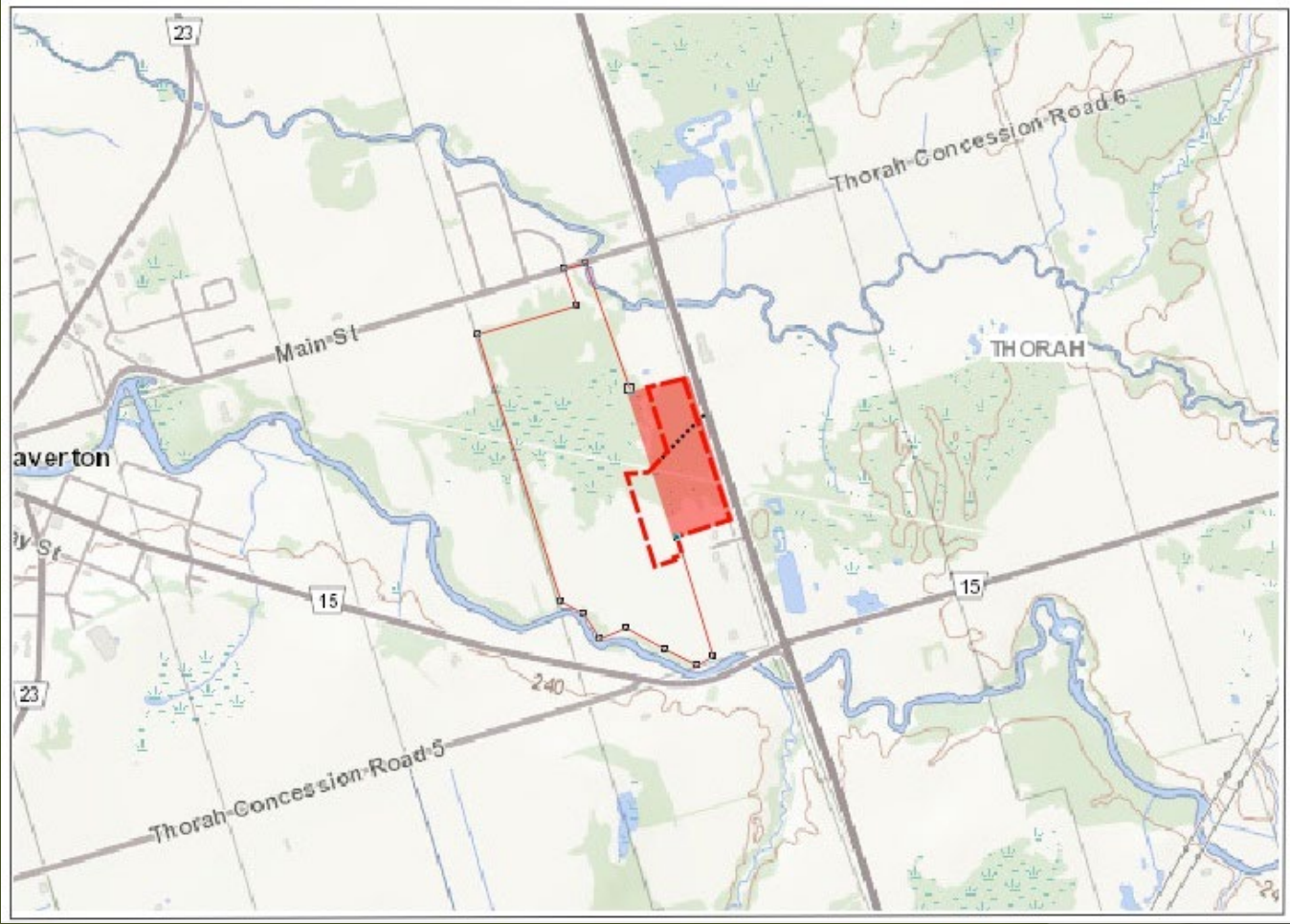


Beaverton Common Inc. Commercial Development Proposal



August 10, 2020



Background

Subject lands 9.1 hectares

include former rail line and sight triangles

Part of larger holding 55.7 ha

Subject lands located within the Beaverton Urban Area

Major portion of subject lands originally deferred

● Deferral removed

Frontage on Highway 12/48 corridor

Existing Commercial Development to the south

Proposal

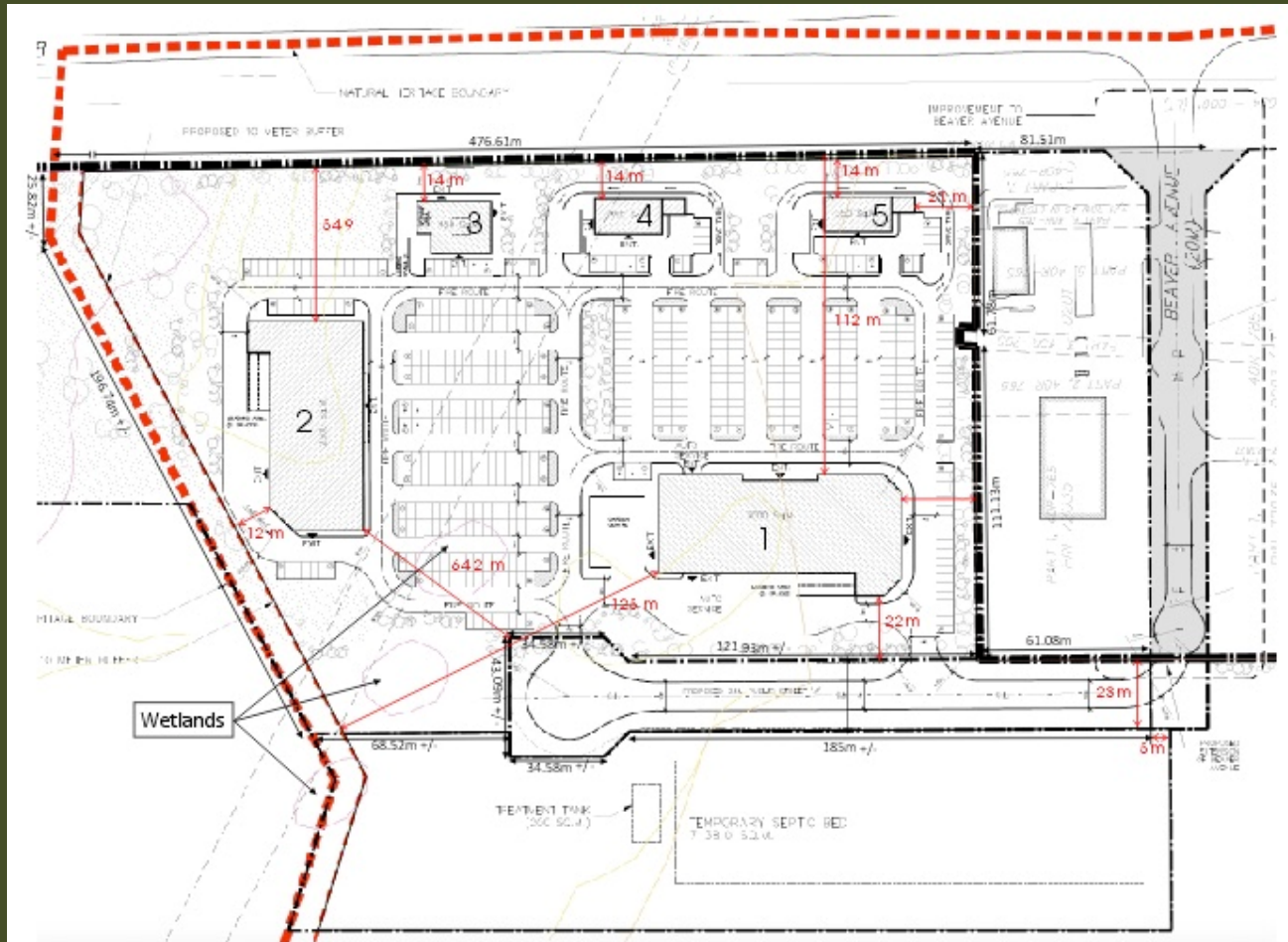
Lands Currently vacant

Proposed commercial development

- ⦿ 8,000 sq. m. of commercial floor space
 - Commercial retail space
 - restaurants
- ⦿ Extensive parking area
- ⦿ Access from Beaver Ave.
- ⦿ Serviced from groundwater and private septic system until water and sewer extended to area



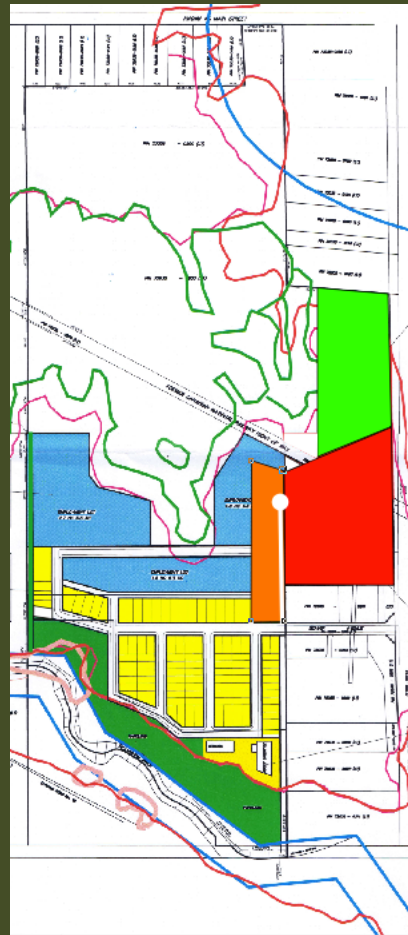
Proposal



Larger Holding

- ◎ Significant portion is to be protected in its natural state
- ◎ Beaver Ave. is proposed to be extended to service a future mixed-use development
- ◎ Lands along the Beaver River to be naturalized and protected

Concept for Future Development



Policy Review

- ⦿ Provincial Policy Statement
- ⦿ Greenbelt Plan
- ⦿ Growth Plan for the Greater Golden Horseshoe
- ⦿ Durham Region Official Plan
- ⦿ Township of Brock Official Plan

Application for Zoning

- ◎ Current Zoning: Rural Buffer (RB)
- ◎ Proposed Zoning:
 - Highway Commercial (C4-x) special exception – retail uses
 - Environmental Protection (EP) – Natural Heritage area
 - Open Space (OS-x) – septic system

Review of Compliance

- ⦿ Natural Heritage Review
- ⦿ Preliminary Feasibility
- ⦿ Compliance with Policy
- ⦿ Archaeology
- ⦿ Site Suitability
- ⦿ Servicing
- ⦿ Access

Supporting Studies

- Preliminary Geotechnical Review – GHD
- Functional Servicing Review – SCS Consulting
- Water Supply Review – WSP
- Sewage Servicing Study – WSP
- Traffic impact Study – Mark Engineering
- Stage 1 & 2 Archaeology - AMICK
- Environmental Impact Statement – Dillon
- Ecological Offsetting Strategy – Dillon
- Forest Edge Management – Dillon
- Hydrogeological Assessment – GHD
- Phase 1 & 2 Environmental Site Assessment – GHD
- Water Balance Study – WSP
- Water Well Assessment Study – WSP
- Planning Justification – Clark Consulting

Approval Process

- ◎ Zoning By-law Amendment
- ◎ Detailed Design
- ◎ Site Plan/Building Permits



We welcome
your
comments and
Questions!!

