

STATUTORY PUBLIC MEETING – JUNE 20, 2022

**APPLICATION to AMEND the ZONING BY-LAW and
DRAFT PLAN of SUBDIVISION**

ESSENCE HOLDINGS INC.

**8265 CHURCHVILLE ROAD
(NORTH of STEELES AVENUE WEST
EAST of CREDITVIEW ROAD)**

CITY FILE: OZS-2022-0021

Gagnon Walker Domes Ltd.

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1
P (905) 796-5790

3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3
P (905) 477-6556

www.gwdplanners.com



SUBJECT SITE



Site Area, Lot Frontage, Lot Depth

3.32 hectares (8.20 acres)

161 metres (528 feet) – Churchville Road

340 metres (1,115 feet) – Walnut Road

Existing Use

The south half of the subject site is occupied by a vacant detached residential dwelling and accessory buildings.

The north half of the subject site is mainly composed of a manicured lawn area with a grouping of trees flanking the lot limits.

The south and southwest portion of the subject site is composed of a manicured lawn and treed area.

Walnut Road, a two lane private road having a length of 305 metres (1,000 feet) is situated along the eastern property limits.

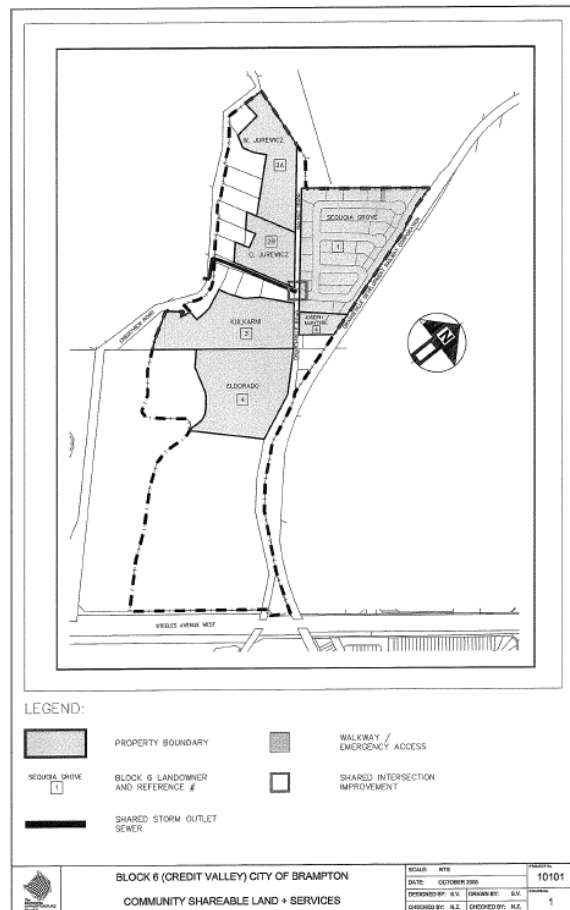
In 2009 property was “listed” within the City’s Municipal Register of Cultural Heritage Resources.



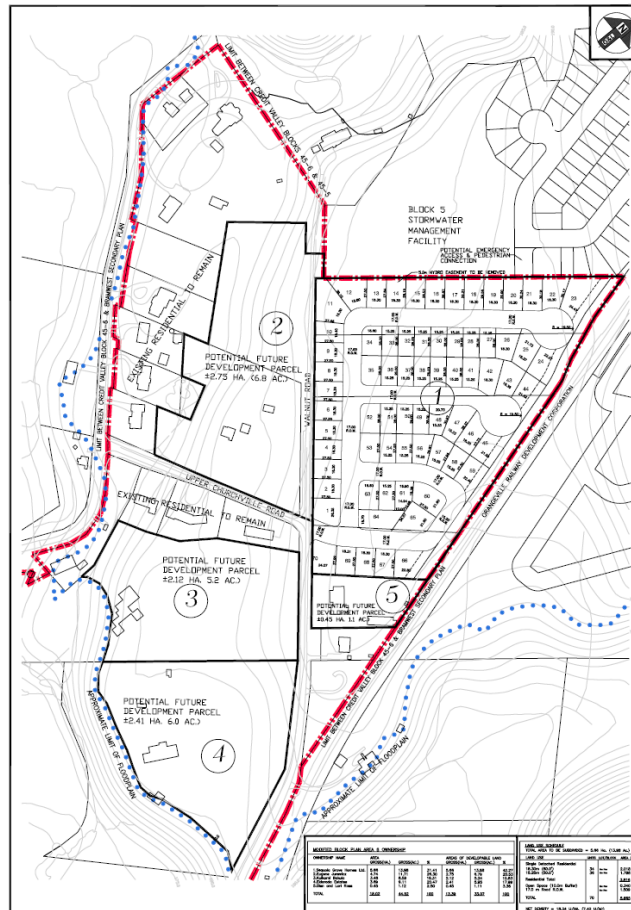
BIRDS EYE VIEW LOOKING NORTHEAST



CREDIT VALLEY SECONDARY PLAN BLOCK PLAN 45-6



2010 Cost Sharing Agreement



2010 Block Plan

Block Plan for Sub-Area 45-6 was adopted on September 15, 2010 via Official Plan Amendment OP2006-050.

Amendment established principles and policies for the Sub-Area.

GWD Planners Ltd. has served as Block Plan Planner since 2007.

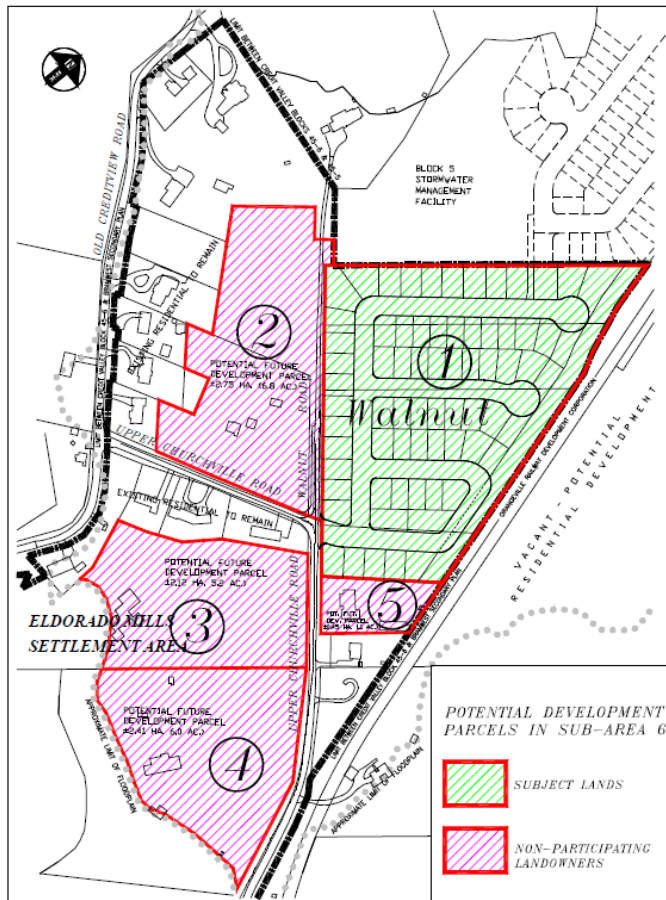
Block Plan contemplated a total of 5 development parcels.

To date 2 Plans of Subdivisions have been constructed:

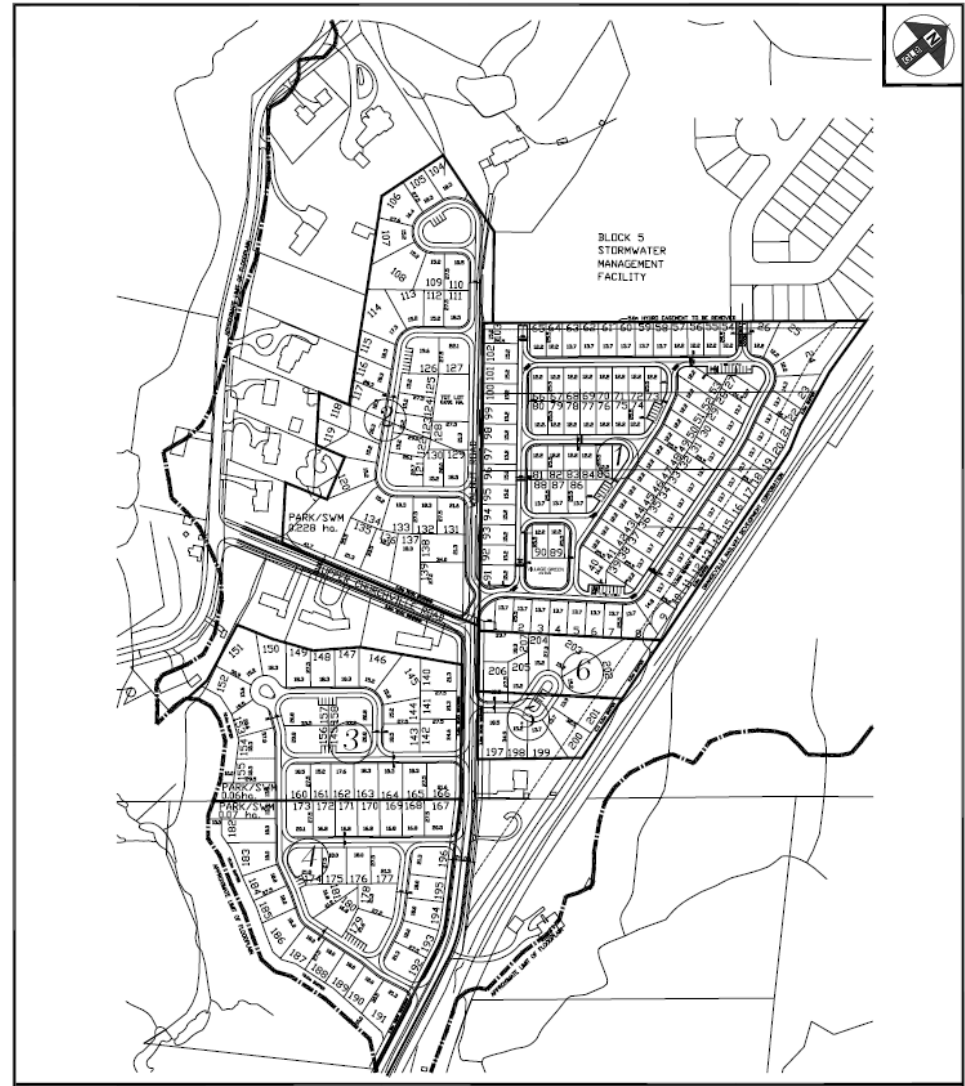
21T-10010B (Sequoia Walnut Grove Ltd.), 70 single detached residential dwellings

21T-14007B (Eldorado Estates Inc.), 17 single detached residential dwellings

CREDIT VALLEY SECONDARY PLAN BLOCK PLAN 45-6



2007 Block Plan Concept contemplated approximately 30+ units on 8265 Churchville Road. Applications to be processed on a site specific basis.



21T-10010B (Sequoia Walnut Grove Ltd.) 43M-1889 REGISTERED – JUNE 2012



2007 Aerial Photography



2021 Aerial Photography

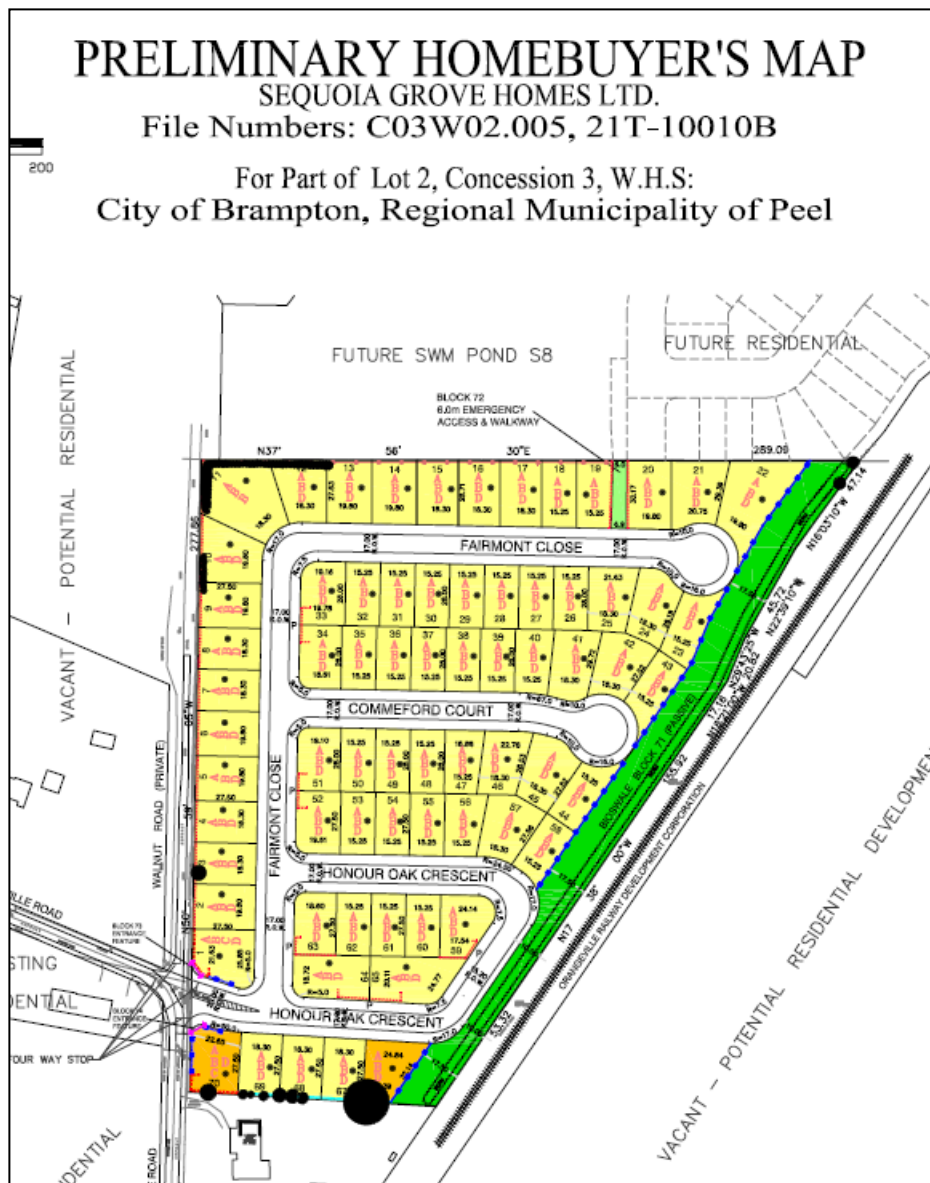
21T-14007B (Eldorado Estates Inc.) 43M-2059 REGISTERED – AUGUST 2018



2007 Aerial Photography



2021 Aerial Photography







Prepared For: Sequoia Walnut Grove Ltd.
Prepared By: GWD Planners Ltd.
Date: October 25, 2010

Map required to be posted in sales office where homes in the subdivision were being sold.

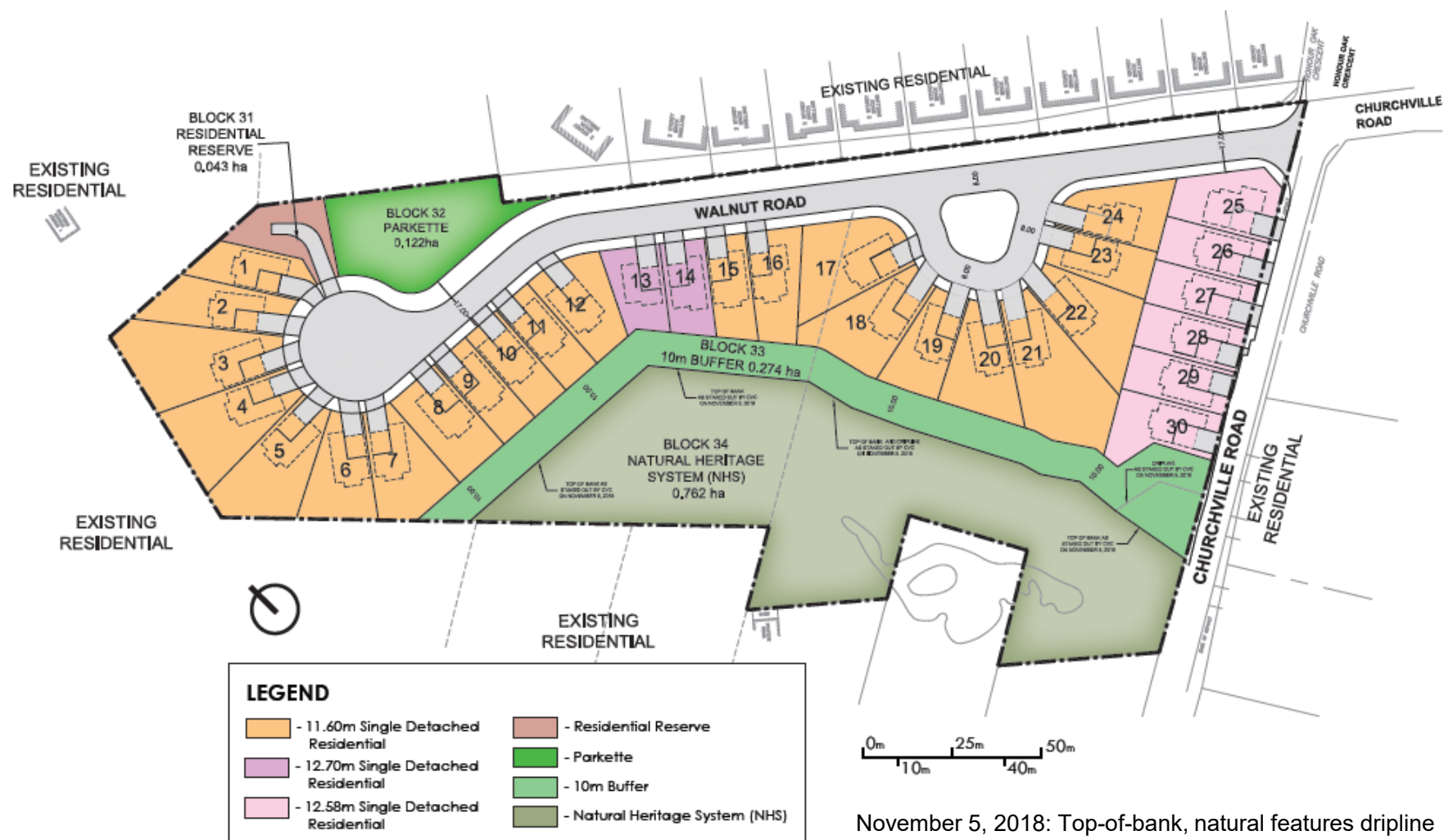
Intended to provide home buyers with general information about the subdivision and the surrounding area.

"NOTE #25: In accordance with the City's Official Plan, the Credit Valley Secondary Plan and the Block Plan Official Plan Amendment for Sub-Area 45-6, other lands within the area fronting onto Churchville Road, including lands on the west side of Walnut Road could be the subject of future development applications under the Planning Act. For more information call the City of Brampton Development Services Division at (905) 874-2064."

-  Single Detached
2 Storey Dwellings
-  Single Detached Bungalow
Dwellings With Lofts
-  Bio Swale (Open Space) - City Owned
-  Emergency Access/Walkway - City Owned



PROPOSED DRAFT PLAN of SUBDIVISION



November 5, 2018: Top-of-bank, natural features dripline staked by Credit Valley Conservation

February 24, 2021: Pre-Application Consultation Meeting

PROPOSED LANDSCAPE MASTER PLAN



DEVELOPMENT VISION and PRESCEDENT IMAGES



Contemporary-Inspired Executive Housing
LID (Low Impact Development) technologies
Safe, comfortable, pedestrian-friendly environment
High quality, durable exterior building materials
Subdivision is subject Architectural Control Process
Same Control Architect used on Sequoia and Eldorado subdivisions

HERITAGE and STRUCTURAL ASSESSMENTS



A Structural Condition Assessment concluded that the dwelling and detached garage are in poor condition with areas at risk of immediate collapse.

The existing buildings are structurally unstable in their current conditions.

Repairing the buildings was determined to be cost prohibitive.

A Heritage Impact Assessment (HIA) has been prepared and is currently under review by the City Planning Department.

HIA provides a summary of mitigation, conservation and protection recommendations.





APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Sub-Area Block Plan
- 3) Draft Plan of Subdivision
- 4) Urban Design Brief
- 5) Arborist Report
- 6) Tree Inventory and Preservation Plan
- 7) Environmental Impact Study
- 8) Functional Servicing and Storm Water Management Report
- 9) Cultural Heritage Impact Study
- 10) Structural Condition Assessment Report
- 11) Preliminary Environmental Noise Study
- 12) Transportation Impact Study
- 13) Archaeological Assessment
- 14) Environmental Site Assessment & MECP Record of Site Condition
- 15) Geotechnical Investigation
- 16) Hydrogeological Investigation
- 17) Planning Justification Report
- 18) Sustainability Score and Summary
- 19) Draft Zoning By-law Amendment



NEXT STEPS

- No recommendation or decision on the Applications will be made at tonight's meeting.
- All written and oral submissions will be taken under consideration.
- A City Staff Recommendation Report will be considered by Planning & Development Committee at a later date.
- To be added on the City's notification list requests must be submitted to the City Clerk's Office.

THANK YOU