

**Moved by Councillor Dhillon:**

1. That the staff report re: **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**, to the Planning and Development Committee Meeting of December 06, 2021, be received;
  2. THAT the Application to amend the Official Plan and Zoning By-law, S Kaur & N. Parhar – GAGNON WALKER DOMES LTD., File C04E11.008, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;
  3. THAT the Official Plan be amended to re-designated 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' be adopted;
  4. THAT the Zoning By-law be amended to rezone the site from 'Agricultural' to 'Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599)' and 'Open Space (OS)';
  5. WHEREAS Gagnon Walker Domes Ltd. on behalf of S. Kaur and N. Pahar has made an Application to amend the Official Plan and the Zoning By-law to permit a residential townhouse development consisting of eight (8) townhouse units located on 10196 Bramalea Road;
- AND WHEREAS it is desirable that the Application to amend the Official Plan and the Zoning By-law be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan and represents good planning;
- AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the Planning Recommendation Report, dated November 12, 2021;
- AND WHEREAS Committee has listened to the submissions of Mr. Marc De Nardis to the Committee;
- AND WHEREAS the Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol "H" until certain conditions are met in regards to the lands, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations;

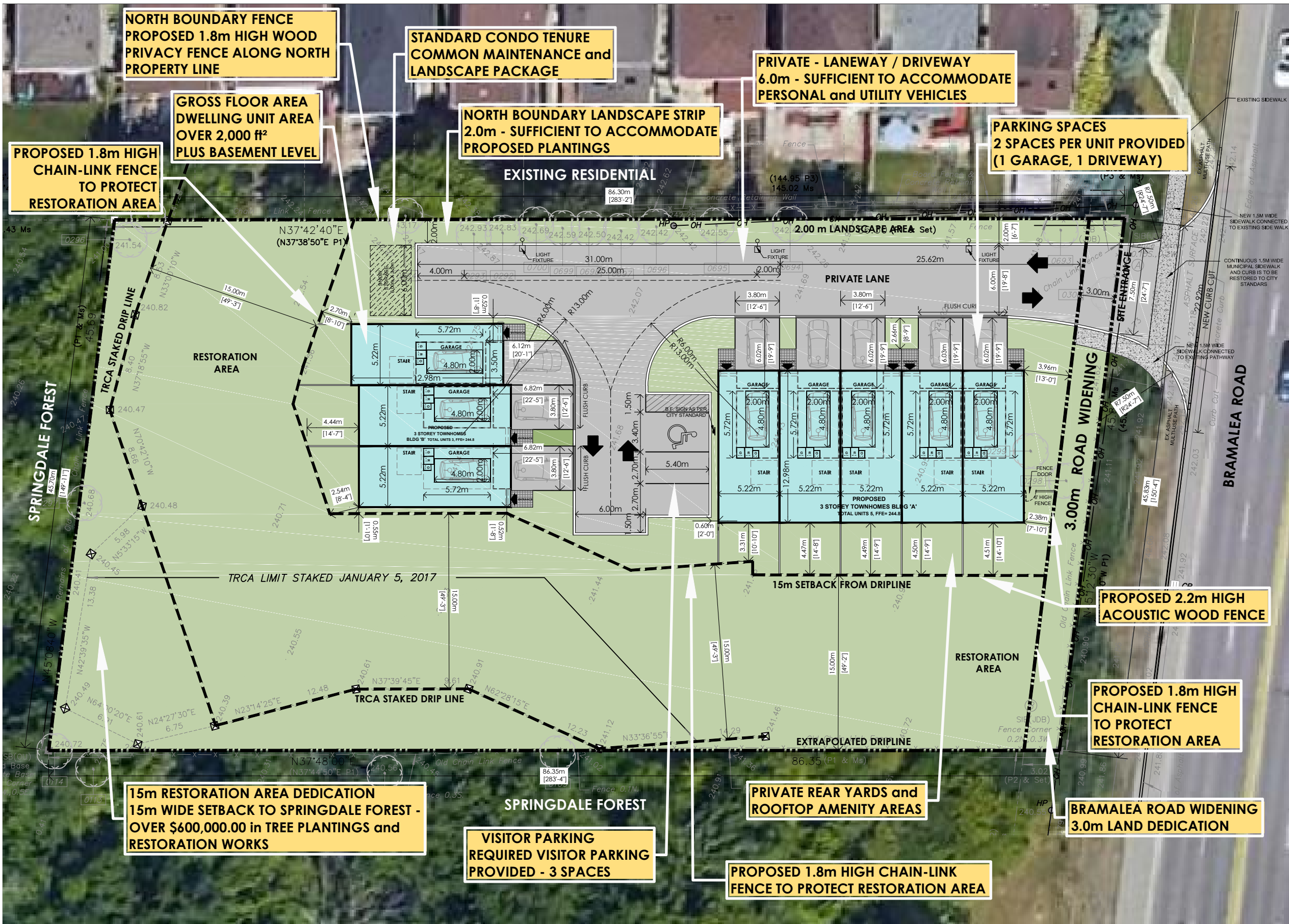
AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-law and will remain in place until the following conditions are fulfilled to the satisfaction of the various departments at the City of Brampton:

- (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;

AND WHEREAS approving a Holding Zone establishes the proposed land uses, but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.

THEREFORE BE IT RESOLVED that:

1. Planning and Development Committee hereby recommends that Council adopt the Official Plan Amendment and implementing Zoning By-law Amendment attached hereto at its meeting of December 8, 2021.



## KEYMAP

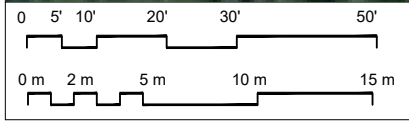
GENERAL REQUIREMENTS			
	REQ'D (SQM/M)	PROV. (SQM/M)	COMPLY
1 MIN. PROPERTY LINE SETBACK FROM TRCA STAKED DRIPLINE	15M	15M	YES
2 MIN. SIDE YARD SETBACK	1.2M	0.50M	NO
3 MIN. REAR YARD SETBACK	6.0M	2.70M	NO
4 LOT COVERAGE FOR 8 UNITS		BLDG "A" 5 UNIT = 338.85 SQM BLDG "B" 3 UNIT = 203.31 SQM TOTAL = 542.16 SQM = 29.73% OF NET SITE AREA	N/A
5 MAX. BUILDING HEIGHT	3 STOREYS	3 STOREYS	YES
6 PARKING SPACE	19 (8 UNITS)	19 (8 UNITS)	YES
7 MIN. HANDICAP PARKING SPACE	1 TYPE A	1 TYPE A	YES

PARKING STANDARDS		
	REQUIRED	COMPLY
PARKING STALLS	2.70 M X 5.4 M	YES
ACC. PARKING STALLS	(3.4+1.5) M X 5.4 M	YES
DRIVEWAY WIDTH TWO WAY ACCESS	6 M	YES

DEVELOPMENT STATISTICS			
	SQM	SOFT	%
INCASE OF 8 UNITS			
GROSS SITE AREA	3920.66	42201.59	
ROAD WIDENING CONVEYANCE	137.49	1479.93	
OPEN SPACE CONVEYANCE	1959.56	21092.51	
NET SITE AREA	1823.61	19629.16	100%
DENSITY (8 UNITS)	43.25 UNITS/NET RESIDENTIAL (17.50 UNITS/NET RESIDENTIAL ACRE)		
BUILDING AREA	542.16	5835.76	29.73%
LANDSCAPE AREA	1281.45	13793.40	70.27%
LANDSCAPING - SOFT AREAS	556.63	5991.51	43.44%
HARD AREAS (ASPHALT, PAVE, CURB, WALKWAY)	724.82	7801.89	56.56%
	191.02	2056.12	
TOTAL GROSS FLOOR AREA(8 UNITS)	1528.16	16448.96	

- NOTES:**
1. DRIVEWAY WIDTH: 3.80m - MEETS CITY STANDARD
  2. DRIVEWAY LENGTH: 6.0m TO GARAGE DOOR MEETS CITY STANDARD
  3. INTERIOR GARAGE WIDTH: 3.50m - MEETS CITY STANDARD
  4. INTERIOR GARAGE DEPTH: 5.72m - MEETS CITY STANDARD
  5. PROPOSED UNIT WIDTH: 5.22m - CITY GUIDELINE IS 6.0m BUT PROJECTS HAVE BEEN APPROVED AT 4.50m

**"PRELIMINARY"**  
FOR DISCUSSION  
PURPOSES ONLY



City File: C04E11.008  
Regional File: OZ-18-4E11-08B

# SITE PLAN

## BRAMALEA ROAD TOWNHOMES

10196 BRAMALEA ROAD, BRAMPTON, ON L6R 0B9

Date: September 7, 2021  
GWD File: PN 06.1249





PLANTING SCHEDULE NOTES

IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES ON THE PLANTING SCHEDULE AND THOSE ON THE PLAN, THE PLANTING SCHEDULE SHALL BE ASSUMED TO BE CORRECT. ALL SUBSTITUTIONS TO THE PLANT LIST ARE TO BE APPROVED PRIOR TO SHIPMENT TO THE SITE.

20% Black Eyed Susan (*Rudbeckia hirta*)  
1% Butterfly Weed (*Asclepias tuberosa*)  
20% Canada Wild Rye (*Elymus canadensis*)  
5% Foxglove/Beardtongue (*Penstemon digitalis*)  
20% Fowl Bluegrass/Fowl Meadowgrass (*Poa palustris*)  
12% Lance Leaf Coreopsis (*Coreopsis lanceolata*)  
20% Little Bluestem (*Schizachyrium scoparium*)  
1% New England Aster (*Aster novae-angliae*)  
1% Wild Bergamot (*Monarda fistulosa*)

### LEGEND

- ## PLANTING SCHEDULE LEGEND

CAL. = calliper
HT = height
W.B. = wire basket
C.G. = container grown
#1 = 1 gallon pot

Scale	1:200	Sheet No.  <b>L</b>
Drawn	DO	
Checked	DO	
Date	Oct. 2020	
Job No	#20027	

L1 of 4