland buffer, a planting ratio of 40% calliper trees and 60% tree whips must be provided in accordance with the Environmental Impact Study (EIS) Terms of Reference. Please include

necessary discussion regarding this requirement in Section 5.3, rather than Section 4.0.

- d. **Page 15, Section 5.3 – Mitigation Measures:** Please indicate the requirement for groundcover restoration. Restoration plantings of groundcovers shall utilize regeneration from seedbank, or may be seeded with a nurse crop of low maintenance grasses if seedbank is unavailable.
2. **Page 1, Section 1.1 – Property History:** the City expects the setback along the staked dripline to be 15 metres consistently. This section states “The WIS recommended that an Edge Management Plan, encompassing 15m of the new forest edge, be developed to mitigate...” Please revise to refer to a “consistent” 15 metre buffer.
3. The City of Brampton acknowledges that the revised EIS confirms that the 15-meter buffer provided from the adjacent Natural Heritage System (NHS) will be gratuitously conveyed to the City as recommended by the Woodlot Impact Study Report (2007).

Should you have any questions, please feel free to contact the undersigned.

Pam Cooper
Environmental Planner
905-874-2265
pam.cooper@brampton.ca

Michael Hoy
Supervisor, Environmental Planning
905-874-2608
michael.hoy@brampton.ca

Date: October 25, 2021
To: Yinzhou Xiao
From: Reshma Fazlullah
Subject: Phase One & Two Environmental Site Assessments, 10196 Bramalea Road, Brampton
File: C04E11.008

Submission:

- Phase One Environmental Site Assessment, 10196 Bramalea Road, Brampton, Ontario, prepared by Terraprobe, dated November 23, 2017.
- Phase Two Environmental Site Assessment, 10196 Bramalea Road, Brampton, Ontario, prepared by Terraprobe, dated December 20, 2018.
- Ontario Ministry of the Environment, Conservation and Parks – Record of Site Condition 225589, filed April 29, 2019.

Comments:

Staff have reviewed the above-noted report in support of a development proposal consisting of residential use (townhouse units) on the subject property.

Staff agree the Phase One and Two Environmental Site Assessments (ESAs) were carried out in general accordance with Ontario Regulation 153/04, as amended. A Record of Site Condition has been filed with the Environmental Site Registry to support the proposed residential development.

Given the preceding, staff provide clearance with respect to the ZBA/OPA, in support of the proposed development.

Note: City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04.

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca