

Planning Services Department

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To: Mayor and Members of Council
Cc: CAO and Department Heads
From: Carlo Pellarin, Manager, Development Review
Date: May 22, 2020
Subject: **Modified condition of Draft Approval Brookfield Residential (Ontario) Ltd.**

File No: **S-C 2005-0004, ZBA 2020-0002**

At the Planning and Development Committee meeting Tuesday evening, there were questions regarding sidewalk and bicycle access from the development to North Street, Regional Road 17. The proposed revisions to Draft Approval eliminated two walkways in favour of window streets which typically provide better egress from the arterial road to the subdivision and local street. As the revised development will have a 5.0 metre wide grading buffer block, members of Council asked whether sidewalk and cycling access from Regional Road 17 to the subdivision would be available.

Although maintaining access was always the intent, staff have modified the conditions of Draft Approval to specifically to speak to such a connection

Sincerely,



Carlo Pellarin

Attachment 1: Revised Conditions of Draft Approval

**AMENDMENT TO THE CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION S-C 2005-004 (Brookfield Homes)**

Issued for Review: March 24, 2020

Notice of Decision: _____

Amendment Approved: _____

1. The Conditions of Draft Approval dated October 19, 2012 and as amended on May 7, 2018, are hereby amended as set out below.

“1. Plan Identification shall be removed in its entirety and replaced with the following:

The Owner shall have the final plan prepared on the basis of approved draft plan of subdivision S-C 2005-0004, prepared by Candevcon East Limited, identified as Project Number E19044, original submission dated March 2011 by Sernas and Associates identified as Project Number 04320 and draft approved by the Ontario Municipal Board on October 19, 2013, now illustrates 268 residential units consisting of 150 single detached units, 62 semi-detached units, 56 street townhouse units, parkette, 0.3 metre reserves, grading buffer strip.

2. Deleted the following bullet from condition 10:

“proposed walkway (Block 194) is required for overland flow”

3. That Condition 23 i) be modified by adding the following after the words Urban Area:

“, including sidewalk/multi-purpose trail from the Regional Road 17 to the two window streets”;

4. Delete Conditions 41 and 42 in their entirety.