

Date: May 27, 2022
To: Emma Demelo
From: Reshma Fazlullah
Subject: OPA/ZBA Subdivision Application Review – Part of 10417 Airport Road, Brampton
File: OZS-2022-0006

Submission:

- Phase One Environmental Site Assessment, Part of 10417 Airport Road, Brampton, Ontario, prepared by DS Consultants Ltd., dated February 08, 2021.

Comments:

Staff have reviewed the above-noted report in support of the severance of two parcels to create two residential lots (detached dwellings) on the subject property.

Staff agree the Phase One Environmental Site Assessment (ESA) was carried out in general accordance with Ontario Regulation 153/04, as amended and concur with the conclusion that no areas of potential environmental concern were identified at the property.

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

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COMMENTS & CONDITIONS MEMO

Date: Jun 7, 2022

File: OZS-2022-0006

To: E.Demelo, Development Services Division

From: S.Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Zoning By-Law
Updated (To permit 2 single detached dwellings.)
Conditions from the Park Planning & Development Section

Consultant: **KORSIAK URBAN PLANNING**

Applicant: **MATTAMY (CASTLEMORE) LIMITED**

Location: 10417 Airport Road
Circulation Date: May 4, 2022
Ward: 10

In response to the Accela circulation of the above noted Amend the Zoning By-Law dated May 4, 2022, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated May 12, 2021

A. PRIOR TO BY-LAW APPROVAL**Hoarding of Natural Features**

1. *The Owner shall erect hoarding along the property boundary where the proposal abuts existing NHS lands specify natural heritage feature, and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.*

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Plan Requirements for all Public Lands:

2. *The Owner shall provide detailed working drawings for all dedicated land including identified Natural Heritage (NHS) block(s) (including associated buffers), to the satisfaction of the applicable approving departments and in accordance with the latest City standards, and shall reference the design intent established through the Urban Design Brief.*

Tableland Tree Compensation:

3. *The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards outlined in the City's Tableland Tree Assessment Guidelines. Compensation plantings shall be provided by the Owner at no cost to the City.*

Warning Clauses:

4. *The Owner shall be required to advise potential purchasers that the abutting lands used for Natural Heritage Systems (NHS), NHS buffer may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Planning, Building & Economic Development Department, at (905) 874-3448.*

B. PRIOR TO SITE PLAN APPROVAL

5. NIL

C. PRIOR TO BUILDING PERMIT ISSUANCEParkland Dedication:

1. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

D. GENERAL COMMENTS

1. NIL

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Saghar Massah
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
saghar.massah@brampton.ca

cc. (via email only):

J. Mete, R. da Cunha, W. Kuemmling, Z. Milligan, G. Serravite

(Note: A digital copy has also been uploaded to Accela.)

COMMENTS AND CONDITIONS MEMO

Date: Friday, May 27th, 2022
File: **OZS-2022-0006, 43M-1449**
To: Emma Demelo
From: Kanwal Aftab
Subject: Requirement for Draft Plan Approval 43M-1449

Consultant: Korsiak Urban Planning

Owner: Mattamy (Castlemore) Limited (Harjinder & Viran Singh)

Location: 10417 Airport Road

Circulation Date: Monday, May 27th, 2022

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

- Please be advised that ground related residential developments are subject to architectural control compliance review process. As such, the following represents a summation of conditions from the Urban Design:

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the following conditions shall be fulfilled:

1. Select an approved Control Architect from the short list of firms established by the

City;

2. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;

3. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;

4. To pay all associated fees to the City as per By-law 110-2010;

5. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;

6. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Kanwal Aftab
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Urban Designer
Urban Design
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