

RESULTS OF THE PUBLIC MEETING

City File Number: OZS-2024-0004

Results of the Public Meeting (April 8, 2024)

OZS-2024-0004

Monday, April 8, 2024

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
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 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

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Carolyn Crozier, Manager, Development Services
Michelle Gervais, Planner, Integrated City Planning
Samantha DeLaPena, Planner, Development Services
Harjot Sra, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Divjot Singh, Advisor, Special Projects, Development Services
Nicole Hanson, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Paul Brioux, Planner, Development Services
Charlotte Gravlev, Acting City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

The meeting was called to order at 7:02 p.m. and adjourned at 9:33 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Deputy Mayor Singh (personal), and Regional Councillor Keenan (personal).

Results of the Public Meeting

Item 5.3 was brought forth: Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC057-2024

That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS2024-0004**, be received.

Results of the Public Meeting (September 23, 2024)

OZS-2024-0004

Monday, September 23, 2024

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. 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

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogar, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Ellis Lewis, Planner, Development Services
Arjun Singh, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Jessica Yadav, Planner, Integrated City Planning
Harjot Sra, Planner, Development Services
Tristan Costa, Planner, Integrated City Planning
Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Legislative Assistant

The meeting was called to order at 7:01 p.m. and adjourned at 8:15 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

Results of the Public Meeting

Items 6.2 and 11.1 were brought forward and dealt with at this time.

Sadaf Shahid-Hussain, 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, block plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and current status.

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

- Jatin Chopra, Brampton Resident
- Ronit Bhavsar, Brampton Resident
- Trisha Bhavsar, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Rupinder Bhatia, Brampton Resident

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

Issue: misalignment with the existing characteristics of the neighbourhood

Response: The applicant has provided appropriate justification for the density and proposed dwelling types other than the single detached homes contemplated in their proposal. This is based on the applicable Provincial, Regional, and local policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification of underutilized areas to increase housing supply for projected growth.

The subject site is zoned Executive Residential, similar to the surrounding subdivision. The development achieves the provisions of this zone through the three single detached dwellings being proposed as part of the application. The two linked single detached dwellings maintain the intent of the zone provisions but require a special section to allow for a shared driveway and/or shared underground footings. These items are considered minor that will not misalign the proposed built form of the dwellings with the existing characteristics of the neighbourhood.

Issue: concerns regarding the effect on the aesthetics of the neighbourhood

Response: An Addendum to the Vales of Humber Block Plan Areas 50-1 & 50-2 Community Design Guidelines was submitted by the applicant that demonstrates how the application meets the principles set out in the area's Community Design Guidelines, the Council approved Architectural Control Guidelines for Ground-Related Residential Development (ACGRRD) and the City-Wide Development Design Guidelines. This was reviewed and accepted by Urban Design Staff in coordination with other departments that provided comments.

The proposed built form will maintain the superior quality housing that reflects the community's planned upscale, executive character. The proposed homes will have high standard of architectural design quality and will also provide a cohesiveness amongst the different housing types proposed (single detached and linked single detached).

Issue: potential negative effect on property value

Response: Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.

Issue: incongruent with City's existing plans for the neighbourhood

Response: The proposed development is located within a Designated Greenfield Area in the City of Brampton. The site is part of a larger planned development (Vales of Humber Block Plan 50) that has mostly been constructed. The Block Plan supports the establishment of complete communities for active transportation, and provides the integration and sustainability of viable transit services. This proposed development promotes residential growth in an underutilized area that is in keeping with the growth targets recommended by the Growth Plan and lower tier municipality policies. The compact design and small site ensure that services and amenities are easily accessible to residents by walking, transit and person vehicles.

In addition, the proposed development is integrated with the surrounding planned and existing neighbourhoods as envisioned through the approved Block Plan. Economic efficiency is achieved through the development of three single detached and two semi-detached residential dwellings in an underutilized area supporting the projected 10-year regional targets for this area. Housing in the subdivision complies with short- and long term prosperity as new units are added by this development into the Block Plan. Single detached dwellings are proposed to reflect the surrounding executive residential neighbourhood while a semidetached lot is proposed to provide a diversified built form attracting a varied array of residential lifestyles. This style of housing contributes towards a vibrant, sustainable, and accessible residential community that is designed to suit families of different sizes, ages and incomes. To reiterate, the proposal aligns with the City's existing plans for the neighbourhood and overall area through with the City's plans for future intensification to achieve housing targets and sustain population growth.

Issue: insufficient space for proposed entry/exit access point

Response: The proposed development is designed to have lots fronting a local road to connect to the existing network improving mobility in the neighbourhood. There will be no access to the arterial roads bordering the site and road widenings have been implemented for these roads to accommodate the increased number of vehicle and

pedestrian traffic as a result of the Secondary Plan build-out. The proposal shows driveway access points from Belladonna Circle along each single detached dwelling lot and linked single detached lots. Traffic has reviewed the proposed entry/exit points from Belladonna Circle and has provided clearance. Proposed driveways meet the current City standards and other satisfactory arrangements as determined by PW&E.

Issue: detrimental impact to the ecosystem/green space

Response: A review of the submitted arborist report was conducted. The inventory documented 101 trees on and within ten metres of the subject property. The removal of all trees is required to accommodate the proposed development. Re-grading is proposed up to the property boundary and the preservation of trees is not possible. However, the City requires replacement for the removal of healthy trees. As such, a total of 179 replacement planning are required as per City standards to minimize the risk of detrimental impacts to the existing ecosystem/green space.

Environmental Engineering has also reviewed the proposal and confirm that they are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed.

Registered delegate, Japji Mangat, was not in attendance, therefore their delegation was withdrawn.

The following motion was considered:

PDC173-2024

1. That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004**, be received;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received; and
 1. Jatin Chopra, Brampton Resident
 2. Ronit Bhavsar, Brampton Resident
 3. Trisha Bhavsar, Brampton Resident
 4. Satyendra Bhavsar, Brampton Resident
 5. Rupinder Bhatia, Brampton Resident

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received:
 1. Harpreet Gill, Brampton Resident, dated September 2, 2024
 2. Japji Mangat, Brampton Resident, dated September 16, 2024
 3. Binpreet Josan, Brampton Resident, dated September 16, 2024