#### **Moved by Councillor Dhillon:**

- 1. That the staff report re: Application to amend the Official Plan and Zoning Bylaw, 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;

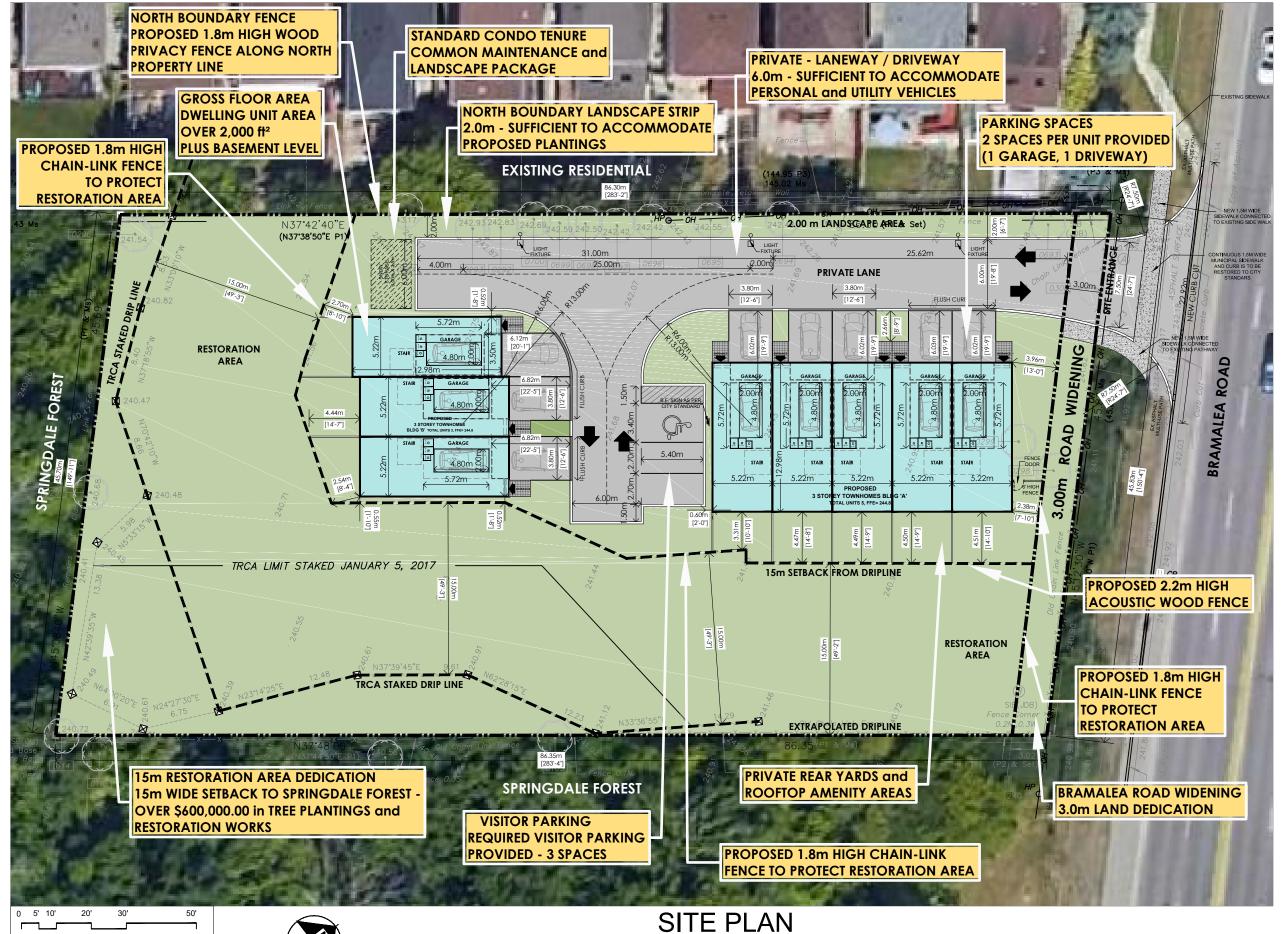
AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-law and will remain in place until the following conditions are fulfilled to the satisfaction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



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

# **BRAMALEA ROAD TOWNHOMES**

10196 BRAMALEA ROAD, BRAMPTON, ON L6R 0B9



#### **KEYMAP**

		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		

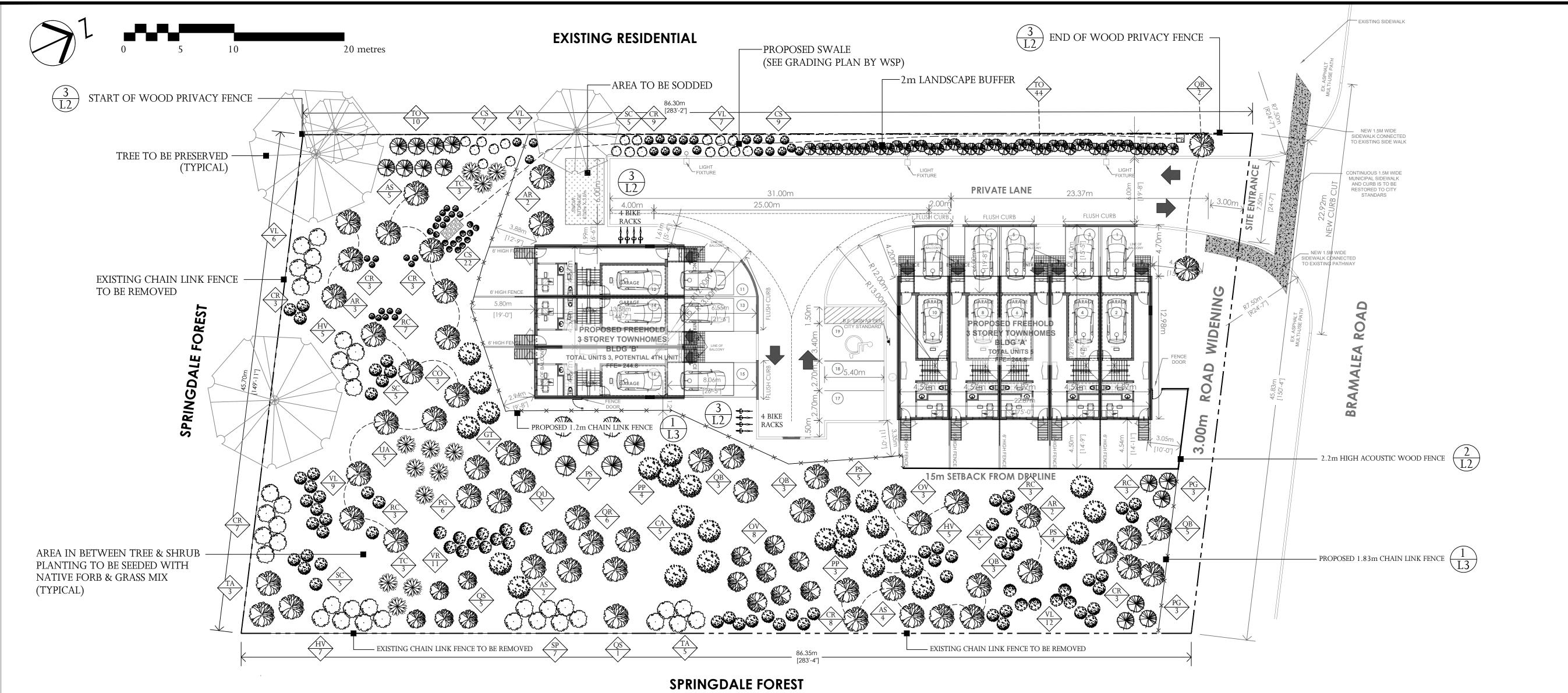
		SQM	SQFT	%
INCASE OF 8 UNITS				
GROSS SITE AREA	3920.66	42201.59		
ROAD WIDENING CONVEYANCE	137.49	1479.93		
OPEN SPACE CONVEYANCE	1959.56	21092.51		
NET SITE AREA	1823.61	19629.16	100%	
DENSITY (8 UNITS)	FRESIDENTIAL HACTARE(17.50 UNITS/NET RESIDENTIAL ACRE)			
BUILDING AREA	542.16	5835.76	29.73%	
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		
, ,				

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



Date: September 7, 2021





### PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. mm	HT cm	CONDITION	REMARKS
IXT I	QII.	DECIDUOUS TREES	COMMINION INTUIL		III CIII	CONDITION	
AR	14	Acer rubrum	Red Maple	30		W.B.	well branched
AS		Acer saccharinum	Silver Maple	30		W.B.	well branched
CO	11	Carya ovata	Shagbark Hickory	30		W.B.	well branched
GT		Gleditsia triancanthos	Honey Locust	30		W.B.	well branched
OV	13	Ostrya virginiana	Ironwood	30		W.B.	well branched
PP	7	Prunus pensylvanica	Pin Cherry		100-200	C.G.	well branched
PS		Prunus serotina	Black Cherry		100-200	C.G.	well branched
QB	13	Quercus macrocarpa	Bur Oak	30		W.B.	well branched
QR	6	Quercus rubra	Red Oak		100-200	C.G.	well branched
QS	6	Quercus macrocarpa	Bur Oak		100-200	C.G.	well branched
QU	11	Quercus rubra	Red Oak	30		W.B.	well branched
TA	8	Tilia americana	Basswood		100-200	C.G.	well branched
UA	5	Ulmus americana	American Elm		100-200	C.G.	well branched
		EVERGREEN TREES					
TC	6	Tsuga canadensis	Eastern Hemlock		100-200	C.G.	unsheared specimens
PG	12	Picea glauca	White Spruce		100-200	C.G.	unsheared specimens
PS	7	Pinus strobus	White Pine		100-200	C.G.	unsheared specimens
ТО	54	Thuja occidentalis	White Cedar		100-200	C.G.	nursery grown
		SHRUBS					
CA	5	Cornus alternifolia	Pagoda Dogwood		90-120	C.G.	full form
CR	33	Cornus racemosa	Gray Dogwood		90-120	C.G.	full form
CS	38	Cornus sericea	Red-osier Dogwood		90-120	C.G.	full form
HV	17	Hamamelis virginiana	Witch-hazel		90-120	C.G.	full form
RC	9	Rosa carolina	Pasture Rose		90-120	C.G.	full form
SC	20	Sambucus canadensis	Black Elderberry		90-120	C.G.	full form
SP	7	Sambucus pubens	Red Elderberry		90-120	C.G.	full form
VL	37	Viburnum lentago	Nannyberry		90-120	C.G.	full form
VR	11	Viburnum rafinesquianu	m Downy Arrow-wood		90-120	C.G.	full form

#### PLANTING SCHEDULE NOTES

ALL SUBSTITUTIONS (INCLUDING SUBSPECIES AND CULTIVARS) TO THE PLANTING SCHEDULE ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SHIPMENT TO THE SITE. ALL PLANTS ARE TO BE LAID OUT ON SITE WITH THE LANDSCAPE ARCHITECT PRESENT. NOT ALL OF THE PLANTS ON THE LIST ARE SHOWN ON THE PLAN.

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.

#### NATIVE FORB AND GRASS MIX

(available from Ontrario Seed Company Ltd. - www.oscseeds.com)

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)

FOLLOW SUPPLIERS RECOMMENDATION FOR SITE PREPARATION.

SOW AT RATE OF 1KG PER 400 SQ. M. SOW SEEDS INTO PREPARED SITE MAY 15TH THROUGH JUNE 15TH OR SEPTEMBER THROUGH OCTOBER. NATIVE GRASSES DO BEST WHEN PLANTED IN THE FALL, BETWEEN OCT. 15TH AND NOV. 15TH.

LATE FALL SOWINGS ADDITIONALLY STRATIFY THE SEED.

AN EARLY SPRING SOWING IN APRIL WILL WORK BUT NOT AS EFFECTIVELY.

IF IDEAL GROWING CONDITIONS ARE UNAVAILABLE, THE SEED MAY

GO DORMANT AND NOT GERMINATE UNTIL THE SPRING THE FOLLOWING YEAR.

## <u>LEGEND</u>

PROPERTY LINE

E E

EXISTING TREE TO BE PRESERVED



PROPOSED DECIDUOUS TREE



PROPOSED EVERGREEN TREE



PROPOSED SHRUBS



PROPOSED SOD

— — PROPOSED SWALE



PLANT KEY PROPOSED PLANT SPECIES OUANTITY



DETAIL KEY DETAIL NUMBER
SHEET NUMBER



CONSTRUCTION NOTE

## PLANTING SCHEDULE LEGEND

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

#### GENERAL NOTES

THE CONTRACTOR IS TO CAREFULLY REVIEW THE SITE IN CONJUNCTION WITH THE PLANS, DETAILS AND SPECIFICATIONS PREPARED FOR THE PROJECT AND REPORT ANY DISCREPANCIES OR NEED FOR CLARIFICATION TO THE LANDSCAPE ARCHITECT REFORE PROCEEDING.

THE CONTRACTOR MUST GIVE 48 HOURS NOTICE (WEEK-ENDS NOT INCLUDED) TO REQUEST A SITE MEETING WITH THE LANDSCAPE ARCHITECT.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE THE PROPERTY OF THE SUNARTS DESIGN AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. DRAWINGS ARE <u>NOT</u> TO BE SCALED.

THE CONTRACTOR IS TO CHECK AND CONFIRM PROPERTY BOUNDARIES IN THE FIELD. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL SUBSURFACE UTILITIES BEFORE ANY

THE CONTRACTOR IS TO CONFIRM EXTENT OF DEMOLITION WITH THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. THE CONTRACTOR IS TO STAKE OUT ALL PROPOSED ELEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE

ALL SURPLUS MATERIALS AND DEBRIS IS TO BE REMOVED FROM

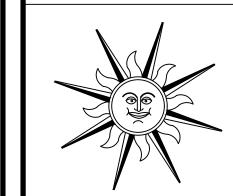
THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO PRIVATE OR CITY PROPERTY CAUSED BY THEIR FORCES OR SUB-CONTRACTORS.

BASE INFORMATION OBTAINED FROM MATAJ ARCHITECTS INC.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH MOST RECENT ARCHITECTURAL AND SITE SERVICING DRAWINGS.

5	26 Mar. 21	Additional Tree Planting	DO
4	22 Mar. 21	Tree Planting on Slope Detail added	DO
3	16 Mar. 21	Trees to be preserved added	DO
2	08 Mar. 21	Revised Submission	DO
1	29 Jan. 21	Issued for Coordination	DO
NΙο	Date	Description	Clz

ision PLEASE MARK VOID ALL SUPERCEDED COPIES





### NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED ON THIS SHEET IS ONLY TO BE USED FOR CONSTRUCTION IF SIGNED BY THE LANDSCAPE ARCHITECT.

DAVID ORSINI, OALA

THIS DRAWING IS THE PROPERTY OF SUNARTS DESIGN AND SHALL NOT BE COPIED OR ELECTRONICALLY ALTERED WITHOUT WRITTEN AUTHORIZATION

# Sunarts Design

ARBORICULTURE
LANDSCAPE ARCHITECTURE
ECOLOGICAL RESTORATION

117 Miller Drive, Georgetown, ON L7G 5Y1 416-604-4188 do@sunarts.ca Contact: David Orsini, OALA, ISA

CITY FILE NUMBER: C04E11.008
REGIONAL FILE: OZ-18-4E11-08B
BRAMALEA TOWNHOUSES
10196 BRAMALEA ROAD
BRAMPTON, ON
L6R 0B9

Titlo

# LANDSCAPE PLAN

Sheet No

Scale	1:200
Drawn	DO
Checked	DO
Date	Oct. 2020
Job No	#20027

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