
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – February 10, 2025
City File Number – OZS-2024-0057

Members Present:

Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
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 P. Fortini - Wards 7 and 8
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
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Nicole Hanson, Principal Planner/Supervisor, Development Services
Yinzhou Xiao, Principal Planner/Supervisor, Development Services
David DeGroot, Urban Design Manager, Development Services
Nelson Cadete, Manager, Transportation Planning
Hanu Sadanandan Dilip, Urban Designer, Development Services
Rowaidah Chaudhry, Transportation Planner, Integrated City Planning
Ross Campbell, Manager, Zoning and Sign By-law Services
Damanpreet (Preet) Mathouda, Planner, Downtown Revitalization
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk

Staff Report:

Nicole Hanson, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and 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.

Grazia and Robert Aquino, Brampton Residents, referenced correspondence included in the agenda and reiterated the following concerns, suggestions, and questions of clarification with respect to the subject application: lack of transparency in communication to residents, clarification surrounding the mention of "part-lots" and "low-density" in the proposal, proposal is incongruent with the existing characteristics of the neighbourhood, safety concerns and suggestion for further public engagement.

Staff clarified the terms "part lots" and "low-density" with regards to the subject application, and noted that the proposal refers to the development of single detached dwellings. Committee directed staff to reach out to the delegate to further address the questions and concerns raised.

Traffic Concerns

Resident had concerns about the proposal will allowing for daily vehicle traffic cutting through Castlegate Blvd. Concerns stated vehicles frequently exceeding the speed limit. Residents are concerned that adding an additional access point will only increase through traffic and encourage higher travel speeds. Questions regarding If speed bumps will be incorporated as part of the proposed road extension.

Response: The extension/completion of Castlegate Boulevard is to be constructed to City standards. A continuous sidewalk connection shall be required on Castlegate Boulevard from the existing sidewalk east of the plan on Castlegate Boulevard to the existing sidewalk south of the plan on Yellow Birch Road. Parking supply is to be as per the City Zoning requirements Staff have not required speed bumps for the development.

Safety Concerns

Residents had concerns about criminal incidents have occurred in the plaza adjacent to Castlegate Blvd, where the perpetrators have used Castlegate Blvd as an escape route. Residents are concerned that creating a public road would provide an additional access point, increasing the likelihood of such incidents.

Response: The proposed extension and completion of Castlegate Boulevard will be constructed to full City standards, which include appropriate safety measures and urban design principles that support visibility, accessibility, and community safety. The extension will also include a continuous sidewalk connection from the existing sidewalk on Castlegate Boulevard to the existing sidewalk on Yellow Birch Road, improving pedestrian connectivity and promoting active transportation. These improvements are intended to enhance overall safety through increased visibility and natural surveillance, consistent with Crime Prevention Through Environmental Design (CPTED) principles.

Land Use Concerns

Residents had concerns with the proposed plan to add seven low density residential dwellings on reduced lot sizes of 50' lots rather than matching the original 70' premium lots next to them on the north side of Castlegate Blvd. Urban design related concerns regarding the architectural design and building materials. Concerns regarding the future plans for the proposed frontage of the part lots.

Response: While the amendment being sought increases the requirement for an OPA due to the reduction of depth in the northern lots, it balances out with the southern lots, which are now appropriately scaled (larger) to be in conformance with the secondary plan and adjacent subdivision. Resulting in a better development product than what was originally proposed. Additionally Urban design staff have also reviewed the proposal. The four (4) lots located to the west, are owned by Argo Developments. There has been no discussion with Argo on the future development of the lots at this time.