

700 Balmoral Drive, Brampton



Public Information Meeting
April 24th 2023
7:00 PM

Official Plan & Zoning By-law
Amendment
(OZS-2022-0040)

On behalf of Anclare Holdings Inc.

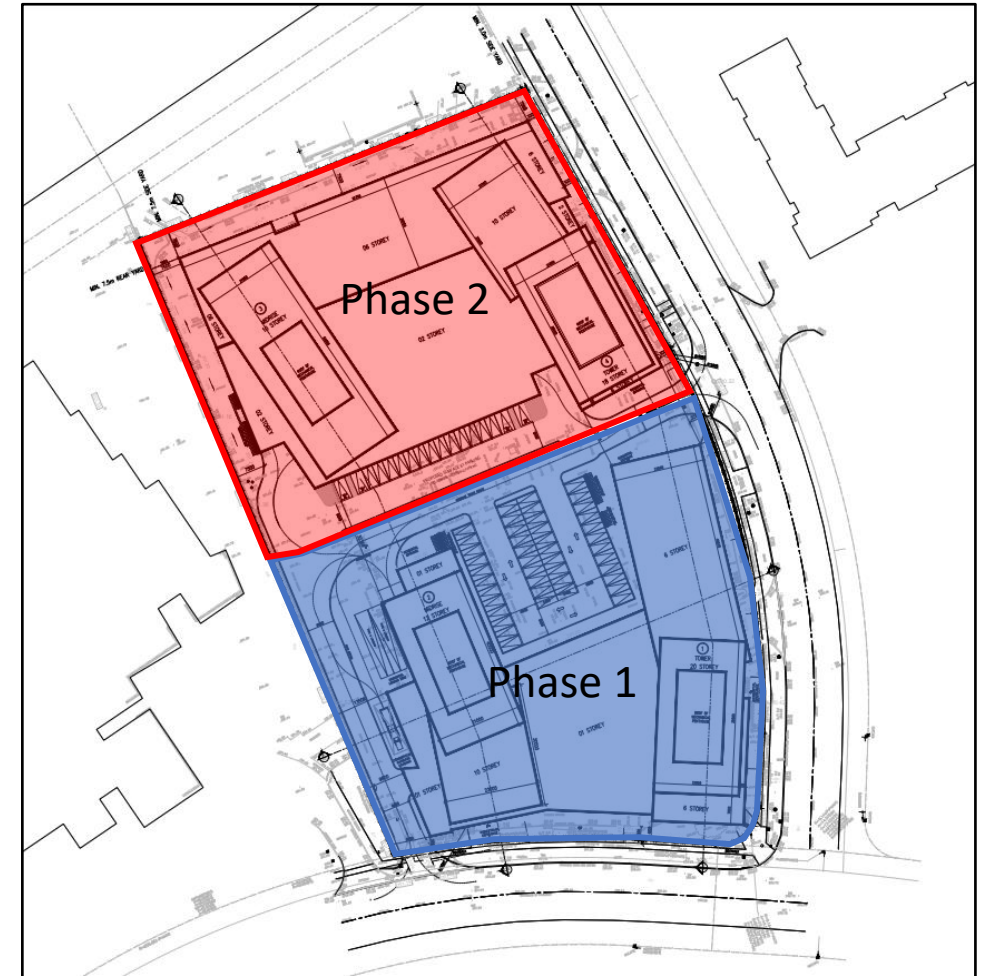
HUMPHRIES PLANNING GROUP INC.
CITY FILE NO. OZS-2022-0040

PUBLIC CORRESPONDENCE

- A number of residents have provided correspondence providing comments and expressing their concerns respecting the redevelopment proposal.
- We have reviewed the comments which can be summarized in the following themes:
 - **Loss of commercial/retail space;**
 - **Capacity of existing community services and facilities to accommodate the development proposal (i.e., schools, recreation centres, etc.);**
 - **Capacity of existing servicing infrastructure (i.e., water, sanitary, stormwater);**
 - **Neighbourhood character and compatibility; and,**
 - **Traffic & Parking**

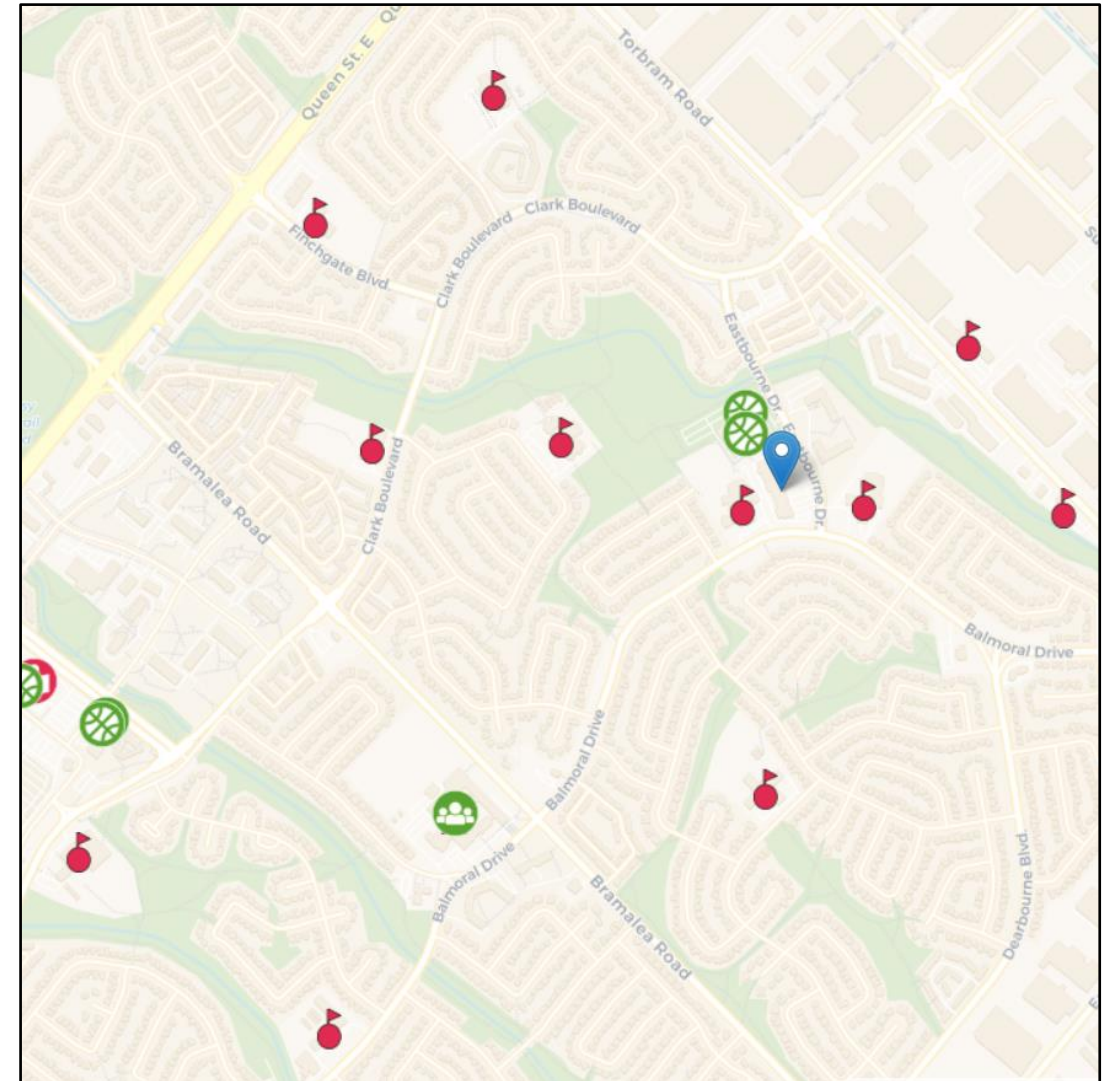
COMMERCIAL/RETAIL SPACE

- The redevelopment of the site will be undertaken in two (2) phases.
- The phasing approach will ensure that essential neighbourhood commercial/retail opportunities are maintained, without interruption.
- The existing food store (No Frills) will remain in its current location until Phase 1 construction is complete (Buildings 1 & 2).
- The food store will then be relocated within the ground floor of Building 1 in order to facilitate construction of Phase 2 (Buildings 3 & 4) and the demolition of the existing remaining retail space.
- Other key businesses (i.e. bank, pharmacy, convenience store) will be relocated and maintained during Phase 1 construction to ensure existing services are continued to be provided throughout the construction process.
- The site currently accommodates approximately 50,000 square feet of commercial/retail space.
- The proposed development will accommodate approximately 47,000 square feet of commercial/retail space at full buildout.



COMMUNITY SERVICES & FACILITIES

- Located in an area with direct access to a range of community services and facilities including public parks, recreation centres, schools and places of worship.
- Existing surrounding schools in the immediate neighbourhood include:
 - Cardinal Newman Catholic Elementary School;
 - Dorset Drive Public School;
 - Eastbourne Drive Public School;
 - Fallingdale Public School; and,
 - Earnscliffe Sr. Public School
- Existing surrounding recreation centres include:
 - Earnscliffe Recreation Centre
 - Balmoral Recreation Centre
- Bramalea City Centre is located less than 2.5 km west of the site. The Bramalea City Centre is a super regional mall containing 300+ stores and services.



SERVICING INFRASTRUCTURE

STORMWATER MANAGEMENT

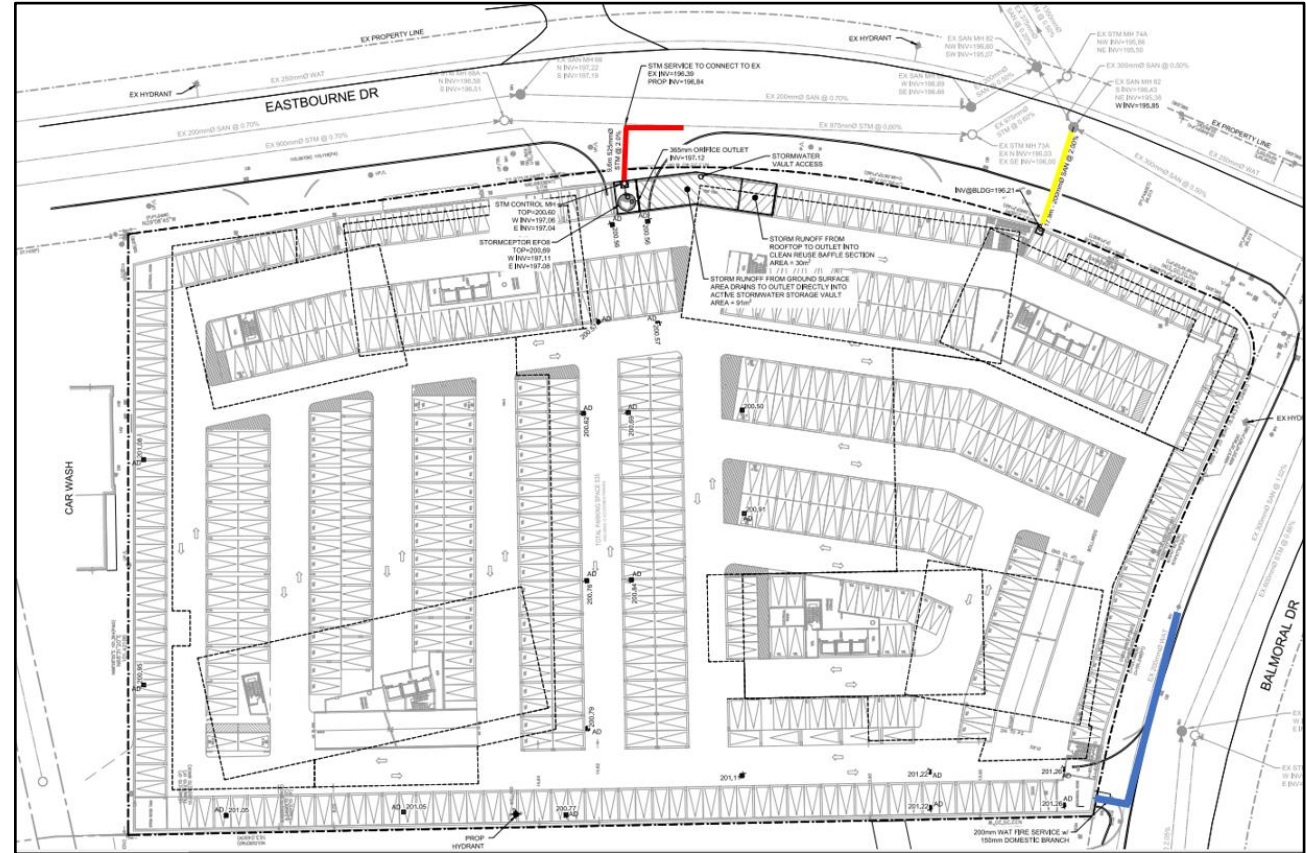
- The proposed development will be serviced by a new 525mm storm sewer with a slope of 2.0%, connected to the existing 950mm storm sewer within Eastbourne Drive.

SANITARY

- The proposed development will establish a new sanitary service connection via a 200mm diameter pipe. The proposed service will be connected to an existing sanitary manhole within Eastbourne Drive.

WATER

- A new water service has been proposed directly adjacent to the building. A combined 200mm fire line and 150mm domestic connection will be installed.



NEIGHBOURHOOD CHARACTER & COMPATABILITY

- The proposed development has been designed to prioritize compatibility with existing surrounding land uses and built forms.
- Within the immediate context high density residential uses already exist in the form of two (2) 9-storey residential rental apartment buildings with surface parking areas (i.e. Eastbourne Apartments).
- The development does not directly interface low-density residential uses.



- Designed with a multi-storey podium in order to frame the public realm, articulate entrances, and assist in the creation of a pedestrian scale.
- The arrangement of the buildings provide for a gradation in height and density across the site with the greatest densities along the street frontages transitioning downward to lower-scale areas.
- The surrounding neighbourhood is characterized as a highly urbanized area offering a variety and mix of uses including low/medium/high density residential, commercial, public open space and institutional land uses.

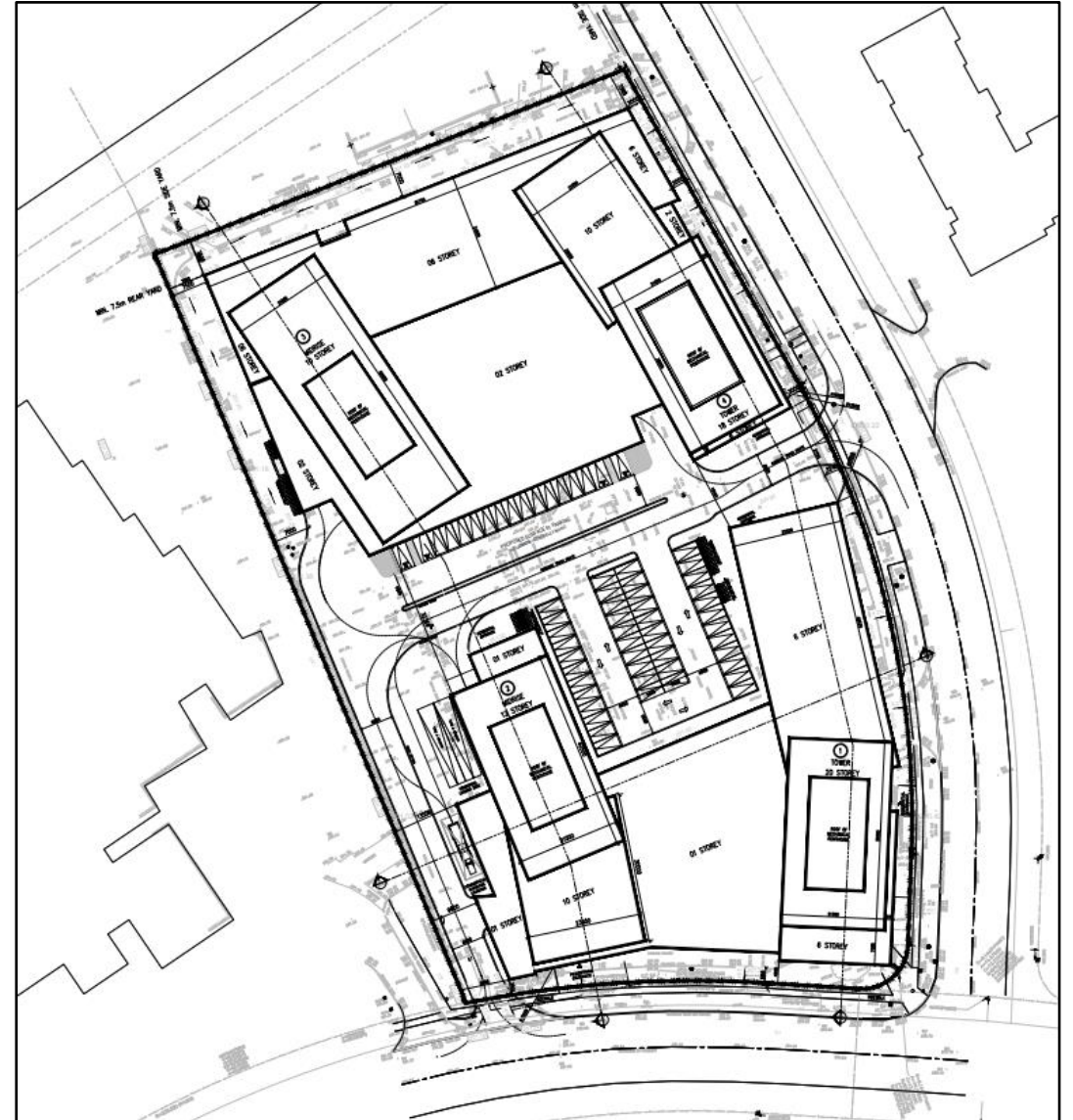
NEIGHBOURHOOD CHARACTER & COMPATABILITY CONT'D

- A Sun/Shadow Study was prepared by Architecture Unfolded in support of the redevelopment proposal.
- In the months of March and June, shadowing is limited to late afternoon and is mostly contained on the subject site.
- Where shadows extend beyond the site and onto adjacent properties, the shadow cast are slender and overlap existing shadows cast by the existing buildings on the east side of Eastbourne Drive and only occupy parking areas.
- The separation of buildings results in a wide gap between the two shadows providing more uninterrupted access to sun.
- The proposed shadows have no impact upon the public realm, including open space areas and low-density residential areas.



TRAFFIC & PARKING

- Site access will be provided at two locations: one on Balmoral Drive (to the south) and one on Eastbourne Drive (to the east). Both will be full-moves accesses, with the Balmoral access being unsignalized and the Eastbourne access signalized
- The site is expected to generate 313 two-way trips (91 in, 222 out) in the AM peak hour and 391 two-way trips (228 in, 163 out) in the PM peak hour.
- Intersections are projected to operate with reserve capacity and acceptable delays.
- The development has a proposed parking supply of 1,420 spaces which consists of the following:
 - 1,011 resident parking spaces (P1 and P2);
 - 224 visitor parking spaces (P1 and above grade 2nd level); and
 - 212 retail parking spaces (ground floor, mezzanine, and 2nd level).
- During Phase 1 construction, appropriate parking will be made available to accommodate existing commercial/retail businesses.



STUDIES COMPLETED

- **Noise Feasibility Study**, prepared by HGC Engineering, dated August 2022;
- **Traffic Impact Study (including Parking Study)**, prepared by TYLin, dated August 2022;
- **Functional Servicing Report**, prepared by TYLin, dated June 2022;
- **Sun and Shadow Study**, prepared by Architecture Unfolded, dated June 2022;
- **Geotechnical Report**, prepared by Soil Engineers Ltd., dated January 2022;
- **Arborist Report**, prepared by the Urban Arborist, dated July 2022;
- **Planning Justification Report**, prepared by HPGL, dated August 2022;
- **Angular Plane Study**, prepared by Architecture Unfolded, dated June 2022;
- **Urban Design Brief**, prepared by Architecture Unfolded, dated June 2022;
- **Phase 1 Environmental Site Assessment**, prepared by Soil Engineers Ltd., dated February 2021;
- **Phase 2 Environmental Site Assessment**, prepared by Soil Engineers Ltd., dated November 2022;

THANK YOU



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