
RESULTS OF PUBLIC MEETING

Results of Public Meeting
Planning and Development Committee
Regular Meeting: June 17, 2024
City File Number: OZS-2023-0045

Members Present:

Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)

Staff Present:

Angelo Ambrico, Acting Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
David Vanderberg, Manager, Planning Building and Economic Development
Melinda Yogendran, Planner, Integrated City Planning
Wang Kei (Edwin) Li, Planner, Development Services
Harsh Padhya, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Arjun Singh, Planner, Development Services
Satwant Hothi, Planner, Development Services
Noel Cubacub, Planner, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

Item 5.3

Staff Presentation re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Harsh Padhya, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

In response to questions of clarification from Committee, staff outlined the difference between the proposed application and a previous one of a similar nature at the same location, which was refused by Committee.

Items 6.8 and 11.14 were brought forward and dealt with at this time.

Item 6.8

The following delegations addressed Committee and expressed their concerns, comments, and questions with respect to the subject application:

1. Cynthia Sri Pragash, Brampton Resident
2. Raymond Carle, Brampton Resident
3. Rupinder Kharbanda and Jasbeer Kharbanda, Brampton Residents

Committee consideration of the matter included concerns, comments, suggestions and questions from the delegates with respect to the following:

- Traffic and safety concerns
- Incompatibility with existing neighbourhood characteristics
- Lack of commercial sites within the area
- Lack of supporting infrastructure
- Sightline concerns
- Concerns surrounding the Ontario Land Tribunal appeal process

11.14

Correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

1. Muhammad (Brian) Ilyas, Brampton Resident, dated June 17, 2024.

The following motion was considered.

PDC111-2024

2. That the presentation from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re:
Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045, be received;
3. That the following delegations re: Application to Amend the Zoning Bylaw, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Cynthia Sri Pragash, Brampton Resident
 2. Raymond Carle, Brampton Resident
 3. Rupinder Kharbanda and Jasbeer Kharbanda, Brampton Residents
 4. Manni Chauhan, G-Force Urban Planners, on behalf of the applicant
4. That the following correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Muhammad (Brian) Ilyas, Brampton Resident, dated June 17, 2024.

Carried

Staff Response to Comments

The application received some input and interest from the surrounding community. Comments in opposition to the application are summarized below, followed by a response from staff where appropriate.

Traffic and Site Access

Issue:

Members of the public expressed concerns that the proposed development will generate undesirable traffic conditions.

Response:

A Traffic Impact Study was prepared by GHD Limited to evaluate the impact of traffic on the road network from the proposed development. The Report finds that the intersections of Cottrelle Boulevard and McVean Drive; Cottrelle Boulevard and Maple Valley Street; Cottrelle Boulevard and the Existing Commercial Site Driveway; and McVean Drive and the Existing Commercial Site Driveway, is

expected to operate at acceptable volume/capacity ratios during peak AM and PM peak hours for current and future conditions.

The Report also finds that the proposed development has a negligible impact on traffic operations in the area, that parking requirements are met, that site circulation is appropriate, and that Transportation Demand Management (TDM) elements are incorporated to reduce dependency on single occupancy vehicles. This includes the provision of bicycle parking racks, active transportation connections, and information materials on modal choices.

The subject property is served by existing Brampton Transit route #23 on Cottrelle Boulevard and route #31 of McVean Drive. These routes provide local and regional connections, including Zum bus rapid transit, which connects residents to other key areas of the city and beyond. Additionally, Cottrelle Boulevard and McVean Drive features multi-use pathways and sidewalks. This represents a high degree of transit and active transportation accessibility for current and future residents to reduce automobile dependency.

Safety

Issue:

Members of the public expressed concerns that the proposed development will create unsafe conditions.

Response:

The proposed development includes Crime Prevention Through Environmental Design (CPTED) elements to foster well-designed and safe public spaces. This includes site configuration to provide natural surveillance through visual permeability, on-site pedestrian lighting, defined boundaries to naturally control access, pedestrian site connectivity, amenities, and defined spaces that reinforces the territory. Additionally, the orientation and location of the proposed residential building towards the sidewalk, the outdoor amenity spaces, and the proposed internal walkway connections that connects to Cottrelle Boulevard and public transit are expected to encourage an animated urban space that engages residents. CPTED elements will be further refined during the detailed design phase through a future Site Plan Application. This may include strategic lighting, landscaping, and other visibility considerations.

Compatibility of Built Form

Issue:

Members of the public expressed concerns that the proposed development is not a compatible built form for the neighbourhood. This includes building height and massing.

Response:

Planning Staff have reviewed the application and the submitted Planning Justification Report and is of the professional opinion that the proposed development is satisfactory based on the applicable provincial, regional, and local policies. Additionally, an Urban Design Brief was submitted, which was reviewed by City Staff and is considered satisfactory.

The proposed development is located on vacant underutilized lands that are served by existing water, wastewater, communications, and hydro-electric infrastructure within the built-up area of the City. The subject property is designated “Mixed-Use” in the Brampton Plan, 2023, and “Cluster and High Density Residential” in the Bram East Secondary Plan. The applicable policy framework encourages residential intensification that is transit-oriented; makes efficient use of existing infrastructure; promotes 15-minute neighbourhoods through the design and retrofit of new and existing communities and appropriate infill in neighbourhoods; and supports complete communities.

The subject property maintains appropriate setbacks to the west and south lot lines, adjacent to low-density residential dwellings. A 45-degree angular plane is also maintained. A Sun and Shadow Study was submitted by the applicant that demonstrates acceptable shadowing impacts to the immediate area. The proposed residential building features architectural elements that create visual interest and contributes positively to the surrounding area, which includes building articulation, fenestration, orientation, material selection, and horizontal treatments to soften vertical massing.

Lack of Commercial Uses in the Neighbourhood

Issue:

Members of the public expressed concerns that there are not enough commercial uses in the area. Additional commercial uses are more desirable as opposed to additional residential uses.

Response:

The subject property was historically part of a larger parcel of land that was municipally known as 1965, 1975, and 1985 Cottrelle Boulevard. The subject property was severed and assigned the address of 1955 Cottrelle Boulevard. The proposed development functions as Phase 2 of the development of these lands, whereby Phase 1 was for the commercial plaza located at the southwest corner of Cottrelle Boulevard and McVean Drive. This commercial plaza includes a financial institution, restaurants, a pharmacy, a medical office, personal services,

and others, which supports the daily needs of residents. The proposed development is considered an appropriate use of the subject property.

Density and Lack of Supporting Infrastructure

Issue:

Members of the public expressed concerns that there is not enough supporting infrastructure to support the proposed additional residential use. This includes public parks, schools, transit, and road capacity.

Response:

The subject application was circulated to the Peel District School Board (PDSB) for comments. PDSB anticipates that the proposed development would yield 25 new students. These students would reside within the boundaries of Red Willow P.S., Calderstone M.S., and Chinguacousy S.S. As per comments provided by PDSB on May 16, 2024, these schools have available student capacity that can support the proposed development. This application was also circulated to the Dufferin-Peel Catholic District School Board, but no direct comments were provided to City Staff.

The subject property is located adjacent to various independent public parks and open space areas, including the Claireville Conservation Area and parks that are a part of nearby schools. It is not anticipated that these recreational areas would be adversely affected by the proposed development. Furthermore, the proposed development includes outdoor amenity areas, which include recreational play equipment.

The subject property is serviced by Brampton Transit route #23 on Cottrelle Boulevard and route #31 of McVean Drive. These roads also feature multi-use pathways. The proposed development is considered to reinforce transit and encourage multi-modal and active transportation. Brampton Transit reserves the right to modify transit services to meet local needs.

A Traffic Impact Study was submitted in support of the proposed development. The Study finds that the proposed development will have minimal impacts on traffic conditions during peak AM and PM times for the intersections of Cottrelle Boulevard and McVean Drive; Cottrelle Boulevard and Maple Valley Street; Cottrelle Boulevard and Existing Commercial Site Driveway; and McVean Drive and the Existing Commercial Site Driveway.

Sightlines

Issue:

Members of the public expressed concerns that adjacent residential sightlines will be affected with the presence of the proposed development.

Response:

The proposed development maintains appropriate setbacks to the west and south lot lines, adjacent to low-density residential dwellings. A 45-degree angular plane is also maintained. Landscaping will be incorporated including additional trees along the west and south property line, which provides additional screening and privacy.

Approval Process of the Ontario Land Tribunal

Issue:

Members of the public expressed concerns that the appeal process of the Ontario Land Tribunal disregards local concerns.

Response:

Planning staff are unable to comment on the appeal process to the Ontario Land Tribunal for development applications. This application was reviewed based on planning merit in accordance with the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton Official Plan (2006), the Brampton Plan (2023), and other applicable provincial and municipal policies and guidelines regarding land use planning.