

STATUTORY PUBLIC MEETING – MAY 16, 2022

**APPLICATION to AMEND the
CITY of BRAMPTON OFFICIAL PLAN, BLOCK PLAN and
ZONING BY-LAW**

ZIA MOHAMMAD and SHAMYLA HAMMEED

8671 HERITAGE ROAD, CITY of BRAMPTON

CITY FILE: OZS-2022-0002

Gagnon Walker Domes Ltd.

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Brampton, Ontario
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SUBJECT SITE



Address / Legal Description

8671 Heritage Road, Brampton

(Part of Lot 4, Concession 5 West of Hurontario Street; Registered Plan 43R16431 Parts 1 & 2)

Site Area

1.31 hectares (3.23 acres)

Lot Frontage

69.28 metres (227.29 feet) – Heritage Road

Lot Depth

Approx. 167 metres (548 feet).

Existing Use

Residential (2-Storey Dwelling)

Access

Heritage Road

STREET VIEWS



Streetview (Subject Site): Existing Dwelling




Streetview (Subject Site): Levi Creek (left), Existing Dwelling and Headwater Drainage Feature (centre) from Heritage Rd.



Streetview (Subject Site): From Hammerslea Court

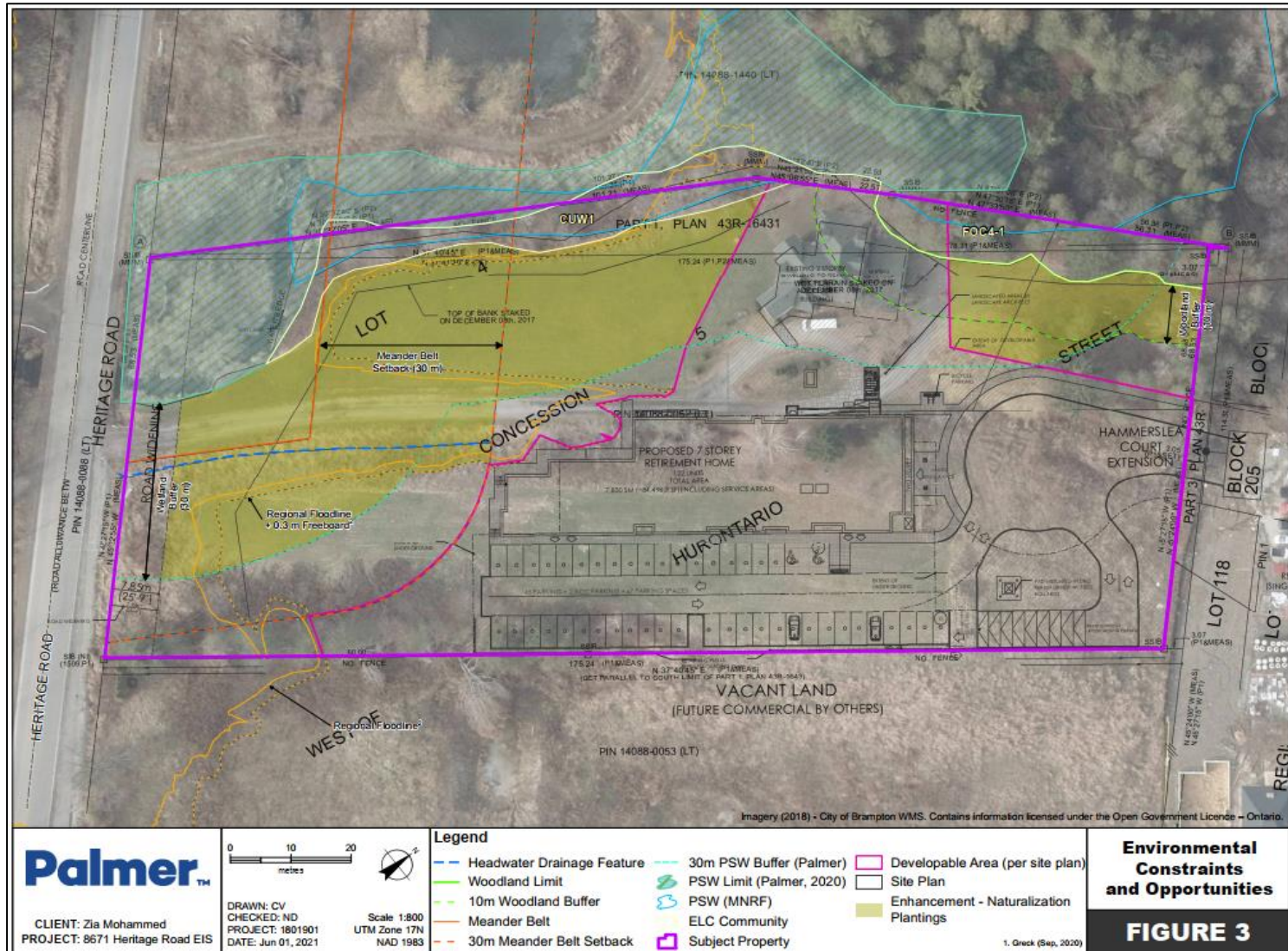
SURROUNDING CONTEXT



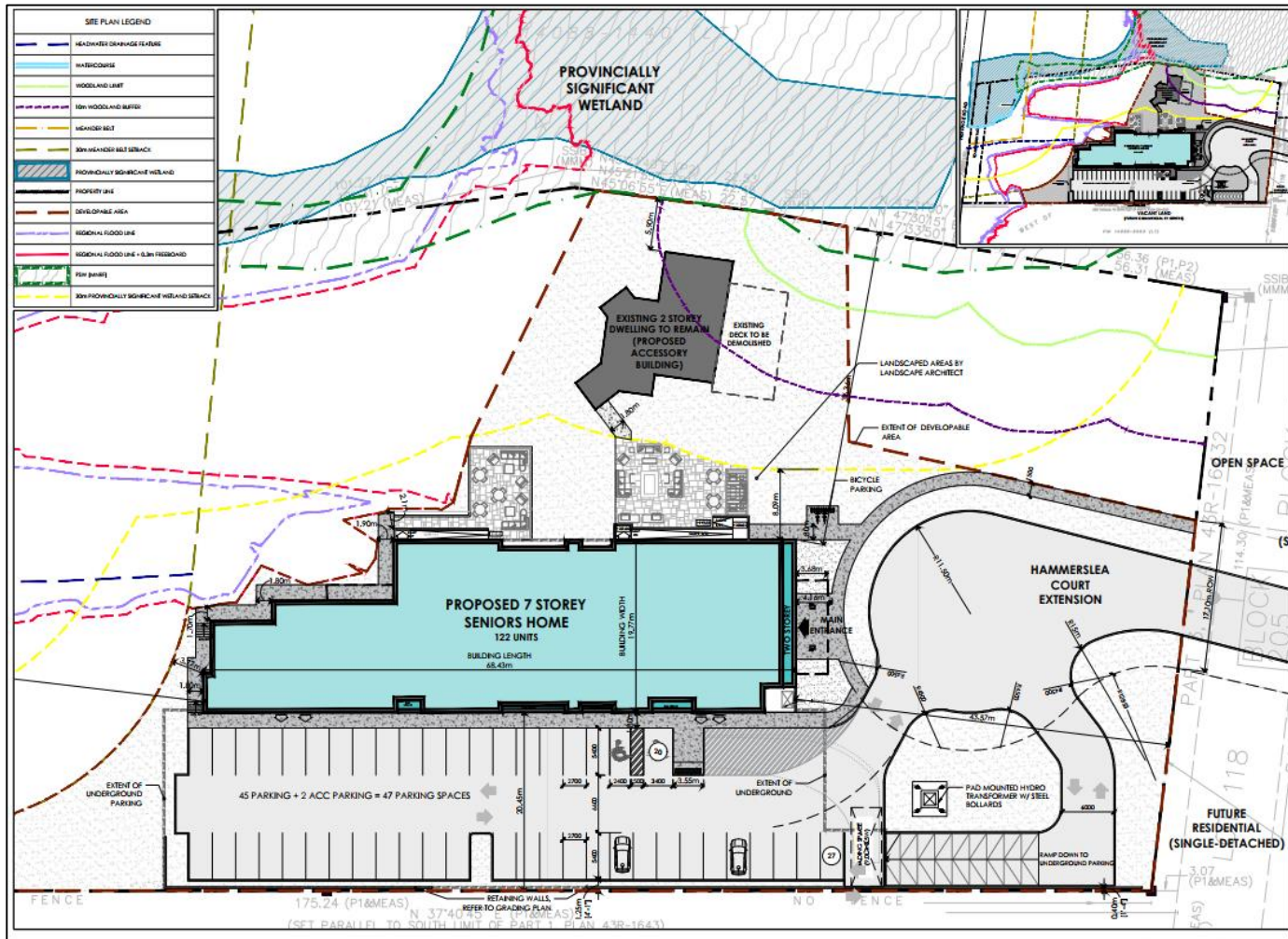
LEGEND	
	SUBJECT SITE



ENVIRONMENTAL CONSTRAINTS and OPPORTUNITIES

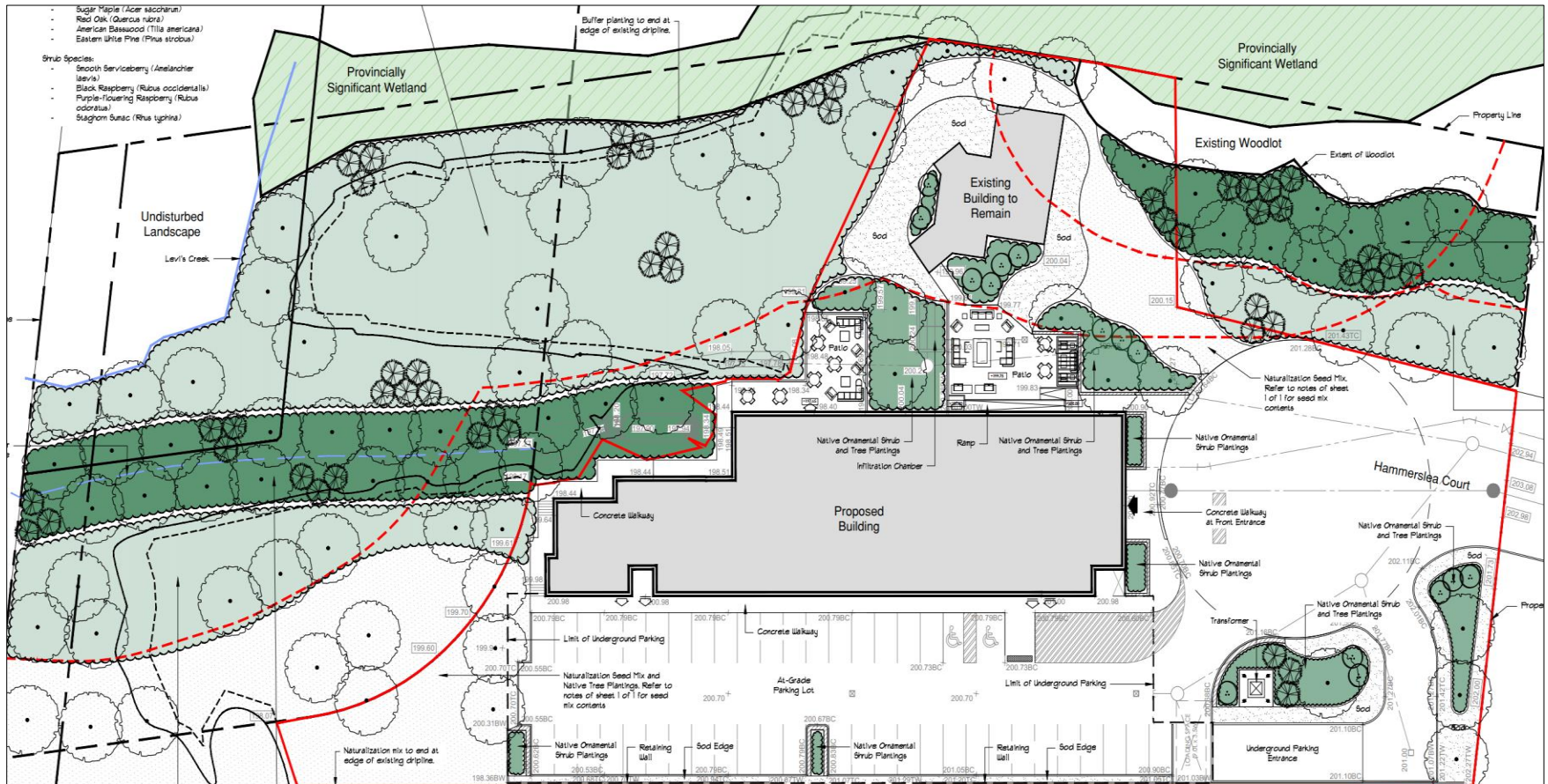


SITE PLAN

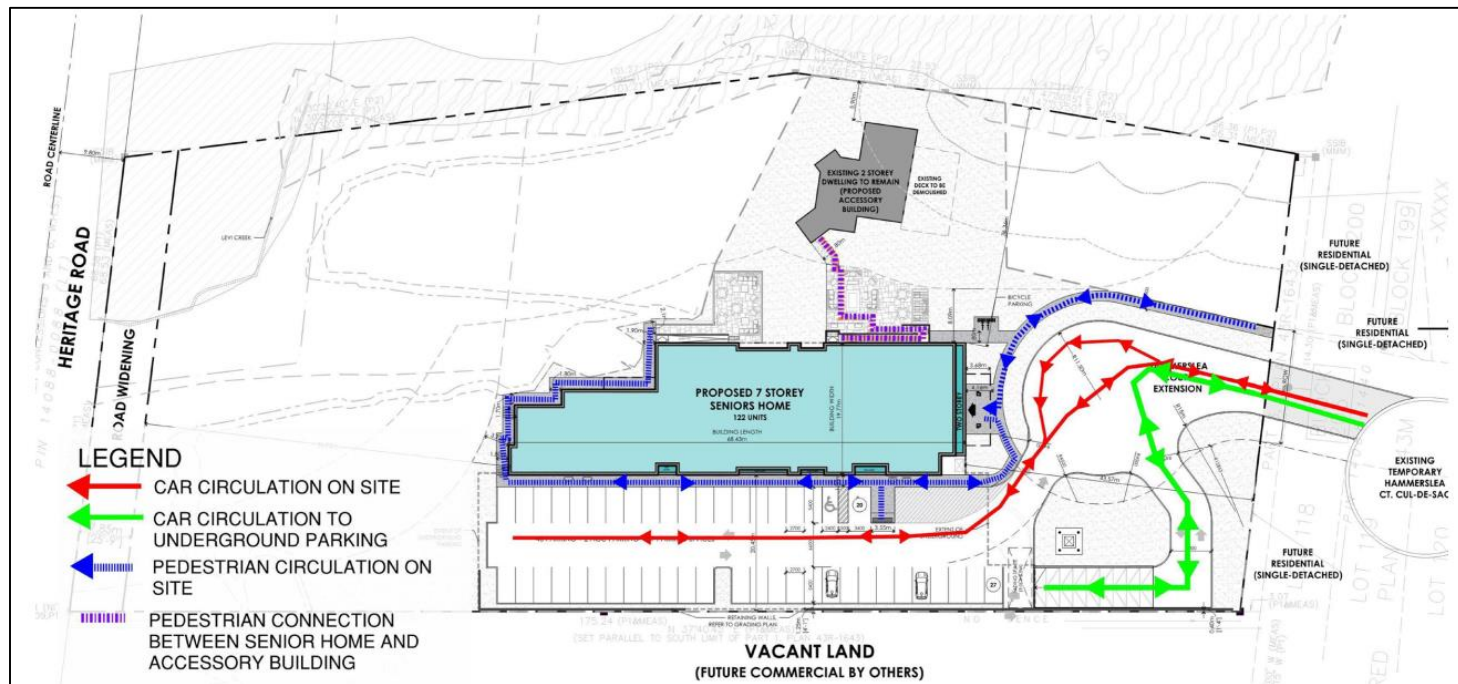


Development Statistics Overview	
Gross Site Area	1.31 hectares (3.23 acres)
Conveyances	Hammerslea Ct Extension / Heritage Rd Widening / Natural Heritage/ Floodplain
Net Site Area	0.57 hectares (1.40 acres)
Proposed Use	One (1) Seniors Retirement Residence
Number of Storeys	Seven (7) storeys
Total Number of Units	122 Seniors Retirement Units
Gross Floor Area	8,216.00 m ² (88,436.2 ft ²)
Floor Space Index	0.63 FSI (1.45 Net FSI)
Density (Gross)	94 units/hectare (38 units/acre)
Density (Net)	214 units/hectare (87 units/acre)
Proposed Parking	92 Spaces (47 Surface + 45 U/G)

LANDSCAPE PLAN



CIRCULATION



Streetview (Hammerslea Court West of Subject Site)



Streetview (Heritage Road South of Subject Site)

PRELIMINARY RENDERINGS



ELEVATIONS



**Building Height
(From Established Grade):**

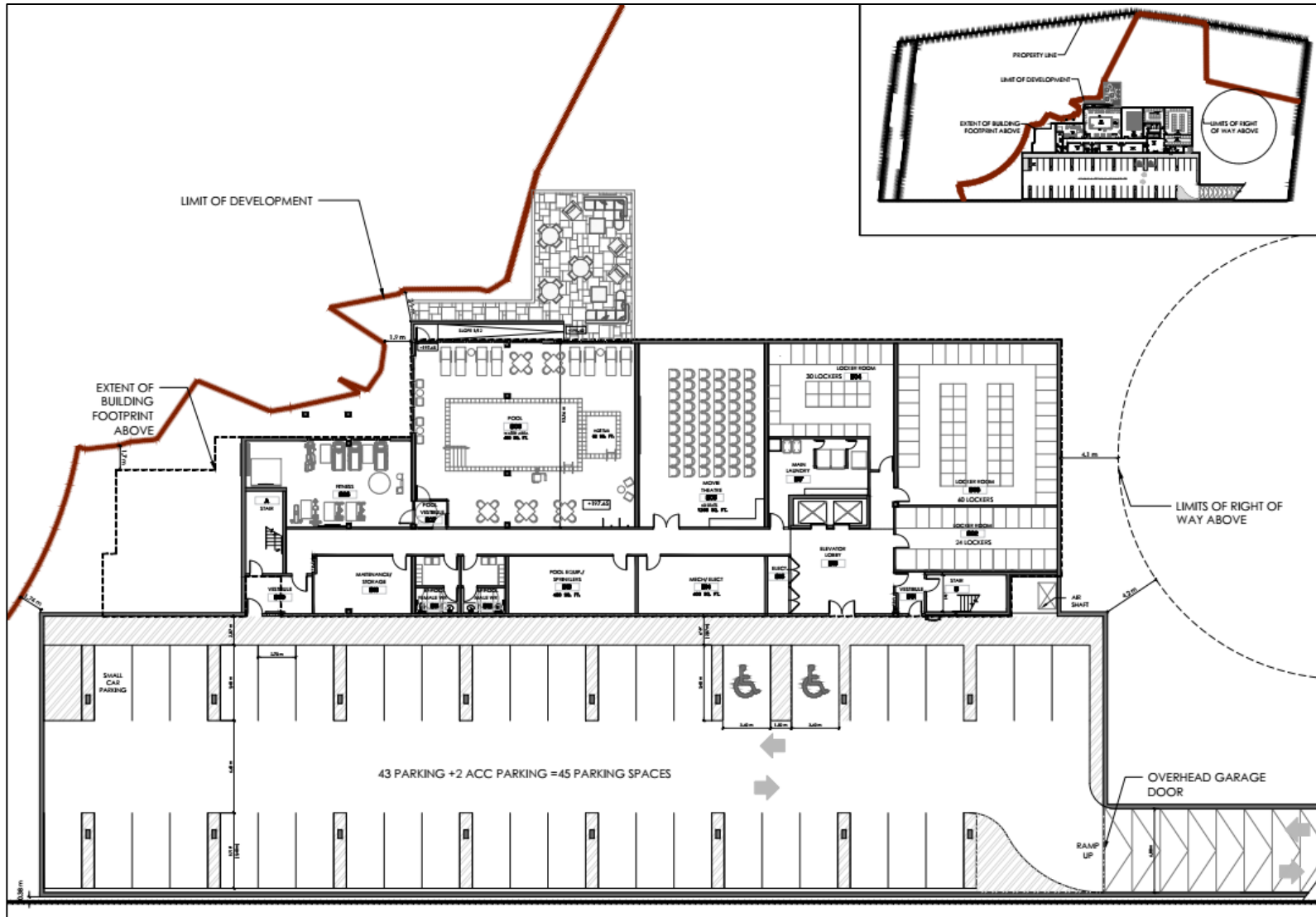
22.91 metres (75.20 feet)

South Elevation (Subject Site)

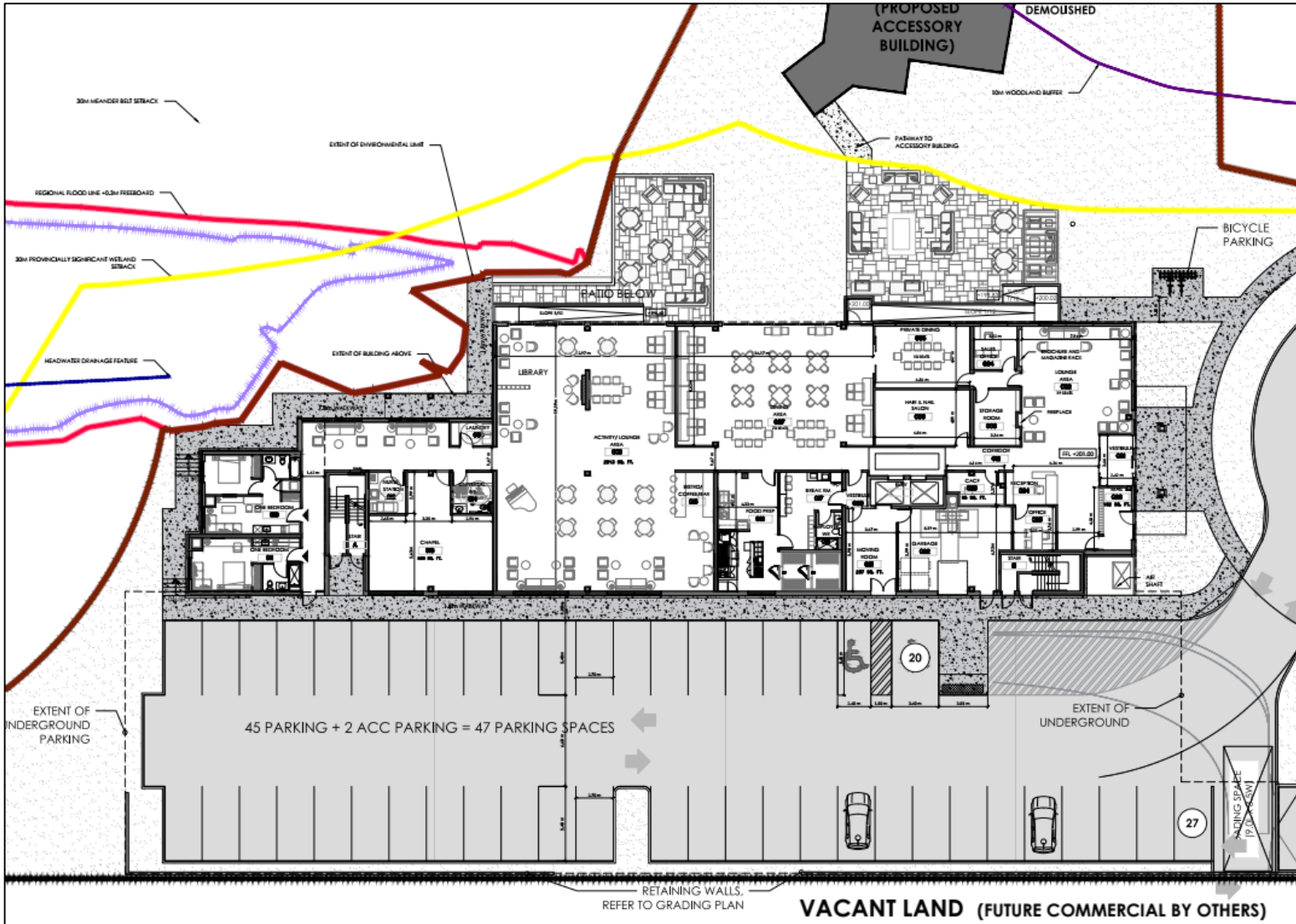


North Elevation (Subject Site)

UNDERGROUND FLOOR PLAN



GROUND FLOOR PLAN





APPLICATION TECHNICAL STUDIES, REPORT, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Architectural Plans
- 3) Urban Design Brief
- 4) Shadow Impact Study
- 5) Landscape Concept Plan
- 6) Tree Inventory and Preservation Plan and Report
- 7) Environmental Impact Study
- 8) Hydrogeological Study
- 9) Functional Servicing and Storm Water Management Report
- 10) Site Servicing, Grading, and Erosion and Sediment Control Plans
- 11) Noise Impact Study
- 12) Transportation Impact and Parking Study
- 13) Archaeological Assessment
- 14) Planning Justification Report
- 15) Sustainability Score and Summary
- 16) Draft Official Plan and Zoning By-law Amendments



THANK YOU