
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – July 31, 2023
City File Number – OZS-2023-0017

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

Staff Present:

- Steve Ganesh, Commissioner, Planning Building and Growth Management
- Allan Parsons, Director, Development Services
- David VanderBerg, Manager, Development Services
- Angelo Ambrico, Manager, Development Services
- Francois Hemon-Morneau, Planner, Development Services
- Emma De Melo, Planner, Development Services
- Peter Fay, City Clerk
- Charlotte Gravlev, Deputy City Clerk
- Clara Vani, Legislative Coordinator

Staff Report:

François Hémon-Morneau, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

A Statutory Public Meeting for this application was held on July 31st, 2023. There were four members of the public in attendance to speak to this item at the statutory public meeting. Written submissions including a signed petition from thirty-three (33) members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received approximately 9 emails throughout the review process.

At the public meeting, area residents provided their views, suggestions, concerns and posed questions including compatibility with the character of the surrounding neighbourhood, privacy concerns, traffic congestion and road safety concerns, inadequate

parking, noise concerns, environmental concerns and strain on existing infrastructure, including emergency services.

Compatibility with Estate Residential Character and Surrounding Land Use Context

Members expressed concern that the proposed development is incompatible with the established estate residential neighbourhood to the west of the subject site. Given that the property is located within a designated 'Estate Residential' and 'Unique Community' area, the proposal is seen as conflicting with the intended low-density character and as undermining the rural, estate-style setting of the community. It was further noted that the site is not designated for intensification and, in their view, should remain low-density.

Response: Planning staff have completed a review of the application and supporting materials, including the submitted Planning Justification Report. In staff's professional opinion, the proposed development is appropriate and aligns with the policy direction of applicable provincial, regional, and municipal planning frameworks. While the subject lands are not located within a formally designated intensification area, they are situated within the City's Urban System and have direct frontage onto The Gore Road, which functions as a major arterial road, primary transit corridor, and is located adjacent to a mix of uses including schools, commercial development, and medium-density housing.

To respond to public concerns and enhance compatibility with the surrounding context, the applicant has revised the original concept plan by reducing the total number of units from 36 to 31. Notably, four single detached dwellings have been introduced along the western portion of the site adjacent to the existing estate residential lots, and a minimum rear yard setback of 7.5 metres has been applied where the site abuts RE2-zoned lands. These revisions are intended to create a more sensitive built form transition and provide additional separation from adjacent properties.

The proposed residential development supports modest intensification in an area that benefits from existing infrastructure and a diverse land use context. The application contributes to housing choice while incorporating design elements that reflect and respond to the established estate residential character. Staff are satisfied that the proposal is consistent with the Provincial Policy Statement and conforms with the Region of Peel and City of Brampton Official Plans, which direct growth to appropriate locations and support the creation of complete communities.

Moving forward, staff will continue to work with the applicant through the Site Plan process to refine landscape design and explore opportunities to enhance the rear yard interface through additional buffering measures such as vegetation or tree planting.

Fitzpatrick Drive Site Access

Members of the public expressed concerns that the proposed Fitzpatrick Drive site access would generate thru-traffic on local roads.

Response: The concept plan has been revised to remove the vehicular access from Fitzpatrick Drive. This change was made directly in response to resident concerns relating to potential thru-traffic from the development on Fitzpatrick Drive. The proposal now includes only a single, restricted right-in/right-out access point from The Gore Road

eliminating concerns regarding potential conflicts with existing uses on Fitzpatrick and improving traffic safety..

Traffic Congestion and Parking

Members of the public expressed concerns that the proposed development will introduce more traffic into the immediate area, which may subsequently result in traffic congestion and decrease in overall vehicular and pedestrian safety.

Response: A Transportation Impact Study (TIS) dated April 5, 2023 with a subsequent amending memo dated September 25, 2024 was prepared by CGE Transportation Consulting to assess the transportation-related aspects of the proposed development. The report includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The City Traffic Services Department have reviewed the TIS and have found the document to be satisfactory, with the proposal being functional, and with levels of service being appropriate. Any additional traffic concerns will be addressed during the site plan application process.

The development proposal will provide 62 parking spaces for residents (2 spaces per unit) plus 3 spaces for visitors as per the applicable parking requirements in the City's Zoning By-law.

Incompatible Zoning and Built Form

The subject property is currently zoned "Residential Rural Estate Two (RE2)", which permits low-density, single detached dwellings. Members of the public expressed concerns that the proposed zoning provisions—such as reduced rear yard setbacks (e.g., 3.0 metres) and the introduction of three-storey townhouse units—are not compatible with the character of the surrounding estate residential neighbourhood. In their view, the proposed townhouse zoning and associated standards represent over-intensification and do not align with the established built form of the area.

Response: The proposed zoning category, "Residential Townhouse C – R3C-3841," includes site-specific standards intended to address the context of the surrounding area. These provisions include four single detached dwellings along the western edge of the site adjacent to existing estate lots, a minimum 7.5-metre rear yard setback where the site abuts RE2-zoned lands, and adjusted building heights and setbacks. These standards are designed to provide a gradual transition in built form adjacent to the estate residential neighbourhood.

Overdevelopment and Waste Management

Members of the public raised concerns regarding the density of the proposed development and its impact on site functionality, including waste management.

Response: The applicant has revised the proposal, reducing the number of townhouse units from 36 to 31. This adjustment responds in part to public input and allows for further evaluation of site compatibility. Staff acknowledge that some intensification is appropriate at this location, given its context along an arterial road. A technical review of the revised proposal confirms that the site can accommodate the proposed development in

accordance with municipal waste management standards and operational requirements.

Sanitary Sewer Connection

Members expressed concern about the feasibility or appropriateness of connecting the development to existing regional sanitary sewer infrastructure.

Response: The proposed development will connect to existing municipal sanitary services located within The Gore Road right-of-way. Preliminary servicing assessments have confirmed the feasibility of this connection. Detailed design and capacity confirmation will occur through the subsequent engineering review process to ensure appropriate servicing infrastructure is in place.